

Bill No. 178
2018

By-law No. A.- _____

A by-law setting tax ratios for property classes in 2018.

WHEREAS section 308 of the *Municipal Act, 2001*, as amended, provides that the council of every single tier municipality in each year shall pass a by-law in each year to establish the tax ratios for that year for the municipality;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

2018 MUNICIPAL TAX RATIO BY-LAW

1. The tax ratios as set out in column 3 of Schedule "A" attached to this by-law are hereby established for 2018 taxation.

Definitions - Realty Tax Classes and Realty Tax Qualifiers

2. For purposes of this by-law, Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) under the Ontario Fair Assessment System (OFAS) are defined in Schedule "B" attached to this by-law and are indicated in the first two characters of the codes in column 2 of Schedule "A" of this by-law. Where there is more than one code in column 2 of Schedule "A" the codes are separated by a comma.

Municipal Option to Apply

3. A single percentage of 30% is hereby adopted in accordance with subsection 313(4) of the *Municipal Act, 2001* instead of the percentages set out in paragraphs 2 to 5 of subsection 313(1) for the year 2018 and future years.

Administration of By-law

4. The administration of this by-law is assigned to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

Commencement

5. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on April 24, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – April 24, 2018
Second Reading – April 24, 2018
Third Reading – April 24, 2018

SCHEDULE "A"
By-law No. A.-_____

MUNICIPAL TAX RATIOS

COLUMN 1	COLUMN 2	COLUMN 3
ABBREVIATED RATEABLE PROPERTY DESCRIPTION	CODE	YEAR 2018 TAX RATIOS
com taxable farmland 1	c1n	0.750000
com taxable farmland 2	c4n	1.930000
commercial taxable – hydro	chn, xhn	1.930000
commercial taxable vacant -hydro	cjn, xjn	1.351000
commercial taxable - excess - hydro	ckn, xkn	1.351000
commercial taxable tenant of Province	cpn, xpn	1.930000
com taxable	ctn, xtn	1.930000
com taxable excess land	cun, xun	1.351000
com taxable vacant land	cxn, xxn	1.351000
office bldg taxable – hydro	dhn	1.930000
office bldg taxable	dtn, ytn	1.930000
office bldg taxable excess land	dun, yun	1.351000
farmland taxable fp	ffp	0.118030
farmland taxable fs	ffs	0.118030
farmland taxable no support	Ftn	0.118030
farmland taxable ep	ftep	0.118030
farmland taxable es	ftes	0.118030
parking lot taxable	Gtn	1.930000
industrial taxable farmland 1	i1n	0.750000
industrial taxable farmland 2	i4n	1.930000
industrial taxable – hydro	ihn, Jhn	1.930000
industrial taxable-hydro- excess land	ikn, Jkn	1.351000
industrial taxable	itn, Jtn	1.930000
industrial taxable excess land	iun, Jun	1.351000
industrial taxable vacant land	ixn, Jxn	1.351000
large industrial taxable	Ltn, ktn	1.930000
large industrial excess land	Lun, kun	1.351000
multi-res taxable farmland 1 ns	m1n	0.750000
multi-res taxable farmland 1 ep	m1ep	0.750000
multi-res taxable farmland 1 es	m1es	0.750000
multi-res taxable farmland 1 fp	m1fp	0.750000
multi-res taxable farmland 1 fs	m1fs	0.750000
multi-res taxable farmland 2 ep	m4ep	1.795800
multi-res taxable fp	mtfp	1.795800
multi-res taxable fs	mtfs	1.795800
multi-res taxable ep	mtep	1.795800
multi-res taxable es	mtes	1.795800
multi-res taxable n	mtn	1.795800
pipeline taxable	ptn	1.713000
res/farm taxable 1 fp	r1fp	0.750000
res/farm taxable 1 fs	r1fs	0.750000
res/farm taxable farmland 1 ep	r1ep	0.750000
res/farm taxable farmland 1 es	r1es	0.750000
res/farm taxable farmland 2 ep	r4ep	1.000000
res/farm taxable -hydro fp	rhfp	1.000000
res/farm taxable-hydro fs	rhfs	1.000000
res/farm taxable-hydro ep	rhep	1.000000
res/farm taxable-hydro es	rhes	1.000000
res/farm taxable fp	rtfp	1.000000
res/farm taxable fs	rtfs	1.000000
res/farm taxable ns	rtn	1.000000
res/farm taxable ep	rtep	1.000000
res/farm taxable es	rtes	1.000000
shopping centre taxable	stn, ztn	1.930000
shopping centre excess land	sun, zun	1.351000

SCHEDULE "A" CONTINUED

By-law No. A.-_____

MUNICIPAL TAX RATIOS

managed forest taxable fp	Ttfp	0.250000
managed forest taxable fs	tfs	0.250000
managed forest taxable ep	ttep	0.250000
managed forest taxable es	ttes	0.250000
Landfill taxable	ht	2.459410
New multi-residential taxable	nt	1.000000

**SCHEDULE “B”
By-law No.**

**Definitions of
Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) Under OFAS**

Realty Tax Class (RTC)	Description	Realty Tax Qualifier (RTQ)	Description
A	Theatre	A	Taxable: General Vacant Land
C, X	Commercial	B	Taxable: General Excess Land
D, Y	Office Building	D	Taxable: Education Only
E	Exempt	F	Payment-In-Lieu: Full
F	Farm	G	Payment-In-Lieu: General
G	Parking Lot	H	Taxable: Shared Payment-in-Lieu
I, J	Industrial	J	Taxable: Vacant Land, Shared Payment-in-Lieu
L, K	Large Industrial	K	Taxable: Excess Land, Shared Payment-in-Lieu
M	Multi-Residential	M	Taxable: General
N	New Multi-Residential	P	Taxable Tenant of Province
O	Other	Q	Payment-in-Lieu: Full Excess Land, Taxable Tenant of Province
P	Pipeline	T	Taxable: Full
Q	Professional Sports Facility	U	Taxable: Excess Land
R	Residential	V	Payment-in-Lieu: Full Excess Land
S, Z	Shopping Centre	W	Payment-In-Lieu: General Excess Land
T	Managed Forest	X	Taxable: Vacant Land
U	Utility Transmission / Distribution	Y	Payment-In-Lieu: Full Vacant Land
W	Railway Right-of-Way	Z	Payment-In-Lieu: General Vacant Land
H	Landfill	1	Taxable: Farmland 1
		2	Payment-In-Lieu: Full, Farmland 1
		3	Payment-In-Lieu: General, Farmland 1
		4	Taxable: Farmland II
		5	Payment-In-Lieu: Full, Farmland II
		6	Payment-In-Lieu: General, Farmland II

Note that each RTC will be applied in combination with an appropriate RTQ.

All Realty Tax Classes and Realty Tax Qualifiers are letters or numbers.

Where there is more than one Realty Tax Class or Realty Tax Qualifier in a column they are separated by a comma.