

Bill No. 140
2013

By-law No. A.-_____

A by-law setting tax ratios for property classes in
2013.

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;

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

2013 MUNICIPAL TAX RATIO BY-LAW

1. The tax ratios as set out in column 3 of Schedule A of this by-law are hereby established for 2013 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 of 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.

Administration of By-law

3. 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

4. This by-law comes into force on the day it is passed.

PASSED in Open Council on March 26, 2013. .

Joe Fontana
Mayor

Catharine Saunders
City Clerk

SCHEDULE A
By-law No.

MUNICIPAL TAX RATIOS

COLUMN 1	COLUMN 2	COLUMN 3
ABBREVIATED RATEABLE PROPERTY DESCRIPTION	CODE	YEAR 2013 TAX RATIOS
com taxable farmland 1	c1n	0.750000
com taxable farmland 2	c4n	1.980000
commercial taxable - hydro	chn, xhn	1.980000
commercial taxable vacant -hydro	cjn, xjn	1.386000
commercial taxable - excess - hydro	ckn, xkn	1.386000
commercial taxable tenant of Province	cpn, xpn	1.980000
com taxable	ctn, xtn	1.980000
com taxable excess land	cun, xun	1.386000
com taxable vacant land	cxn, xxn	1.386000
office bldg taxable – hydro	dhn	1.980000
office bldg taxable	dtn, ytn	1.980000
office bldg taxable excess land	dun, yun	1.386000
farmland taxable fp	ffp	0.224900
farmland taxable fs	ffs	0.224900
farmland taxable no support	Ftn	0.224900
farmland taxable ep	ftep	0.224900
farmland taxable es	ftes	0.224900
parking lot taxable	Gtn	1.980000
industrial taxable farmland 1	i1n	0.750000
industrial taxable farmland 2	i4n	2.630000
industrial taxable – hydro	ihn, Jhn	2.630000
industrial taxable-hydro- excess land	ikn, Jkn	1.709500
industrial taxable	itn, Jtn	2.630000
industrial taxable excess land	iun, Jun	1.709500
industrial taxable vacant land	ixn, Jxn	1.709500
large industrial taxable	Ltn, ktn	2.630000
large industrial excess land	Lun, kun	1.709500
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	2.047500
multi-res taxable fp	mtfp	2.047500
multi-res taxable fs	mtfs	2.047500
multi-res taxable ep	mtep	2.047500
multi-res taxable es	mtes	2.047500
multi-res taxable n	mtn	2.047500
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	rtp	1.000000
res/farm taxable fs	rtps	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	1.980000
shopping centre excess land	sun, zun	1.386000
managed forest taxable fp	tftp	0.250000
managed forest taxable fs	ttps	0.250000
managed forest taxable ep	ttep	0.250000
managed forest taxable es	ttes	0.250000

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
		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.