



**City of Kingston
Report to Council
Report Number 16-133**

To: Mayor and Members of Council
From: Desirée Kennedy, Chief Financial Officer and City Treasurer
Resource Staff: Steve Dickey, Director of Financial Services
Jeff Walker, Manager of Taxation and Revenue
Date of Meeting: May 17, 2016
Subject: 2016 Final Tax Levy and Tax Rates

Executive Summary:

The *Municipal Act, 2001* requires municipalities to pass a by-law to enable the levying and collecting of property taxes. The 2016 operating budget, passed by Council on December 15, 2015, included the amount of \$348,158,937 to be raised by taxation as approved by By-Law Number 2016-25. As part of the 2016 operating budget deliberations, Council approved an overall average municipal tax levy increase of 2.5%, recognizing that the actual tax bill change may differ from property to property based on area rated services and tax shifts resulting from reassessment. The recommendations in this report serve to formalize the appropriate bylaws to enable the levying of taxation. The recommendations in this report reflect an average municipal tax levy increase of 2.5% and an overall average residential tax levy increase, including education taxes, of 2.18%.

In the financial considerations section of this report, the cost of services by department is reflected for an average residential assessment. This information is consistent with the data provided as part of the 2016 operating budget deliberations and will be used to assist with messaging on how tax dollars are spent.

The draft 2016 tax levy by-law includes provisions for a final 2016 tax installment to be due on the last business day in June, with a due date of June 30, 2016, separate billings for capped and non-capped property classes, penalty and interest charges to be applied for non-payment of taxes and payments to be made at financial institutions or Canada Post outlets.

In order to meet tax billing process deadlines, staff requests Council to waive the requirements of By-Law Number 2010-1 so that the draft by-law to levy taxes for year 2016 being presented in this report may be given three readings at the same Council meeting.

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Recommendation:

1. **That** a draft by-law to levy taxes for the year 2016 be presented to Council to:
 - i. set the tax rates to be levied upon the assessment in each property class to raise the amounts required by taxation:

a. Municipal Tax Levies		
i. General Tax Levy		\$ 179,729,893
ii. Regulated Tax Levy		34,424
b. Special Area Levies		
i. Fire Central		\$ 16,428,903
ii. Fire West		8,836,193
iii. Fire East		1,498,327
iv. Garbage Disposal		1,513,668
c. Business Improvement Area Levies		
i. Operating Levy		\$ 1,156,105
ii. Capital Levies		190,467
 - ii. Adopt the education tax rates to levy education taxes on behalf of the Province.
 - iii. Establish the necessary provisions to enable preparation and collection of 2016 final taxes; and
2. **That** a draft by-law to levy taxes for year 2016 be presented to Council for all three readings in order to meet tax billing process deadlines.

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Authorizing Signatures:

ORIGINAL SIGNED BY CHIEF FINANCIAL OFFICER AND CITY TREASURER

**Desirée Kennedy, Chief Financial Officer and
City Treasurer**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Commissioners:

Cynthia Beach, Corporate & Strategic Initiatives	Not required
Lanie Hurdle, Community Services	Not required
Denis Leger, Transportation, Facilities & Emergency Services	Not required
Jim Keech, President and CEO, Utilities Kingston	Not required

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Options/Discussion:

The 2016 operating budget (By-Law Number 2016-25) and tax ratio (By-Law Number 2016-73) by-laws have been approved by Council. As part of the operating budget, Council approved an overall average municipal tax rate increase of 2.5%. In addition, Council approved 2016 tax ratios which incorporate the approved phased-in reduction to the multi-residential tax ratio. After incorporating reassessment and tax ratio shifts, the average municipal tax increase for residential properties is calculated at 2.57%. After education rates are factored in, the total average tax increase for residential properties is calculated at 2.18%. As a result of different reassessment and tax ratio shifts, the average tax increase will vary for each property class and final tax bill changes will also vary from property to property based on property specific reassessment changes.

The aforementioned budget and tax ratios have been used in calculating the tax rates, which will be applied against the assessment to raise the taxation revenue required for general municipal purposes and area-rated services for fire and garbage. The draft by-law also includes tax rates required to raise amounts for the Downtown Kingston! Business Improvement Area.

As part of the 2016 budget recommendations, Council approved that any variance between final assessment growth and budget projections be transferred to or funded from the Working Fund Reserve, in order to offset unanticipated variances in assessment growth as a stabilization measure. The final analysis of 2016 assessment growth has confirmed amounts as projected and, therefore, a Working Fund Reserve transfer is not required.

The draft by-law to levy taxes for year 2016, attached to this report as Exhibit A, sets the tax rates and assessments upon which the taxes are calculated to provide the required levies. Except for education levies, which are discussed later in this report, all tax rates have been determined for each property class by calculating the residential tax rate and multiplying it against the ratio and subclass reduction, if applicable, for each class.

Attached to the draft by-law to levy taxes for year 2016 are the following schedules:

Schedule A	2016 Taxation Revenue Summary
Schedule B1	2016 Tax Rate Schedule – Residential & Farm Properties
Schedule B2	2016 Tax Rate Schedule – Business Properties
Schedule C1	2016 General Municipal Levy
Schedule C1a	2016 Regulated Municipal Levy
Schedule C2	2016 Fire Levy
Schedule C3	2016 Garbage Disposal Levy
Schedule C4	2016 BIA Operating Levy
Schedule C5	2016 BIA Market Square Levy
Schedule C6	2016 BIA K-Rock Centre Levy
Schedule D	2016 Education Levy

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Tax Bill Comparison by Class - Residential

The following two tables provide a comparison and explanation of tax increases for residential taxpayers. Tax increases differ by area due to the policies associated with levying fire costs by area. It is noted that the overall assessment base for the City increased in value by 3.83%; whereas residential properties increased in value by an average 3.63% resulting in a small tax shift away from the residential property class. Table 1 compares 2015 taxes for an average residential property valued at \$282,720, to the same property now valued at \$292,977 (a 3.63% increase) resulting in overall average tax increase of 2.18%. Table 2 provides further breakdown of budget increase and reassessment and tax ratio shifts that make up the overall average residential tax increase, including education taxes. Changes to the education tax rates are explained later in the report.

Table 1 - 2015-2016 Residential Tax Bill Comparison

	2015			2016		
	Assessment = \$282,720			Assessment = \$292,977		
<u>Taxation</u>	Central	West	East	Central	West	East
General	\$ 2,790.68	\$ 2,790.68	\$ 2,790.68	\$ 2,864.19	\$ 2,864.19	\$ 2,864.19
Fire	584.95	306.46	210.84	599.16	311.75	214.45
Garbage	39.79	39.79	39.79	40.76	40.76	40.76
Municipal Total	\$ 3,415.42	\$ 3,136.93	\$ 3,041.31	\$ 3,504.11	\$ 3,216.70	\$ 3,119.40
Education	551.30	551.30	551.30	550.80	550.80	550.80
Tax Total	\$ 3,966.72	\$ 3,688.23	\$ 3,592.61	\$ 4,054.91	\$ 3,767.50	\$ 3,670.20
				<u>Percentage Change</u>		
Average Municipal Increase by Area				2.60	2.54	2.57
Average Total Increase (including Education)				2.22	2.15	2.16

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Table 2 - 2016 Residential Tax Increase

	Average Residential Percentage
Municipal Budget Increase	2.50
Reassessment Tax Shift ⁽¹⁾	(0.19)
Multi-Res Tax Ratio Reduction Tax Shift ⁽²⁾	0.26
Average Tax Rate Increase - Municipal	2.57
Total Average Tax Rate Increase - with Education ⁽³⁾	2.18

- (1) The residential property tax class increased an average of 3.63% compared to the overall assessment base increase of 3.83%. As a result, taxes were shifted off of the residential class.
- (2) The ten-year phase-in reduction of the multi-residential tax ratio, approved in 2007, shifts taxes onto all other property classes.
- (3) The provincial education tax rate for residential properties decreased by 3.59% compared to a 3.63% increase in Kingston's average assessment for residential properties, resulting in a decrease in education taxes payable for these properties.

Average Annual Household Cost of Municipal Services

The Financial Considerations section below provides further information on the breakdown of services that are funded by the municipal portion of a 2016 average residential property tax billing. This analysis was previously provided in the 2016 Draft Operating and Capital Budget information and will be incorporated at a summary level into the 2016 final tax bill insert.

Tax Bill Comparison by Class - Commercial, Industrial and Multi-Residential

Similar to residential classes above, Table 3 below provides a breakdown of budget increases, reassessment and tax ratio shifts and average tax rate increases, including education taxes, for commercial, industrial and multi-residential property classes. The total average tax rate increases including education will vary with the proportion of municipal and education components of each property class. Changes to education tax rates, including business education tax rates, are explained later in the report.

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Table 3 - 2016 Tax Increases - Other Classes

	Average Commercial Percentage	Average Industrial Percentage	Average Multi-Residential Percentage
Municipal Budget Increase	2.50	2.50	2.50
Reassessment Tax Shift ⁽¹⁾	0.47	(0.73)	0.19
Multi-Res Tax Ratio Reduction Tax Shift ⁽²⁾	0.26	0.26	(2.61)
Average Tax Rate Increase - Municipal	3.23	2.03	0.08
Total Average Tax Rate Increase – with Education ⁽³⁾	2.81	1.69	0.04

- (1) In comparison to an overall assessment base increase of 3.83%, the commercial property tax class average assessment increased 4.31%, the industrial property tax class average assessment increased 3.07% and the multi-residential property tax class average assessment increased 4.03%.
- (2) The ten-year phase-in reduction of the multi-residential tax ratio, approved in 2007, shifts taxes onto all other property classes.
- (3) The provincial education tax rate was reduced for commercial, industrial and multi-residential properties; however the decrease was insufficient after reassessment increases to provide an education tax decrease for these properties.

Education Tax Rates

The provincial government sets the education tax rates for all property classes in Ontario Regulation 400/98, as amended. Rates are reduced to offset phased-in provincial average assessment increases. The 2016 residential, new multi-residential, multi-residential, farm and managed forest education tax rate of .00188 is 3.59% lower than the 2015 education tax rate. The 2016 commercial and industrial business education tax (BET) rates were also reduced to reflect increases in the provincial average assessment. A 2015 – 2016 comparison by property class is provided in Table 4 below.

In order to eliminate a wide variation in BET rates across the Province, the Minister of Finance announced in the March 2007 budget that the BET rates would be reduced each year until they reached a target maximum rate. This initiative was subsequently postponed with the Province projecting that any further reductions towards the target rate would not occur until after the province balanced its budget. However, the target BET rate continues to be reset each year, and is applied to new construction commercial and industrial properties, which were issued a

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building permit after March 22, 2007. For existing commercial and industrial property, the assessment must increase by 50% to be eligible for the target rate.

The Province continues to review education property tax strategies and explore options to protect their revenue base. Decreasing education rates in the past few years to offset assessment increases have provided municipalities with some “property tax room” which has reduced the impact of municipal tax increases; however, the future of these provincial strategies and education rates in general continues to be unknown at this time.

The total 2016 education taxes being levied are \$56,456,767. This amount was calculated by applying the regulated rate to the appropriate assessment class and is included in Schedule D to the draft by-law.

Table 4 - 2015 - 2016 Education Tax Rates Comparison

Property Class	2015 Education Tax Rates	2016 Education Tax Rates
Residential, New Multi-residential, Multi-Residential	0.00195000	0.00188000
Farm, Managed Forest	0.00048750	0.00047000
Pipeline	0.01394616	0.01363375
Commercial	0.01430000	0.01400000
Industrial	0.01530000	0.01500000
Commercial New Construction (set at target BET rate) ⁽¹⁾	0.01190000	0.01180000
Industrial New Construction (set at target BET rate) ⁽¹⁾	0.01190000	0.01180000

⁽¹⁾ The target BET rate is applied to new construction commercial and industrial properties, which were issued a building permit after March 22, 2007. For existing commercial and industrial property, the assessment must increase by 50% to be eligible for the target rate.

Tax Bill Provisions

Also included in the draft by-law to levy taxes for year 2016 are provisions for installment due dates, separate billings for capped and non-capped property classes, penalty and interest charges to be applied for non-payment of taxes and a number of payment options. All of these items are required to be passed by by-law, pursuant to the *Municipal Act, 2001*.

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Separate tax billings are recommended for both non-capped property and capped property classes. Due dates for both billings are June 30, 2016; accordingly, tax bills must be sent out by June 9, 2016 to comply with the 21-day notice period.

With respect to payment at financial institutions, it has been the City's practice to allow property owners to pay taxes at financial institutions and this provision is set out in the draft by-law. In addition to paying at financial institutions, taxpayers also have the option to pay at Canada Post outlets where MoneyGram Bill Payment Services are offered. Taxpayers will pay a fee for this service.

Taxpayers also have the option to make payments by VISA or MasterCard online or over the telephone. Property tax payments by credit card cannot be made in person at City Hall. The City has partnered with Paymentus Corporation, pursuant to By-Law Number 2014-69, to provide the option of making a payment by credit card. Paymentus will charge a convenience fee for each transaction.

The application of late payment charges for non-payment of taxes is provided at the maximum amount permitted in the *Municipal Act, 2001*, which is 1.25% per month (15% per annum). These charges are consistent with previous years.

Existing Policy/By Law:

Municipal Act, 2001, as amended

City of Kingston By-Law Numbers 87-315, 84-101A, 2003-10, 2006-137, 2016-25, 2016-73

Notice Provisions:

There are no notice requirements under the *Municipal Act, 2001* for this report.

Accessibility Considerations:

This report is available in an alternate format upon request.

Financial Considerations:

With the approval of this report and related draft by-law, 2016 taxation revenue will be billed and collected in accordance with existing policy and practice.

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2016 Municipal Net Tax Revenue Budget Summary with Average Tax Bill Information

	2015 Approved Budget	2016 Recommended Budget	Variance (\$)	Variance (%)	*Average Tax Bill (\$)
Public Works	20,339,658	20,771,351	431,693		304
Engineering	3,120,625	3,244,003	123,378		47
Solid Waste	7,169,082	7,503,280	334,198		110
Public Works Services	30,629,365	31,518,634	889,269	2.90%	461
Planning, Building & Licensing	2,657,351	2,776,698	119,347		41
Housing & Social Services	18,069,783	17,738,749	(331,034)		259
Recreation & Leisure Services	6,603,125	6,763,199	160,074		99
Long Term Care	5,395,701	5,225,323	(170,378)		76
Commissioner's Office	298,167	268,905	(29,262)		4
Community Services	33,024,127	32,772,875	(251,252)	(0.76%)	479
Transportation Services	13,289,505	14,239,602	950,097		208
Facilities Management & Construction Services	2,488,619	2,712,956	224,337		40
Fire & Rescue	23,129,569	23,503,573	374,004		344
Commissioner's Office	390,865	279,387	(111,478)		4
Transportation, Properties & Emergency Services	39,298,558	40,735,518	1,436,960	3.66%	596
Environment & Sustainable Initiatives	1,078,672	1,018,797	(59,875)		15
Cultural Services	4,016,462	4,211,083	194,621		62
Legal Services	1,293,775	1,246,139	(47,636)		18
City Clerk	1,702,951	1,652,462	(50,489)		24
Human Resources & Organization Development	2,954,610	2,931,537	(23,073)		43
Commissioner's Office & Real Estate Development	682,567	677,312	(5,255)		10
Sustainability & Growth	11,729,037	11,737,331	8,294	0.07%	172
Mayor, Council & CAO	1,432,665	1,463,583	30,918		21
Strategic Communications	1,442,344	1,481,277	38,933		22
Information Systems & Technology	3,186,643	3,331,820	145,177		49
Financial Services	1,873,939	1,839,864	(34,075)		27
Finance, Technology & Administration	7,935,591	8,116,544	180,954	2.28%	119
Operating budget before fiscal/capital levy and agencies and boards	122,616,678	124,880,902	2,264,225	1.85%	1,827
Add:					
Capital Levy, Fiscal Services & Tax Adjustments	30,239,680	32,713,417	2,473,737		478
Municipal Services	152,856,358	157,594,319	4,737,962	3.10%	2,305
Agency and Board Transfers	65,001,435	66,520,324	1,518,889		973
Agencies & Boards	65,001,435	66,520,324	1,518,889	2.34%	973
Total tax requirement	217,857,793	224,114,643	6,256,854		
Payments in lieu	(15,250,702)	(15,423,235)	(172,533)		
Property Taxation to be raised	202,607,091	208,691,408	6,084,322	3.00%	3,278
Taxation - rate increase	(202,607,091)	(207,671,408)	(5,064,317)	(2.50%)	
Taxation - growth		(1,020,000)	(1,020,000)	(0.50%)	
Net	-	-	-		

* Calculation based on a residential property with an average assessed value. Estimated average tax bill would be \$3,278.

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Contacts:

Desiree Kennedy, Chief Financial Officer & City Treasurer, Extension 2220

Steve Dickey, Director of Financial Services, Extension 2370

Jeff Walker, Manager, Taxation and Revenue, Extension 2484

Other City of Kingston Staff Consulted:

Gerard Hunt, Chief Administrative Officer

Exhibits Attached:

Exhibit A: Draft By-Law to Levy Taxes for Year 2016, including Schedules A, B1, B2, C1, C1a, C2, C3, C4, C5, C6, D

By-Law Number 2016-XX
A By-Law to Levy Taxes for Year 2016

Passed: May 17, 2016

The Council of The Corporation of the City of Kingston enacts as follows:

Whereas pursuant to Section 290 of the *Municipal Act, 2001*, as amended, provides that the Council of a local municipality, shall in each year prepare and adopt estimates of the sums it requires during the year for the purposes of the municipality; and

Whereas the Council of the Corporation of the City of Kingston has passed By-Law Number 2016-25 to adopt the estimates for the sums required to be levied by taxation during the year 2016 for the purposes of the City of Kingston; and

Whereas pursuant to subsection 312(2) of the *Municipal Act, 2001*, as amended, the sums required to be levied by taxation for general local municipality levies are to be levied by separate tax rates on the assessment in each property class for general local municipality rateable for local municipality; and

Whereas pursuant to subsection 312(4) of the *Municipal Act, 2001*, as amended the sums required to be levied by taxation for special local municipality levies are to be levied by separate tax rates on all or part of the assessment in each property class in the local municipality rateable for local municipality purposes; and

Whereas pursuant to Section 307 of the *Municipal Act, 2001*, as amended, the rates must be set so that when they are levied on the applicable assessment rateable for local municipality purposes, an amount equal to the general local municipality or special local municipality levy is raised and that the rates on the different classes of property must be in the same proportion to each other as the tax ratios established under City of Kingston By-Law Number 2016-73; and

Whereas Section 313 provides the subclass tax reductions, which apply to the tax rates that would otherwise be levied for subclasses prescribed under subsection 8(1) of the *Assessment Act*; and

Whereas subsection 342(1)(a) of the *Municipal Act, 2001*, as amended, provides that a local municipality may pass by-laws providing for the payment of taxes in one amount or by instalments and the date or dates in the year for which the taxes are imposed on which the taxes or instalments are due; and

Whereas subsection 343(4) of the *Municipal Act, 2001*, as amended, provides that a local municipality may pass a by-law providing for the billing of a property class separately from the other property classes; and

Whereas subsection 345(1) of the *Municipal Act, 2001*, as amended, provides that a local municipality may pass by-laws to impose late payment charges for the non-payment of taxes or any instalment by the due date; and

Whereas sub-sections 345(2) and (3) of the *Municipal Act, 2001*, as amended, contains the following additional rules:

1. A percentage charge, not to exceed 1¼ per cent of the amount of taxes due and unpaid, may be imposed as a penalty for the non-payment of taxes on the first day of default or such later date as the by-law specifies;
2. Interest charges, not to exceed 1¼ per cent each month of the amount of taxes due and unpaid, may be imposed for the non-payment of taxes in the manner specified in the by-law but interest may not start to accrue before the first day of default; and

Whereas subsection 346(2) of the *Municipal Act, 2001*, as amended, provides that the Council of a local municipality may pass by-laws to provide for the payment of taxes by any person into a financial institution to the credit of the treasurer of the municipality and, in that case, the person making the payment shall be entitled to be issued a receipt by the institution for the amount paid; and

Whereas By-Law Number 87-315 of the Corporation of the City of Kingston, passed December 15, 1987, established a Business Improvement Area in the City of Kingston; and

Whereas Section 208 of the *Municipal Act, 2001*, as amended, provides that the municipality shall annually raise the amount required for the purposes of the Business Improvement Area in the City of Kingston; and

Whereas the sums required for the 2016 Budget are detailed in Schedule A attached hereto; and

Whereas the Tax Rate Schedule, for all tax rates and charges to be levied are detailed in Schedule B1 and B2 attached hereto; and

Whereas the amount to be raised on the assessment for the general local municipality levies and the special local municipality levies is detailed in Schedules C1, C1a, C2, C3, C4, C5 and C6 attached hereto; and

Whereas the amount to be levied on the assessment for education purposes is detailed in Schedule D;

Therefore be it resolved that the Council of the Corporation of the City of Kingston hereby enacts as follows:

1. The whole of the assessment for real property within the Corporation of the City of Kingston for the year 2016 is as follows:

	Central Area	West Area	East Area	Total Assessment
General and Local Municipal	Calculated on Total Assessment			15,231,450,211
Fire	6,189,755,786	7,079,044,537	1,962,649,888	15,231,450,211
Garbage Disposal	Calculated on Total Residential Assessment, except Condominium Property			10,881,084,216

2. a) There shall be levied and collected upon the whole of the assessment for real property within the Corporation of the City of Kingston, the sum of \$179,729,893 as per the line titled "Municipal - General" on Schedule A attached hereto the estimated property tax levy required during the year 2016 for general municipal purposes. Schedule C1 attached hereto details the tax rate to be applied to the assessment on each class producing the amount to be raised.
- b) The sum required to defray expenses of fire protection, as set out in the table below, shall be raised by the levy of special rates upon the whole of the assessment for real property within that area, which rate shall be in addition to other rates for which the same land is and shall be liable. Schedule C2 attached hereto details the tax rate to be applied to the assessment on each class producing the amount to be raised for this special area rate.

Area	Fire Levy
Central	\$16,428,903
West	8,836,193
East	1,498,327
Total of all areas	\$26,763,423

- c) The sum of \$1,513,668 shall be raised by the levy of special rates to defray expenses of residential garbage disposal and shall be levied upon the whole of the residential property assessment, except for condominium properties, and which rate shall be in addition to other rates for which the same land is and shall be liable. Schedule C3 attached hereto details the tax rate to be applied to the assessment on each class producing the amount to be raised for this special area rate.
3. That a special rate be levied and collected upon the rateable property that is in the Utility Right-of-Way and Railway Right-of-Way property classes, as defined in the

Assessment Act, R.S.O. 1990, c.A.31, as amended. Schedule C1a details the special rate and amount of \$34,424 to be raised.

4. That a special rate shall be levied and collected upon the rateable property that is in the Commercial Assessment and Industrial Assessment property classes, as defined in the *Assessment Act*, R.S.O. 1990, c.A.31, as amended, within the area defined as the Business Improvement Area within the City of Kingston, for the purposes of raising \$1,156,105 for the Business Improvement Area (BIA) as required for the operating budget approved and which rate shall be in addition to other rates for which the same land is and shall be liable. Schedule C4 details the amount to be raised on the assessment.
5. That a special rate, as prescribed pursuant to By-Law Number 2003-10, for the purposes of raising \$2,729 for the Market Levy loan repayment, shall be levied and collected upon the rateable property that is in the Commercial Assessment and Industrial Assessment property classes as defined in the *Assessment Act*, R.S.O. 1990, c.A.31, as amended, within the area defined as the Business Improvement Area within the City of Kingston, which rate shall be in addition to other rates for which the same land is and shall be liable. Schedule C5 details the amount to be raised on the assessment.
6. That a special rate, as prescribed pursuant to By-Law Number 2006-137, for the purposes of raising \$187,738 for the Rogers K-Rock Centre loan repayment, shall be levied and collected upon the rateable property that is in the Commercial Assessment and Industrial Assessment property classes as defined in the *Assessment Act*, R.S.O. 1990, c.A.31, as amended, which rate shall be in addition to other rates for which the same land is and shall be liable. Schedule C6 details the amount to be raised on the assessment.
7. That education tax levies, in the amount of \$56,456,767, shall be levied and collected upon the whole of the assessment for real property within the Corporation of the City of Kingston. Schedule D attached hereto details the education tax rates, as set in O.Reg.400/98 and O.Reg.382/98, to be applied to the assessment producing the amount to be levied and collected.
8. That the following subclass tax reductions apply to:
 - i. the vacant land and excess land subclasses in the commercial property class is 30%;
 - ii. the vacant land and excess land subclasses in the industrial property class is 35%;
 - iii. the first subclass factor in the industrial farmland awaiting development class is 35%;

9. Taxes levied for Residential, New Multi-residential, Managed Forests and Farm property classes for the year 2016 will be billed together and shall become due and payable on the 30th day of June, 2016.
10. Taxes levied for Commercial, Industrial, Multi-residential, Pipeline, Railway and Utility Transmission & Distribution Corridor property classes for the year 2016 will be billed together and shall become due and payable on the 30th day of June, 2016.
11. There shall be imposed a penalty of one and one-quarter percent per month (15% per annum) on the first day of default of payment on all rates and taxes of the current year remaining unpaid after the due date of the said rates and taxes.
12. There shall be imposed interest of one and one-quarter percent per month (15% per annum) on the first day of each month on all rates and taxes remaining unpaid, except that interest will not be charged before the first day of default.
13. All omitted and supplementary taxes levied under the Assessment Act will be due not less than 21 days after demand, and penalties and interest will be added in the same manner as other taxes levied under this by-law. Omitted and supplementary taxes will be payable in one instalment.
14. Taxes are payable at the following:
 - a) City of Kingston municipal office at 216 Ontario Street, Kingston, Ontario.
 - b) At any financial institution in the City of Kingston area having payment arrangements with the City of Kingston.
 - c) At Canada Post outlets where MoneyGram Bill payment services are offered.
 - d) Under the City's pre-authorized property tax payment program and provided the Treasurer has received and approved a taxpayer's request to use the alternative instalments and due dates under that program pursuant to City of Kingston By-Law Number 2003-368.
 - e) By VISA or MasterCard online or over the telephone, through Paymentus Corporation, pursuant to By-Law Number 2014-69.
15. Pursuant to section 347 of the *Municipal Act, 2001* as amended, where any payment is received on account of taxes, the following applies:
 - i. The payment shall first be applied against late payment charges owing in respect of those taxes according to the length of time the charges have been owed, with the charges imposed earlier being discharged before charges imposed later.

- ii. The payment shall then be applied against the taxes owing according to the length of time they have been owed, with the taxes imposed earlier being discharged before taxes imposed later.
- iii. No part payment shall be accepted on account of taxes in respect of which a tax arrears certificate is registered except under an extension agreement entered into.

16. This By-Law shall come into force and take effect on the date of its passing.

Given All Three Readings and Passed: May 17, 2016

John Bolognone
City Clerk

Bryan Paterson
Mayor

**City of Kingston
 2016 Revenue to be Raised by Taxation**

Municipal - General Tax Rate (Schedule C1)

Residential	\$ 114,388,738
New Multi-Residential	\$ 3,366,868
Multi-Residential	\$ 15,750,082
Commercial	\$ 41,428,008
Industrial	\$ 4,117,353
Farm	\$ 127,262
Managed Forest	\$ 4,805
Pipeline	\$ 546,778

Municipal - General \$ 179,729,893

Municipal - Regulated Tax Rate (Schedule C1a)

Hydro Right-Of-Ways	\$ 20,464
Railway Right-Of-Ways	\$ 13,960

\$ 34,424

Fire, Special Area Rate (Schedule C2)

Central	\$ 16,428,903
West	\$ 8,836,193
East	\$ 1,498,327

\$ 26,763,423

Garbage Disposal, Special Area Rate (Schedule C3)

\$ 1,513,668

Levied on Residential Assessment, except condominium properties

Supplementary Revenue

\$ 650,000

Amount budgeted for 2016 Omitted and Supplementary Assessment

Total Taxation Revenue per Budget

\$ 208,691,408

Other Taxation Related Items (Schedules C4, C5, C6)

Downtown Kingston! BIA Levy - Operating	\$ 1,156,105
Downtown Kingston! BIA Levy - Capital	
Market Square	\$ 2,729
Rogers K-Rock	\$ 187,738

\$ 1,346,572

Total Municipal Taxation

\$ 210,037,980

Total Education Taxation (Schedule D)

\$ 56,456,767

Total to be Raised by Taxation

\$ 266,494,747

City of Kingston - 2016 Tax Rates

		Central	West	East
1 Residential RT, RF, RG, RP Ratio = 1.000000 ▪Garbage rates are not levied on condominium properties	Municipal	0.00977617	0.00977617	0.00977617
	Fire	0.00204508	0.00106408	0.00073196
	Garbage ▪	0.00013911	0.00013911	0.00013911
	Education ▲	0.00188000	0.00188000	0.00188000
	Total	0.01384036	0.01285936	0.01252724
2 New Multi Residential NT, NF Ratio = 1.000000	Municipal	0.00977617	0.00977617	0.00977617
	Fire	0.00204508	0.00106408	0.00073196
	Education ▲	0.00188000	0.00188000	0.00188000
	Total	0.01370125	0.01272025	0.01238813
3 Multi Residential MT, MF Ratio = 2.163894	Municipal	0.02115459	0.02115459	0.02115459
	Fire	0.00442533	0.00230255	0.00158389
	Education ▲	0.00188000	0.00188000	0.00188000
	Total	0.02745992	0.02533714	0.02461848
4 Farmland FT Ratio = 0.250000	Municipal	0.00244404	0.00244404	0.00244404
	Fire	0.00051127	0.00026602	0.00018299
	Education ▲	0.00047000	0.00047000	0.00047000
	Total	0.00342531	0.00318006	0.00309703
5 Managed Forest TT Ratio = 0.250000	Municipal	0.00244404	0.00244404	0.00244404
	Fire	0.00051127	0.00026602	0.00018299
	Education ▲	0.00047000	0.00047000	0.00047000
	Total	0.00342531	0.00318006	0.00309703

▲ Education tax rate has been set by Provincial Regulation O. Reg. 400/98, as amended.

◆ Utility Trans. & Railway (acreage) tax rates set by Provincial Regulation O.Reg. 387/98 (Mun) and 392/98 (Edn), as amended.

City of Kingston - 2016 Tax Rates

		Central	West	East
6 a)	Commercial Occupied (100%) CT, DT, GT, ST, CH, CF, CG, CP, GF Ratio = 1.980000	Municipal 0.01935681 Fire 0.00404925 Education ▲ 0.01400000 Total 0.03740606	0.01935681 0.00210687 0.01400000 0.03546368	0.01935681 0.00144929 0.01400000 0.03480610
6 b)	Commercial New Construction Occupied (100%) XT, YT, ZT, XF, XH, XP Ratio = 1.980000	Municipal 0.01935681 Fire 0.00404925 Education ▲ 0.01180000 Total 0.03520606	0.01935681 0.00210687 0.01180000 0.03326368	0.01935681 0.00144929 0.01180000 0.03260610
6 c)	Commercial Vacant (70%) CU, CX, DU, SU, CQ, CW, CY Ratio = 1.980000	Municipal 0.01354977 Fire 0.00283448 Education ▲ 0.00980000 Total 0.02618425	0.01354977 0.00147481 0.00980000 0.02482458	0.01354977 0.00101450 0.00980000 0.02436427
6 d)	Commercial New Construction Vacant (70%) XJ, XK, XQ, XR, XU, XV, XX, XY, YU, Z Ratio = 1.980000	Municipal 0.01354977 Fire 0.00283448 Education ▲ 0.00826000 Total 0.02464425	0.01354977 0.00147481 0.00826000 0.02328458	0.01354977 0.00101450 0.00826000 0.02282427
7 a)	Industrial Occupied (100%) IT, LT, IF, IH, IP Ratio = 2.630000	Municipal 0.02571132 Fire 0.00537855 Education ▲ 0.01500000 Total 0.04608987	0.02571132 0.00279852 0.01500000 0.04350984	0.02571132 0.00192507 0.01500000 0.04263639
7 b)	Industrial New Construction Occupied (100%) JT, KT, JF, JH, JP Ratio = 2.630000	Municipal 0.02571132 Fire 0.00537855 Education ▲ 0.01180000 Total 0.04288987	0.02571132 0.00279852 0.01180000 0.04030984	0.02571132 0.00192507 0.01180000 0.03943639
7 c)	Industrial Vacant (65%) IU, IX, LU, IK Ratio = 2.630000	Municipal 0.01671236 Fire 0.00349606 Education ▲ 0.00975000 Total 0.02995842	0.01671236 0.00181904 0.00975000 0.02828140	0.01671236 0.00125129 0.00975000 0.02771365
7 d)	Industrial New Construction Vacant (65%) JJ, JK, JQ, JR, JU, JV, JX, JY Ratio = 2.630000	Municipal 0.01671236 Fire 0.00349606 Education ▲ 0.00767000 Total 0.02787842	0.01671236 0.00181904 0.00767000 0.02620140	0.01671236 0.00125129 0.00767000 0.02563365
8	Pipeline PT Ratio = 1.172800	Municipal 0.01146549 Fire 0.00239847 Education ▲ 0.01363375 Total 0.02749771	0.01146549 0.00124795 0.01363375 0.02634719	0.01146549 0.00085845 0.01363375 0.02595769
9	Utility Trans. & Distrib. Corridor ♦ UH	Municipal 0.19860000 Education 0.34460000 Total 0.54320000	0.19860000 0.34460000 0.54320000	0.19860000 0.34460000 0.54320000
10	Railway Right-of-Way ♦ WT	Municipal 0.41590000 Education 0.53620000 Total 0.95210000	0.41590000 0.53620000 0.95210000	0.41590000 0.53620000 0.95210000

▲ Education tax rates set by Provincial Regulation O.Reg. 400/98, as amended.

♦ Utility Transportation & Railway (acreage) tax rates set by Provincial Regulation O.Reg. 387/98 (Municipal) and 392/98 (Education), as amended

Business Improvement Area Levy	Operating	Market Square	K-Rock Centre	Total BIA
Commercial classes: 6a, 6b (above)	0.00293488	0.00000739	0.00050841	0.00345068
Commercial classes: 6c, 6d (above)	0.00205442	0.00000517	0.00035589	0.00241548

Council Report 16-133
Exhibit A - Schedule B2

Industrial classes: 7a, 7b (above)	0.00389835	0.00000982	0.00067531	0.00458348
Industrial classes: 7c, 7d (above)	0.00253393	0.00000638	0.00043895	0.00297926

Council Report 16-133
 Exhibit A - Schedule C1
2016 General Municipal Levy

Amount to levy: \$ 179,729,893

Class	Code	Assessment	Ratio	Subclass Factor	Rate	Levy
Commercial						
Commercial, taxable at full rate, shared as if PIL	CH	2,932,000	1.980000	100%	0.01935681	\$ 56,754
Commercial, taxable at full rate	CT	1,311,221,750	1.980000	100%	0.01935681	\$ 25,381,077
Excess Land, taxable at excess land rate	CU	20,748,024	1.980000	70%	0.01354977	\$ 281,131
Vacant Land, taxable at vacant land rate	CX	56,832,300	1.980000	70%	0.01354977	\$ 770,065
Large Office, taxable at full rate	DT	95,883,120	1.980000	100%	0.01935681	\$ 1,855,992
Large Office, taxable at vacant land rate	DU	397,960	1.980000	70%	0.01354977	\$ 5,392
Parking Lot, taxable at full rate	GT	12,058,063	1.980000	100%	0.01935681	\$ 233,406
Shopping Centre, taxable at full rate	ST	359,825,098	1.980000	100%	0.01935681	\$ 6,965,068
Shopping Centre, taxable at vacant land rate	SU	7,283,080	1.980000	70%	0.01354977	\$ 98,684
New Construction Commercial, taxable at full rate	XT	248,879,139	1.980000	100%	0.01935681	\$ 4,817,507
New Con. Excess Land, taxable at excess land rate	XU	14,542,550	1.980000	70%	0.01354977	\$ 197,048
New Con. Office, taxable at full rate	YT	9,882,640	1.980000	100%	0.01935681	\$ 191,296
New Con. Excess Land, taxable at excess land rate	YU	216,690	1.980000	70%	0.01354977	\$ 2,936
New Con. Shopping Centre, taxable at full rate	ZT	29,161,622	1.980000	100%	0.01935681	\$ 564,476
New Con. Excess Land, taxable at excess land rate	ZU	529,550	1.980000	70%	0.01354977	\$ 7,175
Industrial						
Taxable, shared as if PIL	IH	2,050,370	2.630000	100%	0.02571132	\$ 52,718
Excess land, shared as if PIL	IK	158,000	2.630000	65%	0.01671236	\$ 2,641
Industrial, taxable at full rate	IT	74,751,230	2.630000	100%	0.02571132	\$ 1,921,953
Excess Land, taxable at excess land rate	IU	754,400	2.630000	65%	0.01671236	\$ 12,608
Vacant Land, taxable at vacant land rate	IX	21,527,900	2.630000	65%	0.01671236	\$ 359,782
New Construction Industrial, taxable at full rate	JT	12,713,531	2.630000	100%	0.02571132	\$ 326,882
New Con. Ind.Excess Land, taxable at excess land rate	JU	323,469	2.630000	65%	0.01671236	\$ 5,406
Large Industrial, taxable at full rate	LT	52,976,170	2.630000	100%	0.02571132	\$ 1,362,088
Large Industrial, taxable at excess land rate	LU	4,384,583	2.630000	65%	0.01671236	\$ 73,277
Multi-Residential Taxable at full rate	MT	744,523,000	2.163894	100%	0.02115459	\$ 15,750,082
New Multi-Residential Taxable at full rate	NT	344,395,429	1.000000	100%	0.00977617	\$ 3,366,868
Pipeline Taxable at full rate	PT	47,689,000	1.172800	100%	0.01146549	\$ 546,778
Residential Taxable at full rate	RT	11,700,773,243	1.000000	100%	0.00977617	\$ 114,388,738
Farm Taxable at full rate	FT	52,070,100	0.250000	100%	0.00244404	\$ 127,262
Managed Forest Taxable at full rate	TT	1,966,200	0.250000	100%	0.00244404	\$ 4,805
		15,231,450,211				\$ 179,729,893

2016 - Other Taxable Assessments

Class	RTC	RTQ	Total		Rate per acre**	Tax Rate	Levy
Railway Right-Of-Way - Full Taxable**			335.68	acres	41.59		\$ 13,960
converted to assessment and tax rate	W	T	33,568			0.41590000	\$ 13,960
Utility Transmission & Distribution Corridor - Full Taxable**			1,030.43	acres	19.86		\$ 20,464
converted to assessment and tax rate	U	H	103,043			0.19860000	\$ 20,464
							\$ 34,424

**rate is set by O.Reg. 387/98

2016 Fire Levy											
						Amount to levy: \$16,428,903	Amount to levy: \$8,836,193	Amount to levy: \$1,498,327			
Class Code*	Assessment			Ratio	Vacancy	Central		West		East	
	Central	West	East			Rate	Levy \$	Rate	Levy \$	Rate	Levy \$
CH	1,042,000	1,890,000	0	1.980000	100%	0.00404925	4,219	0.00210687	3,982	0.00144929	0
CT	703,482,998	558,100,683	49,638,069	1.980000	100%	0.00404925	2,848,580	0.00210687	1,175,845	0.00144929	71,940
CU	5,629,467	14,445,597	672,960	1.980000	70%	0.00283448	15,957	0.00147481	21,304	0.00101450	683
CX	15,402,600	38,581,100	2,848,600	1.980000	70%	0.00283448	43,658	0.00147481	56,900	0.00101450	2,890
DT	76,063,810	9,568,980	10,250,330	1.980000	100%	0.00404925	308,002	0.00210687	20,161	0.00144929	14,856
DU	116,020	168,090	113,850	1.980000	70%	0.00283448	329	0.00147481	248	0.00101450	116
GT	12,058,063	0	0	1.980000	100%	0.00404925	48,826	0.00210687	0	0.00144929	0
ST	42,240,377	316,051,211	1,533,510	1.980000	100%	0.00404925	171,042	0.00210687	665,878	0.00144929	2,222
SU	955,380	6,271,870	55,830	1.980000	70%	0.00283448	2,708	0.00147481	9,250	0.00101450	57
XT	90,748,128	124,667,711	33,463,300	1.980000	100%	0.00404925	367,462	0.00210687	262,659	0.00144929	48,498
XU	8,897,710	3,384,640	2,260,200	1.980000	70%	0.00283448	25,220	0.00147481	4,992	0.00101450	2,293
YT	7,543,520	2,339,120	0	1.980000	100%	0.00404925	30,546	0.00210687	4,928	0.00144929	0
YU	0	216,690	0	1.980000	70%	0.00283448	0	0.00147481	320	0.00101450	0
ZT	22,431,822	6,729,800	0	1.980000	100%	0.00404925	90,832	0.00210687	14,179	0.00144929	0
ZU	282,060	247,490	0	1.980000	70%	0.00283448	799	0.00147481	365	0.00101450	0
IH	968,770	951,200	130,400	2.630000	100%	0.00537855	5,211	0.00279852	2,662	0.00192507	251
IK	158,000	0	0	2.630000	65%	0.00349606	552	0.00181904	0	0.00125129	0
IT	28,839,810	41,478,920	4,432,500	2.630000	100%	0.00537855	155,116	0.00279852	116,079	0.00192507	8,533
IU	582,000	172,400	0	2.630000	65%	0.00349606	2,035	0.00181904	314	0.00125129	0
IX	12,179,800	9,259,100	89,000	2.630000	65%	0.00349606	42,581	0.00181904	16,843	0.00125129	111
JT	6,261,000	5,234,531	1,218,000	2.630000	100%	0.00537855	33,675	0.00279852	14,649	0.00192507	2,345
JU	54,000	269,469	0	2.630000	65%	0.00349606	189	0.00181904	490	0.00125129	0
LT	19,999,171	32,976,999	0	2.630000	100%	0.00537855	107,567	0.00279852	92,287	0.00192507	0
LU	2,981,525	1,403,058	0	2.630000	65%	0.00349606	10,424	0.00181904	2,552	0.00125129	0
MT	678,321,184	64,951,816	1,250,000	2.163894	100%	0.00442533	3,001,795	0.00230255	149,555	0.00158389	1,980
NT	178,786,765	109,854,664	55,754,000	1.000000	100%	0.00204508	365,633	0.00106408	116,894	0.00073196	40,810
PT	16,777,000	0	30,912,000	1.172800	100%	0.00239847	40,239	0.00124795	0	0.00085845	26,536
RT	4,256,893,906	5,712,148,998	1,731,730,339	1.000000	100%	0.00204508	8,705,676	0.00106408	6,078,156	0.00073196	1,267,565
FT	0	16,930,000	35,140,100	0.250000	100%	0.00051127	0	0.00026602	4,504	0.00018299	6,430
TT	58,900	750,400	1,156,900	0.250000	100%	0.00051127	30	0.00026602	200	0.00018299	212
	6,189,755,786	7,079,044,537	1,962,649,888				\$ 16,428,903		\$ 8,836,193		\$ 1,498,327

*class code detail - see Schedule "C"

2016 Garbage Disposal Levy - Special Area Rate

Amount to levy:	\$ 1,513,668
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Class	RTC	RTQ	Total	Ratio	Vacancy Factor	Rate	Levy
Residential - Taxable Garbage & Edn	R	D	8,579,000	1.00	1.00	0.00013911	\$ 1,193
Residential - Taxable at Full Rate	R	T	10,872,505,216	1.00	1.00	0.00013911	\$ 1,512,475
			10,881,084,216				\$ 1,513,668

Downtown Kingston! Business Improvement Area - 2016 Operating Levy

Amount to levy:	\$ 1,156,105
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Class	RTC	RTQ	Total	Ratio	Vacancy Factor	Rate	Levy
Commercial - Payment in Lieu - Federal	C	F	10,832,000	1.98	1.00	0.00293488	\$ 31,791
Commercial - Payment in Lieu - Province	C	G	2,023,000	1.98	1.00	0.00293488	\$ 5,937
Commercial, taxable at full rate	C	T	285,428,448	1.98	1.00	0.00293488	\$ 837,698
Excess Land, taxable at excess land rate	C	U	1,055,937	1.98	0.70	0.00205442	\$ 2,169
Vacant Land, taxable at vacant land rate	C	X	3,242,900	1.98	0.70	0.00205442	\$ 6,662
Large Office, taxable at full rate	D	T	39,008,780	1.98	1.00	0.00293488	\$ 114,486
Parking Lot - PIL - Full Taxable	G	F	11,686,230	1.98	1.00	0.00293488	\$ 34,298
Parking Lot, taxable at full rate	G	T	10,614,063	1.98	1.00	0.00293488	\$ 31,151
Industrial - Full Taxable former PIL asmt	I	H	85,770	2.63	1.00	0.00389835	\$ 334
New Construction Commercial, taxable at full rate	X	T	23,659,750	1.98	1.00	0.00293488	\$ 69,439
New Con. Office, taxable at full rate	Y	T	7,543,520	1.98	1.00	0.00293488	\$ 22,139
			395,180,398				\$ 1,156,105

Downtown Kingston! Business Improvement Area - 2016 Market Square Levy

Amount to levy:	\$	2,729
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Class	RTC	RTQ	Total	Ratio	Vacancy Factor	Rate	Levy
Commercial, taxable at full rate	C	T	285,428,448	1.98	1.00	0.00000739	2,109
Excess Land, taxable at excess land rate	C	U	1,055,937	1.98	0.70	0.00000517	5
Vacant Land, taxable at vacant land rate	C	X	3,242,900	1.98	0.70	0.00000517	17
Large Office, taxable at full rate	D	T	39,008,780	1.98	1.00	0.00000739	288
Parking Lot, taxable at full rate	G	T	10,614,063	1.98	1.00	0.00000739	78
New Construction Commercial, taxable at full rate	X	T	23,659,750	1.98	1.00	0.00000739	175
New Con. Office, taxable at full rate	Y	T	7,543,520	1.98	1.00	0.00000739	56
			370,553,398				\$ 2,729

Downtown Kingston! Business Improvement Area - 2016 Rogers K-Rock Centre Levy

Amount to levy:	\$	187,738
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Class	RTC	RTQ	Total	Ratio	Vacancy Factor	Rate	Levy
Commercial, taxable at full rate	C	T	285,428,448	1.98	1.00	0.00050841	\$ 145,115
Excess Land, taxable at excess land rate	C	U	1,055,937	1.98	0.70	0.00035589	\$ 376
Vacant Land, taxable at vacant land rate	C	X	3,242,900	1.98	0.70	0.00035589	\$ 1,154
Large Office, taxable at full rate	D	T	39,008,780	1.98	1.00	0.00050841	\$ 19,833
Parking Lot, taxable at full rate	G	T	10,614,063	1.98	1.00	0.00050841	\$ 5,396
New Construction Commercial, taxable at full rate	X	T	23,659,750	1.98	1.00	0.00050841	\$ 12,029
New Con. Office, taxable at full rate	Y	T	7,543,520	1.98	1.00	0.00050841	\$ 3,835
			370,553,398				\$ 187,738

2016 Education Levy

Class	Code	Assessment	Rate	Levy
Commercial				
Commercial, taxable at full rate, shared as if PIL	CH	2,932,000	0.01400000	\$ 41,048
Commercial, taxable at full rate	CT	1,311,221,750	0.01400000	\$ 18,357,105
Excess Land, taxable at excess land rate	CU	20,748,024	0.00980000	\$ 203,331
Vacant Land, taxable at vacant land rate	CX	56,832,300	0.00980000	\$ 556,957
Large Office, taxable at full rate	DT	95,883,120	0.01400000	\$ 1,342,364
Large Office, taxable at vacant land rate	DU	397,960	0.00980000	\$ 3,900
Parking Lot, taxable at full rate	GT	12,058,063	0.01400000	\$ 168,813
Shopping Centre, taxable at full rate	ST	359,825,098	0.01400000	\$ 5,037,551
Shopping Centre, taxable at vacant land rate	SU	7,283,080	0.00980000	\$ 71,374
New Construction Commercial, taxable at full rate	XT	248,879,139	0.01180000	\$ 2,936,774
New Con. Excess Land, taxable at excess land rate	XU	14,542,550	0.00826000	\$ 120,121
New Con. Office, taxable at full rate	YT	9,882,640	0.01180000	\$ 116,615
New Con. Excess Land, taxable at excess land rate	YU	216,690	0.00826000	\$ 1,790
New Con. Shopping Centre, taxable at full rate	ZT	29,161,622	0.01180000	\$ 344,107
New Con. Excess Land, taxable at excess land rate	ZU	529,550	0.00826000	\$ 4,374
Industrial				
Taxable, shared as if PIL	IH	2,050,370	0.01500000	\$ 30,756
Excess land, shared as if PIL	IK	158,000	0.00975000	\$ 1,541
Industrial, taxable at full rate	IT	74,751,230	0.01500000	\$ 1,121,268
Excess Land, taxable at excess land rate	IU	754,400	0.00975000	\$ 7,355
Vacant Land, taxable at vacant land rate	IX	21,527,900	0.00975000	\$ 209,897
New Construction Industrial, taxable at full rate	JT	12,713,531	0.01180000	\$ 150,020
New Con. Ind.Excess Land, taxable at excess land rate	JU	323,469	0.00767000	\$ 2,481
Large Industrial, taxable at full rate	LT	52,976,170	0.01500000	\$ 794,643
Large Industrial, taxable at excess land rate	LU	4,384,583	0.00975000	\$ 42,750
Multi-Residential Taxable at full rate	MT	744,523,000	0.00188000	\$ 1,399,703
New Multi-Residential Taxable at full rate	NT	344,395,429	0.00188000	\$ 647,463
Pipeline Taxable at full rate	PT	47,689,000	0.01363375	\$ 650,180
Residential Taxable at full rate	RT	11,700,773,243	0.00188000	\$ 21,997,454
Farm Taxable at full rate	FT	52,070,100	0.00047000	\$ 24,473
Managed Forest Taxable at full rate	TT	1,966,200	0.00047000	\$ 924
Residential Garbage and Education	RD	8,579,000	0.00188000	\$ 16,129
Railway Right-Of-Way Full Taxable	WT	33,568	0.53620000	\$ 17,999
Utility Trans. & Dist. Full Taxable	UH	103,043	0.34460000	\$ 35,509
		15,240,029,211		\$ 56,456,767

Education tax rate has been set by Provincial Regulation O.Reg. 400/98, as amended.

Utility Transportation and Distribution plus Railway education tax rates set by
Provincial Regulation O.Reg. 392/98, as amended.