

2014 TAX FINAL RATES

Property Class		Hamilton	Glanbrook				Ancaster			
		Urban	Urban	Rural	Urban with Rural Fire	Rural with Urban Fire	Urban	Rural	Urban with Rural Fire	Rural with Urban Fire
Residential	RT	1.3872111%	1.3003228%	1.1761200%	1.2368014%	1.2396413%	1.2876324%	1.1761200%	1.2241111%	1.2396413%
Farmland Awaiting Development - Com	C1	1.0404083%	0.9752421%	0.8820900%	0.9276011%	0.9297310%	0.9657243%	0.8820900%	0.9180833%	0.9297310%
Farmland Awaiting Development - Res	R1	1.0404083%	0.9752421%	0.8820900%	0.9276011%	0.9297310%	0.9657243%	0.8820900%	0.9180833%	0.9297310%
Land Awaiting Development - Multi-Res	M1	1.0404083%	0.9752421%	0.8820900%	0.9276011%	0.9297310%	0.9657243%	0.8820900%	0.9180833%	0.9297310%
New Multi-Residential	NT	1.3872111%	1.3003228%	1.1761200%	1.2368014%	1.2396413%	1.2876324%	1.1761200%	1.2241111%	1.2396413%
Multi-Residential	MT	3.4477384%	3.2096644%	2.8693489%	3.0356160%	3.0433973%	3.1748927%	2.8693489%	3.0008443%	3.0433973%
Commercial - Residual	CT	3.6455570%	3.4735181%	3.2275967%	3.3477459%	3.3533689%	3.4483911%	3.2275967%	3.3226189%	3.3533689%
- excess land	CU	2.5518899%	2.4314626%	2.2593177%	2.3434221%	2.3473582%	2.4138738%	2.2593177%	2.3258332%	2.3473582%
Commercial - Office Building	DT	3.6455570%	3.4735181%	3.2275967%	3.3477459%	3.3533689%	3.4483911%	3.2275967%	3.3226189%	3.3533689%
- excess land	DU	2.5518899%	2.4314626%	2.2593177%	2.3434221%	2.3473582%	2.4138738%	2.2593177%	2.3258332%	2.3473582%
Commercial - Parking Lot	GT	3.6455570%	3.4735181%	3.2275967%	3.3477459%	3.3533689%	3.4483911%	3.2275967%	3.3226189%	3.3533689%
- vacant land	CX	3.6455570%	3.4735181%	3.2275967%	3.3477459%	3.3533689%	3.4483911%	3.2275967%	3.3226189%	3.3533689%
Commercial - Shopping	ST	3.6455570%	3.4735181%	3.2275967%	3.3477459%	3.3533689%	3.4483911%	3.2275967%	3.3226189%	3.3533689%
- excess land	SU	2.5518899%	2.4314626%	2.2593177%	2.3434221%	2.3473582%	2.4138738%	2.2593177%	2.3258332%	2.3473582%
Commercial (New Construction)	XT	3.5647380%	3.3926991%	3.1467777%	3.2669269%	3.2725499%	3.3675721%	3.1467777%	3.2417999%	3.2725499%
- excess land (New Construction)	XU	2.4953166%	2.3748893%	2.2027444%	2.2868488%	2.2907849%	2.3573005%	2.2027444%	2.2692599%	2.2907849%
Office Building (New Construction)	YT	3.5647380%	3.3926991%	3.1467777%	3.2669269%	3.2725499%	3.3675721%	3.1467777%	3.2417999%	3.2725499%
- excess land (New Construction)	YU	2.4953166%	2.3748893%	2.2027444%	2.2868488%	2.2907849%	2.3573005%	2.2027444%	2.2692599%	2.2907849%
Shopping (New Construction)	ZT	3.5647380%	3.3926991%	3.1467777%	3.2669269%	3.2725499%	3.3675721%	3.1467777%	3.2417999%	3.2725499%
- excess land (New Construction)	ZU	2.4953166%	2.3748893%	2.2027444%	2.2868488%	2.2907849%	2.3573005%	2.2027444%	2.2692599%	2.2907849%
Industrial - Residual	IT	5.0990267%	4.8231388%	4.4287701%	4.6214458%	4.6304631%	4.7828443%	4.4287701%	4.5811513%	4.6304631%
- excess land	IU	3.5693187%	3.3761972%	3.1001391%	3.2350121%	3.2413242%	3.3479910%	3.1001391%	3.2068059%	3.2413242%
- vacant land	IX	3.5693187%	3.3761972%	3.1001391%	3.2350121%	3.2413242%	3.3479910%	3.1001391%	3.2068059%	3.2413242%
Industrial - Large	LT	5.7481140%	5.4246010%	4.9621546%	5.1880908%	5.1986647%	5.3773506%	4.9621546%	5.1408405%	5.1986647%
- excess land	LU	4.0236798%	3.7972207%	3.4735082%	3.6316636%	3.6390653%	3.7641454%	3.4735082%	3.5985884%	3.6390653%
Industrial (New Construction)	JT	4.9801087%	4.7042208%	4.3098521%	4.5025278%	4.5115451%	4.6639263%	4.3098521%	4.4622333%	4.5115451%
- excess land (New Construction)	JU	3.4860761%	3.2929546%	3.0168965%	3.1517695%	3.1580816%	3.2647484%	3.0168965%	3.1235633%	3.1580816%
- vacant land (New Construction)	JX	3.4860761%	3.2929546%	3.0168965%	3.1517695%	3.1580816%	3.2647484%	3.0168965%	3.1235633%	3.1580816%
Large Industrial (New Construction)	KT	5.6291960%	5.3056830%	4.8432366%	5.0691728%	5.0797467%	5.2584326%	4.8432366%	5.0219225%	5.0797467%
- excess land (New Construction)	KU	3.9404372%	3.7139781%	3.3902656%	3.5484210%	3.5558227%	3.6809028%	3.3902656%	3.5153458%	3.5558227%
Pipelines	PT	3.2765720%	3.1256765%	2.9099786%	3.0153616%	3.0202936%	3.1036377%	2.9099786%	2.9933228%	3.0202936%
Farm	FT	0.2542564%	0.2472682%	0.2314584%	0.2354723%	0.2432543%	0.2472682%	0.2314584%	0.2354723%	0.2432543%
Managed Forests	TT	0.3247220%	0.3153140%	0.2940300%	0.2994337%	0.3099103%	0.3153140%	0.2940300%	0.2994337%	0.3099103%

2014 FINAL TAX RATES

Property Class		Stoney Creek			Dundas				Flamborough	
		Urban	Rural	Urban with Rural Fire	Urban	Rural	Urban with Rural Fire	Rural with Urban Fire	Urban	Rural
Residential	RT	1.2896533%	1.1786829%	1.2261320%	1.2915851%	1.1852508%	1.2280638%	1.2487721%	1.2752011%	1.1761200%
Farmland Awaiting Development - Com	C1	0.9672400%	0.8840122%	0.9195990%	0.9686888%	0.8889381%	0.9210478%	0.9365791%	0.9564008%	0.8820900%
Farmland Awaiting Development - Res	R1	0.9672400%	0.8840122%	0.9195990%	0.9686888%	0.8889381%	0.9210478%	0.9365791%	0.9564008%	0.8820900%
Land Awaiting Development - Multi-Res	M1	0.9672400%	0.8840122%	0.9195990%	0.9686888%	0.8889381%	0.9210478%	0.9365791%	0.9564008%	0.8820900%
New Multi-Residential	NT	1.2896533%	1.1786829%	1.2261320%	1.2915851%	1.1852508%	1.2280638%	1.2487721%	1.2752011%	1.1761200%
Multi-Residential	MT	3.1804300%	2.8763713%	3.0063816%	3.1857231%	2.8943671%	3.0116747%	3.0684155%	3.1408310%	2.8693489%
Commercial - Residual	CT	3.4523925%	3.2326712%	3.3266203%	3.4562174%	3.2456755%	3.3304452%	3.3714477%	3.4237772%	3.2275967%
- excess land	CU	2.4166747%	2.2628699%	2.3286342%	2.4193522%	2.2719729%	2.3313117%	2.3600134%	2.3966440%	2.2593177%
Commercial - Office Building	DT	3.4523925%	3.2326712%	3.3266203%	3.4562174%	3.2456755%	3.3304452%	3.3714477%	3.4237772%	3.2275967%
- excess land	DU	2.4166747%	2.2628699%	2.3286342%	2.4193522%	2.2719729%	2.3313117%	2.3600134%	2.3966440%	2.2593177%
Commercial - Parking Lot	GT	3.4523925%	3.2326712%	3.3266203%	3.4562174%	3.2456755%	3.3304452%	3.3714477%	3.4237772%	3.2275967%
- vacant land	CX	3.4523925%	3.2326712%	3.3266203%	3.4562174%	3.2456755%	3.3304452%	3.3714477%	3.4237772%	3.2275967%
Commercial - Shopping	ST	3.4523925%	3.2326712%	3.3266203%	3.4562174%	3.2456755%	3.3304452%	3.3714477%	3.4237772%	3.2275967%
- excess land	SU	2.4166747%	2.2628699%	2.3286342%	2.4193522%	2.2719729%	2.3313117%	2.3600134%	2.3966440%	2.2593177%
Commercial (New Construction)	XT	3.3715735%	3.1518522%	3.2458013%	3.3753984%	3.1648565%	3.2496262%	3.2906287%	3.3429582%	3.1467777%
- excess land (New Construction)	XU	2.3601014%	2.2062966%	2.2720609%	2.3627789%	2.2153996%	2.2747384%	2.3034401%	2.3400707%	2.2027444%
Office Building (New Construction)	YT	3.3715735%	3.1518522%	3.2458013%	3.3753984%	3.1648565%	3.2496262%	3.2906287%	3.3429582%	3.1467777%
- excess land (New Construction)	YU	2.3601014%	2.2062966%	2.2720609%	2.3627789%	2.2153996%	2.2747384%	2.3034401%	2.3400707%	2.2027444%
Shopping (New Construction)	ZT	3.3715735%	3.1518522%	3.2458013%	3.3753984%	3.1648565%	3.2496262%	3.2906287%	3.3429582%	3.1467777%
- excess land (New Construction)	ZU	2.3601014%	2.2062966%	2.2720609%	2.3627789%	2.2153996%	2.2747384%	2.3034401%	2.3400707%	2.2027444%
Industrial - Residual	IT	4.7892610%	4.4369079%	4.5875681%	4.7953949%	4.4577621%	4.5937019%	4.6594550%	4.7433725%	4.4287701%
- excess land	IU	3.3524827%	3.1058355%	3.2112977%	3.3567764%	3.1204334%	3.2155913%	3.2616185%	3.3203607%	3.1001391%
- vacant land	IX	3.3524827%	3.1058355%	3.2112977%	3.3567764%	3.1204334%	3.2155913%	3.2616185%	3.3203607%	3.1001391%
Industrial - Large	LT	5.3848751%	4.9716971%	5.1483650%	5.3920678%	4.9961512%	5.1555576%	5.2326614%	5.3310650%	4.9621546%
- excess land	LU	3.7694126%	3.4801880%	3.6038555%	3.7744474%	3.4973059%	3.6088903%	3.6628629%	3.7317455%	3.4735082%
Industrial (New Construction)	JT	4.6703430%	4.3179899%	4.4686501%	4.6764769%	4.3388441%	4.4747839%	4.5405370%	4.6244545%	4.3098521%
- excess land (New Construction)	JU	3.2692401%	3.0225929%	3.1280551%	3.2735338%	3.0371908%	3.1323487%	3.1783759%	3.2371181%	3.0168965%
- vacant land (New Construction)	JX	3.2692401%	3.0225929%	3.1280551%	3.2735338%	3.0371908%	3.1323487%	3.1783759%	3.2371181%	3.0168965%
Large Industrial (New Construction)	KT	5.2659571%	4.8527791%	5.0294470%	5.2731498%	4.8772332%	5.0366396%	5.1137434%	5.2121470%	4.8432366%
- excess land (New Construction)	KU	3.6861700%	3.3969454%	3.5206129%	3.6912048%	3.4140633%	3.5256477%	3.5796203%	3.6485029%	3.3902656%
Pipelines	PT	3.1071473%	2.9144295%	2.9968324%	3.1105021%	2.9258356%	3.0001872%	3.0361506%	3.0820488%	2.9099786%
Farm	FT	0.2477441%	0.2319343%	0.2359482%	0.2489637%	0.2331540%	0.2371678%	0.2449499%	0.2472682%	0.2314584%
Managed Forests	TT	0.3159548%	0.2946707%	0.3000744%	0.3175967%	0.2963127%	0.3017164%	0.3121930%	0.3153140%	0.2940300%