

Town of Fort Frances  
2020 Preliminary Operating Budget  
Changes to Operating Budget since January 18, 2020

				January 18, 2020	493,541
Operating Budget Changes	Prior Balance	Revised Balance	Difference	Division Totals	
Airport Landing Fees	(142,000)	(135,000)	7,000		
Airport Passenger Facility Fee	(15,500)	(14,000)	1,500		
OPP Court Security	(217,418)	(210,914)	6,504		
Municipal Tax Omits	-	262,810	262,810		
RRDSSAB Levy	1,956,182	1,963,328	7,146		
Approved Staffing Changes and Internal Equity	-	84,584	84,584		
Swim Classes	(35,000)	(62,600)	(27,600)		
Programs & Courses- Adult fitness	(5,000)	(11,900)	(6,900)		
Calculation Error in Emerg Services Budget from Prior	-	(4,685)	(4,685)		
Summary of Changes to date					330,359
Revised Balance for February 18, 2020					823,900
Balance per Summary on Budget					823,900
Difference (should be zero)					-

**Unknowns:**

RRDSSAB Levy- Above is estimated

Utilization of Municipal Accommodation Tax for Operating Budget- Kept as a reserve transfer per By-Law

# 2020 DRAFT GENERAL FUND BUDGET

	Actual to December 31/18	2019 OPERATING FORECAST	Actual to December 31/19 as at Jan 18/20	2020 OPERATING FORECAST	Budget Variance 2019 to 2020	% Variance
<b>CORPORATE:</b>						
REVENUE						
Municipal Levy	(10,423,659.49)	(10,902,495)	(10,960,769.38)	(10,752,755)	149,740	-1.37%
School Board Levy	(1,540,459.72)	(1,506,290)	(1,475,658.98)	(1,526,423)	(20,133)	1.34%
Payments-In-Lieu	(800,264.79)	(816,367)	(808,838.56)	(814,834)	1,533	-0.19%
Contribution From Contingency Reserve Fund	-	-	-	-	-	
Sale of Land/Gain on Sale of Land	(236,902.00)	-	-	-	-	
Other Grant (In-Lieu of taxation)	-	-	-	-	-	
One Time Assistance Funding	-	-	-	-	-	
Tax Rate Stabilization Reserve Fund Contribution	-	-	-	-	-	
Surplus from Prior Years	-	-	-	-	-	
Ontario Cannabis Legalization Implementation Fund	-	(14,693)	(26,553.00)	-	14,693	-100.00%
OMPF Funding	(3,342,100.00)	(3,363,500)	(3,363,500.00)	(3,294,600)	68,900	-2.05%
	<b>(16,343,386.00)</b>	<b>(16,603,345)</b>	<b>(16,635,319.92)</b>	<b>(16,388,612)</b>	<b>214,733</b>	<b>-1.29%</b>
EXPENDITURES						
Election	28,779.29	-	(100.00)	-	-	
Council	609,663.63	552,621	310,066.27	435,258	(117,363)	-21.24%
Contributions from Capital Fund	-	-	-	-	-	
Contribution to Reserve/Reserve Funds	2,369,221.99	1,550,917	1,550,917.00	1,704,000	153,083	9.87%
Uncontrollable Costs	2,303,432.55	2,408,136	2,399,603.88	2,445,980	37,844	1.57%
Economic Development	137,633.86	168,068	177,273.08	168,068	-	0.00%
Travel Information Centre	(43.62)	4,006	(1,887.72)	19,141	15,135	377.81%
Solar Panels	(23,190.33)	(21,499)	(19,996.46)	(18,329)	3,170	-14.74%
School Board Requisition	1,540,459.72	1,506,290	1,481,366.12	1,526,423	20,133	1.34%
Long Term Debt	69,236.01	397,821	397,685.32	384,028	(13,793)	-3.47%
	<b>7,035,193.10</b>	<b>6,566,360</b>	<b>6,294,927.49</b>	<b>6,664,569</b>	<b>98,209</b>	<b>1.50%</b>
<b>Total Corporate</b>	<b>(9,308,192.90)</b>	<b>(10,036,985)</b>	<b>(10,340,392.43)</b>	<b>(9,724,043)</b>	<b>312,942</b>	<b>-3.12%</b>

# 2020 DRAFT GENERAL FUND BUDGET

	Actual to December 31/18	2019 OPERATING FORECAST	Actual to December 31/19 as at Jan 18/20	2020 OPERATING FORECAST	Budget Variance 2019 to 2020	% Variance
<b>ADMINISTRATION &amp; FINANCE:</b>						
Admin. Revenue	(613,448.83)	(655,525)	(571,243.63)	(439,325)	216,200	-37.85%
Administration Department	524,130.77	495,207	475,102.90	514,897	19,690	4.14%
Clerk's Department	225,131.19	226,779	209,495.00	232,195	5,416	2.59%
Treasury Department	574,990.31	575,921	516,986.86	534,938	(40,983)	-7.93%
FFPC Administration	133,158.89	147,892	103,987.86	-	(147,892)	-142.22%
Information Technology	902.41	256,071	182,714.59	316,698	60,627	33.18%
<b>Total A &amp; F</b>	<b>844,864.74</b>	<b>1,046,345</b>	<b>917,043.58</b>	<b>1,159,403</b>	<b>113,058</b>	<b>10.81%</b>
<b>EMERGENCY SERVICES</b>						
Fire Emergency Services	998,509.29	1,053,327	1,044,519.94	1,100,143	46,816	4.44%
911 Dispatch Services	8,510.85	8,120	8,919.68	11,332	3,212	39.56%
Police Services	2,020,544.22	2,304,957	2,292,249.14	2,437,386	132,429	5.75%
<b>Total Emergency Services</b>	<b>3,027,564.36</b>	<b>3,366,404</b>	<b>3,345,688.76</b>	<b>3,548,861</b>	<b>182,457</b>	<b>5.42%</b>
<b>COMMUNITY SERVICES:</b>						
Sister Betty Kennedy Centre	39,586.27	54,132	32,359.19	36,018	(18,114)	-33.46%
Children's Day Care	67,002.23	18,070	66,668.13	7,569	(10,501)	-58.11%
Best Start Hub	0.00	-	(60,135.30)	-	-	-
Day Care Special Needs Resource	-	-	(26,885.96)	-	-	-
Handi Transit Services	102,673.74	105,049	169,448.86	107,150	2,101	2.00%
Townshend Theatre	(4,923.97)	-	(12,278.12)	-	-	-
Recreation Facilities	663,708.01	822,077	916,420.79	970,938	148,861	18.11%
Recreation Programs	123,720.57	154,502	139,599.69	117,187	(37,315)	-24.15%
Community Services	124,742.12	141,996	167,009.25	114,000	(27,996)	-19.72%
Sunny Cove Camp	35,827.64	29,765	34,597.60	38,583	8,818	29.63%
Public Library	497,052.51	497,448	510,239.40	521,546	24,098	4.84%
Library Co-op	-	-	(6,611.54)	-	-	-
Museum	170,219.24	172,825	183,175.52	210,407	37,582	21.75%
Waterfront (Sorting Gap)	37,420.68	38,703	53,822.64	35,490	(3,213)	-8.30%
<b>Total Community Services</b>	<b>1,857,029.04</b>	<b>2,034,567</b>	<b>2,167,430.15</b>	<b>2,158,888</b>	<b>124,321</b>	<b>6.11%</b>

# 2020 DRAFT GENERAL FUND BUDGET

	Actual to December 31/18	2019 OPERATING FORECAST	Actual to December 31/19 as at Jan 18/20	2020 OPERATING FORECAST	Budget Variance 2019 to 2020	% Variance
<b>OPERATIONS &amp; FACILITIES</b>						
Public Works	432,206.45	449,193	462,234.02	513,209	64,016	14.25%
Roads	1,196,490.30	1,523,882	1,386,905.48	1,500,893	(22,989)	-1.51%
Sidewalks	107,985.56	143,123	165,034.59	143,962	839	0.59%
Stores Operations	71,511.44	96,805	95,608.76	106,200	9,395	9.71%
Traffic Signal Maint	14,563.32	11,135	10,610.34	10,635	(500)	-4.49%
Streetlighting Maint	110,839.61	109,710	77,618.87	98,570	(11,140)	-10.15%
Waste Management Services	(0.00)	-	(148,185.05)	-	-	
Airport	121,924.29	101,822	71,120.25	115,547	13,725	13.48%
Parks & Cemeteries Admin	231,659.18	179,668	190,011.52	183,760	4,092	2.28%
Cemeteries	253,017.62	331,851	255,177.97	347,246	15,395	4.64%
Parks	311,321.41	320,341	342,285.62	304,266	(16,075)	-5.02%
<b>Total Operations and Facilities</b>	<b>2,851,519.18</b>	<b>3,267,530</b>	<b>2,908,422.37</b>	<b>3,324,288</b>	<b>56,758</b>	<b>1.74%</b>
<b>PLANNING &amp; DEVELOPMENT</b>						
By-Law Enforcement	158,995.72	156,594	136,168.25	157,801	1,207	0.77%
Fight The Blight	-	-	-	-	-	
Building Official Department	(73,231.61)	(1,481)	(56,672.29)	22,345	23,826	-1608.78%
Planning Department	44,026.15	55,223	25,172.80	61,197	5,974	10.82%
Civic Centre	124,930.48	111,804	92,537.55	115,160	3,356	3.00%
<b>Total Planning and Development</b>	<b>254,720.74</b>	<b>322,140</b>	<b>197,206.31</b>	<b>356,503</b>	<b>34,363</b>	<b>10.67%</b>
<b>SUBTOTAL</b>	<b>(472,494.84)</b>	<b>0</b>	<b>(804,601.26)</b>	<b>823,900</b>	<b>823,900</b>	
YE Auditor's (Capital Fund Adj & Prior Yr Surplus diff.)						
Less: Amortization						
<b>Year End Sub-Total (Before PSAB Audit Adjustments)</b>	<b>(472,494.84)</b>	<b>0</b>	<b>(804,601.26)</b>	<b>823,900</b>	<b>823,900</b>	

## 2020 TAX RATIO ANALYSIS

For February 18, 2020 Meeting

	2020 Levy Increase - \$823,900									
	2019 (Actual Year End Taxation)			Starting Tax Ratios			Revenue Neutral Ratios			Variance Starting Ratios vs. Revenue Neutral Ratios
Tax Class	Ratio	Tax Rate	Mun Taxation	Ratio	Tax Rate	Mun Taxation	Ratio	Tax Rate	Mun Taxation	
Residential	1.000000	0.01682625	7,187,341	1.000000	0.01787227	7,735,899	1.000000	0.01795487	7,771,652	35,753
Farm	0.250000	0.00420656	1,117	0.250000	0.00446807	1,239	0.250000	0.00448872	1,245	6
New Multi-Residential	1.000000	0.01682625	7,123	1.000000	0.01787227	7,649	1.000000	0.01795487	7,685	36
Muti-Residential	2.553970	0.04143459	594,280	2.419302	0.04005604	592,561	2.419302	0.04024262	595,321	2,760
Commercial - Occupied	1.967217	0.03310088	2,222,125	1.967217	0.03515864	2,386,525	1.943520	0.03489565	2,368,673	-17,852
Commercial - Excess Land	1.672134	0.02813574	16,483	1.967217	0.03515864	20,931	1.943520	0.03489565	20,775	-156
Commercial - Vacant Land	1.672134	0.02813574	53,082	1.967217	0.03515864	70,406	1.943520	0.03489565	69,879	-527
Industrial - Occupied	2.823341	0.04665550	78,496	2.772781	0.04773222	82,519	2.711740	0.04689799	81,077	-1,442
Industrial - Excess Land	2.258673	0.03732440	9,718	2.772781	0.04773222	12,716	2.711740	0.04689799	12,494	-222
Industrial - Vacant Land	2.258673	0.03732440	44,446	2.772781	0.04773222	60,777	2.711740	0.04689799	59,715	-1,062
Large Industrial	7.240504	0.11964878	757,376	7.110841	0.12241004	786,338	6.954301	0.12027063	772,594	-13,744
Pipeline	2.574024	0.04331118	132,941	2.574024	0.04600366	144,820	2.543254	0.04566380	143,750	-1,070
Payment In-Lieu			314,059			340,322			337,861	-2,461
Total Municipal Taxation			\$11,418,587			\$12,242,702			\$12,242,721	19

Variance of \$19 is due to rounding

### Notes:

- Information is based on the OPTA Tax Impact Summary and Overall Levy Changes Reports for Starting Tax Ratios and Revenue Neutral Tax Ratios
- The variance shows the shift of the tax burden to the residential and Multi-Residential tax payers in the revenue neutral tax ratios
- The Multi-Residential Tax Ratio is limited to the Revenue Neutral Ratio- Full levy restriction as the 2020 Tax Ratio is greater than 2.000000
- Industrial Ratio is above Provincial Threshold of 2.630000- class restriction is in effect

Consumer Price Index 2019- Ontario	2.10%
2019 Municipal Tax Rate	0.01682625
Rate with CPI applied	0.01717960

Commercial Excess/Vacant Land is 85% of the Commercial Occupied rate in 2019 and 100% in 2020

Industrial Excess/Vacant Land is currently 80% of the Industrial Occupied rate in 2019 and 100% in 2020

Starting Ratios- Increase over 2019	6.217%
Revenue Neutral Ratios- Increase over 2019	6.707%

# Analysis of Ontario CPI, Tax Rates and Tax Ratios 2010-2019

\*Ontario CPI is for the year ending December 31

Year	*Ontario CPI	Tax Rates					Tax Ratios						
		Municipal Tax Rate	Education Tax Rate	Total Tax Rate	Municipal % Rate +/-	Total % Rate +/-	Residential	Farmland	Muti-Res	Commercial	Industrial	Lg Industrial	Pipelines
2010	3.4	0.01638037	0.00241000	0.01879037	1.63%	0.82%	1.000000	0.250000	2.542670	2.084550	2.762876	5.038088	2.518888
2011	2.0	0.01644436	0.00231000	0.01875436	0.39%	-0.19%	1.000000	0.250000	2.542670	2.050589	2.781777	5.072556	2.523034
2012	0.8	0.01648896	0.00221000	0.01869896	0.27%	-0.30%	1.000000	0.250000	2.597000	2.026121	2.811688	5.127100	2.526858
2013	1.6	0.01670548	0.00212000	0.01882548	1.31%	0.68%	1.000000	0.250000	2.597000	1.980000	2.772877	5.755343	2.526858
2014	1.8	0.01687815	0.00203000	0.01890815	1.03%	0.44%	1.000000	0.250000	2.597000	1.980000	2.744534	7.038400	2.554795
2015	1.7	0.01675018	0.00195000	0.01870018	-0.76%	-1.10%	1.000000	0.250000	2.672140	1.980000	2.818772	7.228785	2.581335
2016	2.0	0.01654275	0.00188000	0.01842275	-1.24%	-1.48%	1.000000	0.250000	2.740000	1.980000	2.857851	7.329005	2.606431
2017	1.6	0.01686886	0.00179000	0.01865886	1.97%	1.28%	1.000000	0.250000	2.649658	1.980000	2.836760	7.274917	2.606431
2018	2.0	0.01652955	0.00170000	0.01822955	-2.01%	-2.30%	1.000000	0.250000	2.600119	1.967217	2.823341	7.240504	2.574024
2019	2.1	0.01682625	0.00161000	0.01843625	1.79%	1.13%	1.000000	0.250000	2.553970	1.967217	2.823341	7.240504	2.574024
2020 at \$823,900 increase													
Starting Ratio		0.01787227	0.00153000	0.01940227	6.22%	5.24%	1.000000	0.250000	2.419302	1.967217	2.772781	7.110841	2.574024
Revenue Neutral		0.01795487	0.00153000	0.01948487	6.71%	5.69%	1.000000	0.250000	2.419302	1.943520	2.711740	6.954301	2.543254

**2020 Notional Rate** 0.01655686 Change from 2019 Mun. Rate **-1.60%**

The Notional Rate represents the tax rate required to collect the same amount of taxes as the prior year, using the current year's assessment role.

Indicating that the Town's taxable assessment has increased form 2019 to 2020

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## Tax Tools, Set 2020 Levies

Using OPTA calculated rates on February 13, 2020 12:23PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2020 Tax Ratios

### Select Method for Setting Levies:

- ☒ Dollar Levy Change  
☐ Percent Levy Change  
☐ Total Levy

The expected residential rate method cannot be used because the rate increase restriction.

☒ Use PIL in Tax Rate calculation

OK

**Notification:** Rate increase restriction is in effect because the tax ratio of one or more of the business property classes exceeds the provincial increase in the general tax rate for the restricted class will be limited to the Rate Increase Restriction Factor. Please enter the factor for your municipality provided. Click View Restricted Tax Rate Calculation below to view the calculation of the restricted general municipal tax rates

Municipality	Levy Type	2020 Base Taxes	2020 Base PIL	2020 Base Tax Revenue	Levy/PIL Revenue Change	Estimated 2020 Levy/PIL Revenue	Rate Increase Restriction Factor
Fort Frances Town	General	\$11,093,241 +	\$325,561 =	\$11,418,802 +	823900 =	\$12,242,702	Multi-residential 0% Industrial 50%

Calculate Levy

View Tax Ratios

View Restricted Tax Rate Calculation

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## Tax Tools, 2020 User Parameters

Using OPTA calculated rates on February 13, 2020 12:24PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2020 Tax Ratios

### Tax Ratios

Class	Selected Tax Ratios
Residential	1.000000
New Multi-residential	1.000000
Multi-residential	2.419302
Commercial	1.967217
Industrial	2.772781
Large Industrial	7.110841
Landfills	1.100000
Pipelines	2.574024
Farm	0.250000
Managed Forests	0.250000

### Estimated Levies

#### Fort Frances Town Total Levy (\$)

Education	1,552,316
General	11,418,802
Budget Increase	823,901

### Commercial Banding Parameters

	CVA Range	% of Tax Rate
<b>Low band</b>	0 to 3,600,000	60%
<b>High band</b>	more than 3,600,000	100%

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## Tax Tools, 2020 Tax Impact Summary

Using OPTA calculated rates on February 13, 2020 12:26PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2020 Tax Ratios

### Fort Frances Town, 5912

	2019 Total Year End Taxation			2020 Estimated Total Taxation (\$)			Difference Between 2019 and 2020 Taxation					
Class	Municipal	Education	Total 2019	Municipal	Education	Total 2020	Municipal		Education		Total Change	
							\$	%	\$	%	\$	%
Taxable												
Residential	7,187,341	687,715	7,875,055	7,735,899	662,251	8,398,151	548,559	7.6	-25,463	-3.7	523,095	6.6
New Multi-residential	7,123	682	7,804	7,649	655	8,304	527	7.4	-27	-3.9	500	6.4
Multi-residential	594,280	23,092	617,371	592,561	22,634	615,195	-1,719	-0.3	-458	-2.0	-2,177	-0.4
Com. Occupied	2,222,125	685,510	2,907,635	2,386,525	659,133	3,045,657	164,400	7.4	-26,377	-3.8	138,022	4.7
Com. Exc. Land	16,483	5,574	22,056	20,931	5,822	26,754	4,449	27.0	249	4.5	4,697	21.3
Com. Vac. Land	53,082	17,950	71,031	70,406	19,585	89,991	17,325	32.6	1,635	9.1	18,960	26.7
Ind. Occupied	78,496	17,329	95,825	82,519	16,942	99,462	4,023	5.1	-387	-2.2	3,636	3.8
Ind. Exc. Land	9,718	2,414	12,132	12,716	2,611	15,327	2,998	30.8	197	8.2	3,195	26.3
Ind. Vac. Land	44,446	11,039	55,485	60,777	12,478	73,256	16,331	36.7	1,439	13.0	17,771	32.0
Large Ind. Occ.	757,376	65,199	822,575	786,338	62,953	849,291	28,961	3.8	-2,246	-3.4	26,716	3.2
Large Ind. Exc.	0	0	0	0	0	0	0		0		0	
Pipelines	132,941	31,615	164,557	144,820	30,850	175,670	11,878	8.9	-765	-2.4	11,113	6.8
Farm	1,117	107	1,224	1,239	106	1,346	122	10.9	-1	-0.8	121	9.9
Managed Forests	0	0	0	0	0	0	0		0		0	
Commercial Total Taxable	2,291,689	709,033	3,000,723	2,477,862	684,540	3,162,402	186,173	8.1	-24,493	-3.5	161,680	5.4
Industrial Total Taxable	890,037	95,981	986,017	942,350	94,985	1,037,335	52,314	5.9	-996	-1.0	51,317	5.2
Total Taxable	11,104,528	1,548,224	12,652,752	11,902,381	1,496,021	13,398,402	797,853	7.2	-52,203	-3.4	745,650	5.9
Payment in Lieu												
Residential	123	12	135	134	11	146	11	8.8	0	-2.6	10	7.8
New Multi-residential	0	0	0	0	0	0	0		0		0	
Multi-residential	0	0	0	0	0	0	0		0		0	
Com. Occupied	309,604	58,572	368,176	334,460	56,283	390,744	24,857	8.0	-2,289	-3.9	22,568	6.1
Com. Exc. Land	0	0	0	0	0	0	0		0		0	
Com. Vac. Land	0	0	0	0	0	0	0		0		0	
Ind. Occupied	0	0	0	0	0	0	0		0		0	
Ind. Exc. Land	0	0	0	0	0	0	0		0		0	
Ind. Vac. Land	4,332	0	4,332	5,728	0	5,728	1,396	32.2	0		1,396	32.2
Large Ind. Occ.	0	0	0	0	0	0	0		0		0	
Large Ind. Exc.	0	0	0	0	0	0	0		0		0	
Pipelines	0	0	0	0	0	0	0		0		0	
Farm	0	0	0	0	0	0	0		0		0	
Managed Forests	0	0	0	0	0	0	0		0		0	
Commercial Total PIL	309,604	58,572	368,176	334,460	56,283	390,744	24,857	8.0	-2,289	-3.9	22,568	6.1
Industrial Total PIL	4,332	0	4,332	5,728	0	5,728	1,396	32.2	0		1,396	32.2
Total PIL	314,059	58,584	372,643	340,322	56,295	396,617	26,264	8.4	-2,289	-3.9	23,974	6.4
Commercial Grand Total	2,601,293	767,605	3,368,898	2,812,322	740,823	3,553,146	211,029	8.1	-26,782	-3.5	184,247	5.5
Industrial Grand Total	894,368	95,981	990,349	948,078	94,985	1,043,063	53,710	6.0	-996	-1.0	52,714	5.3
Grand Total	11,418,587	1,606,808	13,025,395	12,242,703	1,552,316	13,795,019	824,116	7.2	-54,492	-3.4	769,624	5.9

CVA amounts used to determine the municipal general levy in the report:

Class	Taxable CVA	PIL CVA	Total CVA	Tax Ratio	Edu. Tax Rate
Residential	432,843,700	7,500	432,851,200	1.000000	0.00153000
New Multi-residential	428,000	0	428,000	1.000000	0.00153000
Multi-residential	14,793,300	0	14,793,300	2.419302	0.00153000
Com. Occupied	67,486,300	9,822,500	77,308,800	1.967217	0.00980000
Com. Exc. Land	613,000	0	613,000	1.967217	0.00980000
Com. Vac. Land	2,067,700	0	2,067,700	1.967217	0.00980000
Ind. Occupied	1,728,800	0	1,728,800	2.772781	0.00980000
Ind. Exc. Land	266,400	0	266,400	2.772781	0.00980000
Ind. Vac. Land	1,273,300	120,000	1,393,300	2.772781	0.00980000
Large Ind. Occ.	6,423,800	0	6,423,800	7.110841	0.00980000
Large Ind. Exc.	0	0	0	7.110841	0.00980000
Landfills	0	0	0	1.100000	0.00000000
Pipelines	3,148,000	0	3,148,000	2.574024	0.00980000
Farm	277,400	0	277,400	0.250000	0.00038250
Managed Forests	0	0	0	0.250000	0.00038250

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<b>Total</b>	531,349,700	9,950,000	541,299,700		
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## 2020 Tax Rates Summary

Using OPTA calculated rates on February 13, 2020 12:29PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2020 Tax Ratios

	Residential	New Multi-residential	Multi-residential	Commercial			Industrial	Large Industrial	Pipelines	Farm	Managed Forests
	Occupied	Occupied	Occupied	Occupied/Excess/Vacant			Occupied/Excess/Vacant	Occupied/Excess	Occupied	Occupied	Occupied
				No Band	Low Band	High Band					
Tax Ratios	1.000000	1.000000	2.419302	1.967217			2.772781	7.110841	2.574024	0.250000	0.250000
Education- New Construction				0.00980000	0.00947194	0.01578656	0.00980000	0.00980000			
<b>Fort Frances Town, 5912</b>											
Education	0.00153000	0.00153000	0.00153000	0.00980000	0.00947194	0.01578656	0.00980000	0.00980000	0.00980000	0.00038250	0.00038250
General	0.01655686	0.01655686	0.04005604	0.03257094	0.03154430	0.05257383	0.04590855	0.11773320	0.04261776	0.00413922	0.00413922
Budget Increase	0.00131541	0.00131541	0.00000000	0.00258770	0.00250614	0.00417689	0.00182367	0.00467684	0.00338590	0.00032885	0.00032885
Total Municipal Rate	0.01787227	0.01787227	0.04005604	0.03515864	0.03405044	0.05675072	0.04773222	0.12241004	0.04600366	0.00446807	0.00446807
Total Tax Rate	0.01940227	0.01940227	0.04158604	0.04495864	0.04352238	0.07253728	0.05753222	0.13221004	0.05580366	0.00485057	0.00485057

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Tax Tools, 2020 Overall Levy Changes

Using OPTA calculated rates on February 13, 2020 12:27PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2020 Tax Ratios

Choose a class and **click OK**.

All

OK

Fort Frances Town, 5912

	2020 Notional		
	Base Rates	2020 Rates	Overall Levy Change
Residential	0.01808686	0.01940227	7.272738%
New Multi-residential	0.01808686	0.01940227	7.272738%
Multi-residential	0.04158604	0.04158604	0.000000%
Commercial	0.04237094	0.04495864	6.107252%
Industrial	0.05570855	0.05753222	3.273591%
Large Industrial	0.12753320	0.13221004	3.667155%
Pipelines	0.05241776	0.05580366	6.459452%
Farm	0.00452172	0.00485057	7.272675%

2020 Notional Rates

Overall Levy Change Breakdown

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## Tax Tools, 2020 User Parameters

Using OPTA calculated rates on February 13, 2020 12:31PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2020 Revenue Neutral Tax Ratios

### Tax Ratios

Class	Selected Tax Ratios
Residential	1.000000
New Multi-residential	1.000000
Multi-residential	2.419302
Commercial	1.943520
Industrial	2.711740
Large Industrial	6.954301
Landfills	1.100000
Pipelines	2.543254
Farm	0.250000
Managed Forests	0.250000

### Estimated Levies

#### Fort Frances Town Total Levy (\$)

Education	1,552,316
General	11,418,680
Budget Increase	823,901

### Commercial Banding Parameters

	CVA Range	% of Tax Rate
Low band	0 to 3,600,000	60%
High band	more than 3,600,000	100%

OK

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## Tax Tools, 2020 Tax Impact Summary

Using OPTA calculated rates on February 13, 2020 12:32PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2020 Revenue Neutral Tax Ratios

### Fort Frances Town, 5912

	2019 Total Year End Taxation			2020 Estimated Total Taxation (\$)			Difference Between 2019 and 2020 Taxation					
Class	Municipal	Education	Total 2019	Municipal	Education	Total 2020	Municipal		Education		Total Change	
							\$	%	\$	%	\$	%
Taxable												
Residential	7,187,341	687,715	7,875,055	7,771,652	662,251	8,433,904	584,311	8.1	-25,463	-3.7	558,848	7.1
New Multi-residential	7,123	682	7,804	7,685	655	8,340	562	7.9	-27	-3.9	535	6.9
Multi-residential	594,280	23,092	617,371	595,321	22,634	617,955	1,041	0.2	-458	-2.0	584	0.1
Com. Occupied	2,222,125	685,510	2,907,635	2,368,673	659,133	3,027,805	146,548	6.6	-26,377	-3.8	120,170	4.1
Com. Exc. Land	16,483	5,574	22,056	20,775	5,822	26,597	4,292	26.0	249	4.5	4,541	20.6
Com. Vac. Land	53,082	17,950	71,031	69,879	19,585	89,465	16,798	31.6	1,635	9.1	18,433	26.0
Ind. Occupied	78,496	17,329	95,825	81,077	16,942	98,019	2,581	3.3	-387	-2.2	2,194	2.3
Ind. Exc. Land	9,718	2,414	12,132	12,494	2,611	15,104	2,775	28.6	197	8.2	2,973	24.5
Ind. Vac. Land	44,446	11,039	55,485	59,715	12,478	72,194	15,269	34.4	1,439	13.0	16,708	30.1
Large Ind. Occ.	757,376	65,199	822,575	772,594	62,953	835,548	15,218	2.0	-2,246	-3.4	12,973	1.6
Large Ind. Exc.	0	0	0	0	0	0	0		0		0	
Pipelines	132,941	31,615	164,557	143,750	30,850	174,600	10,808	8.1	-765	-2.4	10,043	6.1
Farm	1,117	107	1,224	1,245	106	1,351	128	11.4	-1	-0.8	127	10.4
Managed Forests	0	0	0	0	0	0	0		0		0	
Commercial Total Taxable	2,291,689	709,033	3,000,723	2,459,327	684,540	3,143,867	167,638	7.3	-24,493	-3.5	143,144	4.8
Industrial Total Taxable	890,037	95,981	986,017	925,881	94,985	1,020,865	35,844	4.0	-996	-1.0	34,848	3.5
Total Taxable	11,104,528	1,548,224	12,652,752	11,904,860	1,496,021	13,400,881	800,332	7.2	-52,203	-3.4	748,129	5.9
Payment in Lieu												
Residential	123	12	135	135	11	146	11	9.3	0	-2.6	11	8.2
New Multi-residential	0	0	0	0	0	0	0		0		0	
Multi-residential	0	0	0	0	0	0	0		0		0	
Com. Occupied	309,604	58,572	368,176	331,959	56,283	388,242	22,355	7.2	-2,289	-3.9	20,066	5.5
Com. Exc. Land	0	0	0	0	0	0	0		0		0	
Com. Vac. Land	0	0	0	0	0	0	0		0		0	
Ind. Occupied	0	0	0	0	0	0	0		0		0	
Ind. Exc. Land	0	0	0	0	0	0	0		0		0	
Ind. Vac. Land	4,332	0	4,332	5,628	0	5,628	1,296	29.9	0		1,296	29.9
Large Ind. Occ.	0	0	0	0	0	0	0		0		0	
Large Ind. Exc.	0	0	0	0	0	0	0		0		0	
Pipelines	0	0	0	0	0	0	0		0		0	
Farm	0	0	0	0	0	0	0		0		0	
Managed Forests	0	0	0	0	0	0	0		0		0	
Commercial Total PIL	309,604	58,572	368,176	331,959	56,283	388,242	22,355	7.2	-2,289	-3.9	20,066	5.5
Industrial Total PIL	4,332	0	4,332	5,628	0	5,628	1,296	29.9	0		1,296	29.9
Total PIL	314,059	58,584	372,643	337,721	56,295	394,016	23,662	7.5	-2,289	-3.9	21,373	5.7
Commercial Grand Total	2,601,293	767,605	3,368,898	2,791,285	740,823	3,532,109	189,992	7.3	-26,782	-3.5	163,210	4.8
Industrial Grand Total	894,368	95,981	990,349	931,508	94,985	1,026,493	37,140	4.2	-996	-1.0	36,144	3.6
Grand Total	11,418,587	1,606,808	13,025,395	12,242,581	1,552,316	13,794,897	823,994	7.2	-54,492	-3.4	769,502	5.9

CVA amounts used to determine the municipal general levy in the report:

Class	Taxable CVA	PIL CVA	Total CVA	Tax Ratio	Edu. Tax Rate
Residential	432,843,700	7,500	432,851,200	1.000000	0.00153000
New Multi-residential	428,000	0	428,000	1.000000	0.00153000
Multi-residential	14,793,300	0	14,793,300	2.419302	0.00153000
Com. Occupied	67,486,300	9,822,500	77,308,800	1.943520	0.00980000
Com. Exc. Land	613,000	0	613,000	1.943520	0.00980000
Com. Vac. Land	2,067,700	0	2,067,700	1.943520	0.00980000
Ind. Occupied	1,728,800	0	1,728,800	2.711740	0.00980000
Ind. Exc. Land	266,400	0	266,400	2.711740	0.00980000
Ind. Vac. Land	1,273,300	120,000	1,393,300	2.711740	0.00980000
Large Ind. Occ.	6,423,800	0	6,423,800	6.954301	0.00980000
Large Ind. Exc.	0	0	0	6.954301	0.00980000
Landfills	0	0	0	1.100000	0.00000000
Pipelines	3,148,000	0	3,148,000	2.543254	0.00980000
Farm	277,400	0	277,400	0.250000	0.00038250
Managed Forests	0	0	0	0.250000	0.00038250

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**Total** 531,349,700 9,950,000 541,299,700

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## 2020 Tax Rates Summary

Using OPTA calculated rates on February 13, 2020 12:33PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2020 Revenue Neutral Tax Ratios

	Residential	New Multi-residential	Multi-residential	Commercial			Industrial	Large Industrial	Pipelines	Farm	Managed Forests
	Occupied	Occupied	Occupied	Occupied/ Excess/ Vacant			Occupied/ Excess/Vacant	Occupied/ Excess	Occupied	Occupied	Occupied
				No Band	Low Band	High Band					
Tax Ratios	1.000000	1.000000	2.419302	1.943520			2.711740	6.954301	2.543254	0.250000	0.250000
Education- New Construction				0.00980000	0.00947194	0.01578656	0.00980000	0.00980000			
<b>Fort Frances Town, 5912</b>											
Education	0.00153000	0.00153000	0.00153000	0.00980000	0.00947194	0.01578656	0.00980000	0.00980000	0.00980000	0.00038250	0.00038250
General	0.01663398	0.01663398	0.04024262	0.03232847	0.03130947	0.05218246	0.04510703	0.11567770	0.04230444	0.00415850	0.00415850
Budget Increase	0.00132089	0.00132089	0.00000000	0.00256718	0.00248626	0.00414377	0.00179096	0.00459293	0.00335936	0.00033022	0.00033022
Total Municipal Rate	0.01795487	0.01795487	0.04024262	0.03489565	0.03379573	0.05632623	0.04689799	0.12027063	0.04566380	0.00448872	0.00448872
<b>Total Tax Rate</b>	<b>0.01948487</b>	<b>0.01948487</b>	<b>0.04177262</b>	<b>0.04469565</b>	<b>0.04326767</b>	<b>0.07211279</b>	<b>0.05669799</b>	<b>0.13007063</b>	<b>0.05546380</b>	<b>0.00487122</b>	<b>0.00487122</b>



Tax Tools, 2020 Overall Levy Changes

Using OPTA calculated rates on February 13, 2020 12:35PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2020 Revenue Neutral Tax Ratios

Choose a class and **click OK**.

All

OK

Fort Frances Town, 5912

	2020 Notional		
	Base Rates	2020 Rates	Overall Levy Change
Residential	0.01816398	0.01948487	7.272030%
New Multi-residential	0.01816398	0.01948487	7.272030%
Multi-residential	0.04177262	0.04177262	0.000000%
Commercial	0.04212847	0.04469565	6.093694%
Industrial	0.05490703	0.05669799	3.261805%
Large Industrial	0.12547770	0.13007063	3.660356%
Pipelines	0.05210444	0.05546380	6.447358%
Farm	0.00454100	0.00487122	7.271967%

2020 Notional Rates

Overall Levy Change Breakdown

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