

## 2019 TAX RATIO ANALYSIS

For March 4, 2019 Meeting

2019 Levy Increase - \$359,326										
2018 (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	0.01652955	6,920,864	1.000000	0.01684573	7,149,178	1.000000	0.01688150	7,164,358	15,180
Farm	0.250000	0.00413239	712	0.250000	0.00421143	764	0.250000	0.00422038	765	1
Muti-Residential	2.600119	0.04297880	606,815	2.553970	0.04302349	604,903	2.553970	0.04311484	606,188	1,285
Commercial - Occupied	1.967217	0.03251721	2,071,971	1.967217	0.03313921	2,161,756	1.953582	0.03297939	2,151,330	-10,426
Commercial - Excess Land	1.377052	0.02276205	12,083	1.377052	0.02319745	12,700	1.367507	0.02308557	12,639	-61
Commercial - Vacant Land	1.377052	0.02276205	41,528	1.377052	0.02319745	45,390	1.367507	0.02308557	45,171	-219
Industrial - Occupied	2.823341	0.04666856	89,264	2.823341	0.04756124	92,429	2.808163	0.04740600	92,127	-302
Industrial - Excess Land	1.835172	0.03033456	7,715	1.835172	0.03091481	7,908	1.825306	0.03081390	7,883	-25
Industrial - Vacant Land	1.835172	0.03033456	29,432	1.835172	0.03091481	31,620	1.825306	0.03081390	31,517	-103
Large Industrial	7.240504	0.11968227	746,361	7.240504	0.12197158	758,572	7.201579	0.12157346	756,096	-2,476
Pipeline	2.574024	0.04254746	126,850	2.574024	0.04336131	132,672	2.542267	0.04291728	131,314	-1,358
Payment In-Lieu			300,433			315,525			314,009	-1,516
Total Municipal Taxation			\$10,954,028			\$11,313,417			\$11,313,397	-20

Variance of \$20 is due to rounding

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

Commercial Excess/Vacant Land is currently 70% of the Commercial Occupied rate

Industrial Excess/Vacant Land is currently 65% of the Industrial Occupied rate

Consumer Price Index 2018- Ontario	2.30%
2018 Municipal Tax Rate	0.01652955
Rate with CPI applied	0.01690973

Starting Ratios- Increase over 2018	1.91%
Revenue Neutral Ratios- Increase over 2018	2.13%