

SCENARIO #1- 2020 TAX RATIO ANALYSIS

For March 2, 2020 Meeting

					2020 Levy Increase - \$651,426					
	2019 (Actual Year End Taxation)				Revenue Neutral Ratios				Overall Tax Rate Increase % (2020 compared to 2019)	Tax Impact Summary - Total Tax Levy % Change
Tax Class	Ratio	Tax Rate	School Tax Rate	Total Tax Rate	Ratio	Tax Rate	School Tax Rate	Total Tax Rate		
Residential	1.000000	0.01682625	0.00161000	0.01843625	1.000000	0.01767836	0.00153000	0.019208360	4.19%	5.60%
Farm	0.250000	0.00420656	0.00040250	0.00460906	0.250000	0.00441960	0.00038250	0.004802100	4.19%	8.80%
New Multi-Residential	1.000000	0.01682625	0.00161000	0.01843625	1.000000	0.01767836	0.00153000	0.019208360	4.19%	5.30%
Muti-Residential	2.553970	0.04143459	0.00161000	0.04304459	2.419302	0.04024262	0.00153000	0.041772620	-2.96%	0.10%
Commercial - Occupied	1.967217	0.03310088	0.01003036	0.04313124	1.943520	0.03435824	0.00980000	0.044158236	2.38%	2.90%
Commercial - Excess Land	1.672134	0.02813574	0.00927809	0.03741383	1.943520	0.03435824	0.00980000	0.044158236	18.03%	19.10%
Commercial - Vacant Land	1.672134	0.02813574	0.00927809	0.03741383	1.943520	0.03435824	0.00980000	0.044158236	18.03%	24.40%
Industrial - Occupied	2.823341	0.04665550	0.01030000	0.05695550	2.711740	0.04652307	0.00980000	0.056323070	-1.11%	1.60%
Industrial - Excess Land	2.258673	0.03732440	0.00927000	0.04659440	2.711740	0.04652307	0.00980000	0.056323070	20.88%	23.70%
Industrial - Vacant Land	2.258673	0.03732440	0.00927000	0.04659440	2.711740	0.04652307	0.00980000	0.056323070	20.88%	29.30%
Large Industrial	7.240504	0.11964878	0.01030000	0.12994878	6.954301	0.11930917	0.00980000	0.129109170	-0.65%	0.80%
Pipeline	2.574024	0.04331118	0.01030000	0.05361118	2.543254	0.04496056	0.00980000	0.054760560	2.14%	4.80%

Residential Property Example			
Current Value Assessment	Municipal & Education Taxes		
	2019 Taxes Paid	2020 Estimated Taxes	Change from 2019 to 2020
100,000	1,843.63	1,920.84	77.21
150,000	2,765.44	2,881.25	115.82
200,000	3,687.25	3,841.67	154.42
250,000	4,609.06	4,802.09	193.03
300,000	5,530.88	5,762.51	231.63
This example assumes no CVA increase year over year			

	Total Dollar Increase per Class	# of Properties Increasing	0-100	Average \$ Change	100-200	Average \$ Change	200-300	Average \$ Change	300-500	Average \$ Change	500-700	Average \$ Change	700-1000	Average \$ Change	1000-1500	Average \$ Change	1500-2000	Average \$ Change	2000-3000	Average \$ Change	3000 & Over	Average \$ Change	# of Properties with Decrease	Average Change
Residential	439,171	3,083	1,317	66	1,203	138	339	245	163	369	39	582	16	821	5	1,153			1	2,555			-	
Farm	108	3	36																			-		
New Multi-Residential	417	2			1	176	1	241														-		
Muti-Residential	584	9	1	24	1	150	2	237		2	643	1	721	2	1,294							11	423	
Commercial - Occupied	98,645	257	95	49	50	143	34	247	37	395	10	589	8	842	7	1,240	5	1,706	6	2,216	5	4,134	-	
Commercial - Excess Land	4,221	6	1	87			2	285	2	391									1	2,781			-	
Commercial - Vacant Land	17,357	31	4	62	2	151	2	230	6	392	7	633	7	780	2	1,239	1	1,625						
Industrial - Occupied	1,546	8	2	63	2	139	1	298	3	414												4	100	
Industrial - Excess Land	2,873	6			2	180	1	219			2	651	1	991										
Industrial - Vacant Land	17,482	39			5	180	12	261	9	392	8	600	2	774	3	1,189								
Large Industrial	6,796	1																			1	6,796		
Pipeline	7,829	2													1	1,398					1	6,431		
\$ 597,029																								

Notes:

1. Information is based on the OPTA Tax Impact Summary Frequency Distribtuion of Tax Impact by Property for Revenue Neutral Tax Ratios
2. 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
3. Industrial Ratio is above Provincial Threshold of 2.630000- class restriction is in effect
4. \$651,426 represents the value on the Changes to Operating Budget page
5. The difference between the 2020 Levy increase (\$651,426) and the Total Dollar Increase per class Column (\$597,029) is the amount we have gained from the School Tax Rate reduction (\$54,397)

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