

SCENARIO #2- 2020 TAX RATIO ANALYSIS

For March 2, 2020 Meeting

					2020 Levy Increase - \$576,426				Overall Tax Rate Increase % (2020 compared to 2019)	Tax Impact Summary - Total Tax Levy % Change
	2019 (Actual Year End Taxation)				Revenue Neutral Ratios					
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	0.01755811	0.00153000	0.019088110	3.54%	4.90%
Farm	0.250000	0.00420656	0.00040250	0.00460906	0.250000	0.00438953	0.00038250	0.004772028	3.54%	8.10%
New Multi-Residential	1.000000	0.01682625	0.00161000	0.01843625	1.000000	0.01755811	0.00153000	0.019088110	3.54%	4.70%
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	0.03412454	0.00980000	0.043924538	1.84%	2.30%
Commercial - Excess Land	1.672134	0.02813574	0.00927809	0.03741383	1.943520	0.03412454	0.00980000	0.043924538	17.40%	18.50%
Commercial - Vacant Land	1.672134	0.02813574	0.00927809	0.03741383	1.943520	0.03412454	0.00980000	0.043924538	17.40%	23.80%
Industrial - Occupied	2.823341	0.04665550	0.01030000	0.05695550	2.711740	0.04636003	0.00980000	0.056160030	-1.40%	1.30%
Industrial - Excess Land	2.258673	0.03732440	0.00927000	0.04659440	2.711740	0.04636003	0.00980000	0.056160030	20.53%	23.30%
Industrial - Vacant Land	2.258673	0.03732440	0.00927000	0.04659440	2.711740	0.04636003	0.00980000	0.056160030	20.53%	28.90%
Large Industrial	7.240504	0.11964878	0.01030000	0.12994878	6.954301	0.11889104	0.00980000	0.128691040	-0.97%	0.50%
Pipeline	2.574024	0.04331118	0.01030000	0.05361118	2.543254	0.04465474	0.00980000	0.054454740	1.57%	4.20%

Residential Property Example			
Current Value Assessment	Municipal & Education Taxes		
	2020		Change from 2019 to 2020
	2019 Taxes Paid	Estimated Taxes	
100,000	1,843.63	1,908.81	65.19
150,000	2,765.44	2,863.22	97.78
200,000	3,687.25	3,817.62	130.37
250,000	4,609.06	4,772.03	162.96
300,000	5,530.88	5,726.43	195.56
This example assumes no CVA increase year over year			

Tax Class	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	387,121	3,083	1,667	64	958	136	284	242	124	368	32	574	12	798	5	1,088			1	2,301			-	
Farm	99	3	33																			-		
New Multi-Residential	365	2			1	148	1	217														-		
Muti-Residential	584	9	1	24	1	150	2	237		2	643	1	721	2	1,294							11	423	
Commercial - Occupied	80,559	257	116	37	45	148	32	239	25	375	12	576	6	793	8	1,201	8	1,722	3	2,409	2	5,141	-	-
Commercial - Excess Land	4,082	6	1	84			2	278	2	378									1	2,686			-	
Commercial - Vacant Land	16,889	31	4	60	2	146	4	259	5	437	6	636	7	760	2	1,212	1	1,579				-		
Industrial - Occupied	1,264	6	69	1	158	1	259	3	382	349												4	126	
Industrial - Excess Land	2,829	6			2	177	1	216			2	641	1	977										
Industrial - Vacant Land	17,255	39			5	178	12	257	10	398	7	607	2	765	3	1,173								
Large Industrial	4,110	1																			1	4,110		
Pipeline	6,867	2													1	1,244					1	5,623		
\$ 522,024																								

- 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. \$576,426 represents the Changes to Operating Budget page, less \$75,000 of the service level reductions presented
 - 5. The difference between the 2020 Levy increase (\$576,426) and the Total Dollar Increase per class Column (\$522,024) is the amount we have gained from the School Tax Rate reduction (\$54,402)

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