THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
2016 COUNCIL MEETING

A G E N D A

DATE: Wednesday, March 2, 2016
CLOSED MEETING: 11:30 P.M.
REGULAR MEETING: 1:00 P.M.

≠ Denotes resolution prepared

1. Call the Meeting to Order

2. Disclosure of Pecuniary Interest & the General Nature Thereof.

3. Adoption and Receipt of Minutes of the Previous Meeting. ≠

   (a) Council Meeting - February 17, 2016
   (b) Closed Council Meeting – February 17, 2016

4. Business Arising Out of the Minutes.

5. PUBLIC MEETINGS

1. **Rezoning Application File D14/NOO – Todd Noonan and Debbie McIntosh, Concession 1, Part Lot 6, municipally known as 6620 Concession 1.**

   ***note this Public meeting will be held on Thursday, March 3, 2016 at 7:00 p.m. at the Municipal Complex – 7404 Wellington Rd. 34**

   (a) Notice of Complete Application & Notice of Public Meeting – Rezoning Application File D14/NOO – Todd Noonan and Debbie McIntosh, Concession 1, Part Lot 6, municipally known as 6620 Concession 1.

   (b) Report PD-2016-007 – Information Report – Rezoning Application File D14/NOO – Todd Noonan and Debbie McIntosh, Concession 1, Part Lot 6, municipally known as 6620 Concession 1.

2. **Rezoning Application File D14/COL – Brad Coles, Concession 10, Part Lot 8, municipally known as 6691 Ellis Road.**

   ***note this Public meeting will be held on Thursday, March 3, 2016 at 7:15 p.m. at the Municipal Complex – 7404 Wellington Rd. 34**

   (a) Notice of Public Meeting – Rezoning Application File D14/COL – Brad Coles, Concession 10, Part Lot 8, municipally known as 6691 Ellis Road.

   (b) Report PD-2016-008 – Information Report – Rezoning Application File D14/COL – Brad Coles, Concession 10, Part Lot 8, municipally known as 6691 Ellis Road.

3. **Calfass Road Construction between Highway 6 and Victoria Road**

   ***note this Public Open House will be held on Thursday, April 7, 2016 at 7:00 p.m. at the Municipal Complex – 7404 Wellington Rd. 34**

   (a) Notice of Open House

6. **COMMUNICATIONS**

   1. **Mill Creek Pit**
      Licence No. 5738
      7115 Concession 2

   (a) Correspondence from Dufferin Aggregates regarding Monthly Monitoring Report, Mill Creek Pit, License No. 5738, Township of Puslinch, Wellington County (January 2016) dated February 10, 2016.

   Mr. Stan Denhoed, Harden Environmental Services Ltd. has advised that all monitors and ponds were frozen and no water levels were obtained. There are no comments at this point.

   2. **Request to Waive Fees – Outdoor Marquee Sign**

   (a) Correspondence from Life Donation Awareness Association regarding Be A Donor Month dated February 16, 2016. ≠

3. **Morriston Highway 6 – Bypass**

(a) Correspondence from The Honourable Mr. Ted Arnott, MPP, Wellington-Halton Hills regarding the Highway 6 Morriston Bypass dated February 4, 2016.

(b) Correspondence from Morriston Bypass Coalition regarding funding of the Morriston Bypass Highway Infrastructure Project in 2016. ***note this item appeared on the February 17, 2016 Agenda.**

4. **Niska Road Improvements**

(a) Correspondence from R.J. Burnside regarding Notice of Completion Niska Road Improvements Schedule C Environmental Assessment Study dated February 11, 2016.

(b) Notice of Study Completion Municipal Class Environmental Assessment Schedule C Environmental Study – Niska Road Improvements From City Limits at the Speed River to the Downey Road Intersection. ***note the study period has been extended and revisions have been made to the locations where the documents may be viewed, details can be found in the attached notice.**

5. **Request for Civic Address Change – 44 Fox Run Drive**

(a) Correspondence from Diane Zadro, Timberworx regarding request for civic address change dated February 23, 2016.**≠**

6. **Intergovernmental Affairs ≠**

(a) Various correspondence for review.

IG Item #6 - Ministry of Agriculture, Food and Rural Affairs 2016 Premier's Award for Agri-Food Innovation Excellence program – details are available at http://www.omafra.gov.on.ca/english/premier_award/index.html

7. DELEGATIONS / PRESENTATIONS

None.

8. REPORTS

1. **Puslinch Fire and Rescue Services**

(a) Puslinch Fire and Rescue Services Monthly Report – January, 2016≠

2. **Finance Department**

(a) BMA Management Consulting Inc. – 2015 Municipal Study. ***note a copy of the report can be found on the Township's website**

(b) Report FIN-2016-03 – 2016 Remuneration By-laws≠ ***See Agenda Items 14(a) and 14(b)**

3. **Administration Department**

(a) Report ADM-2016-004 – Township of Puslinch Website Content and Third Party Representation Review ≠

4. **Planning and Building**

(a) County of Wellington Memorandum from Aldo Salis, Manager of Development Planning regarding A Review of the Application of Site Plan Control in Agricultural Areas dated January 7, 2016. ≠ ***note an excerpt of the *Building Code Act* has been attached to provide information on what is applicable law when issuing a Building Permit.**

5. **Roads & Parks Department**

(a) Parking on Gore Road – Fletcher Creek Ecological Preserve – Correspondence from Gord Costie, Director, Conservation Area Services, Hamilton Conservation Authority.≠

6. **Recreation Department**

(a) Report REC-2016-003 - Agreement with YMCA-YWCA of Guelph– 2016 Summer Camp≠

(b) Report REC-2016-004 - Monteith Brown Planning Consultants - Puslinch Community Centre Parks Master Plan (Phase 1) ≠

7. **Mayor's Updates**

None.

9. **NOTICES OF MOTION**

None.

10. **COMMITTEE MINUTES ≠**

(a) Recreation Committee - January 19, 2016.

11. **MUNICIPAL ANNOUCEMENTS**

12. **UNFINISHED BUSINESS**

13. **CLOSED ITEMS ≠**

(a) Confidential Verbal Report from Karen Landry, CAO/Clerk regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board and advise that is subject to solicitor client privilege, including communications necessary for that purpose– Aggregate Assessment Appeals - Minutes of Settlement.

(b) Confidential Verbal Report from Karen Landry, CAO/Clerk regarding personal matters about an identifiable individual, including municipal or local board employees and advice that is subject to solicitor client privilege, including communications necessary for that purpose – employee matter.

(c) Confidential Verbal Report from Karen Landry, CAO/Clerk regarding personal matters about an identifiable individual, including municipal or local board employees – employee matter

(d) Confidential Verbal Report from Karen Landry, CAO/Clerk regarding personal matters about an identifiable individual, including municipal or local board and labour relations and employee negotiations– Deputy Fire Chief - recruitment .

(e) Confidential Verbal Report from Karen Landry regarding litigation or potential litigation, advice that is subject to solicitor- client privilege, including communications necessary for that purpose and a proposed or pending acquisition or disposition of land by the municipality or local board - Sale of Property – Plan 386

14. BY-LAWS ≠

(a) A by-law to to establish the rates of remuneration for Staff of the Corporation of the Township of Puslinch ("Township") and to repeal By-law No. 21/15. **(Resolution No. 2016-059)**

(b) A by-law to establish the remuneration payable to Council, Committees, and other Appointments of the Corporation of the Township of Puslinch ("Township) and repeal By-law No. 22/15. **(Resolution No. 2016-059)**

15. CONFIRMING BY-LAW ≠

(a) By-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch.

16. ADJOURNMENT ≠

M I N U T E S

DATE: Wednesday, February 17, 2016
TIME: 6:15 p.m.

The February 17, 2016 Regular Council Meeting was held on the above date and called to order at 6:15 p.m. in the Council Chambers, Aberfoyle.

1. **ATTENDANCE:**

Mayor Dennis Lever
Councillor Matthew Bulmer
Councillor Susan Fielding
Councillor Ken Roth
Councillor Wayne Stokley

STAFF IN ATTENDANCE:

1. Karen Landry, CAO/Clerk
2. Donna Tremblay, Deputy Clerk
3. Paul Creamer, Director of Finance/Treasurer
4. Steve Goode, Fire Chief

OTHERS IN ATTENDANCE

1. Meghan Yzerman
2. Karen Lever
3. Dianne Paron
4. Doug Smith

2. **DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:**

None.

3. **ADOPTION OF THE MINUTES:**

(a) Council Meeting – February 3, 2016
(b) Closed Council Meeting –February 3, 2016
(c) Council Budget Meeting – February 3, 2016

Karen Landry, CAO/Clerk advised that the resolution numbering in the February 3, 2016 Budget and Council Minutes contained errors which staff have corrected.

Resolution No. 2016-065: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That the minutes of the following meetings be adopted as written and distributed:

(a) Council Meeting –February 3, 2016, as amended
(b) Closed Council Meeting – February 3, 2016
(c) Council Budget Meeting – February 3, 2016

A recorded vote was requested.

Recorded Vote	Yes	No	Conflict	Absent
Councillor Bulmer	√			
Councillor Roth	√			
Mayor Lever	√			
Councillor Stokley	√			
Councillor Fielding	√			
Total:	**5**	**0**		

CARRIED

4. **BUSINESS ARISING OUT OF THE MINUTES:**

None.

5. **PUBLIC MEETINGS:**

1. **Rezoning Application File D14/TSO –Tsounis Capital Investments Ltd., Part Lot 16, Plan 199, municipally known as 40 Brock Rd.**

***note this Public meeting will be held on Thursday, February 18, 2016 at 7:00 p.m. at the Municipal Complex – 7404 Wellington Rd. 34**

(a) Notice of Public Meeting – Rezoning Application File D14/TSO – Tsounis Capital Investments Ltd., Part Lot 16, Plan 199, municipally known as 40 Brock Rd.

(b) Report PD-2015-005 – Information Report - Rezoning Application File D14/TSO – Tsounis Capital Investments Ltd., Part Lot 16, Plan 199, municipally known as 40 Brock Rd.

2. **Rezoning Application File D14/NOO – Todd Noonan and Debbie McIntosh, Concession 1, Part Lot 6, municipally known as 6620 Concession 1.**

***note this Public meeting will be held on Thursday, March 3, 2016 at 7:00 p.m. at the Municipal Complex – 7404 Wellington Rd. 34**

(a) Notice of Complete Application & Notice of Public Meeting – Rezoning Application File D14/NOO – Todd Noonan and Debbie McIntosh, Concession 1, Part Lot 6, municipally known as 6620 Concession 1.

3. **Rezoning Application File D14/WAT – Michael and Carol Watson, Concession 4, Part Lot 10, municipally known as 4642 Sideroad 10 N.**

***note this Public meeting scheduled for Thursday, March 3, 2016 at 7:00 p.m. at the Municipal Complex – 7404 Wellington Rd. 34 – has been cancelled.**

4. **Rezoning Application File D14/COL – Brad Coles, Concession 10, Part Lot 8, municipally known as 6691 Ellis Road.**

***note this Public meeting will be held on Thursday, March 3, 2016 at 7:15 p.m. at the Municipal Complex – 7404 Wellington Rd. 34**

(a) Notice of Public Meeting – Rezoning Application File D14/COL – Brad Coles, Concession 10, Part Lot 8, municipally known as 6691 Ellis Road.

6. **COMMUNICATIONS:**

1. **CBM/St. Mary's Cement**
   Roszell Pit - Licence No. 625189
   6618 and 6524 Roszell Rd.

   (a) Addendum Report : January 2016 - Dance Environmental Inc. 2015 Ecological and Aquatic Monitoring Report Roszell Pit, Puslinch Township ARA Licence No. 625189 dated January 29, 2016.

   (b) Correspondence from GWS Ecological & Forestry Services Inc. regarding 2015 Ecological and Aquatic Monitoring Report for the Roszell Pit dated February 5, 2016.

2. **CBM**
   Puslinch Pit – Licence No. 17600
   4313 Sideroad 25 South

   (a) Correspondence from Ministry of Natural Resources and Forestry regarding Minor Site Plan Amendment under the Aggregate Resources Act – Licence 17600, St. Marys Cement Inc. (Canada), North ½ Lot 26, Concession 1, Georgraphic Township of Puslinch dated December 18, 2015. (*note a copy of the Operational Site Plan Drawing No. 2 of 3 is available in the Clerk's Office for viewing).

   (b) Groundwater Science Corp. Puslinch Pit – Licence No. 17600 monthly monitoring report – January 2016 dated February 1, 2016.

   Mr. Stan Denhoed, Harden Environmental Services Ltd. has reviewed the report and advised that the consultant finds that there are no exceedences in the water levels and he has no further comments.

3. **CBM**
   Neubauer Pit – Licence No. 625284
   7203 Concession 2

   (a) Groundwater Science Corp. 2015 Groundwater Monitoring Summary, CBM Neubauer Pit, LIcence No. 625284, Part Lot 27, Concession 1, Puslinch Township dated January 7, 2016.

   (b) Correspondence from Harden Environmental Services Ltd. regarding Neubauer Pit – 2015 Monitoring Report (File E13/ST) dated February 3, 2016.

4. **Mill Creek Pit, Licence No. 5738**
   7115 Concession 2

   (a) Correspondence from Dufferin Aggregates regarding Monthly Monitoring Report, Mill Creek Pit, License No. 5738, Township of Puslinch, Wellington County (December 2015) dated January 13, 2016.

   Mr. Stan Denhoed, Harden Environmental Services Ltd. has reviewed the report and advised that there are no exceedences and has no comments.

5. **Waive Permit Fees**

(a) Correspondence from Classy Lane Stables Ltd. dated January 28, 2016.

Resolution No. 2016-066: Moved by Councillor Stokley and
Seconded by Councillor Fielding

That Council receive the correspondence from Classy Lane Stables Ltd. dated January 28, 2016 and February 16, 2016.

CARRIED

6. **Region of Waterloo Wastewater Treatment Plan Master Plan**

(a) Correspondence from CIMA regarding Region of Waterloo Wastewater Treatment Master Plan – Notice of Master Plan Update Commencement dated January 18, 2016.

7. **Morriston Highway 6 – Bypass**

(a) Correspondence from Morriston Bypass Coalition regarding funding of the Morriston Bypass Highway Infrastructure Project in 2016.

8. **Hydro One**

(a) Correspondence from Hydro One Networks Inc. regarding Puslinch Lake Area – Electricity Reliability dated January 27, 2016.

9. **County of Wellington**

(a) Correspondence from County of Wellington regarding County of Wellington Planning Committee Report PD2016-02 Greenbelt Expansion Discussion dated February 5, 2016.

Resolution No. 2016-067: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Council receive the County of Wellington Planning Committee Report Greenbelt Expansion Discussion (PD2016-02) dated January 14, 2016.

CARRIED

10. **2016 Proposed Budget**

(a) Correspondence from Sandra Solomon dated February 9, 2016.

Resolution No. 2016-068: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Council receive the correspondence from Sandra Solomon dated February 9, 2016.

CARRIED

11. **Intergovernmental Affairs≠**

(a) Various correspondence for review.

Resolution No. 2016-069: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Council receive the correspondence items listed on the Council Agenda for February 17, 2016 Council meeting be received.

CARRIED

7. **DELEGATIONS/PRESENTATIONS**

None.

8. **REPORTS:**

1. **Puslinch Fire and Rescue Services**

None.

2. **Finance Department**

(a) Report FIN-2016-002 – 2016 Budget – Final **≠.**

Comprehensive Zoning By-Law Review

Councillor Bulmer requested that a copy of the Request for Proposal be provided to the County of Wellington so that they may provide a bid on the project.

Karen Landry, CAO/Clerk, advised that staff would provide a copy to the County of Wellington.

ORC Pad – Noise Study

Councillor Bulmer requested that an amount be budgeted for in the 2016 Budget for any recommendations including construction of a noise wall at the Optimist Recreation Centre.

Resolution No. 2016-070: Moved by Councillor Bulmer and
Seconded by Councillor Fielding

That Council approves an amendment to the 2016 tax increase from 2.4% to 2.8%; and

That the difference resulting in the increase to be dedicated to a reserve.

A recorded vote was requested

Recorded Vote	Yes	No	Conflict	Absent
Councillor Bulmer	√			
Councillor Roth	√			
Mayor Lever	√			
Councillor Stokley	√			
Councillor Fielding	√			
Total:	**5**	**0**		

CARRIED

Resolution No. 2016-071: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Report FIN-2016-02 regarding the 2016 Budget - Final be received; and

That Council enact a by-law to adopt the Budget, as amended, for the Corporation of the Township of Puslinch for the year 2016.

A recorded vote was requested.

Recorded Vote	Yes	No	Conflict	Absent
Councillor Bulmer	√			
Councillor Roth	√			
Mayor Lever	√			
Councillor Stokley	√			
Councillor Fielding	√			
Total:	**5**	**0**		

CARRIED

3. **Administration Department**

(a) Report ADM-2016-002 – 2016 Revised Council and Budget Meeting Schedule≠

Karen Landry, CAO/Clerk advised Council that the Township has recently obtained the required permits for the Calfass Rd. project and are requesting that the April 7, 2016 date be added for a Public Open House.

Resolution No. 2016-072: Moved by Councillor Stokley and
Seconded by Councillor Fielding

That Report ADM-2016-002 regarding the Revised 2016- Council/Budget Meeting Schedule, be received; and

That Council adopt the Revised 2016 Council/Budget Meeting Schedule, attached as Appendix “A” to Report ADM-2016-002, as amended; and

That the revised schedule be circulated to the County of Wellington; and

That the Township’s website be updated to reflect the changes.

CARRIED

(b) Report ADM-2016-003 – 2015 Annual Water Report ≠

Councillor Bulmer inquired as to whether the report could be amended to provide clarification that some reporting requirements are based on a 5 year cycle.

Resolution No. 2016-073: Moved by Councillor Fielding and
Seconded by Councillor Stokley

That Report ADM-2016-003 regarding the 2015 Annual Water Report – Drinking Water System Number 260021034 be received; and

That the 2015 Annual Water Report be submitted to the Ministry and the applicable agencies as outlined in Report ADM-2016-003; and

That the 2015 Annual Water Report be posted on the Township's website and at the facilities outlined in Report ADM-2016-003.

CARRIED

(c) Community Based Strategic Plan – Update – Distribution of Reports

Karen Landry, CAO/Clerk advised those in attendance that the Consultant has been unable to complete the report, due to personal reasons, and that the report will be included on the March 16, 2016 Agenda and that the consultant will make a presentation to Council at the April 20, 2016 Council meeting.

4. **Planning and Building Department**

(a) Chief Building Official Report – January 2016≠

Resolution No. 2016-074: Moved by Councillor Stokley and Seconded by Councillor Fielding

That Council receive the Chief Building Official Report for January, 2016.

CARRIED

(b) Report PD-2016-006 – Holding Removal – Rezoning Application – Mini Lakes Residents Association – Lot 5 (12 Jasper Heights PVT) and Lot 45 (20 Hemlock Crescent PVT) File No. D14/MIN – Part Lot 21, Concession 8, Plan 61M203, formerly municipally known as 7541 Wellington Road 34≠

Resolution No. 2016-075: Moved by Councillor Fielding and Seconded by Councillor Stokley

THAT Report PD-2016-006 regarding the Holding Removal – Rezoning Application – Mini Lakes Residents Association – Lot 5 (12 Jasper Heights PVT) and Lot 45 (20 Hemlock Crescent PVT) - File No. D14/MIN, Part Lot 21, Concession 8, Plan 61M203, formerly municipally known as 7541 Wellington Road 34, Township be received; and

THAT Council authorize the request to remove the Holding (h1) Provision from Zoning By-law 19/85, as amended, for Lot 5 (12 Jasper Heights PVT) and Lot 45 (20 Hemlock Crescent PVT), on the lands described as Part Lot 21, Concession 8, Plan 61M203, formerly municipally known as 7541 Wellington Road 34, be approved; and

THAT Council direct staff to prepare the by-law to authorize the removal of the Holding (h1) Provision.

CARRIED

(c) Ontario Environmental Registry – Policy Proposal Notice – Excess Soil Management Policy Framework.

Mayor Lever advised he has made inquiries of Gary Cousins in the County of Wellington Planning Department as to whether the County will be undertaking a review of the Policy Framework and will be submitting comments. Mayor Lever advised that Mr. Cousins took the inquiry under consideration. Mayor Lever advised that he will follow up with Mr. Cousins by end of the week and advise of Mr. Cousins response.

Resolution No. 2016-076: Moved by Councillor Stokley and
Seconded by Councillor Fielding

That Council receive the Ontario Environmental Registry – Policy Proposal Notice – Excess Soil Management Policy Framework.

CARRIED

5. **Roads & Parks Department**

None.

6. **Recreation Department**

(a) Report REC-2016-002 – Sound Study Results≠

Council expressed concerns regarding the technical quality of the report and information contained in the report including:

- lack of measurements for background noise and night time noise, temperature and weather conditions
- lack of information regarding a base line level obtained 48 hours in advance
- lack of technical qualifications of the author of the report

Council requested that inquires be made of the GMBlue Plan as to their comments on the contents of the report and clarification as to consultant selected for the study.

Resolution No. 2016-077: Moved by Councillor Fielding and
Seconded by Councillor Stokley

That Report REC-2016-002 regarding the Sound Study Results be received; and
That the following be referred to the ORCP Ad-hoc Committee for review and consideration; and

That staff report back to Council once further information has been obtained on the questions raised by Council.

CARRIED

7. **Mayor's Updates**

None.

9. **NOTICE OF MOTION:**

None.

10. **COMMITTEE MINUTES**

(a) Puslinch Heritage Committee - November 16, 2015
(b) Planning and Development Advisory Committee – January 12, 2016
(c) Committee of Adjustments – January 12, 2016

Resolution No. 2016-078: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Council hereby receives the following minutes as information:

(a) Puslinch Heritage Committee - November 16, 2015

(b) Planning and Development Advisory Committee – January 12, 2016
(c) Committee of Adjustments – January 12, 2016

CARRIED

11. **MUNICIPAL ANNOUNCEMENTS**

Hamilton Conservation Authority

Councillor Fielding advised that the Hamilton Conservation Authority has adopted their 2016 Budget with a 1% increase.

High Speed Rail

Mayor Lever advised that he attended a High Speed Rail meeting with George Bridge, County of Wellington Warden and Aldo Salis, County of Wellington Planner.

Source it Here

Mayor Lever advised that he attended the Source it Here event at Ignatius Jesuit Centre on Monday, February 8, 2016. Mayor Lever advised that the event was well attended.

12. **UNFINISHED BUSINESS**

None.

13. **CLOSED MEETING**

Council was in closed session from 6:17 p.m. to 6:36 p.m.
Council recessed from 6:37 p.m. to 7:00 p.m.

(a) Confidential Verbal Report from Karen Landry, CAO/Clerk, regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board, personal matters about an identifiable individual, including municipal or local board employees and advice that is subject to solicitor-client privilege, including communications necessary for that purpose- Fees

(b) Confidential Verbal Report from Karen Landry regarding litigation or potential litigation, advice that is subject to solicitor- client privilege, including communications necessary for that purpose and a proposed or pending acquisition or disposition of land by the municipality or local board - Sale of Property – Plan 386

Resolution No. 2016-079 Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Council shall go into closed session under Section 239 of the Municipal Act for the purpose of:

(a) Confidential Verbal Report from Karen Landry, CAO/Clerk, regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board, personal matters about an identifiable individual, including municipal or local board employees and advice that is subject to solicitor-client privilege, including communications necessary for that purpose- Fees

(b) Confidential Verbal Report from Karen Landry regarding litigation or potential litigation, advice that is subject to solicitor- client privilege, including communications necessary for that purpose and a proposed or pending acquisition or disposition of land by the municipality or local board - Sale of Property – Plan 386

CARRIED

Resolution No. 2016-080: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Council move into open session.

CARRIED

(a) Confidential Verbal Report from Karen Landry, CAO/Clerk, regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board, personal matters about an identifiable individual, including municipal or local board employees and advice that is subject to solicitor-client privilege, including communications necessary for that purpose- Fees

Resolution No. 2016-081: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Council receive the Confidential Verbal Report from Karen Landry, CAO/Clerk, regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board, personal matters about an identifiable individual, including municipal or local board employees and advice that is subject to solicitor-client privilege, including communications necessary for that purpose- Fees.

CARRIED

(b) Confidential Verbal Report from Karen Landry regarding litigation or potential litigation, advice that is subject to solicitor- client privilege, including communications necessary for that purpose and a proposed or pending acquisition or disposition of land by the municipality or local board - Sale of Property – Plan 386.

Resolution No. 2016-082: Moved by Councillor Stokley and
Seconded by Councillor Fielding

That Council receive the Confidential Verbal Report from Karen Landry regarding litigation or potential litigation, advice that is subject to solicitor- client privilege, including communications necessary for that purpose and a proposed or pending acquisition or disposition of land by the municipality or local board - Sale of Property – Plan 386; and

That staff proceed as directed.

CARRIED

14. **BY-LAWS**:

(a) A by-law to adopt the Budget for The Corporation of the Township of Puslinch for the year 2016.

(b) A by-law to amend By-law 19/85, as amended, to remove the Holding Symbol from Lot 5 and Lot 45 on the lands described as Part of Lot 21, Concession 8, known as the Mini Lakes property.

Resolution 2016-083: Moved by Councillor Fielding and
Seconded by Councillor Stokley

That the following By-laws be taken as read three times and finally passed in open Council:

(a) By-law **010/16** being a by-law to adopt the Budget for The Corporation of the Township of Puslinch for the year 2016.

(b) By-law **011/16** being a by-law to amend By-law 19/85 as amended, to remove the Holding Symbol from Lot 5 and Lot 45 on the lands described as Part of Lot 21, Concession 8, known as the Mini Lakes property.

CARRIED

15. **CONFIRMING BY-LAW**

(a) By-Law to confirm the proceedings of Council for the Corporation of the Township of Puslinch

Resolution 2016-084: Moved by Councillor Stokley and
Seconded by Councillor Fielding

That the following By-law be taken as read three times and finally passed in open Council:

(a) By-Law **012/16** being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 17th day of February, 2016.

CARRIED

16. **ADJOURNMENT:**

Resolution No. 2016-086 Moved by Councillor Fielding and
Seconded by Councillor Stokley

That Council hereby adjourns at 7:58 p.m.

CARRIED

_____
Dennis Lever, Mayor

_____
Karen Landry, CAO/Clerk

THE TOWNSHIP OF PUSLINCH
NOTICE OF COMPLETE APPLICATION
& NOTICE OF THE PUBLIC MEETING

TAKE NOTICE that pursuant to the requirements of the Planning Act, R.S.O., 1990, as amended, the Township of Puslinch has received a complete application to amend Zoning By-law 19/85. The file number assigned to this application is **D14/NOO.**

AND TAKE NOTICE that the Council of the Township of Puslinch will hold a **Public Meeting on Thursday the 3rd of March, 2016 at 7:00 pm**, in the Council Chambers at 7404 Wellington Road 34, pursuant to the requirements of Section 34 of the Planning Act, R.S.O., 1990, as amended.

THE LAND SUBJECT to the application is municipally known as 6620 Concession 1, and legally known as Front Part Lot 6, Concession 1, Township of Puslinch. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Agricultural Site Specific (A-43) Zone that permits an accessory dwelling unit for farm help and requires a minimum lot area of 41.6 ha (103 acres) to an Agricultural (A-_) Site Specific Zone to satisfy conditions of related County of Wellington Consent File B75/15, to permit a severed parcel.

ORAL OR WRITTEN SUBMISSIONS may be made by the public either in support or in opposition to the proposed Zoning By-law Amendment. Any person may attend the public meeting and make and oral submission or direct a written submission to the Township Clerk at the address below. All those present at the public meeting will be given the opportunity to make an oral submission, however; it is requested that those who wish to address Council notify the Township Clerk in advance of the public meeting.

TAKE NOTICE that if a person or public body does not make an oral submission at a public meeting or make a written submission to the Township of Puslinch before the Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Puslinch to the Ontario Municipal Board.

AND TAKE NOTICE that if a person or public body does not make an oral submission at a public meeting or make a written submission to the Township of Puslinch before the Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

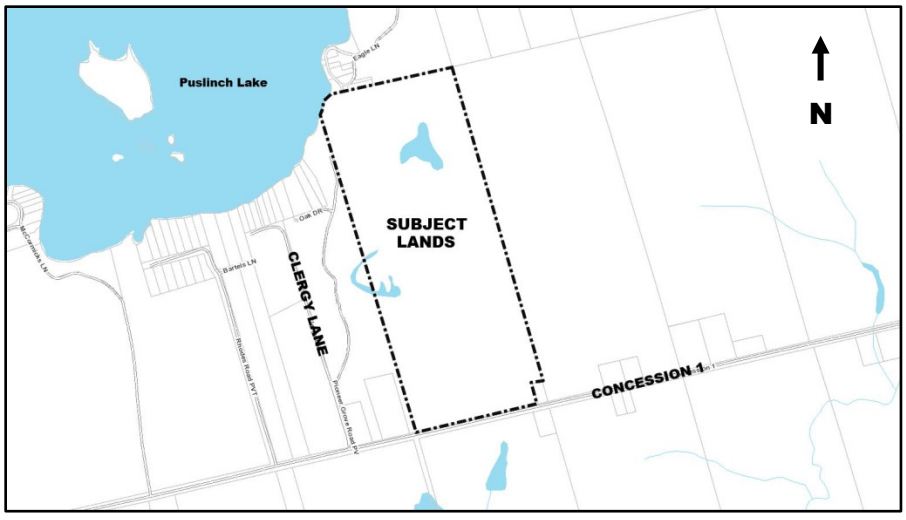
REQUEST FOR NOTICE OF DECISION regarding the Zoning By-law amendment must be made in written format to the Township Clerk at the address shown below.

ADDITIONAL INFORMATION regarding the proposed amendment is available for review between 9:00 a.m. and 4:30 p.m. at the Township of Puslinch Municipal Office as of the date of this notice.

Dated at the Township of Puslinch on this 10th day of February, 2016.

Karen Landry
CAO/Clerk
Township of Puslinch
7404 Wellington Road 34
Guelph, Ontario N1H 6H9
Phone (519) 763-1226
admin@puslinch.ca

KEY MAP:



REPORT PD-2016-007

INFORMATION REPORT

FROM: Kelly Patzer, Development Coordinator

DATE: March 2, 2016

SUBJECT: Public Meeting - Rezoning Application, File D14/NOO
Todd Noonan & Debbie McIntosh, Part Lot 6, Concession 1, municipally known as 6620 Concession 1.

BACKGROUND:

1. Purpose of Report

This report is to provide an outline to Council and the Public of application D14/NOO and the review completed to date, in advance of the Public Meeting being held Thursday March 3, 2016 at 7 p.m. regarding the Zoning By-law Amendment on the lands located at 6620 Concession 1, Township of Puslinch.

2. Application

An application has been submitted to rezone the subject lands to permit a severance. The property is zoned Agricultural Site Specific (A-43) Zone which has additional permission of an accessory dwelling unit for farm help and requires a minimum lot size of 41.6 hectares (103 acres).

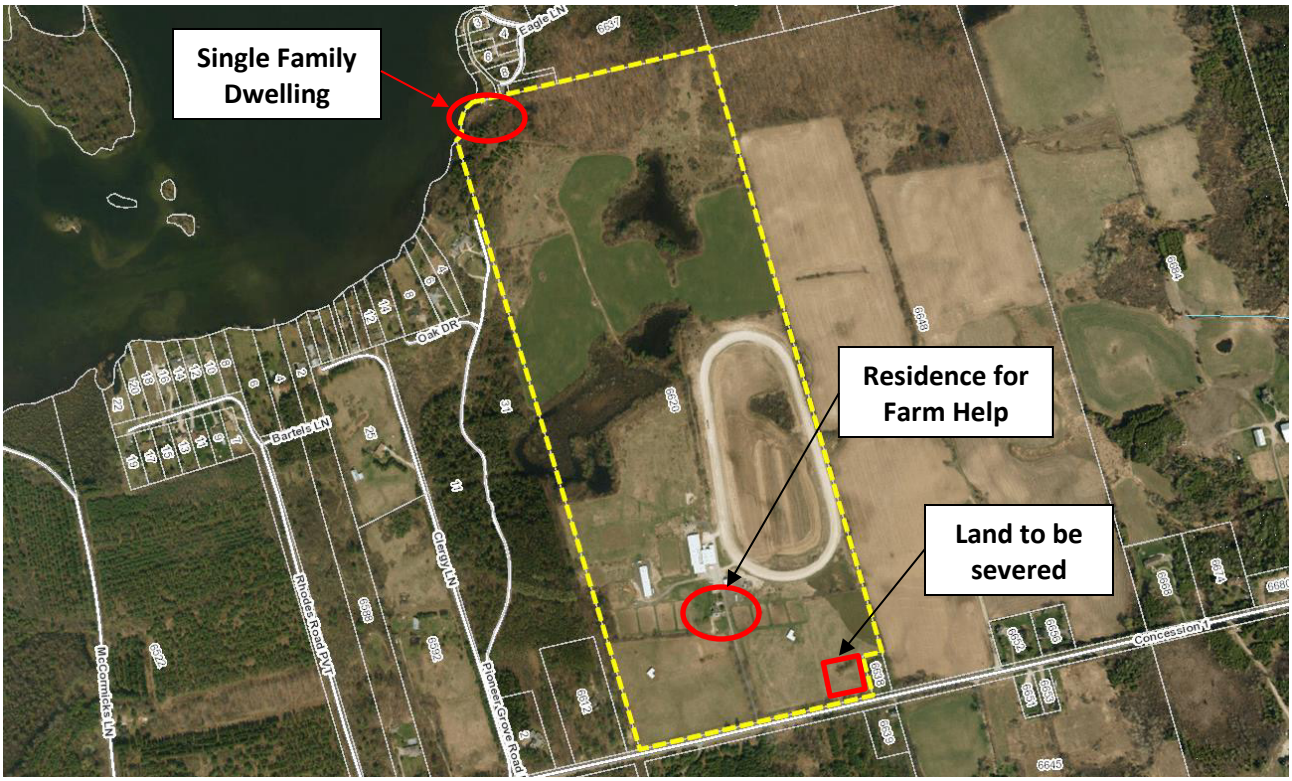
The proposed 0.4 hectare severed parcel requires the site specific A-43 zoning be removed and zoned Agricultural (A) Zone.

The retained parcel requires the A-43 site specific zoning be amended to reduce the minimum lot area of the parcel from 41.6 hectares to 41.2 hectares.

3. Location & Site Characteristics

The subject site, municipally known as 6620 Concession 1, contains a single detached dwelling near Puslinch Lake. An accessory single detached dwelling for farm help and farm buildings are located closer to Concession 1 Road (see aerial below).

The abutting land uses include resort residential to the west and north and agricultural uses, including rural residential lots, to the east and south.



APPLICATION CHRONOLOGY:

1. Township of Puslinch Zoning Application

The application was submitted and deemed complete January 5th, 2016.

2. Notice:

February 9, 2016: Application presented for comment at the Planning Development and Advisory Committee.

February 12, 2016: Notice of a Complete Application & Public Meeting was published in The Wellington Advertiser and circulated to agencies and property owners within 120 metres of the subject property.

March 3, 2016: Public Meeting to be held at the Township of Puslinch.

3. Staff, Agency & Public Circulation Comments:

The zoning application was circulated for review to the Township's consultants and external agencies for comments. The County of Wellington Planning report detailing the proposed rezoning is attached. All review comments received to date note no objection or no comment. The Planning & Development Advisory Committee notes support of the rezoning application.

The Township has not received any written comments from the public in support of or against the rezoning application.

APPLICABLE LEGISLATION & REQUIREMENTS:

1. County of Wellington Official Plan

Schedule A7 (Puslinch) of the Official Plan designates the property as Secondary Agricultural, Core Greenlands, Greenlands and contains a portion of Special Policy Area 9.8.2 (Puslinch Lake). Agricultural uses and single detached homes are a permitted use within the Secondary Agricultural designation.

2. Township of Puslinch Zoning By-Law

The subject lands are zoned Agricultural Site Specific (A-43) Zone that permits an accessory dwelling unit for farm help in the farm house existing on the property and requires a minimum lot area of 41.6 hectares.

The Agricultural (A) Zone requires a minimum lot area of 0.4 hectares when a parcel of land is created by consent.

CONCLUSION:

Once all relevant information, reports and comments have been reviewed and completed, a final Recommendation Report will be brought forward to Council with any required proposed amending By-law which will summarize all agency and public comments and assess the merits of the application.

ATTACHMENTS:

Attachment “A” - County of Wellington Planning Report

PLANNING REPORT
for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: February 22, 2016
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Sarah Wilhelm, Senior Planner
County of Wellington
SUBJECT: **FIRST CIRCULATION D14/NOO (Noonan/McIntosh)**
Zoning By-law Amendment
6620 Concession 1 (Part Lot 6, Concession 1), Puslinch

SUMMARY
This zoning by-law amendment application was deemed complete by the Township of Puslinch and a public meeting scheduled for March 3, 2016. The purpose of this report is to provide our preliminary comments concerning the application materials submitted by the applicant. There were no comments or concerns identified by the public, peer review consultants or Township staff at the time of writing this report. The Planning and Development Advisory Committee is in support of the application.

INTRODUCTION

The land subject to the proposed zoning by-law amendment (Application D14/NOO) fronts onto the north side of Concession 1, southeast of Puslinch Lake (see Figure 1). The property is legally described as Part of Lot 6, Concession 1 and municipally known as 6620 Concession 1 Road.

This 41.7 (103 ac) agricultural property is used for residential purposes and as a horse boarding facility (Figure 2). Surrounding land uses include rural residential, resort residential and natural areas to the north and west, agricultural areas to the east, and rural residential and natural areas to the south.

BACKGROUND

This property has been the subject of an application to sever a 0.4 ha (1.0 ac) vacant rural residential lot with 66.5 m (218 ft) frontage (file B75/15). The retained lot includes two single detached dwellings (one for farm help), barns, manure storage and an accessory building. This rezoning would satisfy a condition of the severance, which was provisionally approved by the County Land Division Committee. Conditions must be fulfilled by November 2, 2016.

In 2010, the same land owners rezoned their property to allow for a second dwelling for farm help. The owners constructed a new dwelling in the corner of the property near Puslinch Lake, with the existing stone dwelling to be used for farm help. The "Puslinch Lake Area" policy (9.8.2) of the Official Plan in part states:

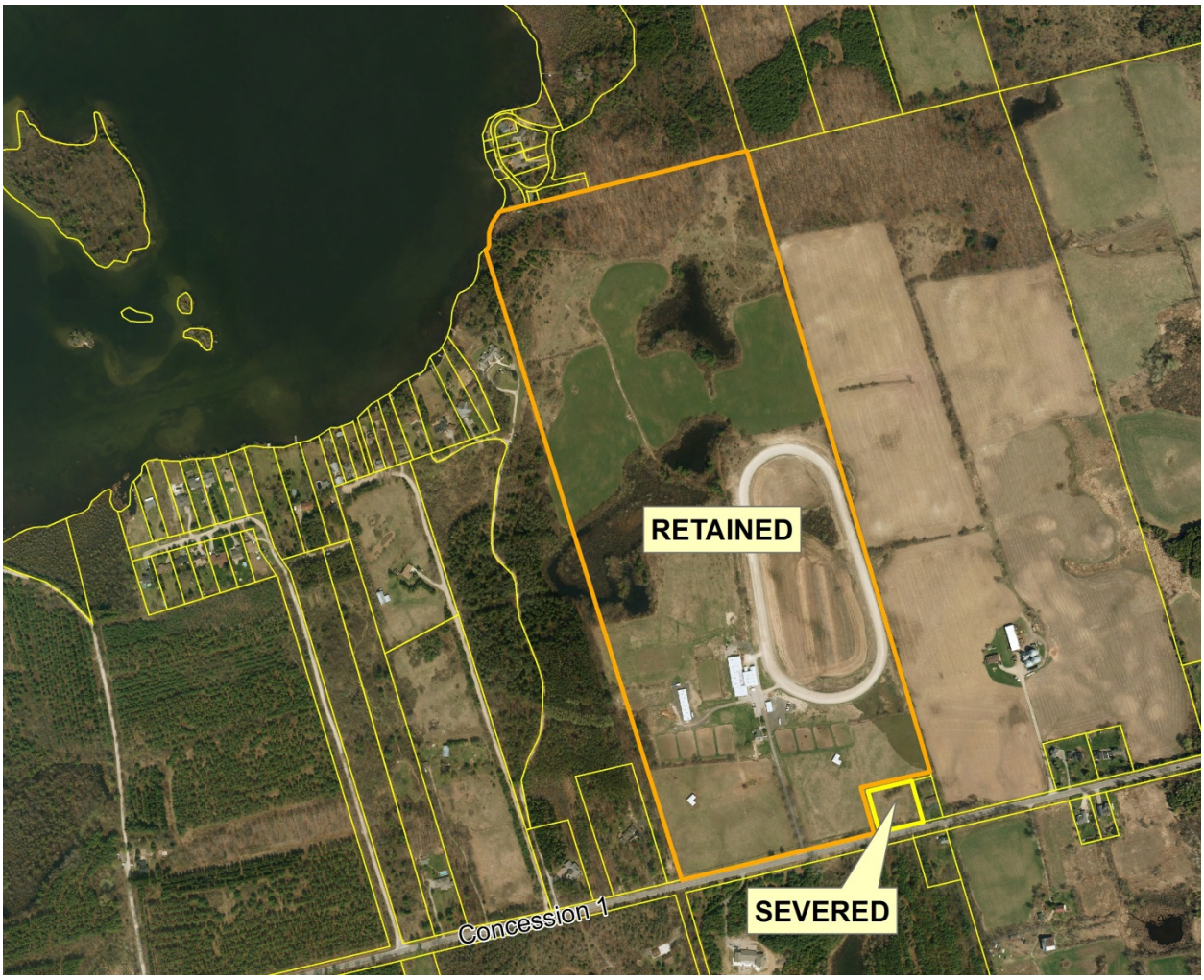
> "Future development on lands which are located along private roads in the Puslinch Lake area shall be limited to infilling on existing residential lots subject to the provisions of the Township's Zoning By-law. All other development in the Puslinch Lake area shall be by consent or by plan of subdivision and **such development shall have access onto opened and maintained public roads**. Individual access onto major roads shall be discouraged." (emphasis added)

As a result, the following site specific provisions were put in place to ensure that the amending by-law did not facilitate unintended future lot creation along the lake:

- A minimum lot area of 41.6 ha (103 ac) to restrict the agricultural property to its current size; and
- To ensure that the single detached dwelling and farm help house would share the same driveway.

At the time those provisions were crafted, the property did not qualify for a new rural residential lot. Due to recent changes to the Secondary Agricultural Area lot creation policies, it now does. The proposed new lot is not within the Puslinch Lake Area policy area.

Figure 1 Property Location



PROPOSAL

The purpose of the proposed zoning by-law amendment is as follows:

Where	What	Why
Severed Parcel	remove the site specific A-43 zoning from the severed parcel and replace it with the Agricultural (A) Zone	the A-43 Zone applies regulations for farm help on the balance of the farm
Retained Parcel	to modify the site specific A-43 zoning on the retained parcel to reduce the minimum lot area of the farm by the size of the severed parcel	Minimum lot area of 41.2 ha (101.8 ac) would not comply with current 41.6 ha (103 ac) minimum

If approved, the severed lands would be used for rural residential purposes and the retained lands would continue to be used for rural residential and agricultural purposes.

Figure 2 Retained Lands



PROVINCIAL PLANNING POLICY

The Provincial Growth Plan (Places to Grow) provides for limited development within rural areas under Section 2.2.9. The Provincial Policy Statement (2014) provides for limited residential development and other rural land uses in rural areas of municipalities. New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae. We note that County planning staff cleared Minimum Distance Separation (MDS1) for the new lot at the time of severance review.

COUNTY OFFICIAL PLAN

According to Schedule A7 (Puslinch) of the Official Plan, the property is designated SECONDARY AGRICULTURAL, CORE GREENLANDS, GREENLANDS and contains a portion of Special Policy Area 9.8.2 (Puslinch Lake). Agricultural uses and single detached homes are a permitted use within the Secondary Agricultural designation. The application met the lot creation policies for a rural residential lot in a Secondary Agricultural Area.

PUBLIC AND AGENCY COMMENTS

There were no comments from neighbouring property owners and we are in receipt of comments indicating no concerns from:

- Harden Environmental Services Ltd.
- GM BluePlan Engineering
- GWS Ecological and Forestry Services Inc.
- Grand River Conservation Authority
- Fire Division

In a recommendation of February 9, 2016, the Planning and Development Advisory Committee advised of their support for the application.

TOWNSHIP ZONING BY-LAW

According to Schedule 'A' of Zoning By-law 19/85, the subject property is zoned Agricultural Site-Specific (A-43), Natural Environment Site Specific (NE-14) and Natural Environment (NE). As requested, this application proposes to amend the zoning as follows:

- Severed Lands: from Agricultural Site-Specific (A-43) to Agricultural (A)
- Retained Lands: modified Agricultural Site-Specific (A-43) to reduce the minimum lot area by the size of the severed lot (from 41.6 ha to 41.2 ha)

NEXT STEPS

The public meeting for this application is scheduled for March 3, 2016. Materials associated with the application should be available to the public at the Township office prior to the public meeting date. Following the public meeting, Township Council may further consider the applicant's response to any matters raised by the public and other comments and concerns identified. We will be in attendance at the public meeting to hear the applicant's presentation, public comments and Council discussion.

Our planning recommendations will be provided following the public meeting and resolution of outstanding issues.

Respectfully submitted
County of Wellington Planning and Development Department



Sarah Wilhelm, BES, MCIP, RPP
Senior Planner

THE TOWNSHIP OF PUSLINCH
NOTICE OF COMPLETE APPLICATION
& NOTICE OF THE PUBLIC MEETING

TAKE NOTICE that pursuant to the requirements of the Planning Act, R.S.O., 1990, as amended, the Township of Puslinch has received a complete application to amend Zoning By-law 19/85. The file number assigned to this application is **D14/COL.**

AND TAKE NOTICE that the Council of the Township of Puslinch will hold a **Public Meeting** on **Thursday the 3rd of March, 2016 at 7:15 pm** in the Council Chambers at 7404 Wellington Road 34, pursuant to the requirements of Section 34 of the Planning Act, R.S.O., 1990, as amended.

THE LAND SUBJECT to the application is municipally known as 6691 Ellis Road and legally known as Front Part Lot 8, Concession 2, Township of Puslinch. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the application is to amend the Township of Puslinch's Zoning By-law 19/85 from an Agricultural (A) Zone to a Site Specific Zoning on a portion of the lands to permit the construction and operation of a small scale commercial Label making business.

ORAL OR WRITTEN SUBMISSIONS may be made by the public either in support or in opposition to the proposed Zoning By-law Amendment. Any person may attend the public meeting and make and oral submission or direct a written submission to the Township Clerk at the address below. All those present at the public meeting will be given the opportunity to make an oral submission, however; it is requested that those who wish to address Council notify the Township Clerk in advance of the public meeting.

TAKE NOTICE that if a person or public body does not make an oral submission at a public meeting or make a written submission to the Township of Puslinch before the Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Puslinch to the Ontario Municipal Board.

AND TAKE NOTICE that if a person or public body does not make an oral submission at a public meeting or make a written submission to the Township of Puslinch before the Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

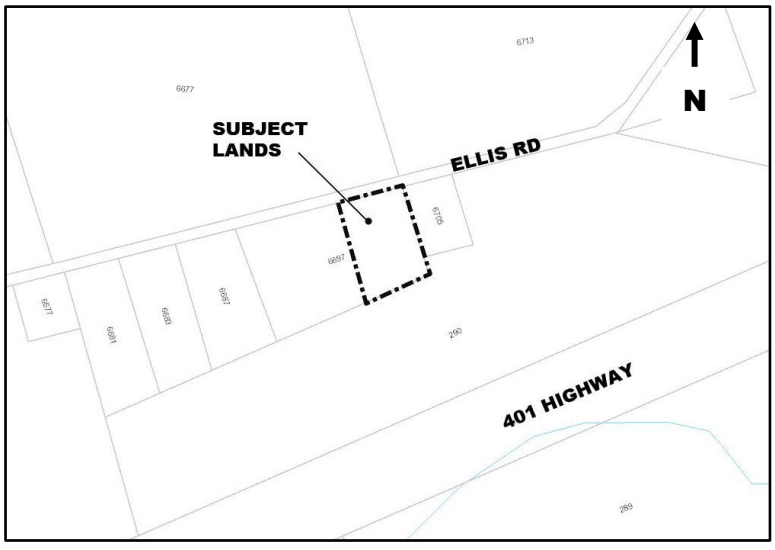
REQUEST FOR NOTICE OF DECISION regarding the Zoning By-law amendment must be made in written format to the Township Clerk at the address shown below.

ADDITIONAL INFORMATION regarding the proposed amendment is available for review between 9:00 a.m. and 4:30 p.m. at the Township of Puslinch Municipal Office as of the date of this notice.

Dated at the Township of Puslinch on this 10th day of February 2016.

Karen Landry
CAO/Clerk
Township of Puslinch
7404 Wellington Road 34
Guelph, Ontario N1H 6H9
Phone (519) 763-1226
admin@puslinch.ca

KEY MAP:



REPORT PD-2016-008

INFORMATION REPORT

FROM: Kelly Patzer, Development Coordinator

DATE: March 2, 2016

SUBJECT: Public Meeting - Rezoning Application, File D14/COL
Brad Coles and Sharon Kroetsch, Part Lot 8, Concession 2
Municipally known as 6691 Ellis Road, Township of Puslinch.

BACKGROUND:

1. Purpose of Report

This report is to provide an outline to Council and the Public of application D14/COL and the review completed to date, in advance of the Public Meeting being held Thursday March 3, 2016 at 7:15 p.m. regarding the Zoning By-law Amendment on the lands located at 6691 Ellis Road, Township of Puslinch.

2. Application

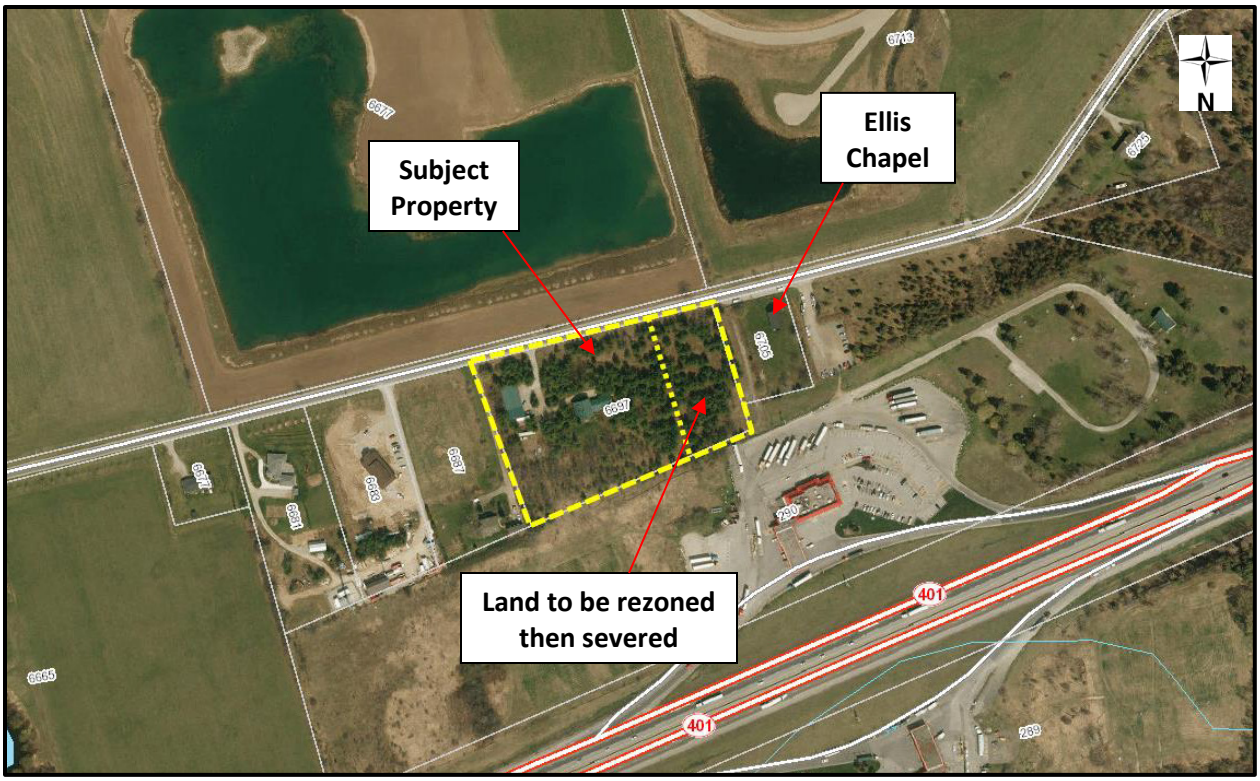
An application has been submitted to rezone a portion of the subject property to a site specific zone to permit the construction and operation of a small scale commercial label making business, including an administration office and workshop. The rezoned lands would subsequently be severed from the remaining rural residential lands that are zoned Agricultural (A).

A Planning Justification report prepared by Stantec, attached, has been submitted as part of the application package.

3. Location & Site Characteristics

The subject site, municipally known as 6691 Ellis Road, contains a single detached dwelling and the home occupation label making business that currently operates out of an accessory building.

The abutting land uses include the Highway 401 service centre to the south, Ellis Chapel to the east, rural residential parcels to the west and agricultural lands to the north.



APPLICATION CHRONOLOGY:

1. Township of Puslinch Zoning Application:

The application was submitted and deemed complete October 26th, 2015.

2. Notice:

November 23, 2015: Notice of a Complete Application was mailed to required agencies and property owners within 120 metres of the subject property and a notice sign has been placed on the subject property.

December 8, 2015: Application presented for comment at the Planning Development and Advisory Committee.

February 12, 2016: Notice of a Public Meeting was published in The Wellington Advertiser and circulated to required agencies and property owners within 120 metres of the subject property.

March 3, 2016: Public Meeting to be held at the Township of Puslinch.

3. Staff, Agency & Public Circulation Comments:

The zoning application was circulated for review to the Township's consultants and external agencies for comments. The County of Wellington Planning report detailing the

proposed rezoning is attached. The agent has since responded to the Township/agency/peer review consultant summary of comments outlined in the County of Wellington Planning report. GWS Ecological Forestry Services and Harden Environmental Services have indicated that their outstanding concerns have been satisfactorily addressed. The Planning & Development Advisory Committee notes support of the rezoning application.

The Puslinch Heritage Committee commented that the location of the driveway may hinder activity at the Ellis Chapel and it would be beneficial to increase the landscape buffer between the subject property and Ellis Chapel.

The Township has not received any written comments from the public in support of or against the rezoning application.

APPLICABLE LEGISLATION & REQUIREMENTS:

1. County of Wellington Official Plan

Schedule A7 (Puslinch) of the Official Plan designates the property as Secondary Agricultural.

2. Township of Puslinch Zoning By-Law

The subject lands are zoned Agricultural (A) Zone. Permitted uses include single detached dwellings and agricultural uses. Home occupations are permitted as an accessory use to a single family dwelling. The property is subject to an approved minor variance that permits the existing home occupation to have 3 employees who do not reside in the dwelling on the property.

CONCLUSION:

Once all relevant information, reports and comments have been reviewed and completed, a final Recommendation Report will be brought forward to Council with any required proposed amending By-law which will summarize all agency and public comments and assess the merits of the application.

ATTACHMENTS:

Attachment “A” - County of Wellington Planning Report

Attachment “B” – Planning Justification Report prepared by Stantec

Attachment 'A' - County of Wellington Planning Report

PLANNING REPORT
for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: January 15, 2016
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Sarah Wilhelm, Senior Planner
County of Wellington
SUBJECT: **FIRST CIRCULATION D14/COL (Brad Coles – Label It!)**
Zoning By-law Amendment
6691 Ellis Road, Puslinch

SUMMARY
This zoning by-law amendment application was deemed complete and circulated by the Township. A public meeting has not yet been scheduled. The purpose of this report is to provide our preliminary comments concerning the application materials submitted by the applicant's agent (Jacqueline Hannemann, Stantec). There were no comments or concerns identified by the public. The main issues of our review are compatibility with Ellis Chapel and lot size.

INTRODUCTION
The land subject to the proposed zoning by-law amendment (Application D14/COL) is bounded by Ellis Road to the north, the Highway 401 service centre to the south, Ellis Chapel to the east and a rural residential property to the west (see Figure 1 and 2). The property is legally described as Front Part Lot 8, Concession 2 and municipally known as 6691 Ellis Road.

PROPOSAL
The purpose of the proposed zoning by-law amendment is rezone a portion of the subject property to allow for a small scale commercial label-making business which would produce fabric labels, decals, stickers, etc. Up to 10 employees are proposed within a new 4,000 m^2 commercial building at the eastern edge of the property. Access would be from an existing gravel driveway which was previously used by McDonald's employees.

The business has been operated as a home occupation out of an accessory structure west of the dwelling on the property. In 2006, the applicant obtained minor variance approval (A4/06) to increase the allowable number of employees for a home occupation who do not reside in the dwelling from one to three. Upon relocation of the business, the applicant would like to maintain the accessory building for personal use.

In support of the rezoning application, the proponent has filed the following information:

- Planning Justification Report
- Functional Servicing Report

Figure 1 Property Location

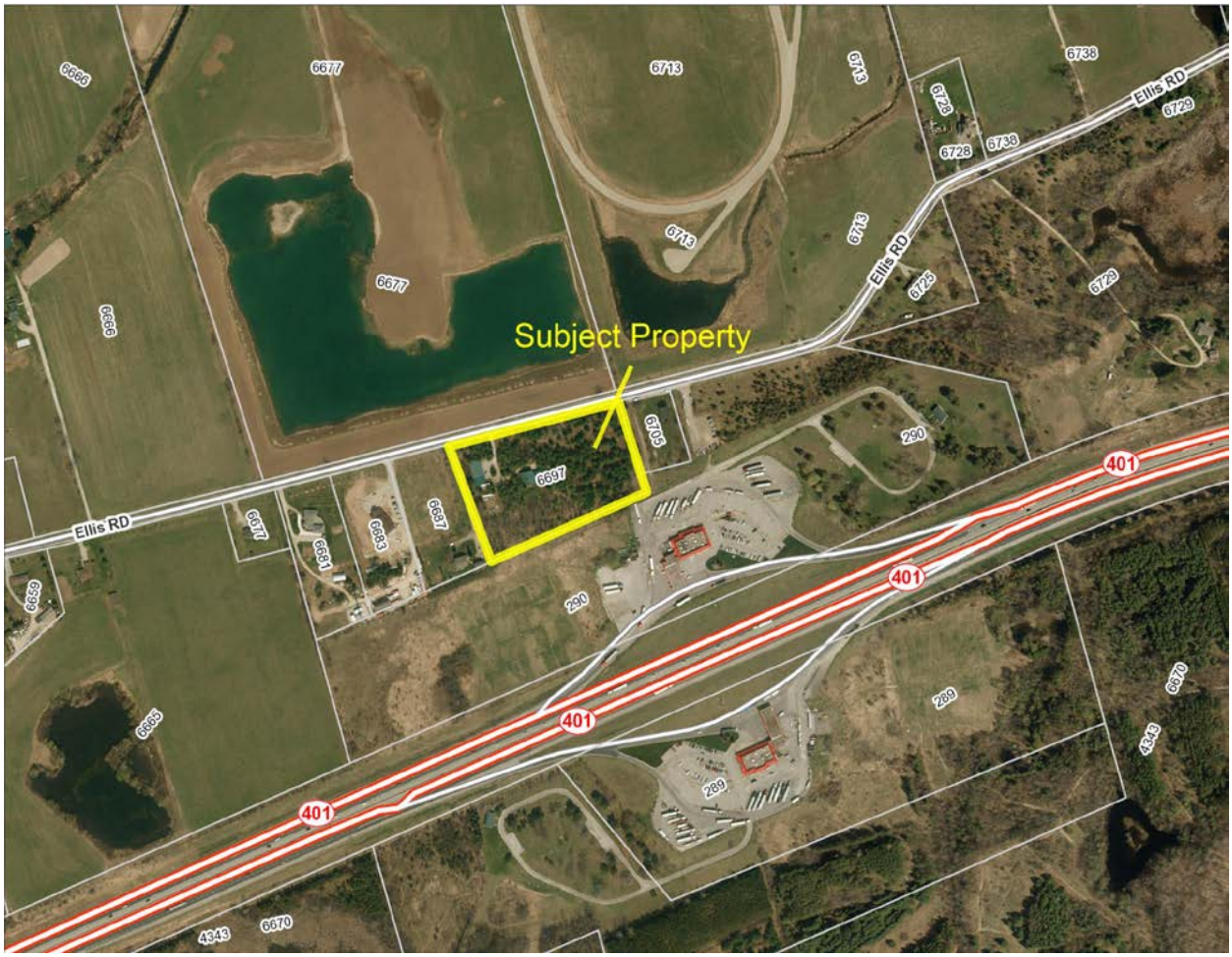


Figure 2 Panoramic View of Site and Surroundings



ELLIS CHAPEL

The iconic Ellis Pioneer Chapel is located immediately west of the subject property. Built in 1861, the Chapel is over 150 years old.

Figure 3 Ellis Pioneer Chapel



There is a plaque on the site by the Archaeological and Historic Sites Board of Ontario, which states:

> The Settlement of Puslinch
>
> Originally known as the Church Lands, Puslinch Township was named by the Lieutenant-Governor of Upper Canada, Sir John Colborne, after Puslinch his wife's birthplace in Devon, England. Extensive settlement followed the land surveys made by David Gibson between 1828 and 1832. Edward Ellis, who had settled in Puslinch in 1839 donated one acre of his land to the Trustees of the Stirling Congregation of the Wesleyan Methodist Church. The Ellis Chapel was erected on this site in 1861 through devoted community effort and for many years church services and a non-denominational Sunday school were held here. It remains today a monument to the pioneers of Puslinch Township.

The Provincial Plaque Program is now administered under the Ontario Heritage Trust, an agency of the Ministry of Tourism, Culture and Sport. The plaques tell stories of the people, places and events that helped shape the province, but are not a designation under the Ontario Heritage Act.

PROVINCIAL PLANNING POLICY

The Provincial Growth Plan (Places to Grow) provides for development in Rural Areas such as the Secondary Agricultural areas of Puslinch for rural land uses that cannot be located in settlement areas. According to Section 1.1.5.4 of the Provincial Policy Statement (2014) development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

With respect to the Ellis Chapel, section 6.2.3 of the PPS states that:

> "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

A "protected heritage property" is defined by the PPS as:

- designated under Parts IV, V or VI of the Ontario Heritage Act,
- part of a heritage conservation easement under Parts II or IV of the Ontario Heritage Act,
- identified as a provincial heritage property (a property with cultural heritage value or interest that is owned or controlled by the Province),
- protected under federal legislation and UNESCO World Heritage Sites.

The Ellis Chapel does not meet the PPS definition of a "protected heritage property". Notwithstanding the above, during preconsultation the applicant was asked to address how the development will be compatible with the adjacent Ellis Chapel.

COUNTY OFFICIAL PLAN

According to Schedule A7 of the Official Plan (Puslinch), the property is designated SECONDARY AGRICULTURAL. In Secondary Agricultural areas permitted uses and activities may include small scale commercial, industrial and institutional uses subject to the following criteria (Section 6.5.4):

a) Appropriate sewage and water systems can be established;
b) The proposed use is compatible with surrounding uses;
c) The use requires a non-urban location due to:

    - Market requirements;
    - Land requirements;
    - Compatibility issues.

d) The use will not hinder or preclude the potential for agriculture or mineral aggregate operations;
e) The use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.

Item b) dealing with compatibility with surrounding uses pertains to the Ellis Chapel. There is a brief section in the Planning Justification report dealing with the Ellis Chapel.

The Planning Justification failed to address item c) above.

PUBLIC AND AGENCY COMMENTS

At the time of writing this report, we have no comments from neighbouring property owners. The Township has provided us with the following comments.

Township/Agency/Peer Review Consultant	Summary
PDAC	• Previous minor variance for additional employees for home occupation on retained parcel is no longer required • PDAC supports rezoning application
Building Services	• No objection • Site Plan control will apply
Fire	• Please consider 1.3.2.5.7 A OBC if applicable, concerning fire lane width and turn around area
Greg Scheifele, GWS Ecological & Forestry Services (Greg Scheifele)	• No concerns at the rezoning stage, but is concerned with tree protection during severance and Site Plan review process • Tree Management and Preservation Plan still required, but can be deferred to the Site Plan stage
Harden Environmental Services Ltd. (Stan Denhoed)	• No concerns with water supply • Need confirmation that the present Label It! home-based operation will cease • Concerns if the rezoning allows for other buildings on the property such as a residential dwelling
GM BluePlan Engineering	• No comments on rezoning • Advisory comments on future site plan application

It is our understanding that Heritage Committee comments will be available after their meeting of February 2, 2016.

TOWNSHIP ZONING BY-LAW

According to Schedule 'A' of Zoning By-law 19/85, the subject property is zoned Agricultural (A). According to the Planning Justification Report, this rezoning request would amend an approximately 0.4 ha (1 ac) portion of the property to allow for a small scale commercial building with administration office and workshop, with a minimum of 10 parking spaces. We note that a 0.8 ha (2 ac) future severance is proposed to separate the new commercial use from the retained rural residential parcel. We question the need for a lot of that size, given the 1 ac area to be rezoned for the proposed commercial use.

We would normally recommend that a maximum building size be included in the site-specific provisions so that the scale of the business is clearly limited. We would also recommend that outdoor storage is clearly prohibited within an amending by-law.

The applicant has requested a 10 parking space minimum. Service trade parking is normally provided at a rate of 1 parking space per 100 square metres of net floor area and office parking is normally provided at a rate of 1 parking space per 40 square metres of net floor area. Barrier free parking would also be required.

In terms of buffering adjacent to the Ellis Chapel site, we would recommend a 3.0 m wide buffer area between the property line and the edge of the driveway which provides a combination of landscaping and a privacy fence designed to have an ultimate height of not less than 2 m at the property line. We would also recommend provisions in the amending by-law to tie down the ultimate location of the proposed building which minimizes impact on the Ellis Chapel. The Planning Justification notes that the new building "will be designed to be compatible with the rural character of the surrounding area". We will expect details demonstrating this at the time of Site Plan review.

In 2006, the applicant obtained minor variance approval (A4/06) to increase the allowable number of employees for a home occupation who do not reside in the dwelling from one to three. Consideration may need to be given to ensuring that this minor variance approval would not carry with the balance of the property if the business is separated from the dwelling and accessory building. One solution would be to add a site-specific provision to the balance of the property to clarify that only one employee would be permitted who do not reside in the dwelling if a new home occupation is established.

MATTERS TO BE ADDRESSED BY THE APPLICANT
The applicant's agent should address:

- How the development will address compatibility with Ellis Chapel, including method(s) of buffering the development from the Chapel (we would recommend a 3.0 m wide landscape buffer area along the east property line;
- Why the use requires a non-urban location, as laid out in Section 6.5.4(c) of the Official Plan;
- A maximum building height;
- Whether additional buildings are proposed as part of the commercial use or on the balance of the property;
- Reduction in size of the proposed lot to the area to be devoted to the proposed commercial use.

NEXT STEPS
The Township could now proceed to schedule a public meeting for this application. Materials associated with the application should be available to the public at the Township's office prior to the public meeting date. Following the public meeting Township Council may further consider the applicant's response to any matters raised at the public meeting and the technical comments and concerns already raised by review agencies and the Township's peer review consultants. Our planning recommendations will be provided following the public meeting and resolution of outstanding issues.

Respectfully submitted
County of Wellington Planning and Development Department



Sarah Wilhelm, BES, MCIP, RPP
Senior Planner

Attachment 'B' - Planning Justification Report

6691 Ellis Road, Puslinch – Label It! Planning Justification Report

Zoning By-Law Amendment Application

Prepared for:
Brad Coles,
Owner - Label It!

Prepared by:
Jacqueline Hannemann, MCIP, RPP

October 23, 2015
FINAL REPORT

Sign-off Sheet

This document entitled 6691 Ellis Road, Puslinch – Label It! Planning Justification Report was prepared by Stantec Consulting Ltd. ("Stantec") for the account of Mr. Brad Coles (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of information available to it at the time of preparation. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by 

(signature)

Jacqueline Hannemann, MCIP, RPP

Reviewed by 

(signature)

Douglas W. Stewart, MCIP, RPP

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Appendix A - Functional Servicing Report Entitled "*Functional Servicing Report Proposed Lot Severance 6691 Ellis Road, Part Lot 8, Concession 2, Township of Puslinch, Ontario*" prepared by Van Harten Surveying Inc.

1.0 INTRODUCTION

This Planning Justification Report has been prepared in support of the Zone Change Application submitted to the Township of Puslinch on behalf of Mr. Brad Coles, the owner of the subject property located at 6691 Ellis Road, Township of Puslinch. It is the intention of the Client to obtain zone change approval on the lands to permit a label making business and subsequently apply for a property severance to create a separate lot for the relocation of his business from the residence.

This Report outlines the specific proposal, a review and analysis of pertinent planning policies and relevant issues and provides a Professional Planning Opinion and recommendation related to the requested amendment to the Township of Puslinch Zoning By-Law.

1.1 LOCATIONAL CONTEXT

Mr. Brad Coles owns the property municipally known as 6691 Ellis Road, Township of Puslinch. The property is approximately 2.4 ha in size. Please refer to Figure 1 – Site Location.



Figure 1 – Site Location

1.2 SURROUNDING LAND USES

The property is bounded by an existing Chapel (Ellis Chapel) to the east, existing residence to the west, Ellis Road to the north and the Ministry of Transportation (MTO) Highway Service Centre to the south.

1.3 EXISTING CONDITIONS

The property is currently developed with one single detached residence and one commercial building which is utilized for a small scale local label making business called Label It!. The business produces labels (fabric labels, decals, stickers etc.) to customer specifications. The business use has continued on the property since the owner purchased the property in 1997 and has approximately 5 employees.

The property currently has a gravel laneway that runs from Ellis Road to the rear property line and small gravel parking area that lies at the edge of the property. The laneway was previously used by former McDonald's employees. The laneway is no longer used to access the MTO Highway Service Centre and has been fenced off to avoid access and through traffic.

1.4 PRE-CONSULTATION MEETING

A Pre-Consultation Meeting to discuss the proposed Zoning By-Law Amendment and future severance of the property was held at the Township of Puslinch's municipal offices on March 5, 2015. Through the Pre-Consultation process the following reports/studies were deemed necessary to complete and submit to the Township in order to fulfil the requirements for a complete Zoning By-Law Amendment Application:

- Complete Application Form.
- A cheque in the Amount of $2,000 for the required Township Zoning By-Law Amendment Fee.
- Letter of Authorization, allowing Stantec to act on behalf of the property owner in regards to the Zoning By-Law Amendment request.
- A Functioning Servicing Report demonstrating the feasibility of a septic system and private well.
- Tree Inventory and Preservation Plan showing what trees will be impacted by the proposed development.
- A brief review of how the development will not impact the Ellis Chapel located adjacent to the subject property.

2.0 POLICY OVERVIEW

2.1 PROVINCIAL POLICY STATEMENT, 2014

The Provincial Policy Statement (PPS) of 2014 was created to provide direction on matters of Provincial Interest related to land use planning and development across the Province. The PPS sets out the policy foundation for development and use of land while also supporting the Provincial goal to enhance the quality of life for citizens of Ontario.

Policy 1.1.4.1 of the PPS states that 'healthy, integrated and viable rural areas should be supported by f) promoting diversification of the economic base and employment opportunities through goods and services…".

Policy 1.3.1 of the PPS states that "Planning Authorities' shall promote economic development and competitiveness by: b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses, and take into account the needs of existing and future businesses".

Label It! has existed as a local business on the subject site for approximately 18 years. The proposed Zone Change and subsequent property severance would ensure that the business would continue to provide economic base and employment opportunities for the rural community of Puslinch into the future.

The proposed Zoning By-Law Amendment promotes a healthy and integrated rural area by providing employment opportunities and providing a suitable site for the relocation of the local Label It! business.

It is our professional opinion that the requested Zoning By-Law Amendment is 'consistent with' the Policies of the Provincial Policy Statement.

2.2 PLACES TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

Places to Grow: Growth Plan for the Greater Golden Horseshoe, 2006 is a framework for implementing Ontario's vision of building stronger, prosperous communities by better managing growth and development. The Growth Plan provides a framework for implementing Provincial interest and a vision into the year 2031. The Growth Plan demonstrates leadership for improving the ways in which our cities, suburbs, towns and villages (urban and rural areas) will grow and prosper over the long term.

Policy 2.2.9.1 of the Growth Plan states that "Rural settlement areas are key to the vitality and economic well-being of rural communities. Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlement areas to serve the needs of rural residents and area businesses…"

The request for Zoning By-Law Amendment would permit the use if the small scale commercial business on the subject site providing continued economic opportunities within the rural community of Puslinch.

It is our professional opinion that the proposed Zoning-By-Law Amendment application is in conformity with the policies of *Places to Grow: Growth Plan for the Greater Golden Horseshoe*.

2.3 COUNTY OF WELLINGTON OFFICIAL PLAN

The subject property is designated 'Secondary Agriculture' within the County of Wellington Official Plan. 'Secondary Agricultural' areas include lands that are determined to be non-prime agriculture. According to Official Plan policies *6.5.3 Permitted Uses and 6.5.4 Commercial, Industrial & Institutional*, small scale commercial uses are permitted within the 'Secondary Agricultural' designation provided that:

- Appropriate sewage and water systems can be established – a Functional Servicing Report has been prepared by Van Harten Surveying Inc. to provide comments related to feasibility of servicing the proposed building with septic and water (refer to Section 4.1 of this report for more information on Functional Servicing Report).

- The proposed use is compatible with surrounding land uses – the current Label It! business has been in operation on the subject lands for approximately 18 years in which it has been compatible with surrounding land uses. The relocation of the business to the south east corner of the site will be constructed with appropriate setbacks and design elements to ensure continued compatibility with surrounding land uses.

- The use is small scale and takes place on one lot – The proposed use is small in scale and is intended to take place on one lot as the property owner anticipates to sever the lot provided the Zoning By-Law Amendment is approved.

It is our professional opinion that the proposed small scale commercial building to be utilized for a local label making business conforms with the 'Secondary Agriculture' policies of the County of Wellington Official Plan.

2.4 TOWNSHIP OF PUSLINCH ZONING BY-LAW

The property is zoned Agricultural 'A' Zone within the Township of Puslinch Zoning By-Law. Permitted uses in this zone include agricultural uses, single detached dwellings, home occupation, public uses etc.

A Zoning By-Law amendment is required to permit the construction and operation of a small scale commercial building on the subject lands.

3.0 ZONE CHANGE PROPOSAL

An application for an amendment to the Township of Puslinch Zoning By-Law has been submitted with this report.

The proposed Zoning By-Law Amendment application and subsequent severance of the lands would allow for separation of the owner's residence and business by severing the property into two separate lots and relocating the local business to the severed parcel of land.

The Zoning By-Law Amendment application requests that the zoning of the subject property be amended by applying a site specific exemption for the current Agricultural 'A' Zone.

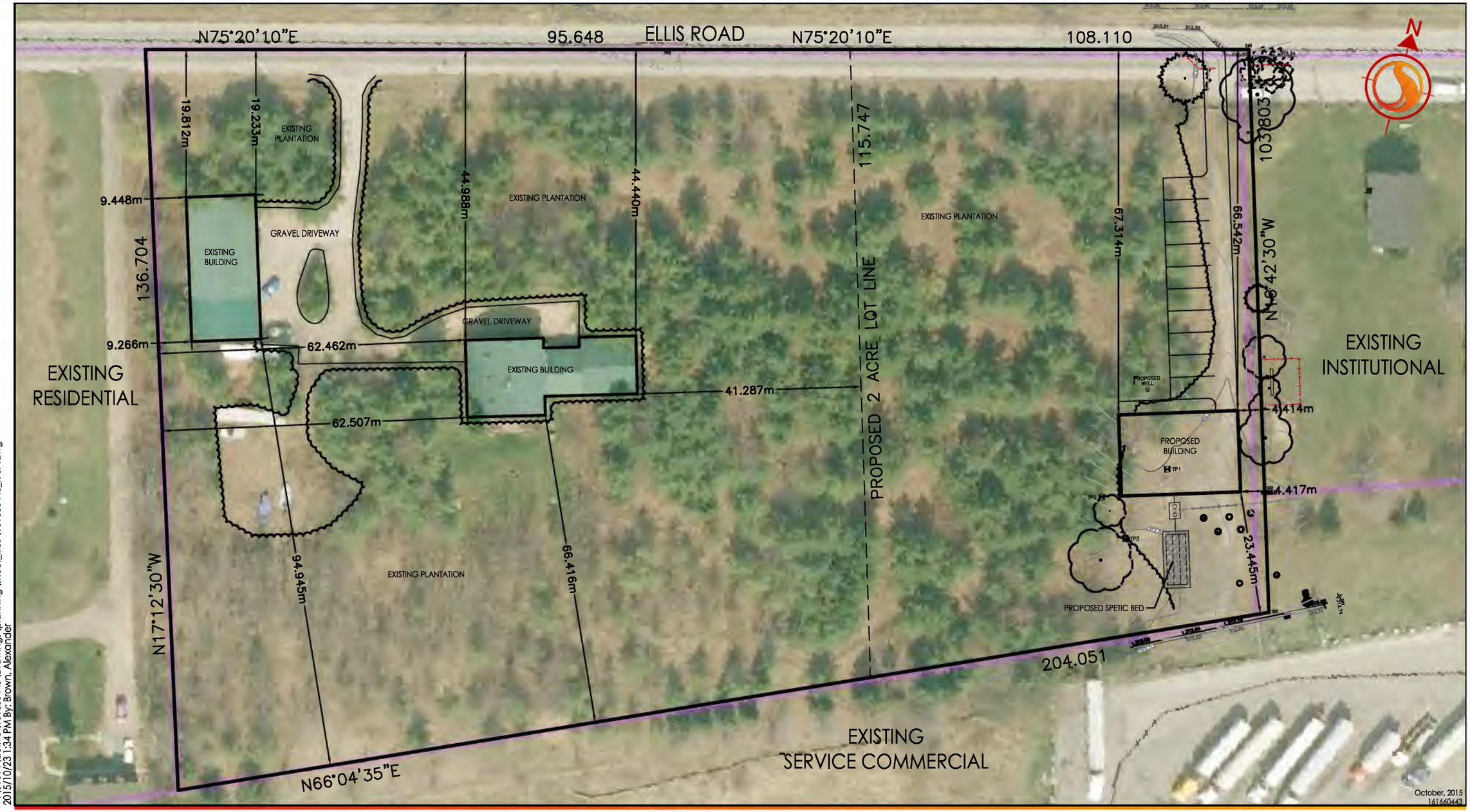
The site specific zoning would permit the construction and operation of a small scale commercial Label making business on the subject site and provide for appropriate regulations and setbacks to ensure compatibility with adjacent uses. It is the intention of the owner to construct the small scale commercial building at the rear corner of the property to minimize its visibility form Ellis Road. The building will be designed to be compatible with the rural character of the surrounding area. It is proposed that the following be included in the Zoning By-Law Amendment:

- The zoning would be applicable to a portion of the property not less than 1.0 acre (0.4 hectares) in size to be determined through further discussion with the Township and County during the Zone Change and Severance processes.
- Permitted uses would be restricted to a small scale commercial building which may include administration office and a workshop.
- A minimum of 10 parking spaces will provided.

Please refer to Figure 2 - Preliminary Plan for an example of what is proposed on site. Please note that this sketch is subject to change.

3.1 APPLICATION FOR CONSENT

The property owner intends to sever the proposed business from his existing residence upon support of the Zoning By-Law Amendment. A proposed severance of 2 acres (0.8 hectares) is shown on Figure 2 – Preliminary Plan. Please note that this Figure is for information purposes only



V:\0161\active\161660443\Drawings\planning\sheet_files\161660443_R-SP.dwg
2015/10/23 1:34 PM By: Brown, Alexander

Stantec

49 Frederick Street
Kitchener, ON, N2H 6M7
Tel. 519.579.4410
www.stantec.com

1:500 0 5 15 25m

Client/Project
Brad Coles - Label It!
ZONING AMENDMENT
PUSLINCH, ONTARIO

Figure No.
2.0

Title
PRELIMINARY PLAN
6691 ELLIS ROAD

Part of Lot 8, Concession 2,
In The Geographic
Township of Puslinch

and is subject to change. The site specific Zoning By-Law would address any permitted uses and regulations.

4.0 SUPPORTING DOCUMENTATION

The following section of this report contains a brief description of documents that have been prepared in the support of the Zoning By-Law Amendment Application and the future proposed severance of the property.

4.1 FUNCTIONAL SERVICING REPORT

A Functional Servicing Report entitled '*Functional Servicing Report Proposed Lot Severance 6691 Ellis Road, Part Lot 8, Concession 2, Township of Puslinch, Ontario'*, dated September 4, 2015 was prepared by Van Harten Surveying Inc. A copy of the Functional Servicing Report has been attached to this report as Appendix A.

As no municipal services are available for connection, the Functional Servicing Report was prepared to identify the subsurface conditions of the subject property and provide preliminary comments on the feasibility of servicing the facility. The proposed small scale commercial building is proposed to be serviced with by a private on-site Class 4 Sewage System and private water well.

According to the Client (property & business owner), the proposed commercial business will employ no more than ten (10) employees. The building will include a bathroom and possibly a lunchroom sink. No showers are proposed for the building and no processing of water will be generated by the business.

An engineering site investigation was carried out by Van Harten Surveying Inc. to locate water supply wells in the vicinity of the proposed building, identify surface drainage characteristics of the property, and to carry out a subsurface investigation. The engineering investigation concluded the following:

1) A review of the building area did not reveal any existing neighbouring water wells within the immediate vicinity of the proposed sewage system. The water supply for the proposed small scale commercial building will be provided by a new drilled well. To address minimum setback requirements of the Ontario Building Code, the well will be cased to a minimum depth of 6.0m and located a minimum horizontal distance of 15m from the septic tank and nearest distribution pipe.

2) The native sand and gravel soil witnessed on site is well suited for the construction of a standard Class 4 'septic tank' sewage system with an in ground leaching bed.

A detailed sewage system design conforming to Part 8 of the Ontario Building Code with material, construction and inspection requirements will be prepared and submitted to the Township at the time of building permit application.

Please refer to the '*Functional Servicing Report Proposed Lot Severance 6691 Ellis Road, Part Lot 8, Concession 2, Township of Puslinch, Ontario*' attached as Appendix A for specific information.

4.2 TREE MANAGEMENT AND PRESERVATION PLAN

The Tree Management and Preservation plan was identified during Pre-Consultation as a required report to be included in the Zoning By-Law Amendment Application for a 'complete application'.

It is our understanding that our Client has been in discussion with the County's Forest Conservation By-Law Officer related to this matter. Based on this discussion, the Client has decided to remove trees on his property in accordance with the County's Tree-Cutting By-Law. As such, a Tree Management and Preservation Plan has not been submitted with the application package and has been considered through the County Tree Cutting By-Law.

4.3 ELLIS CHAPEL

The property subject to the requested Zoning By-Law Amendment is located adjacent to the property which contains the Ellis Chapel.

It is our professional opinion that the Zoning By-Law Amendment will cause no negative impact to the Ellis Chapel for the following reasons:

- The proposed small scale commercial building is proposed to be constructed at the south east corner of the property, away from the location of the Chapel and closer to the location of the MTO Highway Service Station.
- The building is proposed to be one story in height and will contain all elements of the business within the commercial building. No outside storage will be required.
- The building is intended to be compatible with the rural nature of the community. The location and design elements are proposed to minimize appearance from the street. Signage and lighting will be kept to a minimum.

- The business will be operated Monday through Friday between the hours of 8am and 5pm restricting the potential impacts on the Chapel to regular business hours on weekdays.

- The current traffic generated from the Label It! business is minimal. The business currently employs a total of five employees (and is not expected to employ more than ten employees). Traffic to and from the site is generated by employees, customers and the occasional delivery. The traffic conditions are not expected to change with the relocation of the business.

- The business does not contain a retail component, further limiting the amount of customer traffic to the site.

- The existing gravel laneway that runs from Ellis Road to the rear property line and small gravel clearing (proposed location for the new small scale commercial building) was formerly used at all hours of the day and night as an access point and parking areas to the MTO Highway Service Station (for McDonald's employees). This access is proposed to be used for the relocated Label It! business which would significantly limit the amount of traffic along the laneway causing much less of an impact on the neighbouring property than previously experienced.

5.0 PLANNING JUSTIFICATION DISCUSSION

We believe that the following rationale should be considered when reviewing the subject application:

- It is our professional planning opinion that the proposed site specific Zoning By-Law Amendment is 'consistent with' and in conformity with the relevant planning policies discussed in Section 2.0 of this Report.

- Label It! is an established local business which has existed on the subject site for approximately 18 years. The proposed Zone Change and subsequent property severance provides a suitable location for the business and would continue to provide economic base and employment opportunities for the rural community of Puslinch.

- The setbacks and design elements of the small scale commercial business are intended to be compatible with the nature of the rural community and compatible with surrounding land uses.

- The size of the property is more than adequate to support the business's building, servicing and parking after the approval of a property severance.

- A Functional Servicing Report has been prepared demonstrating the feasibility of a septic system and private well on the subject site taking into account the property severance.

6.0 CONCLUSION

In conclusion, it is recommended that this Planning Justification Report in conjunction with the required documentation identified during pre-consultation be deemed as addressing the requirements of a complete Zoning By-Law Amendment Application package by the Township of Puslinch.

The proposal is consistent with the Provincial Policy Statement and in conformity with the Growth Plan, and the County of Wellington Official Plan.

It is our professional planning opinion that the proposed Zoning By-Law Amendment is consistent with Provincial and County policy, is compatible with compatible with the surrounding land uses, and represents good planning.

7.0 RECOMMENDATIONS

It is recommended that:

1) The Township of Puslinch deem the application for Zoning By-Law Amendment complete.

2) This Report and supplementary material be provided to the Township of Puslinch Council and to the Public.

3) That the Informal Public Meeting be scheduled.

Township of Puslinch
7404 *Wellington* Rd 34, Guelph, ON N1H 6H9
P: 519-763-1226 F: 519-763-5846
www.puslinch.ca

NOTICE

CALFASS ROAD CONSTRUCTION OPEN HOUSE BETWEEN HIGHWAY #6 AND VICTORIA STREET

The project will consist of road construction, concrete curbs and sidewalk, parking areas and storm water.

Please join us on:

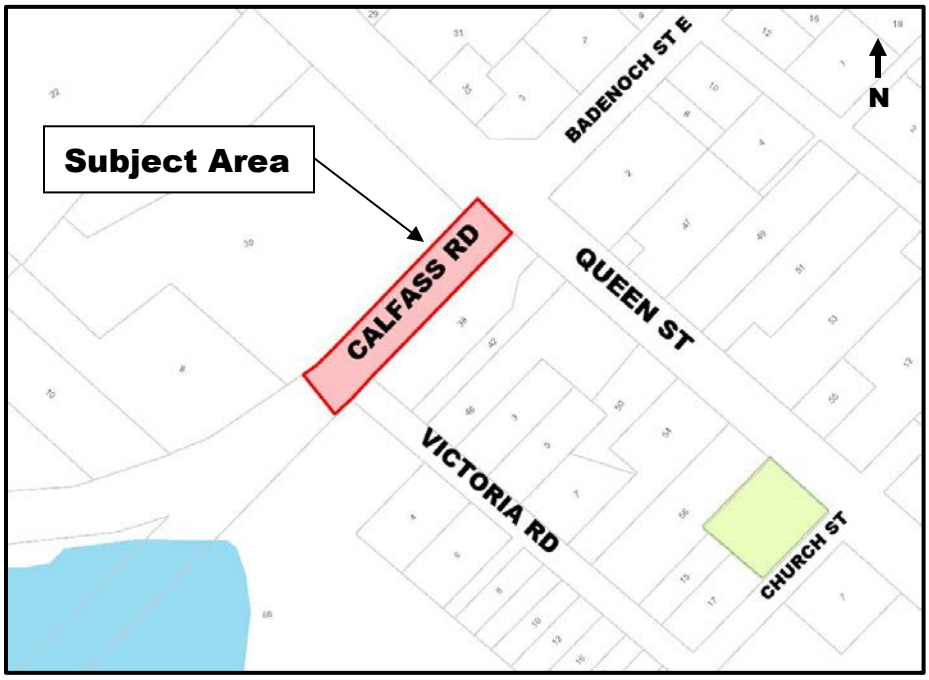
Thursday, April 7th, 2016 at 7:00 p.m.
Township of Puslinch Council Chambers
7404 Wellington Road 34

The Public Open House will allow residents/businesses an opportunity to discuss the above project with Township of Puslinch staff and our consultant GM BluePlan Engineering.

For further information please contact:

Township of Puslinch
519-763-1470
dcreed@puslinch.ca

Key Map



6.1(a)

Dufferin Aggregates
2300 Steeles Ave W, 4th Floor
Concord, ON L4K 5X6
Canada

RECEIVED
FEB 11 2016
Township of Puslinch

February 10, 2016

CLERK'S DEPARTMENT
TO
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Council Agenda ✓
File

Seana Richardson
Aggregates Technical Specialist
Ministry of Natural Resources
Guelph District
1 Stone Road West
Guelph, Ontario
N1G 4Y2

Attention: Ms. Richardson

Re: Monthly Monitoring Report
Mill Creek Pit, License #5738
Township of Puslinch, Wellington County

Please find enclosed the required monitoring data for the month of January 2016. As indicated, there were no exceedences to report in this month. Ponds and drive points were frozen. There was no extraction activity or pumping in January.

If you have any questions, please do not hesitate to call.

Sincerely,

Ron Van Ooteghem
Site Manager

C.c.
Karen Landry (Township of Puslinch)
Sonja Strynatka (GRCA)
Kevin Mitchell (Dufferin Aggregates)
University of Guelph

Monthly Reporting
Mill Creek Aggregates Pit
January 2016

Date	DP21 (mASL)	Threshold Value (mASL)	Exceedance
6-Jan-16		305.66	NO
14-Jan-16		305.66	NO
20-Jan-16		305.66	NO
26-Jan-16		305.66	NO

Date	BH13 (mASL)	DP21 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
6-Jan-16	306.13			0.11	NO
14-Jan-16	306.15			0.11	NO
20-Jan-16	306.15			0.11	NO
26-Jan-16	306.17			0.11	NO

Date	DP17 (mASL)	Threshold Value (mASL)	Exceedance
6-Jan-16		305.17	NO
14-Jan-16		305.17	NO
20-Jan-16		305.17	NO
26-Jan-16		305.17	NO

Date	BH92-12 (mASL)	DP17 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
6-Jan-16	305.36			0.07	NO
14-Jan-16	305.38			0.07	NO
20-Jan-16	305.38			0.07	NO
26-Jan-16	305.39			0.07	NO

Date	DP3 (mASL)	Threshold Value (mASL)	Exceedance
6-Jan-16		304.54	NO
14-Jan-16		304.54	NO
20-Jan-16		304.54	NO
26-Jan-16		304.54	NO

Date	DP6 (mASL)	DP3 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
6-Jan-16	305.65			0.57	NO
14-Jan-16	305.66			0.57	NO
20-Jan-16	305.65			0.57	NO
26-Jan-16	305.69			0.57	NO

Date	DP2 (mASL)	Threshold Value (mASL)	Exceedance
6-Jan-16		303.65	NO
14-Jan-16		303.65	NO
20-Jan-16		303.65	NO
26-Jan-16		303.65	NO

Date	BH92-27 (mASL)	DP2 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
6-Jan-16	304.80			0.43	NO
14-Jan-16	304.87			0.43	NO
20-Jan-16	304.96			0.43	NO
26-Jan-16	305.00			0.43	NO

Date	DP1 (mASL)	Threshold Value (mASL)	Exceedance
6-Jan-16		303.88	NO
14-Jan-16		303.88	NO
20-Jan-16		303.88	NO
26-Jan-16		303.88	NO

Date	BH92-29 (mASL)	DP1 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
6-Jan-16	305.05			0.29	NO
14-Jan-16	305.11			0.29	NO
20-Jan-16	305.17			0.29	NO
26-Jan-16	305.21			0.29	NO

Date	DP5C (mASL)	Threshold Value (mASL)	Exceedance
6-Jan-16		302.88	NO
14-Jan-16		302.88	NO
20-Jan-16		302.88	NO
26-Jan-16		302.88	NO

Date	OW5-84 (mASL)	DP5C (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
6-Jan-16	303.60			0.30	NO
14-Jan-16	303.66			0.30	NO
20-Jan-16	303.63			0.30	NO
26-Jan-16	303.66			0.30	NO

Note: DP21, DP17, DP3, DP2 , DP1, and DP5C were frozen.

Monthly Reporting
Mill Creek Aggregates Pit
January 2016

Total Monthly Precipitation (mm):	27.8	Waterloo-Wellington Airport (January Actual)	
Total Monthly Normal Precipitation (mm):	67	Waterloo-Wellington Airport (30-year Normal)	

Max. Allowable as per PTTW- Main Pond				
(Imperial Gallons)				(Litres)
2,500			per minute	11,365
1,800,000			per day	8,183,000

Date	Below Water Table Extraction (wet tonnes) Phase 2	Below Water Table Extraction (wet tonnes) Phase 3	Water Pumped from Main Pond (gals)	Water Pumped from Active Silt Pond (gals)	Main Pond Level (mASL)	Exceedance Y/N (BELOW 305.5 mASL)	Phase 2 Pond Level (mASL)	Exceedance Y/N (BELOW 305.0 mASL)	Phase 3 Pond Level (mASL)	Exceedance Y/N (BELOW 303.85 mASL)	Phase 4 Pond Level (mASL)	Exceedance Y/N (BELOW 304.5 mASL)
1-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
2-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
3-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
4-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
5-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
6-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
7-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
8-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
9-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
10-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
11-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
12-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
13-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
14-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
15-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
16-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
17-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
18-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
19-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
20-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
21-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
22-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
23-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
24-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
25-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
26-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
27-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
28-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
29-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
30-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
31-Jan-16	0	0	0	0	--	--	--	--	--	--	--	--
Total	0	0	-	-								
Avg./ day	0.0	0.00	-	-	--	--	--	--	--	--	--	--

Note: No exceedences to report, ponds were frozen, no pumping.

6.2(a)

Council of the Township of Puslinch
7404 Wellington County Road 34
Guelph, Ontario
N1H 6H9

RECEIVED
FEB 17 2016
Township of Puslinch

February 16, 2016

Dear Council of the Township of Puslinch,

I am writing on behalf of the Life Donation Awareness Association to ask to have a message displayed on the Outdoor Marquee Sign to encourage people to consider organ & tissue donation during the month of April, BeADonor Month in Ontario.

The Life Donation Awareness Association of Midwest Ontario is a volunteer, not for profit organization whose aim is to build awareness within our communities around the need for and how to register consent to become an organ & tissue donor. Group members include people waiting for organs & tissue, donor family members, general public and recipients such as myself. Thanks to the courage and compassion of a family I will never know, I received a life-saving heart transplant just over three years ago.

April is BeADonor Month, and along with many activities planned to build awareness, our group has arranged to have signage along Hwy 6 in Guelph and Fergus, as well as Elora, and we are hoping that we can have a message posted on the Outdoor Marquee Sign in Aberfoyle as well, as we did last year. Apparently it takes four 'touches' before someone finally acts, so wouldn't it be great to get the idea started in Puslinch!

CLERK'S DEPARTMENT

TO	
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For Your Information	
Council Agenda	✓

If we kept to two lines, our message would be:

Donors Save Lives!
www.beadonor.ca

If we had four lines:

Organ Donors
Save Lives
Register to donate
www.beadonor.ca

Ideally, we would like the message displayed throughout the month of April, but any time given would be very much appreciated.

Thank you for your time and consideration of my request again this year. I am looking forward to your reply.

Sincerely,

Janet Parr
519-822-0765
jeparr@hotmail.ca

6.3(a).

Ontario

LEGISLATIVE ASSEMBLY OF ONTARIO

PLEASE REPLY TO:
TED ARNOTT, MPP
181 ST. ANDREW STREET EAST
2nd FLOOR
FERGUS, ONTARIO
N1M 1P9
TEL. (519) 787-5247
TOLL FREE: 1-800-265-2366
E-Mail: ted.arnottco@pc.ola.org

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FEB 11 2016
CLERK'S DEPARTMENT
Township of Puslinch

TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	March 2nd
File	

Wellington-Halton-Hills Provincial Riding Office
Fergus, Ontario

February 4, 2016

The Hon. Charles Sousa
Minister of Finance
7th Floor, Frost Building South
7 Queen's Park Cres.
Toronto, Ontario
M7A 1Y7

Dear Minister:

As you prepare your upcoming provincial budget, I am writing to once again reiterate the need for the Highway 6 Morriston Bypass.

For years, I have been raising the need for the Highway 6 Morriston Bypass in the Ontario Legislature.

I have been working with Mayor Dennis Lever, Township of Puslinch Council, the County of Wellington and the Morriston Bypass Coalition and together we have presented a strong economic case for the need for this project. Enclosed is the latest letter from the Morriston Bypass Coalition which you should have received.

The Highway 6 Morriston Bypass will have important economic benefits for our entire region, as Highway 6 serves as a major economic link between the 401 and the Hamilton/Niagara Region and the U.S. Border. An economic study carried out by a University of Waterloo professor concluded that the current bottleneck is costing our economy millions of dollars every year.

Premier Wynne has also publicly acknowledged the importance of the Highway 6 Morriston Bypass in the Ontario Legislature.

..2

Ontario

LEGISLATIVE ASSEMBLY OF ONTARIO

PLEASE REPLY TO:
TED ARNOTT, MPP
181 ST. ANDREW STREET EAST
2nd FLOOR
FERGUS, ONTARIO
N1M 1P9
TEL. (519) 787-5247
TOLL FREE: 1-800-265-2366
E-Mail: ted.arnottco@pc.ola.org

I respectfully request that you announce funding for the Highway 6 Morriston Bypass in your upcoming budget speech, expected next month.

Thank you for your consideration of this matter.

Sincerely,

Ted Arnott, MPP
Wellington-Halton Hills

TA:dr
Cc: Premier Kathleen Wynne
The Hon. Steven Del Duca, Minister of Transportation
The Hon. Brad Duguid, Minister of Economic Development, Employment, and Infrastructure
The Hon. Ted McMeekin, Minister of Municipal Affairs and Housing
Warden George Bridge, County of Wellington
Scott Wilson, CAO, County of Wellington
Donna Bryce, Clerk, County of Wellington
Mayor Dennis Lever, Township of Puslinch
Karen Landry, CAO/Clerk, Township of Puslinch
Rory McAlpine, Maple Leaf Foods

6.3(b)



February 1, 2016

Hon. Kathleen Wynne, MPP
Premier of Ontario
Queen's Park
Toronto, ON M7A 1A1

Hon. Steve Del Duca, MPP
Minister of Transportation
3rd Floor, Ferguson Block
77 Wellesley Street West
Toronto, ON M7A 1Z8

Hon. Brad Duguid, MPP
Minister of Economic Development
Employment and Infrastructure
8th Floor, Hearst Block
900 Bay Street
Toronto, ON M7A 2E1

Hon. Charles Sousa, MPP
Minister of Finance
7th Floor, Frost Building South
7 Queen's Park Crescent
Toronto, ON M7A 1Y7

Dear Premier and Ministers:

Re: Funding of the Morriston Bypass Highway Infrastructure Project in 2016

On behalf of all members of the Morriston Bypass business and economic development coalition, we want to thank you for the opportunity to meet several times with your government over the past two years to share information on the importance of proceeding with funding for the Morriston Bypass in the 2016 provincial budget.

While the public safety and economic arguments in favour of the bypass have been shared with successive provincial governments, the opportunity to come together as a business group and provide solid, up-to-date evidence of the regional economic and trade benefits of this critical piece of highway infrastructure, has been gratifying. From our first visit to Queen's park in June 2014, to Minister Del Duca's visit to Guelph/Morriston in July 2015, we have valued every encouraging conversation with elected officials, senior bureaucrats and staff.

As you now prepare the 2016 provincial budget, and in light of the strong commitment of the Trudeau government to help cost share such vital infrastructure projects, we trust we can count on a positive decision and the opportunity to express our public support for it. We remain available for any questions you may have.

Sincerely,

Rory McAlpine
Senior VP, Government & Industry Relations
Maple Leaf Foods

Brian Wood
President
Con Cast Pipe Inc.

CON CAST PIPE

Joe McCarney
Logistics Manager
Sleeman Breweries Ltd.

Kithio Mwanzia
President & CEO
Guelph Chamber of Commerce

GUELPH CHAMBER OF COMMERCE

Teresa Schoonings
Senior Director, Corporate Affairs
Canada Bread Company, Limited

Mike Millian
President
Private Motor Truck Council of Canada

PRIVATE MOTOR TRUCK COUNCIL OF CANADA | ASSOCIATION CANADIENNE DU CAMIONNAGE D'ENTREPRISE

Catherine O'Brien
Senior VP, Corporate Affairs
Nestlé Canada Inc.

Patrick McGrade
Senior VP, Corporate Affairs
Tim Hortons

Bob Ballantyne
President
Freight Management Association of Canada

Ron Foxcroft
Chairman & CEO
Fluke Transportation Group

Chantelle Donahue
Vice President, Corporate Affairs
Cargill Inc.

Barry Senft
CEO
Grain Farmers of Ontario

Bruce Wood
President & CEO
Hamilton Port Authority

Councillor Judi Partridge
Ward 15 Flamborough
City of Hamilton

Frank Scremin
President & CEO
John C. Munro Hamilton International Airport

Keanin Loomis
President & CEO
Hamilton Chamber of Commerce

George Bridge
Warden
County of Wellington

Stephen Laskowski
Vice President
Ontario Trucking Association

Ontario Trucking Association

John Best
Executive Director
Southern Ontario Gateway Council

Southern Ontario GATEWAY COUNCIL

Dennis Lever
Mayor
Township of Puslinch

Cam Guthrie
Mayor
City of Guelph

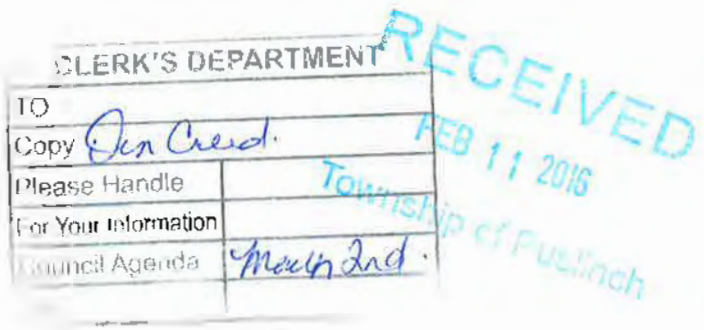
City of Guelph

R.J. Burnside & Associates Limited 292 Speedvale Avenue West Unit 20 Guelph ON N1H 1C4 CANADA
telephone (519) 823-4995 **fax** (519) 836-5477 **web** www.rjburnside.com

6.4(a)

BURNSIDE
[THE DIFFERENCE IS OUR PEOPLE]

February 11, 2016



Via: Mail

Ms Karen Landry
CAO / Clerk
Township of Puslinch
7404 Wellington Road 34
Guelph ON N1H 6H9

Dear Ms Landry

Re: Notice of Completion Niska Road Improvements Schedule C Environmental Assessment Study
Project No.: 300032275.0000

The City of Guelph (City) has undertaken a Class Environmental Assessment (EA) study to investigate opportunities for improvements to Niska Road from the City limits to Downey Road. The EA study investigated options to improve Niska Road, the bridge over the Speed River and intersection at Niska Road and Downey Road. The study involved the completion of numerous studies to assess potential environmental, social and economic impacts of the proposed works, detailed evaluation of alternative solutions for improvements to Niska Road, the bridge crossing the Speed River, and the intersection at Niska Road and Downey Road, and ongoing consultations with interested agencies and members of the public. The Schedule C Class Environmental Assessment Report (ESR) is now complete and summarises all work completed as part of this Class EA process.

In accordance to the Environmental Assessment Act, the ESR has been placed on the public record and is available for review for 30 days starting **February 11, 2016.** An electronic copy is available online at **guelph.ca/niskaroad** and hard copies of the ESR will be available in three locations in the City of Guelph. Details regarding locations are available in the attached Notice of Completion.

At this stage of the Class EA process, please provide written comments to the Deputy City Engineer or the City's consultant (contact details below) within 30 calendar days from the date of this notice. If concerns regarding this project cannot be resolved through discussion with the City of Guelph a request for a Part II Order can be made to Minister of the Environment and Climate Change. Details regarding this process are available in the attached Notice of Completion.

Should your Agency have questions or concerns regarding this report, or the project, we ask that you respond no later than **March 12, 2016**.

Subject to concerns or requests raised as a result of the Notice of Completion, the City intends to proceed with the final design phase of this project.

Further information may be obtained from the Deputy City Engineer or the City's Consultant listed below.

Don Kudo, P. Eng. Deputy City Engineer - Manager, Infrastructure Services City of Guelph 1 Carden Street Guelph ON N1H 3A1 **T: 519-837-5604 x 2490** **E: don.kudo@guelph.ca**	**Philip A. Rowe, C.E.T.** Consultant Project Manager R.J. Burnside & Associates Limited 292 Speedvale Avenue West, Unit 20 Guelph ON N1H 1C4 **T: 1-800-265-9662 x 5915** **E: philip.rowe@rjburnside.com**

Yours truly,

R.J. Burnside & Associates Limited

Philip A. Rowe

Philip Rowe, C.E.T.
Project Manager
PR:sd

Enclosure(s) Notice of Completion

cc: Don Kudo, City of Guelph
Ken Vanderwal, City of Guelph
Doug Keenie, R.J. Burnside & Associates Limited

Other than by the addressee, copying or distribution of this document, in whole or in part, is not permitted without the express written consent of R.J. Burnside & Associates Limited.

6.4(b).

NOTICE OF STUDY COMPLETION
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT
SCHEDULE C ENVIRONMENTAL STUDY

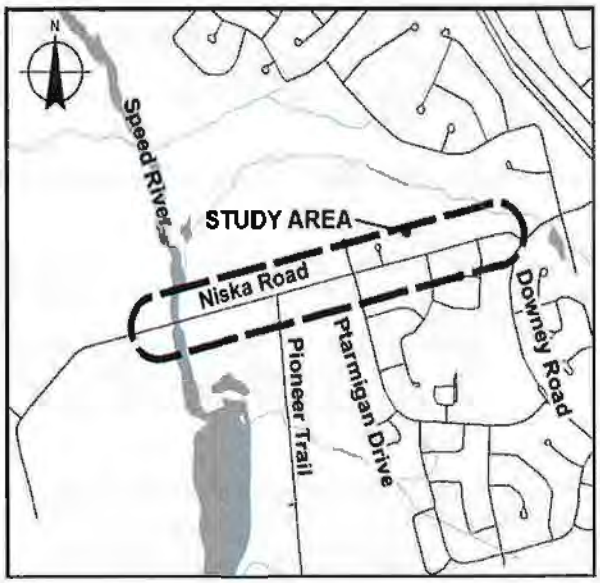
Niska Road Improvements
From the City Limits at the Speed River to the Downey Road Intersection

The Study

The City of Guelph (City) has completed a Class Environmental Assessment study (EA) to investigate opportunities for improvements to Niska Road from the city limits to Downey Road. Segments of the road and bridge are nearing the end of their useful life and require replacement or repair to prevent increasing maintenance costs, environmental impacts and community road safety issues. The EA investigated options to rehabilitate and/or reconstruct Niska Road, the bridge over the Speed River and the intersection of Niska Road and Downey Road. The EA also examined the implementation of traffic calming measures throughout the length of this road corridor. The approximate extent of the study area is shown on the map.

In addition to reviewing a variety of road cross-sections and design options, improvements to the Downey Road intersection, impacts to the environment and community road safety issues, a range of bridge repair and replacement solutions were examined including but not limited to bridge closure, rehabilitation or replacement.

The Process



The EA was conducted as a Schedule C Project in accordance with the "Municipal Class Environmental Assessment" (Municipal Engineers Association, October 2000, as amended in 2007 and 2011), an approved process under the Ontario Environmental Assessment Act. The EA process included consultation with the local community, general public, stakeholders and the review agency. The consultation process also included a community workshop, two (2) Public Information Centres (PICs) and several committee meetings. In addition, a project-focused Community Working Group (CWG) was created and eight (8) CWG meetings were conducted to allow for examination and inclusion of community concerns.

Various studies were completed to assess potential environmental, social, cultural and economic effects of the proposed improvements. These included natural environment assessments, tree inventory and impacts assessment, wildlife assessment, cultural and built heritage evaluation, heritage viewscape assessment, Stage 1 archaeological assessment, traffic impact study, travel destination survey and community safety review. Alternative solutions were evaluated for the road, bridge and intersection. Alternative design concepts and evaluation factors were updated based on consultation with review agencies and stakeholders. Natural environmental and social mitigation measures were established based on potential adverse impacts.

The EA studies and consultation identified the following preferred alternatives for Niska Road and the Bailey Bridge. The EA recommendations are:

- Replace the existing one-lane Bailey Bridge with a two-lane bridge.
- Reconstruct Niska Road from the Bailey Bridge to Ptarmigan Drive with two shared-use lanes and a sidewalk on the north side.

Intersection design recommendations for Niska Road at Downey Road were not carried forward as part of the EA. City Council requested the intersection design be re-examined in a subsequent study. City Council has also requested that the type and style of the two lane bridge be determined at detailed design with public consultation.

All materials distributed at PICs, CWG and Agency meetings, correspondence received, and study results are available in the Environmental Study Report (ESR).

Comments Invited

In accordance to the EA Act, the ESR has been placed on the public record and is available for review for 30 days starting February 19, 2016. An electronic copy is available online at **guelph.ca/niskaroad** and hard copies of the ESR will be available in the following locations:

Guelph City Hall
1 Carden Street
Guelph ON N1H 3A1
519-822-1260

Guelph Public Library
Main Branch, 100 Norfolk Street
Guelph ON N1H 4J6
519-824-6220

~~**YMCA-YWCA**~~
~~130 Woodland Glen Drive~~
~~Guelph ON N1G 4M3~~
~~519-824-5150~~

No longer available at this location

Guelph Public Library
Scottsdale Branch
650 Scottsdale Drive
Guelph, ON N1G 3M2
519-829-4402
New location

Please provide written comments to the Deputy City Engineer or the City's consultant (contact details below) within 30 calendar days from the date of this notice. If concerns arise regarding this project which cannot be resolved through discussion with the City of Guelph, a person or party may request that the Minister of the Environment and Climate Change, make an order for the project to comply with Part II of the Environmental Assessment Act (referred to as a Part II Order), which address individual environmental assessments. Request must be received by the Minister at the address below within 30 calendar days of the first posting of this notice.

Director, Environmental Approvals Branch
Minister of the Environment
135 St. Clair Avenue West, 1st Floor
Toronto ON M4V 1P5

The Minister may make one of the following decisions:

- Deny the request
- Refer the matter to mediation
- Require the City to comply with Part II of the Environmental Assessment Act by undertaking one of the following:
  - Submitting the Environmental Study Report for government review and approval; or,
  - Completing an individual Environmental Assessment for government review and approval; or,
  - Preparing Terms of Reference governing the preparation of an individual Environmental Assessment.

A copy of the letter should be sent to the City of Guelph, to the attention of Don Kudo (address below).

Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

For More Information

Further information may be obtained from the Deputy City Engineer or the City's Consultant listed below. If you require this document to be provided in an alternative format as per the *Accessibility for Ontarian's Disabilities Act*, please contact the Deputy City Engineer or the City's consultant.

Don Kudo, P. Eng.
Deputy City Engineer—Manager, Infrastructure Services
City of Guelph
1 Carden Street
Guelph ON N1H 3A1
519-837-5604 extension 2490
don.kudo@guelph.ca

Philip Rowe, C.E.T.
Consultant Project Manager
R.J. Burnside & Associates Limited
292 Speedvale Avenue West, Unit 20
Guelph ON N1H 1C4
1-800-265-9662 extension 5915
philip.rowe@rjburnside.com

This notice issued February 19, 2016.

6.5(a)

February 23, 2016

Attn: Karen Landry

Re: Lot 35, Plan 795; S/T RO5639490, Township of Puslinch, S/T EASE OVER PT 56,61R4829 AS IN LT25415-Civic 44 Fox Run Drive, Guelph

HI Karen, we have purchaser's building a home on this lot.

Unfortunately, due to their heritage they cannot have the number 4 in their address. Currently the civic address is 44.

We would like to make an application to the Township to have the civic number changed to a number without a "4".

Please do not hesitate to contact me with any questions or concerns.

Thank-you



Diane Zadro

GRCA Current

February, 2016 · Volume 21 Number 2

GRCA General Membership

Chair	Helen Jowett
Vice-Chair	Chris White
Townships of Amaranth, East Garafraxa, Melancthon and Southgate and Town of Grand Valley	Guy Gardhouse
Townships of Mapleton and Wellington North	Pat Salter
Township of Centre Wellington	Kelly Linton
Town of Erin, Townships of Guelph/Eramosa and Puslinch	Chris White
City of Guelph	Bob Bell, Mike Salisbury
Region of Waterloo	Les Armstrong, Elizabeth Clarke, Sue Foxton, Helen Jowett, Geoff Lorentz, Jane Mitchell, Joe Nowak, Wayne Roth, Sandy Shantz, Warren Stauch
Municipality of North Perth and Township of Perth East	George Wicke
Halton Region	Cindy Lunau
City of Hamilton	George Stajanovic
Oxford County	Bruce Banbury
County of Brant	Brian Coleman, Shirley Simons
City of Brantford	Dave Neumann, Vic Prendergast
Haldimand and Norfolk Counties	Bernie Corbett, Fred Morison

Riverfestival
Riverprize 2000

Conservation ONTARIO

The Grand River
A Canadian Heritage River

New chair and vice-chair

The GRCA board of directors elected Helen Jowett as the new chair and Chris White as the new vice-chair, each for a one-year term.

Jowett has been a member of Waterloo regional council representing Cambridge since 2014. White is the mayor of Guelph/Eramosa Township and a councillor in Wellington County. Both Jowett and White joined the GRCA board in 2014.

Elections for both positions are held at the first board meeting each year.

In her remarks, Jowett expressed her gratitude to GRCA staff, volunteers and fellow board members and noted that waterways and sensitive lands are the very sustainability of life itself.

She replaces Jane Mitchell, another Waterloo regional councillor, while White replaces Brantford representative Vic Prendergast. Both Mitchell and Prendergast served in their positions for five years and will remain on the board.

The 26-member GRCA board is composed of representatives appointed by the municipalities within the Grand River watershed.

New 3D mapping complete

New mapping of the Grand River watershed shows the path of all 10,000 km of waterways in 3D.

While the GRCA doesn't own the waterways or the land around it, this information is key to the daily work of the organization. Some of the older watercourse maps dated back 30 years and are no longer accurate due to changes on the landscape.

The update to 3D digital maps took a few years. It is based on high-resolution aerial photography. Using digital stereo imagery and specialized geographic information system (GIS) software, the mapping of the waterways was created by GRCA staff.

The new, more up-to-date mapping means better decisions can be made by the GRCA and its partners due to the more complete and up-to-date information. It has already been used to improve outcomes by the GRCA's rural water quality program staff, who work directly with landowners to solve water problems on their land.

The mapping is expected to be posted online later this year at **https://maps.grandriver.ca**.

2015 busy year for planners

It was a busy year for the GRCA's planning staff in 2015 with a record number of permits processed.

A total of 791 permits were received in 2015, and 806 were processed. This exceeds the GRCA's previous record of 753 permits received in 2013, and is 100 permits more than 2014.

There are many reasons for the high number of permits, although the numbers tend to go up and down from one year to the next.

Major projects such as wind farms in Haldimand and Dufferin counties require a permit for each turbine. Initiatives such as infrastructure funding programs also result in an increase in permits. When the economy is good, more building takes place.

Permit numbers are only part of the story. A major project, such as a bridge, and a small project, such as a new garage, each require one permit.

In 2006 the province provided a new regulation for use in the Grand River watershed. Since then, the GRCA has been working to improve mapping for the regulated area.

Forestry work underway at Conestogo Lake

The GRCA is improving the forest plantations at Conestogo Lake Park.

The project is expected to take four to six weeks to complete, but may continue up until mid-March.

Crews are thinning the forest plantations northwest of Conestogo Lake, between Side Road 6 and Wellington County Road 10.

Heavy equipment is crossing one of the main snowmobile trails in the area and warning signs are posted. Snowmobilers are asked to use extra caution and to slow down in the vicinity of the work.

The work is part of the GRCA's long-term management program to convert conifer plantations to more natural forest lands.

A plantation contractor will be harvesting trees marked for removal in order to improve forest health and create more varied habitats that support a greater mixture of plant, animal and bird species.

Seasonal temperatures in January

Precipitation was close to the long-term average with both rain and snowfall events in January.

The snowfall events tended to be localized, rather than watershed-wide. Laurel Creek received the most precipitation during the month while Shade's Mills received the least. During one storm towards the end of January, Conestogo weather station receive the highest snowfall, recording 22 cm of snow over two days.
In contrast, the southern part of the watershed received very little precipitation over the same period.

Temperatures were seasonal in January, averaging -6.3 C, after a very warm December. There is still a chance of above-average temperatures continuing.

The major reservoirs are slightly above normal for this time of year. Lake Erie water levels continue to be well above-average.

Stay off the ice at Guelph Lake

The GRCA warned people to stay off the ice at Guelph Lake Park, which is closed for the winter season.

Signs at the park's entrance indicate the ice is unsafe. The GRCA does not offer ice fishing as a winter activity at Guelph Lake.

Those who venture out onto the ice are putting their safety at risk. Guelph Lake is a working reservoir, and water levels can rise or fall quickly, meaning ice can become thin or unstable in a very short period of time and without warning. Ice thickness is not monitored at Guelph Lake and many of the roads within the park are not plowed. This could make it difficult for GRCA staff or emergency services personnel to assist people out on the lake in the event of an emergency.

Avid anglers can go ice-fishing at three other GRCA parks when winter conditions allow: Shade's Mills in Cambridge, Pinehurst Lake near Paris, and Belwood Lake near Fergus.

Conditions are monitored daily at these locations to ensure the ice thickness meets safety requirements. When the ice is too thin, the program is suspended until it is safe to resume.



A deo of five raccoons tucked into an old sugar maple in Kiera's Forest at the Guelph Rotary Forest at Guelph Lake was spotted by some visitors to the nature centre.

Apply now for grants

Applications are now being accepted for grants for schoolyard and community environmental projects offered by the GRCA and the Grand River Conservation Foundation.

The deadline for applications is Feb. 29. Community groups can receive up to $1,000 for conservation projects that are tangible and available for public use. Elementary schools within the watershed can get up to $750 to pay for natural elements (e.g. trees, shrubs, seeds and plants) for a schoolyard naturalization project. Grants will be distributed in the spring to schools and in the fall to community groups.

Money for the grants comes from two sources. The GRCA's Thiess Riverprize Endowment Fund, which was established with the monetary portion of the GRCA's 2000 award for excellence in watershed management. It is also supported by the GRCF's Grand Champions Fund, established through private donations.

Details and an application form are available in the News section of the GRCA website at www.grandriver.ca.

This issue of *GRCA Current* was published in February 2016.

It is a summary of the January 2016 business conducted by the Grand River Conservation Authority board and committees as well as other noteworthy happenings and topics of interest.

The Grand River Conservation Authority welcomes forwarding, distribution and photocopying *GRCA Current*.

Next board meeting:
Feb. 26 at 9:30 a.m.,
GRCA Administration Centre.

Subscribe to GRCA information and newsletters:
grandriver.ca/subscribe

View agendas and meeting reports:
https://calendar.grandriver.ca/directors

View coming events:
www.grandriver.ca/Events

185667 Grey County Road 9
RR 1
Dundalk, Ontario
N0C 1B0
Phone: 519-923-2110 ext. 230
Email: rmartell@southgate.ca
www.southgate.ca

Township of Southgate
Clerk's Department

I.G.# 2

MEMO

DATE: February 17, 2016

FROM: Raylene Martell, Clerk

RE: Bill 36 Support

Please be advised that the following motion was passed at the February 17, 2016 Council Meeting.

Moved by Councillor Dobreen, seconded by Councillor Woodbury;
Whereas a private member's Bill 36, being an Act to amend the Trespass to Property Act has received first and second reading in the legislature and has now been referred to the Standing Committee on Justice Policy; and
Whereas the amendments to the Act in Bill 36 include amending fines ranging from $500.00 to $1,000.00 under Section 2(1) b) and increasing fines to $25,000.00 under Section 12 (1) of the Act;
Now therefore be it resolved that the Corporation of the Township of Southgate hereby supports the Township of Wellington North's Resolution 2016-033 and requests that the Minister of the Attorney General support the provisions in Bill 36 to discourage trespassing on private property; and
That copies of this resolution be sent to the Standing Committee on Justice Policy, the Minister of the Attorney General, Minister of Natural Resources and Forestry, all municipalities in Ontario, MPP Bill Walker, the Ontario Federation of Agriculture, the Ontario Federation of Angler's and Hunters, and the County of Grey and its municipalities. **Carried.** No. 154-16

Kind regards,

Raylene Martell

Raylene Martell, Clerk

7490 Sideroad 7 W, PO Box 125,
Kenilworth, ON N0G 2E0
www.wellington-north.com

519.848.3620
1.866.848.3620 FAX 519.848.3228

Plan to Simply Explore.
www.simplyexplore.ca

January 26, 2016

RE: Bill 36, an Act to amend the Trespass to Property Act

At the regular meeting of Council for the Township of Wellington North held January 25, 2016 the following resolution was passed:

RESOLUTION 2016-033
Moved by: Councillor Burke
Seconded by: Councillor McCabe

WHEREAS *the Township of Wellington North recently passed a resolution to permit Sunday Gun Hunting in Wellington North be effective April 1, 2016;*
AND WHEREAS *in the process of public consultation on permitting Sunday Gun Hunting in the municipality, the issue of trespassing on private property by the general public and hunters was raised;*
AND WHEREAS *a private member's Bill 36, being an Act to amend the Trespass to Property Act has received first and second reading in the legislature and has now been referred to the Standing Committee on Justice Policy;*
AND WHEREAS *the amendments to the Act in Bill 36 include amending fines ranging from $500.00 to $1,000.00 under Section 2(1) b) and increasing fines to $25,000.00 under Section 12 (1) of the Act;*
NOW BE IT RESOLVED *THAT the Township of Wellington North hereby requests that the Minister of the Attorney General support the provisions in Bill 36 to discourage trespassing on private property;*
AND FURTHER THAT *copies of this resolution be sent to the Standing Committee on Justice Policy, the Minister of the Attorney Generel, Minister of Natural Resources and Forestry, all municipalities in Ontario, MPP Sylvia Jones, Dufferin-Caledon, MPP Randy Pettapiece Perth-Wellington, MPP Ted Arnott Wellington-Halton Hills, the Ontario Federation of Agriculture and the Ontario Federation of Angler's and Hunters.*
CARRIED

We encourage all municipalities to support this resolution.

If you require further information, please contact Karren Wallace, Clerk at 519-848-3620 ext 27 or kwallace@wellington-north.com

Disclaimer: This material is provided under contract as a paid service by the originating organization and does not necessarily reflect the view or positions of the Association of Municipalities of Ontario (AMO), its subsidiary companies, officers, directors or agents.

An Act to amend the Trespass to Property Act

Her Majesty, by and with the advice and consent of the Legislative Assembly of the Province of Ontario, enacts as follows:

1. Subsection 2 (1) of the *Trespass to Property Act* is amended by striking out "a fine of not more than $2,000" in the portion after clause (b) and substituting "a fine of not less than $500 and not more than $2,000".

2. Subsection 12 (1) of the Act is amended by striking out "for an amount in excess of $1,000" at the end and substituting "for an amount in excess of $25,000".

Commencement

3. This Act comes into force on Royal Assent.

Short title

4. The short title of this Act is the *Respecting Private Property Act, 2014*.

EXPLANATORY NOTE

Currently, a person who is convicted of trespassing under subsection 2 (1) of the *Trespass to Property Act* is liable to a fine of not more than $2,000. The subsection is amended to provide for a minimum fine of $500.

Currently, under subsection 12 (1) of the Act, a court is permitted to award damages against a person convicted of trespassing under section 2, but the award cannot be for an amount in excess of $1,000. The subsection is amended to increase the amount to $25,000.

Loi modifiant la Loi sur l'entrée sans autorisation

Sa Majesté, sur l'avis et avec le consentement de l'Assemblée législative de la province de l'Ontario, édicte :

1. Le paragraphe 2 (1) de la *Loi sur l'entrée sans autorisation* est modifié par remplacement de «d'une amende d'au plus 2 000 $» par «d'une amende d'au moins 500 $ et d'au plus 2 000 $» dans le passage qui précède l'alinéa a).

2. Le paragraphe 12 (1) de la Loi est modifié par remplacement de «un montant supérieur à 1 000 $» par «un montant supérieur à 25 000 $» à la fin du paragraphe.

Entrée en vigueur

3. La présente loi entre en vigueur le jour où elle reçoit la sanction royale.

Titre abrégé

4. Le titre abrégé de la présente loi est *Loi de 2014 sur le respect de la propriété privée*.

NOTE EXPLICATIVE

À l'heure actuelle, quiconque est déclaré coupable d'entrée sans autorisation aux termes du paragraphe 2 (1) de la *Loi sur l'entrée sans autorisation* est passible d'une amende d'au plus 2 000 $. Ce paragraphe est modifié pour prévoir une amende minimale de 500 $.

À l'heure actuelle, aux termes du paragraphe 12 (1) de la Loi, un tribunal est autorisé à accorder des dommages-intérêts contre une personne déclarée coupable d'entrée sans autorisation aux termes de l'article 2, mais les dommages-intérêts ne peuvent pas être supérieurs à 1 000 $. Ce paragraphe est modifié pour faire passer le montant des dommages-intérêts à 25 000 $.

1st SESSION, 41st LEGISLATURE, ONTARIO
63 ELIZABETH II, 2014

Bill 36

An Act to amend the Trespass to Property Act

Ms S. Jones

Private Member's Bill

1st Reading	November 4, 2014
2nd Reading	
3rd Reading	
Royal Assent	

Printed by the Legislative Assembly of Ontario

1re SESSION, 41e LÉGISLATURE, ONTARIO
63 ELIZABETH II, 2014

Projet de loi 36

Loi modifiant la Loi sur l'entrée sans autorisation

Mme S. Jones

Projet de loi de député

1re lecture	4 novembre 2014
2e lecture	
3e lecture	
Sanction royale	

Imprimé par l'Assemblée législative de l'Ontario

Larry J. McCabe, Secretary-Treasurer
57 West St., Goderich, ON N7A 2K5
lmccabe@goderich.ca

RECEIVED
FEB 16 2016
Township of Puslinch

February 12, 2016

Dear Head of Council, Members of Council and Municipal Staff,

RE: 2016 OSUM Conference & Trade Show and Executive Committee Nominations

Please join us in the Town of Goderich for the OSUM 63rd Annual Conference and Trade Show from May 4 – 6, 2016. This year's theme is "Are you Prepared?".

Registration and accommodation information has been distributed by the Town of Goderich previously. General inquires may be directed to Lori Rounds at 519-524-8344 extension 213 or lorirounds@goderich.ca. Additional Conference and Tradeshow details can also be provided by clicking on the OSUM conference link at www.goderich.ca or www.osum.ca. The Conference Program has a wide variety of topics. Please plan on attending the Conference to obtain current information on municipal issues.

For those interested in serving on the OSUM Executive Committee for the 2016-2018 term, a nomination form is enclosed and will be received by the undersigned until March 31, 2016 by 4:00 p.m. The purpose of the organization is to provide a forum for both elected and appointed municipal officials of small urban municipalities to exchange and receive information, to consider matters of common interest, and to take united action on issues of mutual interest to improve local government service in Ontario.

I.G.# 3

Yours truly,

Larry J. McCabe
Secretary-Treasurer

LJM/hm

Encl.

CLERK'S DEPARTMENT

TO	
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Council Agenda	✓
File	

ONTARIO SMALL URBAN MUNICIPALITIES
Section of Association of Municipalities of Ontario

2016 NOMINATION FORM
Nomination for OSUM Executive Committee
(Term 2016-2018)

Name of Nominee _____

Representing Municipality of _____

Is the municipality a current member of the Association of Municipalities of Ontario?

YES ☐ NO ☐ (please check one)

Title _____

Address _____

_____

_____

Telephone _____

Fax _____

E-mail _____

Background information (municipal service, areas of municipal interest, etc.)

_____

_____

_____

_____

Nominees should be aware that OSUM is not responsible for the cost of expenses associated with OSUM activities. Those interested should have a Municipal Council motion supporting their nomination.

_____ _____
Signature of Nominee Signature of Nominator

_____ _____
Date Signature of Seconder

Please return to Larry J. McCabe c/o Town of Goderich,
57 West Street, Goderich ON N7A 2K5 by March 25, 2016 by 4:00 p.m.

Rotary Club of Guelph South

P.O. Box 21060, Campus Drugmart Ltd, Guelph, Ontario N1G 3A2

RECEIVED
FEB 16 2016
Township of Puslinch
I.G.# 4

CLERK'S DEPARTMENT	
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February 10th, 2016

Mayor Dennis Lever
Township of Puslinch
7404 Wellington Road #34
Guelph ON N1H 6H9

Dear Mayor Dennis Lever:

RE: 1st Annual Volunteer Appreciation Brunch – Sunday, April 10th, 2016

We as a community, know the importance of Charities and what they give to the people within our Community. Within each charity or organization is a group of volunteers that is responsible for much of the charity's success. These are the tireless individuals that provide support, skills, talents, and abilities to give someone hope and strength and the courage to face another day. They do not ask for accolades; they give their time generously without any expectation of reward.

We are pleased and excited to announce that on **Sunday, April 10th, 2016**, the Rotary Club of Guelph South will be holding the **1st Annual Volunteer Appreciation Brunch at Cutten Fields (190 College Avenue East, Guelph) at 11:00 a.m. – 2:00 p.m.**, to kick off National Volunteer Week. This will be an event to recognize 100 of the tireless volunteers within 10 charities throughout Wellington County who give so much of themselves and expect so very little in return. In addition, we will also be making donations to the selected charities as a thank you for everything that they give to those in need.

We would like to extend a personal invitation to you to attend this wonderful event, and hope that you will be able to attend to recognize the wonderful charities and volunteers within our community. Your presence will speak wonders! Please note that we have extended this invitation to all Mayors, MP's and MPP's within our community.

Kindly rsvp to neil.mahnke@igprivatewealth.com or call (519) 780-3090 on or before March 27th, 2016.

Thank you for your time and we look forward to sharing this time of appreciation with you.

Best regards,

Neil Mahnke
Event Chair

Municipality of
Bluewater

14 Mill Avenue
PO Box 250
ZURICH ON N0M 2T0
519-236-4351 or 519-565-5212
Fax: 519-236-4329
www.municipalityofbluewater.ca

February 19, 2016

I.G.# 5.

Kathleen Wynne, Premier of Ontario
VIA – Email

Dear Premier Wynne,

Please be advised that the Council of the Municipality of Bluewater passed the following motion at their Council meeting on February 16, 2016:

Moved by Councillor Zimmerman, seconded by Councillor Hill that:

Whereas Ontario's growing and aging population is putting an increasing strain on our publicly-funded health care system;

And Whereas since February 2015, the Ontario government has made an almost 7% unilateral cut to physician services expenditures which cover all the care doctors provide to patients – including cuts to programs which are specifically designed to act as incentives for physicians to practice in rural areas:

And Whereas the decisions Ontario makes today will impact patients' access to quality care in the years to come and these cuts will threaten access to the quality, patient-focused care Ontarians need and expect:

And Whereas Ontario in experiencing a growing rural population as retirees move to the countryside;

And Whereas many rural municipalities in Ontario have formed physician recruitment and retention committees and strategies to deal with the reality of physician retirements and shortages;

And Whereas rural areas in Ontario are already at a distinct disadvantage in recruiting family physicians due to a number of factors;

Now Therefore Be It Resolved that the Council of the Municipality of Bluewater hereby requests that the Minister of Health and Long Term Care reinstate incentives for physicians to practice in rural areas of Ontario, and that the minister return to the table with Ontario's doctors and work together through mediation-arbitration to reach a fair deal that protects the quality, patient-focused care Ontario families deserve;

And Be It Further Resolved that copies of this resolution be sent to the Premier of Ontario, the federal and provincial Ministers of Health, the Ontario College of Physicians and Surgeons, and all municipalities in Ontario. Carried.

If you require any further information, please do not hesitate to contact me.

Kind Regards,

Charlene Overholt
Manager of Corporate Services/Clerk

Ministry of Agriculture, Food and Rural Affairs

Office of the Minister

77 Grenville Street, 11th Floor
Toronto, Ontario M7A 1B3
Tel: 416-326-3074
Fax: 416-326-3083

Ministère de l'Agriculture, de l'Alimentation et des Affaires rurales

Bureau du ministre

77, rue Grenville, 11e étage
Toronto (Ontario) M7A 1B3
Tél.: 416-326-3074
Téléc.: 416-326-3083

Ontario

February 2, 2016

Dear Mayor:

I am pleased to share news with you regarding the 2016 Premier's Award for Agri-Food Innovation Excellence program. I encourage you to share this information throughout your municipality.

The Premier's Award for Agri-Food Innovation Excellence program was created to recognize and foster the spirit of innovation that thrives in Ontario's agricultural sector. It encourages the development of rural communities, farms, agri-food processors and agri-food organizations by adding value to existing products, creating jobs and driving economic growth.

Each year the program recognizes up to 45 award winning innovations across the province and awards them with $5,000 each. In addition, there is a Premier's Award valued at $75,000, a Minister's Award valued at $50,000, and three Leaders in Innovation awards valued at $25,000 each. All award recipients receive a plaque and gate sign, and they can also use the Premier's Award program wordmark.

Primary producers, processors and agri-food organizations are invited to submit applications between February 12, 2016, and April 15, 2016. Details on eligibility, innovation categories, assessment criteria, and the application and selection process can be found in the enclosed 2016 Program Guidebook and Application Form or at www.ontario.ca/agrifoodinnovation.

I ask that you encourage outstanding agriculture and agri-food innovators throughout your municipality to apply. The **deadline** to submit applications is **5 p.m. on April 15, 2016**. Should you require additional information please contact the Agricultural Information Contact Centre at 1-877-424-1300 or email ag.info.omafra@ontario.ca.

I have also enclosed a copy of last year's program brochure which highlights 2015 Premier's Award for Agri-Food Innovation Excellence recipients.

.../2

I look forward to learning about agri-food innovations in your municipality.

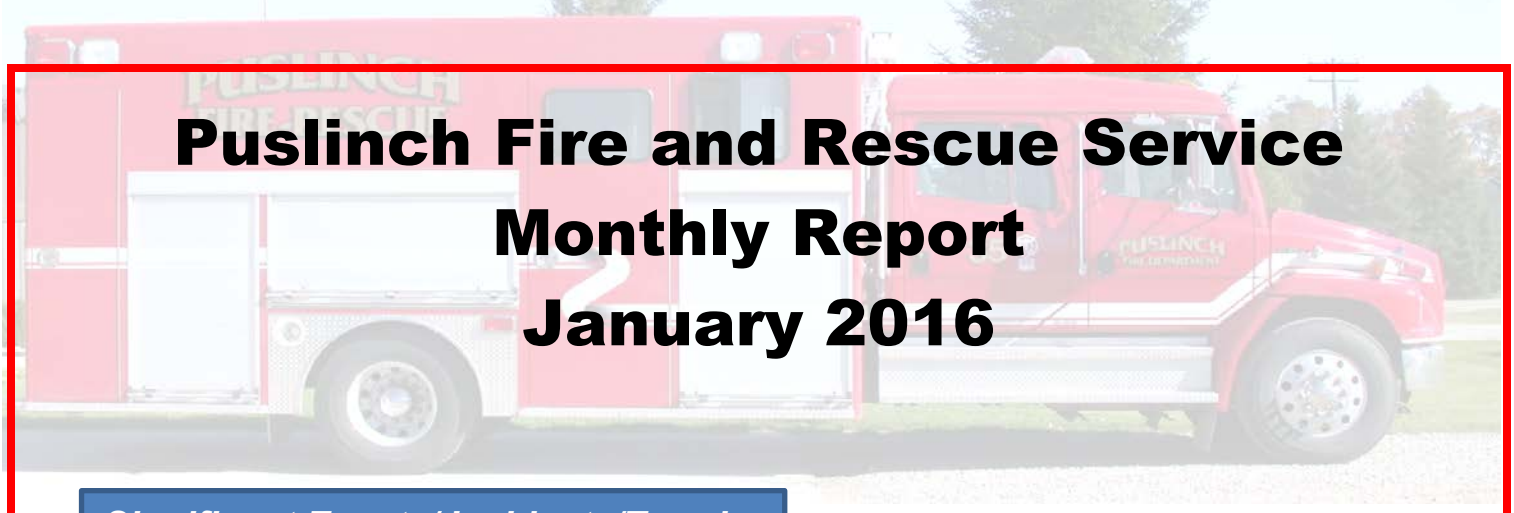
Sincerely,

Jeff Leal
Minister of Agriculture, Food and Rural Affairs

Enclosure

Foodland Ontario

Good Things Grow in Ontario
À bonne terre, bons produits



Puslinch Fire and Rescue Service
Monthly Report
January 2016

Significant Events/ Incidents/Trends

It's that time of year again when it may require a week away to a warmer climate to make our Puslinch Winter a little more bearable.

If we are leaving our homes and properties unattended during that time it is important to complete some pre-planning so there are no surprises on our return. Most of it is common sense, however in the final throws of packing up the clan and closing the door to make that 6 am flight we may have overlooked a few points. Here are some simple reminders:

- Tell a good neighbour or responsible family member your itinerary and expected return date.
- Leave a key so a house check can be completed for any surprise maintenance issues.
- Leave emergency phone numbers and contact information.
- Ensure your furnace is maintained and fuel is ok for the duration of your trip. Clear any snow from vents and roof loads.
- Ensure all appliances and non-essential extension cords are unplugged.

On arrival at our vacation destination we must remember not expect the level of services we have at home.

Fire regulations are certainly much different throughout the world. It is very important to practise our escape planning once reaching a foreign hotel room. It is a new environment for ourselves and especially our children. Escape routes should be discussed. Remember you are now sharing a residence with many other guests. If someone else is the careless party and should inadvertently start a fire **all** of us must remember our fire safety and execute a plan. There is statistically a greater chance of incidents when underlying factors change.

Take a little while to familiarize yourself with the different signs which lead you to an exit and safety. That familiar red "**EXIT**" sign could be replaced by a green "running man" in the direction of the exit. The colour green is being adopted as it is more visible in an environment reduced by smoke. You will also notice that exit signs are not only placed above the doorways but also placed along hallways at crawling heights as most hotel residents will be crawling along smoke filled hallways to find the exit.

There are still many countries who have not adopted no smoking bylaws in restaurants, bars and public places and the use of candles is also quite common. Travellers are tired from jet-lag and often have a more carefree attitude when travelling. All of these factors increase the risks of accidents occurring.

Always learn the local emergency number as it is not always **911**.

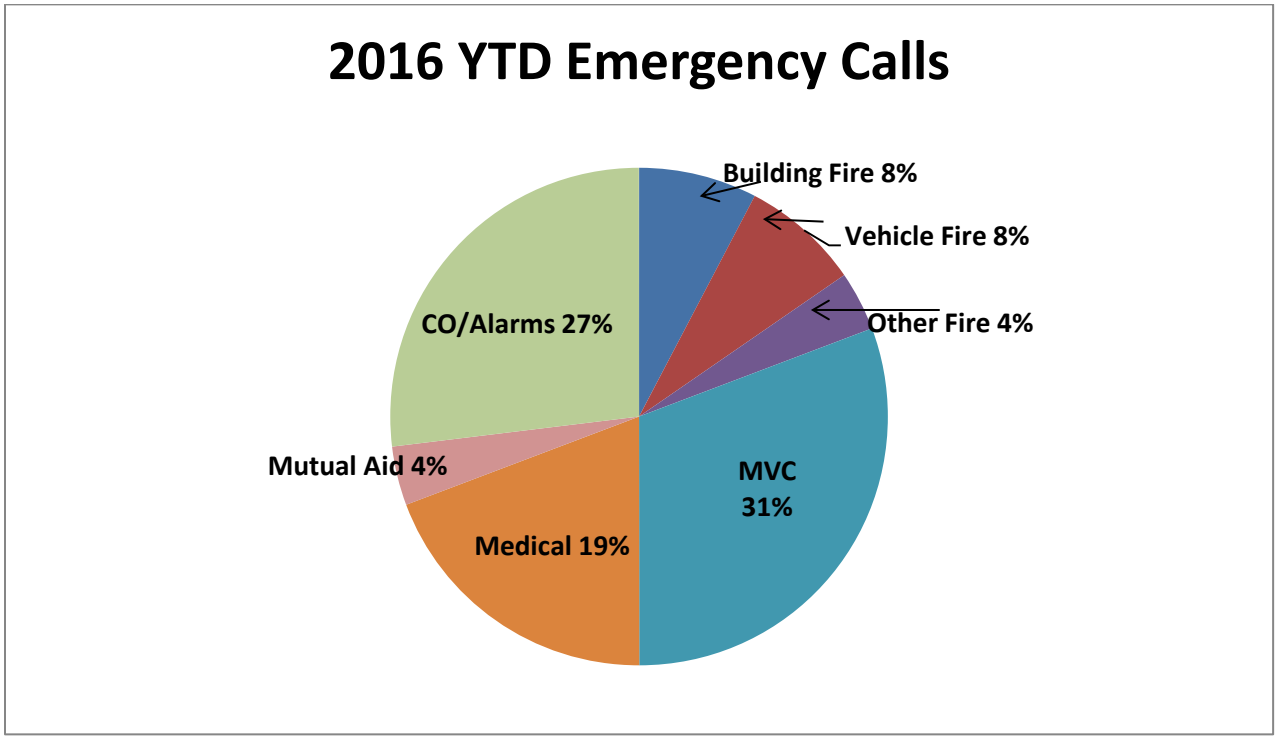
Remember Fire Safety Doesn't Take a Vacation …. Enjoy your travels and return safely to Puslinch.

REPORT MONTH: **2016 January**

		Monthly Total	2016 YTD	2015 YTD	2014 YTD	$ Loss Monthly	$ Loss YTD
FIRE:	Structure	2	2	0	2	$3,121,000	$3,121,000
	Vehicular	2	2	1	1	$65,000	$65,000
	Grass and Bush	0	0	0	0		
	Other	1	1	0	1		

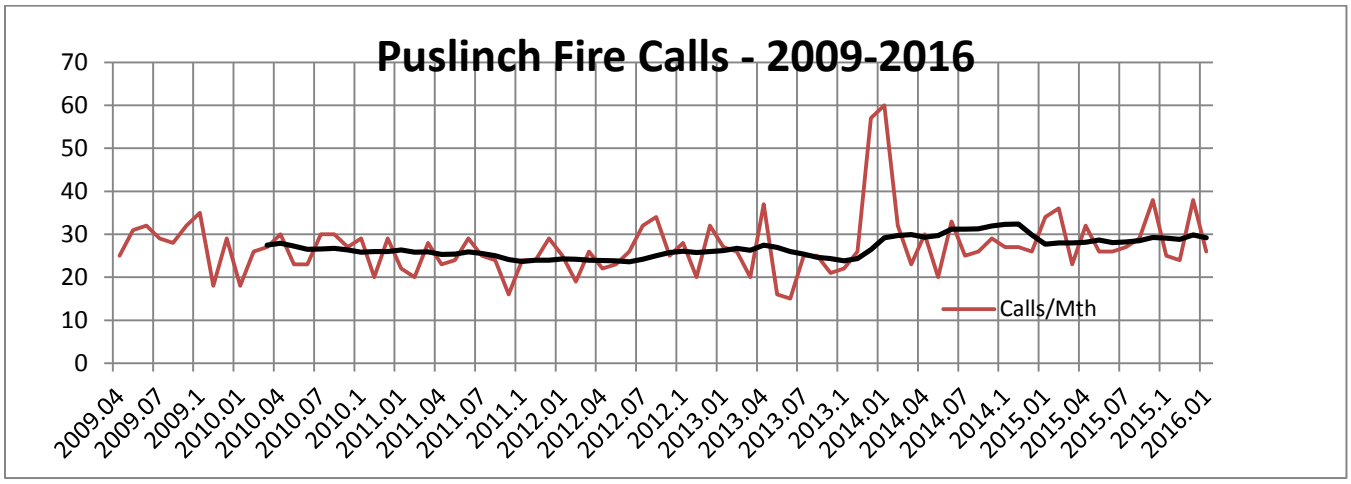
	Monthly	2016 YTD	2015 YTD	2014 YTD
Motor Vehicle Collisions	8	8	16	32
Medical Assist	5	5	10	7
Mutual Aid	1	1	1	2
Carbon Monoxide	3	3	1	2
Automatic Alarm	4	4	4	4
Burning Complaints	0	0	0	4
Incorrect Page	0	0	0	2
Other	0	0	1	3

TOTALS:	Monthly	2016 YTD	2015 YTD	2014 YTD
	26	**26**	34	60
Estimated Total Dollar Loss Due to Fire	$3,186,000	$3,186,000	$5,000	$318,000



Prevention & Public Education — 2016 January

Activity:	Monthly Total	2016 YTD
Inspections	3	3
Water Tank Inspection	1	1
Investigations	2	2
Emergency Planning	2	2
Public Education Volunteer	0	0
Public Education Paid	1	1
Meeting	0	0
Home Safe Home Campaign	0	0



Professional Development

Activity	Month	Day
Firefighter Survival	Feb	2 & 3
Ice Rescue	Feb	9 & 10
Driver Training	Feb	16 & 17
Communications	Feb	23 & 24
Professionalism	Mar	1 & 2
Medical	Mar	8 & 9
Forcible Entry	Mar	22 & 23



Transport Truck Fire Kerr Crescent



Classy Lane Stable Fire



Highway 401 Crash



BMA
Management Consulting Inc.



Municipal Study - 2015



Executive Summary—Wellington County

Socio-Economic Factors

Socio-economic indicators describe and quantify a municipality's wealth and economic conditions and provide insight into a municipality's collective ability to generate revenue relative to the municipality's demand for public services. An evaluation of socio-economic factors contributes to the development of sound financial policies. An examination of local economic and demographic characteristics can identify the following situations:

- Changes in the tax base as measured by population, property value, employment, or business activity
- A need to shift public service priorities because of demographic changes in the municipality
- A need to shift public policies because of changes in economic conditions

	Centre Wellington	Erin	Guelph-Eramosa	Mapleton	Minto	Puslinch	Wellington North	Survey Average	Southwest Average
2015 Population Density per sq. km.	68	41	44	19	28	35	23	548	421
2011-2015 Population Increase	4.5%	13.5%	-3.8%	3.7%	1.1%	6.5%	4.7%	7.7%	4.8%
2014 Building Construction Value per Capita	$ 1,562	$ 1,855	$ 1,475	$ 2,777	$ 1,709	$ 3,364	$ 1,513	$ 2,388	$ 2,468
2014 Estimated Average Household Income	$ 103,900	$ 132,924	$ 127,048	$ 93,190	$ 76,178	$ 144,691	$ 76,787	$ 94,793	$ 93,705
2015 Unweighted Assessment per Capita	$ 137,902	$ 173,298	$ 177,042	$ 172,303	$ 105,258	$ 251,963	$ 122,384	$ 139,315	$ 143,767
2015 Weighted Assessment per Capita	$ 133,710	$ 164,533	$ 163,301	$ 116,903	$ 93,643	$ 269,485	$ 103,258	$ 145,458	$ 143,610
2015 % of Residential Unweighted Assessment	78.6%	83.7%	78.9%	47.3%	64.3%	78.1%	57.0%	77.6%	
2015 Median Single Family Detached	$ 312,118	$ 467,436	$ 430,259	$ 296,787	$ 180,063	$ 627,624	$ 201,301	$ 291,497	

Financial Indicators

The Municipal Financial Indicators section of the report includes a number of measures such as the financial position, operating surplus, asset consumption ratio, reserves, debt and taxes receivables.

Key financial indicators have been included to help evaluate each municipality's existing financial condition and to identify future challenges and opportunities. A number of Industry recognized indicators that are used by credit rating agencies and/or recommended by Government Finance Officers' Association (GFOA) and the Ministry of Municipal Affairs and Housing have been included. Indicators related to ***Sustainability, Flexibility*** and ***Vulnerability*** have been included. It should be noted that Water and Wastewater indicators have also been included in the Water/Wastewater section of the report.

The following tables provide highlights from this section of the report.

Sustainability

The ability to provide and maintain service and infrastructure levels without resorting to unplanned increases in rates or cuts to services.

2014 Sustainability Indicators	Centre Wellington	Erin	Guelph-Eramosa	Mapleton	Minto	Puslinch	Wellington North	Total Survey Average	Wellington County
Financial Position per Capita	$ 580	$ 79	$ (50)	$ 383	$ 196	$ 395	$ 950	$ 277	$ 304
Tax Operating Surplus Ratio	-9%	-9%	-11%	-21%	1%	-17%	-2%	-8%	3.0%
Tax Asset Consumption Ratio	43.1%	46.4%	35.5%	65.2%	53.2%	63.2%	59.2%	41.1%	39.1%
Net Financial Liabilities Ratio	-0.57	-0.10	0.07	-0.60	-0.16	-0.61	-0.83	-0.32	-0.27

Vulnerability

Addresses a municipality's vulnerability to external sources of funding that it cannot control and its exposure to risks.

2014 Vulnerability Indicators	Centre Wellington	Erin	Guelph-Eramosa	Mapleton	Minto	Puslinch	Wellington North	Total Survey Average	Wellington County
Reserves									
Tax Reserves (less WWW) as a % of Taxation	94%	48%	44%	55%	58%	82%	137%	70%	80%
Tax Reserves as a % of Own Source Revenues	53%	36%	33%	44%	36%	59%	104%	49%	65%
Tax Reserves / Capita	$ 393	$ 232	$ 189	$ 244	$ 302	$ 384	$ 769	$ 586	$ 723
Debt									
Tax Debt Charges as % Own Source Revenues	2.0%	5.6%	7.1%	7.5%	18.1%	2.6%	11.8%	4.5%	4.2%
Total Debt Charges as % Own Source Revenues	7.2%	4.7%	5.9%	6.6%	12.1%	2.6%	11.4%	5.5%	4.7%
Total Debt Outstanding / Capita	$ 1,060	$ 216	$ 389	$ 255	$ 725	$ 61	$ 694	$ 674	$ 382
Tax Debt Outstanding / Capita	$ 218	$ 206	$ 329	$ 53	$ 228	$ 61	$ 397	$ 478	$ 382
Debt Outstanding per Own Source Revenue	103.5%	28.5%	56.4%	40.1%	57.4%	9.4%	60.9%	40.8%	34.3%
Debt to Reserve Ratio	1.1	0.6	1.1	0.5	0.8	0.2	0.5	1.1	0.5
Tax Debt O/S per $100,000 Unweighted Assessment	$ 761	$ 121	$ 221	$ 147	$ 686	$ 24	$ 517	$ 568	

Flexibility

The ability to issue debt responsibly without impacting the credit rating. Also, the ability to generate required revenues.

2014 Flexibility Indicators	Centre Wellington	Erin	Guelph-Eramosa	Mapleton	Minto	Puslinch	Wellington North	Total Survey Average	Wellington County
Taxes Receivable as a % of Taxes Levied	5.5%	13.1%	7.2%	6.9%	10.4%	5.2%	8.7%	6.5%	
Rates Coverage Ratio	91.2%	82.0%	82.9%	69.3%	92.2%	78.0%	97.7%	88.1%	45.7%

Analysis of Net Municipal Levy Per Capita and Per Assessment

In order to better understand the relative tax position for a municipality, another measure that has been included in the study is a comparison of net municipal levies on a per capita and per $100,000 basis. This measure indicates the total net municipal levy needed to provide services to the municipality. This analysis does not indicate value for money or the effectiveness in meeting community objectives. Net municipal expenditures per capita may vary as a result of:

- Different service levels
- Variations in the types of services
- Different methods of providing services
- Different residential/non-residential assessment composition
- Varying demand for services
- Locational factors
- Demographic differences
- Socio-economic differences
- Urban/rural composition differences
- User fee policies
- Age of infrastructure
- What is being collected from rates as opposed to property taxes

As such, this analysis is not an "apples to apples" comparison of services, but rather has been included to provide insight into the net cost of providing municipal services within each municipality. Further analysis would be required to determine the cause of the differences across each spending envelope and within each municipality. This analysis was completed using the most current information available - net municipal levies as per the 2015 municipal levy by-laws and the 2015 estimated populations.

2015	Centre Wellington	Erin	Guelph-Eramosa	Mapleton	Minto	Puslinch	Wellington North	Total Survey Average	Southwest Average
Net Municipal Levy per Capita	$ 1,261	$ 1,536	$ 1,497	$ 1,250	$ 1,120	$ 2,186	$ 1,202	$ 1,449	$ 1,445
Net Municipal Levy per $100,000 Unweighted CVA	$ 915	$ 887	$ 846	$ 725	$ 1,064	$ 868	$ 982	$ 1,158	$ 1,107

User Fees

A number of user fees have been included in the Study including the following:

2015 Fees	Centre Wellington	Erin	Guelph-Eramosa	Mapleton	Minto	Puslinch	Wellington North	Total Survey Average	Southwest Average
Development Charges - Single Detached	$ 23,267	$ 17,957	$ 19,461	$ 16,474	$ 8,590	$ 9,506	$ 20,033	$ 27,571	$ 16,873
Residential Building Permit Fee	$ 2,146	$ 2,200	$ 3,094	$ 1,378	$ 1,367	$ 2,515	$ 1,834	$ 2,153	$ 1,971

Comparison of Tax Ratios

Tax ratios reflect how a property class tax rate compares to the residential rate. Changes in tax ratios affect the relative tax burden between classes of properties. Tax ratios can be used to prevent large shifts of the tax burden caused by relative changes in assessment among property classes as well as to lower the tax rates on a particular class or classes

2015 Tax Ratios	Wellington County	Survey Average
Multi-Residential	1.8900	1.9203
Commercial (Residual))	1.4600	1.6698
Industrial (Residual)	2.4000	2.1761
Industrial (Large)	2.4000	2.4502

Taxes and Comparison of Relative Taxes

The purpose of this section of the report is to undertake "like" property comparisons across each municipality and across various property types. In total there are 12 property types in the residential, multi -residential, commercial and industrial classes. There are many reasons for differences in relative tax burdens across municipalities and across property classes including, but not limited to:

- Differences in values of like properties
- Differences in the tax ratios and the use of optional classes
- Non-uniform education tax rates in the non-residential classes
- Level of service provided and the associated costs
- Extent to which a municipality employs user fees
- Access to other sources of revenues such as dividends from hydro utilities and casino revenues

2015 Property Taxes	Centre Wellington	Erin	Guelph-Eramosa	Mapleton	Minto	Puslinch	Wellington North	Total Survey Average	Southwest Average
Detached Bungalow	$ 3,173	$ 3,844	$ 3,517	$ 2,926	$ 2,676	N/A	$ 2,661	$ 3,121	$ 2,848
2 Storey Home	$ 4,308	$ 4,856	$ 4,430	$ 3,856	$ 3,626	N/A	$ 3,875	$ 4,318	$ 4,104
Senior Executive Home	$ 5,733	N/A	N/A	N/A	N/A	N/A	N/A	$ 5,937	$ 5,679
Walk Up Apartment (per Unit)	$ 1,253	$ 1,474	$ 1,394	$ 1,059	$ 1,511	$ 777	N/A	$ 1,393	$ 1,319
Mid/High Rise (per Unit)	$ 1,355	N/A	N/A	N/A	N/A	N/A	N/A	$ 1,737	$ 1,887
Neigh. Shopping (per sq. ft.)	$ 2.89	$ 2.67	$ 2.95	$ 2.49	$ 2.22	$ 1.53	$ 1.82	$ 3.28	$ 2.91
Office Building (per sq. ft.)	$ 1.32	$ 3.04	N/A	N/A	N/A	$ 5.12	$ 1.77	$ 2.94	$ 2.79
Hotels (per Suite)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$ 1,595	$ 1,600
Motels (per Suite)	N/A	N/A	N/A	N/A	N/A	N/A	$ 1,114	$ 1,171	$ 1,160
Industrial Standard (per sq. ft.)	$ 1.87	$ 2.50	$ 1.60	$ 1.57	$ 1.38	$ 2.07	$ 0.91	$ 1.65	$ 1.40
Industrial Large (per sq. ft)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$ 1.21	$ 0.96
Industrial Vacant Land (per Acre)	$ 1,183	$ 2,446	$ 2,763	N/A	$ 570	$ 3,617	$ 610	$ 3,269	$ 1,816

.

Comparison of Water and Sewer User Costs

A comparison was made of water/sewer costs in each municipality. The following table summarizes the costs in the municipality for water and sewer on typical annual consumption against the overall survey average.

2015 Water/Sewer Cost of Service	Centre Wellington	Guelph-Eramosa	Mapleton	Minto	Wellington North	Survey Average	Southwest Average
Residential - 200 m^3	$ 1,106	$ 1,003	$ 1,088	$ 1,006	$ 1,222	$ 922	$ 987
Commercial - 10,000 m^3	$ 44,008	$ 45,201	$ 39,705	$ 36,428	$ 46,265	$ 30,734	$ 32,084
Industrial - 30,000 m^3	$ 130,470	$ 135,401	$ 119,832	N/A	$ 135,865	$ 89,511	$ 94,045
Industrial - 100,000 m^3	$ 432,606	$ 451,101	$ 392,368	N/A	$ 449,465	$ 289,874	$ 304,780
Industrial - 500,000 m^3	$ 2,158,276	$ 2,255,101	$ 1,946,552	N/A	$ 2,241,465	$ 1,415,575	$ 1,497,303

The following table provides an overview of key financial indicators for water and wastewater operations.

2014 Water/Sewer Financial Indicators	Centre Wellington	Erin	Guelph-Eramosa	Mapleton	Minto	Wellington North	Total Survey Average
Water Operating Surplus	0%		-27%	-40%	17%	30%	5%
Wastewater Operating Surplus	6%		-16%	8%	28%	23%	4%
Water Asset Consumption Ratio	26.1%	30.4%	34.7%	26.3%	26.8%	34.2%	33.2%
Wastewater Asset Consumption Ratio	25.0%		27.8%		38.5%	24.1%	33.6%
Water Reserves as % Own Source Revenues	213.6%	83.8%	148.1%	291.0%	107.0%	0.0%	72.9%
Wastewater Reserves as % Own Source Revenues	167.1%		112.6%	290.3%	178.9%	232.8%	96.1%
Water Debt Interest Cover Ratio	5.5%	0.4%	0.0%	0.0%	2.4%	0.4%	2.6%
Wastewater Debt Interest Cover Ratio	6.8%		0.0%	15.0%	6.0%	7.4%	4.4%

2015 Property Taxes and Water/Wastewater Costs as a % of Income

This section of the report provides a comparison of the availability of gross household income to fund municipal services on a typical household. This provides a measure of affordability within each community.

2015 Affordability Indicators	Centre Wellington	Erin	Guelph-Eramosa	Mapleton	Minto	Puslinch	Wellington North	Total Survey Average	Southwest Average
Property Taxes as a % of Household Income	3.4%	4.0%	3.8%	4.0%	3.3%	4.4%	3.7%	3.7%	3.5%
Water/Sewer + Taxes as a % of Household Income	4.5%	N/A	4.6%	5.2%	4.6%	N/A	5.3%	4.7%	4.6%

Economic Development Programs

A summary was completed of programs that municipalities have implemented to promote economic development in the areas of retention and expansion, downtown development, and brownfield redevelopment.

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Executive Summary

SECTION 1: Introduction

Since 2000, BMA Management Consulting Inc. has annually completed a municipal comparative study on behalf of participating Ontario municipalities. The ***Executive Summary*** provides an overview of the analysis contained in the comprehensive report.

The study identifies both key quantifiable indicators and selective environmental factors that should be considered as part of a comprehensive evaluation of a local municipality's financial condition. Use of the study over a number of years provides trends to allow decision makers to monitor selected indicators over time. Trend analysis helps to provide interpretative context. In addition, context can be provided by comparing a municipality's own experience with the experience of other municipalities. In 2015, 104 Ontario municipalities participated.

104 Ontario municipalities, representing in excess of 84% of the population.

Populations	Number of Municipalities
100,000 or greater	25
30,000 - 99,999	24
15,000 - 29,999	28
less than 15,000	27
Total	104



The analysis was completed using the most recent information available as provided by the participating municipalities including:

- 2015 Current Value Assessment
- 2015 Tax Policies
- 2015 Levy By-laws
- 2015 Development Charges
- 2015 Water/Sewer Rates
- 2014 FIRs
- 2015 User Fees
- Economic Development Programs

2015 Municipalities Included in the Study

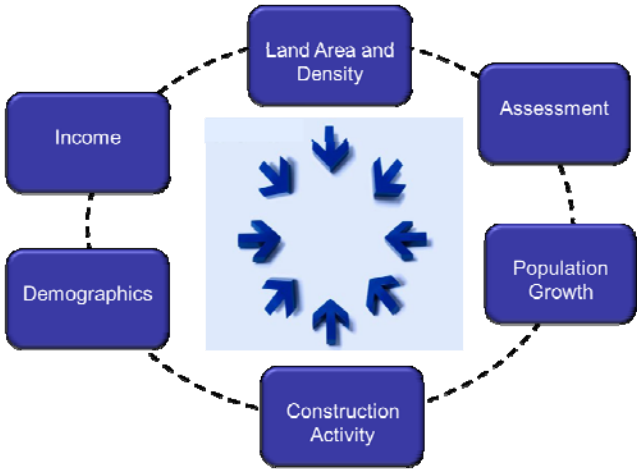
Populations range from 1,700 in population to 2.7 million. The following provides a summary of the municipalities participating by population range and by geographic location:

Populations 15,000 or less	Populations 15,000 – 29,999	Populations 30,000 – 99,999	Populations >100,000
Brock	Amherstburg	Aurora	Barrie
Central Huron	Bracebridge	Belleville	Brampton
Elliot Lake	Brockville	Brant	Burlington
Erin	Centre Wellington	Caledon	Cambridge
Gravenhurst	Collingwood	Clarington	Chatham-Kent
Greenstone	East Gwillimbury	Cornwall	Greater Sudbury
Grey Highlands	Grimsby	Fort Erie	Guelph
Guelph-Eramosa	Huntsville	Georgina	Hamilton
Hanover	Kenora	Halton Hills	Kingston
Ingersoll	King	Innisfil	Kitchener
Kincardine	Kingsville	Newmarket	London
Lambton Shores	Leamington	Niagara Falls	Markham
Mapleton	Lincoln	North Bay	Milton
Meaford	Middlesex Centre	Orillia	Mississauga
Minto	Niagara-on-the-Lake	Peterborough	Oakville
North Dumfries	Orangeville	Pickering	Oshawa
Parry Sound	Owen Sound	Quinte West	Ottawa
Penetanguishene	Pelham	Sarnia	Richmond Hill
Puslinch	Port Colborne	Sault Ste. Marie	St. Catharines
Saugeen Shores	Prince Edward County	St. Thomas	Thunder Bay
Smooth Rock Falls	Scugog	Stratford	Toronto
St. Marys	Springwater	Timmins	Vaughan
The Blue Mountains	Strathroy-Caradoc	Welland	Waterloo
Wainfleet	Thorold	Whitchurch-Stouffville	Whitby
Wellesley	Tillsonburg		Windsor
Wellington North	Wasaga Beach		
West Lincoln	Wilmot		
	Woolwich		

SECTION 2: Socio-Economic Factors

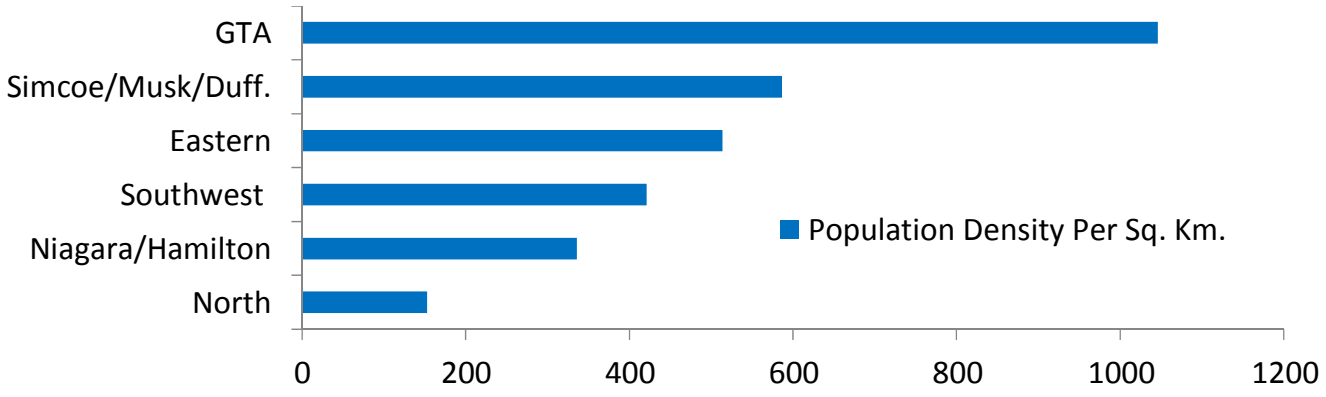
A complete assessment of a municipality's financial condition should include consideration of socio-economic factors. Socio-economic indicators describe and quantify a municipality's wealth and economic conditions and provide insight into a municipality's ability to generate revenue relative to the municipality's demand for public services. An examination of local economic and demographic characteristics can identify the following situations:

- A decline in the tax base as measured by population, property value, employment, or business activity
- A need to shift public service priorities because of demographic changes in the municipality
- A need to shift public policies because of changes in economic conditions



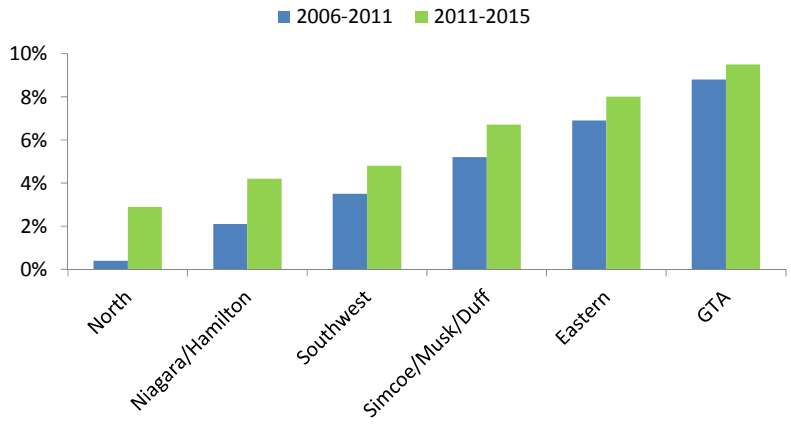
Land Density

Population density indicates the number of residents living in an area (usually measured by square kilometre). Analysis of density can provide insight into the age of a city, growth patterns, zoning practices and new development opportunities. High population density can indicate whether a municipality may be reaching build-out, as well as service and infrastructure needs, such as additional public transit or street routes. The following graph provides a summary of average population density per square kilometre by geographic location.



Population Growth

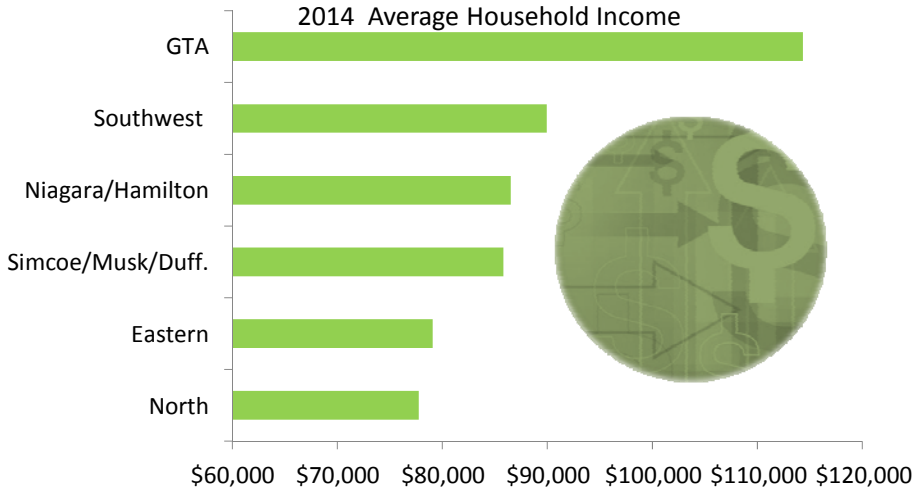
As shown in the graph, the GTA municipalities experienced the largest population growth from 2011-2015.





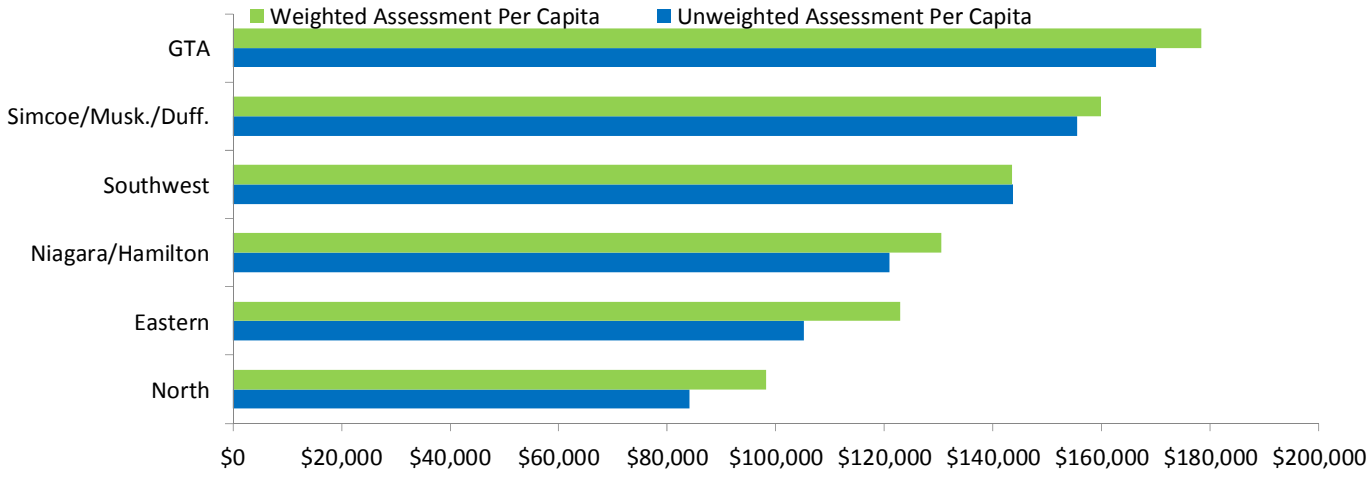
Household Income

Personal income is one measure of a community's ability to pay. A higher gross household income will usually mean a lower dependency on municipal services, recreation, and social assistance. Also, credit rating firms use household income as an important measure of a municipality's ability to repay debt. The 2014 average household income across the 104 Ontario municipalities was $95,000. The average household income varies by geographic location. For example, the average household income in Northern municipalities was $77,500 compared with $117,500 in the GTA.



Assessment Per Capita

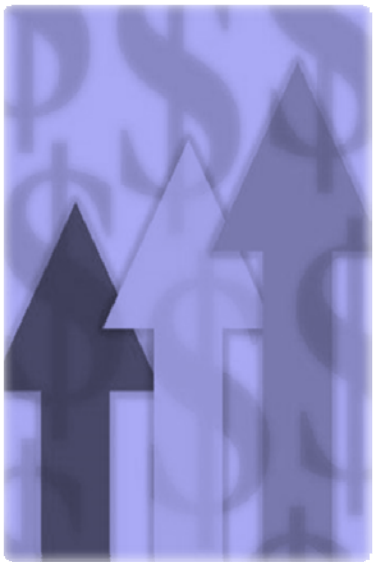
Property assessment is the basis upon which municipalities raise taxes. A strong assessment base is critical to a municipality's ability to generate revenues. Assessment per capita statistics have been compared to provide an indication of the "richness" of the assessment base in each municipality. Unweighted assessment provides the actual current value assessment of the properties. Weighted assessment reflects the basis upon which property taxes are levied, after applying the tax ratios to the various property classes to the unweighted assessment.



Assessment Change

Assessment growth provides an indication of how the base upon which taxes are levied is changing over time. From 2014—2015, the assessment increased by 5.0% on average across the 104 Ontario municipalities. The GTA geographic area experienced the largest increase at 6.3%.

Municipality	2011-2012	2012-2013	2013-2014	2014-2015
Simcoe/Musk./Duff. Avg	6.4%	1.8%	3.4%	3.7%
Niagara/Hamilton Avg.	6.0%	2.9%	3.6%	4.2%
Eastern Average	6.5%	4.4%	5.6%	4.6%
Southwest Average	6.0%	4.2%	4.7%	4.8%
North Average	6.5%	6.1%	6.4%	5.6%
GTA Average	6.7%	6.8%	7.0%	6.3%



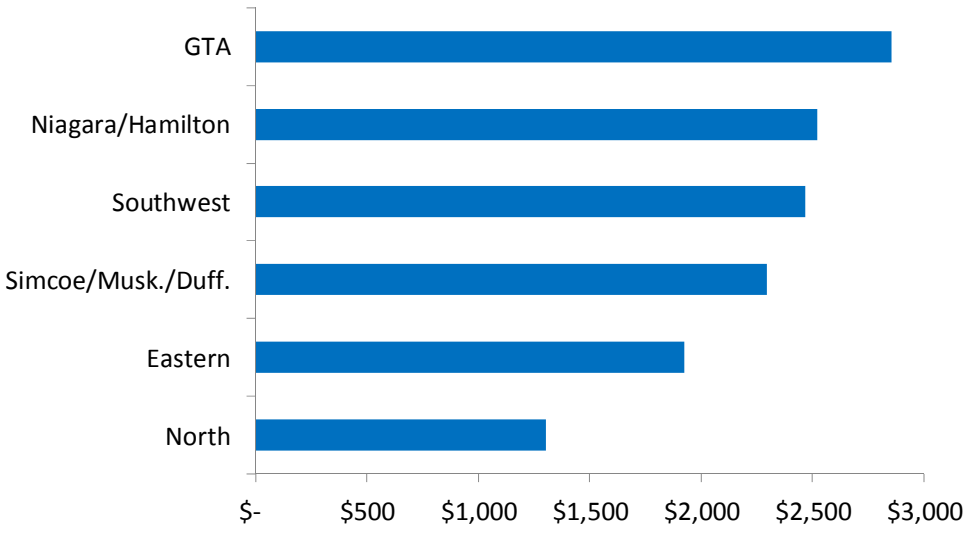
Residential Properties

Residential properties were broken down by property type to provide an indication of the housing mix in each municipality (Source MPAC). The following chart shows the median assessed values of each residential property type by geographic location.

Median Assessed Values (000s)							
Municipality	Single Family Detached	Link Home	Freehold Townhouse / Rowhouse	Semi-Detached	Single on Water	Condo	Seasonal
Eastern Average	$ 233	$ 209	$ 210	$ 177	$ 418	$ 176	$ 230
GTA Average	$ 479	$ 378	$ 353	$ 339	$ 930	$ 273	$ 384
Niagara/Hamilton Avg.	$ 256	$ 233	$ 254	$ 187	$ 499	$ 173	$ 422
North Average	$ 154	$ 183	$ 160	$ 118	$ 300	$ 156	$ 202
Sim/Musk.Duff. Avg.	$ 267	$ 224	$ 243	$ 198	$ 546	$ 268	$ 433
Southwest Average	$ 274	$ 231	$ 203	$ 217	$ 536	$ 167	$ 372

Construction Activity

Building permits per capita were analyzed to provide a measure of relative building activity in each municipality and across the geographic locations. The range in activity for 2014 across the entire survey of 104 municipalities was $323 per capita to $12,970 per capita, with an average of $2,388.

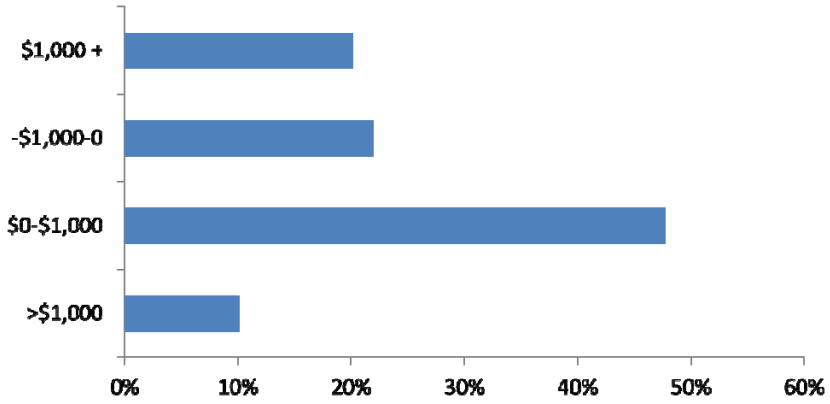




SECTION 3: Municipal Financial Sustainability Indicators

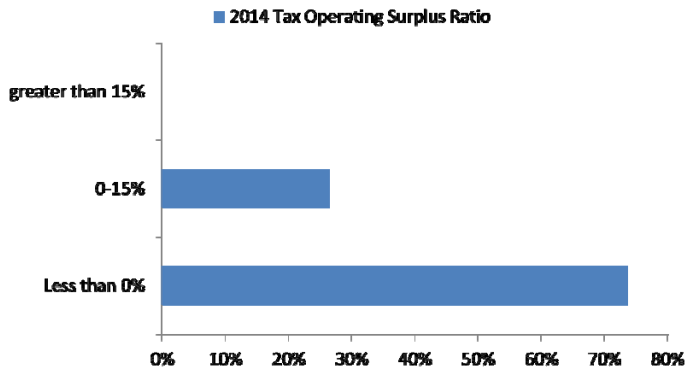
The ***Financial Indicators*** section of the report includes a number of indicators to assist municipalities in evaluating financial condition. A municipality's financial position is defined as the total fund balances including equity in business government enterprises less the amount to be recovered in future years associated with long-term liabilities. A comparison was made of each municipality's overall financial position (assets less liabilities). There is a significant range in municipal financial position per capita across Ontario from a low of negative ($3,700) to a high of $4,700 per capita. The following graph provides the percentage of municipalities that fall within each range.

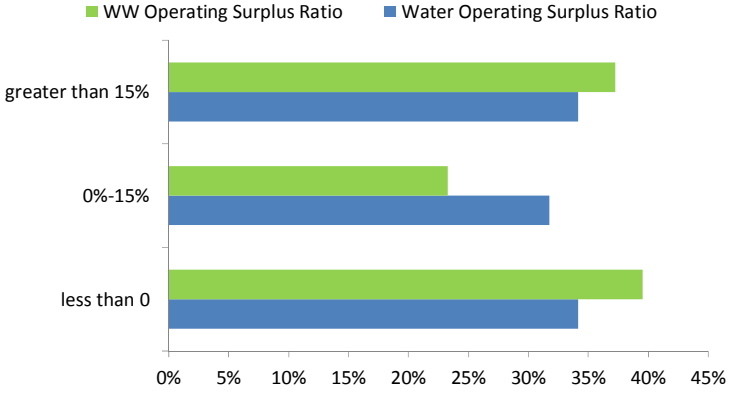
Financial Position Per Capita



Operating Surplus Ratio

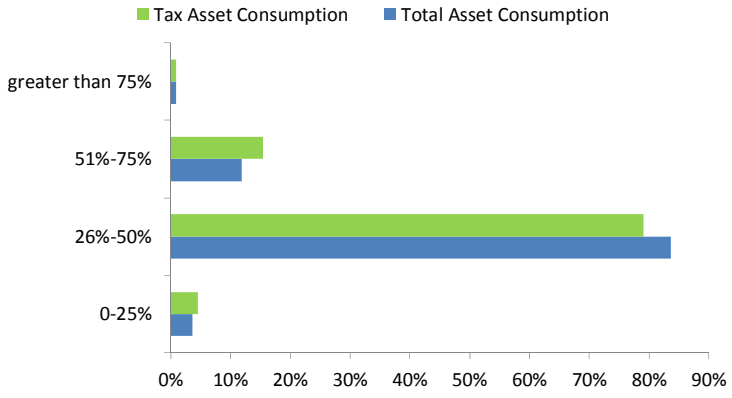
An operating surplus (deficit) arises when operating revenue exceeds (is less than) operating expenses including amortization. When an operating surplus is achieved, the amount is available for capital expenditure over and above amortization expenses. Municipalities operating with a deficit over several years should ensure that the long range financial plan provides clear direction to address the deficit. The operating surplus ratio is the operating surplus (deficit) expressed as a percentage of own source revenues. A negative ratio indicates the percentage increase in total rates that would be required to achieve a break-even result.

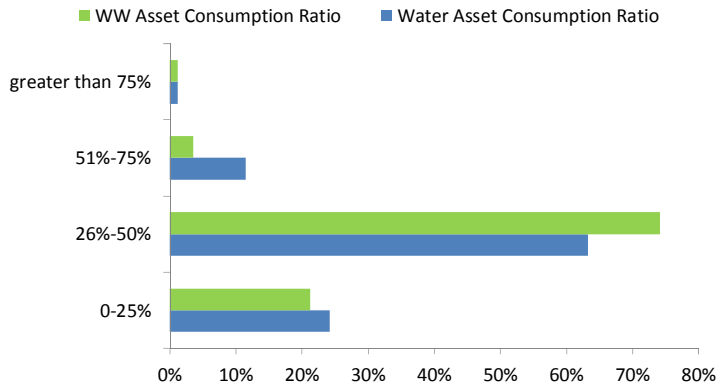




Asset Consumption Ratio

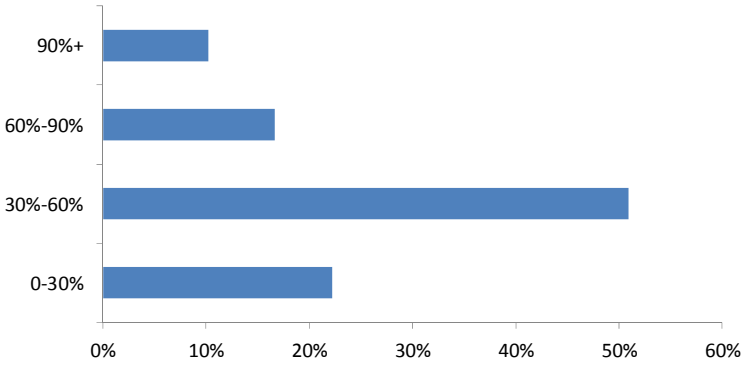
The asset consumption ratio reflects the written down value of the tangible capital assets in relation to the historical costs of the assets. This ratio seeks to highlight the aged condition of the assets and the potential asset replacement needs. A higher ratio may indicate significant replacement needs. However, if assets are renewed and replaced in accordance with an asset management plan a high ratio should not be a cause for concern. The following table reflects the ratio ranges across the survey for tax, water and wastewater assets.

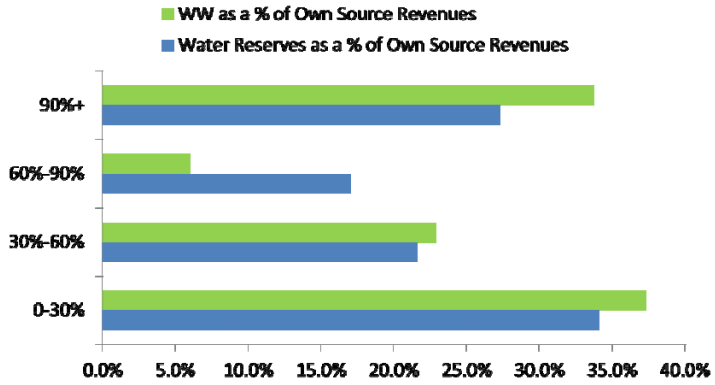




Reserves

Reserves are a critical component of a municipality's long-term financing plan. The following graphs provide the range of reserves as a percentage of own source revenues for tax supported services, water and wastewater.





The level of reserves required will vary for a number of reasons including:

- Services provided by the municipality
- Age and condition of infrastructure, inventory of fleet and vehicles supporting municipal operations
- Level of expenditures
- Internal debt and reserve policies
- Targets, ranges established on a reserve by reserve basis
- Economic conditions and projections

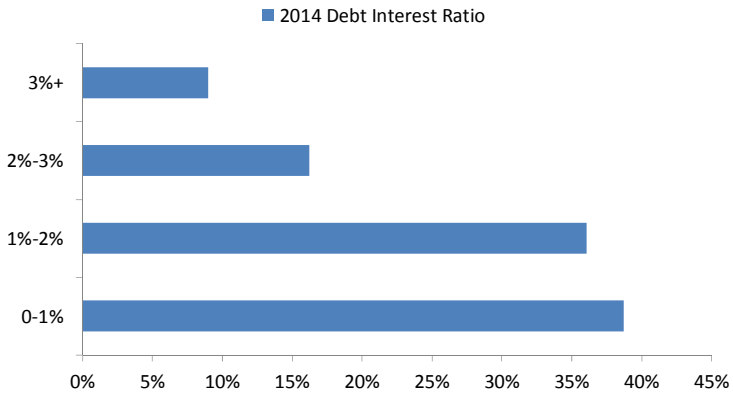
Debt Indicators

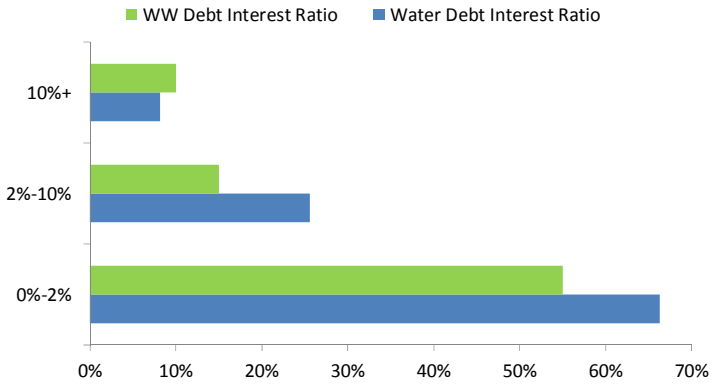


Debt indicators can reveal:

- Increasing reliance on debt
- Decreasing flexibility
- Sudden large increases or decreases in future debt service
- Amount of debt that a community can absorb

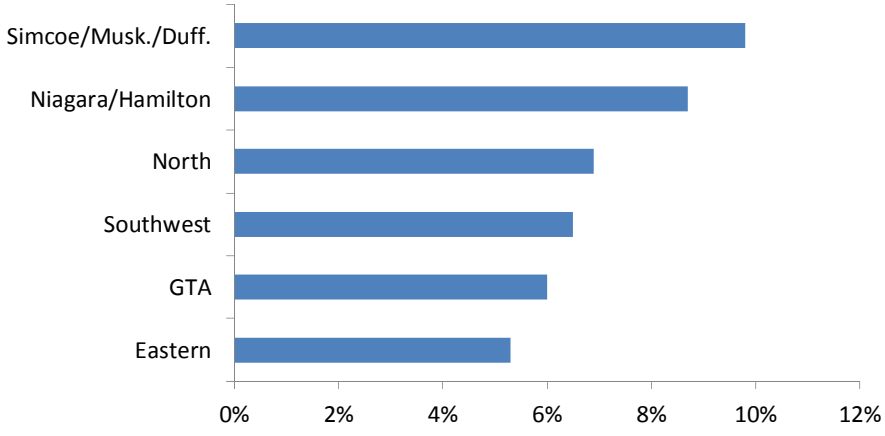
The following graphs summarize the debt interest ratio for tax, water and wastewater for the 104 municipalities surveyed to provide an understanding of the percentage of municipalities within various ranges of the debt interest ratio. This ratio indicates the extent to which a municipality's operating revenues are committed to interest expenses. As shown in the graphs below, in general, debt levels in water and wastewater operations are higher than in tax supported programs and services.





Taxes Receivable as a % of Taxes Levied

Every year, a percentage of property owners is unable to pay property taxes. If this percentage increases over time, it may indicate an overall decline in the municipality's economic health. Additionally, as uncollected property taxes rise, liquidity decreases. If the percentage of uncollected property taxes increases, over time, it may indicate an overall decline in the municipality's economic health. The following graph provides a summary of the 2014 taxes receivable as a percentage of taxes levied in each of the geographic areas.



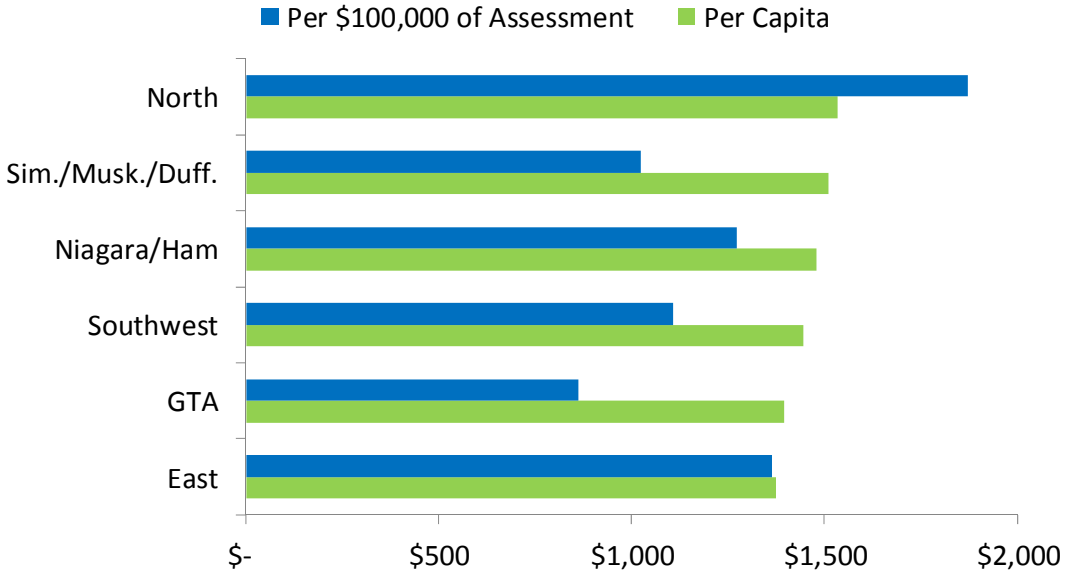
SECTION 4: Revenue & Expenditure Analysis

Net Municipal Levy per Capita and per $100,000 of assessment

An analysis of levy per capita and per $100,000 of assessment does not indicate value for money or the effectiveness in meeting community objectives. Municipal levies may vary as a result of:

- Different service levels
- Variations in the types of services
- Different methods of providing services
- User fee policies
- Age of infrastructure

- Different assessment composition
- Varying demand for services
- Locational factors
- Demographic differences
- Socio-economic differences
- Urban/rural composition differences



Net municipal levy per capita was calculated using Manifold Data Mining 2015 estimated population and the 2015 municipal levies. The net levy on a per capita basis ranged across the 104 Ontario municipalities from $934 to $4,197 (with an average of $1,449 per capita). Net levy per $100,000 of assessment is also provided. With a relatively low assessment base, the net levy per $100,000 of assessment in Northern municipalities is considerably higher than the other geographic locations. The net levy on a per $100,000 of weighted assessment basis ranged across the municipalities from $536 to $2,578 (with an average of $1,077 per $100,000 of assessment).

SECTION 5: Select User Fee and Revenue Information

The ***Select User Fee and Revenue Information*** section of the report includes development charges, building permit fees, tipping fees and transit fares.

Development Charges

The recovery of costs by Ontario municipalities for capital infrastructure required to support new growth is governed by the Development Charges Act (1997) and supporting regulations. The following table summarizes the 2015 development charges. Note: some municipalities do not charge development charges.

2015 Development Charges	Residential	Multiples Dewllings 3+	Apartments Units >=2	Non-Residential Commercial Sq. Ft.	Non-Residential Industrial Sq. Ft.
North	$ 12,425	$ 7,127	$ 6,106	$ 6.63	$ 4.40
Eastern	$ 13,243	$ 10,247	$ 8,387	$ 8.04	$ 5.42
Southwest	$ 16,873	$ 12,778	$ 9,846	$ 7.08	$ 5.23
Niagara/Hamilton	$ 20,497	$ 13,491	$ 11,070	$ 16.40	$ 8.83
Simcoe/Musk./Duff.	$ 24,085	$ 20,314	$ 16,181	$ 9.71	$ 6.78
GTA	$ 56,588	$ 47,420	$ 35,474	$ 31.72	$ 17.76
Survey Average	$ 27,573	$ 21,926	$ 16,839	$ 14.94	$ 9.56
Survey Median	$ 22,118	$ 15,684	$ 13,057	$ 11.92	$ 7.90
Survey Minimum	$ -	$ -	$ -	$ -	$ -
Survey Maximum	$ 80,564	$ 71,024	$ 52,045	$ 48.27	$ 29.15

SECTION 6: Tax Policies

The relative tax burden in each class of property will be impacted by the type of tax policies implemented in each municipality. As such, an analysis of the 2015 tax policies that impact the relative tax position was completed. The following table summarizes the range of 2015 tax ratios across the survey.

2015 Tax Ratios	Average	Median	Min.	Max.
Multi-Residential	1.9203	1.9500	1.0000	2.9995
Commercial	1.6698	1.7188	1.0820	2.5016
Industrial	2.1761	2.2440	1.1000	3.7169

SECTION 7: Comparison of Relative Taxes

Like property comparisons were undertaken on 13 property types that were of most interest to the participating municipalities. In order to calculate the relative tax burden of "like" properties, every effort was made to hold constant those factors deemed to be most critical in determining a property's assessed value. There are many reasons for differences in relative tax burdens across municipalities and across property classes. These include, but are not limited, to the following:

- The values of like properties vary significantly across municipalities
- The tax ratios in each class and the use of optional classes
- Non-uniform education tax rates in the non-residential classes
- Tax burdens across municipalities also vary based on the level of service provided and the associated costs of providing these services
- Extent to which a municipality employs user fees or has access to other sources of revenues such as dividends from hydro utilities, gaming & casino revenues

Residential Properties	Detached Bungalow	2 Storey	Senior Executive
Eastern	$ 3,033	$ 4,535	$ 6,221
GTA	$ 3,714	$ 4,516	$ 6,250
Niagara/Hamilton	$ 3,273	$ 4,466	$ 5,748
North	$ 2,772	$ 4,760	$ 6,556
Simcoe/Musk./Duff.	$ 2,861	$ 3,890	$ 5,246
Southwest	$ 2,848	$ 4,104	$ 5,679
Survey Average	$ 3,121	$ 4,318	$ 5,937
Survey Median	$ 3,115	$ 4,372	$ 5,814

Industrial Properties	Standard per sq.ft.	Large per sq.ft.	Vacant Land per acre
Eastern	$ 1.56	$ 1.43	$ 2,589
GTA	$ 2.14	$ 1.55	$ 6,894
Niagara/Hamilton	$ 1.73	$ 1.01	$ 3,094
North	$ 1.70	$ 1.24	$ 1,898
Simcoe/Musk./Duff.	$ 1.40	$ 0.97	$ 1,917
Southwest	$ 1.40	$ 0.96	$ 1,816
Survey Average	$ 1.65	$ 1.21	$ 3,269
Survey Median	$ 1.63	$ 1.10	$ 2,026

Multi-Residential Properties	Walk-Up per Unit	High-Rise per Unit
Eastern	$ 1,595	$ 1,891
GTA	$ 1,450	$ 1,541
Niagara/Hamilton	$ 1,690	$ 1,824
North	$ 1,214	$ 1,573
Simcoe/Musk./Duff.	$ 1,170	$ 1,685
Southwest	$ 1,319	$ 1,887
Survey Average	$ 1,393	$ 1,737
Survey Median	$ 1,435	$ 1,784

Commercial Properties	Office per sq.ft.	Neigh. Shopping per sq.ft.	Hotel per suite	Motel per suite
Eastern	$ 3.21	$ 4.20	$ 1,889	$ 1,464
GTA	$ 3.31	$ 3.83	$ 1,294	$ 1,131
Niagara/Hamilton	$ 2.72	$ 3.54	$ 1,734	$ 1,097
North	$ 2.65	$ 2.91	$ 1,655	$ 1,214
Simcoe/Musk./Duff.	$ 2.58	$ 2.81	$ 1,795	$ 1,042
Southwest	$ 2.79	$ 2.91	$ 1,600	$ 1,160
Survey Average	$ 2.94	$ 3.28	$ 1,595	$ 1,171
Survey Median	$ 2.84	$ 3.23	$ 1,553	$ 1,141

SECTION 8: Comparison of Water/Sewer Costs

The establishment of water and sewer rates is a municipal responsibility and the absence of standard procedures across Ontario has resulted in the evolution of a great variety of rate structure formats. There was considerable diversity across the survey in terms of the costs of water/sewer and how services are charged.

Volume Meter Size	Residential Residential 200 m3 5/8"	Commercial Commercial 10,000 m3 2"	Industrial Industrial 30,000 m3 3"	Industrial Industrial 100,000 m3 4"	Industrial Industrial 500,000 m3 6"
Average	$ 922	$ 30,734	$ 89,511	$ 289,874	$ 1,415,573
Median	$ 902	$ 28,207	$ 81,841	$ 264,178	$ 1,315,887
Minimum	$ 406	$ 9,679	$ 27,369	$ 69,903	$ 279,173
Maximum	$ 1,687	$ 62,916	$ 188,316	$ 627,216	$ 3,135,216



SECTION 9: Property Taxes and Water/Wastewater as a % of Income

A comparison was made of relative property tax burdens and water/ sewer costs on comparable properties against the median household incomes. The report also calculates the total municipal tax burden as a percentage of income available on an average household.

	Total Municipal Burden as a % of Household Income
GTA	4.3%
Southwest	4.6%
North	4.9%
Niagara/Hamilton	5.0%
Eastern	5.1%
Simcoe/Musk./Duff.	5.5%
Survey Average	4.7%
Survey Median	4.7%
Survey Minimum	3.2%
Survey Maximum	7.1%



SECTION 10: Economic Development Programs

- *Business Retention & Expansion Programs*
- *Downtown/Area Specific Programs*
- *Brownfield Redevelopment*
- *Industrial Parks*

Introduction—Municipal Study 2015



Introduction

For the past fifteen years, BMA Management Consulting Inc. has annually completed a municipal comparative study on behalf of participating Ontario municipalities. The analysis was completed using the most recent information available as provided by the participating municipalities including:

- 2015 current value assessment
- 2015 tax policies
- 2015 levy by-laws
- 2015 development charges
- 2015 water/sewer rates
- 2014 FIRs (as available)
- 2015 User Fees
- Economic development programs

104 Ontario municipalities, representing in excess of 84% of the population.

Populations	Number of Municipalities
100,000 or greater	25
30,000 - 99,999	24
15,000 - 29,999	28
less than 15,000	27
Total	104

To facilitate the analysis, given the significant volume of information included in the report, the information is also accessible through BMA's online password protected database. This provides the participating municipalities with the ability to select only those municipalities that are of interest and to focus on specific areas of interest. The database also provides the ability to analyze trends, with data available over a five year period. The database can be accessed from the BMA website: **www.bmaconsult.com.** This information can be downloaded from the website into Excel to allow municipalities the ability to track their progress over time and to focus their analysis on specific comparators which can be incorporated into reports and presentations.

For more information please feel free to contact:

BMA Management Consulting Inc.

139 Markland St., Hamilton, L8P 2K3

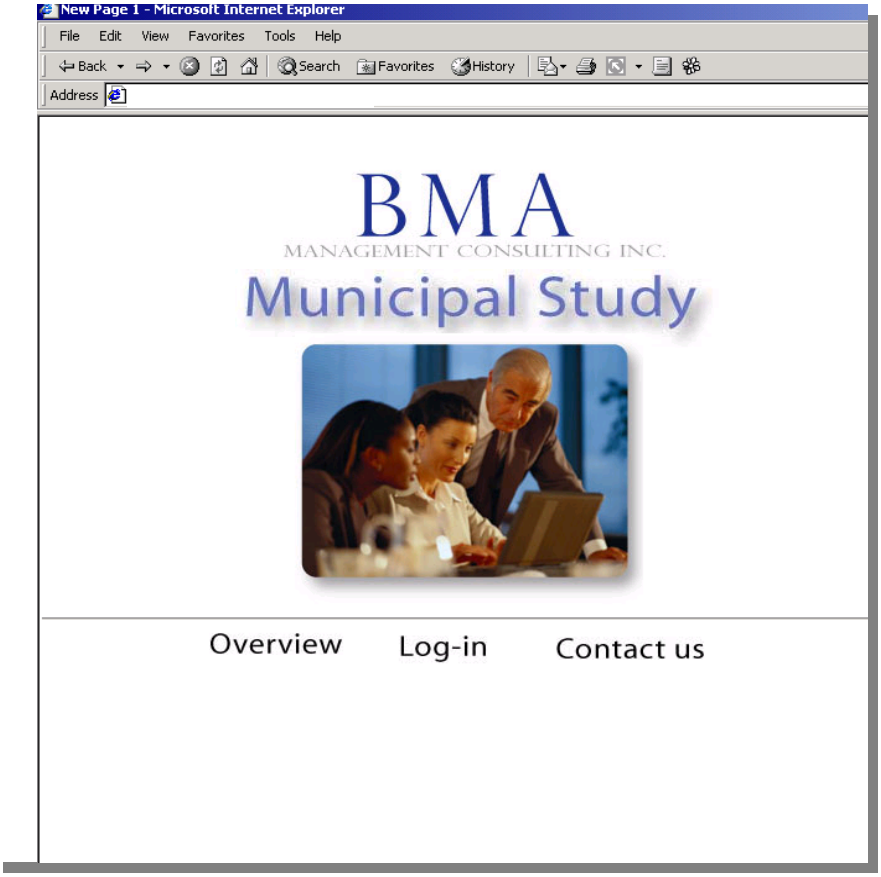
Phone (905) 528-3206

Fax (905) 528-3210

bma@on.aibn.com

Contacts: Jim Bruzzese or Catherine Minshull

Municipal Study Database



municipal study

User Name: BMA

BMA Management Consulting Inc.

Municipal Comparators

Data

- **Socio Economic Indicators**
  - Population
  - Density/Land Area
  - Assessment Information
  - Assessment Composition
  - Building Permit Activity
- **Municipal Financial Indicators**
  - Municipal Expenditures
  - Disc Res as % OSR
  - Res as % of Tot Tax
  - Debt to Res Ratio
  - Tax Receivable as % Tax Levies
  - Financial Position Per Capita
  - Debt Outstanding Per 100,000
  - Tax Operating Surplus
  - Net Fin Liab Ratio
  - Debt Int as % OSR
  - Net Levy Lower Tier
  - Net Levy Upper Tier
  - Total Levy Per Capita
  - Asset Cons Ratio
- **Select User Fee Information**
  - Development Charges
  - Building Permit Fees

Socio Economic Indicators - Assessment Composition

Year: 2014 Municipalities: All

View in Excel

Municipality	2014 Residential	2014 Multi-Res.	2014 Commercial	2014 Industrial	2014 Pipelines	2014 Farmlands	2014 M. Forests
Ajax	86.7%	1.6%	9.7%	1.7%	0.2%	0.2%	0.0%
Aurora	85.2%	1.1%	11.5%	2.1%	0.1%	0.1%	0.0%
Barrie	77.0%	3.2%	17.2%	2.2%	0.2%	0.2%	0.0%
Belleville	70.7%	5.4%	19.6%	2.8%	0.4%	1.0%	0.0%
Blandford-Blenheim							
Bracebridge	87.8%	1.2%	9.0%	1.1%	0.5%	0.1%	0.3%
Brampton	78.9%	2.0%	14.6%	4.1%	0.2%	0.3%	0.0%
Brant	73.6%	0.5%	5.3%	2.8%	0.4%	17.3%	0.1%
Brock	77.5%	0.9%	4.7%	1.0%	0.3%	15.5%	0.2%
Brockville	73.9%	5.7%	16.9%	3.1%	0.3%	0.0%	0.0%
Burlington	78.7%	3.3%	14.3%	3.1%	0.2%	0.4%	0.0%
Caledon	80.0%	0.2%	9.1%	4.2%	0.1%	5.7%	0.5%
Cambridge	75.1%	4.1%	14.6%	5.8%	0.2%	0.2%	0.0%
Central Elgin	77.7%	0.1%	3.6%	0.7%	0.4%	17.2%	0.1%
Central Huron	56.9%	0.8%	5.5%	0.7%	0.6%	35.3%	0.3%
Clarington	85.4%	0.6%	7.0%	2.3%	0.4%	4.0%	0.2%
Collingwood	83.8%	1.8%	12.3%	1.8%	0.2%	0.1%	0.0%
Cornwall	68.5%	5.1%	24.1%	1.9%	0.3%	0.1%	0.0%

Why Participate in a Study?



The study identifies key financial and economic indicators and factors that should be considered as part of a comprehensive evaluation of a municipality's financial condition. Use of the study over a number of years provides trends to allow decision makers to monitor selected indicators over time. Trend analysis helps to provide interpretative context. Additional context can come from comparing a municipality's own experience with the experience of other municipalities. While the study includes 104 municipalities, it is recommended that the users take advantage of the online database to focus on similar municipalities.

Many of the analytical techniques included in the report are consistent with approaches used by credit rating agencies and are also used by the International City/County Management Association (ICMA). The information contained in this report can help local municipalities analyze and interpret financial, economic and demographic trends. Trend analysis is critical to truly understand and evaluate a municipality's financial condition and to provide early warning signals of potential or emerging financial problems.

It is anticipated that the consolidation of the financial and economic indicators contained in the Municipal Study will achieve the following goals and objectives:

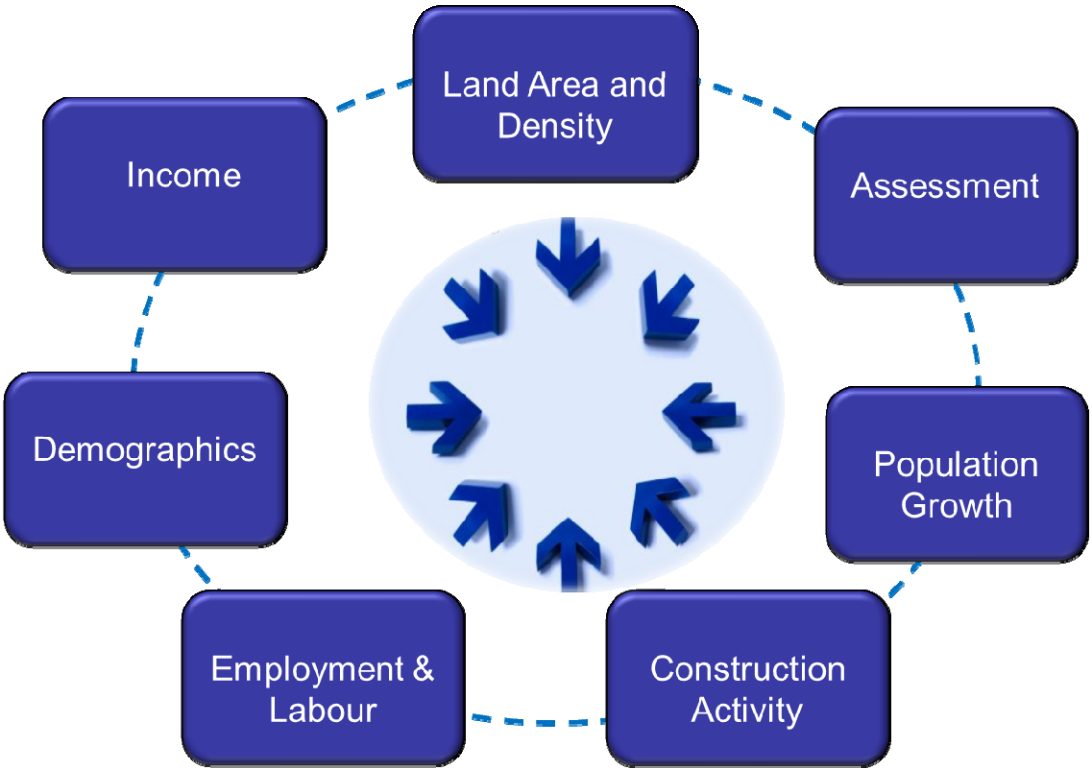
- To help municipal decision-makers in assessing market conditions
- To understand the unique characteristics of each municipality
- To understand the relationship between various controllable and uncontrollable factors in addressing a municipality's competitive opportunities and challenges
- To develop a database of material that can be updated in future years to assess progress and establish targets
- To create awareness of the trends and the potential need to modify policies
- To assist in aligning municipal decisions in property taxation with other economic development programs and initiatives
- To assist municipalities in developing a long term strategy for property taxation to achieve municipal competitive objectives in targeted property classes
- To create a baseline source of information that will assist municipalities in addressing specific areas of concern and to gain a better understanding of how other municipalities have addressed similar concerns
- To understand the impact of reassessment and growth
- To identify areas that may require further review (e.g. service levels, user fees, service delivery)

Municipalities Represented in the Study

Given the size of the survey, it is difficult to graphically present 104 municipalities. The following summarizes the municipalities by population range:

Populations 15,000 or less	Populations 15,000 – 29,999	Populations 30,000 – 99,999	Populations >100,000
Brock	Amherstburg	Aurora	Barrie
Central Huron	Bracebridge	Belleville	Brampton
Elliot Lake	Brockville	Brant	Burlington
Erin	Centre Wellington	Caledon	Cambridge
Gravenhurst	Collingwood	Clarington	Chatham-Kent
Greenstone	East Gwillimbury	Cornwall	Greater Sudbury
Grey Highlands	Grimsby	Fort Erie	Guelph
Guelph-Eramosa	Huntsville	Georgina	Hamilton
Hanover	Kenora	Halton Hills	Kingston
Ingersoll	King	Innisfil	Kitchener
Kincardine	Kingsville	Newmarket	London
Lambton Shores	Leamington	Niagara Falls	Markham
Mapleton	Lincoln	North Bay	Milton
Meaford	Middlesex Centre	Orillia	Mississauga
Minto	Niagara-on-the-Lake	Peterborough	Oakville
North Dumfries	Orangeville	Pickering	Oshawa
Parry Sound	Owen Sound	Quinte West	Ottawa
Penetanguishene	Pelham	Sarnia	Richmond Hill
Puslinch	Port Colborne	Sault Ste. Marie	St. Catharines
Saugeen Shores	Prince Edward County	St. Thomas	Thunder Bay
Smooth Rock Falls	Scugog	Stratford	Toronto
St. Marys	Springwater	Timmins	Vaughan
The Blue Mountains	Strathroy-Caradoc	Welland	Waterloo
Wainfleet	Thorold	Whitchurch-Stouffville	Whitby
Wellesley	Tillsonburg		Windsor
Wellington North	Wasaga Beach		
West Lincoln	Wilmot		
	Woolwich		

Socio-Economic Indicators

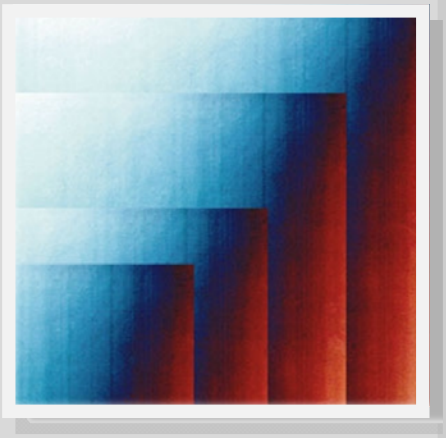


Socio-Economic Indicators

A complete assessment of local government's financial condition should include socio-economic factors. Socio-economic indicators describe and quantify a municipality's wealth and economic conditions and provide insight into a municipality's collective ability to generate revenue relative to the municipality's demand for public services. An examination of local economic and demographic characteristics can identify the following situations:

- A decline in the tax base as measured by population, property value, employment, or business activity
- A need to shift public service priorities because demographic changes in the municipality
- A need to shift public policies because of changes in economic conditions

An evaluation of socio-economic factors contributes to the development of sound financial policies. The ***Socio-Economic Factors*** section of the report includes the following information to assist municipalities in understanding some basic facts about each municipality included in the study.



- ***Population Statistics (2006-2015)***
- ***Age Demographics***
- ***Average Household Income***
- ***Land Area and Density***
- ***Labour Statistics (NEW)***
- ***Assessment Per Capita***
- ***Change in Unweighted Assessment (2011-2015)***
- ***Assessment Composition By Class***
- ***Consolidated Unweighted and Weighted Assessment (Residential vs. Non-Residential)***
- ***Shift in Tax Burden—Unweighted to Weighted Residential Assessment***
- ***Residential Properties by Type***
- ***Building Construction Activity (Residential, Non-Residential)***

Population Statistics (sorted highest to lowest population)

Municipality	2006 Population	2011 Population	2015 Population	% Change 2006 - 2011	% Change 2011 - 2015
Toronto	2,503,281	2,615,060	2,773,619	4.5%	6.1%
Ottawa	812,129	883,391	966,010	8.8%	9.4%
Mississauga	668,549	713,443	768,947	6.7%	7.8%
Brampton	433,806	523,911	620,016	20.8%	18.3%
Hamilton	504,559	519,949	545,819	3.1%	5.0%
London	352,395	366,151	386,772	3.9%	5.6%
Markham	261,573	301,709	344,861	15.3%	14.3%
Vaughan	238,866	288,301	341,022	20.7%	18.3%
Kitchener	204,668	219,153	236,823	7.1%	8.1%
Windsor	216,473	210,891	212,187	-2.6%	0.6%
Richmond Hill	162,704	185,541	210,265	14.0%	13.3%
Oakville	165,613	182,520	201,574	10.2%	10.4%
Burlington	164,415	175,779	189,725	6.9%	7.9%
Greater Sudbury	157,857	160,274	166,372	1.5%	3.8%
Oshawa	141,590	149,607	160,015	5.7%	7.0%
Barrie	128,430	135,711	145,189	5.7%	7.0%
Cambridge	120,371	126,748	135,241	5.3%	6.7%
St. Catharines	131,989	131,400	134,390	-0.4%	2.3%
Whitby	111,184	122,022	134,334	9.7%	10.1%
Kingston	117,207	123,363	131,587	5.3%	6.7%
Guelph	114,943	121,688	130,368	5.9%	7.1%
Thunder Bay	109,140	108,359	110,584	-0.7%	2.1%
Milton	53,889	84,362	104,337	56.5%	23.7%
Chatham-Kent	108,177	103,671	103,023	-4.2%	-0.6%
Waterloo	97,475	98,780	102,391	1.3%	3.7%
Pickering	87,838	88,721	95,345	1.0%	7.5%
Clarington	77,820	84,548	92,368	8.6%	9.2%
Newmarket	74,295	79,978	86,773	7.6%	8.5%
Niagara Falls	82,184	82,997	85,810	1.0%	3.4%
Peterborough	74,898	78,698	83,410	5.1%	6.0%
Sault Ste. Marie	74,948	75,141	77,263	0.3%	2.8%
Sarnia	71,419	72,366	75,004	1.3%	3.6%
Halton Hills	55,289	59,008	63,607	6.7%	7.8%
Caledon	57,050	59,460	62,957	4.2%	5.9%
Aurora	47,629	53,203	59,359	11.7%	11.6%
North Bay	53,966	53,651	54,814	-0.6%	2.2%

Population Statistics (cont'd)

Municipality	2006 Population	2011 Population	2015 Population	% Change 2006 - 2011	% Change 2011 - 2015
Welland	50,331	50,631	52,191	0.6%	3.1%
Belleville	48,821	49,454	51,246	1.3%	3.6%
Whitchurch-Stouffville	24,390	37,628	50,956	54.3%	35.4%
Cornwall	45,965	46,340	47,848	0.8%	3.3%
Georgina	42,346	43,517	45,586	2.8%	4.8%
Quinte West	42,697	43,086	44,520	0.9%	3.3%
Timmins	42,997	43,165	44,427	0.4%	2.9%
St. Thomas	36,110	37,905	40,349	5.0%	6.4%
Brant	34,415	35,638	37,550	3.6%	5.4%
Innisfil	31,175	33,079	35,498	6.1%	7.3%
Stratford	30,461	30,886	31,985	1.4%	3.6%
Orillia	30,259	30,586	31,643	1.1%	3.5%
Fort Erie	29,925	29,960	30,772	0.1%	2.7%
Orangeville	26,925	27,975	29,549	3.9%	5.6%
Leamington	28,883	28,403	28,818	-1.7%	1.5%
Centre Wellington	26,049	26,693	27,902	2.5%	4.5%
Grimsby	23,937	25,325	27,118	5.8%	7.1%
Woolwich	19,658	23,145	26,870	17.7%	16.1%
Prince Edward County	25,496	25,258	25,737	-0.9%	1.9%
East Gwillimbury	21,069	22,473	24,213	6.7%	7.7%
Lincoln	21,722	22,487	23,687	3.5%	5.3%
Brockville	21,957	21,870	22,376	-0.4%	2.3%
Strathroy-Caradoc	19,977	20,978	22,352	5.0%	6.5%
Kingsville	20,908	21,362	22,280	2.2%	4.3%
Scugog	21,439	21,569	22,235	0.6%	3.1%
Owen Sound	21,753	21,688	22,207	-0.3%	2.4%
Wilmot	17,097	19,223	21,552	12.4%	12.1%
Collingwood	17,290	19,241	21,405	11.3%	11.2%
Amherstburg	21,748	21,556	21,074	-0.9%	-2.2%
King	19,487	19,899	20,746	2.1%	4.3%
Wasaga Beach	15,029	17,537	20,221	16.7%	15.3%
Huntsville	18,280	19,056	20,179	4.2%	5.9%
Springwater	17,456	18,223	19,317	4.4%	6.0%
Port Colborne	18,599	18,424	18,773	-0.9%	1.9%
Thorold	18,224	17,931	18,177	-1.6%	1.4%
Middlesex Centre	15,589	16,487	17,649	5.8%	7.0%

Source: Stats Canada, Manifold Data

Population Statistics (cont'd)

Municipality	2006 Population	2011 Population	2015 Population	% Change 2006 - 2011	% Change 2011 - 2015
Pelham	16,155	16,598	17,384	2.7%	4.7%
Niagara-on-the-Lake	14,587	15,400	16,463	5.6%	6.9%
Tillsonburg	14,822	15,301	16,084	3.2%	5.1%
Kenora	15,177	15,348	15,884	1.1%	3.5%
Bracebridge	15,652	15,409	15,626	-1.6%	1.4%
West Lincoln	13,167	13,837	14,742	5.1%	6.5%
Saugeen Shores	11,720	12,661	13,772	8.0%	8.8%
Guelph-Eramosa	N/A	13,458	12,952	N/A	-3.8%
Ingersoll	11,760	12,146	12,772	3.3%	5.2%
Gravenhurst	11,046	11,640	12,427	5.4%	6.8%
Erin	11,148	10,770	12,220	-3.4%	13.5%
Wellington North	11,175	11,477	12,018	2.7%	4.7%
Wellesley	9,789	10,713	11,769	9.4%	9.9%
Meaford	10,948	11,100	11,510	1.4%	3.7%
Elliot Lake	11,549	11,348	11,492	-1.7%	1.3%
Kincardine	11,173	11,174	11,467	0.0%	2.6%
Brock	11,979	11,341	11,167	-5.3%	-1.5%
Lambton Shores	11,150	10,656	10,568	-4.4%	-0.8%
Mapleton	9,851	9,989	10,359	1.4%	3.7%
Grey Highlands	9,480	9,520	9,801	0.4%	3.0%
North Dumfries	9,063	9,334	9,794	3.0%	4.9%
Penetanguishene	9,354	9,111	9,165	-2.6%	0.6%
Minto	8,504	8,334	8,423	-2.0%	1.1%
Hanover	7,147	7,490	7,963	4.8%	6.3%
Central Huron	7,641	7,591	7,751	-0.7%	2.1%
Puslinch	6,689	7,029	7,489	5.1%	6.5%
St. Marys	6,617	6,655	6,858	0.6%	3.1%
Parry Sound	5,818	6,191	6,659	6.4%	7.6%
The Blue Mountains	6,825	6,453	6,348	-5.5%	-1.6%
Wainfleet	6,601	6,356	6,339	-3.7%	-0.3%
Greenstone	4,906	4,724	4,725	-3.7%	0.0%
Smooth Rock Falls	1,473	1,376	1,341	-6.6%	-2.5%
Survey Total	10,120,049	10,778,763	11,604,521	6.5%	7.7%
Province	12,851,821	13,366,300	13,792,000	4.0%	3.2%

Source: Stats Canada, Manifold Data

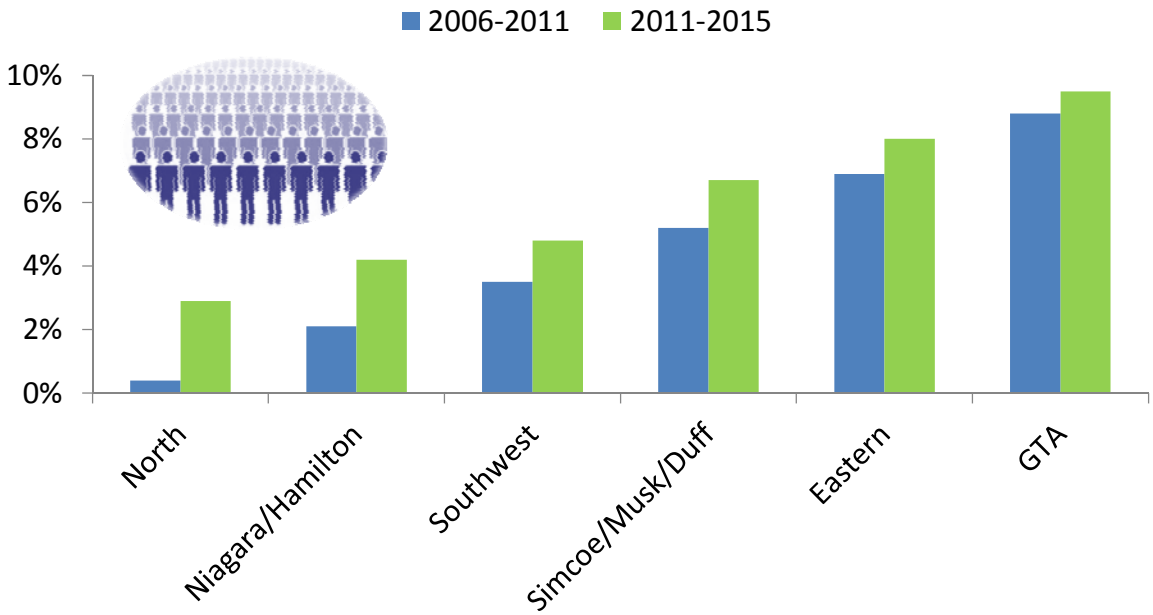
Population Statistics (cont'd)

Municipality	2006 Population	2011 Population	2015 Population	% Change 2006 - 2011	% Change 2011 - 2015
Region Peel	1,159,405	1,296,814	1,451,920	11.9%	12.0%
Region York	892,712	1,032,249	1,183,781	15.6%	14.7%
Region Durham	561,258	608,124	664,710	8.4%	9.3%
Region Halton	439,256	501,669	559,243	14.2%	11.5%
Region Waterloo	478,121	507,096	544,440	6.1%	7.4%
Wellington County	426,486	441,755	465,175	3.6%	5.3%
Region Niagara	427,421	431,346	445,846	0.9%	3.4%
District Muskoka	57,563	58,047	60,020	0.8%	3.4%

Source: Stats Canada 2006-2011, Manifold Data Mining , 2015

Summary of Population Change by Geographic Area

The following table summarizes the average population change in percentage each of the geographic areas:



GTA Municipalities—% change in population 2006-2015

Municipality	2006 Population	2011 Population	2015 Population	% Change 2006 - 2011	% Change 2011 - 2015
Brock	11,979	11,341	11,167	-5.3%	-1.5%
Scugog	21,439	21,569	22,235	0.6%	3.1%
King	19,487	19,899	20,746	2.1%	4.3%
Georgina	42,346	43,517	45,586	2.8%	4.8%
Caledon	57,050	59,460	62,957	4.2%	5.9%
Toronto	2,503,281	2,615,060	2,773,619	4.5%	6.1%
Oshawa	141,590	149,607	160,015	5.7%	7.0%
Pickering	87,838	88,721	95,345	1.0%	7.5%
East Gwillimbury	21,069	22,473	24,213	6.7%	7.7%
Mississauga	668,549	713,443	768,947	6.7%	7.8%
Halton Hills	55,289	59,008	63,607	6.7%	7.8%
Burlington	164,415	175,779	189,725	6.9%	7.9%
Newmarket	74,295	79,978	86,773	7.6%	8.5%
Clarington	77,820	84,548	92,368	8.6%	9.2%
Whitby	111,184	122,022	134,334	9.7%	10.1%
Oakville	165,613	182,520	201,574	10.2%	10.4%
Aurora	47,629	53,203	59,359	11.7%	11.6%
Richmond Hill	162,704	185,541	210,265	14.0%	13.3%
Markham	261,573	301,709	344,861	15.3%	14.3%
Vaughan	238,866	288,301	341,022	20.7%	18.3%
Brampton	433,806	523,911	620,016	20.8%	18.3%
Milton	53,889	84,362	104,337	56.5%	23.7%
Whitchurch-Stouffville	24,390	37,628	50,956	54.3%	35.4%
GTA Weighted Average	**5,446,101**	**5,923,600**	**6,484,027**	**8.8%**	**9.5%**
Survey Weighted Average	**10,120,049**	**10,778,763**	**11,604,521**	**6.5%**	**7.7%**

Southwest—% change in population 2006-2015

Municipality	2006 Population	2011 Population	2015 Population	% Change 2006 - 2011	% Change 2011 - 2015
Guelph-Eramosa	N/A	13,458	12,952	N/A	-3.8%
Amherstburg	21,748	21,556	21,074	-0.9%	-2.2%
The Blue Mountains	6,825	6,453	6,348	-5.5%	-1.6%
Lambton Shores	11,150	10,656	10,568	-4.4%	-0.8%
Chatham-Kent	108,177	103,671	103,023	-4.2%	-0.6%
Windsor	216,473	210,891	212,187	-2.6%	0.6%
Minto	8,504	8,334	8,423	-2.0%	1.1%
Leamington	28,883	28,403	28,818	-1.7%	1.5%
Central Huron	7,641	7,591	7,751	-0.7%	2.1%
Owen Sound	21,753	21,688	22,207	-0.3%	2.4%
Kincardine	11,173	11,174	11,467	0.0%	2.6%
Grey Highlands	9,480	9,520	9,801	0.4%	3.0%
St. Marys	6,617	6,655	6,858	0.6%	3.1%
Stratford	30,461	30,886	31,985	1.4%	3.6%
Sarnia	71,419	72,366	75,004	1.3%	3.6%
Waterloo	97,475	98,780	102,391	1.3%	3.7%
Meaford	10,948	11,100	11,510	1.4%	3.7%
Mapleton	9,851	9,989	10,359	1.4%	3.7%
Kingsville	20,908	21,362	22,280	2.2%	4.3%
Centre Wellington	26,049	26,693	27,902	2.5%	4.5%
Wellington North	11,175	11,477	12,018	2.7%	4.7%
North Dumfries	9,063	9,334	9,794	3.0%	4.9%
Tillsonburg	14,822	15,301	16,084	3.2%	5.1%
Ingersoll	11,760	12,146	12,772	3.3%	5.2%
Brant	34,415	35,638	37,550	3.6%	5.4%
London	352,395	366,151	386,772	3.9%	5.6%
Hanover	7,147	7,490	7,963	4.8%	6.3%
St. Thomas	36,110	37,905	40,349	5.0%	6.4%
Puslinch	6,689	7,029	7,489	5.1%	6.5%
Strathroy-Caradoc	19,977	20,978	22,352	5.0%	6.5%
Cambridge	120,371	126,748	135,241	5.3%	6.7%
Middlesex Centre	15,589	16,487	17,649	5.8%	7.0%
Guelph	114,943	121,688	130,368	5.9%	7.1%
Kitchener	204,668	219,153	236,823	7.1%	8.1%
Saugeen Shores	11,720	12,661	13,772	8.0%	8.8%
Wellesley	9,789	10,713	11,769	9.4%	9.9%
Wilmot	17,097	19,223	21,552	12.4%	12.1%
Erin	11,148	10,770	12,220	-3.4%	13.5%
Woolwich	19,658	23,145	26,870	17.7%	16.1%
Southwest Weighted Average	**1,754,071**	**1,815,263**	**1,902,315**	**3.5%**	**4.8%**
Survey Weighted Average	**10,120,049**	**10,778,763**	**11,604,521**	**6.5%**	**7.7%**

Eastern—% change in population 2006-2015

Municipality	2006 Population	2011 Population	2015 Population	% Change 2006 - 2011	% Change 2011 - 2015
Prince Edward County	25,496	25,258	25,737	-0.9%	1.9%
Brockville	21,957	21,870	22,376	-0.4%	2.3%
Cornwall	45,965	46,340	47,848	0.8%	3.3%
Quinte West	42,697	43,086	44,520	0.9%	3.3%
Belleville	48,821	49,454	51,246	1.3%	3.6%
Peterborough	74,898	78,698	83,410	5.1%	6.0%
Kingston	117,207	123,363	131,587	5.3%	6.7%
Ottawa	812,129	883,391	966,010	8.8%	9.4%
Eastern Weighted Averge	**1,189,170**	**1,271,460**	**1,372,734**	**6.9%**	**8.0%**
Survey Weighted Average	**10,120,049**	**10,778,763**	**11,604,521**	**6.5%**	**7.7%**

Niagara/Hamilton—% change in population 2006-2015

Municipality	2006 Population	2011 Population	2015 Population	% Change 2006 - 2011	% Change 2011 - 2015
Wainfleet	6,601	6,356	6,339	-3.7%	-0.3%
Thorold	18,224	17,931	18,177	-1.6%	1.4%
Port Colborne	18,599	18,424	18,773	-0.9%	1.9%
St. Catharines	131,989	131,400	134,390	-0.4%	2.3%
Fort Erie	29,925	29,960	30,772	0.1%	2.7%
Welland	50,331	50,631	52,191	0.6%	3.1%
Niagara Falls	82,184	82,997	85,810	1.0%	3.4%
Pelham	16,155	16,598	17,384	2.7%	4.7%
Hamilton	504,559	519,949	545,819	3.1%	5.0%
Lincoln	21,722	22,487	23,687	3.5%	5.3%
West Lincoln	13,167	13,837	14,742	5.1%	6.5%
Niagara-on-the-Lake	14,587	15,400	16,463	5.6%	6.9%
Grimsby	23,937	25,325	27,118	5.8%	7.1%
Niagara/Hamilton Wgt. Avg.	**931,980**	**951,295**	**991,665**	**2.1%**	**4.2%**
Survey Weighted Average	**10,120,049**	**10,778,763**	**11,604,521**	**6.5%**	**7.7%**

North—% change in population 2006-2015

Municipality	2006 Population	2011 Population	2015 Population	% Change 2006 - 2011	% Change 2011 - 2015
Smooth Rock Falls	1,473	1,376	1,341	-6.6%	-2.5%
Greenstone	4,906	4,724	4,725	-3.7%	0.0%
Elliot Lake	11,549	11,348	11,492	-1.7%	1.3%
Thunder Bay	109,140	108,359	110,584	-0.7%	2.1%
North Bay	53,966	53,651	54,814	-0.6%	2.2%
Sault Ste. Marie	74,948	75,141	77,263	0.3%	2.8%
Timmins	42,997	43,165	44,427	0.4%	2.9%
Kenora	15,177	15,348	15,884	1.1%	3.5%
Greater Sudbury	157,857	160,274	166,372	1.5%	3.8%
Parry Sound	5,818	6,191	6,659	6.4%	7.6%
North Weighted Average	**477,831**	**479,577**	**493,561**	**0.4%**	**2.9%**
Survey Weighted Average	**10,120,049**	**10,778,763**	**11,604,521**	**6.5%**	**7.7%**

Simcoe/Muskoka/Dufferin—% change in population 2006-2015

Municipality	2006 Population	2011 Population	2015 Population	% Change 2006 - 2011	% Change 2011 - 2015
Penetanguishene	9,354	9,111	9,165	-2.6%	0.6%
Bracebridge	15,652	15,409	15,626	-1.6%	1.4%
Orillia	30,259	30,586	31,643	1.1%	3.5%
Orangeville	26,925	27,975	29,549	3.9%	5.6%
Huntsville	18,280	19,056	20,179	4.2%	5.9%
Springwater	17,456	18,223	19,317	4.4%	6.0%
Gravenhurst	11,046	11,640	12,427	5.4%	6.8%
Barrie	128,430	135,711	145,189	5.7%	7.0%
Innisfil	31,175	33,079	35,498	6.1%	7.3%
Collingwood	17,290	19,241	21,405	11.3%	11.2%
Wasaga Beach	15,029	17,537	20,221	16.7%	15.3%
Simcoe/Musk./Duff. Weighted Average	**320,896**	**337,568**	**360,219**	**5.2%**	**6.7%**
Survey Weighted Average	**10,120,049**	**10,778,763**	**11,604,521**	**6.5%**	**7.7%**

Age Demographics

The age profile of a population may affect municipal expenditures. For example, expenditures may be affected by seniors requiring higher public service costs and families with young children demanding services for recreational, and related programs.

Municipality	0-19	20-64	65+
Belleville	22%	59%	19%
Brockville	20%	57%	23%
Cornwall	22%	58%	20%
Kingston	21%	62%	16%
Ottawa	23%	63%	13%
Peterborough	21%	59%	20%
Prince Edward County	18%	57%	25%
Quinte West	23%	60%	17%
Eastern Avg	21%	59%	19%
Provincial Average	22%	63%	15%

Municipality	0-19	20-64	65+
Fort Erie	21%	59%	20%
Grimsby	24%	59%	17%
Hamilton	23%	61%	16%
Lincoln	25%	56%	19%
Niagara Falls	22%	60%	18%
Niagara-on-the-Lake	19%	55%	26%
Pelham	22%	57%	21%
Port Colborne	20%	58%	22%
St. Catharines	21%	59%	19%
Thorold	23%	62%	15%
Wainfleet	24%	60%	16%
Welland	22%	60%	18%
West Lincoln	29%	59%	12%
Niagara/Hamilton Avg	23%	59%	18%
Provincial Average	22%	63%	15%

Municipality	0-19	20-64	65+
Aurora	28%	61%	11%
Brampton	29%	62%	9%
Brock	23%	58%	18%
Burlington	23%	60%	17%
Caledon	28%	61%	12%
Clarington	27%	61%	12%
East Gwillimbury	24%	64%	12%
Georgina	25%	62%	12%
Halton Hills	28%	60%	12%
King	25%	60%	15%
Markham	24%	63%	12%
Milton	30%	62%	8%
Mississauga	26%	63%	11%
Newmarket	27%	62%	11%
Oakville	27%	60%	13%
Oshawa	23%	62%	15%
Pickering	25%	63%	12%
Richmond Hill	25%	63%	11%
Scugog	23%	60%	17%
Toronto	21%	65%	14%
Vaughan	27%	61%	11%
Whitby	29%	61%	10%
Whitchurch-Stouffville	25%	61%	14%
GTA Avg	26%	62%	13%
Provincial Average	22%	63%	15%



Source—Stats Canada Census 2011

Age Demographics (cont'd)

Municipality	0-19	20-64	65+
Elliot Lake	15%	50%	35%
Greater Sudbury	22%	62%	16%
Greenstone	25%	61%	14%
Kenora	23%	60%	17%
North Bay	22%	61%	17%
Parry Sound	19%	58%	23%
Sault Ste. Marie	20%	60%	20%
Smooth Rock Falls	16%	60%	24%
Thunder Bay	21%	61%	18%
Timmins	24%	62%	14%
North Avg	21%	59%	20%
Provincial Average	22%	63%	15%

Municipality	0-19	20-64	65+
Barrie	27%	61%	12%
Bracebridge	21%	58%	21%
Collingwood	20%	57%	23%
Gravenhurst	17%	60%	23%
Huntsville	22%	58%	20%
Innisfil	25%	61%	14%
Orangeville	28%	60%	12%
Orillia	21%	58%	21%
Penetanguishene	20%	59%	21%
Springwater	26%	61%	13%
Wasaga Beach	17%	53%	29%
Simcoe/Musk./Duff. Avg	22%	59%	18%
Provincial Average	22%	63%	15%



Municipality	0-19	20-64	65+
Amherstburg	25%	60%	15%
Brant	25%	60%	16%
Cambridge	26%	62%	12%
Central Huron	22%	56%	22%
Centre Wellington	25%	58%	17%
Chatham-Kent	24%	58%	18%
Erin	25%	63%	12%
Grey Highlands	24%	56%	21%
Guelph	24%	63%	13%
Hanover	21%	55%	24%
Ingersoll	26%	60%	14%
Kincardine	21%	60%	19%
Kingsville	24%	60%	16%
Kitchener	24%	64%	12%
Lambton Shores	17%	57%	26%
Leamington	26%	57%	17%
London	23%	62%	15%
Mapleton	37%	54%	9%
Meaford	19%	57%	24%
Middlesex Centre	27%	58%	15%
Minto	26%	56%	18%
North Dumfries	27%	60%	13%
Owen Sound	20%	57%	22%
Puslinch	21%	60%	19%
Sarnia	21%	59%	19%
Saugeen Shores	18%	60%	21%
St. Marys	23%	57%	20%
St. Thomas	25%	59%	16%
Stratford	22%	60%	18%
Strathroy-Caradoc	25%	57%	18%
The Blue Mountains	17%	55%	28%
Tillsonburg	20%	54%	25%
Waterloo	24%	63%	13%
Wellesley	36%	54%	10%
Wellington North	25%	56%	19%
Wilmot	26%	58%	16%
Windsor	24%	60%	16%
Woolwich	27%	58%	15%
Southwest Avg	24%	58%	18%
Provincial Average	22%	63%	15%

Source—Stats Canada Census 2011

Average Household Income

Household income is one measure of a community's ability to pay for services in a municipality. While a higher relative household income is a positive indicator of the overall local economy, a higher gross income tends to lead to a greater expectation for quality programs and can lead to additional challenges in balancing desired levels of service with a willingness to pay for programs and services. The following table provides the estimated average household income in 2014 for each of the municipalities.

Municipality	2014 Est. Avg. Household Income	Income Ranking
Elliot Lake	$ 58,791	low
Cornwall	$ 59,461	low
Parry Sound	$ 63,855	low
Brockville	$ 66,480	low
Windsor	$ 66,618	low
Owen Sound	$ 69,642	low
Chatham-Kent	$ 70,031	low
Orillia	$ 70,083	low
Welland	$ 70,279	low
Belleville	$ 71,677	low
Tillsonburg	$ 71,708	low
Hanover	$ 71,987	low
St. Thomas	$ 72,087	low
Leamington	$ 72,627	low
Fort Erie	$ 72,724	low
Central Huron	$ 72,911	low
Port Colborne	$ 73,563	low
Gravenhurst	$ 73,667	low
Peterborough	$ 73,854	low
Smooth Rock Falls	$ 74,398	low
Niagara Falls	$ 74,458	low
Wasaga Beach	$ 74,943	low
St. Catharines	$ 76,032	low
Minto	$ 76,178	low
Wellington North	$ 76,787	low
Penetanguishene	$ 77,013	low
Strathroy-Caradoc	$ 78,157	low
North Bay	$ 78,352	low
Thunder Bay	$ 78,773	low
Thorold	$ 78,932	low
Sault Ste. Marie	$ 79,125	low
Quinte West	$ 79,136	low
Stratford	$ 79,634	low
Grey Highlands	$ 80,068	low
London	$ 80,759	low
Meaford	$ 80,977	mid
Greenstone	$ 82,022	mid
Kenora	$ 82,242	mid
Lambton Shores	$ 83,805	mid
Collingwood	$ 83,828	mid
Oshawa	$ 83,840	mid
Ingersoll	$ 83,905	mid
Brock	$ 84,230	mid
Kitchener	$ 84,341	mid
Bracebridge	$ 84,479	mid
St. Marys	$ 84,494	mid
Kingston	$ 85,060	mid
Hamilton	$ 85,886	mid
Huntsville	$ 86,383	mid
Wainfleet	$ 86,930	mid
Sarnia	$ 86,961	mid
Kingsville	$ 87,423	mid
Greater Sudbury	$ 88,049	mid
Georgina	$ 88,467	mid
Prince Edward County	$ 88,515	mid
Cambridge	$ 88,659	mid
Barrie	$ 89,263	mid
Timmins	$ 89,572	mid
Innisfil	$ 90,558	mid
Guelph	$ 91,876	mid
Mapleton	$ 93,190	mid
Orangeville	$ 93,252	mid
Amherstburg	$ 93,564	mid
Brampton	$ 94,051	mid
Toronto	$ 95,870	mid
West Lincoln	$ 96,516	mid
Lincoln	$ 100,592	mid
Mississauga	$ 102,161	mid
The Blue Mountains	$ 102,350	mid
Grimsby	$ 102,827	mid
Centre Wellington	$ 103,900	high
Niagara-on-the-Lake	$ 105,166	high
Clarington	$ 105,167	high
Ottawa	$ 105,206	high
Brant	$ 106,740	high
Wellesley	$ 109,475	high
Scugog	$ 110,280	high
Wilmot	$ 110,376	high
Waterloo	$ 110,667	high
Kincardine	$ 113,237	high
Newmarket	$ 113,702	high
Burlington	$ 114,260	high
North Dumfries	$ 116,862	high
Markham	$ 117,393	high
Pickering	$ 118,377	high
Richmond Hill	$ 119,232	high
Saugeen Shores	$ 119,948	high
Milton	$ 119,995	high
Whitby	$ 120,819	high
East Gwillimbury	$ 121,214	high
Pelham	$ 121,542	high
Halton Hills	$ 123,819	high
Vaughan	$ 124,268	high
Guelph-Eramosa	$ 127,048	high
Middlesex Centre	$ 127,456	high
Springwater	$ 127,496	high
Whitchurch-Stouffville	$ 129,911	high
Caledon	$ 130,046	high
Woolwich	$ 130,431	high
Erin	$ 132,924	high
Aurora	$ 143,127	high
Puslinch	$ 144,691	high
Oakville	$ 156,277	high
King	$ 186,530	high
Average	**$ 94,793**	
Median	**$ 87,736**	

Source—Manifold Data Mining

Average Household Income by Geographic Location

The following table provides the estimated average household income in 2014 for each of the municipalities. Source—Manifold Data Mining 2015, summarized by geographic area.

Municipality	2014 Est. Avg. Household Income	Income Ranking
Cornwall	$ 59,461	low
Brockville	$ 66,480	low
Belleville	$ 71,677	low
Peterborough	$ 73,854	low
Quinte West	$ 79,136	low
Kingston	$ 85,060	mid
Prince Edward County	$ 88,515	mid
Ottawa	$ 105,206	high
Eastern Average	**$ 78,674**	

Orillia	$ 70,083	low
Gravenhurst	$ 73,667	low
Wasaga Beach	$ 74,943	low
Penetanguishene	$ 77,013	low
Collingwood	$ 83,828	mid
Bracebridge	$ 84,479	mid
Huntsville	$ 86,383	mid
Barrie	$ 89,263	mid
Innisfil	$ 90,558	mid
Orangeville	$ 93,252	mid
Springwater	$ 127,496	high
Simcoe/Musk./Duff. Avg.	**$ 86,451**	

Municipality	2014 Est. Avg. Household Income	Income Ranking
Oshawa	$ 83,840	mid
Brock	$ 84,230	mid
Georgina	$ 88,467	mid
Brampton	$ 94,051	mid
Toronto	$ 95,870	mid
Mississauga	$ 102,161	mid
Clarington	$ 105,167	high
Scugog	$ 110,280	high
Newmarket	$ 113,702	high
Burlington	$ 114,260	high
Markham	$ 117,393	high
Pickering	$ 118,377	high
Richmond Hill	$ 119,232	high
Milton	$ 119,995	high
Whitby	$ 120,819	high
East Gwillimbury	$ 121,214	high
Halton Hills	$ 123,819	high
Vaughan	$ 124,268	high
Whitchurch-Stouffville	$ 129,911	high
Caledon	$ 130,046	high
Aurora	$ 143,127	high
Oakville	$ 156,277	high
King	$ 186,530	high
GTA Average	**$ 117,523**	



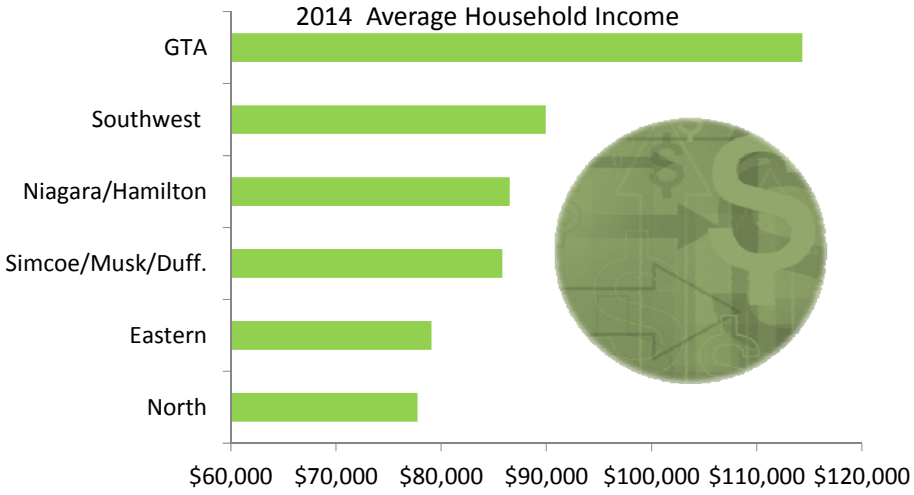
Average Household Income by Geographic Location (cont'd)

Municipality	2014 Est. Avg. Household Income	Income Ranking
Welland	$ 70,279	low
Fort Erie	$ 72,724	low
Port Colborne	$ 73,563	low
Niagara Falls	$ 74,458	low
St. Catharines	$ 76,032	low
Thorold	$ 78,932	low
Hamilton	$ 85,886	mid
Wainfleet	$ 86,930	mid
West Lincoln	$ 96,516	mid
Lincoln	$ 100,592	mid
Grimsby	$ 102,827	mid
Niagara-on-the-Lake	$ 105,166	high
Pelham	$ 121,542	high
Niagara/Hamilton Avg.	**$ 88,111**	

Elliot Lake	$ 58,791	low
Parry Sound	$ 63,855	low
Smooth Rock Falls	$ 74,398	low
North Bay	$ 78,352	low
Thunder Bay	$ 78,773	low
Sault Ste. Marie	$ 79,125	low
Greenstone	$ 82,022	mid
Kenora	$ 82,242	mid
Greater Sudbury	$ 88,049	mid
Timmins	$ 89,572	mid
North Average	**$ 77,518**	

Municipality	2014 Est. Avg. Household Income	Income Ranking
Windsor	$ 66,618	low
Owen Sound	$ 69,642	low
Chatham-Kent	$ 70,031	low
Tillsonburg	$ 71,708	low
Hanover	$ 71,987	low
St. Thomas	$ 72,087	low
Leamington	$ 72,627	low
Central Huron	$ 72,911	low
Minto	$ 76,178	low
Wellington North	$ 76,787	low
Strathroy-Caradoc	$ 78,157	low
Stratford	$ 79,634	low
Grey Highlands	$ 80,068	low
London	$ 80,759	low
Meaford	$ 80,977	mid
Lambton Shores	$ 83,805	mid
Ingersoll	$ 83,905	mid
Kitchener	$ 84,341	mid
St. Marys	$ 84,494	mid
Sarnia	$ 86,961	mid
Kingsville	$ 87,423	mid
Cambridge	$ 88,659	mid
Guelph	$ 91,876	mid
Mapleton	$ 93,190	mid
Amherstburg	$ 93,564	mid
The Blue Mountains	$ 102,350	mid
Centre Wellington	$ 103,900	high
Brant	$ 106,740	high
Wellesley	$ 109,475	high
Wilmot	$ 110,376	high
Waterloo	$ 110,667	high
Kincardine	$ 113,237	high
North Dumfries	$ 116,862	high
Saugeen Shores	$ 119,948	high
Guelph-Eramosa	$ 127,048	high
Middlesex Centre	$ 127,456	high
Woolwich	$ 130,431	high
Erin	$ 132,924	high
Puslinch	$ 144,691	high
Southwest Average	**$ 93,705**	

Summary Average Household Income by Geographic Location



Land Area and Density

Population density indicates the number of residents living in an area (usually measured by square kilometre). Density readings can lend insight into the age of a city, growth patterns, zoning practices, new development opportunities and the level of multi-family unit housing. High population density can also indicate whether a municipality may be reaching build-out, as well as service and infrastructure needs such as additional public transit or street routes. As stated by the ***Province of Ontario*** in their InfoSheet: Planning for Intensification, some of the benefits of intensification include:

- ***Using resources such as lands, buildings and infrastructure more effectively***
- ***Protecting the natural environment and biodiversity by limiting urban expansion***
- ***Incorporating green features that offset and support new development***
- ***Creating active streets that promote healthier patterns of human activity***
- ***Creating economic opportunities***
- ***Reducing carbon footprint***
- ***Improving access to public transit***
- ***Enhancing community identity***
- ***Improving municipal fiscal performance***



Land Area and Density (sorted by population density)

Municipality	Land Area (Square Km)	2015 Pop. Density per Sq. Km	Density Ranking
Greenstone	2,768	2	low
Smooth Rock Falls	200	7	low
Grey Highlands	882	11	low
Timmins	2,979	15	low
Elliot Lake	715	16	low
Central Huron	450	17	low
Mapleton	535	19	low
Meaford	589	20	low
Kincardine	538	21	low
The Blue Mountains	287	22	low
Wellington North	526	23	low
Gravenhurst	519	24	low
Prince Edward County	1,050	25	low
Bracebridge	626	25	low
Brock	423	26	low
Minto	301	28	low
Huntsville	711	28	low
Wainfleet	217	29	low
Middlesex Centre	588	30	low
Lambton Shores	331	32	low
Puslinch	215	35	low
Springwater	536	36	low
West Lincoln	388	38	low
Erin	298	41	low
Chatham-Kent	2,458	42	low
Wellesley	278	42	low
Guelph-Eramosa	292	44	low
Brant	843	45	low
Scugog	475	47	low
Greater Sudbury	3,227	52	low
North Dumfries	187	52	low
King	333	62	low
Centre Wellington	408	68	low
Kenora	212	75	low
Saugeen Shores	171	81	low

Municipality	Land Area (Square Km)	2015 Pop. Density per Sq. Km	Density Ranking
Strathroy-Caradoc	274	82	mid
Wilmot	264	82	mid
Woolwich	326	82	mid
Quinte West	494	90	mid
Kingsville	247	90	mid
Caledon	688	91	mid
East Gwillimbury	245	99	mid
Leamington	262	110	mid
Amherstburg	186	113	mid
Niagara-on-the-Lake	133	124	mid
Innisfil	284	125	mid
Pelham	126	138	mid
Lincoln	163	145	mid
Clarington	611	151	mid
Port Colborne	122	154	mid
Georgina	288	158	mid
North Bay	319	172	mid
Fort Erie	166	185	mid
Belleville	247	207	mid
Thorold	83	219	mid
Halton Hills	276	230	mid
Whitchurch-Stouffville	207	246	mid
Milton	363	287	mid
Kingston	451	292	mid
Thunder Bay	328	337	mid
Sault Ste. Marie	223	346	mid
Ottawa	2,790	346	mid
Wasaga Beach	58	349	mid
Penetanguishene	26	358	mid
Grimsby	69	393	mid
Niagara Falls	210	409	mid
Pickering	232	412	mid
Sarnia	165	455	mid
Hamilton	1,117	489	mid
Parry Sound	13	512	mid

Land Area and Density (sorted by population density) (cont'd)

Municipality	Land Area (Square Km)	2015 Pop. Density per Sq. Km	Density Ranking
St. Marys	12	572	high
Welland	81	644	high
Collingwood	33	649	high
Tillsonburg	22	731	high
Cornwall	62	772	high
Hanover	10	812	high
Whitby	147	917	high
Owen Sound	24	917	high
London	421	920	high
Ingersoll	13	990	high
Burlington	186	1,022	high
Brockville	21	1,071	high
Orillia	29	1,091	high
Oshawa	146	1,099	high
St. Thomas	36	1,136	high
Stratford	27	1,185	high
Aurora	50	1,192	high
Cambridge	113	1,199	high
Vaughan	274	1,247	high
Peterborough	64	1,307	high
St. Catharines	96	1,398	high
Windsor	147	1,443	high
Oakville	139	1,451	high
Guelph	87	1,504	high
Waterloo	64	1,599	high
Markham	213	1,622	high
Kitchener	137	1,731	high
Barrie	77	1,876	high
Orangeville	16	1,893	high
Richmond Hill	101	2,084	high
Newmarket	38	2,264	high
Brampton	266	2,328	high
Mississauga	292	2,630	high
Toronto	630	4,401	high
Average	**401**	**548**	
Median	**246**	**178**	

Land Area and Density by Geographic Location

Municipality	Land Area (Sq. Km)	2015 Pop. Density per Sq. Km	Density Ranking
Prince Edward County	1,050	25	low
Quinte West	494	90	mid
Belleville	247	207	mid
Kingston	451	292	mid
Ottawa	2,790	346	mid
Cornwall	62	772	high
Brockville	21	1,071	high
Peterborough	64	1,307	high
Eastern Average	**647**	**514**	

Municipality	Land Area (Sq. Km)	2015 Pop. Density per Sq. Km	Density Ranking
Wainfleet	217	29	low
West Lincoln	388	38	low
Niagara-on-the-Lake	133	124	mid
Pelham	126	138	mid
Lincoln	163	145	mid
Port Colborne	122	154	mid
Fort Erie	166	185	mid
Thorold	83	219	mid
Grimsby	69	393	mid
Niagara Falls	210	409	mid
Hamilton	1,117	489	mid
Welland	81	644	high
St. Catharines	96	1,398	high
Niagara/Hamilton Avg.	**229**	**336**	

Municipality	Land Area (Sq. Km)	2015 Pop. Density per Sq. Km	Density Ranking
Brock	423	26	low
Scugog	475	47	low
King	333	62	low
Caledon	688	91	mid
East Gwillimbury	245	99	mid
Clarington	611	151	mid
Georgina	288	158	mid
Halton Hills	276	230	mid
Whitchurch-Stouffville	207	246	mid
Milton	363	287	mid
Pickering	232	412	mid
Whitby	147	917	high
Burlington	186	1,022	high
Oshawa	146	1,099	high
Aurora	50	1,192	high
Vaughan	274	1,247	high
Oakville	139	1,451	high
Markham	213	1,622	high
Richmond Hill	101	2,084	high
Newmarket	38	2,264	high
Brampton	266	2,328	high
Mississauga	292	2,630	high
Toronto	630	4,401	high
GTA Average	**288**	**1,046**	

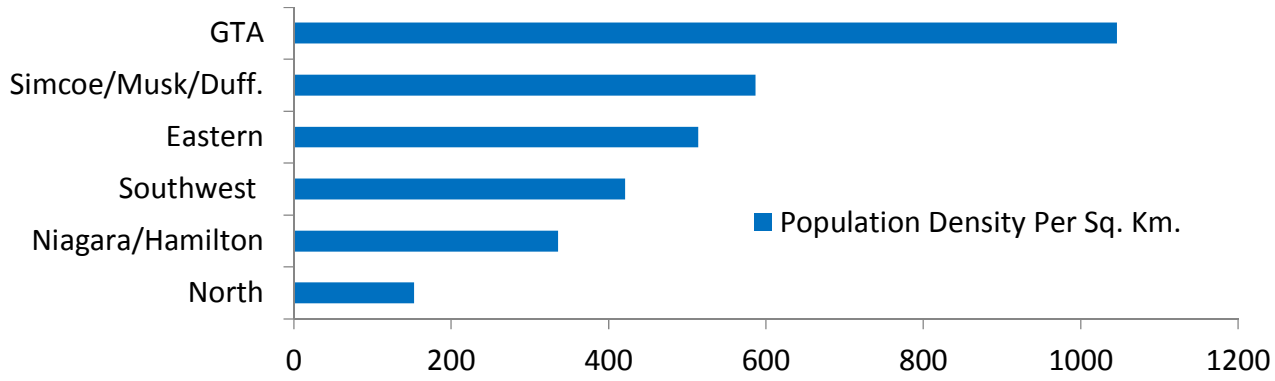
Land Area and Density by Geographic Location (cont'd)

Municipality	Land Area (Sq. Km)	2015 Pop. Density per Sq. Km	Density Ranking
Greenstone	2,768	2	low
Smooth Rock Falls	200	7	low
Timmins	2,979	15	low
Elliot Lake	715	16	low
Greater Sudbury	3,227	52	low
Kenora	212	75	low
North Bay	319	172	mid
Thunder Bay	328	337	mid
Sault Ste. Marie	223	346	mid
Parry Sound	13	512	mid
North Average	**1,098**	**153**	

Municipality	Land Area (Sq. Km)	2015 Pop. Density per Sq. Km	Density Ranking
Gravenhurst	519	24	low
Bracebridge	626	25	low
Huntsville	711	28	low
Springwater	536	36	low
Innisfil	284	125	mid
Wasaga Beach	58	349	mid
Penetanguishene	26	358	mid
Collingwood	33	649	high
Orillia	29	1,091	high
Barrie	77	1,876	high
Orangeville	16	1,893	high
Simcoe/Musk.Duff. Avg.	**265**	**587**	

Municipality	Land Area (Sq. Km)	2015 Pop. Density per Sq. Km	Density Ranking
Grey Highlands	882	11	low
Central Huron	450	17	low
Mapleton	535	19	low
Meaford	589	20	low
Kincardine	538	21	low
The Blue Mountains	287	22	low
Wellington North	526	23	low
Minto	301	28	low
Middlesex Centre	588	30	low
Lambton Shores	331	32	low
Puslinch	215	35	low
Erin	298	41	low
Chatham-Kent	2,458	42	low
Wellesley	278	42	low
Guelph-Eramosa	292	44	low
Brant	843	45	low
North Dumfries	187	52	low
Centre Wellington	408	68	low
Saugeen Shores	171	81	low
Strathroy-Caradoc	274	82	mid
Wilmot	264	82	mid
Woolwich	326	82	mid
Kingsville	247	90	mid
Leamington	262	110	mid
Amherstburg	186	113	mid
Sarnia	165	455	mid
St. Marys	12	572	high
Tillsonburg	22	731	high
Hanover	10	812	high
Owen Sound	24	917	high
London	421	920	high
Ingersoll	13	990	high
St. Thomas	36	1,136	high
Stratford	27	1,185	high
Cambridge	113	1,199	high
Windsor	147	1,443	high
Guelph	87	1,504	high
Waterloo	64	1,599	high
Kitchener	137	1,731	high
Southwest Average	**334**	**421**	

Summary Land Area and Density by Geographic Location



Labour Statistics

The labour force is defined as the number of people aged 15 and over who are employed and unemployed. Labour force statistics are an important measure of the economy's potential. The larger the percentage of the population that enters the labour force, the larger the potential output and standard of living. Growth in the labour force implies expansion potential. The rate of employment of the community's citizens is a measure of and an influence on the community's ability to support its local business sector. A decline in employment base or higher than average rates of unemployment, can be a warning signal that overall economic activity may be declining.

Unemployment does not capture working age residents who are unemployed and are no longer actively seeking employment. The employment rate provides a fuller picture of employment in the community.

	Employment Rate				Unemployment Rate		
	2nd Quarter 2014 (000's)	2nd Quarter 2015 (000's)	Yearly Variation %		2nd Quarter 2014 (%)	2nd Quarter 2015 (%)	Yearly Variation %
Stratford-Bruce Peninsula	153.1	153.3	0.1%		4.4%	4.5%	0.1%
London	329.5	330.7	0.4%		6.9%	5.0%	-1.9%
Kitchener-Waterloo-Barrie	704.4	715.1	1.5%		6.1%	5.3%	-0.8%
Hamilton-Niagara Peninsula	711.0	723.7	1.8%		6.8%	5.6%	-1.2%
Northwest	98.8	97.1	-1.7%		5.5%	6.4%	0.9%
Ottawa	700.1	692.2	-1.1%		6.8%	6.5%	-0.3%
Kingston-Pembroke	211.2	206.3	-2.3%		9.0%	7.2%	-1.8%
Toronto	3,262.6	3,323.2	1.9%		8.2%	7.2%	-1.0%
Northeast	257.1	249.9	-2.8%		7.1%	7.6%	0.5%
Windsor-Sarnia	297.2	305.7	2.9%		8.5%	7.9%	-0.6%
Muskoka-Kawarthas	187.9	168.7	-10.2%		6.4%	9.1%	2.7%
Ontario	6,912.9	6,965.8	0.8%		7.5%	6.7%	-0.8%

Assessment Per Capita (Sorted by Unweighted Assessment)

Property assessment is the basis upon which municipalities raise taxes. A strong assessment base is critical to a municipality's ability to generate revenues. Assessment per capita statistics have been compared to provide an indication of the "richness" of the assessment base in each municipality.

Unweighted assessment provides the actual current value assessment of the properties.

Weighted assessment reflects the basis upon which property taxes are levied after applying the tax ratios to the various property classes to the unweighted assessment.

Municipality	2015 Unweighted CVA/Capita	2015 Weighted CVA/Capita	Unweighted Ranking	Weighted Ranking
Elliot Lake	$ 44,436	$ 50,046	Low	Low
Smooth Rock Falls	$ 60,359	$ 71,076	Low	Low
Cornwall	$ 70,391	$ 93,520	Low	Low
Windsor	$ 71,116	$ 91,870	Low	Low
Timmins	$ 71,719	$ 88,126	Low	Low
St. Thomas	$ 73,235	$ 87,761	Low	Low
Sault Ste. Marie	$ 75,651	$ 97,351	Low	Low
Thunder Bay	$ 77,542	$ 97,924	Low	Low
Welland	$ 78,408	$ 88,831	Low	Low
Hanover	$ 83,930	$ 90,575	Low	Low
Owen Sound	$ 87,267	$ 109,922	Low	Low
Sarnia	$ 88,326	$ 104,340	Low	Low
Ingersoll	$ 88,899	$ 111,217	Low	Low
Quinte West	$ 89,392	$ 99,372	Low	Low
Port Colborne	$ 89,943	$ 101,838	Low	Low
Leamington	$ 91,914	$ 78,703	Low	Low
Brockville	$ 92,739	$ 115,361	Low	Low
Tillsonburg	$ 93,662	$ 113,434	Low	Low
North Bay	$ 94,521	$ 111,988	Low	Low
Kenora	$ 94,831	$ 112,338	Low	Low
Belleville	$ 95,774	$ 123,839	Low	Mid
St. Catharines	$ 96,466	$ 113,023	Low	Low
Peterborough	$ 96,633	$ 111,375	Low	Low
Greater Sudbury	$ 97,430	$ 122,342	Low	Mid
Oshawa	$ 98,052	$ 114,808	Low	Low
London	$ 98,145	$ 114,924	Low	Low
Strathroy-Caradoc	$ 99,675	$ 94,467	Low	Low
Amherstburg	$ 101,446	$ 99,585	Low	Low
Penetanguishene	$ 102,540	$ 105,938	Low	Low
Chatham-Kent	$ 103,023	$ 91,792	Low	Low
Kitchener	$ 104,278	$ 123,227	Low	Mid
Thorold	$ 104,821	$ 121,080	Low	Mid
Parry Sound	$ 105,078	$ 120,481	Low	Mid
Minto	$ 105,258	$ 93,643	Low	Low
Hamilton	$ 107,306	$ 130,553	Low	Mid

Assessment Per Capita (Sorted by Unweighted Assessment) (cont'd)

Municipality	2015 Unweighted CVA/Capita	2015 Weighted CVA/Capita	Unweighted Ranking	Weighted Ranking
Stratford	$ 107,830	$ 132,821	Mid	Mid
Cambridge	$ 107,853	$ 131,647	Mid	Mid
West Lincoln	$ 108,337	$ 102,444	Mid	Low
Orillia	$ 109,733	$ 132,072	Mid	Mid
Kingston	$ 110,494	$ 134,013	Mid	Mid
Kingsville	$ 110,698	$ 94,982	Mid	Low
St. Marys	$ 110,812	$ 128,908	Mid	Mid
Fort Erie	$ 111,262	$ 120,881	Mid	Mid
Niagara Falls	$ 112,535	$ 140,341	Mid	Mid
Orangeville	$ 113,095	$ 122,606	Mid	Mid
Barrie	$ 113,255	$ 122,066	Mid	Mid
Clarington	$ 115,164	$ 118,500	Mid	Mid
Brampton	$ 115,924	$ 123,714	Mid	Mid
Greenstone	$ 119,901	$ 110,908	Mid	Low
Whitby	$ 122,361	$ 132,194	Mid	Mid
Wellington North	$ 122,384	$ 103,258	Mid	Low
Guelph	$ 125,633	$ 151,364	Mid	Mid
Grimsby	$ 126,816	$ 135,205	Mid	Mid
Pelham	$ 127,448	$ 127,188	Mid	Mid
Lincoln	$ 129,062	$ 130,828	Mid	Mid
Georgina	$ 130,060	$ 128,354	Mid	Mid
Wellesley	$ 136,635	$ 117,025	Mid	Low
Wainfleet	$ 137,519	$ 127,569	Mid	Mid
Centre Wellington	$ 137,902	$ 133,710	Mid	Mid
Wilmot	$ 139,126	$ 134,462	Mid	Mid
Woolwich	$ 139,733	$ 144,722	Mid	Mid
Brant	$ 143,122	$ 135,887	Mid	Mid
Prince Edward County	$ 143,199	$ 138,224	Mid	Mid
Ottawa	$ 143,487	$ 168,399	Mid	High
Pickering	$ 143,996	$ 155,402	Mid	High
Brock	$ 147,574	$ 134,904	Mid	Mid
Waterloo	$ 148,821	$ 176,248	Mid	High
Springwater	$ 148,877	$ 141,015	Mid	Mid
Meaford	$ 151,408	$ 143,056	Mid	Mid
Newmarket	$ 154,158	$ 157,347	Mid	High

Assessment Per Capita (Sorted by Unweighted Assessment) (cont'd)

Municipality	2015 Unweighted CVA/Capita	2015 Weighted CVA/Capita	Unweighted Ranking	Weighted Ranking
Innisfil	$ 155,408	$ 152,926	High	High
Scugog	$ 156,222	$ 150,641	High	Mid
Halton Hills	$ 162,669	$ 172,860	High	High
Mississauga	$ 164,053	$ 184,698	High	High
Central Huron	$ 164,222	$ 119,510	High	Mid
Milton	$ 164,927	$ 179,581	High	High
Collingwood	$ 165,591	$ 173,910	High	High
Mapleton	$ 172,303	$ 116,903	High	Low
Whitchurch-Stouffville	$ 172,951	$ 170,994	High	High
Erin	$ 173,298	$ 164,533	High	High
Middlesex Centre	$ 173,976	$ 139,707	High	Mid
Burlington	$ 174,654	$ 199,228	High	High
Saugeen Shores	$ 175,173	$ 174,023	High	High
Guelph-Eramosa	$ 177,042	$ 163,301	High	High
Huntsville	$ 177,296	$ 178,065	High	High
Aurora	$ 178,743	$ 181,234	High	High
Kincardine	$ 179,734	$ 169,219	High	High
North Dumfries	$ 180,047	$ 193,467	High	High
Wasaga Beach	$ 182,304	$ 185,373	High	High
Toronto	$ 183,949	$ 260,615	High	High
East Gwillimbury	$ 184,807	$ 179,633	High	High
Markham	$ 186,655	$ 189,512	High	High
Grey Highlands	$ 188,225	$ 166,947	High	High
Bracebridge	$ 188,898	$ 189,514	High	High
Richmond Hill	$ 191,846	$ 193,982	High	High
Vaughan	$ 211,363	$ 217,584	High	High
Lambton Shores	$ 216,955	$ 200,241	High	High
Caledon	$ 219,180	$ 217,659	High	High
Oakville	$ 220,601	$ 242,759	High	High
Niagara-on-the-Lake	$ 243,022	$ 257,349	High	High
Puslinch	$ 251,963	$ 269,485	High	High
Gravenhurst	$ 254,965	$ 255,702	High	High
King	$ 313,423	$ 297,557	High	High
The Blue Mountains	$ 581,841	$ 589,916	High	High
Average	$ 139,315	$ 145,458		
Median	$ 126,224	$ 131,238		

Taxable Assessment Per Capita
(Grouped by Location, sorted by unweighted assessment)

Eastern Municipalities

Municipality	2015 Unweighted CVA/Capita	2015 Weighted CVA/Capita	Unweighted Ranking	Weighted Ranking
Cornwall	$ 70,391	$ 93,520	Low	Low
Quinte West	$ 89,392	$ 99,372	Low	Low
Brockville	$ 92,739	$ 115,361	Low	Low
Belleville	$ 95,774	$ 123,839	Low	Mid
Peterborough	$ 96,633	$ 111,375	Low	Low
Kingston	$ 110,494	$ 134,013	Mid	Mid
Prince Edward County	$ 143,199	$ 138,224	Mid	Mid
Ottawa	$ 143,487	$ 168,399	Mid	High
Average	$ 105,264	$ 123,013		
Median	$ 96,203	$ 119,600		

Niagara/Hamilton Municipalities

Municipality	2015 Unweighted CVA/Capita	2015 Weighted CVA/Capita	Unweighted Ranking	Weighted Ranking
Welland	$ 78,408	$ 88,831	Low	Low
Port Colborne	$ 89,943	$ 101,838	Low	Low
St. Catharines	$ 96,466	$ 113,023	Low	Low
Thorold	$ 104,821	$ 121,080	Low	Mid
Hamilton	$ 107,306	$ 130,553	Low	Mid
West Lincoln	$ 108,337	$ 102,444	Mid	Low
Fort Erie	$ 111,262	$ 120,881	Mid	Mid
Niagara Falls	$ 112,535	$ 140,341	Mid	Mid
Grimsby	$ 126,816	$ 135,205	Mid	Mid
Pelham	$ 127,448	$ 127,188	Mid	Mid
Lincoln	$ 129,062	$ 130,828	Mid	Mid
Wainfleet	$ 137,519	$ 127,569	Mid	Mid
Niagara-on-the-Lake	$ 243,022	$ 257,349	High	High
Average	$ 120,996	$ 130,548		
Median	$ 111,262	$ 127,188		

Taxable Assessment Per Capita (cont'd)
(Grouped by Location, sorted by unweighted assessment)

GTA Municipalities

Municipality	2015 Unweighted CVA/Capita	2015 Weighted CVA/Capita	Unweighted Ranking	Weighted Ranking
Oshawa	$ 98,052	$ 114,808	Low	Low
Clarington	$ 115,164	$ 118,500	Mid	Mid
Brampton	$ 115,924	$ 123,714	Mid	Mid
Whitby	$ 122,361	$ 132,194	Mid	Mid
Georgina	$ 130,060	$ 128,354	Mid	Mid
Pickering	$ 143,996	$ 155,402	Mid	High
Brock	$ 147,574	$ 134,904	Mid	Mid
Newmarket	$ 154,158	$ 157,347	Mid	High
Scugog	$ 156,222	$ 150,641	High	Mid
Halton Hills	$ 162,669	$ 172,860	High	High
Mississauga	$ 164,053	$ 184,698	High	High
Milton	$ 164,927	$ 179,581	High	High
Whitchurch-Stouffville	$ 172,951	$ 170,994	High	High
Burlington	$ 174,654	$ 199,228	High	High
Aurora	$ 178,743	$ 181,234	High	High
Toronto	$ 183,949	$ 260,615	High	High
East Gwillimbury	$ 184,807	$ 179,633	High	High
Markham	$ 186,655	$ 189,512	High	High
Richmond Hill	$ 191,846	$ 193,982	High	High
Vaughan	$ 211,363	$ 217,584	High	High
Caledon	$ 219,180	$ 217,659	High	High
Oakville	$ 220,601	$ 242,759	High	High
King	$ 313,423	$ 297,557	High	High
Average	$ 170,145	$ 178,424		
Median	$ 164,927	$ 179,581		

Taxable Assessment Per Capita (cont'd)
(Grouped by Location, sorted by unweighted assessment)

Northern Municipalities

Municipality	2015 Unweighted CVA/Capita	2015 Weighted CVA/Capita	Unweighted Ranking	Weighted Ranking
Elliot Lake	$ 44,436	$ 50,046	Low	Low
Smooth Rock Falls	$ 60,359	$ 71,076	Low	Low
Timmins	$ 71,719	$ 88,126	Low	Low
Sault Ste. Marie	$ 75,651	$ 97,351	Low	Low
Thunder Bay	$ 77,542	$ 97,924	Low	Low
North Bay	$ 94,521	$ 111,988	Low	Low
Kenora	$ 94,831	$ 112,338	Low	Low
Greater Sudbury	$ 97,430	$ 122,342	Low	Mid
Parry Sound	$ 105,078	$ 120,481	Low	Mid
Greenstone	$ 119,901	$ 110,908	Mid	Low
Average	$ 84,147	$ 98,258		
Median	$ 86,031	$ 104,416		

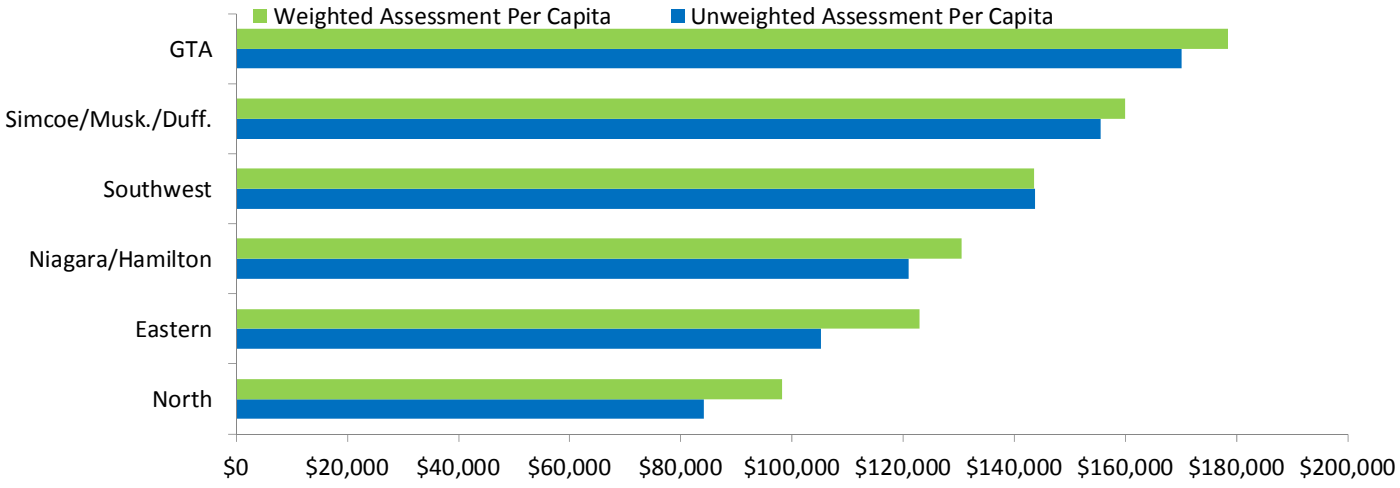
Simcoe/Muskoka/Dufferin Municipalities

Municipality	2015 Unweighted CVA/Capita	2015 Weighted CVA/Capita	Unweighted Ranking	Weighted Ranking
Penetanguishene	$ 102,540	$ 105,938	Low	Low
Orillia	$ 109,733	$ 132,072	Mid	Mid
Orangeville	$ 113,095	$ 122,606	Mid	Mid
Barrie	$ 113,255	$ 122,066	Mid	Mid
Springwater	$ 148,877	$ 141,015	Mid	Mid
Innisfil	$ 155,408	$ 152,926	High	High
Collingwood	$ 165,591	$ 173,910	High	High
Huntsville	$ 177,296	$ 178,065	High	High
Wasaga Beach	$ 182,304	$ 185,373	High	High
Bracebridge	$ 188,898	$ 189,514	High	High
Gravenhurst	$ 254,965	$ 255,702	High	High
Average	$ 155,633	$ 159,926		
Median	$ 155,408	$ 152,926		

Taxable Assessment Per Capita (cont'd)
(Grouped by Location, sorted by unweighted assessment)
Southwest

Municipality	2015 Unweighted CVA/Capita	2015 Weighted CVA/Capita	Unweighted Ranking	Weighted Ranking
Windsor	$ 71,116	$ 91,870	Low	Low
St. Thomas	$ 73,235	$ 87,761	Low	Low
Hanover	$ 83,930	$ 90,575	Low	Low
Owen Sound	$ 87,267	$ 109,922	Low	Low
Sarnia	$ 88,326	$ 104,340	Low	Low
Ingersoll	$ 88,899	$ 111,217	Low	Low
Leamington	$ 91,914	$ 78,703	Low	Low
Tillsonburg	$ 93,662	$ 113,434	Low	Low
London	$ 98,145	$ 114,924	Low	Low
Strathroy-Caradoc	$ 99,675	$ 94,467	Low	Low
Amherstburg	$ 101,446	$ 99,585	Low	Low
Chatham-Kent	$ 103,023	$ 91,792	Low	Low
Kitchener	$ 104,278	$ 123,227	Low	Mid
Minto	$ 105,258	$ 93,643	Low	Low
Stratford	$ 107,830	$ 132,821	Mid	Mid
Cambridge	$ 107,853	$ 131,647	Mid	Mid
Kingsville	$ 110,698	$ 94,982	Mid	Low
St. Marys	$ 110,812	$ 128,908	Mid	Mid
Wellington North	$ 122,384	$ 103,258	Mid	Low
Guelph	$ 125,633	$ 151,364	Mid	Mid
Wellesley	$ 136,635	$ 117,025	Mid	Low
Centre Wellington	$ 137,902	$ 133,710	Mid	Mid
Wilmot	$ 139,126	$ 134,462	Mid	Mid
Woolwich	$ 139,733	$ 144,722	Mid	Mid
Brant	$ 143,122	$ 135,887	Mid	Mid
Waterloo	$ 148,821	$ 176,248	Mid	High
Meaford	$ 151,408	$ 143,056	Mid	Mid
Central Huron	$ 164,222	$ 119,510	High	Mid
Mapleton	$ 172,303	$ 116,903	High	Low
Erin	$ 173,298	$ 164,533	High	High
Middlesex Centre	$ 173,976	$ 139,707	High	Mid
Saugeen Shores	$ 175,173	$ 174,023	High	High
Guelph-Eramosa	$ 177,042	$ 163,301	High	High
Kincardine	$ 179,734	$ 169,219	High	High
North Dumfries	$ 180,047	$ 193,467	High	High
Grey Highlands	$ 188,225	$ 166,947	High	High
Lambton Shores	$ 216,955	$ 200,241	High	High
Puslinch	$ 251,963	$ 269,485	High	High
The Blue Mountains	$ 581,841	$ 589,916	High	High
Average	$ 143,767	$ 143,610		
Median	$ 125,633	$ 128,908		

Summary Taxable Assessment Per Capita By Location



Unweighted Assessment—Trend

The tables on the next several pages reflect the change in unweighted assessment from 2011-2015. The changes in assessment trends are related to new growth as well as changes in market value of existing properties. The changes include the impact of reassessment as well as growth. The table has been sorted from low to high for the 2014-2015 % change in assessment. Communities experiencing population and economic growth are likely to experience short-run increases in property values. This is because, in the short run, the housing supply is fixed and the increase in demand created by growth will force prices up. Declining areas are more likely to see a decrease in the market value of properties or a slower than average increase in property values.

Municipality	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	Ranking 2014-2015
Windsor	0.8%	1.5%	-3.9%	1.4%	1.2%	Low
Fort Erie	6.2%	5.8%	0.2%	2.0%	1.9%	Low
Sarnia	7.2%	5.6%	-0.5%	2.1%	2.0%	Low
Greenstone	N/A	N/A	N/A	2.3%	2.2%	Low
Bracebridge	7.8%	6.6%	1.4%	2.9%	2.5%	Low
Owen Sound	N/A	N/A	2.9%	3.3%	2.5%	Low
Orillia	N/A	N/A	N/A	2.7%	2.6%	Low
Wainfleet	6.4%	5.9%	1.6%	3.1%	2.8%	Low
Huntsville	7.4%	6.0%	0.6%	2.2%	2.8%	Low
St. Catharines	4.2%	4.8%	2.4%	3.2%	2.8%	Low
Peterborough	7.0%	5.6%	3.9%	3.3%	2.9%	Low
Port Colborne	4.2%	5.8%	1.2%	2.7%	3.0%	Low
Welland	6.6%	5.7%	2.4%	2.8%	3.0%	Low
Gravenhurst	9.4%	6.0%	0.5%	2.7%	3.1%	Low
St. Thomas	5.4%	5.3%	2.6%	2.1%	3.1%	Low
Oshawa	5.9%	4.6%	2.7%	3.8%	3.2%	Low
Pelham	6.0%	5.5%	3.4%	3.4%	3.3%	Low
Tillsonburg	5.9%	N/A	N/A	3.6%	3.3%	Low
Barrie	11.8%	6.0%	2.5%	3.0%	3.3%	Low
Hanover	N/A	N/A	5.1%	3.2%	3.5%	Low
North Dumfries	7.2%	6.7%	4.3%	3.8%	3.6%	Low
Collingwood	8.8%	8.0%	3.5%	5.3%	3.6%	Low
Brockville	5.1%	5.7%	2.0%	4.7%	3.6%	Low
West Lincoln	8.1%	6.3%	4.5%	4.9%	3.6%	Low
Thorold	5.0%	6.1%	3.9%	3.6%	3.7%	Low
Cambridge	6.7%	6.2%	4.0%	4.1%	3.8%	Low
Belleville	7.1%	6.6%	3.7%	3.3%	3.9%	Low
Scugog	N/A	N/A	N/A	2.6%	3.9%	Low
Stratford	5.3%	5.5%	3.4%	5.8%	4.0%	Low

Unweighted Assessment—Trend (cont'd)

Municipality	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	Ranking 2014-2015
Orangeville	7.4%	7.1%	2.9%	4.3%	4.1%	Mid
Quinte West	6.8%	7.5%	4.4%	3.5%	4.1%	Mid
Brock	N/A	N/A	N/A	3.7%	4.1%	Mid
Prince Edward County	8.2%	7.8%	3.2%	5.8%	4.2%	Mid
Whitby	5.6%	5.5%	4.7%	5.1%	4.3%	Mid
Hamilton	6.7%	6.5%	4.1%	4.3%	4.5%	Mid
Pickering	4.6%	4.5%	5.5%	5.8%	4.5%	Mid
Strathroy-Caradoc	N/A	N/A	N/A	N/A	4.5%	Mid
Lincoln	7.1%	6.9%	4.2%	3.9%	4.5%	Mid
Kingsville	3.5%	3.2%	3.6%	5.2%	4.6%	Mid
London	6.3%	5.8%	3.9%	3.7%	4.6%	Mid
Georgina	5.3%	5.3%	4.6%	4.9%	4.6%	Mid
Innisfil	N/A	6.8%	3.8%	4.9%	4.7%	Mid
Clarington	6.1%	6.2%	3.1%	7.3%	4.7%	Mid
Springwater	N/A	N/A	-0.7%	4.0%	4.8%	Mid
Grimsby	8.2%	6.6%	4.8%	3.2%	4.8%	Mid
North Bay	7.7%	7.0%	5.5%	6.1%	4.9%	Mid
Kingston	6.7%	6.3%	5.6%	5.9%	5.0%	Mid
Elliot Lake	N/A	N/A	N/A	N/A	5.1%	Mid
Brant	N/A	N/A	N/A	5.9%	5.2%	Mid
Meaford	N/A	5.2%	5.7%	5.6%	5.2%	Mid
Wilmot	9.2%	7.7%	7.3%	5.6%	5.3%	Mid
Woolwich	9.1%	7.9%	7.9%	4.8%	5.3%	Mid
The Blue Mountains	8.8%	5.8%	3.6%	5.6%	5.4%	Mid
Ingersoll	5.8%	5.8%	3.6%	0.9%	5.4%	Mid
East Gwillimbury	7.0%	6.0%	8.0%	8.8%	5.5%	Mid
Penetanguishene	N/A	4.8%	1.9%	1.8%	5.5%	Mid
Mississauga	6.5%	6.1%	5.5%	5.7%	5.5%	Mid
Lambton Shores	6.6%	5.2%	4.9%	6.4%	5.7%	Mid
Wellesley	8.4%	9.9%	6.6%	6.5%	5.8%	Mid

Unweighted Assessment—Trend (cont'd)

Municipality	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	Ranking 2014-2015
Saugeen Shores	N/A	N/A	N/A	5.9%	6.0%	High
Waterloo	7.6%	6.4%	6.0%	6.6%	6.0%	High
Kitchener	7.6%	6.4%	6.3%	5.5%	6.1%	High
Burlington	8.2%	6.1%	5.7%	5.4%	6.2%	High
Halton Hills	7.0%	5.4%	5.4%	8.5%	6.2%	High
Greater Sudbury	12.1%	12.1%	5.9%	8.3%	6.3%	High
Sault Ste. Marie	7.3%	9.9%	5.9%	7.3%	6.3%	High
Newmarket	5.6%	5.8%	6.6%	8.0%	6.3%	High
Guelph	7.5%	6.8%	5.4%	4.3%	6.4%	High
Cornwall	N/A	N/A	N/A	10.6%	6.4%	High
Ottawa	5.8%	5.8%	8.3%	7.8%	6.5%	High
Timmins	7.7%	3.9%	5.9%	7.1%	6.5%	High
Kenora	N/A	3.3%	6.0%	6.7%	6.5%	High
Whitchurch-Stouffville	11.4%	12.1%	10.0%	8.4%	6.6%	High
Toronto	7.0%	7.0%	6.4%	6.5%	6.7%	High
Central Huron	N/A	N/A	N/A	7.7%	6.9%	High
Grey Highlands	N/A	N/A	N/A	N/A	6.9%	High
Thunder Bay	2.6%	2.7%	7.2%	7.2%	7.1%	High
Caledon	8.5%	7.5%	5.7%	7.4%	7.1%	High
Niagara Falls	-1.9%	5.6%	0.4%	3.7%	7.2%	High
Aurora	7.4%	7.0%	6.8%	7.6%	7.3%	High
Middlesex Centre	5.5%	8.0%	4.6%	7.3%	7.4%	High
Brampton	7.0%	6.7%	8.2%	7.7%	7.4%	High
Vaughan	8.1%	8.5%	8.4%	7.7%	7.5%	High
Oakville	8.1%	6.1%	6.6%	6.8%	7.7%	High
Richmond Hill	7.1%	6.8%	9.2%	8.7%	8.1%	High
Markham	9.0%	6.9%	9.6%	9.3%	8.5%	High
Milton	14.5%	9.2%	9.9%	8.5%	9.1%	High
Niagara-on-the-Lake	6.8%	6.0%	4.7%	5.8%	9.7%	High
King	9.3%	7.9%	9.7%	11.7%	10.3%	High
Average	6.8%	6.3%	4.5%	5.2%	5.0%	
Median	7.0%	6.1%	4.5%	5.2%	4.8%	

Unweighted Assessment—Trend (Grouped by Location, sorted by 2014-15)

Municipality - Eastern	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	Ranking 2014-2015
Peterborough	7.0%	5.6%	3.9%	3.3%	2.9%	Low
Brockville	5.1%	5.7%	2.0%	4.7%	3.6%	Low
Belleville	7.1%	6.6%	3.7%	3.3%	3.9%	Low
Quinte West	6.8%	7.5%	4.4%	3.5%	4.1%	Mid
Prince Edward County	8.2%	7.8%	3.2%	5.8%	4.2%	Mid
Kingston	6.7%	6.3%	5.6%	5.9%	5.0%	Mid
Cornwall	N/A	N/A	N/A	10.6%	6.4%	High
Ottawa	5.8%	5.8%	8.3%	7.8%	6.5%	High
Average	6.7%	6.5%	4.4%	5.6%	4.6%	
Median	6.8%	6.3%	3.9%	5.3%	4.1%	

Municipality - Niagara/Hamilton	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	Ranking 2014-2015
Fort Erie	6.2%	5.8%	0.2%	2.0%	1.9%	Low
Wainfleet	6.4%	5.9%	1.6%	3.1%	2.8%	Low
St. Catharines	4.2%	4.8%	2.4%	3.2%	2.8%	Low
Port Colborne	4.2%	5.8%	1.2%	2.7%	3.0%	Low
Welland	6.6%	5.7%	2.4%	2.8%	3.0%	Low
Pelham	6.0%	5.5%	3.4%	3.4%	3.3%	Low
West Lincoln	8.1%	6.3%	4.5%	4.9%	3.6%	Low
Thorold	5.0%	6.1%	3.9%	3.6%	3.7%	Low
Hamilton	6.7%	6.5%	4.1%	4.3%	4.5%	Mid
Lincoln	7.1%	6.9%	4.2%	3.9%	4.5%	Mid
Grimsby	8.2%	6.6%	4.8%	3.2%	4.8%	Mid
Niagara Falls	-1.9%	5.6%	0.4%	3.7%	7.2%	High
Niagara-on-the-Lake	6.8%	6.0%	4.7%	5.8%	9.7%	High
Average	5.7%	6.0%	2.9%	3.6%	4.2%	
Median	6.4%	5.9%	3.4%	3.4%	3.6%	

Unweighted Assessment—Trend (Grouped by Location, sorted by 2014-15) (cont'd)

Municipality - GTA	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	Ranking 2014-2015
Oshawa	5.9%	4.6%	2.7%	3.8%	3.2%	Low
Scugog	N/A	N/A	N/A	2.6%	3.9%	Low
Brock	N/A	N/A	N/A	3.7%	4.1%	Mid
Whitby	5.6%	5.5%	4.7%	5.1%	4.3%	Mid
Pickering	4.6%	4.5%	5.5%	5.8%	4.5%	Mid
Georgina	5.3%	5.3%	4.6%	4.9%	4.6%	Mid
Clarington	6.1%	6.2%	3.1%	7.3%	4.7%	Mid
East Gwillimbury	7.0%	6.0%	8.0%	8.8%	5.5%	Mid
Mississauga	6.5%	6.1%	5.5%	5.7%	5.5%	Mid
Burlington	8.2%	6.1%	5.7%	5.4%	6.2%	High
Halton Hills	7.0%	5.4%	5.4%	8.5%	6.2%	High
Newmarket	5.6%	5.8%	6.6%	8.0%	6.3%	High
Whitchurch-Stouffville	11.4%	12.1%	10.0%	8.4%	6.6%	High
Toronto	7.0%	7.0%	6.4%	6.5%	6.7%	High
Caledon	8.5%	7.5%	5.7%	7.4%	7.1%	High
Aurora	7.4%	7.0%	6.8%	7.6%	7.3%	High
Brampton	7.0%	6.7%	8.2%	7.7%	7.4%	High
Vaughan	8.1%	8.5%	8.4%	7.7%	7.5%	High
Oakville	8.1%	6.1%	6.6%	6.8%	7.7%	High
Richmond Hill	7.1%	6.8%	9.2%	8.7%	8.1%	High
Markham	9.0%	6.9%	9.6%	9.3%	8.5%	High
Milton	14.5%	9.2%	9.9%	8.5%	9.1%	High
King	9.3%	7.9%	9.7%	11.7%	10.3%	High
Average	7.6%	6.7%	6.8%	7.0%	6.3%	
Median	7.0%	6.2%	6.6%	7.4%	6.3%	

Unweighted Assessment—Trend (Grouped by Location, sorted by 2014-15) (cont'd)

Municipality - Southwest	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	Ranking 2014-2015
Windsor	0.8%	1.5%	-3.9%	1.4%	1.2%	Low
Sarnia	7.2%	5.6%	-0.5%	2.1%	2.0%	Low
Owen Sound	N/A	N/A	2.9%	3.3%	2.5%	Low
St. Thomas	5.4%	5.3%	2.6%	2.1%	3.1%	Low
Tillsonburg	5.9%	N/A	N/A	3.6%	3.3%	Low
Hanover	N/A	N/A	5.1%	3.2%	3.5%	Low
North Dumfries	7.2%	6.7%	4.3%	3.8%	3.6%	Low
Cambridge	6.7%	6.2%	4.0%	4.1%	3.8%	Low
Stratford	5.3%	5.5%	3.4%	5.8%	4.0%	Low
Strathroy-Caradoc	N/A	N/A	N/A	N/A	4.5%	Mid
Kingsville	3.5%	3.2%	3.6%	5.2%	4.6%	Mid
London	6.3%	5.8%	3.9%	3.7%	4.6%	Mid
Brant	N/A	N/A	N/A	5.9%	5.2%	Mid
Meaford	N/A	5.2%	5.7%	5.6%	5.2%	Mid
Wilmot	9.2%	7.7%	7.3%	5.6%	5.3%	Mid
Woolwich	9.1%	7.9%	7.9%	4.8%	5.3%	Mid
The Blue Mountains	8.8%	5.8%	3.6%	5.6%	5.4%	Mid
Ingersoll	5.8%	5.8%	3.6%	0.9%	5.4%	Mid
Lambton Shores	6.6%	5.2%	4.9%	6.4%	5.7%	Mid
Wellesley	8.4%	9.9%	6.6%	6.5%	5.8%	Mid
Saugeen Shores	N/A	N/A	N/A	5.9%	6.0%	High
Waterloo	7.6%	6.4%	6.0%	6.6%	6.0%	High
Kitchener	7.6%	6.4%	6.3%	5.5%	6.1%	High
Guelph	7.5%	6.8%	5.4%	4.3%	6.4%	High
Central Huron	N/A	N/A	N/A	7.7%	6.9%	High
Grey Highlands	N/A	N/A	N/A	N/A	6.9%	High
Middlesex Centre	5.5%	8.0%	4.6%	7.3%	7.4%	High
Average	6.5%	6.0%	4.2%	4.7%	4.8%	
Median	6.7%	5.8%	4.3%	5.2%	5.2%	

Unweighted Assessment—Trend (Grouped by Location, sorted by 2014-15) (cont'd)

Municipality - North	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	Ranking 2014-2015
Greenstone	N/A	N/A	N/A	2.3%	2.2%	Low
North Bay	7.7%	7.0%	5.5%	6.1%	4.9%	Mid
Elliot Lake	N/A	N/A	N/A	N/A	5.1%	Mid
Greater Sudbury	12.1%	12.1%	5.9%	8.3%	6.3%	High
Sault Ste. Marie	7.3%	9.9%	5.9%	7.3%	6.3%	High
Timmins	7.7%	3.9%	5.9%	7.1%	6.5%	High
Kenora	N/A	3.3%	6.0%	6.7%	6.5%	High
Thunder Bay	2.6%	2.7%	7.2%	7.2%	7.1%	High
Average	7.5%	6.5%	6.1%	6.4%	5.6%	
Median	7.7%	5.5%	5.9%	7.1%	6.3%	

Municipality - Simcoe/Musk./Duff	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	Ranking 2014-2015
Bracebridge	7.8%	6.6%	1.4%	2.9%	2.5%	Low
Orillia	N/A	N/A	N/A	2.7%	2.6%	Low
Huntsville	7.4%	6.0%	0.6%	2.2%	2.8%	Low
Gravenhurst	9.4%	6.0%	0.5%	2.7%	3.1%	Low
Barrie	11.8%	6.0%	2.5%	3.0%	3.3%	Low
Collingwood	8.8%	8.0%	3.5%	5.3%	3.6%	Low
Orangeville	7.4%	7.1%	2.9%	4.3%	4.1%	Mid
Innisfil	N/A	6.8%	3.8%	4.9%	4.7%	Mid
Springwater	N/A	N/A	-0.7%	4.0%	4.8%	Mid
Penetanguishene	N/A	4.8%	1.9%	1.8%	5.5%	Mid
Average	8.8%	6.4%	1.8%	3.4%	3.7%	
Median	8.3%	6.3%	1.9%	2.9%	3.5%	

Unweighted Assessment Composition (Sorted Alphabetically)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Amherstburg	83.4%	1.2%	5.8%	2.0%	0.5%	7.0%	0.0%
Aurora	85.4%	1.0%	11.4%	1.9%	0.1%	0.1%	0.0%
Barrie	76.4%	3.5%	17.5%	2.2%	0.2%	0.2%	0.0%
Belleville	70.3%	5.4%	20.2%	2.7%	0.4%	0.9%	0.0%
Bracebridge	87.6%	1.2%	9.3%	1.0%	0.5%	0.1%	0.4%
Brampton	79.6%	2.0%	14.1%	3.9%	0.2%	0.3%	0.0%
Brant	72.9%	0.5%	5.2%	2.5%	0.4%	18.4%	0.1%
Brock	77.3%	0.9%	4.8%	1.1%	0.3%	15.5%	0.2%
Brockville	74.3%	5.8%	16.6%	3.0%	0.3%	0.0%	0.0%
Burlington	78.3%	3.4%	14.7%	2.9%	0.2%	0.4%	0.0%
Caledon	79.6%	0.2%	9.0%	4.3%	0.1%	6.1%	0.6%
Cambridge	75.0%	4.1%	14.7%	5.7%	0.2%	0.3%	0.0%
Central Huron	55.6%	0.8%	5.7%	0.5%	0.6%	36.6%	0.3%
Centre Wellington	78.6%	1.4%	5.5%	1.8%	0.2%	12.4%	0.2%
Chatham-Kent	55.7%	1.9%	8.9%	1.8%	0.9%	32.0%	0.0%
Clarington	85.5%	0.7%	7.0%	2.2%	0.4%	4.0%	0.2%
Collingwood	84.0%	1.7%	12.2%	1.8%	0.2%	0.1%	0.0%
Cornwall	67.7%	5.4%	24.5%	2.1%	0.3%	0.1%	0.0%
East Gwillimbury	83.5%	0.3%	9.2%	1.6%	0.2%	5.0%	0.2%
Elliot Lake	83.5%	6.0%	9.3%	0.4%	0.7%	0.0%	0.0%
Erin	83.7%	0.3%	3.6%	1.1%	0.1%	10.7%	0.5%
Fort Erie	87.7%	1.4%	7.5%	1.7%	0.4%	1.3%	0.0%
Georgina	89.9%	1.3%	5.9%	0.4%	0.2%	2.3%	0.1%
Gravenhurst	90.4%	0.7%	7.6%	0.3%	0.7%	0.1%	0.2%
Greater Sudbury	79.7%	4.4%	12.4%	3.0%	0.3%	0.1%	0.1%
Greenstone	24.3%	0.6%	15.9%	1.8%	57.5%	0.0%	0.0%
Grey Highlands	76.7%	0.2%	2.5%	2.0%	0.1%	17.5%	1.0%
Grimsby	88.7%	0.7%	7.4%	1.2%	0.2%	1.8%	0.0%
Guelph	78.1%	4.5%	12.7%	4.4%	0.2%	0.0%	0.0%
Guelph-Eramosa	78.9%	0.2%	4.2%	1.0%	0.3%	15.2%	0.1%
Halton Hills	83.2%	1.1%	9.4%	2.9%	0.1%	3.2%	0.1%
Hamilton	80.5%	4.7%	10.6%	2.0%	0.4%	1.7%	0.0%
Hanover	76.1%	5.7%	16.0%	1.3%	0.3%	0.6%	0.0%
Huntsville	85.5%	0.7%	11.3%	1.2%	0.9%	0.1%	0.4%
Ingersoll	79.5%	2.0%	10.1%	7.9%	0.3%	0.1%	0.0%
Innisfil	87.5%	0.3%	6.1%	0.8%	0.4%	4.8%	0.1%

Unweighted Assessment Composition (Sorted Alphabetically) (cont'd)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Kenora	80.5%	1.6%	13.5%	2.2%	2.1%	0.1%	0.0%
Kincardine	68.1%	0.7%	11.1%	4.6%	0.0%	15.4%	0.1%
King	88.3%	0.2%	3.1%	0.8%	0.4%	6.9%	0.3%
Kingston	77.2%	6.7%	14.3%	1.2%	0.3%	0.3%	0.0%
Kingsville	68.4%	0.8%	6.3%	1.4%	0.5%	22.6%	0.0%
Kitchener	79.1%	6.7%	12.4%	1.7%	0.0%	0.1%	0.0%
Lambton Shores	76.3%	0.8%	5.9%	0.3%	0.3%	16.3%	0.0%
Leamington	60.6%	2.1%	10.7%	1.4%	0.6%	24.6%	0.0%
Lincoln	77.9%	0.6%	6.3%	2.9%	0.6%	11.7%	0.0%
London	80.4%	4.9%	12.4%	1.3%	0.2%	0.6%	0.0%
Mapleton	47.3%	0.1%	2.1%	1.6%	0.6%	47.9%	0.4%
Markham	82.5%	1.2%	14.1%	1.9%	0.1%	0.2%	0.0%
Meaford	81.1%	1.5%	5.9%	0.2%	0.4%	10.2%	0.6%
Middlesex Centre	64.9%	0.3%	3.2%	0.4%	3.5%	27.7%	0.1%
Milton	80.5%	0.9%	12.9%	3.4%	0.4%	1.8%	0.1%
Minto	64.3%	1.0%	7.1%	2.4%	0.3%	24.9%	0.0%
Mississauga	72.0%	3.1%	20.6%	4.2%	0.1%	0.0%	0.0%
Newmarket	82.4%	1.6%	13.4%	2.4%	0.1%	0.0%	0.0%
Niagara Falls	68.3%	2.8%	26.8%	1.1%	0.4%	0.5%	0.0%
Niagara-on-the-Lake	75.4%	0.3%	14.4%	0.7%	0.4%	8.7%	0.0%
North Bay	78.2%	4.4%	14.3%	1.8%	1.2%	0.0%	0.0%
North Dumfries	72.2%	0.3%	8.4%	6.0%	4.2%	8.8%	0.1%
Oakville	83.4%	2.0%	12.2%	2.1%	0.1%	0.2%	0.0%
Orangeville	82.4%	2.3%	13.5%	1.7%	0.2%	0.0%	0.0%
Orillia	75.0%	5.2%	18.0%	1.5%	0.3%	0.0%	0.0%
Oshawa	78.6%	4.8%	13.5%	2.4%	0.2%	0.5%	0.0%
Ottawa	78.1%	5.4%	14.8%	0.9%	0.2%	0.6%	0.0%
Owen Sound	74.2%	6.6%	17.3%	1.6%	0.3%	0.1%	0.0%
Parry Sound	75.2%	2.7%	20.7%	1.1%	0.2%	0.1%	0.0%
Pelham	90.2%	0.8%	2.9%	0.1%	0.7%	5.2%	0.1%
Penetanguishene	90.2%	2.0%	5.6%	1.9%	0.2%	0.1%	0.1%
Peterborough	77.9%	6.6%	13.9%	1.4%	0.2%	0.1%	0.0%
Pickering	81.6%	0.6%	13.1%	2.6%	0.2%	1.8%	0.0%
Port Colborne	83.0%	2.8%	7.0%	4.2%	0.6%	2.4%	0.0%
Prince Edward County	85.8%	1.0%	6.2%	0.6%	0.1%	6.2%	0.1%
Puslinch	78.1%	0.1%	8.3%	6.1%	0.3%	6.6%	0.5%

Unweighted Assessment Composition (Sorted Alphabetically) (cont'd)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Quinte West	77.0%	2.6%	15.3%	1.7%	0.8%	2.6%	0.0%
Richmond Hill	87.2%	1.5%	9.6%	1.5%	0.1%	0.1%	0.0%
Sarnia	77.4%	4.1%	13.0%	3.1%	0.7%	1.7%	0.0%
Saugeen Shores	88.9%	1.6%	6.3%	0.1%	0.2%	2.8%	0.1%
Sault Ste. Marie	77.7%	4.4%	15.0%	2.5%	0.4%	0.0%	0.0%
Scugog	81.6%	0.4%	6.7%	1.0%	0.3%	9.6%	0.3%
Smooth Rock Falls	43.7%	1.2%	23.5%	0.4%	31.1%	0.0%	0.0%
Springwater	84.6%	0.2%	4.0%	1.2%	0.7%	8.8%	0.5%
St. Catharines	79.0%	5.1%	13.4%	1.6%	0.2%	0.7%	0.0%
St. Marys	80.3%	2.0%	8.9%	7.7%	0.3%	0.7%	0.0%
St. Thomas	82.0%	4.0%	9.8%	3.5%	0.3%	0.4%	0.0%
Stratford	78.8%	4.6%	12.8%	3.2%	0.2%	0.3%	0.0%
Strathroy-Caradoc	72.7%	1.8%	7.7%	2.7%	2.3%	12.6%	0.0%
The Blue Mountains	86.1%	5.5%	4.7%	0.2%	0.1%	3.0%	0.3%
Thorold	79.8%	3.8%	8.7%	4.2%	1.2%	2.3%	0.0%
Thunder Bay	78.1%	3.8%	16.2%	1.5%	0.4%	0.0%	0.0%
Tillsonburg	81.5%	3.4%	10.6%	3.8%	0.3%	0.4%	0.0%
Timmins	77.4%	2.1%	15.7%	4.1%	0.5%	0.2%	0.0%
Toronto	74.2%	6.3%	17.9%	1.6%	0.1%	0.0%	0.0%
Vaughan	76.5%	0.3%	16.5%	6.3%	0.1%	0.3%	0.0%
Wainfleet	84.0%	0.1%	1.9%	0.5%	0.5%	13.0%	0.1%
Wasaga Beach	92.0%	0.3%	7.5%	0.0%	0.2%	0.0%	0.0%
Waterloo	79.2%	4.9%	13.2%	2.5%	0.2%	0.0%	0.0%
Welland	84.7%	4.1%	8.8%	1.7%	0.4%	0.3%	0.0%
Wellesley	64.7%	0.1%	2.6%	4.3%	0.2%	27.9%	0.1%
Wellington North	57.0%	1.7%	6.4%	2.7%	0.3%	31.7%	0.2%
West Lincoln	77.0%	0.4%	3.8%	1.4%	1.6%	15.8%	0.1%
Whitby	84.5%	2.0%	10.9%	1.8%	0.2%	0.5%	0.0%
Whitchurch-Stouffville	88.1%	0.6%	6.5%	2.1%	0.1%	2.4%	0.1%
Wilmot	81.0%	0.9%	4.1%	1.3%	0.3%	12.3%	0.1%
Windsor	73.9%	3.6%	18.3%	3.7%	0.4%	0.2%	0.0%
Woolwich	72.0%	0.9%	10.2%	3.5%	0.3%	13.0%	0.1%
Average	77.6%	2.3%	10.6%	2.2%	1.3%	5.9%	0.1%
Median	79.0%	1.6%	10.2%	1.8%	0.3%	0.8%	0.0%
Min	24.3%	0.1%	1.9%	0.0%	0.0%	0.0%	0.0%
Max	92.0%	6.7%	26.8%	7.9%	57.5%	47.9%	1.0%

Top 10 Municipalities With Highest Proportion of Unweighted Assessment Per Type of Assessment

Municipality	Residential
Wasaga Beach	92.0%
Gravenhurst	90.4%
Penetanguishene	90.2%
Pelham	90.2%
Georgina	89.9%
Saugeen Shores	88.9%
Grimsby	88.7%
King	88.3%
Whitchurch-Stouffville	88.1%
Fort Erie	87.7%

Municipality	Industrial
Ingersoll	7.9%
St. Marys	7.7%
Vaughan	6.3%
Puslinch	6.1%
North Dumfries	6.0%
Cambridge	5.7%
Kincardine	4.6%
Guelph	4.4%
Caledon	4.3%
Wellesley	4.3%

Municipality	Multi-Residential
Kitchener	6.7%
Kingston	6.7%
Peterborough	6.6%
Owen Sound	6.6%
Toronto	6.3%
Elliot Lake	6.0%
Brockville	5.8%
Hanover	5.7%
The Blue Mountains	5.5%
Belleville	5.4%
Cornwall	5.4%

Municipality	Pipelines
Greenstone	57.5%
Smooth Rock Falls	31.1%
North Dumfries	4.2%
Middlesex Centre	3.5%
Strathroy-Caradoc	2.3%
Kenora	2.1%
West Lincoln	1.6%
North Bay	1.2%
Thorold	1.2%
Huntsville	0.9%
Chatham-Kent	0.9%

Municipality	Commercial
Niagara Falls	26.8%
Cornwall	24.5%
Smooth Rock Falls	23.5%
Parry Sound	20.7%
Mississauga	20.6%
Belleville	20.2%
Windsor	18.3%
Orillia	18.0%
Toronto	17.9%
Barrie	17.5%

Municipality	Farmlands
Mapleton	47.9%
Central Huron	36.6%
Chatham-Kent	32.0%
Wellington North	31.7%
Wellesley	27.9%
Middlesex Centre	27.7%
Minto	24.9%
Leamington	24.6%
Kingsville	22.6%
Brant	18.4%

Weighted Assessment Composition (Sorted Alphabetically)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Amherstburg	84.9%	2.3%	6.2%	4.1%	0.7%	1.8%	0.0%
Aurora	84.2%	1.0%	12.3%	2.4%	0.1%	0.0%	0.0%
Barrie	70.9%	3.2%	22.8%	2.8%	0.2%	0.0%	0.0%
Belleville	54.4%	10.6%	29.5%	4.9%	0.4%	0.2%	0.0%
Bracebridge	87.4%	1.2%	10.0%	1.0%	0.4%	0.0%	0.1%
Brampton	74.5%	3.1%	16.9%	5.2%	0.2%	0.1%	0.0%
Brant	76.8%	0.8%	10.3%	6.4%	0.8%	4.8%	0.0%
Brock	84.6%	1.8%	7.4%	2.5%	0.4%	3.4%	0.1%
Brockville	59.7%	8.2%	25.4%	6.2%	0.5%	0.0%	0.0%
Burlington	68.6%	6.7%	18.5%	5.9%	0.2%	0.1%	0.0%
Caledon	80.2%	0.4%	11.8%	6.3%	0.1%	1.1%	0.1%
Cambridge	61.4%	6.0%	23.4%	9.0%	0.2%	0.1%	0.0%
Central Huron	76.3%	1.2%	8.6%	0.7%	0.6%	12.6%	0.1%
Centre Wellington	81.0%	2.8%	8.2%	4.4%	0.4%	3.2%	0.0%
Chatham-Kent	62.5%	4.6%	19.4%	4.4%	1.2%	7.9%	0.0%
Clarington	83.0%	1.2%	9.7%	4.7%	0.5%	0.8%	0.1%
Collingwood	80.0%	2.5%	14.9%	2.4%	0.2%	0.0%	0.0%
Cornwall	50.9%	9.5%	35.3%	3.9%	0.3%	0.0%	0.0%
East Gwillimbury	85.9%	0.3%	10.3%	2.0%	0.2%	1.3%	0.1%
Elliot Lake	74.1%	11.1%	13.7%	0.6%	0.5%	0.0%	0.0%
Erin	88.1%	0.6%	5.5%	2.7%	0.2%	2.8%	0.1%
Fort Erie	80.7%	2.6%	11.7%	4.0%	0.6%	0.3%	0.0%
Georgina	91.1%	1.3%	6.4%	0.4%	0.2%	0.6%	0.0%
Gravenhurst	90.2%	0.7%	8.2%	0.3%	0.5%	0.0%	0.0%
Greater Sudbury	63.5%	7.3%	20.9%	7.8%	0.5%	0.0%	0.0%
Greenstone	26.3%	1.4%	22.4%	3.9%	46.0%	0.0%	0.0%
Grey Highlands	86.4%	0.3%	3.7%	4.3%	0.1%	4.9%	0.3%
Grimsby	83.2%	1.3%	11.9%	2.8%	0.3%	0.4%	0.0%
Guelph	64.8%	7.4%	19.3%	8.2%	0.3%	0.0%	0.0%
Guelph-Eramosa	85.6%	0.5%	6.6%	2.5%	0.6%	4.1%	0.0%
Halton Hills	78.3%	2.3%	12.8%	5.8%	0.1%	0.6%	0.0%
Hamilton	66.2%	10.5%	17.1%	5.4%	0.6%	0.3%	0.0%
Hanover	70.5%	7.6%	19.2%	2.3%	0.3%	0.1%	0.0%
Huntsville	85.1%	0.7%	12.2%	1.2%	0.6%	0.0%	0.1%
Ingersoll	63.6%	4.4%	15.3%	16.4%	0.3%	0.0%	0.0%
Innisfil	88.9%	0.5%	7.7%	1.1%	0.6%	1.2%	0.0%

Weighted Assessment Composition (Sorted Alphabetically) (cont'd)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Kenora	68.0%	2.2%	22.8%	4.6%	2.5%	0.0%	0.0%
Kincardine	72.3%	0.8%	14.4%	8.3%	0.0%	4.1%	0.0%
King	93.0%	0.2%	3.5%	0.9%	0.4%	1.8%	0.1%
Kingston	63.6%	10.6%	23.0%	2.4%	0.3%	0.1%	0.0%
Kingsville	79.6%	1.8%	7.9%	3.2%	0.8%	6.6%	0.0%
Kitchener	66.9%	10.2%	20.2%	2.6%	0.0%	0.0%	0.0%
Lambton Shores	82.6%	1.8%	10.1%	0.6%	0.4%	4.4%	0.0%
Leamington	70.7%	4.7%	13.3%	3.1%	1.0%	7.2%	0.0%
Lincoln	76.8%	1.3%	10.7%	7.4%	1.0%	2.9%	0.0%
London	68.7%	8.2%	20.5%	2.2%	0.4%	0.1%	0.0%
Mapleton	69.7%	0.4%	4.6%	5.7%	1.9%	17.6%	0.1%
Markham	81.3%	1.2%	15.1%	2.3%	0.1%	0.0%	0.0%
Meaford	85.8%	2.3%	8.1%	0.5%	0.4%	2.7%	0.2%
Middlesex Centre	80.8%	0.6%	4.5%	0.8%	4.6%	8.6%	0.0%
Milton	73.9%	1.8%	16.9%	6.5%	0.4%	0.3%	0.0%
Minto	72.2%	2.1%	11.6%	6.3%	0.7%	7.0%	0.0%
Mississauga	64.0%	4.9%	25.5%	5.6%	0.1%	0.0%	0.0%
Newmarket	80.7%	1.5%	14.6%	3.0%	0.1%	0.0%	0.0%
Niagara Falls	54.8%	4.5%	37.8%	2.2%	0.5%	0.1%	0.0%
Niagara-on-the-Lake	71.2%	0.6%	23.8%	1.7%	0.6%	2.1%	0.0%
North Bay	66.0%	8.2%	22.5%	2.0%	1.2%	0.0%	0.0%
North Dumfries	67.1%	0.6%	15.1%	10.5%	4.5%	2.1%	0.0%
Oakville	75.8%	4.1%	15.8%	4.2%	0.1%	0.0%	0.0%
Orangeville	76.0%	5.7%	15.0%	3.2%	0.1%	0.0%	0.0%
Orillia	62.3%	6.7%	28.2%	2.2%	0.6%	0.0%	0.0%
Oshawa	67.1%	7.7%	20.5%	4.4%	0.2%	0.1%	0.0%
Ottawa	66.5%	6.6%	24.7%	1.8%	0.3%	0.1%	0.0%
Owen Sound	58.9%	11.2%	25.7%	3.5%	0.7%	0.0%	0.0%
Parry Sound	65.6%	3.5%	29.4%	1.3%	0.2%	0.0%	0.0%
Pelham	90.3%	1.7%	5.1%	0.4%	1.1%	1.3%	0.0%
Penetanguishene	87.3%	3.0%	6.7%	2.8%	0.3%	0.0%	0.0%
Peterborough	67.6%	10.6%	19.3%	2.3%	0.2%	0.0%	0.0%
Pickering	75.6%	1.0%	17.5%	5.3%	0.2%	0.3%	0.0%
Port Colborne	73.3%	4.9%	10.8%	9.6%	0.8%	0.5%	0.0%
Prince Edward County	88.9%	1.5%	7.0%	0.8%	0.1%	1.6%	0.0%
Puslinch	73.0%	0.1%	11.2%	13.4%	0.5%	1.5%	0.1%

Weighted Assessment Composition (Sorted Alphabetically) (cont'd)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Quinte West	69.2%	5.0%	20.8%	3.6%	0.7%	0.6%	0.0%
Richmond Hill	86.2%	1.5%	10.5%	1.7%	0.1%	0.0%	0.0%
Sarnia	65.5%	8.3%	18.9%	6.2%	0.7%	0.4%	0.0%
Saugeen Shores	89.5%	1.6%	7.8%	0.2%	0.2%	0.7%	0.0%
Sault Ste. Marie	60.4%	4.4%	25.7%	8.9%	0.6%	0.0%	0.0%
Scugog	84.6%	0.9%	9.8%	2.3%	0.3%	2.0%	0.1%
Smooth Rock Falls	37.1%	2.0%	30.7%	1.1%	29.1%	0.0%	0.0%
Springwater	89.3%	0.3%	5.2%	1.8%	1.0%	2.3%	0.1%
St. Catharines	67.4%	8.8%	20.0%	3.3%	0.3%	0.2%	0.0%
St. Marys	69.0%	2.3%	11.7%	16.3%	0.4%	0.2%	0.0%
St. Thomas	68.3%	8.2%	15.9%	7.1%	0.3%	0.1%	0.0%
Stratford	64.0%	7.8%	20.4%	7.4%	0.3%	0.1%	0.0%
Strathroy-Caradoc	76.4%	3.4%	9.2%	4.9%	2.6%	3.3%	0.0%
The Blue Mountains	84.9%	7.8%	5.9%	0.4%	0.1%	0.8%	0.1%
Thorold	69.1%	6.8%	13.1%	8.8%	1.7%	0.5%	0.0%
Thunder Bay	61.9%	8.0%	26.0%	3.4%	0.8%	0.0%	0.0%
Tillsonburg	67.3%	7.6%	16.5%	8.2%	0.3%	0.1%	0.0%
Timmins	63.0%	3.0%	23.9%	9.2%	0.8%	0.0%	0.0%
Toronto	52.3%	12.9%	31.4%	3.2%	0.1%	0.0%	0.0%
Vaughan	74.3%	0.3%	17.6%	7.6%	0.1%	0.1%	0.0%
Wainfleet	90.5%	0.1%	3.6%	1.3%	1.0%	3.5%	0.0%
Wasaga Beach	90.5%	0.4%	8.9%	0.0%	0.3%	0.0%	0.0%
Waterloo	66.9%	7.4%	21.6%	4.0%	0.2%	0.0%	0.0%
Welland	74.7%	7.3%	13.4%	3.7%	0.7%	0.1%	0.0%
Wellesley	75.6%	0.3%	6.0%	9.7%	0.2%	8.1%	0.0%
Wellington North	67.6%	3.8%	11.0%	7.5%	0.7%	9.4%	0.1%
West Lincoln	81.3%	0.8%	7.0%	3.9%	2.8%	4.2%	0.0%
Whitby	78.2%	3.5%	14.5%	3.5%	0.2%	0.1%	0.0%
Whitchurch-Stouffville	89.0%	0.6%	7.0%	2.5%	0.1%	0.6%	0.0%
Wilmot	83.8%	1.7%	8.2%	2.6%	0.4%	3.2%	0.0%
Windsor	57.2%	7.1%	27.8%	7.3%	0.5%	0.0%	0.0%
Woolwich	69.5%	1.4%	19.1%	6.5%	0.4%	3.1%	0.0%
Average	73.6%	3.9%	15.3%	4.3%	1.3%	1.6%	0.0%
Median	74.0%	2.4%	14.4%	3.5%	0.4%	0.2%	0.0%
Min	26.3%	0.1%	3.5%	0.0%	0.0%	0.0%	0.0%
Max	93.0%	12.9%	37.8%	16.4%	46.0%	17.6%	0.3%

2015 Shift In Tax Burden—Unweighted to Weighted Residential Assessment

As shown in the table, tax ratios typically shift the burden from residential to non-residential properties. Approximately 68% of the municipalities surveyed, have a decrease in tax burden on the Residential class as a result of tax ratios for non-residential classes greater than 1.0. The implementation of tax ratios to the assessment base for municipalities with a larger proportion of farmland and managed forest results in an increase in the residential burden.

Municipality	Residential Unweighted Assessment	Residential Weighted Assessment	Change % Unweighted to Weighted
Toronto	74.2%	52.3%	-29.4%
Cornwall	67.7%	50.9%	-24.7%
Belleville	70.3%	54.4%	-22.7%
Windsor	73.9%	57.2%	-22.6%
Sault Ste. Marie	77.7%	60.4%	-22.3%
Thunder Bay	78.1%	61.9%	-20.8%
Owen Sound	74.2%	58.9%	-20.6%
Greater Sudbury	79.7%	63.5%	-20.4%
Ingersoll	79.5%	63.6%	-20.1%
Niagara Falls	68.3%	54.8%	-19.8%
Brockville	74.3%	59.7%	-19.6%
Stratford	78.8%	64.0%	-18.8%
Timmins	77.4%	63.0%	-18.6%
Cambridge	75.0%	61.4%	-18.1%
Hamilton	80.5%	66.2%	-17.8%
Kingston	77.2%	63.6%	-17.5%
Tillsonburg	81.5%	67.3%	-17.5%
Guelph	78.1%	64.8%	-17.0%
Orillia	75.0%	62.3%	-16.9%
St. Thomas	82.0%	68.3%	-16.7%
North Bay	78.2%	66.0%	-15.6%
Kenora	80.5%	68.0%	-15.6%
Waterloo	79.2%	66.9%	-15.6%
Sarnia	77.4%	65.5%	-15.4%
Kitchener	79.1%	66.9%	-15.4%
Smooth Rock Falls	43.7%	37.1%	-15.1%
Ottawa	78.1%	66.5%	-14.8%
St. Catharines	79.0%	67.4%	-14.6%
London	80.4%	68.7%	-14.6%

2015 Shift In Tax Burden—Unweighted to Weighted Residential Assessment (cont'd)

Municipality	Residential Unweighted Assessment	Residential Weighted Assessment	Change % Unweighted to Weighted
Oshawa	78.6%	67.1%	-14.6%
St. Marys	80.3%	69.0%	-14.0%
Thorold	79.8%	69.1%	-13.4%
Peterborough	77.9%	67.6%	-13.2%
Parry Sound	75.2%	65.6%	-12.8%
Burlington	78.3%	68.6%	-12.3%
Welland	84.7%	74.7%	-11.7%
Port Colborne	83.0%	73.3%	-11.7%
Elliot Lake	83.5%	74.1%	-11.2%
Mississauga	72.0%	64.0%	-11.2%
Quinte West	77.0%	69.2%	-10.0%
Oakville	83.4%	75.8%	-9.1%
Milton	80.5%	73.9%	-8.2%
Fort Erie	87.7%	80.7%	-8.0%
Orangeville	82.4%	76.0%	-7.8%
Whitby	84.5%	78.2%	-7.4%
Pickering	81.6%	75.6%	-7.3%
Hanover	76.1%	70.5%	-7.3%
Barrie	76.4%	70.9%	-7.2%
North Dumfries	72.2%	67.1%	-6.9%
Puslinch	78.1%	73.0%	-6.5%
Brampton	79.6%	74.5%	-6.3%
Grimsby	88.7%	83.2%	-6.2%
Halton Hills	83.2%	78.3%	-5.9%
Niagara-on-the-Lake	75.4%	71.2%	-5.6%
Collingwood	84.0%	80.0%	-4.8%
Woolwich	72.0%	69.5%	-3.4%
Penetanguishene	90.2%	87.3%	-3.2%
Vaughan	76.5%	74.3%	-2.9%
Clarington	85.5%	83.0%	-2.8%
Newmarket	82.4%	80.7%	-2.0%
Wasaga Beach	92.0%	90.5%	-1.7%
Markham	82.5%	81.3%	-1.5%
Aurora	85.4%	84.2%	-1.4%
The Blue Mountains	86.1%	84.9%	-1.4%
Lincoln	77.9%	76.8%	-1.3%
Richmond Hill	87.2%	86.2%	-1.1%
Huntsville	85.5%	85.1%	-0.4%
Bracebridge	87.6%	87.4%	-0.3%
Gravenhurst	90.4%	90.2%	-0.3%

Municipality	Residential Unweighted Assessment	Residential Weighted Assessment	Change % Unweighted to Weighted
Pelham	90.2%	90.3%	0.2%
Saugeen Shores	88.9%	89.5%	0.7%
Caledon	79.6%	80.2%	0.7%
Whitchurch-Stouffville	88.1%	89.0%	1.0%
Georgina	89.9%	91.1%	1.3%
Innisfil	87.5%	88.9%	1.6%
Amherstburg	83.4%	84.9%	1.8%
East Gwillimbury	83.5%	85.9%	2.9%
Centre Wellington	78.6%	81.0%	3.1%
Wilmot	81.0%	83.8%	3.5%
Prince Edward County	85.8%	88.9%	3.6%
Scugog	81.6%	84.6%	3.7%
Strathroy-Caradoc	72.7%	76.4%	5.1%
Brant	72.9%	76.8%	5.3%
Erin	83.7%	88.1%	5.3%
King	88.3%	93.0%	5.3%
Springwater	84.6%	89.3%	5.6%
West Lincoln	77.0%	81.3%	5.7%
Meaford	81.1%	85.8%	5.8%
Kincardine	68.1%	72.3%	6.2%
Wainfleet	84.0%	90.5%	7.8%
Greenstone	24.3%	26.3%	8.1%
Lambton Shores	76.3%	82.6%	8.3%
Guelph-Eramosa	78.9%	85.6%	8.4%
Brock	77.3%	84.6%	9.4%
Chatham-Kent	55.7%	62.5%	12.2%
Minto	64.3%	72.2%	12.4%
Grey Highlands	76.7%	86.4%	12.7%
Kingsville	68.4%	79.6%	16.5%
Leamington	60.6%	70.7%	16.7%
Wellesley	64.7%	75.6%	16.8%
Wellington North	57.0%	67.6%	18.5%
Middlesex Centre	64.9%	80.8%	24.5%
Central Huron	55.6%	76.3%	37.4%
Mapleton	47.3%	69.7%	47.4%
Average	77.6%	73.8%	-4.4%
Median	79.0%	74.1%	-5.9%
Min	24.3%	26.3%	-24.7%
Max	92.0%	93.0%	47.4%

Residential Property Types Summary

Residential properties were broken down by the main property types to provide an indication of the housing mix in each municipality. (Source MPAC in the second Quarterly Report for 2015)

Municipality	Single Family	Link	Freehold Townhouse / Rowhouse	Semi-Detached	Single on Water	Condo	Seasonal
Amherstburg	85.0%		1.2%	1.5%	6.3%	4.9%	1.2%
Aurora	68.7%	1.0%	11.1%	7.8%		11.5%	
Barrie	75.8%	1.7%	8.2%	4.2%	0.2%	9.8%	0.1%
Belleville	83.1%	0.0%	2.2%	1.4%	2.1%	11.2%	0.1%
Bracebridge	54.7%	0.7%	2.1%	1.2%	11.0%	5.4%	25.0%
Brampton	63.3%	2.5%	6.6%	17.4%	0.0%	10.2%	
Brant	87.0%	0.1%	1.0%	6.7%	1.8%	3.4%	0.0%
Brock	85.4%	0.2%	0.6%	0.6%	5.3%	2.6%	5.2%
Brockville	71.1%	0.2%	4.8%	9.1%	1.4%	13.2%	0.3%
Burlington	59.5%	2.1%	7.0%	4.5%	0.5%	26.5%	
Caledon	85.3%	1.5%	5.5%	5.9%	0.1%	1.6%	0.1%
Cambridge	75.9%	0.8%	4.4%	9.4%	0.0%	9.6%	0.0%
Central Huron	83.9%			0.9%	2.9%	1.4%	10.9%
Centre Wellington	84.8%	2.2%	3.3%	4.0%	0.0%	5.6%	0.0%
Chatham-Kent	86.4%	0.1%	1.0%	2.1%	3.5%	4.8%	2.1%
Clarington	63.6%	20.7%	6.9%	3.3%	0.4%	5.0%	0.1%
Collingwood	55.9%	2.6%	1.3%	3.4%	1.0%	34.5%	1.4%
Cornwall	82.0%		2.7%	10.3%	0.4%	4.7%	
East Gwillimbury	88.2%		7.1%	3.2%	1.1%	0.4%	
Elliot Lake	58.0%	0.1%	6.6%	22.4%	2.0%	6.9%	4.0%
Erin	99.2%	0.1%		0.5%		0.2%	
Fort Erie	90.2%		0.9%	1.2%	3.1%	0.8%	3.8%
Georgina	83.0%	0.9%	3.6%	1.6%	9.0%	1.4%	0.5%
Gravenhurst	43.6%	0.0%	1.1%	0.5%	7.8%	3.5%	43.5%
Greater Sudbury	84.7%		0.3%	5.0%	5.5%	1.7%	2.8%
Greenstone	81.9%			0.2%	5.9%		12.0%
Grey Highlands	82.5%		0.5%	0.3%	4.2%	0.4%	12.1%
Grimsby	72.5%	2.6%	12.0%	1.6%	1.8%	9.7%	
Guelph	71.6%	0.4%	3.7%	6.1%		18.2%	
Guelph-Eramosa	93.2%		5.0%	0.9%		0.9%	0.0%
Halton Hills	82.4%	1.0%	6.0%	3.9%		6.7%	
Hamilton	77.5%	0.8%	4.7%	4.1%	0.2%	12.8%	0.0%
Hanover	91.4%		0.2%	2.3%		6.2%	
Huntsville	63.3%	0.0%	0.2%	0.4%	10.7%	8.9%	16.6%
Ingersoll	86.2%		2.2%	6.6%		4.9%	

Residential Property Types Summary (cont'd)

Municipality	Single Family	Link	Freehold Townhouse / Rowhouse	Semi-Detached	Single on Water	Condo	Seasonal
Innisfil	84.0%	1.5%	4.5%	0.0%	3.7%	6.3%	
Kenora	74.1%			1.5%	13.6%	2.9%	8.0%
Kincardine	76.5%	3.0%	1.8%	2.0%	3.6%	4.7%	8.5%
King	88.9%	2.1%	2.9%	0.5%		5.7%	
Kingston	72.3%	0.4%	4.8%	10.5%	1.8%	10.1%	0.2%
Kingsville	83.3%		4.8%	2.8%	6.5%	0.9%	1.8%
Kitchener	68.7%	0.1%	5.1%	7.9%	0.0%	18.2%	
Lambton Shores	80.3%		0.1%	0.2%	4.4%	5.3%	9.7%
Leamington	74.6%		7.0%	9.3%	4.0%	2.3%	2.8%
Lincoln	72.2%	0.7%	9.5%	9.2%	2.1%	6.2%	
London	62.1%	0.2%	0.3%	3.7%	0.0%	33.7%	
Mapleton	92.7%	0.5%	0.3%	6.5%			
Markham	56.0%	14.1%	7.9%	6.0%		16.0%	
Meaford	81.4%		0.0%	0.5%	6.2%	3.4%	8.4%
Middlesex Centre	97.9%			0.0%		2.1%	
Milton	58.8%	3.5%	19.4%	10.0%		8.3%	
Minto	96.2%		0.1%	2.5%		1.1%	
Mississauga	47.4%	1.1%	2.9%	15.8%	0.1%	32.7%	
Newmarket	72.3%	0.2%	8.2%	11.1%		8.2%	
Niagara Falls	84.0%	0.1%	0.9%	6.4%	0.6%	8.0%	0.0%
Niagara-On-The-Lake	81.7%	0.0%	6.2%	2.9%	3.1%	6.0%	0.2%
North Bay	69.1%	0.9%	0.4%	13.1%	6.0%	9.6%	1.0%
North Dumfries	92.2%		0.0%	5.4%		2.3%	0.0%
Oakville	68.4%	1.6%	12.0%	3.7%	0.4%	13.8%	
Orangeville	70.5%	0.8%	6.1%	13.7%		9.0%	
Orillia	76.4%	2.3%	3.5%	0.6%	5.6%	10.7%	0.9%
Oshawa	73.9%	3.2%	2.8%	11.9%	0.1%	8.2%	
Ottawa	55.7%	0.8%	15.2%	5.9%	0.9%	21.3%	0.1%
Owen Sound	80.2%	0.3%	4.1%	7.1%	0.8%	7.6%	0.1%
Parry Sound	81.1%		0.8%	2.4%	4.4%	10.1%	1.2%
Pelham	90.4%		4.5%	1.1%	0.1%	4.0%	
Penetanguishene	83.4%	1.4%	0.5%	2.9%	3.7%	5.4%	2.6%
Peterborough	86.6%	0.1%	2.9%	1.8%	1.0%	7.6%	0.0%
Pickering	66.7%	3.4%	7.3%	8.1%	0.1%	14.5%	0.0%
Port Colborne	92.1%		1.4%	1.3%	1.6%	1.3%	2.3%

Residential Property Types Summary (cont'd)

Municipality	Single Family	Link	Freehold Townhouse / Rowhouse	Semi-Detached	Single on Water	Condo	Seasonal
Prince Edward County	67.4%	0.0%	0.1%	0.7%	20.8%	1.9%	9.1%
Puslinch	95.2%			0.1%	0.4%		4.3%
Quinte West	90.9%		0.7%	1.2%	4.6%	1.2%	1.5%
Richmond Hill	67.1%	2.0%	11.6%	4.4%	0.1%	14.8%	
Sarnia	82.1%	0.6%	1.2%	4.5%	1.5%	9.9%	0.1%
Saugeen Shores	79.1%	0.2%	0.8%	3.3%	2.3%	6.8%	7.5%
Sault Ste. Marie	88.4%	0.0%	0.9%	6.5%	1.7%	2.1%	0.4%
Scugog	83.0%	1.6%		1.7%	9.9%	1.3%	2.5%
Smooth Rock Falls	97.5%			0.7%			1.8%
Springwater	94.4%	0.1%		0.1%	1.7%	0.8%	2.9%
St. Catharines	78.2%	0.2%	1.6%	7.0%	0.5%	12.5%	0.0%
St. Marys	86.9%		0.5%	10.3%		2.3%	
St. Thomas	89.6%		0.3%	7.1%		2.9%	
Stratford	76.8%	0.2%	2.6%	14.1%		6.3%	
Strathroy-Caradoc	87.7%	0.5%	1.0%	8.0%		2.8%	
The Blue Mountains	57.3%		3.4%	3.1%	5.0%	21.3%	10.0%
Thorold	84.0%	1.4%	2.8%	11.3%	0.0%	0.5%	
Thunder Bay	90.5%		0.9%	3.9%	0.0%	4.6%	0.1%
Tillsonburg	86.9%	2.0%	1.8%	1.5%		7.9%	
Timmins	83.9%	0.1%		6.1%	3.1%	4.0%	2.9%
Toronto	43.2%	0.8%	3.6%	12.6%		39.8%	
Vaughan	67.4%	2.5%	8.8%	8.3%		12.9%	
Wainfleet	69.8%				16.1%		14.2%
Wasaga Beach	75.8%	2.0%	2.6%	0.2%	6.5%	5.5%	7.4%
Waterloo	71.0%	0.7%	5.2%	5.8%	0.0%	17.2%	0.0%
Welland	86.6%	0.1%	1.8%	8.3%	0.3%	3.0%	
Wellesley	93.8%			2.7%	0.2%	2.8%	0.5%
Wellington North	88.7%		1.4%	3.6%		6.2%	0.1%
West Lincoln	85.3%		4.1%	4.6%	0.9%	5.2%	
Whitby	67.2%	13.1%	9.9%	2.8%	0.0%	7.1%	
Whitchurch-Stouffville	82.6%	0.7%	8.8%	6.1%	0.6%	1.3%	0.0%
Wilmot	81.6%	0.1%	0.7%	9.4%	0.3%	7.5%	0.4%
Windsor	80.3%	0.3%	2.8%	4.3%	0.7%	11.6%	
Woolwich	86.9%	0.7%	4.2%	6.5%	0.0%	1.6%	0.0%
Average	**78.3%**	**1.6%**	**3.9%**	**5.0%**	**3.0%**	**7.9%**	**4.0%**
Median	**81.8%**	**0.7%**	**2.9%**	**3.9%**	**1.7%**	**6.0%**	**1.2%**

Residential Properties—Median Assessed Values (000's)

Municipality	Single Family Detached	Link	Freehold Townhouse / Rowhouse	Semi-Detached	Single on Water	Condo	Seasonal
Amherstburg	$ 191		$ 157	$ 162	$ 324	$ 84	$ 186
Aurora	$ 543	$ 464	$ 382	$ 376		$ 305	
Barrie	$ 286	$ 234	$ 212	$ 212	$ 867	$ 183	$ 665
Belleville	$ 198	$ 228	$ 212	$ 152	$ 234	$ 136	$ 124
Bracebridge	$ 250	$ 174	$ 216	$ 178	$ 334	$ 229	$ 344
Brampton	$ 446	$ 322	$ 326	$ 336	$ 633	$ 218	
Brant	$ 300	$ 214	$ 182	$ 192	$ 341	$ 232	$ 528
Brock	$ 234	$ 284	$ 188	$ 153	$ 506	$ 215	$ 432
Brockville	$ 195	$ 160	$ 209	$ 157	$ 605	$ 133	$ 257
Burlington	$ 473	$ 339	$ 347	$ 336	$ 1,817	$ 268	$ -
Caledon	$ 517	$ 365	$ 349	$ 362		$ 435	$ 284
Cambridge	$ 285	$ 236	$ 232	$ 209		$ 191	$ 134
Central Huron	$ 193			$ 131	$ 477	$ 231	$ 347
Centre Wellington	$ 326	$ 229	$ 274	$ 227	$ 1,059	$ 218	$ 254
Chatham-Kent	$ 141	$ 145	$ 176	$ 106	$ 252	$ 77	$ 162
Clarington	$ 315	$ 254	$ 220	$ 201	$ 524	$ 172	$ 336
Collingwood	$ 270	$ 223	$ 234	$ 189	$ 696	$ 213	$ 545
Cornwall	$ 159		$ 112	$ 146	$ 262	$ 136	
East Gwillimbury	$ 423		$ 299	$ 351	$ 389	$ 183	
Elliot Lake	$ 96	$ 123	$ 62	$ 70	$ 309	$ 59	$ 216
Erin	$ 469	$ 388		$ 327		$ 131	
Fort Erie	$ 182		$ 240	$ 134	$ 442	$ 214	$ 636
Georgina	$ 284	$ 288	$ 241	$ 253	$ 456	$ 177	$ 512
Gravenhurst	$ 219	$ 185	$ 301	$ 185	$ 476	$ 304	$ 419
Greater Sudbury	$ 224		$ 129	$ 174	$ 512	$ 185	$ 218
Greenstone	$ 43			$ 44	$ 139		$ 55
Grey Highlands	$ 225		$ 239	$ 184	$ 454	$ 79	$ 446
Grimsby	$ 329	$ 257	$ 256	$ 221	$ 560	$ 207	
Guelph	$ 323	$ 269	$ 275	$ 250		$ 211	
Guelph-Eramosa	$ 437		$ 350	$ 439		$ 165	$ 696
Halton Hills	$ 459	$ 332	$ 348	$ 318		$ 239	
Hamilton	$ 291	$ 274	$ 262	$ 218	$ 714	$ 184	$ 450
Hanover	$ 194		$ 105	$ 237		$ 165	
Huntsville	$ 234	$ 206	$ 303	$ 200	$ 480	$ 249	$ 380
Ingersoll	$ 208		$ 148	$ 160		$ 136	

Residential Properties—Median Assessed Values (000's) (cont'd)

Municipality	Single Family Detached	Link	Freehold Townhouse / Rowhouse	Semi-Detached	Single on Water	Condo	Seasonal
Innisfil	$ 298	$ 279	$ 229	$ 244	$ 702	$ 717	
Kenora	$ 154			$ 89	$ 339	$ 266	$ 276
Kincardine	$ 253	$ 212	$ 167	$ 199	$ 495	$ 149	$ 325
King	$ 676	$ 637	$ 566	$ 382		$ 376	
Kingston	$ 274	$ 233	$ 222	$ 198	$ 630	$ 166	$ 365
Kingsville	$ 189		$ 180	$ 155	$ 323	$ 214	$ 206
Kitchener	$ 299	$ 258	$ 253	$ 228	$ 1,124	$ 163	
Lambton Shores	$ 205		$ 220	$ 154	$ 408	$ 185	$ 425
Leamington	$ 156		$ 156	$ 134	$ 254	$ 129	$ 152
Lincoln	$ 312	$ 239	$ 234	$ 222	$ 555	$ 194	
London	$ 244	$ 207	$ 214	$ 162	$ 369	$ 125	
Mapleton	$ 306	$ 166	$ 156	$ 183			
Markham	$ 668	$ 483	$ 440	$ 454		$ 323	
Meaford	$ 244		$ 124	$ 140	$ 551	$ 198	$ 420
Middlesex Centre	$ 357			$ 358		$ 285	
Milton	$ 495	$ 378	$ 346	$ 375		$ 239	
Minto	$ 182		$ 222	$ 144		$ 92	
Mississauga	$ 572	$ 445	$ 405	$ 408	$ 2,455	$ 276	
Newmarket	$ 468	$ 376	$ 344	$ 332		$ 271	
Niagara Falls	$ 202	$ 230	$ 294	$ 156	$ 414	$ 143	$ 129
Niagara-On-The-Lake	$ 384	$ 307	$ 381	$ 252	$ 833	$ 321	$ 463
North Bay	$ 229	$ 197	$ 175	$ 202	$ 435	$ 143	$ 292
North Dumfries	$ 377		$ 214	$ 239		$ 195	$ 600
Oakville	$ 633	$ 424	$ 405	$ 401	$ 2,923	$ 307	
Orangeville	$ 328	$ 279	$ 261	$ 237		$ 188	
Orillia	$ 227	$ 231	$ 213	$ 177	$ 529	$ 206	$ 285
Oshawa	$ 264	$ 229	$ 219	$ 193	$ 337	$ 149	
Ottawa	$ 411	$ 281	$ 303	$ 320	$ 648	$ 226	$ 287
Owen Sound	$ 202	$ 209	$ 199	$ 157	$ 271	$ 154	$ 285
Parry Sound	$ 200		$ 293	$ 188	$ 216	$ 187	$ 535
Pelham	$ 319		$ 245	$ 208	$ 258	$ 184	
Penetanguishene	$ 211	$ 220	$ 221	$ 153	$ 621	$ 234	$ 586
Peterborough	$ 227	$ 204	$ 209	$ 171	$ 298	$ 214	$ 122
Pickering	$ 419	$ 294	$ 295	$ 302	$ 558	$ 228	$ 517
Port Colborne	$ 163		$ 240	$ 119	$ 578	$ 114	$ 529

Residential Properties—Median Assessed Values (000's) (cont'd)

Municipality	Single Family Detached	Link	Freehold Townhouse / Rowhouse	Semi-Detached	Single on Water	Condo	Seasonal
Prince Edward County	$ 205	$ 157	$ 230	$ 127	$ 395	$ 224	$ 273
Puslinch	$ 633			$ 754	$ 559		$ 514
Quinte West	$ 191		$ 185	$ 142	$ 275	$ 175	$ 184
Richmond Hill	$ 684	$ 504	$ 476	$ 456	$ 891	$ 299	
Sarnia	$ 177	$ 162	$ 85	$ 120	$ 700	$ 110	$ 512
Saugeen Shores	$ 284	$ 225	$ 273	$ 196	$ 662	$ 209	$ 592
Sault Ste. Marie	$ 176	$ 180	$ 227	$ 117	$ 358	$ 165	$ 228
Scugog	$ 337	$ 266		$ 227	$ 419	$ 322	$ 259
Smooth Rock Falls	$ 64			$ 56			$ 10
Springwater	$ 337	$ 219		$ 179	$ 341	$ 234	$ 258
St. Catharines	$ 221	$ 253	$ 222	$ 170	$ 695	$ 132	$ 441
St. Marys	$ 232		$ 155	$ 198		$ 147	
St. Thomas	$ 183		$ 113	$ 159		$ 114	
Stratford	$ 246	$ 190	$ 212	$ 198		$ 187	
Strathroy-Caradoc	$ 223	$ 191	$ 157	$ 150		$ 101	
The Blue Mountains	$ 383		$ 425	$ 412	$ 733	$ 229	$ 775
Thorold	$ 210	$ 162	$ 220	$ 165	$ 417	$ 90	
Thunder Bay	$ 178		$ 73	$ 113	$ 119	$ 153	$ 86
Tillsonburg	$ 209	$ 182	$ 183	$ 160		$ 127	
Timmins	$ 175	$ 231		$ 124	$ 275	$ 88	$ 102
Toronto	$ 559	$ 408	$ 485	$ 464		$ 323	
Vaughan	$ 653	$ 490	$ 455	$ 465		$ 352	
Wainfleet	$ 236				$ 357		$ 310
Wasaga Beach	$ 280	$ 219	$ 240	$ 221	$ 414	$ 187	$ 419
Waterloo	$ 365	$ 233	$ 266	$ 243	$ 1,063	$ 230	$ 262
Welland	$ 185	$ 140	$ 226	$ 149	$ 414	$ 104	
Wellesley	$ 371			$ 263	$ 444	$ 220	$ 264
Wellington North	$ 210		$ 123	$ 143	$ -	$ 129	$ 164
West Lincoln	$ 290		$ 234	$ 225	$ 249	$ 194	
Whitby	$ 391	$ 314	$ 272	$ 269	$ 556	$ 218	
Whitchurch-Stouffville	$ 493	$ 415	$ 367	$ 380	$ 558	$ 391	$ 345
Wilmot	$ 363	$ 299	$ 243	$ 237	$ 345	$ 331	$ 286
Windsor	$ 145	$ 130	$ 172	$ 134	$ 431	$ 70	
Woolwich	$ 354	$ 469	$ 239	$ 226	$ 701	$ 154	$ 405
Average	$ 301	$ 271	$ 248	$ 226	$ 556	$ 203	$ 340
Median	$ 267	$ 234	$ 231	$ 198	$ 455	$ 191	$ 310

Residential Properties—Median Assessed Values—by Type & Location (000's)

Municipality	Single Family Detached	Link Home	Freehold Townhouse / Rowhouse	Semi-Detached	Single on Water	Condo	Seasonal
Belleville	$ 198	$ 221	$ 212	$ 152	$ 234	$ 136	$ 124
Brockville	$ 195	$ 160	$ 209	$ 157	$ 605	$ 133	$ 257
Cornwall	$ 159		$ 112	$ 146	$ 262	$ 136	
Kingston	$ 274	$ 233	$ 222	$ 198	$ 630	$ 166	$ 365
Ottawa	$ 411	$ 281	$ 303	$ 320	$ 648	$ 226	$ 287
Peterborough	$ 227	$ 204	$ 209	$ 171	$ 298	$ 214	$ 122
Prince Edward County	$ 205	$ 157	$ 230	$ 127	$ 395	$ 224	$ 273
Quinte West	$ 191		$ 185	$ 142	$ 275	$ 175	$ 184
Eastern Average	**$ 233**	**$ 209**	**$ 210**	**$ 177**	**$ 418**	**$ 176**	**$ 230**
Eastern Median	**$ 202**	**$ 213**	**$ 211**	**$ 155**	**$ 347**	**$ 171**	**$ 257**
Fort Erie	$ 182		$ 240	$ 134	$ 442	$ 214	$ 636
Grimsby	$ 329	$ 257	$ 256	$ 221	$ 560	$ 207	
Hamilton	$ 291	$ 274	$ 262	$ 218	$ 714	$ 184	$ 450
Lincoln	$ 312	$ 239	$ 234	$ 222	$ 555	$ 194	
Niagara Falls	$ 202	$ 230	$ 294	$ 156	$ 414	$ 143	$ 129
Niagara-On-The-Lake	$ 384	$ 307	$ 381	$ 252	$ 833	$ 321	$ 463
Pelham	$ 319		$ 245	$ 208	$ 258	$ 184	
Port Colborne	$ 163		$ 240	$ 119	$ 578	$ 114	$ 529
St. Catharines	$ 221	$ 253	$ 222	$ 170	$ 695	$ 132	$ 441
Thorold	$ 210	$ 162	$ 220	$ 165	$ 417	$ 90	
Wainfleet	$ 236				$ 357		$ 310
Welland	$ 185	$ 140	$ 226	$ 149	$ 414	$ 104	
West Lincoln	$ 290		$ 234	$ 225	$ 249	$ 194	
Niagara/Hamilton Avg.	**$ 256**	**$ 233**	**$ 254**	**$ 187**	**$ 499**	**$ 173**	**$ 422**
Median	**$ 236**	**$ 246**	**$ 240**	**$ 189**	**$ 442**	**$ 184**	**$ 450**

Residential Properties- Median Assessed Values by Type & Location (cont'd) (000's)

Municipality	Single Family Detached	Link Home	Freehold Townhouse / Rowhouse	Semi-Detached	Single on Water	Condo	Seasonal
Aurora	$ 543	$ 464	$ 382	$ 376		$ 305	
Brampton	$ 446	$ 322	$ 326	$ 336	$ 633	$ 218	
Brock	$ 234	$ 284	$ 188	$ 153	$ 506	$ 215	$ 432
Burlington	$ 473	$ 339	$ 347	$ 336	$ 1,817	$ 268	
Caledon	$ 517	$ 365	$ 349	$ 362		$ 435	$ 284
Clarington	$ 315	$ 254	$ 220	$ 201	$ 524	$ 172	$ 336
East Gwillimbury	$ 423		$ 299	$ 351	$ 389	$ 183	
Georgina	$ 284	$ 288	$ 241	$ 253	$ 456	$ 177	$ 512
Halton Hills	$ 459	$ 332	$ 348	$ 318		$ 239	
King	$ 676	$ 637	$ 565	$ 382		$ 376	
Markham	$ 668	$ 483	$ 440	$ 454		$ 323	
Milton	$ 495	$ 378	$ 346	$ 375		$ 239	
Mississauga	$ 572	$ 445	$ 405	$ 408	$ 2,455	$ 276	
Newmarket	$ 468	$ 376	$ 344	$ 332		$ 271	
Oakville	$ 633	$ 424	$ 405	$ 401	$ 2,923	$ 307	
Oshawa	$ 264	$ 229	$ 219	$ 193	$ 337	$ 149	
Pickering	$ 419	$ 294	$ 295	$ 302	$ 558	$ 228	$ 517
Richmond Hill	$ 684	$ 504	$ 476	$ 456	$ 891	$ 299	
Scugog	$ 337	$ 266		$ 227	$ 419	$ 322	$ 259
Toronto	$ 559	$ 408	$ 485	$ 464		$ 323	
Vaughan	$ 653	$ 490	$ 455	$ 465		$ 352	
Whitby	$ 391	$ 314	$ 272	$ 269	$ 556	$ 218	
Whitchurch-Stouffville	$ 493	$ 415	$ 367	$ 380	$ 558	$ 391	$ 345
GTA Average	**$ 479**	**$ 378**	**$ 353**	**$ 339**	**$ 930**	**$ 273**	**$ 384**
GTA Median	**$ 473**	**$ 371**	**$ 348**	**$ 351**	**$ 557**	**$ 271**	**$ 345**

Residential Properties—Median Assessed Values by Type & Location (cont'd) (000's)

Municipality	Single Family Detached	Link Home	Freehold Townhouse / Rowhouse	Semi-Detached	Single on Water	Condo	Seasonal
Elliot Lake	$ 96	$ 123	$ 62	$ 70	$ 309	$ 59	$ 216
Greater Sudbury	$ 224		$ 129	$ 174	$ 512	$ 185	$ 218
Greenstone	$ 43			$ 44	$ 139		$ 55
Kenora	$ 154			$ 89	$ 339	$ 266	$ 276
North Bay	$ 229	$ 197	$ 175	$ 202	$ 435	$ 143	$ 292
Parry Sound	$ 200		$ 293	$ 188	$ 216	$ 187	$ 535
Sault Ste. Marie	$ 176	$ 180	$ 227	$ 117	$ 358	$ 165	$ 228
Smooth Rock Falls	$ 64			$ 56			$ 10
Thunder Bay	$ 178		$ 73	$ 113	$ 119	$ 153	$ 86
Timmins	$ 175	$ 231		$ 124	$ 275	$ 88	$ 102
North Average	**$ 154**	**$ 183**	**$ 160**	**$ 118**	**$ 300**	**$ 156**	**$ 202**
North Median	**$ 175**	**$ 189**	**$ 152**	**$ 115**	**$ 309**	**$ 159**	**$ 217**
Barrie	$ 286	$ 234	$ 212	$ 212	$ 867	$ 183	$ 665
Bracebridge	$ 250	$ 174	$ 216	$ 178	$ 334	$ 229	$ 344
Collingwood	$ 270	$ 223	$ 234	$ 189	$ 696	$ 213	$ 545
Gravenhurst	$ 219	$ 185	$ 301	$ 185	$ 476	$ 304	$ 419
Huntsville	$ 234	$ 206	$ 303	$ 200	$ 480	$ 249	$ 380
Innisfil	$ 298	$ 279	$ 229	$ 244	$ 702	$ 717	
Orangeville	$ 328	$ 279	$ 261	$ 237		$ 188	
Orillia	$ 227	$ 231	$ 213	$ 177	$ 529	$ 206	$ 285
Penetanguishene	$ 211	$ 220	$ 221	$ 153	$ 621	$ 234	$ 586
Springwater	$ 337	$ 219		$ 179	$ 341	$ 234	$ 258
Wasaga Beach	$ 280	$ 219	$ 240	$ 221	$ 414	$ 187	$ 419
Sim/Musk.Duff. Avg.	**$ 267**	**$ 224**	**$ 243**	**$ 198**	**$ 546**	**$ 268**	**$ 433**
Median	**$ 270**	**$ 220**	**$ 232**	**$ 189**	**$ 504**	**$ 229**	**$ 419**

Residential Properties—Median Assessed Values by Type & Location (cont'd) (000's)

Municipality	Single Family Detached	Link Home	Freehold Townhouse / Rowhouse	Semi-Detached	Single on Water	Condo	Seasonal
Amherstburg	$ 191		$ 157	$ 162	$ 324	$ 84	$ 186
Brant	$ 300	$ 214	$ 182	$ 192	$ 341	$ 232	$ 528
Cambridge	$ 285	$ 236	$ 232	$ 209		$ 191	$ 134
Central Huron	$ 193			$ 131	$ 477	$ 231	$ 347
Centre Wellington	$ 326	$ 229	$ 274	$ 227	$ 1,059	$ 218	$ 254
Chatham-Kent	$ 141	$ 145	$ 176	$ 106	$ 252	$ 77	$ 162
Erin	$ 469	$ 388		$ 327		$ 131	
Grey Highlands	$ 225		$ 239	$ 184	$ 454	$ 79	$ 446
Guelph	$ 323	$ 269	$ 275	$ 250		$ 211	
Guelph-Eramosa	$ 437		$ 350	$ 439		$ 165	$ 696
Hanover	$ 194		$ 105	$ 237		$ 165	
Ingersoll	$ 208		$ 148	$ 160		$ 136	
Kincardine	$ 253	$ 212	$ 167	$ 199	$ 495	$ 149	$ 325
Kingsville	$ 189		$ 180	$ 155	$ 323	$ 214	$ 206
Kitchener	$ 299	$ 258	$ 253	$ 228	$ 1,124	$ 163	
Lambton Shores	$ 205		$ 220	$ 154	$ 408	$ 185	$ 425
Leamington	$ 156		$ 156	$ 134	$ 254	$ 129	$ 152
London	$ 244	$ 207	$ 214	$ 162	$ 369	$ 125	
Mapleton	$ 306	$ 166	$ 156	$ 183			
Meaford	$ 244		$ 124	$ 140	$ 551	$ 198	$ 420
Middlesex Centre	$ 357			$ 358		$ 285	
Minto	$ 182		$ 222	$ 144		$ 92	
North Dumfries	$ 377		$ 214	$ 239		$ 195	$ 600
Owen Sound	$ 202	$ 209	$ 199	$ 157	$ 271	$ 154	$ 285
Puslinch	$ 633			$ 754	$ 559		$ 514
Sarnia	$ 177	$ 162	$ 85	$ 120	$ 700	$ 110	$ 512
Saugeen Shores	$ 284	$ 225	$ 273	$ 196	$ 662	$ 209	$ 592
St. Marys	$ 232		$ 155	$ 198		$ 147	
St. Thomas	$ 183		$ 113	$ 159		$ 114	
Stratford	$ 246	$ 190	$ 212	$ 198		$ 187	
Strathroy-Caradoc	$ 223	$ 191	$ 157	$ 150		$ 101	
The Blue Mountains	$ 383		$ 425	$ 412	$ 733	$ 229	$ 775
Tillsonburg	$ 209	$ 182	$ 183	$ 160		$ 127	
Waterloo	$ 365	$ 233	$ 266	$ 243	$ 1,063	$ 230	$ 262
Wellesley	$ 371			$ 263	$ 444	$ 220	$ 264
Wellington North	$ 210		$ 123	$ 143		$ 129	$ 164
Wilmot	$ 363	$ 299	$ 243	$ 237	$ 345	$ 331	$ 286
Windsor	$ 145	$ 130	$ 172	$ 134	$ 431	$ 70	
Woolwich	$ 354	$ 469	$ 239	$ 226	$ 701	$ 154	$ 405
Southwest Average	**$ 274**	**$ 231**	**$ 203**	**$ 217**	**$ 536**	**$ 167**	**$ 372**
Southwest Median	**$ 244**	**$ 213**	**$ 191**	**$ 192**	**$ 454**	**$ 163**	**$ 336**

Building Construction Activity (sorted from lowest to highest 2014 activity per capita)

The table summarizes the 2014 residential and non-residential building permit values in each area municipality. To put these values into context, the building permit value per capita is also summarized to get an appreciation of the relative building activity in each municipality. The chart is sorted from lowest to highest based on building permit value per capita for 2014.

Municipality	2014 per Capita	% Residential 2014	% Non-Residential 2014
Bracebridge	$ 323	79%	21%
Greenstone	$ 472	75%	25%
Smooth Rock Falls	$ 554	100%	0%
Owen Sound	$ 725	26%	74%
Newmarket	$ 811	67%	33%
St. Thomas	$ 855	79%	21%
Hanover	$ 861	30%	70%
Port Colborne	$ 862	25%	75%
Timmins	$ 897	39%	61%
Thunder Bay	$ 934	51%	49%
Sarnia	$ 968	52%	48%
Windsor	$ 979	50%	50%
Amherstburg	$ 983	88%	12%
North Bay	$ 1,010	29%	71%
Kenora	$ 1,012	49%	51%
St. Catharines	$ 1,060	39%	61%
Meaford	$ 1,063	85%	15%
Orangeville	$ 1,113	70%	30%
Fort Erie	$ 1,117	76%	24%
Cambridge	$ 1,138	55%	45%
Penetanguishene	$ 1,152	79%	21%
Burlington	$ 1,154	52%	48%
Cornwall	$ 1,169	42%	58%
Sault Ste. Marie	$ 1,212	45%	55%
Belleville	$ 1,223	50%	50%
Strathroy-Caradoc	$ 1,228	77%	23%
Elliot Lake	$ 1,252	20%	80%
Richmond Hill	$ 1,258	77%	23%
Ingersoll	$ 1,274	90%	10%
Welland	$ 1,281	57%	43%
Brock	$ 1,322	80%	20%
Brockville	$ 1,356	41%	59%
Quinte West	$ 1,460	51%	49%
Guelph-Eramosa	$ 1,475	100%	0%
Wellington North	$ 1,513	47%	53%
Wainfleet	$ 1,539	46%	54%
Mississauga	$ 1,542	35%	65%
Centre Wellington	$ 1,562	100%	0%
Whitby	$ 1,576	53%	47%
Leamington	$ 1,581	19%	81%
Chatham-Kent	$ 1,637	100%	0%
Central Huron	$ 1,688	40%	60%
Minto	$ 1,709	51%	49%
Pelham	$ 1,730	77%	23%
Pickering	$ 1,748	70%	30%
Stratford	$ 1,843	55%	45%
Erin	$ 1,855	74%	26%
St. Marys	$ 1,902	64%	36%
Prince Edward County	$ 1,942	94%	6%
Brant	$ 1,960	43%	57%
Georgina	$ 1,963	92%	8%
Huntsville	$ 1,965	80%	20%
Thorold	$ 1,982	79%	21%
Peterborough	$ 2,044	42%	58%
Greater Sudbury	$ 2,077	29%	71%
Hamilton	$ 2,107	63%	37%
London	$ 2,133	73%	27%
Wilmot	$ 2,157	63%	37%
Scugog	$ 2,199	30%	70%
North Dumfries	$ 2,210	64%	36%
Orillia	$ 2,249	26%	74%
West Lincoln	$ 2,266	89%	11%
Grey Highlands	$ 2,293	63%	37%
Saugeen Shores	$ 2,365	75%	25%
East Gwillimbury	$ 2,384	56%	44%
Tillsonburg	$ 2,436	40%	60%

Building Construction Activity (sorted from lowest to highest 2014 activity per capita) (cont'd)

Municipality	2014 per Capita	% Residential 2014	% Non-Residential 2014
Kitchener	$ 2,452	72%	28%
Woolwich	$ 2,530	39%	61%
Springwater	$ 2,542	79%	21%
Kingsville	$ 2,561	37%	63%
Barrie	$ 2,576	56%	44%
Markham	$ 2,637	62%	38%
Whitchurch-Stouffville	$ 2,647	78%	22%
Middlesex Centre	$ 2,677	81%	19%
Halton Hills	$ 2,684	70%	30%
Guelph	$ 2,699	57%	43%
Vaughan	$ 2,706	50%	50%
Wasaga Beach	$ 2,716	89%	11%
Mapleton	$ 2,777	45%	55%
Ottawa	$ 2,821	59%	41%
Gravenhurst	$ 2,977	88%	12%
Toronto	$ 3,197	54%	46%
Oshawa	$ 3,201	52%	48%
Clarington	$ 3,203	75%	25%
Lincoln	$ 3,239	55%	45%
Puslinch	$ 3,364	79%	21%
Kingston	$ 3,392	20%	80%
Brampton	$ 3,409	77%	23%
Milton	$ 3,511	71%	29%
Innisfil	$ 3,530	59%	41%
Parry Sound	$ 3,607	7%	93%
Waterloo	$ 3,646	88%	12%
Grimsby	$ 3,807	89%	11%
Caledon	$ 3,882	69%	31%
Oakville	$ 3,994	63%	37%
Collingwood	$ 4,121	64%	36%
Aurora	$ 4,749	67%	33%
Kincardine	$ 4,835	31%	69%
Wellesley	$ 5,326	25%	75%
The Blue Mountains	$ 8,035	81%	19%
Niagara-on-the-Lake	$ 9,264	56%	44%
King	$ 9,946	84%	16%
Lambton Shores	$ 12,970	12%	88%
Average	**$ 2,388**	**60%**	**40%**
Median	**$ 1,965**	**62%**	**38%**
Maximum	**$ 12,970**	**100%**	**93%**
Minimum	**$ 323**	**7%**	**0%**

Building Construction Activity Trend (Grouped by Location)

The table has been sorted by 2014 building construction value per capita by location. The low, medium and high is a ranking for the entire database. This provides an indication within each geographic area of the relative rankings across the entire survey.

Municipality	2012 Building Construction Value ($000)	2013 Building Construction Value ($000)	2014 Building Construction Value ($000)	2014 per Capita	2014 per Capita Ranking
Cornwall	$ 21,685	$ 33,454	$ 55,809	$ 1,169	low
Belleville	$ 54,166	$ 72,772	$ 62,489	$ 1,223	low
Brockville	$ 34,553	$ 26,348	$ 30,354	$ 1,356	low
Quinte West	$ 70,676	$ 69,433	$ 64,834	$ 1,460	low
Prince Edward County		$ 47,672	$ 50,040	$ 1,942	mid
Peterborough	$ 143,062	$ 119,973	$ 169,074	$ 2,044	mid
Ottawa	$ 2,040,861	$ 2,393,480	$ 2,681,879	$ 2,821	high
Kingston	$ 216,996	$ 191,551	$ 441,908	$ 3,392	high
Eastern Average				**$ 1,926**	
Eastern Median				**$ 1,701**	
Newmarket	$ 215,102	$ 244,802	$ 69,353	$ 811	low
Burlington	$ 426,219	$ 378,752	$ 216,215	$ 1,154	low
Richmond Hill	$ 366,988	$ 250,300	$ 258,100	$ 1,258	low
Brock	$ 10,587	$ 12,166	$ 14,904	$ 1,322	low
Mississauga	$ 856,857	$ 942,335	$ 1,170,860	$ 1,542	mid
Whitby	$ 263,189	$ 130,619	$ 208,030	$ 1,576	mid
Pickering	$ 312,351	$ 278,990	$ 166,646	$ 1,748	mid
Georgina	$ 68,357	$ 69,107	$ 89,000	$ 1,963	mid
Scugog	$ 19,256	$ 19,500	$ 48,800	$ 2,199	mid
East Gwillimbury		$ 60,000	$ 57,000	$ 2,384	mid
Markham	$ 1,577,511	$ 845,300	$ 885,244	$ 2,637	high
Whitchurch-Stouffville	$ 165,885	$ 71,715	$ 126,000	$ 2,647	high
Halton Hills	$ 246,429	$ 174,600	$ 168,573	$ 2,684	high
Vaughan	$ 777,900	$ 1,102,418	$ 890,895	$ 2,706	high
Toronto	$ 7,286,017	$ 8,784,033	$ 8,791,779	$ 3,197	high
Oshawa	$ 310,210	$ 369,158	$ 506,845	$ 3,201	high
Clarington	$ 289,538	$ 289,538	$ 291,217	$ 3,203	high
Brampton	$ 2,458,744	$ 1,210,569	$ 2,040,457	$ 3,409	high
Milton	$ 593,928	$ 269,763	$ 353,662	$ 3,511	high
Caledon	$ 129,271	$ 254,683	$ 242,365	$ 3,882	high
Oakville	$ 942,064	$ 805,000	$ 790,275	$ 3,994	high
Aurora	$ 94,364	$ 131,719	$ 276,059	$ 4,749	high
King	$ 2,206	$ 167,966	$ 205,415	$ 9,946	high
GTA Average				**$ 2,857**	
GTA Median				**$ 2,647**	

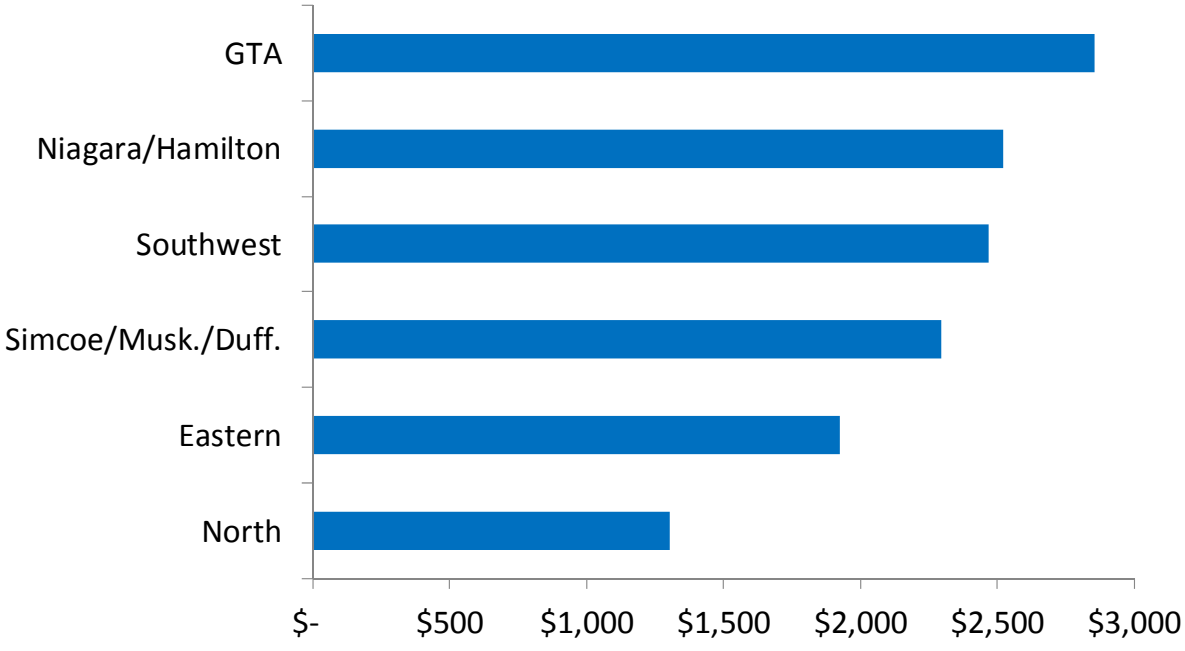
Building Construction Activity Trend (cont'd) (Grouped by Location)

Municipality	2012 Building Construction Value ($000)	2013 Building Construction Value ($000)	2014 Building Construction Value ($000)	2014 per Capita	2014 per Capita Ranking
Port Colborne	$ 22,701	$ 14,029	$ 16,194	$ 862	low
St. Catharines	$ 95,757	$ 219,796	$ 142,521	$ 1,060	low
Fort Erie	$ 46,319	$ 37,864	$ 34,331	$ 1,117	low
Welland	$ 69,952	$ 61,716	$ 66,755	$ 1,281	low
Wainfleet	$ 12,582	$ 11,345	$ 9,819	$ 1,539	mid
Pelham	$ 22,926	$ 19,736	$ 29,901	$ 1,730	mid
Thorold	$ 42,284	$ 37,126	$ 36,111	$ 1,982	mid
Hamilton	$ 1,499,628	$ 1,025,786	$ 1,143,193	$ 2,107	mid
West Lincoln	$ 18,690	$ 30,486	$ 33,075	$ 2,266	mid
Lincoln	$ 37,271	$ 78,824	$ 76,181	$ 3,239	high
Grimsby		$ 71,572	$ 102,100	$ 3,807	high
Niagara-on-the-Lake	$ 96,586	$ 184,948	$ 150,907	$ 9,264	high
Niagara/Hamilton Avg.				**$ 2,521**	
Niagara/Hamilton Median				**$ 1,856**	
Greenstone	$ 1,740	$ 6,865	$ 2,243	$ 472	low
Smooth Rock Falls			$ 747	$ 554	low
Timmins	$ 83,065	$ 28,562	$ 39,792	$ 897	low
Thunder Bay	$ 216,206	$ 211,991	$ 103,354	$ 934	low
North Bay	$ 70,163	$ 70,301	$ 55,383	$ 1,010	low
Kenora	$ 15,315	$ 23,111	$ 16,026	$ 1,012	low
Sault Ste. Marie	$ 90,119	$ 122,120	$ 93,518	$ 1,212	low
Elliot Lake		$ 9,015	$ 14,427	$ 1,252	low
Greater Sudbury	$ 247,525	$ 287,334	$ 344,303	$ 2,077	mid
Parry Sound	$ 9,458	$ 7,307	$ 23,599	$ 3,607	high
North Average				**$ 1,303**	
North Median				**$ 1,011**	
Bracebridge	$ 22,041	$ 10,935	$ 5,055	$ 323	low
Orangeville	$ 50,549	$ 43,782	$ 32,649	$ 1,113	low
Penetanguishene		$ 7,003	$ 10,599	$ 1,152	low
Huntsville	$ 30,868	$ 34,385	$ 39,333	$ 1,965	mid
Orillia	$ 28,625	$ 37,411	$ 70,979	$ 2,249	mid
Springwater	$ 27,916	$ 35,768	$ 48,687	$ 2,542	mid
Barrie	$ 183,211	$ 267,243	$ 369,971	$ 2,576	high
Wasaga Beach			$ 53,106	$ 2,716	high
Gravenhurst	$ 35,575	$ 39,629	$ 36,611	$ 2,977	high
Innisfil	$ 77,532	$ 135,895	$ 123,878	$ 3,530	high
Collingwood	$ 63,979	$ 61,344	$ 86,434	$ 4,121	high
Simcoe/Musk.Duff. Avg.				**$ 2,297**	
Simcoe/Musk./Duff. Median				**$ 2,542**	

Building Construction Activity Trend (cont'd) (Grouped by Location)

Municipality	2012 Building Construction Value ($000)	2013 Building Construction Value ($000)	2014 Building Construction Value ($000)	2014 per Capita	2014 per Capita Ranking
Owen Sound	$ 27,049	$ 15,812	$ 16,090	$ 725	low
St. Thomas	$ 69,005	$ 36,090	$ 34,185	$ 855	low
Hanover	$ 5,316	$ 6,019	$ 6,796	$ 861	low
Sarnia	$ 69,261	$ 67,247	$ 72,393	$ 968	low
Windsor	$ 323,792	$ 188,459	$ 208,603	$ 979	low
Amherstburg			$ 20,834	$ 983	low
Meaford	$ 14,600	$ 12,429	$ 12,196	$ 1,063	low
Cambridge	$ 179,990	$ 221,869	$ 152,326	$ 1,138	low
Strathroy-Caradoc	$ 26,085	$ 58,388	$ 27,186	$ 1,228	low
Ingersoll	$ 17,636	$ 12,704	$ 16,160	$ 1,274	low
Guelph-Eramosa	$ 18,678	$ 27,762	$ 19,225	$ 1,475	low
Wellington North	$ 26,050	$ 9,331	$ 17,978	$ 1,513	low
Centre Wellington	$ 41,791	$ 23,503	$ 43,110	$ 1,562	mid
Leamington			$ 45,407	$ 1,581	mid
Chatham-Kent			$ 168,951	$ 1,637	mid
Central Huron	$ 11,004	$ 14,982	$ 13,093	$ 1,688	mid
Minto	$ 22,496	N/A	$ 14,358	$ 1,709	mid
Stratford	$ 62,679	$ 57,350	$ 58,765	$ 1,843	mid
Erin	$ 27,590	$ 22,810	$ 21,996	$ 1,855	mid
St. Marys			$ 12,948	$ 1,902	mid
Brant	$ 58,619	$ 85,858	$ 73,094	$ 1,960	mid
London	$ 778,725	$ 732,008	$ 818,532	$ 2,133	mid
Wilmot	$ 39,670	$ 43,610	$ 45,464	$ 2,157	mid
North Dumfries	$ 28,632	$ 22,759	$ 21,519	$ 2,210	mid
Grey Highlands		$ 23,255	$ 22,437	$ 2,293	mid
Saugeen Shores	$ 36,171	$ 37,356	$ 32,091	$ 2,365	mid
Tillsonburg	$ 18,982	$ 19,442	$ 38,932	$ 2,436	mid
Kitchener	$ 415,329	$ 331,490	$ 573,063	$ 2,452	mid
Woolwich	$ 66,722	$ 79,814	$ 65,933	$ 2,530	mid
Kingsville	$ 96,291	$ 88,025	$ 56,808	$ 2,561	mid
Middlesex Centre	$ 37,804	$ 41,284	$ 46,737	$ 2,677	high
Guelph	$ 274,821	$ 343,949	$ 347,942	$ 2,699	high
Mapleton	N/A	N/A	$ 28,516	$ 2,777	high
Puslinch	$ 63,144	$ 35,856	$ 24,807	$ 3,364	high
Waterloo	$ 254,547	$ 372,439	$ 372,173	$ 3,646	high
Kincardine			$ 55,086	$ 4,835	high
Wellesley	$ 21,037	$ 15,059	$ 61,609	$ 5,326	high
The Blue Mountains	$ 47,414	$ 57,098	$ 51,498	$ 8,035	high
Lambton Shores	$ 29,819	$ 25,223	$ 138,115	$ 12,970	high
Southwest Average				**$ 2,468**	
Southwest Median				**$ 1,902**	

Summary—2014 Building Construction Activity Per Capita—Total Survey by Location



Financial Indicators



Financial Sustainability Indicators

As described by the Canadian Institute of Chartered Accountants (CICA), the intent of providing an evaluation of a municipality's financial condition is to evaluate a municipality's financial outlook and performance. This will help form the foundation for the establishment of a long range financial plan.

Key financial and socio-economic indicators have been included to help evaluate each municipality's existing financial condition and to identify future challenges and opportunities. Industry recognized indicators that are used by credit rating agencies and/or recommended by Government Finance Officers' Association (GFOA) and the Ministry of Municipal Affairs and Housing have been included. A number of indicators have been included

S ***Sustainability***

The ability to provide and maintain service and infrastructure levels without resorting to unplanned increases in rates or cuts to services

V ***Vulnerability***

Addresses a municipality's vulnerability to external sources of funding that it cannot control and its exposure to risks.

F ***Flexibility***

The ability to issue debt responsibly without impacting the credit rating. Also, the ability to generate required revenues.

"The usefulness of indicators is not in the numbers themselves, but the analysis of what is driving the indicator. It may, therefore, be more useful to consider the combined results of several broad indicators in assessing performance rather than any one indicator on its own."

Source: Local Government Financial Sustainability, Nationally Consistent Frameworks, published by Local Government and Planning Ministers' Council (Australia), May 2007

Financial Indicators

The ***Financial Indicators*** section of the report includes a number of indicators to assist municipalities in evaluating financial condition. Indicators related to Sustainability, Vulnerability and Flexibility have been included. It should be noted that Water and Wastewater indicators have also been included in the Water/ Wastewater section of the report.

When the information is plotted over time, these trends can be used to monitor changes in financial condition and alert the municipality to future problems. We are committed to refining and developing additional data to have more efficient and effective benchmarking tools for municipalities.

Sustainability

- ***Financial Position Per Capita***
- ***Net Financial Liabilities Ratio***
- ***Operating Surplus and Operating Surplus Ratio***
- ***Asset Consumption Ratio***



Flexibility

- ***Reserves***
  - ***Tax Discretionary Reserves as a % of Taxation***
  - ***Discretionary Reserves as a % of Own Source Revenues***
  - ***Reserves per Capita (NEW)***
- ***Debt***
  - ***Tax Debt Interest as a % of Own Source Revenues***
  - ***Debt Charges as a % of Own Source Revenues (NEW)***
  - ***Total Debt Outstanding Per Capita (NEW)***
  - ***Debt Outstanding Per Own Source Revenues (NEW)***
  - ***Debt to Reserve Ratio***
  - ***Tax Debt Outstanding per $100,000 of Unweighted Assessment***

Vulnerability

- ***Taxes Receivable as a % of Tax Levied***
- ***Rates Coverage Ratio (NEW)***

Net Financial Position Indicators

Financial position is a key indicator of a municipality's financial health. Two key financial position indicators have been included to illustrate a municipality's financial position. The net financial position is a broader measure of a municipality's indebtedness than debenture debt as it includes all of a municipality's financial assets and liabilities. Net Financial Liabilities Ratio is total liabilities minus assets as a percentage of own source revenues. This ratio indicates the extent to which financial liabilities could be met by its operating revenue. A ratio greater than zero indicates that total liabilities exceed the total assets.

Formula

Schedule 70 in the Financial Information Return is used in these calculations of Financial Position as well as Own Source Revenues which is taken from Schedule 81.

$$\text{Net Financial Position per Capita} = \frac{\text{Net Financial Position}}{\text{Population}}$$

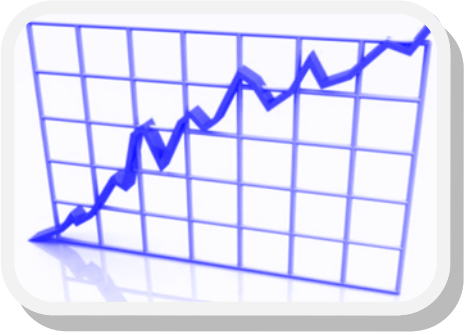
$$\text{Net Financial Liabilities Ratio} = \frac{\text{Net Financial Position}}{\text{Own Source Revenues}}$$

Target

There is no optimal number or range for these indicators, it varies according to a municipality's financial position.

Interpretation

It is important that a municipality understands what is driving these indicators and monitors their trends. The financial position provides an indication of the affordability of future municipal spending.



Financial Position Per Capita—Trend

A comparison was made of each municipality's overall financial position (financial assets less liabilities) over time on a per capita basis.

Municipality	2010	2011	2012	2013	2014
Greenstone			$ (3,658)	$ (3,734)	$ (3,669)
Amherstburg					$ (2,676)
Toronto	$ (1,612)	$ (1,687)	$ (1,570)	$ (1,668)	$ (1,962)
Ottawa	$ (1,173)	$ (1,243)	$ (1,282)	$ (1,448)	$ (1,634)
Stratford	$ (1,959)	$ (2,004)	$ (1,943)	$ (1,621)	$ (1,581)
Barrie	$ (1,244)	$ (1,568)	$ (1,579)	$ (1,538)	$ (1,396)
Thunder Bay	$ (964)	$ (898)	$ (764)	$ (954)	$ (1,349)
Kingston	$ (758)	$ (916)	$ (838)	$ (1,060)	$ (1,341)
Prince Edward County	$ (1,380)	$ (1,477)	$ (1,343)	$ (1,184)	$ (1,239)
Brockville	$ (1,118)	$ (1,504)	$ (1,393)	$ (1,238)	$ (1,234)
Gravenhurst	$ (937)	$ (1,238)	$ (1,228)	$ (1,197)	$ (1,134)
Middlesex Centre	$ (775)	$ (1,253)	$ (1,068)	$ (847)	$ (766)
King	$ (1,278)	$ (1,349)	$ (603)	$ (766)	$ (718)
Owen Sound		$ (900)	$ (1,032)	$ (774)	$ (700)
Timmins	$ (521)	$ (644)	$ (488)	$ (482)	$ (677)
Lambton Shores		$ (1,405)	$ (1,110)	$ (889)	$ (606)
Quinte West	$ 2	$ (89)	$ (235)	$ (383)	$ (583)
Port Colborne					$ (498)
Penetanguishene	$ 59	$ 71	$ (12)	$ (110)	$ (473)
Pelham		$ (169)	$ (91)	$ (133)	$ (432)
Meaford	$ (1,242)	$ (1,052)	$ (809)	$ (521)	$ (372)
Oshawa	$ (615)	$ (643)	$ (522)	$ (393)	$ (340)
Brant County			$ (430)	$ (485)	$ (309)
Orangeville	$ (572)	$ (522)		$ (363)	$ (202)
Whitchurch-Stouffville	$ (758)	$ (599)	$ (434)	$ (329)	$ (150)
Collingwood				$ (369)	$ (146)
Central Huron			$ (309)	$ (387)	$ (99)
St. Marys					$ (91)
Guelph/Eramosa					$ (50)
St. Catharines	$ 430	$ 231	$ 348	$ 178	$ (35)
Kingsville	$ (172)	$ (158)	$ (7)	$ (33)	$ (16)
Tillsonburg	$ (659)		$ (218)	$ (21)	$ 10
Welland	$ 312	$ 311	$ (6)	$ 28	$ 25
Strathroy-Caradoc				$ (130)	$ 28

Financial Position Per Capita—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Leamington					$ 63
Erin					$ 79
Sarnia	$ (126)	$ (3)	$ 167	$ 152	$ 94
Huntsville	$ (178)	$ (169)	$ (117)	$ (6)	$ 133
Cornwall	$ 890		$ 645	$ 292	$ 154
North Bay	$ 157	$ 220	$ 227	$ 39	$ 176
Belleville		$ 529	$ 440	$ 386	$ 179
Georgina	$ (67)	$ 10	$ 59	$ 132	$ 192
Minto					$ 196
Chatham-Kent					$ 241
Ingersoll		$ 263	$ (12)	$ 43	$ 242
Hamilton	$ 360	$ 369	$ 335	$ 315	$ 259
London	$ (87)	$ (24)	$ 98	$ 294	$ 334
Elliot Lake				$ 228	$ 335
Caledon	$ 220	$ 352	$ 422	$ 517	$ 359
Saugeen Shores			$ 298	$ 358	$ 360
Innisfil	$ 36	$ 103	$ 224	$ 413	$ 378
Mapleton					$ 383
Puslinch					$ 395
Grey Highlands				$ 275	$ 401
Guelph	$ 214	$ 314	$ 371	$ 247	$ 405
East Gwillimbury	$ 419	$ 383	$ 419	$ 333	$ 421
Springwater		$ 411	$ 430	$ 434	$ 458
Mississauga	$ 815	$ 781	$ 710	$ 604	$ 495
Wainfleet	$ 149	$ 161	$ 174	$ 319	$ 512
Centre Wellington					$ 580
Clarington	$ 398	$ 480	$ 666	$ 648	$ 600
Windsor	$ 290	$ 380	$ 489	$ 510	$ 618
Scugog			$ 420	$ 534	$ 625
St. Thomas	$ 738	$ 693	$ 718	$ 814	$ 653
Fort Erie	$ 255	$ 341	$ 324	$ 530	$ 654
Brampton	$ 966	$ 822	$ 862	$ 866	$ 672
Sault Ste. Marie	$ 536	$ 587	$ 584	$ 675	$ 693
Newmarket	$ 392	$ 520	$ 611	$ 719	$ 716
Cambridge	$ 537	$ 630	$ 653	$ 707	$ 717
Brock			$ 561	$ 601	$ 766

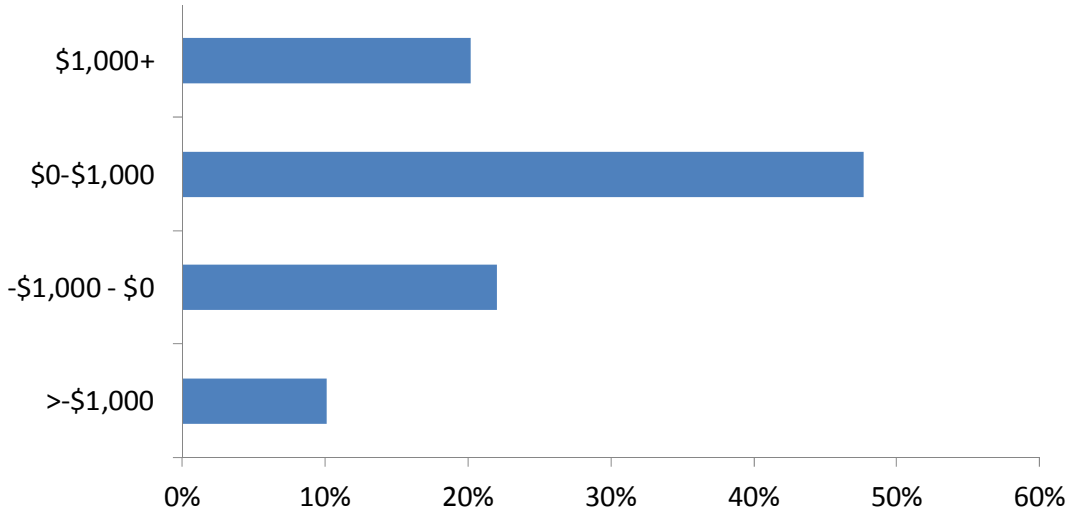
Financial Position Per Capita—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Halton Hills	$ 823	$ 891	$ 744	$ 682	$ 771
Milton	$ 837	$ 879	$ 841	$ 774	$ 774
Orillia			$ 621	$ 817	$ 776
Kitchener	$ 661	$ 731	$ 705	$ 764	$ 802
Wellesley	$ 842	$ 886	$ 882	$ 915	$ 854
Hanover		$ 765	$ 541	$ 797	$ 871
Burlington	$ 885	$ 943	$ 955	$ 889	$ 880
Greater Sudbury	$ 776	$ 912	$ 1,143	$ 1,126	$ 906
Woolwich	$ 802	$ 857	$ 932	$ 912	$ 915
Wellington North					$ 950
Thorold	$ 907	$ 957	$ 848	$ 832	$ 961
Whitby	$ 841	$ 930	$ 949	$ 994	$ 994
North Dumfries					$ 1,010
Smooth Rock Falls					$ 1,018
Vaughan	$ 785	$ 831	$ 1,025	$ 957	$ 1,029
Wilmot	$ 822	$ 900	$ 999	$ 1,051	$ 1,091
West Lincoln	$ 1,015	$ 1,081	$ 1,186	$ 1,224	$ 1,104
Aurora	$ 919	$ 958	$ 992	$ 1,045	$ 1,119
Pickering	$ 888	$ 1,011	$ 967	$ 940	$ 1,134
Lincoln	$ 1,299	$ 1,320	$ 1,351	$ 1,212	$ 1,154
Peterborough	$ 1,155	$ 1,184	$ 1,210	$ 1,235	$ 1,157
Waterloo	$ 633	$ 898	$ 981	$ 1,190	$ 1,253
Markham	$ 1,201	$ 1,260	$ 1,295	$ 1,327	$ 1,285
Grimsby					$ 1,314
Parry Sound					$ 1,347
Bracebridge	$ 821	$ 959	$ 1,069	$ 1,376	$ 1,555
Niagara-on-the-Lake	$ 1,235	$ 1,414	$ 1,353	$ 1,462	$ 1,607
Kenora	$ 1,324	$ 1,429	$ 1,645	$ 1,740	$ 1,861
Oakville	$ 1,356	$ 1,557	$ 1,492	$ 1,620	$ 1,884
Wasaga Beach					$ 2,128
Kincardine					$ 2,280
The Blue Mountains	$ 1,591	$ 1,835	$ 2,234	$ 2,706	$ 3,318
Average	**$ 193**	**$ 188**	**$ 200**	**$ 212**	**$ 277**
Median	**$ 392**	**$ 374**	**$ 419**	**$ 317**	**$ 380**
Minimum	**$ (1,959)**	**$ (2,004)**	**$ (3,658)**	**$ (3,734)**	**$ (3,669)**
Maximum	**$ 1,591**	**$ 1,835**	**$ 2,234**	**$ 2,706**	**$ 3,318**

Financial Position Per Capita—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Region York	$ (839)	$ (973)	$ (953)	$ (1,218)	$ (1,362)
Region Waterloo	$ (301)	$ (343)	$ (505)	$ (744)	$ (987)
District of Muskoka	$ (922)	$ (974)	$ (573)	$ (332)	$ (204)
Region Peel	$ 187	$ 62	$ (12)	$ (37)	$ (69)
Region Niagara	$ (50)	$ 37	$ (33)	$ (1)	$ (65)
Wellington County					$ 304
Region Durham	$ 836	$ 1,020	$ 1,115	$ 1,121	$ 1,203
Region Halton	$ 1,173	$ 1,370	$ 1,330	$ 1,444	$ 1,600
Average	**$ 12**	**$ 28**	**$ 53**	**$ 33**	**$ 53**
Median	**$ (50)**	**$ 37**	**$ (33)**	**$ (37)**	**$ (67)**
Minimum	**$ (922)**	**$ (974)**	**$ (953)**	**$ (1,218)**	**$ (1,362)**
Maximum	**$ 1,173**	**$ 1,370**	**$ 1,330**	**$ 1,444**	**$ 1,600**

Summary—2014 Financial Position Per Capita—Total Survey



- A summary of all municipalities financial position per capita was undertaken above
  - 20.2% of the municipalities surveyed have a financial position per capita greater than $1,000
  - 47.7% have a financial position per capita between $0-$1,000
  - 22.0% have a negative financial position per capita between $0 and minus $1,000
  - 10.1% have a negative financial position per capita greater than minus $1,000
- 59% of the municipalities improved their financial position between 2013-2014

Financial Position Per Capita By Geographic Location—Trend

Municipality	2010	2011	2012	2013	2014
Ottawa	$ (1,173)	$ (1,243)	$ (1,282)	$ (1,448)	$ (1,634)
Kingston	$ (758)	$ (916)	$ (838)	$ (1,060)	$ (1,341)
Prince Edward County	$ (1,380)	$ (1,477)	$ (1,343)	$ (1,184)	$ (1,239)
Brockville	$ (1,118)	$ (1,504)	$ (1,393)	$ (1,238)	$ (1,234)
Quinte West	$ 2	$ (89)	$ (235)	$ (383)	$ (583)
Cornwall	$ 890		$ 645	$ 292	$ 154
Belleville		$ 529	$ 440	$ 386	$ 179
Peterborough	$ 1,155	$ 1,184	$ 1,210	$ 1,235	$ 1,157
Eastern Average	**$ (340)**	**$ (502)**	**$ (350)**	**$ (425)**	**$ (568)**
Eastern Median	**$ (758)**	**$ (916)**	**$ (536)**	**$ (722)**	**$ (908)**

Municipality	2010	2011	2012	2013	2014
Port Colborne	$ 74	$ (131)	$ (587)		$ (498)
Pelham		$ (169)	$ (91)	$ (133)	$ (432)
St. Catharines	$ 430	$ 231	$ 348	$ 178	$ (35)
Niagara Falls	$ 549	$ 708	$ 858	$ 949	
Welland	$ 312	$ 311	$ (6)	$ 28	$ 25
Hamilton	$ 360	$ 369	$ 335	$ 315	$ 259
Wainfleet	$ 149	$ 161	$ 174	$ 319	$ 512
Fort Erie	$ 255	$ 341	$ 324	$ 530	$ 654
Thorold	$ 907	$ 957	$ 848	$ 832	$ 961
West Lincoln	$ 1,015	$ 1,081	$ 1,186	$ 1,224	$ 1,104
Lincoln	$ 1,299	$ 1,320	$ 1,351	$ 1,212	$ 1,154
Grimsby	$ 1,235				$ 1,314
Niagara-on-the-Lake	$ 1,235	$ 1,414	$ 1,353	$ 1,462	$ 1,607
Niagara/Hamilton Average	**$ 652**	**$ 549**	**$ 508**	**$ 629**	**$ 552**
Niagara/Hamilton Median	**$ 490**	**$ 355**	**$ 342**	**$ 530**	**$ 583**

Financial Position Per Capita By Geographic Location—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Toronto	$ (1,612)	$ (1,687)	$ (1,570)	$ (1,668)	$ (1,962)
King	$ (1,278)	$ (1,349)	$ (603)	$ (766)	$ (718)
Oshawa	$ (615)	$ (643)	$ (522)	$ (393)	$ (340)
Whitchurch-Stouffville	$ (758)	$ (599)	$ (434)	$ (329)	$ (150)
Georgina	$ (67)	$ 10	$ 59	$ 132	$ 192
Caledon	$ 220	$ 352	$ 422	$ 517	$ 359
East Gwillimbury	$ 419	$ 383	$ 419	$ 333	$ 421
Mississauga	$ 815	$ 781	$ 710	$ 604	$ 495
Clarington	$ 398	$ 480	$ 666	$ 648	$ 600
Scugog			$ 420	$ 534	$ 625
Brampton	$ 966	$ 822	$ 862	$ 866	$ 672
Newmarket	$ 392	$ 520	$ 611	$ 719	$ 716
Brock			$ 561	$ 601	$ 766
Halton Hills	$ 823	$ 891	$ 744	$ 682	$ 771
Milton	$ 837	$ 879	$ 841	$ 774	$ 774
Burlington	$ 885	$ 943	$ 955	$ 889	$ 880
Whitby	$ 841	$ 930	$ 949	$ 994	$ 994
Vaughan	$ 785	$ 831	$ 1,025	$ 957	$ 1,029
Aurora	$ 919	$ 958	$ 992	$ 1,045	$ 1,119
Pickering	$ 888	$ 1,011	$ 967	$ 940	$ 1,134
Markham	$ 1,201	$ 1,260	$ 1,295	$ 1,327	$ 1,285
Oakville	$ 1,356	$ 1,557	$ 1,492	$ 1,620	$ 1,884
GTA Average	**$ 371**	**$ 416**	**$ 494**	**$ 501**	**$ 525**
GTA Median	**$ 800**	**$ 801**	**$ 688**	**$ 665**	**$ 694**

Financial Position Per Capita By Geographic Location—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Greenstone			$ (3,658)	$ (3,734)	$ (3,669)
Thunder Bay	$ (964)	$ (898)	$ (764)	$ (954)	$ (1,349)
Timmins	$ (521)	$ (644)	$ (488)	$ (482)	$ (677)
North Bay	$ 157	$ 220	$ 227	$ 39	$ 176
Elliot Lake				$ 228	$ 335
Sault Ste. Marie	$ 536	$ 587	$ 584	$ 675	$ 693
Greater Sudbury	$ 776	$ 912	$ 1,143	$ 1,126	$ 906
Smooth Rock Falls					$ 1,018
Parry Sound					$ 1,347
Kenora	$ 1,324	$ 1,429	$ 1,645	$ 1,740	$ 1,861
North Average	**$ 218**	**$ 268**	**$ (187)**	**$ (170)**	**$ 64**
North Median	**$ 347**	**$ 404**	**$ 227**	**$ 133**	**$ 514**

Municipality	2010	2011	2012	2013	2014
Barrie	$ (1,244)	$ (1,568)	$ (1,579)	$ (1,538)	$ (1,396)
Gravenhurst	$ (937)	$ (1,238)	$ (1,228)	$ (1,197)	$ (1,134)
Penetanguishene	$ 59	$ 71	$ (12)	$ (110)	$ (473)
Orangeville	$ (572)	$ (522)		$ (363)	$ (202)
Collingwood				$ (369)	$ (146)
Huntsville	$ (178)	$ (169)	$ (117)	$ (6)	$ 133
Innisfil	$ 36	$ 103	$ 224	$ 413	$ 378
Springwater		$ 411	$ 430	$ 434	$ 458
Orillia			$ 621	$ 817	$ 776
Bracebridge	$ 821	$ 959	$ 1,069	$ 1,376	$ 1,555
Wasaga Beach					$ 2,128
Simcoe/Musk./Duff. Average	**$ (288)**	**$ (244)**	**$ (74)**	**$ (54)**	**$ 189**
Simcoe/Musk./Duff. Median	**$ (178)**	**$ (49)**	**$ 106**	**$ (58)**	**$ 133**

Financial Position Per Capita By Geographic Location—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Amherstburg					$ (2,676)
Stratford	$ (1,959)	$ (2,004)	$ (1,943)	$ (1,621)	$ (1,581)
Middlesex Centre	$ (775)	$ (1,253)	$ (1,068)	$ (847)	$ (766)
Owen Sound		$ (900)	$ (1,032)	$ (774)	$ (700)
Lambton Shores		$ (1,405)	$ (1,110)	$ (889)	$ (606)
Meaford	$ (1,242)	$ (1,052)	$ (809)	$ (521)	$ (372)
Brant County			$ (430)	$ (485)	$ (309)
Central Huron			$ (309)	$ (387)	$ (99)
St. Marys					$ (91)
Guelph/Eramosa					$ (50)
Kingsville	$ (172)	$ (158)	$ (7)	$ (33)	$ (16)
Tillsonburg	$ (659)		$ (218)	$ (21)	$ 10
Strathroy-Caradoc				$ (130)	$ 28
Leamington					$ 63
Erin					$ 79
Sarnia	$ (126)	$ (3)	$ 167	$ 152	$ 94
Minto					$ 196
Chatham-Kent					$ 241
Ingersoll		$ 263	$ (12)	$ 43	$ 242
London	$ (87)	$ (24)	$ 98	$ 294	$ 334
Saugeen Shores			$ 298	$ 358	$ 360
Mapleton					$ 383
Puslinch					$ 395
Grey Highlands				$ 275	$ 401
Guelph	$ 214	$ 314	$ 371	$ 247	$ 405
Centre Wellington					$ 580
Windsor	$ 290	$ 380	$ 489	$ 510	$ 618
St. Thomas	$ 738	$ 693	$ 718	$ 814	$ 653
Cambridge	$ 537	$ 630	$ 653	$ 707	$ 717
Kitchener	$ 661	$ 731	$ 705	$ 764	$ 802
Wellesley	$ 842	$ 886	$ 882	$ 915	$ 854
Hanover		$ 765	$ 541	$ 797	$ 871
Woolwich	$ 802	$ 857	$ 932	$ 912	$ 915
Wellington North					$ 950
North Dumfries	$ 1,131	$ 895	$ 980		$ 1,010
Wilmot	$ 822	$ 900	$ 999	$ 1,051	$ 1,091
Waterloo	$ 633	$ 898	$ 981	$ 1,190	$ 1,253
Kincardine					$ 2,280
The Blue Mountains	$ 1,591	$ 1,835	$ 2,234	$ 2,706	$ 3,318
Southwest Average	**$ 180**	**$ 155**	**$ 164**	**$ 232**	**$ 304**
Southwest Median	**$ 414**	**$ 380**	**$ 298**	**$ 261**	**$ 334**

Net Financial Liabilities Ratio—Trend

Municipality	2010	2011	2012	2013	2014
West Lincoln	(1.44)	(1.58)	(1.78)	(1.85)	(1.69)
Bracebridge	(0.96)	(1.04)	(1.07)	(1.49)	(1.62)
Wellesley	(1.75)	(1.68)	(1.94)	(1.92)	(1.61)
North Dumfries	(2.38)	(1.26)	1.57		(1.59)
Oakville	(0.95)	(1.32)	(1.31)	(1.37)	(1.56)
Wilmot	(1.18)	(1.29)	(1.42)	(1.44)	(1.52)
Grimsby					(1.49)
Woolwich	(1.06)	(1.17)	(1.45)	(1.46)	(1.42)
Pickering	(1.25)	(1.24)	(1.28)	(1.21)	(1.41)
Lincoln	(1.82)	(1.80)	(1.82)	(1.49)	(1.36)
Markham	(1.42)	(1.35)	(1.01)	(1.42)	(1.35)
Wasaga Beach					(1.33)
Whitby	(1.04)	(1.23)	(1.24)	(1.18)	(1.19)
Niagara-on-the-Lake	(0.88)	(0.99)	(0.97)	(1.04)	(1.09)
Kincardine					(1.09)
Vaughan	(0.75)	(0.78)	(0.96)	(0.90)	(0.99)
Aurora	(0.97)	(0.84)	(0.86)	(0.94)	(0.94)
Milton	(1.01)	(1.07)	(0.95)	(0.94)	(0.91)
Waterloo	(0.53)	(0.62)	(0.75)	(0.87)	(0.89)
Brock			(0.73)	(0.73)	(0.88)
Scugog			(0.64)	(0.79)	(0.87)
Halton Hills	(1.22)	(1.08)	(0.92)	(0.83)	(0.87)
The Blue Mountains	(0.61)	(0.59)	(0.71)	(0.79)	(0.85)
Wellington North					(0.83)
Burlington	(0.93)	(0.87)	(0.93)	(0.83)	(0.82)
Clarington	(0.58)	(0.64)	(0.89)	(0.89)	(0.80)
Brampton	(1.24)	(1.03)	(1.06)	(1.22)	(0.77)
Kenora	(0.61)	(0.62)	(0.72)	(0.75)	(0.76)
Thorold	(0.90)	(0.86)	(0.73)	(0.63)	(0.76)
Cambridge	(0.51)	(0.54)	(0.58)	(0.62)	(0.63)
Newmarket	(0.43)	(0.49)	(0.55)	(0.63)	(0.63)
Puslinch					(0.61)
Mapleton					(0.60)
Centre Wellington					(0.57)
Mississauga	(1.11)	(0.91)	(0.83)	(0.71)	(0.56)
Wainfleet	(0.21)	(0.21)	(0.22)	(0.35)	(0.55)
Kitchener	(0.45)	(0.47)	(0.49)	(0.52)	(0.54)

Net Financial Liabilities Ratio—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Hanover		(0.50)	(0.36)	(0.54)	(0.54)
Springwater		(0.42)	(0.48)	(0.50)	(0.52)
Peterborough	(0.53)	(0.52)	(0.54)	(0.53)	(0.50)
Fort Erie	(0.21)	(0.26)	(0.23)	(0.39)	(0.48)
Parry Sound					(0.45)
Smooth Rock Falls					(0.41)
Greater Sudbury	(0.37)	(0.42)	(0.51)	(0.49)	(0.39)
East Gwillimbury	(0.53)	(0.42)	(0.44)	(0.31)	(0.37)
St. Thomas	(0.43)	(0.41)	(0.41)	(0.45)	(0.35)
Grey Highlands				(0.24)	(0.35)
Orillia			(0.30)	(0.38)	(0.35)
Caledon	(0.27)	(0.37)	(0.44)	(0.49)	(0.33)
Sault Ste. Marie	(0.26)	(0.28)	(0.27)	(0.30)	(0.30)
Windsor	(0.13)	(0.16)	(0.21)	(0.23)	(0.27)
Innisfil	(0.03)	(0.08)	(0.16)	(0.26)	(0.24)
Saugeen Shores			(0.19)	(0.22)	(0.22)
Elliot Lake				(0.14)	(0.22)
Ingersoll		(0.29)	0.01	(0.04)	(0.20)
Georgina	0.08	(0.01)	(0.06)	(0.14)	(0.18)
Guelph	(0.10)	(0.14)	(0.16)	(0.10)	(0.16)
London	0.04	0.01	(0.05)	(0.14)	(0.16)
Minto					(0.16)
Huntsville	0.24	0.22	0.15	0.01	(0.15)
Hamilton	(0.13)	(0.17)	(0.16)	(0.14)	(0.12)
Chatham-Kent					(0.11)
Erin					(0.10)
Belleville	-	(0.25)	(0.21)	(0.18)	(0.08)
North Bay	(0.08)	(0.10)	(0.11)	(0.02)	(0.08)
Cornwall	-	-	(0.31)	(0.14)	(0.07)
Sarnia	0.09		(0.11)	(0.11)	(0.06)
Leamington					(0.04)
Strathroy-Caradoc				0.12	(0.02)
Welland	(0.27)	(0.24)	-	(0.02)	(0.02)
Tillsonburg			0.19	0.02	(0.01)
Kingsville	0.17	0.16	0.01	0.03	0.02
St. Catharines	(0.47)	(0.24)	(0.35)	(0.17)	0.03
St. Marys					0.03

Net Financial Liabilities Ratio—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Collingwood				0.16	0.06
Guelph/Eramosa					0.07
Central Huron			0.26	0.31	0.07
Brant County			0.28	0.30	0.12
Orangeville	0.43	0.35	-	0.24	0.13
Whitchurch-Stouffville	0.62	0.48	0.47	0.36	0.15
Meaford	0.99	0.76	0.53	0.33	0.23
Timmins	0.26	0.30	0.22	0.21	0.29
Penetanguishene	(0.05)	(0.05)	0.01	0.07	0.30
Lambton Shores		0.88	0.66	0.52	0.31
Thunder Bay	0.29	0.23	0.20	0.24	0.33
Oshawa	0.70	0.66	0.56	0.42	0.35
King	1.09	0.94	0.30	0.42	0.37
Owen Sound		0.51	0.58	0.41	0.37
Quinte West		0.07	0.18	0.29	0.41
Port Colborne	(0.07)	0.12	(0.41)		0.46
Pelham		0.19	0.10	0.15	0.47
Kingston	0.30	0.34	0.31	0.39	0.48
Brockville	0.61	0.74	0.68	0.58	0.58
Ottawa	0.48	0.48	0.50	0.56	0.62
Stratford	0.81	0.81	0.79	0.64	0.63
Middlesex Centre	0.86	1.35	0.98	0.73	0.63
Toronto	0.55	0.54	0.51	0.56	0.65
Barrie	0.72	0.83	0.82	0.78	0.70
Prince Edward County	1.01	0.97	0.87	0.74	0.72
Greenstone			0.94	0.96	0.90
Gravenhurst	1.05	1.18	1.21	1.09	0.99
Amherstburg					1.82
Average	**(0.31)**	**(0.27)**	**(0.26)**	**(0.30)**	**(0.32)**
Median	**(0.27)**	**(0.27)**	**(0.23)**	**(0.23)**	**(0.25)**
Region Halton	(1.11)	(1.17)	(1.12)	(1.25)	(1.37)
Region Durham	(0.68)	(0.76)	(0.86)	(0.85)	(0.88)
Wellington County					(0.27)
Region Niagara	0.04	(0.03)	0.03	0.00	0.05
Region Peel	(0.19)	(0.06)	0.01	0.04	0.07
District of Muskoka	0.53	0.51	0.30	0.17	0.10
Region Waterloo	0.28	0.29	0.43	0.62	0.80
Region York	0.77	0.86	0.83	1.02	1.11
Average	**(0.05)**	**(0.05)**	**(0.05)**	**(0.04)**	**(0.05)**
Median	**0.04**	**(0.03)**	**0.03**	**0.04**	**0.06**

Operating Surplus and Operating Surplus Ratio

A key indicator of a municipality's financial performance is measured by the operating surplus ratio. An operating surplus (deficit) arises when operating revenue exceeds (is less than) operating expenses including amortization. When an operating surplus is achieved, the amount is available for capital expenditure over and above amortization expenses.

Financial Operating Surplus Indicator One: Operating Surplus

Tax Operating Surplus - The operating surplus has been calculated on an accrual basis, excluding asset revaluations, developer contributions, capital grants and accounting corrections. The operating surplus does not include donated assets, development charge collections and provincial and federal grants. This is based on Schedule 10 of the Financial Information Return with the above noted adjustments. The Tax Operating Surplus excludes water and wastewater. This was calculated using Schedule 75 of the FIR and in some cases, Schedule 40 minus Schedule 12.

Formula

Tax Operating Surplus

- Schedule 10 line 2099 less:
- Development charge collections
- Donated assets
- Provincial and federal capital grants
- Revenues from other municipalities for tangible capital assets
- Deferred revenue

Note: Excludes Water and wastewater surpluses

Financial Operating Surplus Indicator Two: Operating Surplus Ratio

The operating surplus ratio is the operating surplus (deficit) expressed as a percentage of Own Source Revenues Schedule 81 less water and wastewater revenues.

Formula

$$\frac{\text{Tax Operating Surplus}}{\text{Own Source Revenues}}$$

Target

Long-term financial sustainability is dependent upon ensuring that on average, over time, expenses are less than revenues. In essence, this requires current taxpayers to fully meet the cost of services. Municipalities operating with a deficit over several years should ensure that the long range financial plan provides clear direction to turn this around. The Ministry of Municipal Affairs and Housing's suggested target is to have an operating surplus ratio in the range of 0%-15%, with an advanced target of 15% or greater.

Interpretation

Operating surplus (deficit) arises when operating revenue exceeds (is less than) operating expenses. In the absence of other overriding objectives or directions, municipalities should strive to generate operating revenue approximately equal to their expenses, including amortization. Long-term financial sustainability is dependent upon ensuring that, on average, over time, expenses are less than revenues.

The presence of an accounting surplus does not necessarily represent financial sustainability. While a surplus is clearly better than a deficit, the accounting surplus may not be large enough for future asset replacement. Some level of surplus is both appropriate and required. Identifying the appropriate level of surplus must be done as a long-term forward looking planning process that takes into account future capital investment needs.

The operating surplus ratio is the operating surplus (deficit) expressed as a percentage of Own Source Revenues. The Tax Operating Surplus Ratio provides perspective on how much of the municipality's own source revenues were left after normal operations that could be used to fund reserves, repay debt and invest in capital projects.

A negative ratio indicates the percentage increase that would be required to achieve a break-even operating result. A positive ratio indicates the percentage of Own Source Revenue to help fund capital expenditures. Municipalities consistently achieving operating surpluses, having regard to asset management and meeting service level needs, are a good indication of financial sustainability.

2014 Operating Surplus and Operating Surplus Ratio

Municipality	Tax Surplus	Tax Own Source Revenues	Tax Operating Surplus
Wellesley	$ (3,712,634)	$ 6,118,749	-61%
Wilmot	$ (3,867,332)	$ 10,935,891	-35%
West Lincoln	$ (1,989,513)	$ 7,050,863	-28%
Thorold	$ (4,062,831)	$ 15,393,833	-26%
Kingsville	$ (3,833,549)	$ 15,946,732	-24%
Sarnia	$ (18,504,199)	$ 78,324,611	-24%
Grimsby	$ (2,769,596)	$ 12,421,765	-22%
Quinte West	$ (11,119,054)	$ 51,826,935	-21%
Mapleton	$ (1,226,479)	$ 5,730,587	-21%
Grey Highlands	$ (2,038,125)	$ 9,525,252	-21%
Markham	$ (43,548,118)	$ 218,907,238	-20%
Kincardine	$ (3,393,924)	$ 17,791,790	-19%
Port Colborne	$ (2,246,714)	$ 11,778,801	-19%
Middlesex Centre	$ (3,048,298)	$ 16,179,983	-19%
Brampton	$ (97,923,953)	$ 520,434,655	-19%
Clarington	$ (12,730,202)	$ 68,000,181	-19%
North Dumfries	$ (1,140,539)	$ 6,166,378	-18%
Lincoln	$ (2,228,144)	$ 12,351,797	-18%
Vaughan	$ (42,432,056)	$ 236,902,203	-18%
Mississauga	$ (119,937,562)	$ 672,042,257	-18%
Huntsville	$ (3,106,954)	$ 17,479,554	-18%
Puslinch	$ (819,292)	$ 4,797,376	-17%
Windsor	$ (61,619,041)	$ 369,327,413	-17%
Woolwich	$ (1,464,968)	$ 8,830,616	-17%
The Blue Mountains	$ (2,852,608)	$ 18,066,931	-16%
St. Thomas	$ (8,597,075)	$ 55,457,422	-16%
Springwater	$ (2,110,504)	$ 13,847,398	-15%
Milton	$ (11,606,239)	$ 86,063,508	-13%
Scugog	$ (2,117,865)	$ 15,871,610	-13%
Newmarket	$ (9,178,033)	$ 68,990,966	-13%
Whitchurch-Stouffville	$ (4,833,311)	$ 37,687,803	-13%
Bracebridge	$ (1,849,358)	$ 15,018,215	-12%
Elliot Lake	$ (1,686,660)	$ 14,408,488	-12%
Gravenhurst	$ (1,634,967)	$ 14,099,899	-12%
Pelham	$ (1,342,677)	$ 12,259,124	-11%

2014 Operating Surplus and Operating Surplus Ratio (cont'd)

Municipality	Tax Surplus	Tax Own Source Revenues	Tax Operating Surplus
Guelph/Eramosa	$ (799,043)	$ 7,429,643	-11%
Amherstburg	$ (2,301,001)	$ 21,655,361	-11%
Whitby	$ (11,480,034)	$ 110,268,028	-10%
King	$ (3,580,490)	$ 35,543,404	-10%
Centre Wellington	$ (1,908,853)	$ 20,317,877	-9%
Parry Sound	$ (1,374,575)	$ 14,647,745	-9%
Erin	$ (832,470)	$ 8,986,256	-9%
Halton Hills	$ (4,778,468)	$ 55,978,907	-9%
Ottawa	$ (170,839,774)	$ 2,233,058,961	-8%
St. Catharines	$ (10,494,011)	$ 124,018,750	-8%
East Gwillimbury	$ (1,722,835)	$ 21,141,073	-8%
Hanover	$ (792,916)	$ 9,793,908	-8%
Orillia	$ (4,454,329)	$ 58,631,335	-8%
Brant County	$ (6,146,279)	$ 85,820,576	-7%
Hamilton	$ (73,114,668)	$ 1,039,154,277	-7%
North Bay	$ (6,987,090)	$ 102,904,851	-7%
Belleville	$ (6,092,245)	$ 96,134,054	-6%
Welland	$ (2,834,888)	$ 46,566,004	-6%
Thunder Bay	$ (23,425,953)	$ 405,587,507	-6%
Prince Edward County	$ (2,189,873)	$ 38,306,795	-6%
Cornwall	$ (4,953,641)	$ 89,206,386	-6%
Brock	$ (532,493)	$ 9,758,942	-5%
Oshawa	$ (7,433,398)	$ 155,735,578	-5%
Caledon	$ (3,141,205)	$ 68,439,309	-5%
Toronto	$ (337,332,867)	$ 7,373,875,755	-5%
Stratford	$ (3,083,369)	$ 70,613,286	-4%
Orangeville	$ (1,483,527)	$ 36,472,145	-4%
Pickering	$ (3,047,942)	$ 76,833,990	-4%
Burlington	$ (7,654,769)	$ 201,973,755	-4%
Georgina	$ (1,412,161)	$ 38,300,301	-4%
Fort Erie	$ (895,056)	$ 25,579,452	-3%
London	$ (20,040,940)	$ 682,652,100	-3%
Guelph	$ (7,673,432)	$ 271,350,485	-3%
Tillsonburg	$ (470,157)	$ 18,514,458	-3%
Wellington North	$ (216,746)	$ 8,814,834	-2%

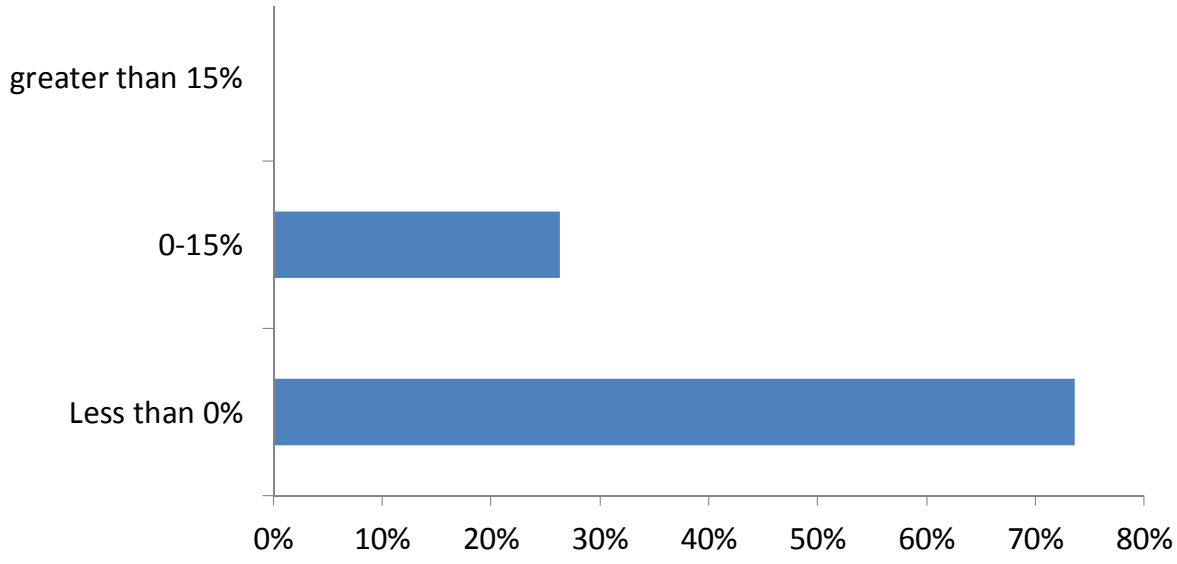
2014 Operating Surplus and Operating Surplus Ratio (cont'd)

Municipality	Tax Surplus	Tax Own Source Revenues	Tax Operating Surplus
Peterborough	$ (3,614,978)	$ 157,525,561	-2%
Sault Ste. Marie	$ (2,862,730)	$ 144,637,665	-2%
Timmins	$ (1,598,661)	$ 86,160,574	-2%
Greater Sudbury	$ (5,788,519)	$ 325,476,841	-2%
Aurora	$ (589,159)	$ 54,791,682	-1%
Owen Sound	$ (164,859)	$ 31,786,414	-1%
Kitchener	$ (1,357,090)	$ 270,947,382	-1%
Innisfil	$ (123,615)	$ 45,618,954	0%
Collingwood	$ (69,582)	$ 35,906,464	0%
Niagara-on-the-Lake	$ (8,071)	$ 15,902,227	0%
Strathroy-Caradoc	$ 37,904	$ 19,241,317	0%
Ingersoll	$ 33,587	$ 15,487,577	0%
Kenora	$ 77,367	$ 31,930,464	0%
Penetanguishene	$ 51,133	$ 10,340,082	0%
Brockville	$ 256,469	$ 39,049,974	1%
Oakville	$ 1,614,011	$ 239,371,881	1%
Waterloo	$ 839,169	$ 106,208,078	1%
Minto	$ 91,887	$ 7,115,301	1%
Saugeen Shores	$ 413,747	$ 17,085,764	2%
Central Huron	$ 208,641	$ 8,192,020	3%
Lambton Shores	$ 479,927	$ 15,269,205	3%
Cambridge	$ 3,095,399	$ 98,201,328	3%
Kingston	$ 10,034,482	$ 315,000,287	3%
Barrie	$ 11,767,808	$ 234,425,115	5%
Greenstone	$ 1,120,604	$ 16,367,650	7%
St. Marys	$ 1,138,619	$ 16,286,001	7%
Leamington	$ 3,049,636	$ 31,332,742	10%
Meaford	$ 1,542,042	$ 14,564,951	11%
Smooth Rock Falls	$ 307,562	$ 2,714,398	11%
Chatham-Kent	$ 25,482,702	$ 182,655,095	14%
Wainfleet	$ 837,480	$ 5,890,120	14%
Wasaga Beach	$ 3,796,216	$ 25,511,002	15%
Average			-8%
Median			-7%

2014 Operating Surplus and Operating Surplus Ratio (cont'd)

Municipality	Tax Surplus	Tax Own Source Revenues	Tax Operating Surplus
Region Waterloo	$ (37,772,562)	$ 554,308,981	-7%
Region Peel	$ (62,622,971)	$ 1,046,251,780	-6%
Region Niagara	$ (23,460,128)	$ 459,696,458	-5%
Region York	$ (20,599,486)	$ 1,187,868,009	-2%
Wellington County	$ 3,042,787	$ 100,605,456	3%
Region Durham	$ 42,070,585	$ 673,335,323	6%
Region Halton	$ 59,793,467	$ 532,406,654	11%
District of Muskoka	$ 12,547,434	$ 90,730,827	14%
Average			2%
Median			1%

2014 Operating Surplus and Operating Surplus Ratio—Total Survey



Total Asset Consumption Ratio

This indicator provides an estimate of the useful life left in the municipality's capital assets. Municipalities are facing significant infrastructure challenges. Therefore, it is important to keep informed of the age and condition of its capital assets to ensure they are making timely and appropriate investments. This is calculated using Schedule 51 of the Financial Information Return.

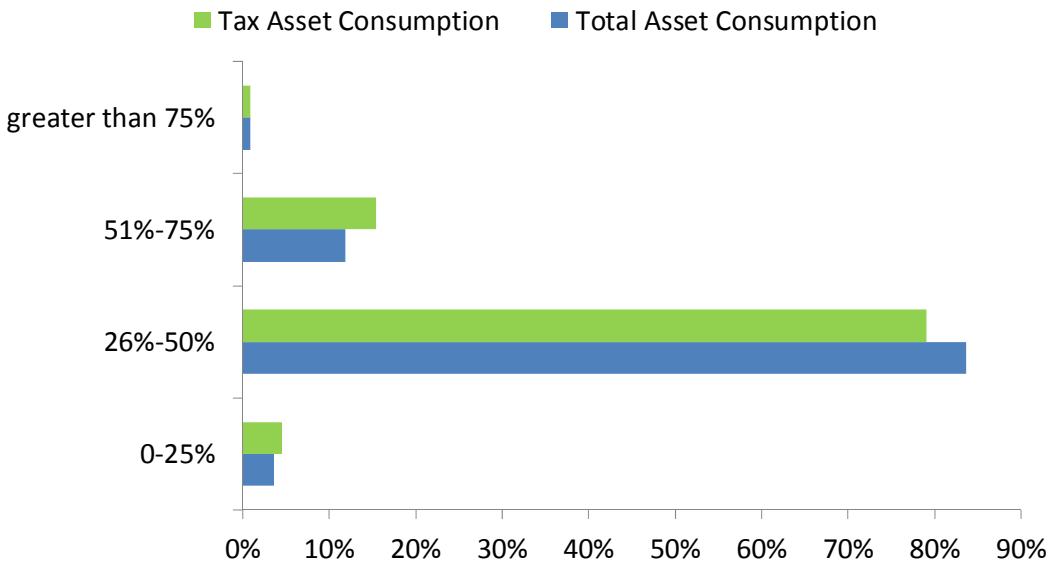
Formula

$$\frac{\text{Total Accumulated Amortization}}{\text{Total Gross Costs of Capital Assets}}$$

Interpretations

This ratio shows the value of the tangible capital assets that have been consumed. This ratio seeks to highlight the aged condition of the assets and the potential asset replacement needs. A higher ratio may indicate significant replacement needs. However, if assets are renewed and replaced in accordance with an asset management plan a high ratio should not be a cause for concern. The Ministry of Municipal Affairs and Housing considers a ratio of 25% or under to be relatively new; 26%-50% to be moderately new; 51%-75% to be moderately old and over 75% to be old.

Summary—2014 Asset Consumption Ratio—Total Survey



Total Asset Consumption Ratio Trend

Municipalities	2010	2011	2012	2013	2014
Vaughan	9.6%	10.0%	10.4%	10.9%	11.2%
Mississauga	14.9%	15.5%	16.5%	17.4%	18.2%
Markham	17.0%	17.5%	17.5%	18.3%	18.8%
North Dumfries	36.9%	16.8%	18.0%	19.7%	22.0%
Grimsby	23.4%	23.7%	24.5%	24.4%	25.2%
Whitchurch-Stouffville	22.9%	22.6%	22.4%	24.4%	25.4%
Barrie	24.6%	21.7%	23.0%	24.6%	26.1%
Woolwich	21.5%	23.4%	24.7%	25.6%	26.5%
Ottawa	25.7%	26.1%	26.7%	26.9%	26.8%
Georgina	21.0%	21.8%	23.6%	25.4%	27.1%
Hanover	23.1%	23.3%	24.7%	25.4%	27.2%
Niagara-on-the-Lake	24.1%	24.9%	25.5%	26.8%	27.3%
Wasaga Beach	23.2%	25.0%	25.1%	26.6%	27.4%
Brampton	24.9%	25.2%	26.1%	27.4%	27.8%
Aurora	24.6%	24.9%	25.8%	26.4%	28.0%
Lambton Shores	23.1%	23.3%	24.8%	27.2%	28.3%
Milton	31.6%	29.3%	29.0%	28.6%	28.5%
Innisfil	26.4%	27.9%	28.9%	29.3%	29.8%
St. Marys	24.3%	25.8%	27.7%	28.9%	30.0%
Middlesex Centre	29.0%	26.2%	26.8%	28.4%	30.3%
Springwater	24.9%	26.7%	28.0%	29.5%	31.0%
Oakville	29.6%	29.7%	30.0%	31.0%	31.9%
Leamington	34.1%	33.4%	30.4%	31.7%	33.2%
Burlington	32.5%	31.6%	32.3%	32.6%	33.5%
Kitchener	34.7%	33.2%	33.7%	33.8%	33.9%
Penetanguishene	29.3%	30.5%	31.8%	33.3%	34.4%
Guelph/Eramosa	30.5%	31.5%	33.4%	33.8%	34.4%
London	32.8%	32.4%	33.0%	33.9%	34.6%
Whitby	29.6%	31.8%	32.8%	34.1%	35.4%
Kingston	34.9%	35.0%	35.7%	35.8%	35.9%
Gravenhurst	35.6%	37.8%	31.2%	34.1%	35.9%
Welland	34.3%	34.4%	33.8%	34.6%	35.9%
Waterloo	31.4%	32.6%	33.7%	35.1%	35.9%
Parry Sound	29.9%	30.3%	32.3%	34.4%	36.2%
Ingersoll	35.6%	35.2%	36.5%	36.2%	36.2%
Newmarket	32.2%	33.6%	34.7%	35.7%	36.2%
Thorold	35.2%	35.3%	35.9%	36.7%	36.5%

Total Asset Consumption Ratio (cont'd)

Municipalities	2010	2011	2012	2013	2014
The Blue Mountains	31.4%	31.9%	33.5%	35.1%	36.5%
Orillia	34.4%	34.2%	34.3%	35.7%	36.7%
Collingwood	34.2%	33.4%	34.5%	35.3%	36.8%
Stratford	32.9%	33.6%	34.6%	35.7%	36.8%
West Lincoln	31.1%	32.8%	34.3%	36.0%	36.9%
Hamilton	36.0%	35.9%	35.6%	36.2%	37.1%
Centre Wellington	36.3%	36.5%	37.9%	39.0%	37.2%
Amherstburg	35.5%	35.9%	38.2%	40.3%	37.3%
Port Colborne	40.7%	41.0%	42.5%	35.4%	37.3%
Saugeen Shores	33.6%	32.0%	33.8%	35.4%	37.4%
Clarington	34.1%	34.9%	36.1%	37.4%	37.9%
Brockville	49.6%	49.5%	35.9%	37.0%	38.2%
Owen Sound	39.7%	36.0%	36.2%	37.6%	38.2%
Sault Ste. Marie	36.3%	36.4%	36.9%	38.0%	38.3%
Fort Erie	35.1%	36.0%	35.5%	36.6%	38.3%
Central Huron	37.4%	35.1%	36.3%	37.7%	38.5%
Oshawa	35.7%	35.7%	37.0%	38.3%	38.6%
Peterborough	40.3%	39.4%	38.0%	38.6%	38.7%
Orangeville	36.3%	37.6%	38.4%	39.7%	38.8%
St. Catharines	40.4%	40.8%	39.9%	40.3%	39.0%
East Gwillimbury	34.6%	35.7%	37.9%	38.4%	39.2%
Windsor	37.4%	38.2%	37.6%	38.9%	39.2%
Sarnia	34.8%	35.3%	36.4%	37.6%	39.2%
Brant County	42.2%	39.4%	39.0%	39.4%	39.7%
Cambridge	39.1%	38.2%	39.3%	40.4%	40.1%
Lincoln	41.9%	42.2%	42.5%	43.1%	40.1%
Strathroy-Caradoc	38.7%	36.5%	38.0%	40.3%	40.3%
Pelham	37.8%	37.4%	38.9%	39.8%	40.8%
Wilmot	40.4%	42.3%	41.4%	39.0%	41.0%
Tillsonburg	35.0%	36.8%	38.5%	39.3%	41.3%
North Bay	39.8%	39.0%	40.3%	41.3%	41.3%
Belleville	40.2%	40.8%	40.2%	40.7%	41.7%
Guelph	42.9%	40.8%	40.3%	40.9%	42.1%
King	43.5%	42.0%	43.6%	44.7%	42.2%
Prince Edward County	36.0%	37.0%	38.9%	40.8%	42.4%
Toronto	40.9%	41.4%	42.0%	42.5%	42.5%
Erin	36.6%	38.7%	39.5%	41.2%	42.9%

Total Asset Consumption Ratio (cont'd)

Municipalities	2010	2011	2012	2013	2014
Halton Hills	43.0%	42.5%	44.1%	43.0%	43.4%
Scugog	36.7%	36.7%	39.0%	41.6%	43.6%
Kincardine	46.0%	46.9%	47.1%	42.6%	43.9%
Huntsville	30.2%	34.1%	38.0%	41.2%	44.0%
Kenora	34.3%	33.8%	35.9%	36.8%	44.1%
Minto	40.9%	42.3%	43.4%	44.1%	44.7%
Chatham-Kent	42.3%	41.9%	42.6%	43.9%	45.0%
Bracebridge	36.9%	39.3%	41.7%	43.6%	45.1%
Cornwall	46.9%	44.3%	44.7%	45.2%	45.4%
St. Thomas	43.8%	44.0%	44.2%	45.3%	45.9%
Brock	40.2%	41.5%	42.6%	44.5%	46.5%
Wainfleet	46.2%	45.8%	45.4%	45.9%	47.7%
Timmins	45.4%	46.1%	47.1%	47.5%	48.6%
Greater Sudbury	46.2%	46.5%	48.0%	49.1%	49.3%
Greenstone	50.1%	46.8%	47.7%	49.0%	50.3%
Kingsville	43.9%	45.1%	46.8%	48.8%	50.4%
Grey Highlands	44.2%	44.9%	47.0%	48.2%	50.5%
Wellington North	45.0%	46.4%	48.0%	49.5%	51.0%
Meaford	43.9%	46.4%	48.0%	49.5%	51.0%
Pickering	49.2%	49.5%	50.2%	50.7%	52.0%
Thunder Bay	53.3%	52.2%	53.3%	54.4%	55.1%
Caledon	48.6%	49.5%	51.3%	52.6%	55.8%
Smooth Rock Falls	50.3%	51.7%	53.3%	55.3%	56.8%
Mapleton	57.8%	59.0%	59.8%	61.9%	62.8%
Puslinch					63.2%
Wellesley	53.5%	56.5%	59.4%	62.1%	64.6%
Quinte West	59.7%	62.3%	64.7%	65.8%	66.7%
Elliot Lake	74.8%	77.6%	76.2%	78.4%	78.8%
Niagara Falls	36.9%	34.6%	34.9%	36.8%	N/A
Richmond Hill	37.3%	37.7%	37.4%	39.0%	N/A
Average	**36.3%**	**36.4%**	**37.1%**	**38.0%**	**39.2%**
Median	**36.0%**	**35.9%**	**36.5%**	**37.6%**	**38.3%**
Region Peel	25.4%	24.6%	25.4%	25.1%	25.5%
Region Halton	23.4%	23.7%	24.9%	25.7%	26.4%
Region Durham	27.8%	29.3%	30.4%	31.6%	32.0%
Region York	29.9%	30.9%	32.0%	32.0%	32.2%
Wellington County					39.1%
Region Waterloo	40.7%	42.0%	42.1%	41.3%	42.1%
Region Niagara	41.7%	40.9%	41.3%	42.4%	42.7%
District of Muskoka	37.8%	37.3%	39.2%	41.3%	43.3%
Average	**32.4%**	**32.7%**	**33.6%**	**34.2%**	**30.9%**
Median	**29.9%**	**30.9%**	**32.0%**	**32.0%**	**32.8%**

Tax Asset Consumption Ratio

Municipalities	2014
Vaughan	10.0%
Markham	15.9%
Mississauga	18.2%
North Dumfries	22.0%
Grimsby	23.8%
Barrie	26.6%
Ottawa	27.2%
Hanover	27.5%
Whitchurch-Stouffville	27.6%
Brampton	27.8%
Woolwich	27.9%
Milton	28.5%
Aurora	29.2%
Georgina	30.5%
Wasaga Beach	31.0%
Niagara-on-the-Lake	31.5%
Oakville	31.9%
Collingwood	32.0%
Springwater	32.7%
St. Marys	33.2%
Owen Sound	33.3%
Penetanguishene	33.5%
Burlington	33.5%
Innisfil	33.7%
London	34.0%
Leamington	34.1%
Lambton Shores	34.7%
Orillia	35.2%
Whitby	35.4%
Newmarket	35.5%
Guelph/Eramosa	35.5%
Kitchener	35.7%
Gravenhurst	35.9%
Stratford	35.9%
Ingersoll	36.2%
Middlesex Centre	36.4%
Port Colborne	36.7%

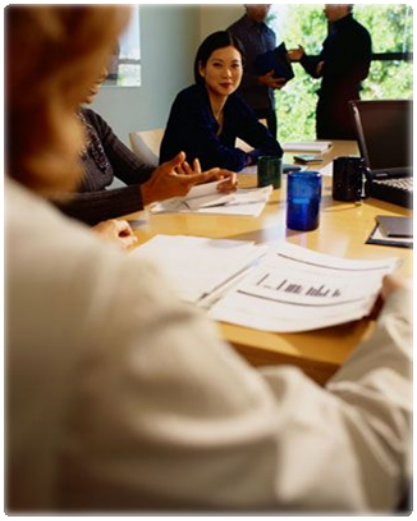
Municipalities	2014
Central Huron	36.8%
East Gwillimbury	36.9%
Waterloo	37.4%
Sault Ste. Marie	37.5%
Welland	37.5%
Kingston	37.6%
Peterborough	37.7%
Clarington	37.9%
Oshawa	38.6%
Sarnia	38.6%
Hamilton	39.5%
Windsor	39.7%
Guelph	40.8%
Pelham	41.1%
Cambridge	41.3%
Parry Sound	41.4%
Tillsonburg	41.5%
St. Thomas	41.7%
St. Catharines	42.1%
Fort Erie	42.7%
Thorold	42.7%
Toronto	42.9%
Centre Wellington	43.1%
Orangeville	43.2%
West Lincoln	43.3%
Halton Hills	43.4%
Wilmot	43.5%
Scugog	43.6%
Brant County	43.8%
Huntsville	44.0%
Cornwall	44.2%
North Bay	44.6%
Lincoln	45.1%
Bracebridge	45.1%
Saugeen Shores	45.5%
Kincardine	45.7%
The Blue Mountains	45.8%

Municipalities	2014
Erin	46.4%
Chatham-Kent	46.4%
Brock	46.5%
King	46.7%
Kenora	47.0%
Wainfleet	47.7%
Belleville	47.7%
Prince Edward County	48.8%
Meaford	49.8%
Brockville	49.8%
Greenstone	50.6%
Grey Highlands	50.8%
Amherstburg	51.3%
Pickering	52.0%
Timmins	52.6%
Minto	53.2%
Greater Sudbury	53.3%
Strathroy-Caradoc	53.9%
Thunder Bay	54.2%
Caledon	55.8%
Kingsville	58.4%
Wellington North	59.2%
Smooth Rock Falls	60.2%
Puslinch	63.2%
Wellesley	64.6%
Mapleton	65.2%
Quinte West	71.7%
Elliot Lake	78.0%
Average	**41.1%**
Median	**41.2%**
Region Halton	29.6%
Region Peel	32.1%
Region Durham	37.8%
Region Waterloo	39.0%
Wellington County	39.1%
Region Niagara	39.7%
Region York	40.8%
District of Muskoka	48.4%
Average	**36.8%**
Median	**35.4%**

Reserves

Reserves are a critical component of a municipality's long-term financing plan. The purpose for maintaining reserves is to:

- Provide stability of tax rates in the face of variable and uncontrollable factors (consumption, interest rates, unemployment rates, changes in subsidies)
- Provide financing for one-time or short-term requirements without permanently impacting the tax and utility rates
- Make provisions for replacements/acquisitions of assets/infrastructure that are currently being consumed and depreciated
- Avoid spikes in funding requirements of the capital budget by reducing their reliance on long-term debt borrowings
- Provide a source of internal financing
- Ensure adequate cash flows
- Provide flexibility to manage debt levels and protect the municipality's financial position
- Provide for future liabilities incurred in the current year but paid for in the future



Three financial indicators have been included for tax reserves. In each case, the water and wastewater reserves and reserve funds have been excluded as well as obligatory reserve funds.

Reserve Financial Indicator One: Tax Discretionary Reserves as a % of Taxation

This provides the total tax discretionary reserves and reserve funds using Schedule 60 of the Financial Information Returns (columns 2 and 3) in relation to total taxation (Schedule 10 of the Financial Information Return).

Formula

$$\frac{\text{Tax Discretionary Reserves}}{\text{Taxation}}$$

Reserve Financial Indicator Two: Tax Discretionary Reserves per Capita

This provides the total tax discretionary reserves in relation to the population.

Formula

$$\frac{\text{Tax Discretionary Reserves}}{\text{Population}}$$

Reserve Financial Indicator Three: Tax Discretionary Reserves as a % of Own Source Revenues

This indicator shows the total value of funds held in reserves and reserve funds compared to a single year's own source revenue and is a strong indicator of financial stability. This provides the total tax discretionary reserves and reserve funds using Schedule 60 of the Financial Information Returns (columns 2 and 3) in relation to own source revenues (Schedule 81 of the Financial Information Return, less water and wastewater own source revenues which are on Schedule 12).

Formula

$$\frac{\text{Tax Discretionary Reserves}}{\text{Own Source Revenues}}$$

Interpretations

Reserves offer liquidity which enhances the municipality's flexibility in addressing operating requirements and in permitting the municipality to temporarily fund capital projects internally, allowing it time to access debt markets and take advantage of favourable conditions. The level of reserves required will vary for a number of reasons including:

- Services provided by the municipality
- Age and condition of infrastructure, inventory of fleet and vehicles supporting municipal operations
- Level of expenditures
- Internal debt and reserve policies
- Targets, ranges established on a reserve by reserve basis
- Economic conditions and projections

Tax Discretionary Reserves (less WWW) as % of Taxation—Trend

Municipality	2010	2011	2012	2013	2014
Orillia			-36%	-21%	-12%
Strathroy-Caradoc				4%	3%
Pelham		26%	21%	15%	9%
Brockville	11%	9%	11%	12%	14%
Newmarket	67%	25%	27%	32%	15%
Amherstburg					15%
Orangeville	14%	14%		20%	20%
St. Thomas	25%	27%	25%	27%	20%
Ottawa	22%	21%	22%	23%	24%
Belleville		22%	22%	23%	24%
Sarnia	29%	27%	29%	25%	26%
Greenstone			27%	27%	28%
Sault Ste. Marie	28%	26%	27%	28%	28%
North Bay	28%	27%	28%	29%	29%
Barrie	71%	53%	35%	31%	30%
Ingersoll		23%	29%	33%	30%
Timmins	27%	28%	32%	31%	33%
Tillsonburg	14%		31%	31%	33%
Penetanguishene	23%	33%	27%	37%	33%
Quinte West	49%	49%	41%	38%	34%
Oshawa	33%	30%	39%	38%	34%
Guelph	52%	49%	42%	41%	36%
Kitchener	21%	26%	29%	34%	36%
Prince Edward County	30%	31%	32%	39%	38%
Port Colborne					41%
Guelph/Eramosa					44%
Meaford	4%	9%	19%	37%	45%
Lambton Shores		26%	33%	32%	45%
Woolwich	67%	69%	64%	57%	47%
Erin					48%
Grey Highlands				63%	48%
Toronto	38%	37%	44%	53%	48%
Stratford	53%	55%	51%	50%	49%
Windsor	43%	49%	47%	52%	53%
St. Catharines	93%	80%	78%	56%	53%

Tax Discretionary Reserves (less WWW) as % of Taxation—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Greater Sudbury	41%	46%	56%	54%	54%
North Dumfries					54%
Mapleton					55%
Cambridge	56%	59%	54%	54%	56%
Wilmot	81%	34%	49%	51%	56%
Minto					58%
Smooth Rock Falls					58%
Collingwood				65%	59%
Thunder Bay	68%	74%	77%	67%	59%
Georgina	57%	60%	53%	54%	60%
Huntsville	51%	46%	45%	51%	60%
Niagara-on-the-Lake	47%	57%	58%	61%	60%
Fort Erie	41%	46%	46%	56%	61%
Hamilton	64%	70%	68%	62%	61%
King	58%	43%	49%	59%	63%
Peterborough	64%	63%	67%	65%	63%
Halton Hills	50%	68%	78%	62%	64%
Cornwall			73%	64%	66%
Elliot Lake				65%	71%
Brampton	84%	78%	75%	68%	71%
Kingsville	37%	37%	31%	83%	72%
Kingston	69%	73%	74%	76%	73%
Bracebridge	61%	62%	68%	77%	74%
East Gwillimbury	77%	65%	62%	69%	74%
Caledon	71%	76%	82%	79%	74%
London	51%	53%	56%	61%	76%
Innisfil	46%	61%	66%	82%	76%
Middlesex Centre	65%	45%	68%	79%	76%
Welland	76%	79%	74%	81%	76%
Burlington	72%	74%	76%	79%	78%
St. Marys					78%
Lincoln	92%	95%	97%	101%	78%
Mississauga	117%	94%	88%	79%	79%
Vaughan	117%	114%	106%	85%	79%
Pickering	61%	66%	61%	53%	80%

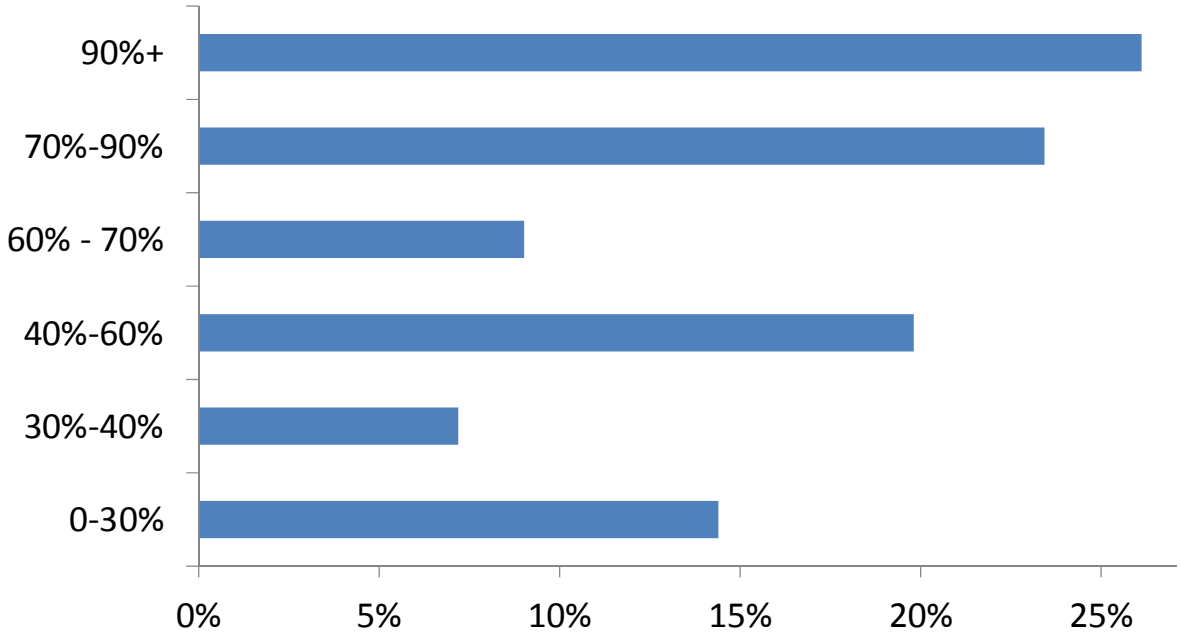
Tax Discretionary Reserves (less WWW) as % of Taxation—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
The Blue Mountains	100%	93%	83%	83%	82%
Puslinch					82%
Gravenhurst	85%	93%	95%	91%	83%
Wasaga Beach					85%
Chatham-Kent					86%
Wainfleet	47%	48%	54%	66%	87%
Whitchurch-Stouffville	60%	62%	61%	89%	88%
Waterloo	57%	67%	73%	77%	88%
Grimsby					91%
Centre Wellington					94%
Scugog			89%	95%	98%
Central Huron			82%	84%	99%
Brant County			25%	30%	100%
Wellesley	84%	99%	105%	115%	100%
Owen Sound		113%	103%	102%	103%
Kincardine					104%
Leamington					104%
Whitby	93%	101%	108%	112%	109%
Markham	141%	153%	149%	156%	111%
Kenora	94%	98%	107%	110%	111%
Milton	149%	126%	122%	119%	112%
Hanover		156%	129%	131%	115%
Brock			114%	118%	127%
Oakville	99%	94%	94%	104%	132%
Wellington North					137%
Parry Sound					138%
Clarington	132%	133%	160%	139%	138%
Saugeen Shores			168%	159%	144%
Springwater		129%	124%	154%	156%
Aurora	161%	167%	128%	145%	157%
West Lincoln	93%	117%	134%	155%	157%
Thorold	220%	200%	189%	182%	193%
Niagara Falls	65%	57%	65%	74%	N/A
Average	**65%**	**65%**	**67%**	**68%**	**70%**
Median	**61%**	**59%**	**62%**	**63%**	**64%**

Tax Discretionary Reserves (less WWW) as % of Taxation—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Region Niagara	46%	45%	41%	42%	43%
Region Waterloo	44%	48%	42%	40%	48%
District of Muskoka	57%	51%	63%	67%	67%
Wellington County					80%
Region Peel	115%	113%	111%	119%	120%
Region Durham	100%	106%	106%	113%	122%
Region Halton	103%	120%	153%	155%	172%
Region York	124%	129%	136%	178%	191%
Average	**84%**	**87%**	**93%**	**102%**	**105%**
Median	**100%**	**106%**	**106%**	**113%**	**100%**

Summary—2014 Tax Discretionary Reserves as % of Taxation—Total Survey



The graph above summarizes the percentage of municipalities whose reserves as a percentage of taxation are within various ranges.

Tax Discretionary Reserves as a % of Own Source Revenues—Trend

Municipality	2010	2011	2012	2013	2014
Orillia			-29%	-17%	-10%
Strathroy-Caradoc				3%	3%
Pelham		22%	18%	13%	7%
Brockville	9%	7%	9%	10%	11%
Newmarket	47%	18%	19%	23%	11%
Amherstburg					13%
Kitchener			12%	14%	15%
St. Thomas	20%	21%	18%	21%	16%
Orangeville				16%	16%
Ottawa	15%	15%	16%	16%	17%
Sarnia	22%	19%	23%	20%	20%
Belleville		19%	18%	19%	20%
Sault Ste. Marie	20%	18%	20%	20%	21%
Greenstone			19%	19%	21%
North Bay	21%	20%	21%	22%	22%
Tillsonburg			21%	23%	23%
Thunder Bay	30%	29%	31%	27%	24%
Ingersoll		17%	24%	28%	24%
Barrie	55%	42%	28%	25%	24%
Timmins	20%	21%	23%	23%	25%
Toronto	19%	18%	23%	28%	25%
Oshawa	26%	23%	30%	29%	26%
Guelph	38%	37%	32%	31%	27%
Penetanguishene	19%	27%	23%	31%	28%
Quinte West	42%	42%	36%	34%	30%
Prince Edward County	23%	24%	26%	31%	30%
Lambton Shores		19%	24%	24%	31%
Port Colborne					32%
Woolwich	36%	37%	44%	40%	33%
Guelph/Eramosa					33%
North Dumfries					34%
Stratford	33%	36%	34%	35%	34%
Minto					36%
Wilmot	52%	22%	32%	31%	36%
King	36%	28%	23%	34%	36%

Tax Discretionary Reserves as a % of Own Source Revenues—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Erin					36%
Niagara-on-the-Lake	27%	33%	35%	38%	37%
Grey Highlands				45%	37%
Windsor	29%	33%	34%	38%	38%
Meaford	3%	7%	16%	31%	38%
Greater Sudbury	29%	33%	39%	39%	39%
St. Catharines	67%	58%	58%	42%	39%
Huntsville	36%	31%	31%	38%	40%
Cambridge	37%	37%	37%	39%	42%
Mapleton					44%
Peterborough	43%	42%	45%	43%	44%
Collingwood				52%	45%
Georgina	48%	50%	45%	44%	45%
Hamilton	46%	50%	50%	46%	46%
Halton Hills	34%	45%	55%	45%	46%
Cornwall	52%		49%	44%	46%
Smooth Rock Falls					48%
Kingston	45%	48%	50%	52%	49%
Mississauga	67%	54%	51%	48%	50%
Brampton	63%	53%	51%	57%	50%
East Gwillimbury	51%	45%	47%	46%	51%
Fort Erie	31%	36%	35%	47%	51%
Brant County			19%	25%	51%
Welland	56%	51%	52%	51%	53%
Burlington	48%	47%	51%	53%	53%
Caledon	44%	52%	56%	54%	53%
Elliot Lake				43%	53%
Innisfil	35%	44%	48%	55%	53%
Centre Wellington					53%
Whitchurch-Stouffville	35%	30%	41%	61%	56%
Waterloo	35%	37%	48%	49%	56%
Vaughan	77%	76%	71%	59%	57%
London	38%	37%	41%	46%	57%
St. Marys					57%
The Blue Mountains	78%	68%	64%	64%	57%

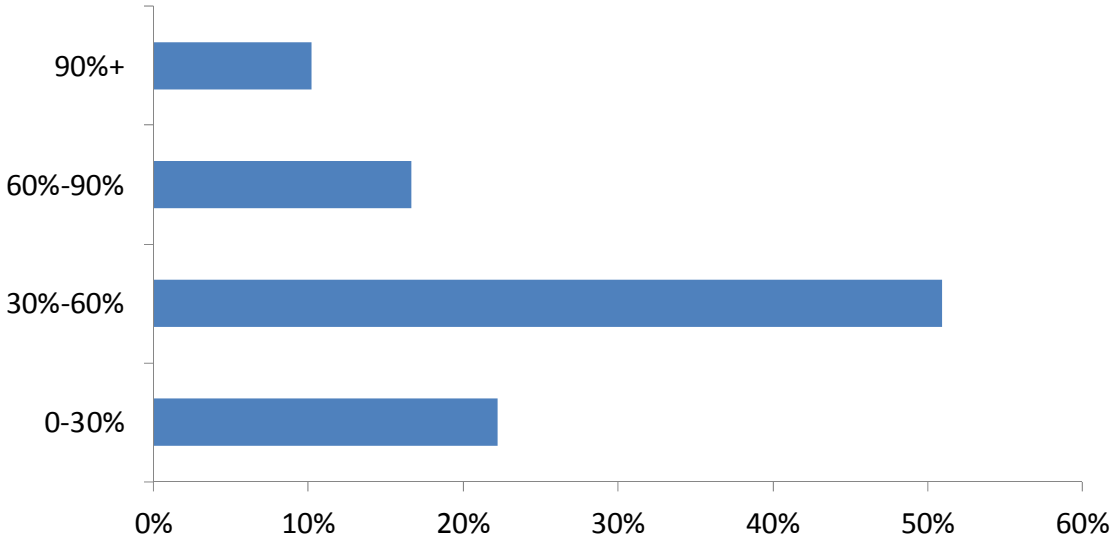
Tax Discretionary Reserves as a % of Own Source Revenues—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Lincoln	73%	75%	78%	74%	58%
Bracebridge	43%	45%	47%	61%	58%
Middlesex Centre	50%	36%	51%	59%	58%
Milton	60%	62%	59%	61%	59%
Puslinch					59%
Pickering	43%	47%	47%	41%	61%
Hanover		89%	74%	76%	62%
Kingsville	28%	28%	24%	68%	63%
Markham	82%	89%	56%	90%	65%
Wasaga Beach					65%
Gravenhurst	69%	69%	76%	73%	65%
Chatham-Kent					66%
Wellesley	56%	64%	78%	82%	66%
Central Huron				61%	68%
Scugog			63%	67%	68%
Wainfleet	37%	40%	45%	52%	69%
Whitby	59%	70%	75%	72%	72%
Kincardine					72%
Grimsby					74%
Kenora	66%	70%	78%	81%	82%
Owen Sound		82%	77%	77%	83%
Parry Sound					83%
Leamington					86%
Oakville	48%	61%	65%	71%	91%
Saugeen Shores			103%	98%	92%
Aurora	111%	101%	80%	99%	100%
Brock			94%	95%	101%
Clarington	93%	90%	110%	102%	103%
Wellington North					104%
West Lincoln	67%	82%	93%	113%	120%
Springwater		97%	103%	123%	124%
Thorold	172%	159%	152%	149%	160%
Niagara Falls	46%	38%	39%	46%	N/A
Average	**46%**	**45%**	**46%**	**48%**	**49%**
Median	**43%**	**39%**	**44%**	**44%**	**47%**

Tax Discretionary Reserves as a % of Own Source Revenues—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Region Niagara	33%	31%	29%	30%	30%
Region Waterloo	35%	37%	33%	32%	39%
District of Muskoka	48%	43%	53%	57%	57%
Wellington County					65%
Region Peel	85%	93%	92%	97%	98%
Region Durham	87%	89%	92%	99%	105%
Region Halton	81%	93%	114%	118%	132%
Region York	100%	107%	111%	139%	147%
Average	**67%**	**70%**	**75%**	**82%**	**84%**
Median	**81%**	**89%**	**92%**	**97%**	**82%**

Summary—Tax Discretionary Reserves as a % of Own Source Revenues—Total Survey



The graph above summarizes the percentage of municipalities whose reserves as a percentage of own source revenues are within various ranges.

Total and Tax Reserve Per Capita

Municipality	2014 Total Reserves Per Capita	2014 Tax Reserves Per Capita
Orillia	$ 95	$ (180)
Strathroy-Caradoc	$ 566	$ 24
Pelham	$ 197	$ 50
Newmarket	$ 521	$ 91
Amherstburg	$ 286	$ 135
Woolwich	$ 337	$ 167
Kitchener	$ 216	$ 172
Guelph/Eramosa	$ 342	$ 189
Wilmot	$ 290	$ 190
Brockville	$ 407	$ 197
Orangeville	$ 338	$ 199
Sarnia	$ 338	$ 216
North Dumfries	$ 216	$ 217
St. Thomas	$ 588	$ 223
Erin	$ 344	$ 232
Mapleton	$ 474	$ 244
Oshawa	$ 253	$ 253
Tillsonburg	$ 272	$ 272
Ingersoll	$ 294	$ 294
Minto	$ 902	$ 302
Cambridge	$ 402	$ 306
Port Colborne	$ 501	$ 307
Penetanguishene	$ 539	$ 314
Huntsville	$ 350	$ 350
Wellesley	$ 350	$ 350
Quinte West	$ 483	$ 352
Grey Highlands	$ 638	$ 356
Niagara-on-the-Lake	$ 638	$ 357
St. Catharines	$ 434	$ 364
Puslinch	$ 384	$ 384
Belleville	$ 658	$ 385
Sault Ste. Marie	$ 398	$ 391
Centre Wellington	$ 936	$ 393
Barrie	$ 495	$ 397
Ottawa	$ 403	$ 399

Municipality	2014 Total Reserves Per Capita	2014 Tax Reserves Per Capita
Lincoln	$ 805	$ 403
North Bay	$ 502	$ 409
Vaughan	$ 678	$ 411
Halton Hills	$ 413	$ 413
Fort Erie	$ 617	$ 430
Brampton	$ 432	$ 432
Whitchurch-Stouffville	$ 537	$ 435
Markham	$ 584	$ 438
Mississauga	$ 439	$ 439
Kingsville	$ 754	$ 445
East Gwillimbury	$ 593	$ 448
Lambton Shores	$ 981	$ 452
Prince Edward County	$ 493	$ 453
Georgina	$ 585	$ 456
Welland	$ 479	$ 475
Timmins	$ 482	$ 482
Scugog	$ 487	$ 487
Pickering	$ 491	$ 491
Grimsby	$ 777	$ 502
Milton	$ 504	$ 504
Meaford	$ 631	$ 514
Middlesex Centre	$ 587	$ 550
Bracebridge	$ 555	$ 555
Waterloo	$ 559	$ 559
Guelph	$ 1,304	$ 567
Burlington	$ 571	$ 571
West Lincoln	$ 663	$ 574
Caledon	$ 582	$ 582
Whitby	$ 600	$ 600
Wainfleet	$ 634	$ 634
King	$ 1,090	$ 638
Elliot Lake	$ 666	$ 666
Toronto	$ 841	$ 682
Innisfil	$ 999	$ 695
Central Huron	$ 965	$ 715

Total and Tax Reserve Per Capita (cont'd)

Municipality	2014 Total Reserves Per Capita	2014 Tax Reserves Per Capita
Gravenhurst	$ 748	$ 748
Windsor	$ 807	$ 755
Stratford	$ 746	$ 757
Wasaga Beach	$ 1,501	$ 761
Clarington	$ 768	$ 768
Wellington North	$ 1,270	$ 769
Greenstone	$ 776	$ 773
Hanover	$ 1,337	$ 775
Collingwood	$ 1,513	$ 776
Greater Sudbury	$ 949	$ 779
Peterborough	$ 1,343	$ 855
Cornwall	$ 1,029	$ 868
Brock	$ 877	$ 877
Hamilton	$ 1,259	$ 881
Thunder Bay	$ 902	$ 895
Springwater	$ 899	$ 898
Leamington	$ 1,674	$ 934
Aurora	$ 947	$ 949
Smooth Rock Falls	$ 1,230	$ 965
London	$ 1,354	$ 1,022
Oakville	$ 1,101	$ 1,101
Kincardine	$ 2,364	$ 1,117
Saugeen Shores	$ 1,375	$ 1,158
Owen Sound	$ 1,361	$ 1,168
Chatham-Kent	$ 1,200	$ 1,170
Kingston	$ 1,611	$ 1,178
Brant County	$ 1,517	$ 1,182
St. Marys	$ 1,458	$ 1,241
Thorold	$ 1,767	$ 1,444
Kenora	$ 1,760	$ 1,654
The Blue Mountains	$ 4,926	$ 1,663
Parry Sound	$ 2,631	$ 1,866
Average	**$ 811**	**$ 586**
Median	**$ 624**	**$ 484**

Municipality	2014 Total Reserves Per Capita	2014 Tax Reserves Per Capita
Region Niagara	$ 623	$ 315
Region Waterloo	$ 502	$ 404
Wellington County	$ 723	$ 723
Region Peel	$ 1,106	$ 766
District of Muskoka	$ 1,307	$ 986
Region Durham	$ 1,390	$ 1,101
Region Halton	$ 1,462	$ 1,143
Region York	$ 1,587	$ 1,513
Average	**$ 1,087**	**$ 869**
Median	**$ 1,206**	**$ 876**

Debt

The Ministry of Municipal Affairs and Housing regulates the level of debt that may be incurred by municipalities, such that no more than 25% of the total Own Source Revenue can be used to service debt and other long-term obligations without receiving OMB approval. In addition to confirming that the debt is within the legislated limits, Government Finance Officers' Association (GFOA) recommends the following analysis be undertaken:



Measures of the tax and revenue base, such as:

- Projections of key, relevant economic variables
- Population trends
- Utilization trends for services underlying revenues

Evaluation of trends relating to the government's financial performance, such as:

- Revenues and expenditures
- Net revenues available after meeting operating requirements
- Reliability of revenues expected to pay debt service
- Unreserved fund balance levels

Debt service obligations such as:

- Existing debt service requirements
- Debt service as a percentage of expenditures, or tax or system revenues

There are six financial debt indicators that have been included in the analysis to provide a clear understanding of the overall debt outstanding and the debt servicing costs.

Financial Debt Indicator One: Tax Debt Interest as % of Own Source Revenues

This ratio indicates the extent to which the municipality's own source revenues are committed to debt interest charges. This is calculated using Schedule 40 of the Financial Information Returns and the Own Source Revenues in Schedule 81 less Water/WW revenues in Schedule 12.

Formula

$$\frac{\text{Tax Debt Interest}}{\text{Own Source Revenues}}$$

Financial Debt Indicator Two: Debt Charges as a % of Own Source Revenues (Debt Service Ratio)

Debt Service is the amount of principal and interest that a municipality must pay each year to service the debt (principal and interest expenses). As debt service increases it reduces expenditure flexibility. This shows the % of total debt expenditures, including interest as a % of own source revenue. It is a measure of the municipality's ability to service its debt payments. Schedule 74C has been used for the total debt charges (line 3099) and the tax debt charges (line 3012).

Formula

$$\frac{\text{Debt Principal and Interest Payments}}{\text{Own Source Revenue}}$$

Target

Credit rating agencies consider that principal and interest should be below 10% of Own Source Revenues.

Interpretations

This indicator will trigger a warning if the increase in debt service consistently exceeds the increase in own source revenues.

Financial Debt Indicator Three: Debt Outstanding per Capita

This provides the debt outstanding as reflected on Schedule 74 divided by the population.

Formula

$$\frac{\text{Total Debt Outstanding}}{\text{Population}}$$

Financial Debt Indicator Four: Debt Outstanding Per Own Source Revenues

This provides the debt outstanding as reflected on Schedule 74 divided by the municipality's own source revenues as reflected in Schedule 81.

Formula

$$\frac{\text{Total Debt Outstanding}}{\text{Own Source Revenue}}$$

Financial Debt Indicator Five: Debt to Reserve Ratio

Formula

$$\frac{\text{Debt Outstanding}}{\text{Reserves and Reserve Funds (Excluding Obligatory Reserve Funds)}}$$

Financial Debt Indicator Six: Debt Outstanding as a % of Unweighted Assessment

This provides the debt outstanding as reflected on Schedule 74 divided by the municipality's own source revenues as reflected in Municipality's Levy by-laws.

Formula

$$\frac{\text{Total Debt Outstanding}}{\text{Unweighted Assessment}}$$

Target

This indicator provides a measure for financial prudence by comparing total debt to the total reserve balances. Generally, the benchmark suggested by credit rating agencies for this ratio is 1:1 or in other words, debt should not exceed total reserve and reserve fund balances. A 1:1 ratio reflects that for every dollar of debt there is a dollar of reserves.

Tax Debt Interest as a % of Own Source Revenue—Trend

Municipality	2010	2011	2012	2013	2014
Brampton	0.0%	0.0%	0.0%	0.0%	0.0%
Mapleton					0.0%
West Lincoln	0.0%	0.0%	0.0%	0.0%	0.0%
Whitby	0.5%	0.0%	0.0%	0.0%	0.0%
Georgina	0.2%	0.2%	0.1%	0.0%	0.0%
Wilmot	1.9%	1.8%	1.7%	1.5%	0.0%
East Gwillimbury	1.9%	0.1%	0.0%	0.0%	0.0%
Wasaga Beach					0.0%
Smooth Rock Falls					0.0%
Scugog			0.8%	0.2%	0.1%
Grimsby					0.2%
Grey Highlands				0.1%	0.2%
Markham	0.0%	0.0%	0.1%	0.2%	0.2%
Mississauga	0.0%	0.0%	0.0%	0.1%	0.2%
Greater Sudbury	0.6%	0.5%	0.3%	0.3%	0.3%
Elliot Lake				1.1%	0.3%
Wainfleet	0.2%	0.3%	0.3%	0.3%	0.3%
Niagara-on-the-Lake	1.0%	0.8%	0.7%	0.5%	0.3%
Cambridge	0.0%	0.3%	0.4%	0.4%	0.4%
Sault Ste. Marie	0.8%	0.7%	0.6%	0.5%	0.4%
Aurora	1.1%	1.0%	0.6%	0.6%	0.4%
Wellesley	0.9%	0.8%	0.8%	0.6%	0.4%
The Blue Mountains	0.1%	0.0%	0.4%	0.5%	0.5%
Saugeen Shores			0.6%	0.5%	0.5%
Thorold	0.6%	0.5%	0.6%	0.5%	0.5%
Puslinch					0.5%
Lincoln	0.8%	0.6%	0.3%	0.5%	0.6%
Brock			-0.1%	0.7%	0.6%
Sarnia	2.4%	1.7%	1.5%	0.7%	0.6%
Strathroy-Caradoc				0.7%	0.7%
Kenora			0.8%	0.7%	0.7%
Fort Erie	0.7%	0.8%	0.7%	0.7%	0.7%
Kincardine					0.7%
Penetanguishene		1.1%	0.9%	0.9%	0.8%
Orillia			0.2%	0.9%	0.8%
Barrie	1.0%	0.8%	0.7%	0.8%	0.8%

Tax Debt Interest as a % of Own Source Revenue—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Brant County			0.8%	1.3%	0.8%
Thunder Bay	1.3%	1.0%	1.0%	0.9%	0.8%
Oakville	0.6%	1.2%	1.1%	1.0%	0.9%
Pickering	1.0%	1.0%	1.1%	0.9%	0.9%
Timmins	0.7%	0.6%	1.1%	1.1%	1.0%
Springwater		1.0%	1.1%	0.9%	1.0%
Windsor	1.5%	1.5%	1.5%	1.1%	1.1%
Hamilton	1.8%	1.7%	1.5%	1.3%	1.1%
Erin					1.1%
Pelham		1.3%	1.5%	1.0%	1.1%
Cornwall			0.8%	1.2%	1.2%
Clarington	0.8%	2.2%	1.7%	1.3%	1.2%
Quinte West	0.6%	1.3%	0.9%	1.0%	1.2%
Vaughan	1.1%	1.0%	1.1%	1.3%	1.2%
St. Thomas	1.7%	1.6%	1.3%	1.2%	1.3%
Meaford	2.2%	2.0%	1.9%	1.7%	1.3%
Burlington	1.8%	1.6%	1.5%	1.4%	1.3%
Milton	1.6%	1.9%	1.6%	1.5%	1.3%
London	1.8%	1.1%	1.4%	1.3%	1.3%
Kitchener	1.3%	1.3%	1.5%	1.5%	1.4%
Kingsville	1.0%	0.9%	0.6%	0.6%	1.4%
Woolwich	1.4%	1.3%	1.5%	1.5%	1.4%
King	2.1%	1.9%	1.3%	1.5%	1.4%
Belleville	0.0%	0.1%	0.2%	0.8%	1.4%
Minto					1.4%
Prince Edward County	2.1%	1.8%	1.8%	1.7%	1.5%
Centre Wellington					1.5%
Halton Hills	0.6%	0.4%	0.8%	1.3%	1.5%
North Dumfries	2.2%	1.6%	1.7%		1.5%
Hanover		2.3%	2.1%	1.9%	1.5%
Chatham-Kent					1.6%
Guelph	1.8%	1.7%	1.7%	1.5%	1.6%
Ingersoll		1.7%	1.6%	1.2%	1.7%
Owen Sound		2.0%	2.0%	1.6%	1.7%
Caledon	2.6%	2.6%	2.3%	1.9%	1.9%
North Bay	2.2%	2.1%	2.0%	1.9%	1.9%

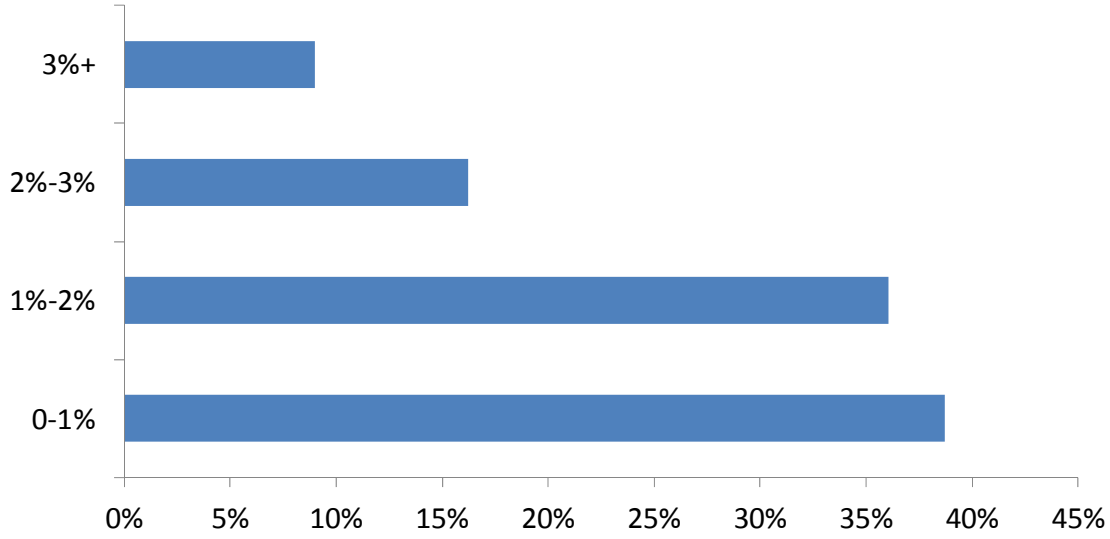
Tax Debt Interest as a % of Own Source Revenue—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Parry Sound					1.9%
Bracebridge	2.5%	2.4%	2.0%	2.1%	1.9%
Port Colborne	1.6%	1.6%	1.0%		1.9%
Peterborough	2.4%	2.3%	2.1%	1.9%	1.9%
Brockville	3.1%	2.7%	2.4%	2.2%	2.0%
Lambton Shores		3.0%	2.7%	2.5%	2.1%
St. Catharines	2.1%	2.1%	2.2%	2.2%	2.1%
Stratford	3.7%	2.1%	2.8%	2.4%	2.3%
Middlesex Centre	0.3%	0.2%	0.8%	2.5%	2.3%
Oshawa	3.6%	3.3%	3.0%	2.2%	2.3%
Leamington					2.3%
Orangeville	1.0%	0.7%		2.3%	2.3%
Amherstburg					2.4%
Guelph/Eramosa					2.4%
Newmarket	3.5%	3.2%	2.8%	2.6%	2.4%
Greenstone			2.6%	2.7%	2.6%
Central Huron			3.2%	3.2%	2.7%
Huntsville	2.8%	3.8%	3.5%	3.4%	2.8%
Kingston	2.5%	2.2%	2.3%	2.3%	2.8%
Collingwood				3.3%	2.8%
Tillsonburg	4.9%		4.0%	3.9%	2.9%
Innisfil	5.1%	4.8%	4.3%	3.3%	3.0%
Wellington North					3.1%
St. Marys					3.1%
Ottawa	2.8%	2.7%	2.8%	3.0%	3.2%
Welland	3.1%	2.7%	2.9%	2.2%	3.7%
Waterloo	4.9%	4.4%	4.8%	4.2%	3.9%
Whitchurch-Stouffville	0.0%	2.4%	4.9%	4.3%	4.0%
Toronto	3.8%	3.6%	3.9%	4.1%	4.2%
Gravenhurst	5.3%	4.3%	7.0%	7.6%	6.9%
Niagara Falls	1.7%	2.9%	2.7%	2.6%	N/A
Average	**1.7%**	**1.6%**	**1.6%**	**1.5%**	**1.4%**
Median	**1.6%**	**1.5%**	**1.4%**	**1.3%**	**1.3%**

Tax Debt Interest as a % of Own Source Revenue—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
District of Muskoka	1.1%	1.0%	0.6%	0.6%	0.5%
Region Halton	0.4%	0.3%	0.8%	0.7%	0.6%
Region Durham	0.9%	0.8%	0.8%	0.9%	1.0%
Region Peel	1.6%	1.7%	1.5%	1.4%	1.4%
Region Niagara	2.1%	2.1%	1.8%	1.6%	1.6%
Wellington County					1.6%
Region York	1.9%	1.7%	0.0%	1.7%	1.9%
Region Waterloo	2.1%	2.2%	1.9%	1.8%	2.3%
Average	**1.4%**	**1.4%**	**1.1%**	**1.2%**	**1.4%**
Median	**1.6%**	**1.7%**	**0.8%**	**1.4%**	**1.5%**

Summary—Tax Debt Interest as a % of Own Source Revenue—Total Survey



A summary of the total debt interest ratio is shown above, representing all municipalities in the survey. As shown above:

- 39% of the municipalities surveyed have a tax debt interest ratio between 0-1%
- 36% of the municipalities surveyed have a tax debt interest ratio between 1-2%
- 16% of the municipalities surveyed have a tax debt interest ratio between 2-3%
- 9% of the municipalities surveyed have a tax debt interest ratio of 3% or greater

Total and Tax Debt Charges as a % of Own Source Revenues

Municipality	2014 Total Debt Charges as a % of Own Source Revenues	2014 Tax Debt Charges as a % of Own Source Revenues
Sault Ste. Marie	-0.9%	-1.1%
Aurora	2.7%	0.0%
Caledon	4.5%	0.0%
East Gwillimbury	0.0%	0.0%
Kingston	6.4%	0.0%
Markham	0.3%	0.0%
Scugog	0.2%	0.0%
Timmins	1.4%	0.0%
Brampton		0.0%
West Lincoln		0.0%
Whitby		0.0%
North Dumfries	4.3%	0.1%
Clarington	7.2%	0.5%
Smooth Rock Falls	0.4%	0.5%
The Blue Mountains	4.0%	0.6%
Wilmot	0.4%	0.6%
Windsor	2.2%	0.6%
Wainfleet	1.3%	1.0%
Mississauga	1.1%	1.1%
Elliot Lake	0.9%	1.1%
Georgina	3.6%	1.1%
Thorold	0.9%	1.2%
Wasaga Beach	5.4%	1.3%
Greater Sudbury	1.4%	1.5%
Oakville	4.2%	1.5%
Brock	1.6%	1.6%
Innisfil	5.7%	1.8%
Kenora	1.9%	2.0%
Brant County	3.1%	2.0%
Centre Wellington	7.2%	2.0%
Whitchurch-Stouffville	6.6%	2.1%
Grey Highlands	1.9%	2.1%
Strathroy-Caradoc	4.8%	2.3%
Chatham-Kent	8.3%	2.4%
Cambridge	1.6%	2.4%
Wellesley	2.6%	2.5%
Kincardine	3.5%	2.6%
Kingsville	12.0%	2.6%
Halton Hills	6.3%	2.6%
Puslinch	2.6%	2.6%
Thunder Bay	5.5%	2.7%
Springwater	2.9%	3.0%
Woolwich	2.4%	3.0%
Fort Erie	4.4%	3.1%
Belleville	4.6%	3.3%
Penetanguishene	2.4%	3.3%
Barrie	8.7%	3.4%
Guelph	4.7%	3.4%
Lincoln	2.8%	3.4%
Parry Sound	7.8%	3.4%
Cornwall	3.1%	3.7%
Niagara-on-the-Lake	2.8%	4.2%
Orillia	3.5%	4.2%
Peterborough	6.7%	4.2%
Prince Edward County	8.5%	4.3%
St. Thomas	4.1%	4.3%
Kitchener	4.2%	4.4%
Hamilton	4.4%	4.4%
Bracebridge	4.4%	4.4%
Leamington	11.2%	4.6%
Pickering	4.6%	4.6%
Meaford	6.5%	4.8%
Milton	7.4%	4.8%
Grimsby	3.8%	4.9%
Vaughan	3.8%	5.1%
Middlesex Centre	11.6%	5.2%
Newmarket	5.1%	5.5%
Ingersoll	5.6%	5.6%
Erin	4.7%	5.6%
Oshawa	5.8%	5.8%

Total and Tax Debt Charges as a % of Own Source Revenues (cont'd)

Municipality	2014 Total Debt Charges as a % of Own Source Revenues	2014 Tax Debt Charges as a % of Own Source Revenues
Hanover	4.4%	5.8%
Orangeville	4.4%	5.8%
Stratford	9.5%	6.0%
Waterloo	5.0%	6.0%
Ottawa	7.5%	6.0%
Owen Sound	7.5%	6.2%
Burlington	6.3%	6.3%
Central Huron	5.8%	6.7%
Huntsville	7.0%	7.0%
Guelph/Eramosa	5.9%	7.1%
Quinte West	6.2%	7.5%
Mapleton	6.6%	7.5%
Amherstburg	14.3%	7.5%
Port Colborne	7.0%	7.5%
North Bay	9.6%	8.1%
London	8.1%	8.2%
Brockville	6.8%	8.3%
Tillsonburg	8.3%	8.3%
Sarnia	5.9%	8.4%
Toronto	7.6%	8.5%
Pelham	6.8%	8.6%
St. Marys	7.2%	8.7%
Saugeen Shores	7.1%	9.2%
St. Catharines	8.2%	9.5%
Lambton Shores	7.7%	10.3%
King	9.5%	10.4%
Greenstone	10.5%	11.5%
Collingwood	9.7%	11.6%
Wellington North	11.4%	11.8%
Welland	10.7%	12.3%
Gravenhurst	13.2%	13.2%
Minto	12.1%	18.1%
Average	**5.5%**	**4.5%**
Median	**5.2%**	**4.2%**

Municipality	2014 Total Debt Charges as a % of Own Source Revenues	2014 Tax Debt Charges as a % of Own Source Revenues
Region Halton	6.8%	1.0%
Region Peel	9.8%	1.2%
Region York	13.5%	1.5%
Region Durham	3.7%	2.1%
Wellington County	4.7%	4.2%
Region Waterloo	8.9%	7.1%
Region Niagara	6.4%	7.9%
District of Muskoka	8.0%	8.4%
Average	**7.7%**	**4.2%**
Median	**7.4%**	**3.2%**

Total Debt Outstanding Per Capita

Municipality	2014 Total Debt Outstanding Per Capita	2014 Tax Debt Outstanding Per Capita
Whitby	$ -	$ -
Wilmot	$ -	$ -
Grimsby	$ 1	$ 1
East Gwillimbury	$ 2	$ 2
Scugog	$ 17	$ 17
Georgina	$ 272	$ 22
West Lincoln	$ 29	$ 29
Wasaga Beach	$ 138	$ 31
Wellesley	$ 38	$ 35
Markham	$ 42	$ 42
Wainfleet	$ 47	$ 47
Mapleton	$ 255	$ 53
Puslinch	$ 61	$ 61
Niagara-on-the-Lake	$ 196	$ 63
Grey Highlands	$ 212	$ 65
Elliot Lake	$ 73	$ 73
Aurora	$ 74	$ 74
Cambridge	$ 106	$ 83
Thorold	$ 103	$ 103
Mississauga	$ 106	$ 106
Lincoln	$ 119	$ 119
Sarnia	$ 320	$ 121
Brock	$ 125	$ 125
Smooth Rock Falls	$ 125	$ 125
Saugeen Shores	$ 978	$ 127
Sault Ste. Marie	$ 132	$ 132
Woolwich	$ 164	$ 149
Brampton	$ 155	$ 155
Fort Erie	$ 333	$ 157
Greater Sudbury	$ 196	$ 177
Vaughan	$ 216	$ 178
North Dumfries	$ 209	$ 203
Erin	$ 216	$ 206
Strathroy-Caradoc	$ 428	$ 208
Kincardine	$ 307	$ 208

Municipality	2014 Total Debt Outstanding Per Capita	2014 Tax Debt Outstanding Per Capita
Pickering	$ 215	$ 215
Penetanguishene	$ 217	$ 217
Centre Wellington	$ 1,060	$ 218
Minto	$ 725	$ 228
Oakville	$ 242	$ 242
Kingsville	$ 653	$ 248
Clarington	$ 253	$ 253
Caledon	$ 264	$ 264
Pelham	$ 341	$ 274
Milton	$ 289	$ 289
Springwater	$ 363	$ 320
Guelph/Eramosa	$ 389	$ 329
Windsor	$ 489	$ 348
Bracebridge	$ 354	$ 354
Timmins	$ 360	$ 360
Barrie	$ 1,997	$ 366
Newmarket	$ 498	$ 366
Burlington	$ 375	$ 375
St. Thomas	$ 487	$ 396
Wellington North	$ 694	$ 397
Hanover	$ 433	$ 433
Kenora	$ 465	$ 434
Kitchener	$ 441	$ 441
Meaford	$ 794	$ 443
Quinte West	$ 945	$ 453
Leamington	$ 1,418	$ 460
King	$ 861	$ 484
Port Colborne	$ 502	$ 485
St. Catharines	$ 553	$ 498
Cornwall	$ 498	$ 498
Huntsville	$ 506	$ 506
Orillia	$ 508	$ 508
Owen Sound	$ 832	$ 515
The Blue Mountains	$ 744	$ 532
Chatham-Kent	$ 1,142	$ 538

Total Debt Outstanding Per Capita (cont'd)

Municipality	2014 Total Debt Outstanding Per Capita	2014 Tax Debt Outstanding Per Capita
Ingersoll	$ 551	$ 551
Oshawa	$ 558	$ 558
Halton Hills	$ 609	$ 609
Waterloo	$ 688	$ 619
Amherstburg	$ 2,109	$ 640
Middlesex Centre	$ 1,422	$ 646
Central Huron	$ 652	$ 652
Hamilton	$ 808	$ 653
Guelph	$ 704	$ 653
Tillsonburg	$ 684	$ 684
Brockville	$ 947	$ 693
Belleville	$ 988	$ 696
Whitchurch-Stouffville	$ 708	$ 708
Orangeville	$ 725	$ 725
London	$ 962	$ 769
Thunder Bay	$ 1,537	$ 775
Innisfil	$ 809	$ 809
Lambton Shores	$ 1,412	$ 824
Welland	$ 956	$ 840
North Bay	$ 1,147	$ 885
Peterborough	$ 1,155	$ 907
Parry Sound	$ 2,223	$ 909
Brant County	$ 1,247	$ 968
Collingwood	$ 1,765	$ 1,158
Prince Edward County	$ 1,433	$ 1,189
St. Marys	$ 1,591	$ 1,261
Stratford	$ 2,228	$ 1,277
Kingston	$ 2,024	$ 1,461
Ottawa	$ 1,986	$ 1,623
Toronto	$ 1,724	$ 1,724
Gravenhurst	$ 1,821	$ 1,821
Greenstone	$ 3,865	$ 3,865
Average	**$ 674**	**$ 478**
Median	**$ 493**	**$ 366**

Municipality	2014 Total Debt Outstanding Per Capita	2014 Tax Debt Outstanding Per Capita
Region Halton	$ 589	$ 124
District of Muskoka	$ 1,415	$ 238
Region Peel	$ 1,059	$ 238
Region Durham	$ 358	$ 285
Wellington County	$ 382	$ 382
Region Niagara	$ 607	$ 432
Region York	$ 2,634	$ 484
Region Waterloo	$ 1,147	$ 888
Average	**$ 1,024**	**$ 384**
Median	**$ 833**	**$ 334**

Debt Outstanding Per Own Source Revenues

Municipality	2014 Debt Outstanding as a % of Own Source Revenues
Whitby	0.0%
Wilmot	0.0%
Grimsby	0.1%
East Gwillimbury	0.2%
Scugog	2.4%
West Lincoln	4.4%
Markham	4.5%
Elliot Lake	4.7%
Smooth Rock Falls	5.1%
Wainfleet	5.1%
Sault Ste. Marie	5.7%
Aurora	6.2%
Wellesley	7.1%
Thorold	8.1%
Greater Sudbury	8.4%
Wasaga Beach	8.6%
Cambridge	9.4%
Puslinch	9.4%
Mississauga	12.0%
Niagara-on-the-Lake	13.3%
Penetanguishene	14.0%
Lincoln	14.0%
Brock	14.5%
Kincardine	14.6%
Timmins	15.3%
Brampton	17.9%
Grey Highlands	18.6%
The Blue Mountains	19.0%
Kenora	19.1%
Oakville	20.0%
Vaughan	20.7%
Windsor	21.3%
Sarnia	22.1%
Cornwall	22.6%
Orillia	23.0%

Municipality	2014 Debt Outstanding as a % of Own Source Revenues
Caledon	24.1%
Fort Erie	24.6%
Georgina	25.2%
Woolwich	25.4%
St. Thomas	26.4%
Pickering	26.6%
Hanover	26.7%
Guelph	28.0%
Erin	28.5%
Kitchener	29.7%
North Dumfries	33.0%
Milton	33.9%
Clarington	33.9%
Burlington	34.8%
Strathroy-Caradoc	35.5%
Hamilton	36.0%
Pelham	36.8%
Bracebridge	36.9%
Thunder Bay	37.5%
Mapleton	40.1%
Springwater	41.4%
Newmarket	43.5%
Belleville	43.5%
Brockville	44.4%
Owen Sound	44.4%
King	44.5%
Ingersoll	45.1%
Orangeville	45.1%
London	45.7%
Port Colborne	46.4%
Waterloo	48.7%
Meaford	48.9%
Brant County	49.1%
Central Huron	49.4%
Peterborough	49.8%

Debt Outstanding Per Own Source Revenues (cont'd)

Municipality	2014 Debt Outstanding as a % of Own Source Revenues
Innisfil	50.8%
North Bay	51.0%
St. Catharines	51.9%
Chatham-Kent	53.4%
Guelph/Eramosa	56.4%
Oshawa	56.7%
Toronto	56.9%
Minto	57.4%
Huntsville	57.9%
Tillsonburg	59.0%
Saugeen Shores	59.2%
St. Marys	60.8%
Wellington North	60.9%
Kingsville	64.2%
Quinte West	66.9%
Halton Hills	68.3%
Kingston	72.1%
Welland	72.4%
Lambton Shores	73.0%
Whitchurch-Stouffville	73.2%
Parry Sound	73.7%
Collingwood	74.3%
Ottawa	74.9%
Leamington	82.1%
Prince Edward County	83.8%
Stratford	88.6%
Greenstone	94.6%
Barrie	100.0%
Centre Wellington	103.5%
Middlesex Centre	117.4%
Amherstburg	143.7%
Gravenhurst	158.9%
Average	**40.8%**
Median	**36.8%**

Municipality	2014 Debt Outstanding as a % of Own Source Revenues
Region Durham	26.2%
Wellington County	34.3%
Region Niagara	47.6%
Region Halton	50.4%
District of Muskoka	71.7%
Region Waterloo	92.8%
Region Peel	106.2%
Region York	214.1%
Average	**80.4%**
Median	**61.0%**

Debt To Reserve Ratio—Trend

This includes discretionary reserves and all outstanding debt as reflected on Schedules 60 and 74 of the 2014 FIRs. Note Reserves excludes obligatory reserves.

Municipality	2010	2011	2012	2013	2014
Whitby	0.2	0.0	0.0	0.0	-
Wilmot	0.8	0.4	0.2	0.0	-
Grimsby					0.0
East Gwillimbury	0.0	0.0	0.0	0.0	0.0
Scugog			0.1	0.0	0.0
West Lincoln	0.0	0.0	0.0	0.0	0.0
Thorold	0.1	0.1	0.1	0.1	0.1
Markham	0.1	0.1	0.1	0.0	0.1
Wainfleet	0.2	0.2	0.1	0.1	0.1
Aurora	0.2	0.2	0.2	0.1	0.1
Wasaga Beach					0.1
Smooth Rock Falls					0.1
Wellesley	0.3	0.2	0.2	0.1	0.1
Elliot Lake				0.1	0.1
Kincardine					0.1
Brock			0.2	0.2	0.1
Lincoln	0.1	0.1	0.1	0.2	0.1
The Blue Mountains	0.2	0.1	0.2	0.2	0.2
Puslinch					0.2
Greater Sudbury	0.4	0.4	0.3	0.2	0.2
Oakville	0.3	0.5	0.4	0.3	0.2
Mississauga	0.0	0.0	0.0	0.2	0.2
Cambridge	0.2	0.4	0.3	0.3	0.3
Kenora		0.4	0.3	0.3	0.3
Niagara-on-the-Lake	0.9	0.6	0.5	0.4	0.3
Vaughan	0.3	0.3	0.4	0.3	0.3
Hanover		0.4	0.4	0.4	0.3
Clarington	0.5	0.4	0.3	0.3	0.3
Sault Ste. Marie	0.7	0.7	0.5	0.4	0.3
Grey Highlands				0.3	0.3
Brampton	0.0	0.0	0.0	0.0	0.4
Penetanguishene		0.7	0.9	1.2	0.4
Springwater		0.4	0.3	0.3	0.4
Pickering	0.6	0.6	0.5	0.6	0.4

Debt To Reserve Ratio—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Caledon	1.0	0.8	0.6	0.5	0.5
Georgina	0.7	0.6	0.7	0.6	0.5
Cornwall			0.4	0.5	0.5
Woolwich	0.6	0.6	0.6	0.5	0.5
Mapleton					0.5
Guelph	0.7	0.8	0.7	0.6	0.5
Fort Erie	0.9	0.8	0.8	0.8	0.5
Wellington North					0.5
Milton	0.7	0.8	0.6	0.7	0.6
Windsor	1.1	1.0	0.8	0.6	0.6
Owen Sound		0.8	0.9	0.8	0.6
Erin					0.6
Bracebridge	1.1	1.0	0.8	0.7	0.6
Hamilton	0.7	0.5	0.6	0.6	0.6
Burlington	0.8	0.8	0.7	0.7	0.7
Central Huron			1.2	1.0	0.7
London	1.0	1.1	1.0	0.9	0.7
Saugeen Shores			0.8	0.7	0.7
Timmins	0.6	0.6	0.9	0.9	0.7
Strathroy-Caradoc				0.8	0.8
King	2.8	4.9	1.4	1.2	0.8
Minto					0.8
Innisfil	2.3	1.9	1.3	0.9	0.8
Brant County			1.2	1.3	0.8
St. Thomas	0.9	0.8	0.9	0.8	0.8
Parry Sound					0.8
Leamington					0.8
Peterborough	0.9	0.8	0.8	0.8	0.9
Kingsville	1.2	1.4	1.3	0.9	0.9
Sarnia	2.4	2.2	1.3	1.2	0.9
Chatham-Kent					1.0
Newmarket	1.9	1.5	1.2	1.0	1.0
North Dumfries		1.0	2.4		1.0
Port Colborne	0.8	0.7	0.9		1.0
St. Marys					1.1
Centre Wellington					1.1
Guelph/Eramosa					1.1

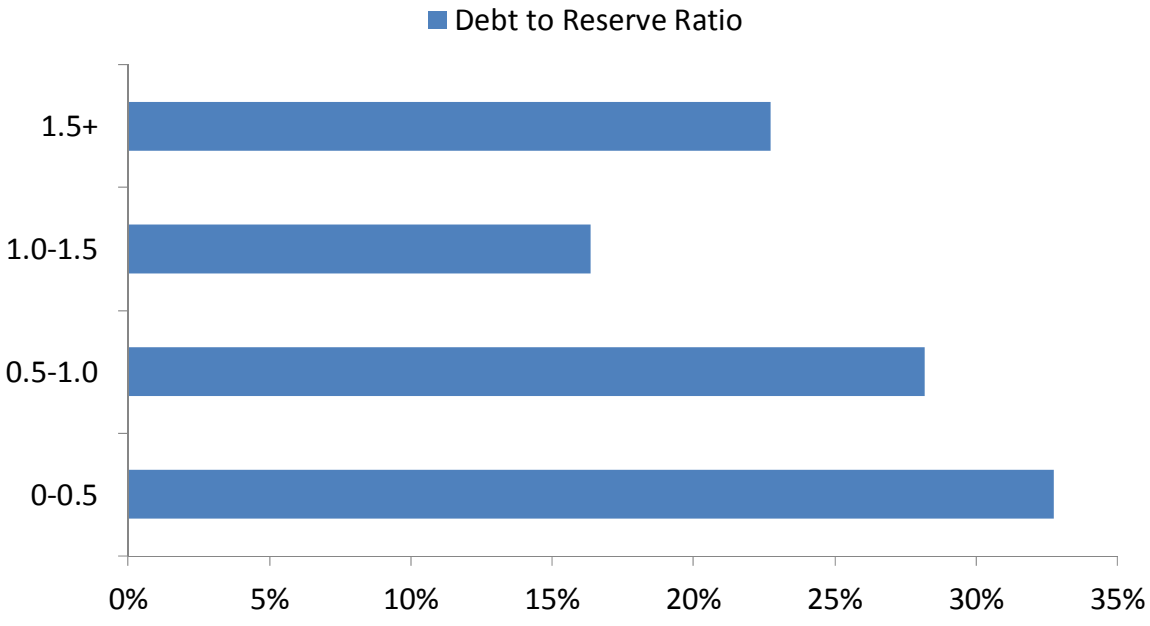
Debt To Reserve Ratio—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Collingwood				1.1	1.2
Waterloo	2.4	1.7	1.4	1.3	1.2
Kingston	1.2	1.1	1.1	1.3	1.3
Meaford	12.3	5.4	3.4	1.6	1.3
St. Catharines	0.8	0.9	1.0	1.3	1.3
Whitchurch-Stouffville	2.3	2.6	2.2	1.6	1.3
Lambton Shores		4.2	2.6	2.1	1.4
Huntsville	2.6	2.6	2.4	1.9	1.4
Halton Hills	0.3	0.5	1.0	1.2	1.5
Belleville		0.9	0.9	2.0	1.5
Thunder Bay	1.6	1.4	1.3	1.5	1.7
Pelham		1.4	1.4	1.3	1.7
Ingersoll		2.7	1.5	1.5	1.9
Quinte West	1.0	1.1	1.3	1.7	2.0
Welland	1.5	1.5	2.2	2.0	2.0
Kitchener	3.8	3.3	3.0	2.5	2.0
Toronto	2.6	2.8	2.3	1.9	2.0
Orangeville	5.8	5.1		3.6	2.1
Oshawa	2.5	2.6	1.8	2.0	2.2
North Bay	2.7	2.9	2.7	2.8	2.3
Brockville	7.7	8.1	2.8	2.2	2.3
Middlesex Centre	0.3	1.8	3.6	2.6	2.4
Gravenhurst	1.4	2.3	2.6	2.4	2.4
Tillsonburg			3.7	3.0	2.5
Prince Edward County	2.2	1.5	3.0	3.1	2.9
Stratford	3.5	4.1	3.8	3.3	3.0
Barrie	0.9	1.7	3.3	4.2	4.0
Ottawa	3.2	4.1	5.3	5.8	4.9
Greenstone			5.4	5.8	5.0
Orillia			(1.4)	(3.3)	5.3
Amherstburg					7.4
Niagara Falls	1.0	1.7	1.4	1.2	N/A
Average	1.4	1.4	1.2	1.1	1.1
Median	0.9	0.8	0.9	0.8	0.7
Minimum	0.0	0.0	(1.4)	(3.3)	-
Maximum	12.3	8.1	5.4	5.8	7.4

Debt To Reserve Ratio—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Region Durham	0.2	0.2	0.3	0.3	0.3
Region Halton	0.4	0.5	0.5	0.4	0.4
Wellington County					0.5
Region Peel	0.5	0.8	1.0	1.0	1.0
Region Niagara	1.1	1.1	0.9	0.8	1.0
District of Muskoka	1.8	2.0	1.4	1.2	1.1
Region York	1.6	1.9	2.0	1.7	1.7
Region Waterloo	0.9	1.0	1.3	2.0	2.3
Average	**0.9**	**1.1**	**1.1**	**1.1**	**1.0**
Median	**0.9**	**1.0**	**1.0**	**1.0**	**1.0**

Debt To Reserve Ratio Summary



Debt Outstanding per $100,000 of Unweighted Assessment—Trend

Municipality	2010	2011	2012	2013	2014
Whitby	$ 76	$ -	$ -	$ -	$ -
Wilmot	$ 177	$ 40	$ 27	$ 2	$ -
Grimsby	$ 112				$ 1
East Gwillimbury	$ 1	$ 2	$ 2	$ 1	$ 1
West Lincoln	$ -	$ -	$ -	$ -	$ 3
Scugog			$ 29	$ 12	$ 11
Markham	$ 26	$ 23	$ 21	$ 18	$ 22
Puslinch					$ 24
Wellesley	$ 73	$ 63	$ 50	$ 38	$ 27
Wainfleet	$ 36	$ 42	$ 36	$ 42	$ 35
Aurora	$ 130	$ 105		$ 60	$ 40
Mississauga	$ -	$ -	$ -	$ 42	$ 64
Wasaga Beach					$ 73
Niagara-on-the-Lake	$ 180	$ 144	$ 133	$ 103	$ 80
Brock			$ 105	$ 95	$ 86
Lincoln	$ 49	$ 55	$ 73	$ 112	$ 91
Cambridge	$ 90	$ 149	$ 129	$ 111	$ 97
Thorold	$ 94	$ 130	$ 119	$ 108	$ 98
Vaughan	$ 104	$ 115	$ 129	$ 113	$ 99
Oakville	$ 117	$ 189	$ 157	$ 135	$ 108
Grey Highlands				$ 13	$ 113
Woolwich	$ 142	$ 140	$ 137	$ 125	$ 114
North Dumfries	$ 182	$ 160	$ 144		$ 116
Caledon	$ 217	$ 193	$ 170	$ 144	$ 119
Erin					$ 121
The Blue Mountains	$ 133	$ 104	$ 193	$ 160	$ 129
Brampton	$ -	$ -	$ -	$ -	$ 129
Mapleton					$ 147
Pickering	$ 147	$ 162	$ 143	$ 144	$ 149
Elliot Lake				$ 197	$ 164
Milton	$ 256	$ 252	$ 215	$ 212	$ 169
Kincardine					$ 170
Sault Ste. Marie	$ 407	$ 345	$ 284	$ 227	$ 175
Bracebridge	$ 262	$ 239	$ 224	$ 206	$ 188
Greater Sudbury	$ 325	$ 346	$ 309	$ 245	$ 201
Georgina	$ 309	$ 270	$ 261	$ 238	$ 208

Debt Outstanding per $100,000 of Unweighted Assessment—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Smooth Rock Falls					$ 209
Burlington	$ 263	$ 242	$ 232	$ 219	$ 212
Penetanguishene		$ 336	$ 288	$ 555	$ 213
Clarington	$ 342	$ 264	$ 231	$ 190	$ 217
Guelph/Eramosa					$ 221
Springwater		$ 252	$ 180	$ 207	$ 242
Pelham		$ 254	$ 248	$ 234	$ 266
King	$ 524	$ 521	$ 432	$ 345	$ 274
Huntsville	$ 419	$ 364	$ 340	$ 312	$ 283
Fort Erie	$ 307	$ 300	$ 341	$ 347	$ 299
Newmarket	$ 494	$ 464	$ 414	$ 362	$ 319
Sarnia	$ 761	$ 632	$ 534	$ 420	$ 361
Halton Hills	$ 61	$ 123	$ 298	$ 279	$ 370
Central Huron			$ 559	$ 456	$ 397
Kitchener	$ 417	$ 473	$ 504	$ 481	$ 417
Strathroy-Caradoc				$ 475	$ 425
Waterloo	$ 655	$ 553	$ 470	$ 445	$ 461
Orillia			$ 608	$ 533	$ 462
Kenora		$ 703	$ 629	$ 555	$ 489
Timmins	$ 368	$ 341	$ 617	$ 555	$ 501
Hanover		$ 771	$ 671	$ 594	$ 511
Innisfil	$ 875	$ 757	$ 685	$ 577	$ 515
Wellington North					$ 517
Meaford	$ 695	$ 628	$ 682	$ 598	$ 523
Saugeen Shores			$ 704	$ 625	$ 550
Guelph	$ 728	$ 864	$ 755	$ 659	$ 554
Port Colborne	$ 535	$ 434	$ 369		$ 559
Oshawa	$ 655	$ 589	$ 542	$ 570	$ 563
St. Catharines	$ 529	$ 542	$ 594	$ 595	$ 573
Kingsville	$ 624	$ 651	$ 591	$ 659	$ 587
Ingersoll		$ 513	$ 446	$ 547	$ 615
Orangeville	$ 686	$ 598		$ 625	$ 636
Lambton Shores		$ 1,117	$ 865	$ 740	$ 656
St. Thomas	$ 782	$ 682	$ 733	$ 727	$ 659
Minto					$ 686

Debt Outstanding per 100,000 of Unweighted Assessment—Trend (cont'd)

Municipality	2010	2011	2012	2013	2014
Windsor	$ 1,003	$ 925	$ 781	$ 735	$ 690
Cornwall			$ 777	$ 802	$ 706
Gravenhurst	$ 367	$ 643	$ 807	$ 758	$ 707
Tillsonburg			$ 993	$ 819	$ 725
Hamilton	$ 819	$ 687	$ 780	$ 677	$ 749
Centre Wellington					$ 761
Middlesex Centre	$ 81	$ 312	$ 985	$ 921	$ 808
Brant County			$ 571	$ 782	$ 865
Toronto	$ 928	$ 949	$ 981	$ 935	$ 929
Owen Sound		$ 1,122	$ 1,259	$ 1,100	$ 953
London	$ 1,038	$ 1,181	$ 1,111	$ 1,052	$ 973
Prince Edward County	$ 554	$ 430	$ 1,015	$ 1,110	$ 1,002
Brockville	$ 1,319	$ 1,123	$ 1,147	$ 978	$ 1,021
Belleville		$ 385	$ 387	$ 1,139	$ 1,028
Collingwood				$ 1,077	$ 1,045
Quinte West	$ 582	$ 633	$ 740	$ 936	$ 1,054
Chatham-Kent					$ 1,110
Whitchurch-Stouffville	$ 444	$ 511	$ 448	$ 427	$ 1,125
Peterborough	$ 1,270	$ 1,097	$ 1,239	$ 1,199	$ 1,185
North Bay	$ 1,363	$ 1,358	$ 1,331	$ 1,364	$ 1,214
Welland	$ 928	$ 913	$ 1,315	$ 1,287	$ 1,217
Ottawa	$ 1,119	$ 1,277	$ 1,470	$ 1,528	$ 1,362
St. Marys					$ 1,426
Leamington					$ 1,537
Barrie	$ 766	$ 1,208	$ 1,576	$ 1,807	$ 1,744
Kingston	$ 1,797	$ 1,618	$ 1,699	$ 1,914	$ 1,813
Thunder Bay	$ 2,506	$ 2,428	$ 2,377	$ 2,109	$ 1,984
Stratford	$ 2,399	$ 2,852	$ 2,597	$ 2,300	$ 2,061
Parry Sound					$ 2,078
Amherstburg					$ 2,091
Greenstone			$ 3,331	$ 3,515	$ 3,242
Niagara Falls	$ 520	$ 861	$ 798	$ 750	N/A
Average	**$ 518**	**$ 537**	**$ 595**	**$ 581**	**$ 568**
Median	**$ 388**	**$ 408**	**$ 448**	**$ 475**	**$ 421**

Taxes Receivable as a % of Taxes Levied

This ratio is a strong indicator of the strength of a local economy and the ability of residents to pay their annual taxes. This is calculated using Schedule 72A of the Financial Information Returns.

Formula

$$\frac{\text{Taxes Receivable}}{\text{Taxes Levied}}$$

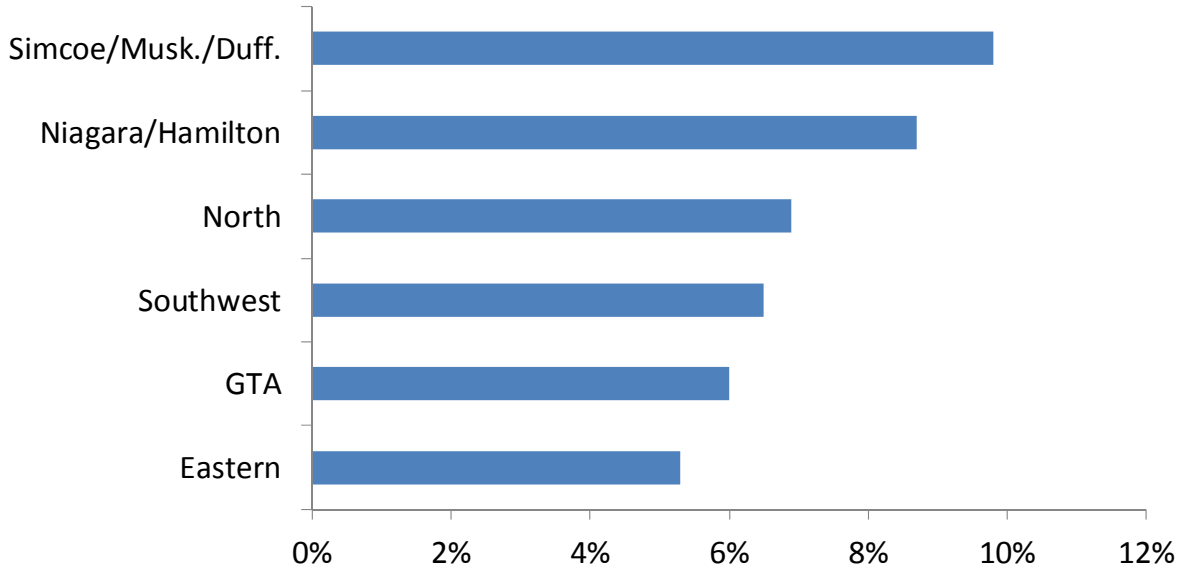
Target

Credit Rating agencies consider over 8% a negative factor.

Interpretations

If this percentage increases over time, it may indicate a decline in the municipality's economic health.

Taxes Receivable as a % of Tax Levied—By Location



Taxes Receivable as a % of Tax Levied—Trend By Location

Municipality	2010	2011	2012	2013	2014
Oshawa	3.4%	2.9%	2.7%	2.6%	1.8%
Mississauga	5.0%	3.7%	3.3%	2.6%	2.7%
Burlington	3.6%	3.9%	3.6%	3.1%	3.3%
Newmarket	4.7%	4.3%	4.0%	4.0%	3.4%
Oakville	5.4%	4.8%	4.5%	3.8%	3.5%
Toronto	5.4%	4.3%	3.9%	4.1%	4.3%
Milton	6.0%	7.9%	4.6%	3.7%	4.5%
Whitby	7.4%	5.5%	5.3%	4.8%	4.5%
Clarington	9.2%	7.9%	7.6%	5.4%	4.8%
Markham	7.7%	5.8%	7.1%	5.4%	4.9%
Vaughan	7.5%	6.3%	5.2%	7.5%	5.1%
Halton Hills	7.1%	6.5%	5.6%	6.0%	5.2%
Aurora	6.9%	6.6%	6.9%	6.6%	5.7%
Brampton	6.5%	7.2%	6.1%	6.0%	6.2%
Caledon	11.0%	10.8%	8.8%	7.9%	6.8%
Pickering	9.2%	9.6%	9.3%	8.4%	7.3%
East Gwillimbury	10.0%		9.1%	9.1%	7.5%
Whitchurch-Stouffville	7.7%	9.5%	8.1%	7.4%	7.5%
Georgina	7.3%	9.7%	8.0%	7.6%	7.9%
Scugog			10.0%	10.4%	9.8%
Brock			13.8%	12.3%	10.6%
King	11.4%	12.7%	13.3%	14.3%	15.1%
GTA Average	**7.1%**	**6.8%**	**6.8%**	**6.5%**	**6.0%**
GTA Median	**7.2%**	**6.5%**	**6.5%**	**6.0%**	**5.1%**

Taxes Receivable as a % of Tax Levied—Trend By Location (cont'd)

Municipality	2010	2011	2012	2013	2014
Kingston	5.5%	4.7%	4.0%	3.6%	2.9%
Cornwall			3.8%	4.0%	3.4%
Belleville		5.0%	4.0%	2.7%	3.5%
Peterborough	3.5%	3.0%	3.2%	3.6%	3.7%
Ottawa	3.4%	3.7%	3.1%	3.5%	4.3%
Brockville	7.0%	7.5%	7.0%	4.9%	5.5%
Quinte West	5.8%	7.1%	7.1%	7.6%	7.9%
Prince Edward County	9.3%	10.6%	10.1%	11.7%	10.9%
Eastern Average	**5.8%**	**5.9%**	**5.3%**	**5.2%**	**5.3%**
Eastern Median	**5.7%**	**5.0%**	**4.0%**	**3.8%**	**4.0%**

Municipality	2010	2011	2012	2013	2014
Niagara-on-the-Lake	8.7%	8.2%	6.9%	7.1%	5.8%
Port Colborne					5.8%
Thorold	6.9%	8.1%	7.0%	8.5%	6.1%
St. Catharines	6.0%	5.8%	5.8%	6.1%	6.2%
Grimsby					6.6%
Pelham		8.4%	8.6%	8.1%	7.2%
Lincoln	7.6%	8.6%	8.4%	9.2%	7.4%
Hamilton	8.2%	8.5%	8.5%	8.5%	8.6%
Fort Erie	9.8%	10.4%	11.3%	10.9%	10.0%
Wainfleet	12.5%	11.6%	10.6%	11.8%	11.4%
Welland	9.2%	9.1%	9.9%	12.5%	12.4%
West Lincoln	15.1%	14.5%	15.3%	14.1%	16.4%
Niagara Falls	10.8%	9.9%	8.5%	8.7%	N/A
Niagara/Hamilton Average	**9.5%**	**9.4%**	**9.2%**	**9.6%**	**8.7%**
Niagara/Hamilton Median	**9.0%**	**8.6%**	**8.5%**	**8.7%**	**7.3%**

Taxes Receivable as a % of Tax Levied—Trend By Location (cont'd)

Municipality	2010	2011	2012	2013	2014
Greater Sudbury	4.3%	2.5%	2.7%	2.8%	2.3%
Kenora	2.7%	1.9%	2.4%	1.9%	2.3%
Elliot Lake				3.4%	3.8%
North Bay	4.6%	4.8%	4.1%	4.2%	4.8%
Thunder Bay	5.0%	4.0%	3.5%	6.3%	5.4%
Smooth Rock Falls					6.6%
Parry Sound					6.8%
Timmins	9.9%	10.5%	8.7%	6.6%	7.2%
Sault Ste. Marie	6.3%	4.1%	7.1%	12.8%	11.7%
Greenstone			19.7%	18.2%	18.3%
North Average	**5.5%**	**4.6%**	**6.9%**	**7.0%**	**6.9%**
North Median	**4.8%**	**4.1%**	**4.1%**	**5.3%**	**6.0%**

Municipality	2010	2011	2012	2013	2014
Orangeville	5.6%	5.6%	0.0%	5.2%	3.0%
Barrie	8.2%	7.0%	6.4%	6.0%	6.3%
Penetanguishene	7.3%	8.5%	9.1%	8.7%	8.1%
Collingwood				7.9%	8.5%
Innisfil	8.8%	0.0%	10.1%	9.0%	9.5%
Wasaga Beach					10.0%
Orillia			12.2%	10.9%	11.4%
Gravenhurst	7.1%	6.4%	10.1%	13.7%	11.5%
Springwater		11.2%	11.6%	12.5%	11.7%
Bracebridge	10.8%	13.5%	12.9%	13.0%	12.2%
Huntsville	12.8%	8.8%	8.0%	14.1%	15.4%
Simcoe/Musk./Duff. Average	**8.7%**	**7.6%**	**8.9%**	**10.1%**	**9.8%**
Simcoe/Musk./Duff. Median	**8.2%**	**7.8%**	**10.1%**	**10.0%**	**10.0%**

Taxes Receivable as a % of Tax Levied—Trend By Location (cont'd)

Municipality	2010	2011	2012	2013	2014
Guelph	3.3%	3.4%	2.2%	1.6%	1.9%
London	2.7%	2.3%	1.9%	1.6%	2.1%
St. Thomas		3.3%	2.3%	2.7%	2.1%
Sarnia	6.8%	6.4%	7.2%	5.0%	2.3%
Hanover		3.1%	2.8%	3.0%	3.7%
Wellesley	3.8%	3.8%	4.0%	3.9%	3.8%
Owen Sound		3.6%	4.9%	4.7%	4.0%
Woolwich	3.8%	3.9%	4.1%	5.4%	4.2%
Tillsonburg	5.5%		4.7%	3.9%	4.4%
Wilmot	5.4%	5.4%	5.0%	4.1%	4.7%
Saugeen Shores			5.3%	4.8%	4.7%
Waterloo	5.0%	6.0%	3.8%	6.7%	4.8%
Stratford	5.8%	5.4%	5.3%	5.1%	4.8%
St. Marys					4.8%
Ingersoll		5.5%	6.0%	6.0%	5.1%
Brant County	0.0%	0.0%	6.9%	7.0%	5.2%
Puslinch					5.2%
Middlesex Centre	5.9%	6.5%	5.6%	5.3%	5.4%
Centre Wellington					5.5%
Kingsville	6.7%	6.2%	5.5%	5.5%	5.5%
North Dumfries	5.9%	6.5%	6.7%		6.0%
Kitchener	6.2%	6.6%	6.3%	5.7%	6.2%
Leamington					6.3%
Kincardine					6.7%
Chatham-Kent					6.8%
Mapleton					6.9%
Amherstburg					7.0%
Guelph/Eramosa					7.2%
Meaford		6.1%	6.8%	6.2%	7.9%
Lambton Shores		8.6%	8.3%	8.5%	8.0%
Strathroy-Caradoc				8.3%	8.1%
Wellington North					8.7%
Cambridge	7.1%	8.5%	9.1%	9.0%	9.1%
Windsor	11.3%	10.8%	10.0%	9.8%	9.7%
Minto					10.4%
Central Huron	0.0%	0.0%	7.6%	8.2%	10.4%
Erin					13.1%
Grey Highlands				14.2%	14.6%
The Blue Mountains	12.3%	12.0%	13.7%	16.1%	15.3%
Southwest Average	**5.4%**	**5.4%**	**5.8%**	**6.2%**	**6.5%**
Southwest Median	**5.7%**	**5.5%**	**5.5%**	**5.4%**	**5.5%**

Rates Coverage Ratio

The Rates Coverage Ratio provides a measure of the municipality's ability to cover its costs through its own sources of revenue. According to the Ministry of Municipal Affairs and Housing, a basic target is 40%-60%; an intermediate is 60%-90% and an advanced target is 90% or greater.

Municipality	OSR as a % of Total Expenditures
Wellesley	59.3%
St. Thomas	60.8%
Cornwall	61.3%
Parry Sound	68.9%
Mapleton	69.3%
Windsor	69.7%
Elliot Lake	70.8%
Chatham-Kent	72.9%
Peterborough	73.3%
Smooth Rock Falls	74.0%
Bracebridge	74.8%
West Lincoln	75.0%
Gravenhurst	76.0%
Greater Sudbury	76.3%
Stratford	76.7%
Grey Highlands	76.7%
Quinte West	77.1%
Puslinch	78.0%
Prince Edward County	78.1%
Wilmot	78.2%
Huntsville	78.3%
Ottawa	78.4%
Hamilton	78.9%
London	79.3%
Port Colborne	79.5%
Toronto	79.7%
Kingsville	80.7%
Greenstone	80.8%
Erin	82.0%
Brampton	82.1%
North Dumfries	82.6%
Middlesex Centre	82.7%
Timmins	82.8%
Guelph/Eramosa	82.9%
Vaughan	83.3%
Springwater	83.6%
Scugog	83.9%
Mississauga	84.1%

Municipality	OSR as a % of Total Expenditures
Clarington	84.1%
Sarnia	84.2%
Hanover	84.6%
Woolwich	84.8%
Thunder Bay	85.0%
Amherstburg	85.1%
Saugeen Shores	86.2%
Guelph	86.4%
Brock	86.7%
Central Huron	87.3%
Grimsby	87.4%
Pelham	87.7%
Kenora	87.8%
Kingston	88.3%
Milton	89.3%
North Bay	89.3%
East Gwillimbury	89.5%
Sault Ste. Marie	89.5%
Halton Hills	90.1%
St. Marys	90.8%
Centre Wellington	91.2%
Whitchurch-Stouffville	91.9%
Welland	92.1%
Minto	92.2%
Markham	92.2%
Barrie	92.3%
Lambton Shores	92.7%
Thorold	92.8%
Orillia	93.9%
Newmarket	94.7%
Owen Sound	94.8%
Meaford	94.9%
Burlington	95.0%
Brockville	95.1%
Caledon	95.1%
Oshawa	95.2%
St. Catharines	95.3%
Niagara-on-the-Lake	95.5%

Municipality	OSR as a % of Total Expenditures
Whitby	95.5%
Pickering	95.6%
Orangeville	95.8%
Ingersoll	95.9%
Oakville	96.4%
Georgina	96.9%
Aurora	97.0%
Tillsonburg	97.1%
Cambridge	97.1%
Wellington North	97.7%
Belleville	98.4%
Waterloo	98.4%
Leamington	99.6%
The Blue Mountains	99.6%
Kincardine	100.1%
Innisfil	100.1%
Collingwood	100.7%
Kitchener	101.1%
Penetanguishene	101.4%
Fort Erie	101.7%
Strathroy-Caradoc	101.9%
Wainfleet	102.7%
Wasaga Beach	102.7%
Lincoln	103.5%
King	109.1%
Brant County	124.0%
Average	**88.1%**
Median	**88.3%**
Region Niagara	39.3%
Region Peel	45.4%
Wellington County	45.7%
Region York	45.8%
Region Waterloo	50.0%
Region Halton	51.2%
Region Durham	53.0%
District of Muskoka	61.5%
Average	**50.4%**
Median	**50.0%**

Revenue and Expenditure Analysis



Revenue and Expenditure Analysis

The net per capita operating costs are calculated using schedule 40 FIR expenditures less schedule 12 revenues (excluding Tangible Capital Asset Grants). Changes in per capita expenditures reflect changes in expenditures relative to population (Note: 2014 population figures were used, however, some services may not be available to the total population). Increasing per capita expenditures can indicate that the cost of providing services is outstripping the community's ability to pay, especially if spending is increasing faster than the resident's collective personal income. If the increase in spending is greater than can be accounted for by inflation or the addition of new services, it may indicate declining productivity. This section also includes, where appropriate, calculations of the revenue recovery for various services. Staffing levels have also been included in select schedules. Note: The Water and Wastewater has been moved to the Water/WW section of the report.

The following information has been included in this section of the report:

- ***Net Municipal Levy (2015 Levy Bylaw)***
  - ***Per Capita and sorted by Location***
  - ***Per $100,000 of Unweighted and Weighted Assessment***
- ***General Government***
- ***Protection Services***
  - ***Fire, Police***
  - ***Court Security and Prisoner Transportation***
  - ***Conservation Authority***
  - ***Protective Inspection and Control***
  - ***POA***
- ***Transportation Services***
  - ***Roads, Bridges and Culverts, Traffic Operations, Winter Control***
  - ***Transit, Parking***
  - ***Streetlights***
  - ***Air Transportation***



- *Environmental Services*
  - *Storm Sewer*
  - *Waste Collection*
  - *Waste Disposal*
  - *Waste Diversion*
- *Health Services*
  - *Public Health Services, Hospitals, Ambulance Services*
  - *Cemeteries*
  - *Emergency Measures*
- *Social and Family Services*
  - *General Assistance, Assistance to Aged*
  - *Child Care*
- *Social Housing*
- *Recreation and Culture*
  - *Parks, Recreation Programs*
  - *Recreation Facilities, Golf Courses, Marina, Ski Hills*
  - *Recreation Facilities Other*
  - *Libraries*
  - *Museums*
  - *Cultural Services*
- *Planning and Development Services*
  - *Planning*
  - *Commercial and Industrial*



Analysis of Net Municipal Levy Per Capita

In order to better understand the relative tax position for a municipality, another measure that has been included in the study is a comparison of net municipal levies on a per capita basis. This measure indicates the total net municipal levy needed to provide services to the municipality. This analysis does not indicate value for money or the effectiveness in meeting community objectives. Net municipal expenditures per capita may vary as a result of:

- Different service levels
- Variations in the types of services
- Different methods of providing services
- Different residential/non-residential assessment composition
- Varying demand for services
- Locational factors
- Demographic differences
- Socio-economic differences
- Urban/rural composition differences
- User fee policies
- Age of infrastructure
- What is being collected from rates as opposed to property taxes



As such, this analysis is not an "apples to apples" comparison of services, but rather has been included to provide insight into the net cost of providing municipal services within each municipality. Further analysis would be required to determine the cause of the differences across each spending envelope and within each municipality. This analysis was completed using the most current information available - net municipal levies as per the 2015 municipal levy by-laws and the 2015 estimated populations.

Changes in per capita expenditures reflect changes in expenditures relative to changes in population. Increasing per capita expenditures may indicate that the cost of providing services is outstripping the community's ability to pay, especially if spending is increasing faster than the resident's collective personal income. Examining levy per capita shows changes in levies relative to changes in population size. As population increases, it might be expected that revenues and the need for services would increase proportionately, and, therefore, that the level of per capita revenues would remain at least constant in real terms. However, this is not always the case as the cost of providing services is not directly related to population. If per capita revenues are decreasing, the municipality may be unable to maintain existing service levels unless it finds new revenue sources or ways to reduce costs.

Net Municipal Levy Per Capita



- Net levy on a per capita basis ranged across the municipalities from $934 to $4,197 (with an average of $1,449 per capita).
- A review of the net levy per capita, the assessment per capita ranking and the density of the municipality ranking is shown to help understand some of the factors impacting relative taxes, which will be compared later in the report.
- 12 of the municipalities that ranked as a low levy per capita also had a low density ranking.
- 80% of the municipalities with low ranking for levy per capita had a population of 100,000 or less.
- A detailed review of the service envelopes, revenues and socio-demographics of the municipality is required to understand the factors causing differences in levies per capita. Some of the driving factors may include social service costs, significant differentials in terms of service levels and the extent of user fees.

2015 Net Municipal Levy Per Capita

Municipality	2015 Levy per Capita	2015 Net Levy Per Capita
Quinte West	$ 934	low
Wellesley	$ 976	low
Elliot Lake	$ 985	low
Springwater	$ 995	low
Milton	$ 1,001	low
West Lincoln	$ 1,015	low
Kingsville	$ 1,018	low
Hanover	$ 1,024	low
Wilmot	$ 1,049	low
Strathroy-Caradoc	$ 1,096	low
Leamington	$ 1,102	low
Minto	$ 1,120	low
Woolwich	$ 1,128	low
Brampton	$ 1,138	low
Markham	$ 1,157	low
St. Thomas	$ 1,166	low
Whitchurch-Stouffville	$ 1,172	low
Brant	$ 1,191	low
Halton Hills	$ 1,192	low
Wellington North	$ 1,202	low
Prince Edward County	$ 1,204	low
Kitchener	$ 1,216	low
Richmond Hill	$ 1,234	low
Welland	$ 1,245	low
Newmarket	$ 1,247	low
Mapleton	$ 1,250	low
Centre Wellington	$ 1,261	low
Mississauga	$ 1,276	low
Georgina	$ 1,279	low
Tillsonburg	$ 1,291	low
Penetanguishene	$ 1,295	low
Middlesex Centre	$ 1,296	low
Sault Ste. Marie	$ 1,319	low
Central Huron	$ 1,324	low
London	$ 1,337	low

Municipality	2015 Levy per Capita	2015 Net Levy Per Capita
East Gwillimbury	$ 1,340	mid
Cornwall	$ 1,345	mid
Lincoln	$ 1,354	mid
Aurora	$ 1,357	mid
Clarington	$ 1,358	mid
Sarnia	$ 1,358	mid
Parry Sound	$ 1,367	mid
Chatham-Kent	$ 1,368	mid
Amherstburg	$ 1,368	mid
Barrie	$ 1,369	mid
Cambridge	$ 1,370	mid
Burlington	$ 1,372	mid
Peterborough	$ 1,377	mid
Huntsville	$ 1,383	mid
Grimsby	$ 1,387	mid
Greater Sudbury	$ 1,390	mid
Toronto	$ 1,397	mid
Vaughan	$ 1,399	mid
Innisfil	$ 1,402	mid
Kenora	$ 1,404	mid
Pelham	$ 1,404	mid
Grey Highlands	$ 1,412	mid
Thorold	$ 1,430	mid
St. Catharines	$ 1,442	mid
Whitby	$ 1,446	mid
North Bay	$ 1,448	mid
Hamilton	$ 1,461	mid
North Dumfries	$ 1,462	mid
Port Colborne	$ 1,474	mid
Ottawa	$ 1,477	mid
Saugeen Shores	$ 1,480	mid
Orangeville	$ 1,486	mid
Wasaga Beach	$ 1,488	mid
Brockville	$ 1,490	mid
Timmins	$ 1,490	mid

2015 Net Municipal Levy Per Capita (cont'd)

Municipality	2015 Levy per Capita	2015 Net Levy Per Capita
Guelph-Eramosa	$ 1,497	high
Windsor	$ 1,504	high
Ingersoll	$ 1,505	high
Oshawa	$ 1,509	high
Owen Sound	$ 1,520	high
Caledon	$ 1,527	high
Thunder Bay	$ 1,528	high
Kingston	$ 1,532	high
Erin	$ 1,536	high
Kincardine	$ 1,554	high
Fort Erie	$ 1,559	high
Scugog	$ 1,561	high
Smooth Rock Falls	$ 1,564	high
Oakville	$ 1,577	high
Stratford	$ 1,584	high
Guelph	$ 1,590	high
Pickering	$ 1,591	high
Wainfleet	$ 1,596	high
St. Marys	$ 1,598	high
Meaford	$ 1,620	high
Brock	$ 1,623	high
Niagara Falls	$ 1,635	high
Bracebridge	$ 1,642	high
Belleville	$ 1,644	high
Orillia	$ 1,669	high
Waterloo	$ 1,720	high
Collingwood	$ 1,815	high
Lambton Shores	$ 1,870	high
Gravenhurst	$ 2,078	high
Puslinch	$ 2,186	high
Niagara-on-the-Lake	$ 2,215	high
King	$ 2,362	high
Greenstone	$ 2,859	high
The Blue Mountains	$ 4,197	high
Average	**$ 1,449**	
Median	**$ 1,398**	

2015 Net Municipal Levy Per $100,000 Unweighted Assessment

Net levy on a per $100,000 of assessment ranged across the municipalities from $607 to $2,592 (with an average of $1,158). There is a strong relationship between the assessment per capita and net levy per $100,000 of assessment in that, for the most part, municipalities with a high assessment basis have a low net levy per $100,000 of assessment.

Municipality	2015 Net Levy Per $100,000 Unweighted Assessment	2015 Net Levy Per $100,000 Unweighted Assessment
Milton	$ 607	low
Markham	$ 620	low
Richmond Hill	$ 643	low
Vaughan	$ 662	low
Springwater	$ 668	low
Whitchurch-Stouffville	$ 678	low
Caledon	$ 697	low
Wellesley	$ 714	low
Oakville	$ 715	low
The Blue Mountains	$ 721	low
East Gwillimbury	$ 725	low
Mapleton	$ 725	low
Halton Hills	$ 733	low
Middlesex Centre	$ 745	low
Grey Highlands	$ 750	low
King	$ 754	low
Wilmot	$ 754	low
Aurora	$ 759	low
Toronto	$ 759	low
Mississauga	$ 778	low
Huntsville	$ 780	low
Burlington	$ 785	low
Central Huron	$ 807	low
Woolwich	$ 807	low
Newmarket	$ 809	low
North Dumfries	$ 812	low
Gravenhurst	$ 815	low
Wasaga Beach	$ 816	low
Brant	$ 832	low
Prince Edward County	$ 841	low
Saugeen Shores	$ 845	low
Guelph-Eramosa	$ 846	low
Lambton Shores	$ 862	low
Kincardine	$ 865	low
Puslinch	$ 868	low
Bracebridge	$ 869	low

Municipality	2015 Net Levy Per $100,000 Unweighted Assessment	2015 Net Levy Per $100,000 Unweighted Assessment
Erin	$ 887	mid
Innisfil	$ 902	mid
Niagara-on-the-Lake	$ 903	mid
Centre Wellington	$ 915	mid
Kingsville	$ 920	mid
West Lincoln	$ 937	mid
Brampton	$ 982	mid
Wellington North	$ 982	mid
Ottawa	$ 983	mid
Georgina	$ 984	mid
Scugog	$ 999	mid
Quinte West	$ 1,044	mid
Lincoln	$ 1,049	mid
Minto	$ 1,064	mid
Meaford	$ 1,070	mid
Grimsby	$ 1,094	mid
Collingwood	$ 1,096	mid
Strathroy-Caradoc	$ 1,100	mid
Brock	$ 1,100	mid
Pelham	$ 1,102	mid
Pickering	$ 1,105	mid
Waterloo	$ 1,156	mid
Wainfleet	$ 1,160	mid
Kitchener	$ 1,167	mid
Clarington	$ 1,179	mid
Whitby	$ 1,182	mid
Leamington	$ 1,199	mid
Barrie	$ 1,209	mid
Hanover	$ 1,220	mid
Penetanguishene	$ 1,263	mid
Guelph	$ 1,266	mid
Cambridge	$ 1,270	mid
Parry Sound	$ 1,301	mid
Orangeville	$ 1,314	mid
Chatham-Kent	$ 1,328	mid

2015 Net Municipal Levy Per $100,000 Unweighted Assessment (cont'd)

Municipality	2015 Net Levy Per $100,000 Unweighted Assessment		2015 Net Levy Per $100,000 Unweighted Assessment
Amherstburg	$	1,349	high
Hamilton	$	1,362	high
London	$	1,362	high
Thorold	$	1,365	high
Tillsonburg	$	1,378	high
Kingston	$	1,387	high
Fort Erie	$	1,401	high
Peterborough	$	1,425	high
Greater Sudbury	$	1,426	high
St. Marys	$	1,442	high
Niagara Falls	$	1,453	high
Stratford	$	1,469	high
Kenora	$	1,480	high
St. Catharines	$	1,495	high
Orillia	$	1,521	high
North Bay	$	1,531	high
Sarnia	$	1,538	high
Oshawa	$	1,539	high
Welland	$	1,588	high
St. Thomas	$	1,592	high
Brockville	$	1,607	high
Port Colborne	$	1,638	high
Ingersoll	$	1,693	high
Belleville	$	1,717	high
Owen Sound	$	1,741	high
Sault Ste. Marie	$	1,744	high
Cornwall	$	1,910	high
Thunder Bay	$	1,971	high
Timmins	$	2,078	high
Windsor	$	2,114	high
Elliot Lake	$	2,216	high
Greenstone	$	2,384	high
Smooth Rock Falls	$	2,592	high
Average	**$**	**1,158**	
Median	**$**	**1,095**	
Minimum	**$**	**607**	
Maximum	**$**	**2,592**	

2015 Net Municipal Levy Per $100,000 Weighted Assessment

Net levy on a per $100,000 of assessment ranged across the municipalities from $536 to $2,578 (with an average of $1,075). There is a strong relationship between the assessment per capita and net levy per $100,000 of assessment in that, for the most part, municipalities with a high assessment basis have a low net levy per $100,000 of assessment.

Municipality	2015 Net Levy Per $100,000 Weighted Assessment		2015 Net Levy Per $100,000 Weighted Assessment
Toronto	$	536	low
Milton	$	557	low
Markham	$	611	low
Richmond Hill	$	636	low
Vaughan	$	643	low
Oakville	$	650	low
Whitchurch-Stouffville	$	685	low
Burlington	$	688	low
Halton Hills	$	690	low
Mississauga	$	691	low
Caledon	$	701	low
Springwater	$	705	low
The Blue Mountains	$	711	low
East Gwillimbury	$	746	low
Aurora	$	749	low
North Dumfries	$	756	low
Huntsville	$	777	low
Woolwich	$	779	low
Wilmot	$	780	low
Newmarket	$	793	low
King	$	794	low
Wasaga Beach	$	803	low
Puslinch	$	811	low
Gravenhurst	$	813	low
Wellesley	$	834	low
Grey Highlands	$	846	low
Saugeen Shores	$	850	low
Niagara-on-the-Lake	$	861	low
Bracebridge	$	867	low
Prince Edward County	$	871	low
Brant	$	877	low
Ottawa	$	877	low
Guelph-Eramosa	$	917	low
Innisfil	$	917	low
Kincardine	$	919	low

Municipality	2015 Net Levy Per $100,000 Weighted Assessment		2015 Net Levy Per $100,000 Weighted Assessment
Brampton	$	920	mid
Middlesex Centre	$	927	mid
Lambton Shores	$	934	mid
Erin	$	934	mid
Quinte West	$	940	mid
Centre Wellington	$	943	mid
Waterloo	$	976	mid
Kitchener	$	987	mid
West Lincoln	$	991	mid
Hanover	$	993	mid
Georgina	$	997	mid
Pickering	$	1,024	mid
Grimsby	$	1,026	mid
Lincoln	$	1,035	mid
Scugog	$	1,036	mid
Cambridge	$	1,040	mid
Collingwood	$	1,044	mid
Guelph	$	1,051	mid
Mapleton	$	1,069	mid
Kingsville	$	1,072	mid
Whitby	$	1,094	mid
Pelham	$	1,104	mid
Central Huron	$	1,108	mid
Hamilton	$	1,119	mid
Barrie	$	1,122	mid
Meaford	$	1,132	mid
Parry Sound	$	1,134	mid
Greater Sudbury	$	1,136	mid
Tillsonburg	$	1,138	mid
Kingston	$	1,144	mid
Clarington	$	1,146	mid
Strathroy-Caradoc	$	1,161	mid
London	$	1,163	mid
Wellington North	$	1,164	mid
Niagara Falls	$	1,165	mid

2015 Net Municipal Levy Per $100,000 Weighted Assessment (cont'd)

Municipality	2015 Net Levy Per $100,000 Weighted Assessment		2015 Net Levy Per $100,000 Weighted Assessment
Thorold	$	1,181	high
Stratford	$	1,193	high
Minto	$	1,196	high
Brock	$	1,203	high
Orangeville	$	1,212	high
Penetanguishene	$	1,223	high
Peterborough	$	1,236	high
St. Marys	$	1,240	high
Kenora	$	1,250	high
Wainfleet	$	1,251	high
Orillia	$	1,264	high
St. Catharines	$	1,276	high
Fort Erie	$	1,290	high
Brockville	$	1,292	high
North Bay	$	1,293	high
Sarnia	$	1,302	high
Oshawa	$	1,314	high
Belleville	$	1,328	high
St. Thomas	$	1,328	high
Ingersoll	$	1,353	high
Sault Ste. Marie	$	1,355	high
Amherstburg	$	1,374	high
Owen Sound	$	1,382	high
Leamington	$	1,400	high
Welland	$	1,402	high
Cornwall	$	1,438	high
Port Colborne	$	1,447	high
Chatham-Kent	$	1,490	high
Thunder Bay	$	1,560	high
Windsor	$	1,637	high
Timmins	$	1,691	high
Elliot Lake	$	1,968	high
Smooth Rock Falls	$	2,201	high
Greenstone	$	2,578	high
Average	**$**	**1,077**	
Median	**$**	**1,060**	
Minimum	**$**	**536**	
Maximum	**$**	**2,578**	

2015 Net Municipal Levy Comparison per Capita vs. $100,000 Assessment - By Location

Municipality	2015 Levy per Capita	2015 Net Levy Per $100,000 Unweighted Assessment	2015 Net Levy Per $100,000 Weighted Assessment	Per Capita Ranking	Per $100,000 Unweighted Assessment Ranking	Per $100,000 Weighted Assessment Ranking
Prince Edward County	$ 1,204	$ 841	$ 871	low	low	low
Ottawa	$ 1,477	$ 1,029	$ 877	mid	mid	low
Quinte West	$ 934	$ 1,044	$ 940	low	mid	mid
Kingston	$ 1,532	$ 1,387	$ 1,144	high	high	mid
Peterborough	$ 1,377	$ 1,425	$ 1,236	mid	high	high
Brockville	$ 1,490	$ 1,607	$ 1,292	mid	high	high
Belleville	$ 1,644	$ 1,717	$ 1,328	high	high	high
Cornwall	$ 1,345	$ 1,910	$ 1,438	mid	high	high
Eastern Average	**$ 1,375**	**$ 1,370**	**$ 1,141**			

Municipality	2015 Levy per Capita	2015 Net Levy Per $100,000 Unweighted Assessment	2015 Net Levy Per $100,000 Weighted Assessment	Per Capita Ranking	Per $100,000 Unweighted Assessment Ranking	Per $100,000 Weighted Assessment Ranking
Niagara-on-the-Lake	$ 2,215	$ 912	$ 861	high	mid	low
West Lincoln	$ 1,015	$ 937	$ 991	low	mid	mid
Grimsby	$ 1,387	$ 1,094	$ 1,026	mid	mid	mid
Lincoln	$ 1,354	$ 1,049	$ 1,035	mid	mid	mid
Pelham	$ 1,404	$ 1,102	$ 1,104	mid	mid	mid
Hamilton	$ 1,461	$ 1,362	$ 1,119	mid	high	mid
Niagara Falls	$ 1,635	$ 1,453	$ 1,165	high	high	mid
Thorold	$ 1,430	$ 1,365	$ 1,181	mid	high	high
Wainfleet	$ 1,596	$ 1,160	$ 1,251	high	mid	high
St. Catharines	$ 1,442	$ 1,495	$ 1,276	mid	high	high
Fort Erie	$ 1,559	$ 1,401	$ 1,290	high	high	high
Welland	$ 1,245	$ 1,588	$ 1,402	low	high	high
Port Colborne	$ 1,474	$ 1,638	$ 1,447	mid	high	high
Niagara/Hamilton Avg.	**$ 1,478**	**$ 1,274**	**$ 1,165**			

2015 Net Municipal Levy Comparison per Capita vs. $100,000 Assessment - Location (cont'd)

Municipality	2015 Levy per Capita	2015 Net Levy Per $100,000 Unweighted Assessment	2015 Net Levy Per $100,000 Weighted Assessment	Per Capita Ranking	Per $100,000 Unweighted Assessment Ranking	Per $100,000 Weighted Assessment Ranking
Toronto	$ 1,397	$ 759	$ 536	mid	low	low
Milton	$ 1,001	$ 607	$ 557	low	low	low
Markham	$ 1,157	$ 620	$ 611	low	low	low
Richmond Hill	$ 1,234	$ 643	$ 636	low	low	low
Vaughan	$ 1,399	$ 662	$ 643	mid	low	low
Oakville	$ 1,577	$ 715	$ 650	high	low	low
Whitchurch-Stouffville	$ 1,172	$ 678	$ 685	low	low	low
Burlington	$ 1,372	$ 785	$ 688	mid	low	low
Halton Hills	$ 1,192	$ 733	$ 690	low	low	low
Mississauga	$ 1,276	$ 778	$ 691	low	low	low
Caledon	$ 1,527	$ 697	$ 701	high	low	low
East Gwillimbury	$ 1,340	$ 725	$ 746	mid	low	low
Aurora	$ 1,357	$ 759	$ 749	mid	low	low
Newmarket	$ 1,247	$ 809	$ 793	low	low	low
King	$ 2,362	$ 754	$ 794	high	low	low
Brampton	$ 1,138	$ 982	$ 920	low	mid	mid
Georgina	$ 1,279	$ 984	$ 997	low	mid	mid
Pickering	$ 1,591	$ 1,105	$ 1,024	high	mid	mid
Scugog	$ 1,561	$ 999	$ 1,036	high	mid	mid
Whitby	$ 1,446	$ 1,182	$ 1,094	mid	mid	mid
Clarington	$ 1,358	$ 1,179	$ 1,146	mid	mid	mid
Brock	$ 1,623	$ 1,100	$ 1,203	high	mid	high
Oshawa	$ 1,509	$ 1,539	$ 1,314	high	high	high
GTA Average	**$ 1,396**	**$ 861**	**$ 822**			

2015 Net Municipal Levy Comparison per Capita vs. $100,000 Assessment - Location (cont'd)

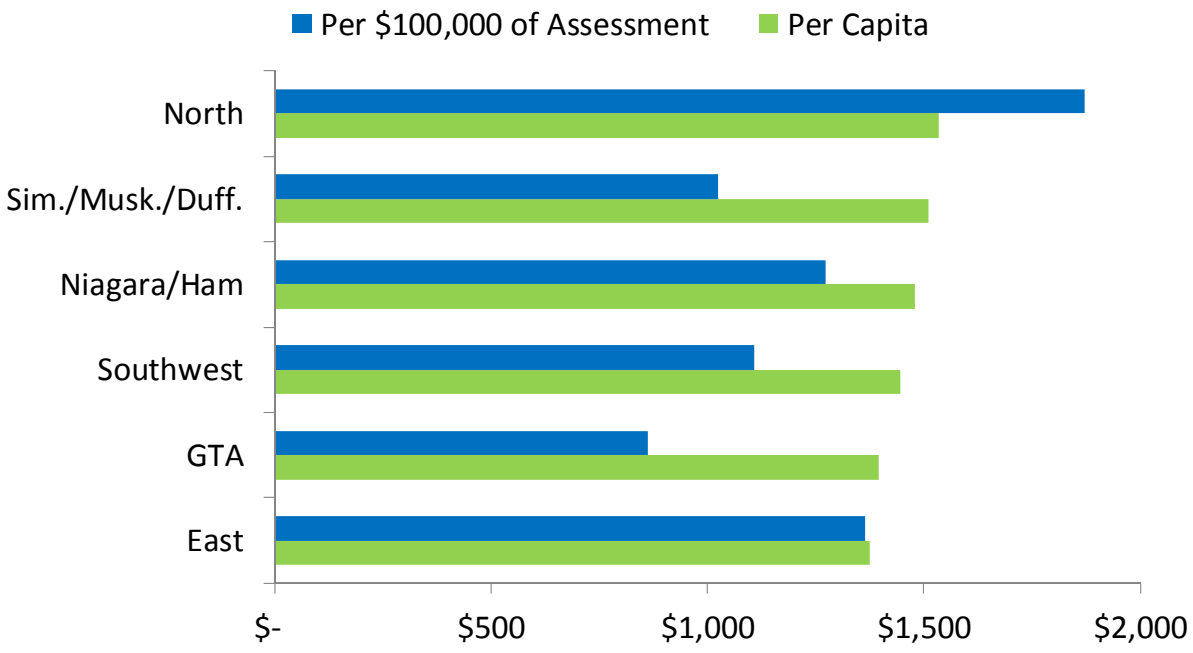
Municipality	2015 Levy per Capita	2015 Net Levy Per $100,000 Unweighted Assessment	2015 Net Levy Per $100,000 Weighted Assessment	Per Capita Ranking	Per $100,000 Unweighted Assessment Ranking	Per $100,000 Weighted Assessment Ranking
Parry Sound	$ 1,367	$ 1,301	$ 1,134	mid	mid	mid
Greater Sudbury	$ 1,390	$ 1,426	$ 1,136	mid	high	mid
Kenora	$ 1,404	$ 1,480	$ 1,250	mid	high	high
North Bay	$ 1,448	$ 1,531	$ 1,293	mid	high	high
Sault Ste. Marie	$ 1,319	$ 1,744	$ 1,355	low	high	high
Thunder Bay	$ 1,528	$ 1,971	$ 1,560	high	high	high
Timmins	$ 1,490	$ 2,078	$ 1,691	mid	high	high
Elliot Lake	$ 985	$ 2,216	$ 1,968	low	high	high
Smooth Rock Falls	$ 1,564	$ 2,592	$ 2,201	high	high	high
Greenstone	$ 2,859	$ 2,384	$ 2,578	high	high	high
North Average	**$ 1,535**	**$ 1,872**	**$ 1,617**			

Municipality	2015 Levy per Capita	2015 Net Levy Per $100,000 Unweighted Assessment	2015 Net Levy Per $100,000 Weighted Assessment	Per Capita Ranking	Per $100,000 Unweighted Assessment Ranking	Per $100,000 Weighted Assessment Ranking
Springwater	$ 995	$ 668	$ 705	low	low	low
Huntsville	$ 1,383	$ 780	$ 777	mid	low	low
Wasaga Beach	$ 1,488	$ 816	$ 803	mid	low	low
Gravenhurst	$ 2,078	$ 815	$ 813	high	low	low
Bracebridge	$ 1,642	$ 869	$ 867	high	low	low
Innisfil	$ 1,402	$ 902	$ 917	mid	mid	low
Collingwood	$ 1,815	$ 1,096	$ 1,044	high	mid	mid
Barrie	$ 1,369	$ 1,209	$ 1,122	mid	mid	mid
Orangeville	$ 1,486	$ 1,314	$ 1,212	mid	mid	high
Penetanguishene	$ 1,295	$ 1,263	$ 1,223	low	mid	high
Orillia	$ 1,669	$ 1,521	$ 1,264	high	high	high
Simcoe/Musk./Duff. Avg.	**$ 1,511**	**$ 1,023**	**$ 977**			

2015 Net Municipal Levy Comparison per Capita vs. $100,000 Assessment - Location (cont'd)

Municipality	2015 Levy per Capita	2015 Net Levy Per $100,000 Unweighted Assessment	2015 Net Levy Per $100,000 Weighted Assessment	Per Capita Ranking	Per $100,000 Unweighted Assessment Ranking	Per $100,000 Weighted Assessment Ranking
The Blue Mountains	$ 4,197	$ 721	$ 711	high	low	low
North Dumfries	$ 1,462	$ 812	$ 756	mid	low	low
Woolwich	$ 1,128	$ 807	$ 779	low	low	low
Wilmot	$ 1,049	$ 754	$ 780	low	low	low
Puslinch	$ 2,186	$ 868	$ 811	high	low	low
Wellesley	$ 976	$ 714	$ 834	low	low	low
Grey Highlands	$ 1,412	$ 750	$ 846	mid	low	low
Saugeen Shores	$ 1,480	$ 845	$ 850	mid	low	low
Brant	$ 1,191	$ 832	$ 877	low	low	low
Guelph-Eramosa	$ 1,497	$ 846	$ 917	high	low	low
Kincardine	$ 1,554	$ 865	$ 919	high	low	low
Middlesex Centre	$ 1,296	$ 745	$ 927	low	low	mid
Lambton Shores	$ 1,870	$ 862	$ 934	high	low	mid
Erin	$ 1,536	$ 887	$ 934	high	mid	mid
Centre Wellington	$ 1,261	$ 915	$ 943	low	mid	mid
Waterloo	$ 1,720	$ 1,156	$ 976	high	mid	mid
Kitchener	$ 1,216	$ 1,167	$ 987	low	mid	mid
Cambridge	$ 1,370	$ 1,270	$ 1,040	mid	mid	mid
Guelph	$ 1,590	$ 1,266	$ 1,051	high	mid	mid
Mapleton	$ 1,250	$ 725	$ 1,069	low	low	mid
Kingsville	$ 1,018	$ 920	$ 1,072	low	mid	mid
Central Huron	$ 1,324	$ 807	$ 1,108	low	low	mid
Hanover	$ 1,024	$ 1,220	$ 1,131	low	mid	mid
Meaford	$ 1,620	$ 1,070	$ 1,132	high	mid	mid
Tillsonburg	$ 1,291	$ 1,378	$ 1,138	low	high	mid
Strathroy-Caradoc	$ 1,096	$ 1,100	$ 1,161	low	mid	mid
London	$ 1,337	$ 1,362	$ 1,163	low	high	mid
Wellington North	$ 1,202	$ 982	$ 1,164	low	mid	mid
Stratford	$ 1,584	$ 1,469	$ 1,193	high	high	high
Minto	$ 1,120	$ 1,064	$ 1,196	low	mid	high
St. Marys	$ 1,598	$ 1,442	$ 1,240	high	high	high
Sarnia	$ 1,358	$ 1,538	$ 1,302	mid	high	high
St. Thomas	$ 1,166	$ 1,592	$ 1,328	low	high	high
Ingersoll	$ 1,505	$ 1,693	$ 1,353	high	high	high
Amherstburg	$ 1,368	$ 1,349	$ 1,374	mid	high	high
Owen Sound	$ 1,520	$ 1,741	$ 1,382	high	high	high
Leamington	$ 1,102	$ 1,199	$ 1,400	low	mid	high
Chatham-Kent	$ 1,368	$ 1,328	$ 1,490	mid	mid	high
Windsor	$ 1,504	$ 2,114	$ 1,637	high	high	high
Southwest Average	**$ 1,445**	**$ 1,107**	**$ 1,075**			

Summary—2015 Net Municipal Levy Comparison per Capita vs. $100,000 Assessment - Location



General Government

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

General government consists of three categories: governance, corporate management and program support. The costs for governance and corporate management can be influenced by the municipality's organizational structure and method of allocating costs.

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Georgina	$ 3	$ 9	$ 2	$ 7
Saugeen Shores	$ 8	$ 14	$ 5	$ 8
Oakville	$ 24	$ 41	$ 11	$ 18
Kitchener	$ 10	$ 22	$ 10	$ 21
Wilmot	$ 25	$ 31	$ 18	$ 22
Minto	$ 21	$ 24	$ 19	$ 22
Grimsby	$ 22	$ 33	$ 17	$ 26
Cambridge	$ 26	$ 32	$ 24	$ 30
Mapleton	$ 49	$ 53	$ 28	$ 31
Vaughan	$ 51	$ 68	$ 23	$ 31
Milton	$ 38	$ 60	$ 22	$ 35
Woolwich	$ 41	$ 51	$ 29	$ 35
Wellesley	$ 45	$ 50	$ 33	$ 36
Newmarket	$ 51	$ 59	$ 33	$ 38
Erin	$ 67	$ 70	$ 37	$ 39
Pickering	$ 54	$ 59	$ 37	$ 41
Niagara-on-the-Lake	$ 88	$ 103	$ 36	$ 42
Lincoln	$ 45	$ 56	$ 35	$ 43
Waterloo	$ 47	$ 65	$ 32	$ 43
Wasaga Beach	$ 80	$ 86	$ 42	$ 46
Welland	$ 19	$ 37	$ 25	$ 47
Markham	$ 80	$ 91	$ 42	$ 47
St. Catharines	$ 35	$ 46	$ 37	$ 47
Quinte West	$ 29	$ 43	$ 32	$ 48
Scugog	$ 64	$ 77	$ 41	$ 49
Clarington	$ 44	$ 59	$ 38	$ 51
Halton Hills	$ 84	$ 85	$ 51	$ 52
North Dumfries	$ 89	$ 95	$ 49	$ 53
Middlesex Centre	$ 91	$ 93	$ 52	$ 53
Aurora	$ 88	$ 98	$ 48	$ 54
Prince Edward County	$ 73	$ 79	$ 51	$ 55
Kingsville	$ 60	$ 62	$ 54	$ 56

General Government (cont'd)

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Guelph/Eramosa	$ 97	$ 102	$ 55	$ 58
Central Huron	$ 92	$ 95	$ 56	$ 58
Chatham-Kent	$ 52	$ 60	$ 51	$ 59
Brant County	$ 73	$ 85	$ 51	$ 59
Hamilton	$ 51	$ 66	$ 48	$ 61
Puslinch	$ 154	$ 157	$ 60	$ 61
Gravenhurst	$ 136	$ 162	$ 53	$ 63
Centre Wellington	$ 80	$ 88	$ 57	$ 63
Kenora	$ 51	$ 60	$ 53	$ 64
Ottawa	$ 93	$ 94	$ 64	$ 64
Brock	$ 85	$ 94	$ 58	$ 64
Fort Erie	$ 63	$ 72	$ 57	$ 65
Innisfil	$ 90	$ 102	$ 57	$ 65
Sarnia	$ 42	$ 58	$ 47	$ 65
Mississauga	$ 89	$ 108	$ 54	$ 65
Bracebridge	$ 115	$ 124	$ 61	$ 66
The Blue Mountains	$ 320	$ 383	$ 56	$ 66
Caledon	$ 137	$ 152	$ 62	$ 69
East Gwillimbury	$ 121	$ 132	$ 64	$ 70
Burlington	$ 118	$ 125	$ 67	$ 71
Whitchurch-Stouffville	$ 110	$ 132	$ 59	$ 71
Peterborough	$ 54	$ 69	$ 55	$ 71
Brampton	$ 75	$ 87	$ 62	$ 72
Toronto	$ 127	$ 135	$ 68	$ 73
King	$ 225	$ 230	$ 71	$ 73
Wainfleet	$ 91	$ 101	$ 66	$ 74
Huntsville	$ 55	$ 134	$ 31	$ 75
Owen Sound	$ 62	$ 66	$ 71	$ 76
Thorold	$ 71	$ 81	$ 68	$ 78
Grey Highlands	$ 141	$ 149	$ 75	$ 79
Whitby	$ 100	$ 103	$ 80	$ 82
Wellington North	$ 98	$ 103	$ 79	$ 83
St. Thomas	$ 60	$ 62	$ 81	$ 84
North Bay	$ 73	$ 85	$ 77	$ 90
Cornwall	$ 60	$ 64	$ 86	$ 90
Belleville	$ 82	$ 88	$ 86	$ 91

General Government (cont'd)

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Springwater	$ 135	$ 138	$ 90	$ 92
Penetanguishene	$ 86	$ 94	$ 84	$ 92
Strathroy-Caradoc	$ 87	$ 92	$ 86	$ 92
Brockville	$ 80	$ 87	$ 86	$ 94
Guelph	$ 97	$ 124	$ 76	$ 98
Orillia	$ 93	$ 108	$ 85	$ 98
Oshawa	$ 90	$ 99	$ 90	$ 100
Orangeville	$ 115	$ 116	$ 101	$ 101
Kingston	$ 94	$ 113	$ 84	$ 101
Windsor	$ 65	$ 72	$ 92	$ 102
Leamington	$ 90	$ 101	$ 98	$ 110
Stratford	$ 105	$ 119	$ 97	$ 110
Pelham	$ 140	$ 146	$ 109	$ 114
Lambton Shores	$ 239	$ 245	$ 111	$ 114
Collingwood	$ 192	$ 203	$ 113	$ 120
Kincardine	$ 228	$ 235	$ 126	$ 130
Barrie	$ 130	$ 151	$ 114	$ 132
Timmins	$ 92	$ 97	$ 128	$ 135
West Lincoln	$ 141	$ 148	$ 129	$ 136
Greater Sudbury	$ 127	$ 133	$ 130	$ 136
London	$ 111	$ 135	$ 112	$ 137
St. Marys	$ 143	$ 154	$ 128	$ 138
Sault Ste. Marie	$ 104	$ 109	$ 137	$ 144
Meaford	$ 217	$ 226	$ 143	$ 149
Tillsonburg	$ 110	$ 148	$ 117	$ 158
Elliot Lake	$ 76	$ 78	$ 170	$ 175
Ingersoll	$ 145	$ 159	$ 163	$ 178
Hanover	$ 155	$ 169	$ 183	$ 200
Port Colborne	$ 178	$ 187	$ 198	$ 208
Parry Sound	$ 222	$ 243	$ 208	$ 227
Amherstburg	$ 269	$ 273	$ 267	$ 270
Thunder Bay	$ 215	$ 223	$ 277	$ 288
Greenstone	$ 700	$ 763	$ 587	$ 640
Smooth Rock Falls	$ 489	$ 505	$ 814	$ 841
Average	**$ 104**	**$ 116**	**$ 86**	**$ 95**
Median	**$ 88**	**$ 95**	**$ 61**	**$ 70**

General Government (cont'd)

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Region Peel	$ 24	$ 34	$ 16	$ 23
Region Halton	$ 40	$ 50	$ 21	$ 26
District of Muskoka	$ 82	$ 108	$ 20	$ 27
Region York	$ 55	$ 67	$ 28	$ 34
Region Durham	$ 38	$ 44	$ 32	$ 37
Region Waterloo	$ 37	$ 47	$ 31	$ 39
Region Niagara	$ 54	$ 64	$ 49	$ 58
Wellington County	$ 94	$ 114	$ 59	$ 72
Region Average	**$ 53**	**$ 66**	$ 32	$ 39
Region Median	**$ 47**	**$ 57**	$ 29	$ 35

Fire

The goal of Fire Services is to protect the life and property of citizens and businesses from fire and other hazards. The three primary fire safety activities provided in communities in support of these objectives are:

- Public education and fire prevention
- Fire safety standards and enforcement
- Emergency response

Each municipality's results are influenced to varying degrees by a number of factors, including:

- The nature and extent of fire risks: The type of building construction, i.e. apartment dwellings vs. single family homes vs. institutions such as hospitals
- Geography: Topography, urban/rural mix, road congestion and fire station locations and travel distances from those stations
- Fire prevention and education efforts: Enforcement of the fire code, and the presence of working smoke alarms
- Collective agreements: Differences in what stage of multi-year agreements municipalities are at and also differences in agreements about how many staff are required on a fire vehicle
- Staffing model: Full-time firefighters or composite (full-time and part-time)



Fire (Sorted by Total Costs per Capita)

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort
St. Marys	$ 24	$ 35
Lambton Shores	$ 47	$ 47
Hanover	$ 39	$ 51
Smooth Rock Falls	$ 52	$ 52
Grey Highlands	$ 46	$ 56
Mapleton	$ 49	$ 59
Wellington North	$ 47	$ 60
Saugeen Shores	$ 50	$ 62
West Lincoln	$ 51	$ 63
Central Huron	$ 55	$ 64
Guelph/Eramosa	$ 54	$ 65
Meaford	$ 59	$ 71
Wellesley	$ 54	$ 75
Ingersoll	$ 68	$ 77
Erin	$ 69	$ 85
Kincardine	$ 74	$ 92
Gravenhurst	$ 73	$ 92
Wainfleet	$ 80	$ 94
Puslinch	$ 82	$ 95
North Dumfries	$ 89	$ 101
Minto	$ 78	$ 106
Penetanguishene	$ 90	$ 107
Brock	$ 88	$ 108
Parry Sound	$ 120	$ 138
Elliot Lake	$ 149	$ 161
Greenstone	$ 193	$ 215
The Blue Mountains	$ 189	$ 223
Population < 15,000		
Average	**$ 77**	**$ 91**
Median	**$ 68**	**$ 77**

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort
Centre Wellington	$ 42	$ 51
Strathroy-Caradoc	$ 45	$ 53
Bracebridge	$ 47	$ 54
Grimsby	$ 52	$ 59
Tillsonburg	$ 61	$ 64
Woolwich	$ 51	$ 66
Huntsville	$ 53	$ 66
Springwater	$ 60	$ 69
Kingsville	$ 60	$ 69
Middlesex Centre	$ 62	$ 71
Wilmot	$ 62	$ 72
Amherstburg	$ 63	$ 76
Pelham	$ 55	$ 77
Leamington	$ 70	$ 79
Lincoln	$ 72	$ 86
Scugog	$ 80	$ 88
Prince Edward County	$ 83	$ 95
Orangeville	$ 90	$ 97
Niagara-on-the-Lake	$ 80	$ 104
East Gwillimbury	$ 105	$ 121
King	$ 109	$ 133
Port Colborne	$ 130	$ 144
Wasaga Beach	$ 141	$ 156
Kenora	$ 138	$ 161
Collingwood	$ 190	$ 212
Owen Sound	$ 213	$ 218
Brockville	$ 264	$ 271
Population 15,000 - 29,999		
Average	**$ 92**	**$ 104**
Median	**$ 70**	**$ 79**

Fire (Sorted by Total Costs per Capita) *(cont'd)*

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort
Brant County	$ 67	$ 79
Fort Erie	$ 74	$ 88
Quinte West	$ 95	$ 103
Whitchurch-Stouffville	$ 97	$ 107
Halton Hills	$ 99	$ 113
Innisfil	$ 110	$ 121
Caledon	$ 118	$ 139
Clarington	$ 131	$ 140
Timmins	$ 136	$ 143
Georgina	$ 154	$ 159
Newmarket	$ 157	$ 160
Aurora	$ 158	$ 163
Welland	$ 172	$ 178
Peterborough	$ 183	$ 189
Pickering	$ 184	$ 190
Sault Ste. Marie	$ 186	$ 191
Belleville	$ 199	$ 209
Cornwall	$ 205	$ 212
St. Thomas	$ 210	$ 215
Orillia	$ 205	$ 216
North Bay	$ 235	$ 243
Sarnia	$ 261	$ 267
Stratford	$ 326	$ 333
Population 30,000 - 99,999		
Average	**$ 163**	**$ 172**
Median	**$ 158**	**$ 163**

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort
Milton	$ 86	$ 99
Brampton	$ 104	$ 111
Markham	$ 108	$ 112
Whitby	$ 135	$ 135
Vaughan	$ 137	$ 142
Kitchener	$ 136	$ 142
Mississauga	$ 139	$ 144
Greater Sudbury	$ 139	$ 147
Chatham-Kent	$ 136	$ 148
Burlington	$ 156	$ 163
Cambridge	$ 161	$ 164
Hamilton	$ 158	$ 166
London	$ 161	$ 168
Oakville	$ 164	$ 172
Waterloo	$ 168	$ 174
Oshawa	$ 170	$ 175
St. Catharines	$ 175	$ 182
Barrie	$ 178	$ 190
Kingston	$ 186	$ 194
Guelph	$ 186	$ 195
Toronto	$ 193	$ 196
Ottawa	$ 205	$ 212
Windsor	$ 217	$ 223
Thunder Bay	$ 301	$ 308
Population > 100,000		
Average	**$ 163**	**$ 169**
Median	**$ 161**	**$ 167**

Police

Under the Ontario Police Services Act, municipalities are responsible for the provision of adequate and effective Police services to ensure the safety and security of citizens, businesses and visitors. To fulfill this mandate, each municipality and police agency creates and implements strategies, policies and business models that meet the specific needs and priorities of their local communities.

The key objectives provided by Police Services include:

- Crime prevention
- Law enforcement
- Victims' assistance
- Maintenance of public order
- Emergency response services

Each municipality's results are influenced to varying degrees by a number of factors, including:

- Non-residents: Daily inflow and outflow of commuters and tourists, attendees at cultural, entertainment and sporting events, or seasonal residents (e.g. post-secondary students) who require police services and are not captured in population-based measures
- Specialized facilities: Airports, casinos, etc. that can require additional policing
- Demographic trends: Social and economic changes in the population

Police costs will vary significantly based on a number of factors including, but not limited to:

- Geographic mix (urban/rural mix)
- One-time special events
- Proximity and quantity of higher risk facilities (e.g. correctional, mental health facilities)
- Service levels
- Incident of more complex crimes
- Specialized services (e.g. Emergency Task Force, Emergency Measures, Marine Unit, etc.)
- Accounting and reporting practices



Police—*(Sorted by Net Costs per $100,000 Assessment, Including Amortization)*

Municipality	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
The Blue Mountains	$ 73	$ 74
Grey Highlands	$ 83	$ 83
Meaford	$ 93	$ 93
Central Huron	$ 104	$ 104
Lambton Shores	$ 111	$ 111
Kincardine	$ 117	$ 117
Saugeen Shores	$ 153	$ 156
St. Marys	$ 159	$ 159
Penetanguishene	$ 204	$ 204
Smooth Rock Falls	$ 276	$ 276
Ingersoll	$ 277	$ 277
Parry Sound	$ 295	$ 295
Greenstone	$ 315	$ 315
Hanover	$ 374	$ 380
Elliot Lake	$ 748	$ 749
Population < 15,000		
Average	**$ 225**	**$ 226**
Median	**$ 159**	**$ 159**

Municipality	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Springwater	$ 65	$ 65
Middlesex Centre	$ 66	$ 66
Wasaga Beach	$ 100	$ 100
Prince Edward County	$ 145	$ 145
Kingsville	$ 153	$ 154
Collingwood	$ 163	$ 164
Tillsonburg	$ 207	$ 208
Strathroy-Caradoc	$ 220	$ 226
Orangeville	$ 252	$ 260
Leamington	$ 259	$ 261
Owen Sound	$ 340	$ 356
Brockville	$ 356	$ 364
Kenora	$ 473	$ 473
Population 15,000 - 29,999		
Average	**$ 215**	**$ 219**
Median	**$ 207**	**$ 208**

Police——(Sorted by Net Costs per $100,000 Assessment, Including Amortization) (cont'd)

Municipality	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Brant County	$ 151	$ 151
Innisfil	$ 150	$ 156
Orillia	$ 246	$ 247
Quinte West	$ 263	$ 265
Peterborough	$ 280	$ 291
Stratford	$ 293	$ 301
Belleville	$ 303	$ 311
North Bay	$ 306	$ 314
Sarnia	$ 342	$ 348
St. Thomas	$ 351	$ 353
Timmins	$ 416	$ 434
Sault Ste. Marie	$ 431	$ 442
Cornwall	$ 500	$ 512
Population 30,000 - 99,999		
Average	**$ 310**	**$ 317**
Median	**$ 303**	**$ 311**

Municipality	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Ottawa	$ 188	$ 191
Toronto	$ 192	$ 199
Guelph	$ 205	$ 213
Kingston	$ 226	$ 238
Hamilton	$ 254	$ 259
London	$ 261	$ 270
Chatham-Kent	$ 274	$ 280
Barrie	$ 285	$ 291
Greater Sudbury	$ 296	$ 303
Thunder Bay	$ 432	$ 439
Windsor	$ 547	$ 560
Population > 100,000		
Average	**$ 287**	**$ 295**
Median	**$ 261**	**$ 270**

Municipality	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
District of Muskoka	$ 43	$ 43
Region Halton	$ 113	$ 120
Region York	$ 121	$ 126
Wellington County	$ 124	$ 129
Region Peel	$ 160	$ 165
Region Durham	$ 209	$ 215
Region Waterloo	$ 222	$ 231
Region Niagara	$ 276	$ 285
Regional Average	**$ 158**	**$ 164**
Regional Median	**$ 142**	**$ 147**

Court Security Costs

(Sorted by Net Costs per $100,000 Assessment,

Municipality	Net Costs per Capita Incl Amort	Net Costs per $100,000 Incl Amort
Chatham-Kent	$ 2	$ 2
Prince Edward County	$ 4	$ 3
Ottawa	$ 5	$ 3
Kingston	$ 5	$ 4
Hamilton	$ 5	$ 5
Owen Sound	$ 5	$ 5
Greater Sudbury	$ 6	$ 6
Guelph	$ 10	$ 8
London	$ 9	$ 9
Belleville	$ 10	$ 11
Toronto	$ 22	$ 12
Sarnia	$ 11	$ 12
Timmins	$ 10	$ 14
Barrie	$ 16	$ 14
North Bay	$ 14	$ 15
Windsor	$ 11	$ 15
Peterborough	$ 16	$ 16
Cornwall	$ 15	$ 21
St. Thomas	$ 16	$ 22
Brockville	$ 23	$ 25
Average	**$ 11**	**$ 11**
Median	**$ 10**	**$ 11**
Region Halton	$ 2	$ 1
Region York	$ 4	$ 2
Region Durham	$ 4	$ 3
Region Peel	$ 7	$ 5
Region Waterloo	$ 8	$ 6
Region Average	**$ 5**	**$ 4**
Region Median	**$ 4**	**$ 3**

Prisoner Transportation

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Net Costs per Capita Incl Amort	Net Costs per $100,000 Incl Amort
Hamilton	$ (11)	$ (11)
Stratford	$ (3)	$ (3)
Ottawa	$ 0	$ 0
London	$ 1	$ 1
Chatham-Kent	$ 1	$ 1
Prince Edward County	$ 2	$ 1
Windsor	$ 2	$ 3
Greater Sudbury	$ 3	$ 3
Belleville	$ 6	$ 6
Kingston	$ 7	$ 7
Timmins	$ 8	$ 12
Average	**$ 1**	**$ 2**
Median	**$ 2**	**$ 1**
Region Waterloo	$ 0	$ 0
Region York	$ 0	$ 0
Region Peel	$ 1	$ 1
Region Halton	$ 3	$ 2
Region Average	**$ 1**	**$ 1**
Region Median	**$ 1**	**$ 0**

Conservation Authority—(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Net Costs per Capita	Net Costs per $100,000 CVA
Belleville	$ 0	$ 0
Tillsonburg	$ 0	$ 0
Penetanguishene	$ 3	$ 3
Greater Sudbury	$ 4	$ 4
Sarnia	$ 4	$ 4
Toronto	$ 8	$ 4
Orangeville	$ 5	$ 5
Mapleton	$ 9	$ 5
Strathroy-Caradoc	$ 6	$ 6
Wasaga Beach	$ 11	$ 6
Springwater	$ 10	$ 6
Erin	$ 12	$ 7
Middlesex Centre	$ 12	$ 7
St. Thomas	$ 5	$ 7
The Blue Mountains	$ 41	$ 7
Innisfil	$ 11	$ 7
Guelph/Eramosa	$ 13	$ 7
Chatham-Kent	$ 7	$ 7
Brant County	$ 11	$ 7
Leamington	$ 7	$ 7
Centre Wellington	$ 10	$ 7
Ottawa	$ 11	$ 8
Peterborough	$ 8	$ 8
Brockville	$ 8	$ 8
Prince Edward County	$ 12	$ 8
London	$ 8	$ 9
Kingston	$ 10	$ 9
Grey Highlands	$ 18	$ 10
Meaford	$ 15	$ 10
Windsor	$ 7	$ 10
Barrie	$ 11	$ 10
Hamilton	$ 12	$ 11
St. Marys	$ 13	$ 11
Quinte West	$ 11	$ 12
Owen Sound	$ 11	$ 12
Collingwood	$ 21	$ 13
Lambton Shores	$ 27	$ 13
Central Huron	$ 22	$ 13
Minto	$ 14	$ 14
Cornwall	$ 10	$ 14
Kincardine	$ 26	$ 14
Saugeen Shores	$ 27	$ 15
Timmins	$ 11	$ 16
Hanover	$ 14	$ 16
North Bay	$ 16	$ 17
Thunder Bay	$ 14	$ 18
Average	**$ 12**	**$ 9**
Median	**$ 11**	**$ 8**

Municipality	Net Costs per Capita	Net Costs per $100,000 CVA
Region York	$ 6	$ 3
Region Halton	$ 15	$ 8
Region Waterloo	$ 11	$ 9
Region Durham	$ 12	$ 10
Region Niagara	$ 16	$ 15
Region Peel	$ 26	$ 17
Region Average	**$ 14**	**$ 10**
Region Median	**$ 13**	**$ 9**

Protective Inspection and Control

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Net Costs per Capita	Net Costs per $100,000 CVA
Kincardine	$ (37)	$ (20)
Ottawa	$ (11)	$ (8)
Elliot Lake	$ (2)	$ (4)
Leamington	$ 1	$ 1
Amherstburg	$ 1	$ 1
Ingersoll	$ 1	$ 1
Central Huron	$ 2	$ 1
Hanover	$ 1	$ 1
Guelph/Eramosa	$ 3	$ 2
St. Marys	$ 2	$ 2
Quinte West	$ 2	$ 2
Centre Wellington	$ 3	$ 2
Caledon	$ 7	$ 3
Whitchurch-Stouffville	$ 7	$ 4
Markham	$ 7	$ 4
Strathroy-Caradoc	$ 4	$ 4
Orangeville	$ 5	$ 4
Middlesex Centre	$ 7	$ 4
Niagara-on-the-Lake	$ 11	$ 4
Springwater	$ 7	$ 5
Oakville	$ 11	$ 5
Brockville	$ 5	$ 5
Timmins	$ 4	$ 5
Lincoln	$ 7	$ 6
Pelham	$ 7	$ 6
Puslinch	$ 15	$ 6
Sarnia	$ 6	$ 6
East Gwillimbury	$ 12	$ 6
Milton	$ 11	$ 6
Woolwich	$ 10	$ 7
Mississauga	$ 11	$ 7
Wilmot	$ 10	$ 7
Kingston	$ 8	$ 7

Municipality	Net Costs per Capita	Net Costs per $100,000 CVA
Grimsby	$ 10	$ 7
Belleville	$ 7	$ 7
Burlington	$ 14	$ 8
St. Catharines	$ 7	$ 8
Gravenhurst	$ 20	$ 8
Wasaga Beach	$ 15	$ 8
The Blue Mountains	$ 46	$ 8
Brant County	$ 11	$ 8
Peterborough	$ 8	$ 8
Bracebridge	$ 16	$ 8
St. Thomas	$ 6	$ 9
Halton Hills	$ 14	$ 9
Cambridge	$ 9	$ 9
Prince Edward County	$ 13	$ 9
King	$ 28	$ 9
Huntsville	$ 16	$ 9
Innisfil	$ 15	$ 9
Aurora	$ 17	$ 9
Collingwood	$ 16	$ 10
Chatham-Kent	$ 10	$ 10
Cornwall	$ 8	$ 11
Newmarket	$ 17	$ 11
Toronto	$ 23	$ 12
Greater Sudbury	$ 12	$ 13
Tillsonburg	$ 12	$ 13
Welland	$ 10	$ 13
Clarington	$ 16	$ 13
North Bay	$ 13	$ 13
Owen Sound	$ 12	$ 14
Penetanguishene	$ 14	$ 14
Brock	$ 21	$ 14
Whitby	$ 18	$ 15

Protective Inspection and Control (cont'd)

Municipality	Net Costs per Capita	Net Costs per $100,000 CVA
Barrie	$ 17	$ 15
Waterloo	$ 22	$ 15
Thunder Bay	$ 12	$ 15
Mapleton	$ 26	$ 15
Vaughan	$ 35	$ 16
Orillia	$ 18	$ 17
London	$ 17	$ 17
Brampton	$ 21	$ 17
Meaford	$ 28	$ 18
Scugog	$ 30	$ 19
Lambton Shores	$ 41	$ 19
Greenstone	$ 23	$ 19
Erin	$ 36	$ 20
Thorold	$ 21	$ 20
Stratford	$ 22	$ 20
Port Colborne	$ 19	$ 21
Kitchener	$ 23	$ 22
Hamilton	$ 24	$ 22
Fort Erie	$ 27	$ 24
North Dumfries	$ 45	$ 25
Georgina	$ 34	$ 26
Oshawa	$ 26	$ 26
Guelph	$ 34	$ 27
Wellington North	$ 34	$ 27
Sault Ste. Marie	$ 21	$ 27
Wainfleet	$ 38	$ 28
Kenora	$ 28	$ 30
Windsor	$ 23	$ 32
Pickering	$ 50	$ 35
Parry Sound	$ 52	$ 48
Smooth Rock Falls	$ 43	$ 72
Average	**$ 16**	**$ 12**
Median	**$ 14**	**$ 9**

POA

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Net Costs per Capita	Net Costs per $100,000 CVA
Cornwall	$ (13)	$ (19)
Greenstone	$ (16)	$ (13)
St. Thomas	$ (8)	$ (11)
Brockville	$ (9)	$ (9)
Brant County	$ (9)	$ (6)
Springwater	$ (9)	$ (6)
Innisfil	$ (8)	$ (5)
Collingwood	$ (8)	$ (4)
Quinte West	$ (4)	$ (4)
Orillia	$ (5)	$ (4)
Belleville	$ (4)	$ (4)
Cambridge	$ (4)	$ (4)
Leamington	$ (3)	$ (4)
Strathroy-Caradoc	$ (3)	$ (3)
Wasaga Beach	$ (6)	$ (3)
Middlesex Centre	$ (5)	$ (3)
Wainfleet	$ (4)	$ (3)
St. Catharines	$ (2)	$ (2)
West Lincoln	$ (2)	$ (2)
Thorold	$ (2)	$ (2)
Lincoln	$ (3)	$ (2)
Grimsby	$ (3)	$ (2)
Niagara-on-the-Lake	$ (5)	$ (2)
Oshawa	$ (1)	$ (1)
Milton	$ (2)	$ (1)
Pickering	$ (1)	$ (1)
Brock	$ (1)	$ (1)
Clarington	$ (1)	$ (1)
Scugog	$ (1)	$ (1)
Whitchurch-Stouffville	$ (0)	$ (0)
Wilmot	$ 0	$ 0
Mississauga	$ 5	$ 3
East Gwillimbury	$ 8	$ 4
Hamilton	$ 6	$ 6
Greater Sudbury	$ 6	$ 7
Prince Edward County	$ 10	$ 7
Kingston	$ 9	$ 8
Ottawa	$ 12	$ 8
Toronto	$ 16	$ 9
Caledon	$ 21	$ 10
Brampton	$ 13	$ 11
London	$ 11	$ 11
Timmins	$ 10	$ 14
Sault Ste. Marie	$ 11	$ 15
Chatham-Kent	$ 15	$ 15
Kenora	$ 16	$ 17
Guelph	$ 25	$ 20
Thunder Bay	$ 16	$ 21
Peterborough	$ 22	$ 23
Burlington	$ 44	$ 25
North Bay	$ 28	$ 29
Windsor	$ 26	$ 37
Barrie	$ 52	$ 46
Parry Sound	$ 193	$ 181
Average	**$ 8**	**$ 7**
Median	**$ (1)**	**$ (1)**
Wellington County	$ (5)	$ (3)
Region Halton	$ (3)	$ (1)
District of Muskoka	$ 13	$ 3
Region York	$ 11	$ 6
Region Waterloo	$ 9	$ 7
Region Durham	$ 11	$ 9
Region Niagara	$ 16	$ 14
Region Average	**$ 7**	**$ 5**
Region Median	**$ 11**	**$ 6**

Roads Services



A municipality's transportation system affects the economic vitality and quality of life of its residents. The goal of Roads Services is to provide affordable, well-managed and safe traffic flow for pedestrians, cyclists, drivers, public transit and commercial traffic while contributing to the environment and the quality of community life.

Transportation infrastructure generally includes roads, bridges, culverts, sidewalks, traffic control systems, signage and boulevards. In addition to constructing and repairing infrastructure, roads services include clearing the transportation network of snow and debris to ensure that it is safe and convenient to use.

Single-tier municipalities are responsible for maintaining all types of roads, including arterial, collector and local roads and, in some cases, expressways and laneways. Upper-tier municipalities are not responsible for maintenance of local roads.

Each municipality's results are influenced to varying degrees by a number of factors, including:

- Municipal snow clearing standards, weather conditions, road types and snowfall
- Age and condition of the network
- The proportion of heavy trucks in the traffic stream
- The municipality's pavement standards
- Population density which affects usage and congestion, contributing to road maintenance and its cost
- Type of roads a municipality operates: i.e. arterial, collector or local roads and expressways
- Availability of public transit
- Average commute distances (e.g. from home to work or school)
- Volume of traffic coming from outside the municipality

Roadways—Paved *(Sorted by Net Costs per $100,000 Assessment, Including Amortization)*

Municipality	Per Ln Km Excl Amort	Per Ln Km Incl Amort	Per Capita Excl Amort	Per Capita Incl Amort	Per $100,000 CVA Excl Amort	Per $100,000 CVA Incl Amort
Gravenhurst	$ 581	$ 1,932	$ 19	$ 64	$ 7	$ 25
Mississauga	$ 1,291	$ 7,023	$ 9	$ 48	$ 5	$ 29
Pickering	$ 2,105	$ 5,703	$ 16	$ 43	$ 11	$ 30
Aurora	$ 5,086	$ 9,552	$ 35	$ 66	$ 19	$ 36
East Gwillimbury	$ 1,062	$ 4,604	$ 17	$ 72	$ 9	$ 39
Wellesley	$ 3,460	$ 3,489	$ 54	$ 54	$ 39	$ 39
Grimsby	$ 1,228	$ 4,332	$ 15	$ 54	$ 12	$ 42
Leamington	$ 836	$ 2,120	$ 16	$ 40	$ 17	$ 44
Markham	$ 5,133	$ 14,421	$ 31	$ 86	$ 16	$ 45
Caledon	$ 674	$ 4,917	$ 14	$ 102	$ 6	$ 46
Niagara-on-the-Lake	$ 2,129	$ 4,338	$ 57	$ 116	$ 23	$ 47
Whitchurch-Stouffville	$ 4,898	$ 10,007	$ 44	$ 90	$ 24	$ 48
Vaughan	$ 5,805	$ 16,754	$ 37	$ 107	$ 17	$ 49
Newmarket	$ 5,061	$ 12,000	$ 33	$ 77	$ 21	$ 50
Clarington	$ 139	$ 3,469	$ 2	$ 59	$ 2	$ 51
Grey Highlands	$ 210	$ 2,156	$ 9	$ 96	$ 5	$ 51
Kitchener	$ 2,492	$ 9,041	$ 15	$ 56	$ 15	$ 53
Oakville	$ 8,786	$ 16,658	$ 65	$ 122	$ 29	$ 54
Wainfleet	$ 598	$ 1,699	$ 29	$ 81	$ 21	$ 59
Collingwood	$ 2,646	$ 6,984	$ 39	$ 104	$ 23	$ 61
Milton	$ 2,962	$ 9,799	$ 32	$ 105	$ 19	$ 61
Brampton	$ 6,427	$ 13,821	$ 35	$ 76	$ 30	$ 63
Burlington	$ 8,504	$ 14,080	$ 73	$ 120	$ 41	$ 68
Guelph/Eramosa	$ 1,152	$ 5,471	$ 29	$ 139	$ 17	$ 79
The Blue Mountains	$ 6,029	$ 10,955	$ 252	$ 458	$ 44	$ 79
Lambton Shores	$ 1,064	$ 4,591	$ 40	$ 173	$ 19	$ 80
Brock	$ (489)	$ 6,948	$ (8)	$ 118	$ (6)	$ 81
Erin	$ 3,547	$ 8,280	$ 62	$ 145	$ 35	$ 81
Oshawa	$ 2,863	$ 10,745	$ 21	$ 81	$ 22	$ 81
Waterloo	$ 7,387	$ 16,139	$ 60	$ 131	$ 40	$ 88
Lincoln	$ 2,057	$ 4,556	$ 52	$ 116	$ 40	$ 89
Puslinch	$ 2,513	$ 6,206	$ 93	$ 229	$ 36	$ 89
Fort Erie	$ 932	$ 4,329	$ 22	$ 101	$ 19	$ 90
Woolwich	$ 3,191	$ 8,181	$ 51	$ 132	$ 36	$ 92
St. Catharines	$ 3,984	$ 10,343	$ 34	$ 88	$ 35	$ 92
Innisfil	$ 1,627	$ 7,320	$ 32	$ 144	$ 20	$ 92

Roadways—Paved *(Sorted by Net Costs per $100,000 Assessment, Including Amortization)* (cont'd)

Municipality	Per Ln Km Excl Amort	Per Ln Km Incl Amort	Per Capita Excl Amort	Per Capita Incl Amort	Per $100,000 CVA Excl Amort	Per $100,000 CVA Incl Amort
Penetanguishene	$ 6,103	$ 11,025	$ 53	$ 96	$ 52	$ 94
Bracebridge	$ 915	$ 7,288	$ 22	$ 178	$ 12	$ 95
North Dumfries	$ 11,271	$ 12,250	$ 159	$ 172	$ 88	$ 95
Georgina	$ 1,834	$ 8,794	$ 26	$ 125	$ 20	$ 95
Cambridge	$ 7,204	$ 10,751	$ 72	$ 107	$ 66	$ 98
Middlesex Centre	$ 2,917	$ 9,919	$ 51	$ 173	$ 29	$ 98
Kincardine	$ 1,341	$ 3,149	$ 77	$ 180	$ 42	$ 100
Strathroy-Caradoc			$ 13	$ 101	$ 13	$ 101
Whitby	$ 4,341	$ 15,530	$ 35	$ 127	$ 28	$ 102
Centre Wellington	$ 1,850	$ 8,219	$ 32	$ 143	$ 23	$ 103
Hanover	$ 2,893	$ 8,400	$ 30	$ 88	$ 36	$ 104
King	$ 9,137	$ 14,832	$ 205	$ 333	$ 65	$ 106
Springwater	$ 1,263	$ 4,958	$ 41	$ 162	$ 27	$ 108
Wasaga Beach	$ 4,916	$ 10,368	$ 98	$ 206	$ 52	$ 109
Central Huron	$ 1,663	$ 4,856	$ 62	$ 180	$ 38	$ 110
Halton Hills	$ 3,822	$ 12,577	$ 55	$ 182	$ 34	$ 110
Scugog	$ 6,213	$ 9,020	$ 123	$ 179	$ 79	$ 115
Owen Sound	$ (192)	$ 9,339	$ (2)	$ 101	$ (2)	$ 116
West Lincoln	$ 2,053	$ 3,741	$ 74	$ 135	$ 68	$ 123
Sarnia	$ 2,980	$ 9,288	$ 36	$ 114	$ 41	$ 128
Mapleton	$ 411	$ 5,533	$ 17	$ 223	$ 10	$ 128
Wilmot	$ 3,756	$ 8,877	$ 78	$ 183	$ 54	$ 129
Saugeen Shores	$ 2,385	$ 8,059	$ 69	$ 234	$ 39	$ 132
Thorold	$ 4,285	$ 8,883	$ 68	$ 141	$ 65	$ 135
Port Colborne	$ 2,834	$ 5,347	$ 76	$ 144	$ 85	$ 161
Ingersoll	$ 9,615	$ 18,745	$ 81	$ 158	$ 91	$ 177
Tillsonburg	$ 6,964	$ 12,415	$ 98	$ 176	$ 104	$ 186
Kingsville	$ 331	$ 10,083	$ 7	$ 211	$ 6	$ 190
Meaford	$ 5,478	$ 8,057	$ 197	$ 289	$ 130	$ 190
Huntsville	$ 3,289	$ 8,178	$ 137	$ 341	$ 77	$ 191
Minto	$ 3,482	$ 4,898	$ 155	$ 218	$ 147	$ 207
Pelham	$ 3,814	$ 9,176	$ 113	$ 273	$ 88	$ 213
Welland	$ 10,983	$ 15,174	$ 122	$ 168	$ 155	$ 214
Orangeville	$ 19,359	$ 32,800	$ 157	$ 266	$ 138	$ 234
Wellington North	$ 6,780	$ 16,153	$ 164	$ 392	$ 133	$ 316
Amherstburg	$ 7,547	$ 20,753	$ 121	$ 332	$ 120	$ 329
Lower Tier Average	**$ 3,828**	**$ 9,160**	**$ 61**	**$ 149**	**$ 42**	**$ 103**
Lower Tier Median	**$ 2,962**	**$ 8,794**	**$ 43**	**$ 129**	**$ 29**	**$ 93**

Roadways—Paved (Sorted by Net Costs per $100,000 Assessment, Including Amortization) *(cont'd)*

Municipality	Per Ln Km Excl Amort	Per Ln Km Incl Amort	Per Capita Excl Amort	Per Capita Incl Amort	Per $100,000 CVA Excl Amort	Per $100,000 CVA Incl Amort
Cornwall	$ 1,422	$ 1,422	$ 17	$ 17	$ 24	$ 24
Toronto	$ 10,327	$ 15,661	$ 56	$ 84	$ 30	$ 45
Ottawa	$ 2,867	$ 8,069	$ 33	$ 94	$ 23	$ 64
Guelph	$ 3,844	$ 10,675	$ 33	$ 91	$ 26	$ 72
Peterborough	$ 1,800	$ 6,535	$ 21	$ 75	$ 21	$ 77
Barrie	$ 4,624	$ 10,188	$ 50	$ 111	$ 44	$ 97
Sault Ste. Marie	$ 3,662	$ 4,917	$ 58	$ 77	$ 76	$ 102
Brockville	$ 4,185	$ 7,707	$ 58	$ 107	$ 63	$ 115
London	$ 5,410	$ 12,661	$ 51	$ 120	$ 52	$ 122
Kingston	$ 5,360	$ 10,456	$ 73	$ 142	$ 65	$ 127
Hamilton	$ 4,273	$ 12,798	$ 50	$ 150	$ 46	$ 139
Chatham-Kent	$ 1,350	$ 4,632	$ 44	$ 151	$ 43	$ 146
Brant County			$ 117	$ 231	$ 81	$ 160
Orillia	$ 1,336	$ 15,231	$ 16	$ 178	$ 14	$ 162
Windsor	$ 2,363	$ 11,198	$ 26	$ 121	$ 36	$ 171
Stratford	$ 10,990	$ 15,355	$ 134	$ 188	$ 124	$ 174
St. Marys	$ 7,618	$ 12,055	$ 125	$ 198	$ 112	$ 178
St. Thomas	$ 7,037	$ 12,692	$ 82	$ 148	$ 111	$ 200
Kenora	$ 4,930	$ 10,432	$ 97	$ 205	$ 102	$ 215
Prince Edward County	$ 2,026	$ 4,545	$ 138	$ 309	$ 96	$ 216
Greater Sudbury	$ 3,338	$ 12,205	$ 61	$ 221	$ 62	$ 226
Timmins	$ 8,074	$ 10,003	$ 140	$ 174	$ 195	$ 242
Thunder Bay	$ 2,958	$ 12,963	$ 46	$ 201	$ 59	$ 260
North Bay	$ 9,919	$ 18,024	$ 137	$ 249	$ 145	$ 264
Parry Sound	$ 7,172	$ 20,333	$ 114	$ 323	$ 107	$ 302
Belleville	$ 4,471	$ 17,565	$ 80	$ 315	$ 83	$ 328
Elliot Lake	$ 7,559	$ 11,682	$ 125	$ 193	$ 281	$ 435
Quinte West	$ 4,100	$ 13,970	$ 137	$ 468	$ 153	$ 523
Greenstone	$ 13,700	$ 20,249	$ 490	$ 724	$ 411	$ 608
Smooth Rock Falls	$ 7,811	$ 16,489	$ 237	$ 501	$ 396	$ 835
Single Tier Average	**$ 5,328**	**$ 11,749**	**$ 95**	**$ 206**	**$ 103**	**$ 221**
SingleTier Median	**$ 4,471**	**$ 12,055**	**$ 67**	**$ 176**	**$ 71**	**$ 172**

Roadways—Paved *(Sorted by Net Costs per $100,000 Assessment, Including Amortization)* ***(cont'd)***

Municipality	Per Ln Km Excl Amort	Per Ln Km Incl Amort	Per Capita Excl Amort	Per Capita Incl Amort	Per $100,000 CVA Excl Amort	Per $100,000 CVA Incl Amort
Region Halton	$ 9,916	$ 19,519	$ 19	$ 37	$ 10	$ 19
Region Niagara			$ 4	$ 33	$ 3	$ 30
Region Peel	$ 16,062	$ 39,607	$ 18	$ 45	$ 12	$ 30
Region York	$ 8,427	$ 18,436	$ 30	$ 66	$ 15	$ 34
Region Waterloo	$ 1,404	$ 17,031	$ 5	$ 55	$ 4	$ 45
District of Muskoka	$ 1,697	$ 7,373	$ 43	$ 185	$ 10	$ 46
Region Durham	$ 1,987	$ 16,623	$ 7	$ 60	$ 6	$ 50
Wellington County	$ 1,289	$ 7,325	$ 20	$ 114	$ 13	$ 72
Region Average	**$ 5,826**	**$ 17,988**	**$ 18**	**$ 74**	**$ 9**	**$ 41**
Region Median	**$ 1,987**	**$ 17,031**	**$ 19**	**$ 57**	**$ 10**	**$ 40**

Roadways—Unpaved *(Sorted by Net Costs per $100,000 Assessment, Including Amortization)*

Municipality	Per Ln Km Excl Amort	Per Ln Km Incl Amort	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Vaughan	$ 5,998	$ 5,998	$ 0	$ 0	$ 0	$ 0
Kitchener	$ 4,498	$ 4,498	$ 0	$ 0	$ 0	$ 0
East Gwillimbury	$ 569	$ 569	$ 0	$ 0	$ 0	$ 0
Oshawa	$ 4,429	$ 4,429	$ 0	$ 0	$ 0	$ 0
Whitchurch-Stouffville		$ 8,025		$ 1		$ 0
Wasaga Beach	$ 2,350	$ 2,350	$ 1	$ 1	$ 1	$ 1
Whitby	$ 9,358	$ 9,358	$ 1	$ 1	$ 1	$ 1
Waterloo		$ 9,808		$ 1		$ 1
Welland	$ 12,377	$ 16,071	$ 0	$ 1	$ 1	$ 1
Port Colborne	$ 230	$ 286	$ 1	$ 1	$ 1	$ 1
Leamington	$ 841	$ 1,334	$ 1	$ 1	$ 1	$ 1
Collingwood	$ 22,823	$ 22,823	$ 2	$ 2	$ 1	$ 1
Niagara-on-the-Lake	$ 2,055	$ 2,166	$ 4	$ 4	$ 2	$ 2
Halton Hills	$ 8,466	$ 8,466	$ 4	$ 4	$ 3	$ 3
Owen Sound	$ 10,344	$ 10,344	$ 2	$ 2	$ 3	$ 3
Fort Erie	$ 1,240	$ 1,240	$ 4	$ 4	$ 4	$ 4
Kingsville	$ 1,379	$ 1,501	$ 5	$ 5	$ 4	$ 5
Caledon	$ 2,467	$ 2,827	$ 10	$ 11	$ 4	$ 5
Thorold	$ 7,764	$ 7,937	$ 6	$ 6	$ 6	$ 6
Gravenhurst	$ 1,112	$ 1,992	$ 10	$ 17	$ 4	$ 7
Pickering	$ 5,558	$ 5,618	$ 12	$ 12	$ 8	$ 9
Woolwich	$ 1,440	$ 1,440	$ 14	$ 14	$ 10	$ 10
Wilmot	$ 670	$ 2,434	$ 4	$ 14	$ 3	$ 10
Meaford		$ 673		$ 21		$ 14
Penetanguishene	$ 14,678	$ 21,893	$ 10	$ 14	$ 9	$ 14
Georgina	$ 90,452	$ 92,613	$ 18	$ 18	$ 14	$ 14
The Blue Mountains		$ 2,254		$ 89		$ 16
Saugeen Shores	$ 2,220	$ 2,618	$ 24	$ 28	$ 13	$ 16
Guelph/Eramosa	$ 1,744	$ 3,189	$ 16	$ 29	$ 9	$ 16
Bracebridge	$ 2,038	$ 2,057	$ 32	$ 33	$ 17	$ 17
Innisfil	$ 6,944	$ 11,610	$ 18	$ 30	$ 12	$ 19
Strathroy-Caradoc			$ 9	$ 23	$ 9	$ 23

Roadways—Unpaved (cont'd)

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Per Ln Km Excl Amort	Per Ln Km Incl Amort	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Lambton Shores	$ 1,509	$ 2,014	$ 39	$ 52	$ 18	$ 24
Puslinch	$ 1,688	$ 5,565	$ 24	$ 80	$ 9	$ 31
Clarington	$ 3,556	$ 18,078	$ 8	$ 43	$ 7	$ 37
Mapleton	$ 1,596	$ 2,143	$ 52	$ 69	$ 30	$ 40
Kincardine	$ 2,477	$ 2,759	$ 65	$ 73	$ 36	$ 40
Wainfleet	$ 1,573	$ 1,719	$ 53	$ 58	$ 39	$ 43
Middlesex Centre	$ 3,362	$ 5,108	$ 54	$ 82	$ 31	$ 46
Centre Wellington	$ 3,074	$ 4,626	$ 48	$ 72	$ 35	$ 52
Springwater	$ 1,842	$ 6,610	$ 22	$ 78	$ 14	$ 52
Scugog	$ 2,496	$ 4,794	$ 43	$ 83	$ 28	$ 53
West Lincoln	$ 3,263	$ 3,315	$ 60	$ 61	$ 55	$ 55
Minto	$ 2,015	$ 4,718	$ 27	$ 63	$ 26	$ 60
Central Huron	$ 1,039	$ 1,940	$ 55	$ 103	$ 34	$ 63
Brock	$ 1,232	$ 2,895	$ 59	$ 138	$ 40	$ 94
Erin	$ 4,642	$ 5,666	$ 148	$ 181	$ 83	$ 101
Grey Highlands	$ 1,137	$ 2,547	$ 106	$ 237	$ 56	$ 126
Wellesley	$ 10,627	$ 39,807	$ 121	$ 454	$ 87	$ 327
Lower Tier Average	**$ 6,163**	**$ 7,973**	**$ 26**	**$ 47**	**$ 17**	**$ 30**
Lower Tier Median	**$ 2,408**	**$ 3,872**	**$ 12**	**$ 18**	**$ 9**	**$ 14**

Roadways—Unpaved (cont'd)

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Per Ln Km Excl Amort	Per Ln Km Incl Amort	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
St. Marys			$ 0	$ 0	$ 0	$ 0
Peterborough		$ 4,518		$ 0		$ 0
Windsor	$ 480	$ 1,535	$ 0	$ 0	$ 0	$ 0
Quinte West	$ 2,597	$ 2,597	$ 0	$ 0	$ 0	$ 0
St. Thomas	$ 1,629	$ 22,777	$ 0	$ 1	$ 0	$ 1
London	$ 14,842	$ 14,842	$ 1	$ 1	$ 1	$ 1
Kingston	$ 2,102	$ 2,703	$ 1	$ 1	$ 1	$ 1
Hamilton	$ 13,803	$ 13,868	$ 1	$ 1	$ 1	$ 1
Sault Ste. Marie	$ 2,872	$ 5,181	$ 1	$ 1	$ 1	$ 2
Ottawa	$ 4,428	$ 4,428	$ 5	$ 5	$ 4	$ 4
North Bay	$ 4,569	$ 16,072	$ 2	$ 7	$ 2	$ 8
Thunder Bay	$ 4,433	$ 4,433	$ 7	$ 7	$ 9	$ 9
Greater Sudbury	$ 2,966	$ 3,350	$ 11	$ 12	$ 11	$ 13
Prince Edward County	$ 1,573	$ 1,573	$ 22	$ 22	$ 16	$ 16
Brant County			$ 25	$ 33	$ 17	$ 23
Kenora	$ 733	$ 1,167	$ 17	$ 26	$ 17	$ 28
Timmins	$ 4,377	$ 4,819	$ 20	$ 22	$ 28	$ 31
Chatham-Kent	$ 1,872	$ 2,010	$ 59	$ 64	$ 58	$ 62
Elliot Lake	$ 1,982	$ 7,312	$ 10	$ 38	$ 23	$ 86
Greenstone	$ 6,140	$ 6,140	$ 186	$ 186	$ 156	$ 156
Single Tier Average	**$ 4,200**	**$ 6,629**	**$ 19**	**$ 22**	**$ 18**	**$ 22**
Single Tier Median	**$ 2,872**	**$ 4,475**	**$ 5**	**$ 6**	**$ 4**	**$ 6**
Region Peel	$ 10,926	$ 10,926	$ 0	$ 0	$ 0	$ 0
Wellington County	$ 1,462	$ 2,663	$ 0	$ 1	$ 0	$ 0
Region Average	$ 6,194	$ 6,795	$ 0	$ 0	$ 0	$ 0
Region Median	$ 6,194	$ 6,795	$ 0	$ 0	$ 0	$ 0

Roadways—Bridges and Culverts *(Sorted by Net Costs per $100,000 Assessment, Including Amortization)*

Municipality	Total m2 Surface Area	Total Net Costs per m2 Surface Area Excl Amort	Total Net Costs per m2 Surface Area Incl Amort	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Kitchener	28,927	$ (91)	$ (84)	$ (11)	$ (10)	$ (11)	$ (10)
Greenstone	6,994	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1
Cornwall	9,454	$ 4	$ 4	$ 1	$ 1	$ 1	$ 1
Newmarket	5,815		$ 26		$ 2		$ 1
Elliot Lake	277	$ 2	$ 24	$ 0	$ 1	$ 0	$ 1
Pickering	10,079		$ 19		$ 2		$ 1
St. Catharines	7,243	$ 9	$ 26	$ 0	$ 1	$ 0	$ 1
Aurora	7,289		$ 23		$ 3		$ 2
Puslinch	1,154	$ 17	$ 30	$ 3	$ 5	$ 1	$ 2
Oshawa	9,161	$ 18	$ 35	$ 1	$ 2	$ 1	$ 2
Vaughan	31,978	$ 12	$ 47	$ 1	$ 5	$ 1	$ 2
Orillia	581	$ 117	$ 124	$ 2	$ 2	$ 2	$ 2
Owen Sound	3,471	$ 12	$ 12	$ 2	$ 2	$ 2	$ 2
Niagara-on-the-Lake	3,507	$ 8	$ 24	$ 2	$ 5	$ 1	$ 2
Collingwood	4,217	$ 3	$ 20	$ 1	$ 4	$ 0	$ 2
Whitchurch-Stouffville	1,657	$ 46	$ 133	$ 2	$ 5	$ 1	$ 3
Oakville	39,880	$ 2	$ 28	$ 0	$ 6	$ 0	$ 3
Guelph	16,367	$ 6	$ 26	$ 1	$ 3	$ 1	$ 3
Stratford	5,034	$ 1	$ 19	$ 0	$ 3	$ 0	$ 3
Port Colborne	1,623	$ 23	$ 30	$ 2	$ 3	$ 2	$ 3
Penetanguishene	1,914	$ 0	$ 15	$ 0	$ 3	$ 0	$ 3
Prince Edward County	125	$ 888	$ 888	$ 4	$ 4	$ 3	$ 3
Fort Erie				$ 1	$ 3	$ 1	$ 3
Clarington	17,956	$ 4	$ 18	$ 1	$ 4	$ 1	$ 3
Wasaga Beach	4,057	$ 7	$ 28	$ 1	$ 6	$ 1	$ 3
Toronto	909,319	$ 7	$ 18	$ 2	$ 6	$ 1	$ 3
Burlington	40,927	$ 17	$ 27	$ 4	$ 6	$ 2	$ 3
Grimsby	2,091	$ 42	$ 57	$ 3	$ 4	$ 3	$ 3
Mississauga	108,460	$ 3	$ 41	$ 0	$ 6	$ 0	$ 3
Welland	6,451	$ 19	$ 25	$ 2	$ 3	$ 3	$ 4
Brampton	72,511	$ 3	$ 40	$ 0	$ 5	$ 0	$ 4
Saugeen Shores	7,130	$ 7	$ 15	$ 4	$ 8	$ 2	$ 5
Springwater	1,923	$ 30	$ 68	$ 3	$ 7	$ 2	$ 5
Woolwich	5,609	$ 3	$ 31	$ 1	$ 7	$ 0	$ 5
Whitby	10,777	$ 6	$ 72	$ 1	$ 6	$ 0	$ 5

Roadways—Bridges and Culverts (cont'd)

Municipality	Total m2 Surface Area	Total Net Costs per m2 Surface Area Excl Amort	Total Net Costs per m2 Surface Area Incl Amort	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Scugog	2,174	$ 55	$ 77	$ 5	$ 8	$ 3	$ 5
Georgina	1,868	$ 91	$ 155	$ 4	$ 6	$ 3	$ 5
East Gwillimbury	3,298	$ 58	$ 72	$ 8	$ 10	$ 4	$ 5
Kingston	19,317	$ 16	$ 43	$ 2	$ 6	$ 2	$ 6
Markham	31,550	$ 31	$ 118	$ 3	$ 11	$ 2	$ 6
The Blue Mountains					$ 34		$ 6
Middlesex Centre	8,129	$ 10	$ 23	$ 5	$ 11	$ 3	$ 6
King	7,398	$ 14	$ 57	$ 5	$ 21	$ 2	$ 7
Sarnia	12,906	$ 34	$ 34	$ 6	$ 6	$ 7	$ 7
Gravenhurst	835	$ 204	$ 263	$ 14	$ 18	$ 5	$ 7
Wellesley	4,141	$ 5	$ 28	$ 2	$ 10	$ 1	$ 7
Erin	2,999	$ 15	$ 51	$ 4	$ 13	$ 2	$ 7
Brockville	4,640	$ 24	$ 33	$ 5	$ 7	$ 5	$ 7
Central Huron	5,420	$ 9	$ 18	$ 6	$ 12	$ 4	$ 8
Milton	72,600	$ 14	$ 19	$ 10	$ 13	$ 6	$ 8
Halton Hills	17,668	$ 4	$ 49	$ 1	$ 14	$ 1	$ 8
Peterborough	19,454	$ 2	$ 36	$ 0	$ 8	$ 0	$ 9
St. Marys	3,760	$ 3	$ 18	$ 2	$ 10	$ 2	$ 9
St. Thomas	17,593	$ 9	$ 15	$ 4	$ 7	$ 5	$ 9
Guelph/Eramosa	2,707	$ 16	$ 80	$ 3	$ 17	$ 2	$ 9
Lambton Shores	1,909	$ 60	$ 117	$ 11	$ 21	$ 5	$ 10
West Lincoln	6,440	$ 9	$ 26	$ 4	$ 11	$ 4	$ 10
Brock	6,330	$ 14	$ 29	$ 8	$ 16	$ 5	$ 11
Belleville	20,417	$ 8	$ 27	$ 3	$ 11	$ 4	$ 11
Leamington	5,237	$ 0	$ 57	$ 0	$ 10	$ 0	$ 11
London				$ 5	$ 11	$ 5	$ 11
Thorold	31,500	$ 2	$ 7	$ 4	$ 12	$ 3	$ 11
Innisfil	4,864	$ 13	$ 136	$ 2	$ 19	$ 1	$ 12
Caledon	20,422	$ 73	$ 85	$ 24	$ 28	$ 11	$ 13
Mapleton	8,031	$ 6	$ 29	$ 5	$ 22	$ 3	$ 13
Grey Highlands	5,602	$ 19	$ 42	$ 11	$ 24	$ 6	$ 13
Windsor	55,759	$ 9	$ 37	$ 2	$ 10	$ 3	$ 14
Meaford	12,011		$ 21		$ 22		$ 14
Ingersoll	4,200	$ 7	$ 40	$ 2	$ 13	$ 3	$ 15
Kingsville	2,122	$ 41	$ 172	$ 4	$ 16	$ 4	$ 15

Roadways—Bridges and Culverts (cont'd)

Municipality	Total m2 Surface Area	Total Net Costs per m2 Surface Area Excl Amort	Total Net Costs per m2 Surface Area Incl Amort	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Wainfleet	1,412	$ 74	$ 95	$ 16	$ 21	$ 12	$ 15
Barrie	17,608	$ 95	$ 150	$ 12	$ 18	$ 10	$ 16
Lincoln	6,403	$ 50	$ 79	$ 14	$ 21	$ 10	$ 16
Ottawa	326,101	$ 66	$ 81	$ 23	$ 28	$ 15	$ 19
Kincardine	5,612	$ 30	$ 73	$ 15	$ 36	$ 8	$ 20
Hamilton	196,772	$ 46	$ 62	$ 17	$ 22	$ 16	$ 21
Bracebridge	2,310	$ 216	$ 277	$ 32	$ 41	$ 17	$ 22
Greater Sudbury	46,836	$ 40	$ 80	$ 11	$ 23	$ 12	$ 23
Centre Wellington	12,378	$ 28	$ 72	$ 13	$ 32	$ 9	$ 23
Brant County				$ 13	$ 34	$ 9	$ 24
Quinte West	28,563	$ 14	$ 33	$ 9	$ 21	$ 10	$ 24
Thunder Bay	35,570	$ 9	$ 61	$ 3	$ 20	$ 4	$ 25
Sault Ste. Marie	6,374	$ 186	$ 233	$ 15	$ 19	$ 20	$ 25
Minto	6,663	$ 26	$ 36	$ 21	$ 29	$ 20	$ 27
Parry Sound				$ 9	$ 29	$ 9	$ 27
North Bay	13,845	$ 69	$ 113	$ 18	$ 29	$ 19	$ 30
Timmins	15,524	$ 33	$ 72	$ 12	$ 25	$ 16	$ 35
Chatham-Kent	105,330	$ 17	$ 42	$ 17	$ 43	$ 17	$ 42
Kenora	10,464	$ 11	$ 64	$ 7	$ 42	$ 7	$ 44
Average	**28,951**	**$ 39**	**$ 66**	**$ 6**	**$ 13**	**$ 4**	**$ 10**
Median	**6,451**	**$ 14**	**$ 37**	**$ 3**	**$ 10**	**$ 3**	**$ 7**
Region Peel	82,380	20	66	$ 1	$ 4	$ 1	$ 3
Region Durham	84,154	9	26	$ 1	$ 3	$ 1	$ 3
Region Halton	71,481	6	51	$ 1	$ 7	$ 0	$ 3
Region Niagara				$ 1	$ 5	$ 1	$ 5
Region Waterloo	75,196	9	48	$ 1	$ 7	$ 1	$ 6
Region York	132,290	78	115	$ 9	$ 13	$ 5	$ 7
District of Muskoka	21,000	15	86	$ 5	$ 31	$ 1	$ 8
Wellington County	33,017	15	78	$ 6	$ 29	$ 4	$ 18
Region Average	**71,360**	**$ 22**	**$ 67**	**$ 3**	**$ 12**	**$ 2**	**$ 6**
Region Median	**75,196**	**$ 15**	**$ 66**	**$ 1**	**$ 7**	**$ 1**	**$ 5**

Roadways—Traffic Operations

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Per Capita Excl Amort	Per Capita Incl Amort	Per $100,000 CVA Excl Amort	Per $100,000 CVA Incl Amort
Minto		$ 0		$ 0
Wilmot	$ 2	$ 2	$ 1	$ 1
Pelham	$ 2	$ 2	$ 1	$ 1
Meaford		$ 3		$ 2
The Blue Mountains		$ 15		$ 3
Newmarket	$ 7	$ 7	$ 4	$ 5
Wasaga Beach	$ 11	$ 12	$ 6	$ 7
Markham	$ 9	$ 13	$ 5	$ 7
Aurora	$ 3	$ 15	$ 2	$ 8
Waterloo	$ 12	$ 12	$ 8	$ 8
Puslinch	$ 11	$ 23	$ 4	$ 9
Sarnia	$ 9	$ 9	$ 10	$ 10
Penetanguishene	$ 12	$ 12	$ 12	$ 12
Georgina	$ 17	$ 17	$ 13	$ 13
Vaughan	$ 31	$ 32	$ 14	$ 15
Lambton Shores	$ 21	$ 33	$ 10	$ 15
Mississauga	$ 20	$ 26	$ 12	$ 16
Hanover	$ 14	$ 14	$ 16	$ 16
Halton Hills	$ 23	$ 28	$ 14	$ 17
Oakville	$ 37	$ 40	$ 17	$ 18
Woolwich	$ 17	$ 26	$ 12	$ 18
Burlington	$ 28	$ 36	$ 16	$ 20
Owen Sound	$ 14	$ 18	$ 16	$ 20
Whitchurch-Stouffville	$ 25	$ 38	$ 14	$ 20
Pickering	$ 28	$ 32	$ 19	$ 22
West Lincoln	$ 21	$ 26	$ 19	$ 23
Scugog	$ 33	$ 37	$ 21	$ 24
Niagara-on-the-Lake	$ 51	$ 59	$ 21	$ 24
Kitchener	$ 21	$ 26	$ 20	$ 25
Welland	$ 14	$ 20	$ 18	$ 25
St. Catharines	$ 19	$ 25	$ 20	$ 26
Milton	$ 37	$ 49	$ 22	$ 29
Centre Wellington	$ 40	$ 41	$ 28	$ 30

Roadways—Traffic Operations (cont'd)

Municipality	Per Capita Excl Amort	Per Capita Incl Amort	Per $100,000 CVA Excl Amort	Per $100,000 CVA Incl Amort
Thorold	$ 22	$ 32	$ 21	$ 30
Bracebridge	$ 53	$ 62	$ 28	$ 33
Brampton	$ 31	$ 40	$ 26	$ 34
Oshawa	$ 33	$ 33	$ 33	$ 34
Central Huron	$ 45	$ 57	$ 27	$ 35
Grimsby	$ 46	$ 48	$ 36	$ 37
Springwater	$ 62	$ 65	$ 42	$ 43
Collingwood	$ 38	$ 74	$ 23	$ 44
Kincardine	$ 59	$ 89	$ 32	$ 49
Gravenhurst	$ 113	$ 131	$ 44	$ 51
Caledon	$ 96	$ 114	$ 43	$ 52
Innisfil	$ 57	$ 86	$ 36	$ 55
Guelph/Eramosa	$ 91	$ 98	$ 52	$ 55
Port Colborne	$ 47	$ 51	$ 53	$ 57
Whitby	$ 72	$ 80	$ 58	$ 64
Saugeen Shores	$ 104	$ 119	$ 59	$ 67
Kingsville	$ 71	$ 78	$ 64	$ 70
Lincoln	$ 71	$ 92	$ 55	$ 71
East Gwillimbury	$ 114	$ 133	$ 61	$ 71
Ingersoll	$ 26	$ 64	$ 29	$ 72
Fort Erie	$ 72	$ 83	$ 65	$ 75
Mapleton	$ 142	$ 143	$ 82	$ 83
Grey Highlands	$ 129	$ 159	$ 68	$ 84
Strathroy-Caradoc	$ 74	$ 85	$ 73	$ 84
Brock	$ 104	$ 126	$ 71	$ 86
Clarington	$ 92	$ 103	$ 78	$ 88
Wainfleet	$ 101	$ 131	$ 74	$ 96
Middlesex Centre	$ 165	$ 175	$ 94	$ 99
Leamington	$ 93	$ 102	$ 101	$ 110
Lower Tier Average	**$ 48**	**$ 55**	**$ 33**	**$ 37**
Lower Tier Median	**$ 33**	**$ 39**	**$ 22**	**$ 27**

Roadways—Traffic Operations (cont'd)

Municipality	Per Capita Excl Amort	Per Capita Incl Amort	Per $100,000 CVA Excl Amort	Per $100,000 CVA Incl Amort
St. Marys	$ 6	$ 7	$ 6	$ 6
Prince Edward County	$ 15	$ 15	$ 11	$ 11
Toronto	$ 25	$ 29	$ 14	$ 16
Stratford	$ 8	$ 20	$ 7	$ 19
North Bay	$ 17	$ 19	$ 18	$ 20
Kenora	$ 17	$ 21	$ 17	$ 22
Barrie	$ 29	$ 33	$ 26	$ 29
London	$ 25	$ 32	$ 25	$ 32
Guelph	$ 37	$ 43	$ 29	$ 34
Peterborough	$ 24	$ 46	$ 25	$ 47
Brockville	$ 37	$ 44	$ 40	$ 48
Quinte West	$ 40	$ 43	$ 45	$ 48
Greater Sudbury	$ 40	$ 47	$ 41	$ 48
Brant County	$ 62	$ 69	$ 43	$ 48
Belleville	$ 39	$ 47	$ 40	$ 49
Kingston	$ 30	$ 56	$ 27	$ 50
Timmins	$ 34	$ 38	$ 48	$ 53
Hamilton	$ 51	$ 61	$ 47	$ 56
Orillia	$ 52	$ 64	$ 47	$ 58
Elliot Lake	$ 20	$ 27	$ 45	$ 61
Chatham-Kent	$ 61	$ 71	$ 59	$ 69
St. Thomas	$ 49	$ 57	$ 67	$ 77
Thunder Bay	$ 43	$ 61	$ 55	$ 78
Parry Sound	$ 38	$ 90	$ 36	$ 84
Ottawa	$ 130	$ 148	$ 89	$ 101
Windsor	$ 66	$ 79	$ 93	$ 111
Cornwall	$ 71	$ 162	$ 101	$ 230
Sault Ste. Marie	$ 136	$ 178	$ 180	$ 235
Single Tier Average	**$ 43**	**$ 57**	**$ 46**	**$ 62**
Single Tier Median	**$ 38**	**$ 46**	**$ 41**	**$ 48**

Roadways—Traffic Operations (cont'd)

Municipality	Per Capita Excl Amort	Per Capita Incl Amort	Per $100,000 CVA Excl Amort	Per $100,000 CVA Incl Amort
Region Peel	$ 5	$ 6	$ 3	$ 4
Region Halton	$ 8	$ 14	$ 4	$ 7
District of Muskoka	$ 38	$ 42	$ 9	$ 10
Region York	$ 24	$ 26	$ 12	$ 13
Region Waterloo	$ 18	$ 20	$ 15	$ 16
Wellington County	$ 26	$ 30	$ 16	$ 19
Region Durham	$ 31	$ 34	$ 26	$ 29
Region Niagara	$ 57	$ 67	$ 52	$ 61
Region Average	**$ 26**	**$ 30**	**$ 17**	**$ 20**
Region Median	**$ 25**	**$ 28**	**$ 13**	**$ 15**

Winter Control—Except Sidewalks, Parking Lots

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Net Costs per Ln Km Incl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Incl Amort
Wellesley	$ 239	$ 6	$ 5
East Gwillimbury	$ 761	$ 12	$ 6
Newmarket	$ 1,954	$ 13	$ 8
Markham	$ 2,452	$ 16	$ 8
Niagara-on-the-Lake	$ 754	$ 22	$ 9
Amherstburg	$ 587	$ 12	$ 11
Oakville	$ 3,382	$ 26	$ 12
Whitchurch-Stouffville	$ 1,716	$ 22	$ 12
Lambton Shores	$ 431	$ 27	$ 13
King	$ 1,305	$ 40	$ 13
Pickering	$ 2,031	$ 20	$ 14
Caledon	$ 1,244	$ 31	$ 14
Wilmot	$ 842	$ 21	$ 14
Waterloo	$ 2,768	$ 23	$ 15
Puslinch	$ 763	$ 39	$ 15
Strathroy-Caradoc		$ 16	$ 16
Aurora	$ 4,385	$ 30	$ 17
North Dumfries	$ 1,840	$ 31	$ 17
Mississauga	$ 4,643	$ 33	$ 20
Burlington	$ 4,081	$ 35	$ 20
Whitby	$ 3,031	$ 25	$ 20
Erin	$ 739	$ 37	$ 20
Grimsby	$ 2,110	$ 26	$ 21
Mapleton	$ 562	$ 38	$ 22
Welland	$ 1,574	$ 18	$ 22
Kitchener	$ 3,804	$ 24	$ 22
Cambridge	$ 2,821	$ 25	$ 23
Vaughan	$ 7,956	$ 51	$ 23
Leamington	$ 1,092	$ 22	$ 23
Pelham	$ 1,050	$ 31	$ 24
Middlesex Centre	$ 1,292	$ 43	$ 25
St. Catharines	$ 2,485	$ 24	$ 25
Woolwich	$ 1,433	$ 37	$ 26
Sarnia	$ 1,850	$ 23	$ 26
West Lincoln	$ 523	$ 28	$ 26
Bracebridge	$ 1,522	$ 49	$ 26
Kincardine	$ 677	$ 48	$ 26
Saugeen Shores	$ 1,419	$ 48	$ 27

Winter Control—Except Sidewalks, Parking Lots (cont'd)

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Net Costs per Ln Km Incl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Incl Amort
Scugog	$ 1,147	$ 43	$ 27
Thorold	$ 1,740	$ 29	$ 28
The Blue Mountains	$ 2,190	$ 161	$ 28
Milton	$ 3,900	$ 49	$ 29
Guelph/Eramosa	$ 1,478	$ 51	$ 29
Brampton	$ 5,623	$ 35	$ 29
Central Huron	$ 542	$ 48	$ 29
Gravenhurst	$ 1,856	$ 77	$ 30
Halton Hills	$ 3,663	$ 53	$ 32
Innisfil	$ 2,305	$ 51	$ 33
Penetanguishene	$ 3,597	$ 34	$ 33
Grey Highlands	$ 469	$ 63	$ 33
Oshawa		$ 33	$ 33
Kingsville	$ 1,523	$ 37	$ 34
Hanover	$ 2,702	$ 28	$ 34
Wasaga Beach	$ 3,171	$ 64	$ 34
Tillsonburg	$ 2,283	$ 32	$ 34
Huntsville	$ 1,161	$ 61	$ 34
Port Colborne	$ 1,144	$ 31	$ 34
Fort Erie	$ 1,455	$ 38	$ 35
Springwater	$ 1,168	$ 52	$ 35
Ingersoll	$ 3,633	$ 31	$ 35
Collingwood	$ 3,627	$ 58	$ 35
Brock	$ 785	$ 51	$ 35
Lincoln	$ 1,778	$ 45	$ 35
Clarington	$ 2,108	$ 41	$ 35
Wainfleet	$ 598	$ 49	$ 36
Georgina	$ 3,672	$ 53	$ 40
Wellington North	$ 865	$ 51	$ 41
Orangeville	$ 6,056	$ 49	$ 43
Meaford	$ 1,084	$ 70	$ 46
Centre Wellington	$ 2,412	$ 79	$ 57
Minto	$ 1,461	$ 81	$ 77
Owen Sound	$ 6,724	$ 74	$ 85
Lower Tier Average	**$ 2,143**	**$ 40**	**$ 27**
Lower Tier Median	**$ 1,728**	**$ 36**	**$ 26**

Winter Control—Except Sidewalks, Parking Lots (cont'd)

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Net Costs per Ln Km Incl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Incl Amort
St. Thomas	$ 1,032	$ 12	$ 16
Toronto	$ 6,099	$ 33	$ 18
Guelph	$ 3,258	$ 29	$ 22
Stratford	$ 2,617	$ 32	$ 30
London		$ 34	$ 35
Peterborough	$ 3,250	$ 37	$ 38
Barrie	$ 4,099	$ 45	$ 39
Belleville	$ 2,130	$ 38	$ 40
St. Marys	$ 3,364	$ 55	$ 50
Ottawa	$ 5,674	$ 73	$ 50
Hamilton	$ 4,835	$ 57	$ 53
Windsor	$ 3,345	$ 38	$ 53
Kingston	$ 4,406	$ 61	$ 55
Brockville	$ 4,064	$ 56	$ 61
Orillia	$ 5,934	$ 69	$ 63
Thunder Bay	$ 3,133	$ 54	$ 69
North Bay	$ 4,904	$ 70	$ 74
Cornwall	$ 4,311	$ 52	$ 74
Brant County		$ 109	$ 76
Kenora	$ 1,846	$ 74	$ 77
Elliot Lake	$ 1,594	$ 35	$ 78
Quinte West	$ 2,088	$ 70	$ 78
Chatham-Kent	$ 1,286	$ 83	$ 80
Greenstone	$ 1,642	$ 105	$ 88
Parry Sound	$ 6,182	$ 98	$ 92
Prince Edward County	$ 1,860	$ 142	$ 99
Smooth Rock Falls	$ 2,126	$ 65	$ 108
Greater Sudbury	$ 4,825	$ 105	$ 108
Sault Ste. Marie	$ 6,947	$ 109	$ 144
Timmins	$ 7,936	$ 174	$ 243
Single Tier			
Single Tier Average	**$ 3,742**	**$ 67**	**$ 70**
Single Tier Median	**$ 3,355**	**$ 59**	**$ 66**
Region Halton	$ 5,011	$ 10	$ 5
Region Peel	$ 8,827	$ 10	$ 7
Region York	$ 4,589	$ 16	$ 8
Region Waterloo	$ 4,355	$ 14	$ 12
Region Niagara	$ 4,021	$ 15	$ 14
Region Durham	$ 4,740	$ 17	$ 14
District of Muskoka	$ 3,552	$ 89	$ 22
Wellington County	$ 11,428	$ 84	$ 53
Region Average	**$ 5,815**	**$ 32**	**$ 17**
Region Median	**$ 4,664**	**$ 16**	**$ 13**

Winter Control—Sidewalks, Parking Lots Only

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Incl Amort
Erin	$ 0	$ 0
Waterloo	$ 0	$ 0
Niagara-on-the-Lake	$ 1	$ 1
Scugog	$ 1	$ 1
Clarington	$ 1	$ 1
Grey Highlands	$ 1	$ 1
Pelham	$ 1	$ 1
Thorold	$ 1	$ 1
Burlington	$ 2	$ 1
Wasaga Beach	$ 3	$ 1
Guelph/Eramosa	$ 3	$ 1
Halton Hills	$ 3	$ 2
Innisfil	$ 3	$ 2
West Lincoln	$ 2	$ 2
Welland	$ 1	$ 2
Whitby	$ 2	$ 2
Springwater	$ 3	$ 2
Lambton Shores	$ 5	$ 2
Markham	$ 5	$ 3
Milton	$ 5	$ 3
Kingsville	$ 3	$ 3
Woolwich	$ 4	$ 3
Centre Wellington	$ 4	$ 3
Whitchurch-Stouffville	$ 6	$ 3
Caledon	$ 7	$ 3
Cambridge	$ 4	$ 3
Vaughan	$ 9	$ 4
Mississauga	$ 7	$ 4
Central Huron	$ 7	$ 5
Minto	$ 5	$ 5
Grimsby	$ 7	$ 6
Wilmot	$ 9	$ 6
Penetanguishene	$ 6	$ 6
Kincardine	$ 12	$ 6
Gravenhurst	$ 17	$ 7
Kitchener	$ 8	$ 8
Hanover	$ 7	$ 8
Oakville	$ 18	$ 8
Collingwood	$ 15	$ 9
Newmarket	$ 14	$ 9
Ingersoll	$ 10	$ 11
Strathroy-Caradoc	$ 11	$ 11
Bracebridge	$ 26	$ 14
Oshawa	$ 14	$ 14
Cornwall	$ 11	$ 15
Owen Sound	$ 17	$ 20
Lower Tier Average	**$ 7**	**$ 5**
Lower Tier Median	**$ 5**	**$ 3**
Prince Edward County	$ 0	$ 0
Chatham-Kent	$ 3	$ 2
St. Thomas	$ 2	$ 3
St. Marys	$ 4	$ 4
Brant County	$ 6	$ 4
Guelph	$ 6	$ 5
Hamilton	$ 5	$ 5
Quinte West	$ 4	$ 5
Toronto	$ 9	$ 5
London	$ 6	$ 6
Sault Ste. Marie	$ 6	$ 8
North Bay	$ 8	$ 8
Windsor	$ 6	$ 8
Greater Sudbury	$ 8	$ 8
Kingston	$ 10	$ 9
Ottawa	$ 13	$ 9
Barrie	$ 10	$ 9
Peterborough	$ 10	$ 10
Stratford	$ 11	$ 10
Brockville	$ 10	$ 10
Belleville	$ 11	$ 12
Thunder Bay	$ 9	$ 12
Orillia	$ 14	$ 12
Timmins	$ 21	$ 29
Parry Sound	$ 35	$ 33
Elliot Lake	$ 24	$ 55
Single Tier Average	**$ 10**	**$ 11**
Single Tier Median	**$ 9**	**$ 8**

Transit Services—Conventional



Transit Services provide citizens with a safe, reliable, efficient and affordable means of traveling to work, school, home or play. Greater use of public transit systems in a community eases traffic congestion and improves air quality.

An effective and efficient transit system places emphasis on the following objectives:

- Quality of life: Provides mobility options for all residents to ensure access to work, education, health care, shopping, social and recreational opportunities
- Sustainability: Needs to be affordable for everyone in the community, be fiscally responsible to taxpayers and support the goal of improving the environment
- Economic development: Services and costs need to reflect and encourage residential and commercial growth

Each municipality's results are influenced to varying degrees by a number of factors, including:

- Size and urban form within the service area: Service and costs are affected by the type of development, topography and density
- Demographics and socio-economic factors: Auto ownership rates, population age, immigrant levels and household incomes will impact transit market share
- Nature of transit service design and delivery: Number of routes, proximity and frequency of service, service coverage and hours of operation can vary significantly amongst systems, automated fare systems, Geographic Positioning Systems, traffic signal priority and dedicated bus lanes could be used to facilitate 'express' service
- Transit system type: Composition of fleet (bus, subway or light-rail transit (LRT)), diesel vs. natural gas, high floor vs. low floor accessible, and age of fleet
- Demand for services: Rising fuel prices, a growing urban population and increased awareness of environmental issues can increase demand; catchment area for transit riders may extend beyond municipal boundaries
- Economic conditions: Ridership growth, fare increases, fluctuations in commodity and energy prices, foreign exchange rates, magnitude of external contracting and contractual obligations with labour bargaining units
- Legislated requirements: Increased cost due to compliance with the Accessibility for Ontarians with Disabilities Act, 2005 (AODA)

Transit Services—Conventional (sorted by Net Costs per $100,000 Including Amortization)

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Revenue as % Operating Costs Excl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
The Blue Mountains	$ 4	$ 4	44%	$ 1	$ 1
Parry Sound	$ 2	$ 2	69%	$ 2	$ 2
Elliot Lake	$ 31	$ 41	33%	$ 70	$ 91
Population < 15,000					
Average	**$ 12**	**$ 16**	**49%**	**$ 24**	**$ 31**
Median	**$ 4**	**$ 4**	**44%**	**$ 2**	**$ 2**
Woolwich	$ 0	$ 0	93%	$ 0	$ 0
Niagara-on-the-Lake	$ 5	$ 5	79%	$ 2	$ 2
Huntsville	$ 8	$ 8	46%	$ 5	$ 5
Port Colborne	$ 4	$ 4	72%	$ 5	$ 5
Leamington	$ 6	$ 7		$ 7	$ 8
Wasaga Beach	$ 20	$ 21	44%	$ 11	$ 11
Kenora	$ 9	$ 13	46%	$ 9	$ 14
Orangeville	$ 19	$ 19	24%	$ 17	$ 17
Brockville	$ 16	$ 18	52%	$ 17	$ 20
Collingwood	$ 33	$ 46	41%	$ 20	$ 27
Thorold	$ 37	$ 37	10%	$ 36	$ 36
Owen Sound	$ 49	$ 49	25%	$ 56	$ 56
Population 15,000 - 29,999					
Average	**$ 19**	**$ 21**	**44%**	**$ 17**	**$ 18**
Median	**$ 16**	**$ 18**	**45%**	**$ 11**	**$ 14**

Transit Services—Conventional (sorted by Net Costs per $100,000 Including Amortization) *(cont'd)*

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Revenue as % Operating Costs Excl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Whitchurch-Stouffville	$ (0)	$ (0)	118%	$ (0)	$ (0)
Caledon	$ 0	$ 0	30%	$ 0	$ 0
Fort Erie	$ 15	$ 15	25%	$ 14	$ 14
Quinte West	$ 25	$ 25		$ 28	$ 28
Orillia	$ 30	$ 37	48%	$ 27	$ 34
St. Thomas	$ 20	$ 25	32%	$ 27	$ 34
Belleville	$ 46	$ 60	43%	$ 48	$ 63
Stratford	$ 58	$ 72	32%	$ 54	$ 66
Welland	$ 46	$ 55	52%	$ 59	$ 70
Sarnia	$ 62	$ 70	29%	$ 70	$ 79
Cornwall	$ 49	$ 57	39%	$ 69	$ 81
North Bay	$ 64	$ 80	47%	$ 68	$ 85
Peterborough	$ 82	$ 98	40%	$ 84	$ 101
Sault Ste. Marie	$ 77	$ 85	38%	$ 102	$ 112
Timmins	$ 78	$ 93	31%	$ 109	$ 130
Population 30,000 - 99,999					
Average	**$ 44**	**$ 52**	**43%**	**$ 51**	**$ 60**
Median	**$ 46**	**$ 57**	**39%**	**$ 54**	**$ 66**

Transit Services—Conventional (sorted by Net Costs per $100,000 Including Amortization) *(cont'd)*

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Revenue as % Operating Costs Excl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Vaughan	$ 0	$ 0	94%	$ 0	$ 0
Waterloo	$ 2	$ 2	31%	$ 2	$ 2
Chatham-Kent	$ 10	$ 10	44%	$ 10	$ 10
Milton	$ 30	$ 35	25%	$ 17	$ 21
Burlington	$ 64	$ 77	31%	$ 36	$ 43
Oakville	$ 85	$ 107	31%	$ 38	$ 47
Barrie	$ 77	$ 89	33%	$ 68	$ 78
Greater Sudbury	$ 72	$ 84	39%	$ 73	$ 86
St. Catharines	$ 62	$ 87	55%	$ 65	$ 90
Mississauga	$ 121	$ 152	46%	$ 73	$ 92
London	$ 67	$ 95	55%	$ 68	$ 96
Kingston	$ 95	$ 112	36%	$ 85	$ 100
Hamilton	$ 101	$ 121	41%	$ 94	$ 112
Thunder Bay	$ 75	$ 91	42%	$ 97	$ 118
Guelph	$ 133	$ 161	37%	$ 105	$ 127
Brampton	$ 130	$ 164	38%	$ 108	$ 137
Windsor	$ 97	$ 112	38%	$ 137	$ 158
Toronto	$ 196	$ 318	67%	$ 106	$ 171
Ottawa	$ 279	$ 336	40%	$ 191	$ 231
Population > 100,000					
Average	**$ 89**	**$ 113**	**43%**	**$ 72**	**$ 90**
Median	**$ 77**	**$ 95**	**39%**	**$ 73**	**$ 92**
Region Niagara	$ (1)	$ (1)		$ (1)	$ (1)
Region Peel	$ 26	$ 26		$ 17	$ 17
Region York	$ 101	$ 130	34%	$ 51	$ 66
Region Waterloo	$ 94	$ 116	44%	$ 78	$ 97
Region Average	**$ 55**	**$ 68**	**39%**	**$ 36**	**$ 45**
Region Median	**$ 60**	**$ 71**	**39%**	**$ 34**	**$ 42**

Transit Services—Disabled and Special Needs

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
St. Marys	$ 1	$ 1	$ 1	$ 1
Saugeen Shores	$ (1)	$ 3	$ (1)	$ 2
Kincardine	$ 4	$ 7	$ 2	$ 4
Meaford	$ 6	$ 6	$ 4	$ 4
Parry Sound	$ 5	$ 5	$ 4	$ 4
Ingersoll	$ 5	$ 5	$ 6	$ 6
Elliot Lake	$ 11	$ 15	$ 26	$ 34
Hanover	$ 49	$ 61	$ 58	$ 72
Population < 15,000				
Average	**$ 10**	**$ 13**	**$ 12**	**$ 16**
Median	**$ 5**	**$ 6**	**$ 4**	**$ 4**
Niagara-on-the-Lake	$ 0	$ 0	$ 0	$ 0
Leamington	$ 0	$ 0	$ 0	$ 0
Prince Edward County	$ 2	$ 2	$ 1	$ 1
Thorold	$ 5	$ 5	$ 5	$ 5
Kenora	$ 5	$ 5	$ 5	$ 5
Collingwood	$ 10	$ 10	$ 6	$ 6
Owen Sound	$ 12	$ 12	$ 14	$ 14
Brockville	$ 14	$ 16	$ 15	$ 17
Population 15,000 - 29,999				
Average	**$ 6**	**$ 6**	**$ 6**	**$ 6**
Median	**$ 5**	**$ 5**	**$ 5**	**$ 5**

Transit Services—Disabled and Special Needs (cont'd)

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Georgina	$ 1	$ 1	$ 1	$ 1
Fort Erie	$ 3	$ 3	$ 3	$ 3
Halton Hills	$ 5	$ 6	$ 3	$ 4
Quinte West	$ 4	$ 4	$ 4	$ 4
Brant County	$ 6	$ 6	$ 4	$ 4
Orillia	$ 5	$ 6	$ 5	$ 5
Belleville	$ 5	$ 6	$ 6	$ 6
Stratford	$ 12	$ 12	$ 11	$ 11
Peterborough	$ 11	$ 12	$ 11	$ 12
St. Thomas	$ 10	$ 10	$ 13	$ 14
Timmins	$ 10	$ 10	$ 14	$ 15
Sarnia	$ 13	$ 13	$ 15	$ 15
North Bay	$ 13	$ 14	$ 14	$ 15
Welland	$ 12	$ 13	$ 16	$ 16
Sault Ste. Marie	$ 13	$ 14	$ 18	$ 19
Cornwall	$ 28	$ 30	$ 40	$ 42
Population 30,000 - 99,999				
Average	**$ 10**	**$ 10**	**$ 11**	**$ 12**
Median	**$ 10**	**$ 10**	**$ 11**	**$ 12**

Transit Services—Disabled and Special Needs (cont'd)

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Burlington	$ 2	$ 2	$ 1	$ 1
Milton	$ 2	$ 2	$ 1	$ 1
Chatham-Kent	$ 5	$ 5	$ 5	$ 5
Oakville	$ 10	$ 11	$ 5	$ 5
Windsor	$ 5	$ 6	$ 7	$ 8
Barrie	$ 10	$ 11	$ 9	$ 9
Guelph	$ 12	$ 13	$ 9	$ 10
St. Catharines	$ 9	$ 10	$ 9	$ 10
London	$ 13	$ 13	$ 13	$ 13
Kingston	$ 16	$ 16	$ 14	$ 14
Greater Sudbury	$ 17	$ 17	$ 18	$ 18
Thunder Bay	$ 13	$ 14	$ 16	$ 19
Ottawa	$ 30	$ 30	$ 20	$ 20
Toronto	$ 41	$ 41	$ 22	$ 22
Hamilton	$ 30	$ 34	$ 28	$ 31
Population > 100,000				
Average	**$ 14**	**$ 15**	**$ 12**	**$ 13**
Median	**$ 12**	**$ 13**	**$ 9**	**$ 10**
Region Niagara	$ 6	$ 7	$ 6	$ 6
Region York	$ 13	$ 13	$ 6	$ 7
Region Durham	$ 10	$ 10	$ 8	$ 8
Region Peel	$ 13	$ 14	$ 9	$ 9
Region Waterloo	$ 14	$ 15	$ 12	$ 13
Regional Average	**$ 11**	**$ 12**	**$ 8**	**$ 9**
Regional Median	**$ 13**	**$ 13**	**$ 8**	**$ 8**

Parking



Parking Services provide parking operations, maintenance and enforcement services for residents, businesses and visitors to the municipality. The goal of Parking services is to ensure that parking is available in an equitable, affordable and safe manner.

Specific objectives of Parking Services are:

- Affordable on-street parking rates, with hours of use conducive to turnover and to the needs of the businesses
- Appropriate off-street parking lots and structures that meet the needs of the community
- A residential off-street parking program that effectively addresses the parking requests and achieves an equitable balance of the limited space requirements in defined areas of municipalities
- Enforcement of parking by-laws to ensure safety for the community

Each municipality's results are influenced to varying degrees by a number of factors, including:

- Service delivery standards and by-laws: Vary considerably from one municipality to another, i.e. mix of on-street and off-street parking spaces, municipal staff vs. contracted attendants, use of variable-rate pricing structures, availability of public transit and proximity to parking alternatives (free public parking, private lots)
- Technology: The type and quality of technology used to manage operations and enforcement, i.e. handheld devices vs. written, ticket management systems, meters vs. pay and display machines, level of automation at parking surface lots vs. parking garage structures

Parking

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Revenue as % of Costs Excl Amort	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Kenora	185%	$ (15)	$ (15)	$ (16)	$ (15)
Lambton Shores	251%	$ (29)	$ (23)	$ (13)	$ (11)
Niagara-on-the-Lake	132%	$ (12)	$ (11)	$ (5)	$ (4)
Greater Sudbury	174%	$ (5)	$ (3)	$ (5)	$ (4)
Orillia	146%	$ (6)	$ (3)	$ (5)	$ (3)
Newmarket	300%	$ (2)	$ (2)	$ (1)	$ (1)
Fort Erie	287%	$ (1)	$ (1)	$ (1)	$ (1)
Kingston	108%	$ (3)	$ (1)	$ (3)	$ (1)
Guelph	116%	$ (2)	$ (1)	$ (2)	$ (1)
Belleville	117%	$ (1)	$ (1)	$ (1)	$ (1)
North Bay	120%	$ (3)	$ (0)	$ (3)	$ (0)
Minto		$ (0)	$ (0)	$ (0)	$ (0)
Kincardine			$ 0		$ 0
Scugog		$ 0	$ 0	$ 0	$ 0
Prince Edward County	95%	$ 0	$ 0	$ 0	$ 0
Centre Wellington		$ 0	$ 0	$ 0	$ 0
Cornwall	101%	$ (0)	$ 0	$ (0)	$ 0
Strathroy-Caradoc		$ 0	$ 0	$ 0	$ 0
Kingsville		$ 0	$ 0	$ 0	$ 0
The Blue Mountains		$ 0	$ 2	$ 0	$ 0
Lincoln		$ 0	$ 0	$ 0	$ 0
West Lincoln		$ 0	$ 1	$ 0	$ 1
Parry Sound	109%	$ (2)	$ 1	$ (1)	$ 1
London	94%	$ 0	$ 1	$ 0	$ 1
Timmins	113%	$ (2)	$ 1	$ (2)	$ 1
Woolwich		$ 1	$ 2	$ 1	$ 1
Pickering		$ 2	$ 2	$ 1	$ 1
Brampton	50%	$ 1	$ 1	$ 1	$ 1
Halton Hills		$ 1	$ 2	$ 1	$ 1
Clarington	41%	$ 2	$ 2	$ 1	$ 2
Collingwood	98%	$ 0	$ 3	$ 0	$ 2
Chatham-Kent	48%	$ 2	$ 2	$ 2	$ 2
Port Colborne		$ 0	$ 2	$ 0	$ 2
Whitby	58%	$ 3	$ 3	$ 2	$ 3
Milton	4%	$ 5	$ 5	$ 3	$ 3
Brockville	79%	$ 3	$ 3	$ 3	$ 3

Parking (cont'd)

Municipality	Revenue as % of Costs Excl Amort	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Oakville	57%	$ 7	$ 7	$ 3	$ 3
Markham		$ 6	$ 7	$ 3	$ 3
Peterborough	116%	$ (3)	$ 4	$ (3)	$ 4
Caledon		$ 8	$ 8	$ 4	$ 4
Orangeville	17%	$ 5	$ 5	$ 4	$ 4
Wasaga Beach	85%	$ 5	$ 8	$ 2	$ 4
Welland	53%	$ 3	$ 4	$ 4	$ 4
Oshawa	113%	$ (2)	$ 5	$ (2)	$ 5
Sarnia	54%	$ 4	$ 4	$ 5	$ 5
Ingersoll	2%	$ 5	$ 5	$ 5	$ 5
Mississauga	23%	$ 8	$ 9	$ 5	$ 5
Leamington	14%	$ 4	$ 5	$ 4	$ 5
Sault Ste. Marie	61%	$ 3	$ 4	$ 4	$ 5
Ottawa	74%	$ 6	$ 8	$ 4	$ 6
Burlington	0%	$ 10	$ 11	$ 6	$ 6
Thorold		$ 4	$ 7	$ 4	$ 6
Brock		$ 6	$ 10	$ 4	$ 7
Gravenhurst		$ 6	$ 19	$ 2	$ 7
Hanover	18%	$ 7	$ 7	$ 8	$ 8
Hamilton	67%	$ 6	$ 9	$ 6	$ 8
Tillsonburg	1%	$ 7	$ 8	$ 7	$ 8
Kitchener	91%	$ 2	$ 9	$ 2	$ 8
St. Thomas	61%	$ 2	$ 6	$ 2	$ 9
Thunder Bay	71%	$ 5	$ 8	$ 7	$ 10
Cambridge	15%	$ 10	$ 12	$ 10	$ 11
Wellington North		$ 5	$ 14	$ 4	$ 12
Elliot Lake			$ 5		$ 12
Toronto	3%	$ 23	$ 23	$ 12	$ 12
Barrie	42%	$ 12	$ 15	$ 10	$ 13
Stratford		$ 12	$ 14	$ 12	$ 13
Owen Sound	56%	$ 10	$ 12	$ 12	$ 13
Waterloo	11%	$ 20	$ 22	$ 13	$ 15
Windsor	69%	$ 6	$ 11	$ 9	$ 16
St. Catharines	58%	$ 10	$ 19	$ 11	$ 19
Average	**83%**	**$ 2**	**$ 4**	**$ 2**	**$ 4**
Median	**69%**	**$ 2**	**$ 3**	**$ 2**	**$ 3**

Street Lighting

(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)

Municipality	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Puslinch	$ 7	$ 3
Middlesex Centre	$ 6	$ 3
Guelph/Eramosa	$ 6	$ 3
Wilmot	$ 6	$ 4
Wellesley	$ 6	$ 5
The Blue Mountains	$ 27	$ 5
Huntsville	$ 9	$ 5
Wainfleet	$ 8	$ 5
Vaughan	$ 12	$ 6
Mapleton	$ 10	$ 6
Meaford	$ 9	$ 6
Gravenhurst	$ 15	$ 6
Burlington	$ 10	$ 6
Woolwich	$ 8	$ 6
Erin	$ 10	$ 6
Springwater	$ 9	$ 6
Whitchurch-Stouffville	$ 11	$ 6
West Lincoln	$ 7	$ 6
Lambton Shores	$ 13	$ 6
Lincoln	$ 8	$ 6
Waterloo	$ 9	$ 6
Mississauga	$ 11	$ 6
North Dumfries	$ 12	$ 7
Oakville	$ 15	$ 7
Prince Edward County	$ 10	$ 7
Grey Highlands	$ 13	$ 7
Markham	$ 13	$ 7
Scugog	$ 11	$ 7
Milton	$ 12	$ 7
Aurora	$ 13	$ 7
Kitchener	$ 7	$ 7
Pickering	$ 10	$ 7
King	$ 23	$ 7
Centre Wellington	$ 12	$ 8

Municipality	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Halton Hills	$ 14	$ 8
Caledon	$ 19	$ 9
Kingston	$ 10	$ 9
Toronto	$ 17	$ 9
Strathroy-Caradoc	$ 9	$ 9
Brockville	$ 9	$ 9
Central Huron	$ 16	$ 10
Pelham	$ 13	$ 10
Bracebridge	$ 19	$ 10
Collingwood	$ 17	$ 10
Orangeville	$ 11	$ 10
Whitby	$ 13	$ 10
East Gwillimbury	$ 20	$ 10
Wasaga Beach	$ 20	$ 11
Niagara-on-the-Lake	$ 26	$ 11
Georgina	$ 14	$ 11
Clarington	$ 13	$ 11
Brampton	$ 13	$ 11
Kincardine	$ 21	$ 11
Guelph	$ 15	$ 12
Brock	$ 17	$ 12
Amherstburg	$ 12	$ 12
Barrie	$ 14	$ 12
Brant County	$ 18	$ 12
Cambridge	$ 14	$ 13
Kingsville	$ 14	$ 13
Belleville	$ 12	$ 13
Chatham-Kent	$ 13	$ 13
Newmarket	$ 20	$ 13
Ottawa	$ 19	$ 13
Innisfil	$ 21	$ 13
Quinte West	$ 13	$ 14
Oshawa	$ 14	$ 14
Penetanguishene	$ 15	$ 15

Street Lighting (cont'd)

Municipality	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Thorold	$ 16	$ 15
Grimsby	$ 19	$ 15
Hamilton	$ 16	$ 15
Leamington	$ 14	$ 15
Saugeen Shores	$ 29	$ 16
St. Marys	$ 20	$ 18
Owen Sound	$ 16	$ 18
Fort Erie	$ 20	$ 18
Greater Sudbury	$ 18	$ 18
Peterborough	$ 18	$ 19
St. Catharines	$ 19	$ 19
Tillsonburg	$ 18	$ 19
London	$ 19	$ 19
Welland	$ 16	$ 20
North Bay	$ 19	$ 20
Stratford	$ 22	$ 20
Ingersoll	$ 19	$ 21
Minto	$ 24	$ 23
Port Colborne	$ 20	$ 23
St. Thomas	$ 18	$ 24
Cornwall	$ 17	$ 24
Hanover	$ 20	$ 24
Orillia	$ 27	$ 25
Timmins	$ 18	$ 25
Sarnia	$ 24	$ 27
Kenora	$ 28	$ 29
Elliot Lake	$ 13	$ 29
Parry Sound	$ 34	$ 32
Thunder Bay	$ 25	$ 32
Windsor	$ 26	$ 36
Sault Ste. Marie	$ 30	$ 40
Smooth Rock Falls	$ 37	$ 62
Average	**$ 16**	**$ 13**
Median	**$ 14**	**$ 11**

Air Transportation

(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)

Municipality	Net Costs per Capita Excl. Amort.	Net Costs per $100,000 CVA Excl. Amort.
Timmins	$ (46)	$ (63)
Chatham-Kent	$ 0	$ 0
Wainfleet	$ 0	$ 0
Niagara-on-the-Lake	$ 1	$ 0
North Bay	$ 0	$ 0
Pelham	$ 1	$ 1
Sarnia	$ 1	$ 1
Port Colborne	$ 1	$ 1
Saugeen Shores	$ 2	$ 1
Kingston	$ 2	$ 2
Parry Sound	$ 2	$ 2
St. Catharines	$ 2	$ 2
Welland	$ 2	$ 3
Cornwall	$ 3	$ 4
Penetanguishene	$ 4	$ 4
Windsor	$ 3	$ 4
St. Thomas	$ 3	$ 4
Tillsonburg	$ 4	$ 4
Hanover	$ 4	$ 5
Oshawa	$ 5	$ 5
Owen Sound	$ 6	$ 7
Kincardine	$ 13	$ 7
Barrie	$ 9	$ 8
Collingwood	$ 14	$ 8
Stratford	$ 10	$ 10
Brockville	$ 9	$ 10
Hamilton	$ 12	$ 11
Greater Sudbury	$ 13	$ 13
Peterborough	$ 21	$ 21
Elliot Lake	$ 12	$ 26
Greenstone	$ 239	$ 200
Average	**$ 11**	**$ 10**
Median	**$ 3**	**$ 4**
Region Waterloo	$ 6	$ 5
District of Muskoka	$ 34	$ 8
Region Average	**$ 20**	**$ 6**
Region Median	**$ 20**	**$ 6**

Storm Sewer - Urban

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Kitchener	$ (28)	$ (18)	$ (27)	$ (17)
Penetanguishene	$ (24)	$ (17)	$ (23)	$ (16)
London	$ (49)	$ (16)	$ (50)	$ (16)
Waterloo	$ (23)	$ (4)	$ (15)	$ (3)
The Blue Mountains		$ 4		$ 1
Lambton Shores	$ 2	$ 2	$ 1	$ 1
Centre Wellington	$ 1	$ 2	$ 1	$ 1
Lincoln	$ 2	$ 2	$ 1	$ 1
Gravenhurst	$ 4	$ 4	$ 1	$ 2
Prince Edward County	$ 2	$ 3	$ 2	$ 2
Meaford		$ 4		$ 2
Thorold	$ 3	$ 3	$ 2	$ 2
Hanover	$ 2	$ 2	$ 2	$ 3
Grey Highlands	$ 5	$ 6	$ 3	$ 3
Strathroy-Caradoc		$ 4		$ 4
Erin		$ 8		$ 5
Central Huron	$ 7	$ 8	$ 4	$ 5
Toronto	$ 9	$ 10	$ 5	$ 5
Aurora	$ (20)	$ 11	$ (11)	$ 6
Tillsonburg	$ 6	$ 6	$ 6	$ 6
Scugog	$ 3	$ 11	$ 2	$ 7
Brant County	$ 3	$ 10	$ 2	$ 7
Georgina	$ 1	$ 10	$ 1	$ 8
Greater Sudbury	$ 8	$ 8	$ 8	$ 9
Middlesex Centre		$ 16		$ 9
Whitchurch-Stouffville	$ 5	$ 17	$ 3	$ 9
Mississauga	$ 4	$ 17	$ 2	$ 10
Wasaga Beach	$ 2	$ 19	$ 1	$ 10
Bracebridge	$ 10	$ 19	$ 5	$ 10
Markham	$ 4	$ 20	$ 2	$ 11
Kenora	$ 10	$ 10	$ 11	$ 11
Milton	$ 2	$ 19	$ 1	$ 11

Storm Sewer - Urban (cont'd)

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Oakville	$ 8	$ 27	$ 3	$ 12
East Gwillimbury	$ 5	$ 22	$ 3	$ 12
West Lincoln	$ 1	$ 13	$ 1	$ 12
Kincardine	$ 6	$ 22	$ 4	$ 12
Halton Hills		$ 20		$ 12
Quinte West	$ 5	$ 11	$ 6	$ 13
Whitby	$ 6	$ 17	$ 5	$ 14
Kingsville	$ 3	$ 16	$ 3	$ 14
Newmarket	$ 5	$ 23	$ 3	$ 15
Brampton	$ 4	$ 18	$ 3	$ 15
Vaughan	$ 7	$ 34	$ 3	$ 16
Owen Sound	$ 14	$ 14	$ 16	$ 16
Oshawa	$ 4	$ 16	$ 4	$ 16
Cornwall	$ 6	$ 12	$ 9	$ 17
St. Catharines	$ 8	$ 17	$ 9	$ 17
St. Marys	$ 8	$ 20	$ 7	$ 18
Guelph	$ 3	$ 23	$ 2	$ 18
Burlington	$ 15	$ 32	$ 8	$ 18
Niagara-on-the-Lake	$ 4	$ 45	$ 2	$ 18
Kingston	$ 3	$ 21	$ 3	$ 18
Woolwich	$ 7	$ 27	$ 5	$ 19
Brockville	$ 16	$ 17	$ 17	$ 19
Ottawa	$ 11	$ 30	$ 8	$ 20
Pelham	$ 26	$ 26	$ 21	$ 21
Clarington	$ 8	$ 24	$ 7	$ 21
Pickering	$ 8	$ 30	$ 6	$ 21
Fort Erie	$ 5	$ 24	$ 5	$ 21
Orillia	$ 9	$ 25	$ 8	$ 22
Huntsville	$ 19	$ 42	$ 11	$ 23
Sarnia	$ 3	$ 22	$ 4	$ 24
Timmins	$ 6	$ 18	$ 8	$ 25
Port Colborne	$ 11	$ 23	$ 13	$ 25

Storm Sewer - Urban (cont'd)

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Cambridge	$ 14	$ 27	$ 13	$ 25
Peterborough	$ 13	$ 24	$ 13	$ 25
Parry Sound	$ 14	$ 27	$ 14	$ 26
Barrie	$ 13	$ 29	$ 11	$ 26
Minto	$ 16	$ 28	$ 15	$ 27
Grimsby	$ 1	$ 39	$ 0	$ 31
Belleville	$ 3	$ 30	$ 3	$ 31
Saugeen Shores	$ 6	$ 55	$ 4	$ 31
Hamilton	$ 23	$ 35	$ 21	$ 33
Chatham-Kent	$ 17	$ 37	$ 16	$ 36
North Bay	$ 14	$ 34	$ 15	$ 36
Ingersoll	$ 14	$ 35	$ 15	$ 40
Smooth Rock Falls	$ 24	$ 24	$ 40	$ 40
Leamington	$ 23	$ 37	$ 25	$ 40
Stratford	$ 19	$ 46	$ 18	$ 42
Elliot Lake	$ 19	$ 19	$ 42	$ 43
Amherstburg		$ 47		$ 47
St. Thomas	$ 11	$ 39	$ 15	$ 53
Sault Ste. Marie	$ 31	$ 48	$ 41	$ 64
Thunder Bay	$ 21	$ 54	$ 27	$ 69
Windsor	$ 31	$ 61	$ 44	$ 86
Average	**$ 7**	**$ 20**	**$ 7**	**$ 18**
Median	**$ 6**	**$ 19**	**$ 5**	**$ 16**
Region Peel	$ 0	$ 0	$ 0	$ 0
Region Waterloo	$ 0	$ 0	$ 0	$ 0
Region Niagara		$ 0		$ 0
Region Halton	$ 0	$ 3	$ 0	$ 1
Region Durham	$ 0	$ 3	$ 0	$ 2
Region Average	**$ 0**	**$ 1**	**$ 0**	**$ 1**
Region Median	**$ 0**	**$ 0**	**$ 0**	**$ 0**

Storm Sewer - Rural

(Sorted by Net Costs per $100,000 Assessment, Including Amortization)

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Kincardine	$ 0	$ 0	$ 0	$ 0
Toronto	$ 0	$ 0	$ 0	$ 0
London	$ 0	$ 0	$ 0	$ 0
Bracebridge	$ 0	$ 1	$ 0	$ 0
Grimsby	$ 1	$ 1	$ 1	$ 1
Brant County		$ 1		$ 1
Hamilton	$ 1	$ 1	$ 1	$ 1
Halton Hills	$ 2	$ 2	$ 1	$ 1
Wellesley	$ 2	$ 2	$ 1	$ 1
Puslinch	$ 4	$ 4	$ 2	$ 2
Milton	$ 3	$ 3	$ 2	$ 2
Thunder Bay	$ 1	$ 1	$ 2	$ 2
Saugeen Shores	$ 4	$ 4	$ 2	$ 2
Thorold	$ 2	$ 2	$ 2	$ 2
Cornwall	$ 2	$ 2	$ 3	$ 3
Oshawa	$ 1	$ 3	$ 1	$ 3
Central Huron	$ 5	$ 5	$ 3	$ 3
East Gwillimbury	$ 0	$ 6	$ 0	$ 3
Prince Edward County	$ 5	$ 5	$ 4	$ 4
Wasaga Beach	$ 7	$ 7	$ 4	$ 4
Kingston	$ 4	$ 4	$ 4	$ 4
Brockville	$ 4	$ 4	$ 4	$ 4
Greater Sudbury	$ 4	$ 4	$ 4	$ 4
Caledon	$ 10	$ 11	$ 4	$ 5
Pickering	$ 9	$ 10	$ 7	$ 7
Brampton	$ 1	$ 8	$ 1	$ 7
Kingsville	$ 8	$ 8	$ 7	$ 7
Ottawa	$ 13	$ 13	$ 9	$ 9
Clarington	$ 10	$ 10	$ 9	$ 9
Penetanguishene	$ 9	$ 9	$ 9	$ 9
Wainfleet	$ 20	$ 20	$ 15	$ 15
Port Colborne	$ 13	$ 13	$ 15	$ 15
Welland	$ 4	$ 13	$ 5	$ 16
Chatham-Kent	$ 18	$ 18	$ 18	$ 18
Fort Erie	$ 20	$ 20	$ 18	$ 18
Average	**$ 6**	**$ 6**	**$ 5**	**$ 5**
Median	**$ 4**	**$ 4**	**$ 3**	**$ 3**
Region Waterloo	$ 1	$ 1	$ 1	$ 1
District of Muskoka	$ 5	$ 5	$ 1	$ 1
Region Average	**$ 5**	**$ 5**	**$ 1**	**$ 1**
Region Median	**$ 5**	**$ 5**	**$ 1**	**$ 1**

Waste Management

Waste Management Services includes a wide range of collection, disposal, diversion and processing activities for the majority of residential households, and a portion of these services may be provided to businesses. The goal of Waste Management Services is to reduce and/or divert the amount of waste ending up in landfill sites, and to lessen the detrimental impact on the environment.

Each municipality's waste collection results are influenced to varying degrees by a number of factors, including:

- Governance: Single-tier vs. upper-tier systems
- Program design: Based on urban/rural mix of single-family homes, multi-unit residential buildings, commercial, industrial, seasonal homes and tourists, age of infrastructure, proximity to collection sites, processing sites and sellable markets
- Service levels: Frequency of collection, bag limits, single stream waste collection vs. co-collection programs, hours of operations and the number and types of materials collected
- Education: How municipalities promote, manage and enforce their garbage collection, disposal, recycling and diversion programs and services

Waste disposal can be influenced by the following factors:

- Disposal method (landfill, incineration, export, etc.)
- Presence of competitive market forces
- Landfill hours of operation
- Haulage distance to landfill site
- Success of waste diversion activities
- Number of former landfill sites under perpetual care



Waste Collection

(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)

Municipality	Revenues as a % of Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Sault Ste. Marie	223.4%	$ (25)	$ (33)
Cornwall	183.8%	$ (15)	$ (21)
Toronto	423.3%	$ (24)	$ (13)
Ottawa	184.1%	$ (13)	$ (9)
Saugeen Shores	166.9%	$ (11)	$ (6)
Hanover	142.7%	$ (4)	$ (5)
Middlesex Centre	144.1%	$ (6)	$ (4)
Quinte West	110.5%	$ (2)	$ (3)
Milton		$ 0	$ 0
Central Huron	96.0%	$ 1	$ 1
Kitchener	0.0%	$ 1	$ 1
Kenora	90.4%	$ 2	$ 2
Ingersoll	80.7%	$ 2	$ 2
Markham		$ 5	$ 3
East Gwillimbury		$ 5	$ 3
King		$ 9	$ 3
Brock		$ 5	$ 3
Whitchurch-Stouffville	3.5%	$ 7	$ 4
Lambton Shores	76.2%	$ 9	$ 4
Wasaga Beach	10.4%	$ 9	$ 5
Aurora		$ 10	$ 6
Orangeville	4.1%	$ 7	$ 6
Vaughan	2.8%	$ 15	$ 7
Kincardine	46.4%	$ 12	$ 7
Stratford		$ 8	$ 8
Newmarket	7.6%	$ 12	$ 8
Orillia		$ 10	$ 9
The Blue Mountains	2.3%	$ 55	$ 10
Tillsonburg	66.6%	$ 9	$ 10
Georgina		$ 13	$ 10
Owen Sound	71.9%	$ 9	$ 11
Barrie	16.7%	$ 12	$ 11
Grey Highlands	11.1%	$ 26	$ 14
Belleville	60.6%	$ 13	$ 14
Peterborough	1.5%	$ 15	$ 15
Kingston	0.0%	$ 18	$ 16
Prince Edward County		$ 25	$ 17

Waste Collection (cont'd)

(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)

Municipality	Revenues as a % of Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Whitby	2.5%	$ 21	$ 17
Greenstone		$ 21	$ 18
Amherstburg		$ 18	$ 18
Brant County	0.6%	$ 26	$ 18
Sarnia	2.1%	$ 16	$ 18
Chatham-Kent	0.0%	$ 20	$ 20
Kingsville		$ 22	$ 20
Leamington		$ 19	$ 21
Strathroy-Caradoc	59.6%	$ 21	$ 21
North Bay	0.2%	$ 20	$ 21
London	6.5%	$ 22	$ 22
Parry Sound	16.4%	$ 24	$ 22
Thunder Bay		$ 19	$ 25
Windsor	6.8%	$ 18	$ 25
Guelph	0.0%	$ 32	$ 26
Hamilton		$ 29	$ 27
Oshawa		$ 27	$ 27
St. Thomas		$ 21	$ 28
St. Marys		$ 32	$ 29
Greater Sudbury	10.5%	$ 30	$ 31
Brockville	12.5%	$ 31	$ 33
Timmins		$ 29	$ 40
Smooth Rock Falls	16.3%	$ 29	$ 48
Elliot Lake		$ 27	$ 62
Minto		$ 87	$ 83
Average	**59.0%**	**$ 14**	**$ 13**
Median	**14.4%**	**$ 14**	**$ 11**
Region Niagara	108.3%	$ (1)	$ (1)
Region Durham		$ 7	$ 5
Region Peel	5.3%	$ 18	$ 12
District of Muskoka		$ 52	$ 13
Region Halton	4.2%	$ 26	$ 13
Region Waterloo		$ 21	$ 17
Wellington County	6.2%	$ 41	$ 26
Region Average	**31.0%**	**$ 23**	**$ 12**
Region Median	**5.7%**	**$ 21**	**$ 13**

Waste Disposal

(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)

Municipality	Revenues as a % of Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Barrie	-4.1%	$ (94)	$ (82)
Stratford	219.4%	$ (46)	$ (43)
Thunder Bay	289.3%	$ (23)	$ (29)
St. Marys	148.1%	$ (27)	$ (24)
Kenora	126.9%	$ (22)	$ (24)
North Bay	126.6%	$ (9)	$ (10)
Chatham-Kent	150.2%	$ (10)	$ (9)
Orangeville		$ (10)	$ (9)
Greenstone	150.0%	$ (7)	$ (6)
Collingwood	N/A	$ (8)	$ (5)
Saugeen Shores	122.3%	$ (7)	$ (4)
Wasaga Beach	383.8%	$ (7)	$ (4)
Strathroy-Caradoc	227.5%	$ (3)	$ (3)
Georgina		$ (4)	$ (3)
Prince Edward County	100.9%	$ (0)	$ (0)
Vaughan	544.6%	$ (0)	$ (0)
The Blue Mountains	86.6%	$ 11	$ 2
King		$ 8	$ 2
Ottawa	54.4%	$ 4	$ 3
Belleville	29.4%	$ 6	$ 6
London	56.2%	$ 6	$ 6
Grey Highlands	66.4%	$ 14	$ 8
Owen Sound		$ 7	$ 8
Peterborough	68.5%	$ 8	$ 8
Kingston	21.4%	$ 11	$ 10
Kincardine	73.3%	$ 18	$ 10
Hamilton	37.5%	$ 12	$ 11
Brockville		$ 10	$ 11
Middlesex Centre	2.2%	$ 22	$ 12
Toronto	6.4%	$ 23	$ 12
Brant County	38.6%	$ 19	$ 13

Waste Disposal (cont'd)

(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)

Municipality	Revenues as a % of Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Cornwall	10.9%	$ 11	$ 15
Quinte West		$ 16	$ 17
St. Thomas		$ 14	$ 19
Hanover	53.9%	$ 17	$ 20
Orillia	34.4%	$ 24	$ 21
Sault Ste. Marie		$ 18	$ 24
Greater Sudbury	54.8%	$ 25	$ 26
Kingsville		$ 30	$ 27
Guelph	1.7%	$ 34	$ 27
Thorold		$ 32	$ 31
Leamington		$ 31	$ 33
Amherstburg		$ 36	$ 35
Meaford	18.6%	$ 54	$ 36
Elliot Lake		$ 17	$ 38
Windsor	10.3%	$ 39	$ 55
Parry Sound	3.1%	$ 60	$ 56
Timmins		$ 47	$ 66
Smooth Rock Falls	5.6%	$ 108	$ 179
Average	**97.6%**	**$ 10**	**$ 12**
Median	**55.5%**	**$ 11**	**$ 10**
Region Halton	7.0%	$ 8	$ 4
Region York	15.7%	$ 11	$ 6
Wellington County	31.0%	$ 12	$ 8
Region Niagara	74.2%	$ 9	$ 9
Region Peel		$ 15	$ 10
District of Muskoka	35.4%	$ 65	$ 16
Region Durham	15.7%	$ 24	$ 20
Region Waterloo	31.6%	$ 32	$ 26
Region Average	**30.1%**	**$ 22**	**$ 12**
Region Average	**31.0%**	**$ 14**	**$ 9**

Waste Diversion

(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)

Municipality	Revenues as a % of Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Timmins	243.4%	$ (29)	$ (40)
Innisfil		$ (0)	$ (0)
Clarington	108.6%	$ (0)	$ (0)
Wasaga Beach	0.2%	$ 1	$ 0
Owen Sound	80.1%	$ 5	$ 6
Ingersoll	31.1%	$ 5	$ 6
Vaughan	19.8%	$ 15	$ 7
Kincardine	56.2%	$ 15	$ 8
Saugeen Shores	65.7%	$ 15	$ 9
Markham	15.2%	$ 18	$ 10
King		$ 30	$ 10
Whitchurch-Stouffville	16.5%	$ 18	$ 10
Hanover	46.6%	$ 8	$ 10
Grey Highlands	38.7%	$ 19	$ 10
Chatham-Kent	33.4%	$ 11	$ 10
The Blue Mountains	4.0%	$ 65	$ 11
Brockville	36.1%	$ 11	$ 11
Thunder Bay	36.9%	$ 9	$ 12
Meaford	36.3%	$ 18	$ 12
Aurora	16.5%	$ 22	$ 12
East Gwillimbury	13.3%	$ 24	$ 13
Middlesex Centre	0.1%	$ 25	$ 14
Newmarket	13.3%	$ 22	$ 14
Georgina	19.4%	$ 19	$ 15
Ottawa	40.0%	$ 24	$ 17
Barrie	40.7%	$ 19	$ 17
Brant County	22.7%	$ 24	$ 17
Prince Edward County	41.3%	$ 27	$ 19
Central Huron	0.1%	$ 31	$ 19
Lambton Shores	0.8%	$ 44	$ 20
Quinte West		$ 19	$ 21
St. Marys	12.3%	$ 25	$ 22

Waste Diversion (cont'd)

(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)

Municipality	Revenues as a % of Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Peterborough	53.7%	$ 22	$ 23
Windsor	29.9%	$ 16	$ 23
Hamilton	45.5%	$ 25	$ 23
Stratford		$ 25	$ 23
London	30.1%	$ 24	$ 24
Kingston	44.3%	$ 28	$ 25
Parry Sound	27.1%	$ 29	$ 27
North Bay	3.1%	$ 26	$ 28
Kenora	12.8%	$ 27	$ 28
Belleville	47.4%	$ 27	$ 28
Toronto	14.5%	$ 54	$ 29
St. Thomas		$ 22	$ 30
Cornwall	46.7%	$ 22	$ 31
Orillia	2.9%	$ 35	$ 32
Sarnia	13.9%	$ 30	$ 33
Elliot Lake		$ 16	$ 36
Greater Sudbury	17.8%	$ 41	$ 42
Guelph	42.3%	$ 65	$ 51
Sault Ste. Marie		$ 40	$ 52
Average	**34.6%**	**$ 22**	**$ 18**
Median	**30.0%**	**$ 22**	**$ 17**
Region Niagara	100.9%	$ (1)	$ (0)
Wellington County	66.4%	$ 14	$ 9
Region Halton	39.7%	$ 18	$ 9
Region York	23.2%	$ 24	$ 12
District of Muskoka	25.6%	$ 60	$ 15
Region Waterloo	33.6%	$ 26	$ 21
Region Durham	38.2%	$ 28	$ 23
Region Peel	24.7%	$ 37	$ 25
Average	**44.0%**	**$ 26**	**$ 14**
Median	**35.9%**	**$ 25**	**$ 13**

Public Health Services

(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)

Municipality	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
St. Marys	$ (42)	$ (38)
Hanover	$ (0)	$ (0)
London	$ 0	$ 0
Orangeville	$ 1	$ 1
Welland	$ 1	$ 1
Wasaga Beach	$ 2	$ 1
Sarnia	$ 1	$ 1
Brock	$ 6	$ 4
Stratford	$ 5	$ 5
Mapleton	$ 9	$ 5
Saugeen Shores	$ 15	$ 9
Barrie	$ 11	$ 10
Orillia	$ 12	$ 11
Guelph	$ 14	$ 11
Kincardine	$ 26	$ 14
Prince Edward County	$ 21	$ 15
Brant County	$ 24	$ 16
Windsor	$ 12	$ 17
Greenstone	$ 22	$ 18
Toronto	$ 34	$ 18
Ottawa	$ 27	$ 19
Brockville	$ 17	$ 19
Quinte West	$ 17	$ 19
Peterborough	$ 19	$ 20
Cornwall	$ 15	$ 21
Hamilton	$ 23	$ 22
Chatham-Kent	$ 22	$ 22
Kingston	$ 26	$ 23
Belleville	$ 23	$ 24
Parry Sound	$ 27	$ 25
Thunder Bay	$ 20	$ 25
St. Thomas	$ 20	$ 27

Municipality	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
North Bay	$ 29	$ 31
Greater Sudbury	$ 34	$ 35
Sault Ste. Marie	$ 28	$ 38
Timmins	$ 28	$ 39
Kenora	$ 40	$ 42
Smooth Rock Falls	$ 32	$ 54
Elliot Lake	$ 29	$ 65
Average	**$ 17**	**$ 18**
Median	**$ 20**	**$ 18**
District of Muskoka	$ 24	$ 6
Region York	$ 15	$ 8
Wellington County	$ 17	$ 11
Region Halton	$ 21	$ 11
Region Waterloo	$ 15	$ 13
Region Peel	$ 20	$ 13
Region Durham	$ 19	$ 16
Region Niagara	$ 20	$ 18
Average	**$ 19**	**$ 12**
Median	**$ 19**	**$ 12**

Hospitals

(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)

Municipality	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Parry Sound	$ 2	$ 1
Meaford	$ 4	$ 3
Barrie	$ 6	$ 5
St. Marys	$ 8	$ 7
Niagara-on-the-Lake	$ 18	$ 7
Stratford	$ 9	$ 9
North Bay	$ 10	$ 10
Kingston	$ 12	$ 11
Sault Ste. Marie	$ 9	$ 12
Timmins	$ 10	$ 14
Thorold	$ 16	$ 16
St. Catharines	$ 16	$ 17
St. Thomas	$ 18	$ 24
London	$ 31	$ 31
Average	**$ 12**	**$ 12**
Median	**$ 10**	**$ 11**
District of Muskoka	$ 5	$ 1
Region York	$ 3	$ 2
Region Average	**$ 4**	**$ 1**
Region Median	**$ 4**	**$ 1**

Ambulance Services

(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)

Ambulance provides emergency care to stabilize a patient's condition, initiates rapid transport to hospital and facilitates both emergency and non-emergency transfers between medical facilities. Factors that affect Ambulance Services costs:

- Geographic coverage/population density: Congestion can make navigating roads more difficult, resulting in significant delays. Urban centres tend to have taller buildings which can slow response times (by requiring responses to high level apartment/condo units). Rural areas can have large under-populated areas making it challenging to provide cost-effective, timely emergency coverage.
- Local demographics: An older population can increase the demand for service, as can seasonal visitors and the inflow of workers from other communities during the day
- Level of certification: Paramedics can impact the cost of services provided, i.e. higher wage rates of advanced care vs. primary care paramedics, and status of multi-year collective bargaining contracts
- Specialized services: Tactical teams, multi-patient transport units, bike and marine teams are increasingly being provided by the larger municipalities

Municipality	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Parry Sound	$ (64)	$ (60)
Sault Ste. Marie	$ 2	$ 3
Toronto	$ 32	$ 17
Orillia	$ 32	$ 29
Ottawa	$ 39	$ 27
Barrie	$ 38	$ 33
Guelph	$ 38	$ 30
Hamilton	$ 35	$ 32
Brant County	$ 44	$ 30
Prince Edward County	$ 50	$ 35
Kingston	$ 47	$ 42
North Bay	$ 43	$ 45
Chatham-Kent	$ 44	$ 42
Brockville	$ 49	$ 53
Peterborough	$ 51	$ 53
Quinte West	$ 49	$ 54
Belleville	$ 56	$ 59
St. Marys	$ 69	$ 62
Windsor	$ 45	$ 64
Greater Sudbury	$ 57	$ 58

Municipality	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Stratford	$ 71	$ 65
St. Thomas	$ 50	$ 68
Greenstone	$ 89	$ 75
Kenora	$ 76	$ 80
Cornwall	$ 51	$ 73
Thunder Bay	$ 66	$ 85
Timmins	$ 73	$ 101
Elliot Lake	$ 76	$ 171
Average	**$ 47**	**$ 51**
Median	**$ 49**	**$ 53**
Region Halton	$ 23	$ 12
Region York	$ 28	$ 14
Region Peel	$ 26	$ 17
Region Waterloo	$ 20	$ 17
Wellington County	$ 35	$ 22
District of Muskoka	$ 84	$ 21
Region Durham	$ 29	$ 24
Region Niagara	$ 39	$ 36
Region Average	**$ 36**	**$ 20**
Region Median	**$ 29**	**$ 19**

Cemeteries *(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)*

Municipality	Revenue as % of Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Greenstone	156%	$ (1)	$ (1)
Waterloo	113%	$ (2)	$ (1)
Wilmot	160%	$ (1)	$ (1)
Halton Hills	126%	$ (1)	$ (1)
Wellington North	121%	$ (0)	$ (0)
Whitchurch-Stouffville	109%	$ (0)	$ (0)
Springwater	103%	$ (0)	$ (0)
Georgina	100%	$ (0)	$ (0)
Markham	34%	$ 0	$ 0
Vaughan	78%	$ 0	$ 0
King	59%	$ 0	$ 0
Milton		$ 0	$ 0
Wasaga Beach	83%	$ 0	$ 0
Sault Ste. Marie	98%	$ 0	$ 0
Mississauga	23%	$ 1	$ 0
Smooth Rock Falls	97%	$ 0	$ 0
Whitby	78%	$ 1	$ 0
Orangeville	77%	$ 1	$ 0
Quinte West	62%	$ 0	$ 1
Middlesex Centre	23%	$ 1	$ 1
Brampton	17%	$ 1	$ 1
Woolwich	57%	$ 1	$ 1
Brock	18%	$ 1	$ 1
Welland	65%	$ 1	$ 1
Meaford	82%	$ 1	$ 1
Oakville	60%	$ 2	$ 1
Strathroy-Caradoc	83%	$ 1	$ 1
Mapleton	36%	$ 2	$ 1
Grey Highlands	76%	$ 3	$ 1
Port Colborne	65%	$ 1	$ 1
Erin	0%	$ 3	$ 2
Burlington	10%	$ 3	$ 2
Centre Wellington	65%	$ 2	$ 2
Gravenhurst	46%	$ 5	$ 2
Greater Sudbury	79%	$ 2	$ 2
Bracebridge	38%	$ 4	$ 2
Lambton Shores	50%	$ 4	$ 2
St. Thomas		$ 1	$ 2
Oshawa	30%	$ 2	$ 2

Cemeteries (cont'd) *(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)*

Municipality	Revenue as % of Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Elliot Lake	86%	$ 1	$ 2
Hanover	85%	$ 2	$ 2
Leamington	16%	$ 2	$ 2
Clarington	35%	$ 3	$ 3
The Blue Mountains	21%	$ 15	$ 3
Lincoln	49%	$ 4	$ 3
Saugeen Shores	44%	$ 6	$ 3
Prince Edward County	18%	$ 5	$ 3
West Lincoln	13%	$ 4	$ 3
Minto	61%	$ 4	$ 3
Niagara-on-the-Lake	56%	$ 9	$ 4
Huntsville	45%	$ 6	$ 4
Kitchener	61%	$ 4	$ 4
Hamilton	47%	$ 4	$ 4
Kincardine	43%	$ 7	$ 4
Pelham	30%	$ 5	$ 4
St. Catharines	69%	$ 4	$ 4
Thunder Bay	30%	$ 4	$ 5
Grimsby	31%	$ 6	$ 5
Central Huron	36%	$ 8	$ 5
Kingsville	30%	$ 6	$ 5
Cambridge	49%	$ 6	$ 5
Chatham-Kent	51%	$ 6	$ 6
Brockville	52%	$ 6	$ 7
Ingersoll	20%	$ 8	$ 8
Wainfleet	64%	$ 12	$ 8
Kenora	47%	$ 9	$ 9
Timmins	46%	$ 7	$ 9
Fort Erie	21%	$ 11	$ 10
Brant County	25%	$ 15	$ 11
Tillsonburg	39%	$ 12	$ 12
Owen Sound	35%	$ 11	$ 13
St. Marys	45%	$ 15	$ 13
Parry Sound	32%	$ 20	$ 19
Stratford	6%	$ 21	$ 19
Thorold	21%	$ 30	$ 28
Average	**54%**	**$ 5**	**$ 4**
Median	**48%**	**$ 3**	**$ 2**

Emergency Measures

(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)

Municipality	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Saugeen Shores	$ (4)	$ (2)
Timmins	$ (0)	$ (0)
Greenstone	$ (0)	$ (0)
Milton	$ (0)	$ (0)
Mapleton	$ 0	$ 0
Gravenhurst	$ 0	$ 0
Guelph/Eramosa	$ 0	$ 0
Barrie	$ 0	$ 0
Central Huron	$ 0	$ 0
Hamilton	$ 0	$ 0
Newmarket	$ 0	$ 0
St. Catharines	$ 0	$ 0
St. Marys	$ 0	$ 0
Oakville	$ 0	$ 0
Niagara-on-the-Lake	$ 0	$ 0
Middlesex Centre	$ 0	$ 0
Innisfil	$ 0	$ 0
Aurora	$ 0	$ 0
King	$ 0	$ 0
Brampton	$ 0	$ 0
Orillia	$ 0	$ 0
Thunder Bay	$ 0	$ 0
Grimsby	$ 0	$ 0
Brant County	$ 0	$ 0
Clarington	$ 0	$ 0
Stratford	$ 0	$ 0
Parry Sound	$ 1	$ 1
Toronto	$ 1	$ 1
London	$ 1	$ 1
Vaughan	$ 1	$ 1
Wainfleet	$ 1	$ 1
Wellesley	$ 1	$ 1
Scugog	$ 2	$ 1
Huntsville	$ 2	$ 1
Pickering	$ 2	$ 1
Kenora	$ 1	$ 1
Guelph	$ 2	$ 2
Greater Sudbury	$ 2	$ 2
Sarnia	$ 2	$ 2
The Blue Mountains	$ 15	$ 3
Fort Erie	$ 3	$ 3
Lambton Shores	$ 7	$ 3
Peterborough	$ 3	$ 3
Ottawa	$ 8	$ 6
Kincardine	$ 12	$ 7
Minto	$ 8	$ 7
North Bay	$ 13	$ 14
Belleville	$ 19	$ 20
Chatham-Kent	$ 24	$ 24
Average	**$ 3**	**$ 2**
Median	**$ 0**	**$ 0**
Region Waterloo	$ 0	$ 0
Region Peel	$ 2	$ 1
District of Muskoka	$ 5	$ 1
Region Niagara	$ 4	$ 3
Region Halton	$ 7	$ 4
Wellington County	$ 6	$ 4
Region Durham	$ 6	$ 5
Region Average	**$ 4**	**$ 3**
Region Median	**$ 5**	**$ 3**

General Assistance

(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)

Each municipality's results are influenced to varying degrees by a number of factors, including:

- Employability: Significant numbers of clients with one or more barriers to employment, including health barriers, lack of education and language skills, literacy levels, and lack of Canadian work experience
- Urban form: Client access to programs can vary due to geographical, technological, cultural or other limitations
- Economic conditions: Differing local labour market conditions
- Demographics: Family size and caseload mix

Municipality	Net Costs per Capita	Net Costs per $100,000 CVA
Brant County	$ 11	$ 8
St. Marys	$ 13	$ 11
Guelph	$ 21	$ 17
Prince Edward County	$ 37	$ 26
Kenora	$ 27	$ 29
Parry Sound	$ 39	$ 36
Barrie	$ 43	$ 37
Orillia	$ 52	$ 47
Kingston	$ 54	$ 48
Greater Sudbury	$ 51	$ 52
Timmins	$ 37	$ 52
North Bay	$ 53	$ 56
Ottawa	$ 87	$ 59
Brockville	$ 57	$ 62
Quinte West	$ 56	$ 62
Hamilton	$ 73	$ 67
Belleville	$ 65	$ 68
London	$ 73	$ 74
St. Thomas	$ 57	$ 77
Chatham-Kent	$ 87	$ 84
Peterborough	$ 83	$ 85
Cornwall	$ 65	$ 91
Elliot Lake	$ 46	$ 103
Windsor	$ 78	$ 110
Toronto	$ 263	$ 142
Greenstone	$ 210	$ 176
Thunder Bay	$ 165	$ 213
Sault Ste. Marie	$ 214	$ 283
Smooth Rock Falls	$ 174	$ 290
Average	**$ 79**	**$ 85**
Median	**$ 57**	**$ 62**
Region York	$ 19	$ 10
Region Halton	$ 20	$ 11
District of Muskoka	$ 49	$ 12
Region Waterloo	$ 16	$ 13
Wellington County	$ 23	$ 15
Region Peel	$ 40	$ 27
Region Durham	$ 38	$ 32
Region Niagara	$ 57	$ 52
Region Average	**$ 33**	**$ 21**
Region Median	**$ 31**	**$ 14**

Assistance to the Aged

Each municipality is required by legislation to operate a Long-Term Care (LTC) home. Operators can also include charitable and private sector organizations. All LTC operators are provincially funded and governed by the same legislation and standards set by the Ministry of Health and Long-Term Care (MOHLTC).

Some municipalities provide community programs (for example, adult day services, homemakers and meals on wheels). which provide support to clients and family caregivers. These services enable many clients to remain independent in their own homes.

Each municipality's results are influenced to varying degrees by a number of factors, including:

- Staff mix: Ratio of registered and non-registered staff varies amongst municipalities, resulting in a higher cost structure for registered staff
- Support and type of programming provided as determined by Council
- Role of Local Health Integration Networks (LHINs): Establishing the mix of health services for a given community
- Demographics: Age of the population and specific needs of the client
- Uncontrollable price variables: Pay equity legislation and wage arbitration, availability of appropriate skilled workers
- Other providers: Charitable and private sector participation in the long-term care business



Assistance to the Aged

(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)

Municipality	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Caledon	$ 1	$ 0
Vaughan	$ 1	$ 0
Wainfleet	$ 1	$ 1
Port Colborne	$ 1	$ 1
Fort Erie	$ 2	$ 2
Greenstone	$ 2	$ 2
Mapleton	$ 3	$ 2
St. Catharines	$ 2	$ 2
Lincoln	$ 3	$ 2
Brampton	$ 3	$ 2
Sarnia	$ 3	$ 3
Grimsby	$ 5	$ 4
Whitby	$ 5	$ 4
Pickering	$ 6	$ 4
Thorold	$ 4	$ 4
Waterloo	$ 6	$ 4
Centre Wellington	$ 6	$ 4
Georgina	$ 6	$ 5
Barrie	$ 7	$ 7
Halton Hills	$ 11	$ 7
Cambridge	$ 9	$ 9
Elliot Lake	$ 4	$ 9
Peterborough	$ 9	$ 10
Welland	$ 8	$ 10
Kitchener	$ 11	$ 11
Sault Ste. Marie	$ 8	$ 11
Oshawa	$ 11	$ 11
Toronto	$ 24	$ 13
Ottawa	$ 22	$ 15
Parry Sound	$ 17	$ 16
Guelph	$ 23	$ 18
London	$ 19	$ 20
Quinte West	$ 21	$ 24
Orillia	$ 30	$ 27
Greater Sudbury	$ 27	$ 28
Brant County	$ 40	$ 28
Prince Edward County	$ 40	$ 28
Hamilton	$ 31	$ 29
Belleville	$ 28	$ 29
Cornwall	$ 25	$ 36
Thunder Bay	$ 37	$ 47
North Bay	$ 45	$ 48
Chatham-Kent	$ 52	$ 50
Kingston	$ 67	$ 60
Brockville	$ 68	$ 74
St. Marys	$ 93	$ 84
Stratford	$ 91	$ 84
Windsor	$ 60	$ 85
St. Thomas	$ 63	$ 85
Kenora	$ 91	$ 96
Timmins	$ 86	$ 120
Average	**$ 24**	**$ 25**
Median	**$ 11**	**$ 11**
District of Muskoka	$ 12	$ 3
Region York	$ 15	$ 8
Region Waterloo	$ 14	$ 12
Region Halton	$ 26	$ 13
Region Peel	$ 23	$ 15
Region Niagara	$ 25	$ 22
Wellington County	$ 52	$ 33
Region Durham	$ 58	$ 48
Region Average	**$ 28**	**$ 19**
Region Median	**$ 24**	**$ 14**

Child Care *(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)*

Each municipality's results are influenced to varying degrees by a number of factors, including:



- Varying levels of child poverty in municipalities result in differing needs for subsidized child care
- Costs to provide child care can be impacted by economic variables such as the cost of living in the municipality and the income levels of the residents
- Rates for child care spaces, other than those directly operated by a municipality, are set in service agreements between the municipality and the child care providers; these rates can be influenced by the level of funding available, local wage conditions, pay equity legislation, municipal policies and business practices

Municipality	Net Costs per Capita Excl. Amort.	Net Costs per $100,000 CVA Excl. Amort.
Chatham-Kent	$ (17)	$ (17)
Wainfleet	$ 0	$ 0
Brant County	$ 5	$ 3
Sault Ste. Marie	$ 6	$ 8
Parry Sound	$ 8	$ 8
Thunder Bay	$ 8	$ 10
Barrie	$ 12	$ 10
Brockville	$ 10	$ 11
Kenora	$ 11	$ 12
Hamilton	$ 13	$ 12
Ottawa	$ 20	$ 14
Kingston	$ 16	$ 14
Cornwall	$ 11	$ 15
Toronto	$ 30	$ 16
Orillia	$ 19	$ 17
Timmins	$ 12	$ 17
Peterborough	$ 19	$ 19
North Bay	$ 20	$ 21
London	$ 22	$ 22
Guelph	$ 28	$ 22

Municipality	Net Costs per Capita Excl. Amort.	Net Costs per $100,000 CVA Excl. Amort.
St. Thomas	$ 18	$ 25
St. Marys	$ 32	$ 29
Elliot Lake	$ 15	$ 33
Windsor	$ 24	$ 34
Stratford	$ 139	$ 129
Greenstone	$ 161	$ 135
Average	**$ 25**	**$ 24**
Median	**$ 15**	**$ 16**
District of Muskoka	$ 12	$ 3
Region York	$ 12	$ 6
Wellington County	$ 10	$ 6
Region Peel	$ 15	$ 10
Region Durham	$ 13	$ 11
Region Halton	$ 21	$ 11
Region Waterloo	$ 16	$ 13
Region Niagara	$ 17	$ 15
Average	**$ 14**	**$ 9**
Median	**$ 14**	**$ 10**

Social Housing

Social Housing Services provides affordable homes for individuals whose income makes it challenging to obtain adequate housing in the private rental market. A variety of housing forms are provided as follows:

- Municipally owned and operated housing (through a department or municipally owned housing corporation)
- Non-profit housing that is owned and operated by community based non-profit corporations governed by a board of directors
- Cooperative housing that is owned and operated by its members
- Rent supplement, where a private or non-profit landlord provides units to households at a rent-geared-to-income (RGI) and the municipality subsidizes the difference between that rent and the market rent for the unit

Each municipality's results are influenced to varying degrees by a number of factors, including:

- Housing stock: Age and supply (both private and municipal), and adequacy of capital reserves to maintain them
- Demographic and economic conditions: May increase waiting list pressure, i.e. loss of local industry, rapid growth, percentage of Special Priority Policy (SPP) applicants
- Wait list management: Frequency of the service manager to update the waiting list and cancel applicants no longer actively seeking rent-geared-to-income (RGI) housing
- Portfolio mix: Older federal units are generally less costly than units built under subsequent provincial programs (fewer assisted units, lower land costs)
- Geographic conditions: Construction and land costs, higher snow removal costs in northern areas of the province, rental market availability, utility costs and usage profiles
- Tenant mix: Seniors' communities are usually less costly to operate than families and singles

Social Housing

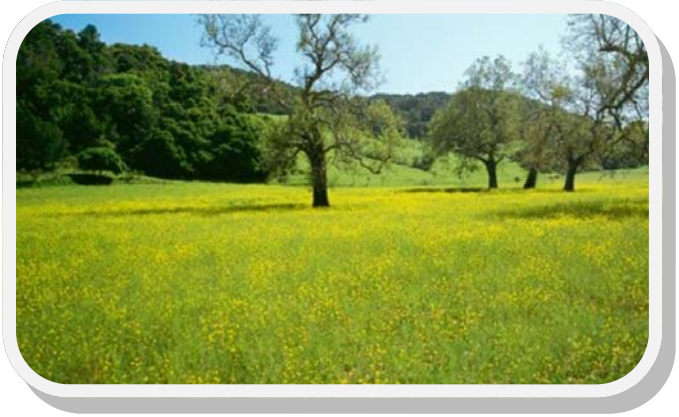
(Sorted by Total Net Costs per $100,000 CVA, excluding Amortization)

Municipality	Public Housing Net Costs per Capita Excl Amort	Non-Profit Co-op Housing Costs per Capita Excl Amort	Rent Supplement Net Costs per Capital Excl Amort	Other Housing Net Costs per Capita Excl Amort	Total Housing Net Costs per Capita Excl Amort
Toronto	$ (24)				$ (24)
Oshawa		$ (0)			$ (0)
Wasaga Beach				$ 0	$ 0
The Blue Mountains		$ 0			$ 0
Sault Ste. Marie	$ 1				$ 1
Parry Sound	$ 5				$ 5
Strathroy-Caradoc		$ 5			$ 5
Collingwood			$ 12		$ 12
Barrie	$ 34				$ 34
Orillia	$ 41				$ 41
Prince Edward County	$ 43				$ 43
Brockville	$ 45				$ 45
Chatham-Kent	$ 14	$ 32	$ 0	$ (1)	$ 45
Brant County		$ 49			$ 49
Elliot Lake	$ 49				$ 49
St. Marys	$ 52				$ 52
Cornwall	$ 45	$ (5)	$ 18	$ 3	$ 61
St. Thomas	$ 62				$ 62
Quinte West	$ 62				$ 62
Peterborough	$ 85	$ 39	$ (60)		$ 65
Belleville	$ 71				$ 71
London	$ 33	$ 23	$ 10	$ 5	$ 72
Kenora	$ 82				$ 82
North Bay	$ 86				$ 86
Kingston	$ 28	$ 37	$ 25		$ 90
Timmins		$ 97			$ 97
Greater Sudbury	$ 56	$ 50	$ (4)	$ 8	$ 109
Windsor	$ 77	$ 32	$ 8	$ (1)	$ 116
Guelph	$ 117			$ 3	$ 119
Stratford	$ 121				$ 121
Ottawa	$ 67	$ 74	$ 28	$ (44)	$ 125
Hamilton	$ 46	$ 93	$ 7	$ 5	$ 151
Average	**$ 52**	**$ 38**	**$ 4**	**$ (2)**	**$ 58**
Median	**$ 49**	**$ 35**	**$ 9**	**$ 3**	**$ 57**
Region York	$ (5)	$ 7	$ 3	$ 36	$ 41
District of Muskoka	$ 30	$ 13	$ 0		$ 43
Region Peel	$ (12)	$ 49	$ 13		$ 51
Region Durham	$ 8	$ 36	$ 4	$ 3	$ 52
Region Halton	$ 14	$ 31	$ 6	$ 9	$ 61
Wellington County	$ 65	$ 11	$ (0)		$ 76
Region Niagara				$ 91	$ 91
Region Waterloo	$ 11	$ 54	$ 8	$ 29	$ 102
Region Average	**$ 16**	**$ 29**	**$ 5**	**$ 34**	**$ 64**
Region Median	**$ 11**	**$ 31**	**$ 4**	**$ 29**	**$ 56**

Parks

Each municipality's results are influenced to varying degrees by a number of factors including:

- Service delivery: Differences in service standards established by municipal Councils, i.e. types of amenities maintained, frequency of grass cutting
- Geographic location: Varying topography affects the mix of natural and maintained hectares of parkland in each municipality
- Environmental factors: Soil composition, weather patterns
- Population density: Higher densities may mean more intense usage and require different maintenance strategies, e.g. irrigation, artificial turf, sport field and pathway lighting
- Changing demographics and community use: Increased demand for large social gatherings and various cultural activities translate into higher maintenance, signage and staff training costs



Parks

(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)

Municipality	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Meaford	$ (30)	$ (20)
Grey Highlands	$ 4	$ 2
Puslinch	$ 7	$ 3
Wellington North	$ 7	$ 6
Woolwich	$ 14	$ 10
Centre Wellington	$ 14	$ 10
Central Huron	$ 16	$ 10
Halton Hills	$ 19	$ 11
Mapleton	$ 21	$ 12
Middlesex Centre	$ 23	$ 13
Bracebridge	$ 24	$ 13
Brock	$ 20	$ 13
Brant County	$ 20	$ 14
Pelham	$ 19	$ 15
Prince Edward County	$ 21	$ 15
Guelph/Eramosa	$ 26	$ 15
Caledon	$ 33	$ 15
The Blue Mountains	$ 91	$ 16
Strathroy-Caradoc	$ 17	$ 17
Markham	$ 32	$ 17
Saugeen Shores	$ 31	$ 17
Scugog	$ 27	$ 17
King	$ 56	$ 18
Aurora	$ 32	$ 18
Innisfil	$ 29	$ 18
Niagara-on-the-Lake	$ 47	$ 19
Vaughan	$ 42	$ 19
West Lincoln	$ 23	$ 21
Chatham-Kent	$ 22	$ 21
Wasaga Beach	$ 40	$ 21
Minto	$ 23	$ 22
Whitchurch-Stouffville	$ 41	$ 22
Springwater	$ 33	$ 22

Municipality	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Gravenhurst	$ 58	$ 22
Milton	$ 42	$ 24
Kingsville	$ 28	$ 25
Clarington	$ 29	$ 25
Smooth Rock Falls	$ 15	$ 25
Lambton Shores	$ 54	$ 25
Orangeville	$ 29	$ 26
Kincardine	$ 47	$ 26
Whitby	$ 33	$ 26
Hanover	$ 23	$ 27
Grimsby	$ 35	$ 28
Wilmot	$ 39	$ 28
Leamington	$ 26	$ 28
Tillsonburg	$ 26	$ 28
Burlington	$ 50	$ 28
East Gwillimbury	$ 54	$ 29
Huntsville	$ 52	$ 29
North Dumfries	$ 53	$ 29
Waterloo	$ 44	$ 30
Kitchener	$ 32	$ 30
Mississauga	$ 50	$ 30
London	$ 31	$ 31
Toronto	$ 63	$ 34
Peterborough	$ 35	$ 35
Amherstburg	$ 36	$ 36
Stratford	$ 39	$ 36
Pickering	$ 52	$ 36
Ottawa	$ 54	$ 37
Timmins	$ 27	$ 37
Barrie	$ 43	$ 38
Lincoln	$ 49	$ 38
Thorold	$ 39	$ 38
Kingston	$ 43	$ 38

Parks (cont'd)

(Sorted by Net Costs per $100,000 Assessment, Excluding Amortization)

Municipality	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Quinte West	$ 35	$ 39
Kenora	$ 38	$ 40
Greenstone	$ 49	$ 41
St. Marys	$ 46	$ 41
Hamilton	$ 46	$ 42
Fort Erie	$ 49	$ 44
Parry Sound	$ 47	$ 44
Newmarket	$ 71	$ 45
Cambridge	$ 50	$ 46
Penetanguishene	$ 47	$ 46
Oakville	$ 110	$ 49
Guelph	$ 62	$ 49
Brampton	$ 59	$ 49
Collingwood	$ 88	$ 52
Ingersoll	$ 48	$ 54
Greater Sudbury	$ 55	$ 56
Orillia	$ 64	$ 59
Georgina	$ 78	$ 60
Oshawa	$ 60	$ 60
Belleville	$ 59	$ 61
St. Catharines	$ 62	$ 64
Brockville	$ 60	$ 65
Owen Sound	$ 58	$ 66
Sault Ste. Marie	$ 51	$ 68
St. Thomas	$ 50	$ 68
Welland	$ 55	$ 69
Cornwall	$ 54	$ 76
Port Colborne	$ 69	$ 76
Sarnia	$ 71	$ 80
North Bay	$ 80	$ 84
Thunder Bay	$ 81	$ 105
Windsor	$ 76	$ 108
Elliot Lake	$ 58	$ 131
Average	**$ 42**	**$ 35**
Median	**$ 42**	**$ 29**

Sports and Recreation Services

The three main types of programming are:

- Registered programs: Residents register/commit to participate in structured activities such as swimming lessons, dance or fitness classes or day camps; some municipalities also include house leagues, e.g. baseball, basketball, hockey, soccer
- Drop-in programs: Residents are not required to register and are able to participate in structured or unstructured sports and recreation activities such as public swimming or skating, basketball, fitness or open access to gyms
- Permitted programs: Residents and/or community organizations obtain permits for short-term rental of sports and recreation facilities such as sports fields, meeting rooms and arenas

Each municipality's results are influenced to varying degrees by a number of factors, including:

- Recreation facilities: Number of facilities, mix of facility types and age of facilities
- Programming: Variety of recreation program types offered, number and extent of age groups with targeted programming; frequency and times of program offerings; class length; mix of instructional vs. drop-in vs. permitted programming
- Transportation: Access and the number of program locations
- Collective agreements: Differences in wage rates and staffing structures



Recreation Programming

(Sorted by Net Costs per Capita Assessment, Excluding Amortization)

Municipality	Revenue as % Gross Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
North Dumfries	455.8%	$ (48)	$ (26)
Leamington	130.3%	$ (4)	$ (4)
Meaford	189.7%	$ (4)	$ (3)
Orangeville	101.7%	$ (0)	$ (0)
Woolwich	109.6%	$ (0)	$ (0)
The Blue Mountains		$ (0)	$ (0)
Grey Highlands		$ (0)	$ (0)
Lambton Shores		$ 0	$ 0
Timmins	211.3%	$ (0)	$ (0)
Centre Wellington	28.5%	$ 3	$ 2
Scugog	67.1%	$ 4	$ 2
Brock	72.9%	$ 4	$ 3
Brockville	1.7%	$ 3	$ 3
Guelph/Eramosa		$ 5	$ 3
West Lincoln	52.0%	$ 4	$ 3
Halton Hills	83.0%	$ 6	$ 4
Thorold	15.7%	$ 4	$ 4
Port Colborne	28.9%	$ 3	$ 4
Belleville	74.3%	$ 4	$ 4
Niagara-on-the-Lake	23.1%	$ 10	$ 4
Caledon	79.2%	$ 9	$ 4
Quinte West	13.4%	$ 4	$ 5
Whitchurch-Stouffville	74.5%	$ 9	$ 5
Kincardine	78.0%	$ 9	$ 5
Strathroy-Caradoc	35.9%	$ 6	$ 6
Springwater	52.8%	$ 8	$ 6
Innisfil	37.4%	$ 9	$ 6
Kingsville	18.8%	$ 7	$ 6
Sarnia	25.4%	$ 6	$ 6
St. Catharines	1.0%	$ 6	$ 7
Guelph	63.0%	$ 9	$ 7
Kenora	49.5%	$ 6	$ 6

Recreation Programming (cont'd)

Municipality	Revenue as % Gross Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Prince Edward County	3.0%	$ 12	$ 8
Wasaga Beach	20.6%	$ 16	$ 9
Whitby	12.7%	$ 10	$ 8
Brampton	30.2%	$ 11	$ 9
Mississauga	53.9%	$ 17	$ 10
Brant County	45.7%	$ 15	$ 11
Greater Sudbury	26.3%	$ 10	$ 10
Milton	64.1%	$ 19	$ 11
Collingwood	25.8%	$ 19	$ 11
Vaughan	58.9%	$ 24	$ 11
King	32.0%	$ 40	$ 13
Stratford	29.8%	$ 14	$ 13
Peterborough	34.4%	$ 13	$ 14
Oakville	52.1%	$ 31	$ 14
Central Huron	11.0%	$ 23	$ 14
Sault Ste. Marie	33.4%	$ 11	$ 14
Barrie	58.9%	$ 17	$ 15
Owen Sound	51.7%	$ 14	$ 16
Gravenhurst	8.0%	$ 44	$ 17
Grimsby	42.2%	$ 11	$ 8
Aurora	51.9%	$ 32	$ 18
East Gwillimbury	29.8%	$ 33	$ 18
Fort Erie	-2.8%	$ 20	$ 18
Chatham-Kent	24.3%	$ 20	$ 19
St. Thomas		$ 14	$ 19
Lincoln	20.7%	$ 26	$ 20
Waterloo	54.6%	$ 30	$ 20
Saugeen Shores	2.3%	$ 35	$ 20
Amherstburg	15.7%	$ 20	$ 20
Orillia	42.8%	$ 22	$ 20
Newmarket	64.0%	$ 32	$ 20
Tillsonburg	79.5%	$ 20	$ 21

Recreation Programming (cont'd)

Municipality	Revenue as % Gross Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Pickering	33.4%	$ 31	$ 21
London	38.9%	$ 21	$ 21
Burlington	41.6%	$ 38	$ 21
Penetanguishene	46.5%	$ 22	$ 22
Kingston	23.2%	$ 25	$ 22
North Bay	21.1%	$ 21	$ 23
Pelham	19.7%	$ 29	$ 22
Wilmot		$ 34	$ 24
Clarington	13.9%	$ 28	$ 24
Markham	38.6%	$ 48	$ 25
Bracebridge	49.1%	$ 51	$ 27
Parry Sound	12.5%	$ 30	$ 28
Cambridge	2.4%	$ 27	$ 25
Toronto	20.2%	$ 52	$ 28
Oshawa	46.1%	$ 31	$ 31
Georgina	13.0%	$ 30	$ 23
Minto	33.7%	$ 35	$ 33
Huntsville	33.4%	$ 60	$ 34
Greenstone	9.3%	$ 42	$ 35
Windsor	12.1%	$ 26	$ 36
Hamilton	18.6%	$ 40	$ 37
Thunder Bay	18.2%	$ 30	$ 39
Cornwall	50.0%	$ 29	$ 41
Kitchener	10.7%	$ 45	$ 43
Welland	15.1%	$ 39	$ 50
Hanover	39.5%	$ 51	$ 60
St. Marys	47.8%	$ 69	$ 61
Elliot Lake	30.1%	$ 27	$ 62
Ottawa	23.6%	$ 112	$ 77
Ingersoll	41.2%	$ 77	$ 86
Average	**46.1%**	**$ 21**	**$ 17**
Median	**33.5%**	**$ 19**	**$ 14**

Recreation Facilities—Golf, Marina, Ski Hill

(Sorted by Net Costs per Capita, Excluding Amortization)

Municipality	Revenue as % Gross Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Penetanguishene	120.1%	$ (3)	$ (3)
Meaford	113.2%	$ (2)	$ (2)
Port Colborne	100.4%	$ (0)	$ (0)
Orillia	102.9%	$ (0)	$ (0)
Gravenhurst		$ 0	$ 0
Brampton	70.8%	$ 0	$ 0
Burlington	88.6%	$ 1	$ 0
Hamilton	87.0%	$ 1	$ 1
Chatham-Kent		$ 1	$ 1
Barrie	76.9%	$ 1	$ 1
Belleville	88.7%	$ 1	$ 1
Brockville	87.7%	$ 1	$ 1
Brock	58.1%	$ 1	$ 1
Kingsville	80.0%	$ 1	$ 1
Markham		$ 2	$ 1
Sault Ste. Marie	51.8%	$ 2	$ 2
Oakville	69.9%	$ 2	$ 1
Kitchener	82.7%	$ 2	$ 2
Quinte West	5.3%	$ 2	$ 2
Kingston	83.1%	$ 2	$ 2
Leamington	89.5%	$ 3	$ 3
Mississauga	59.3%	$ 3	$ 2
London	70.5%	$ 3	$ 3
Ottawa	0.3%	$ 3	$ 2
Prince Edward County	63.9%	$ 3	$ 2
Cornwall	24.6%	$ 3	$ 5
Toronto	58.5%	$ 3	$ 2
St. Catharines	41.7%	$ 3	$ 4
Peterborough		$ 4	$ 4
Saugeen Shores	88.5%	$ 5	$ 3
North Bay	11.4%	$ 5	$ 5
Strathroy-Caradoc		$ 5	$ 5
Windsor	68.7%	$ 6	$ 9
Elliot Lake		$ 7	$ 15
Waterloo	6.1%	$ 8	$ 5
Greater Sudbury	19.8%	$ 8	$ 8
The Blue Mountains	88.4%	$ 10	$ 2
Thunder Bay	60.6%	$ 11	$ 14
Georgina	41.3%	$ 13	$ 10
Huntsville		$ 14	$ 8
Kincardine	39.1%	$ 16	$ 9
Parry Sound	0.3%	$ 18	$ 17
Lambton Shores	40.0%	$ 32	$ 15
Average	**62.2%**	**$ 5**	**$ 4**
Median	**69.3%**	**$ 3**	**$ 2**

Recreation Facilities—Other

(sorted by net costs per Capita Including Amortization)

Municipality	Revenue as % Gross Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Huntsville	183.1%	$ (15)	$ (14)	$ (8)	$ (8)
Markham		$ 3	$ 21	$ 2	$ 11
The Blue Mountains	41.1%	$ 43	$ 77	$ 7	$ 13
Grimsby	64.4%	$ 19	$ 20	$ 15	$ 15
Springwater	58.6%	$ 14	$ 32	$ 10	$ 21
Ottawa	0.4%	$ 24	$ 34	$ 16	$ 23
King	62.8%	$ 52	$ 74	$ 17	$ 24
Strathroy-Caradoc	103.3%	$ (2)	$ 24	$ (2)	$ 24
Vaughan	6.3%	$ 40	$ 53	$ 18	$ 24
Puslinch	3.5%	$ 53	$ 66	$ 21	$ 26
West Lincoln	34.3%	$ 27	$ 30	$ 25	$ 27
Kingsville	33.1%	$ 25	$ 30	$ 23	$ 27
St. Thomas	73.1%	$ 10	$ 21	$ 14	$ 28
Mapleton	44.3%	$ 32	$ 49	$ 19	$ 28
Pelham	12.6%	$ 33	$ 36	$ 26	$ 28
Lincoln	46.7%	$ 25	$ 38	$ 19	$ 29
Toronto	4.1%	$ 50	$ 56	$ 27	$ 30
Grey Highlands	40.6%	$ 49	$ 60	$ 26	$ 32
Burlington	37.1%	$ 30	$ 57	$ 17	$ 32
Hamilton	42.9%	$ 26	$ 35	$ 24	$ 33
Oakville	3.2%	$ 56	$ 75	$ 25	$ 33
Brockville	60.3%	$ 21	$ 33	$ 22	$ 36
Milton	51.0%	$ 40	$ 64	$ 23	$ 37
Guelph/Eramosa		$ 55	$ 67	$ 31	$ 38
Mississauga	17.8%	$ 50	$ 65	$ 30	$ 39
Wasaga Beach	20.7%	$ 71	$ 84	$ 38	$ 44
Scugog	43.5%	$ 51	$ 70	$ 32	$ 44
Chatham-Kent	49.7%	$ 35	$ 46	$ 34	$ 45
Pickering	42.0%	$ 52	$ 65	$ 36	$ 45
Whitby	65.2%	$ 35	$ 57	$ 28	$ 46
Whitchurch-Stouffville	44.4%	$ 52	$ 86	$ 28	$ 46
Wainfleet	34.1%	$ 55	$ 63	$ 40	$ 46
Kitchener	45.9%	$ 38	$ 51	$ 36	$ 48
Brock	36.2%	$ 60	$ 70	$ 41	$ 48
Guelph	33.4%	$ 49	$ 62	$ 39	$ 49

Recreation Facilities—Other (cont'd)

(sorted by net costs per Capita, Including Amortization)

Municipality	Revenue as % Gross Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Thorold	36.9%	$ 43	$ 52	$ 41	$ 50
East Gwillimbury	31.6%	$ 66	$ 98	$ 35	$ 52
Erin	45.3%	$ 74	$ 94	$ 41	$ 52
Aurora	34.2%	$ 72	$ 96	$ 40	$ 53
Quinte West	26.3%	$ 35	$ 48	$ 39	$ 54
Middlesex Centre	56.7%	$ 64	$ 97	$ 37	$ 55
Cambridge	35.7%	$ 46	$ 61	$ 42	$ 56
Sarnia	36.6%	$ 50	$ 50	$ 56	$ 56
Greater Sudbury	46.0%	$ 46	$ 56	$ 47	$ 58
Innisfil	34.9%	$ 74	$ 94	$ 47	$ 60
Niagara-on-the-Lake	8.8%	$ 116	$ 148	$ 47	$ 60
Peterborough	71.4%	$ 34	$ 59	$ 35	$ 61
Collingwood	11.9%	$ 65	$ 103	$ 39	$ 61
Saugeen Shores	36.2%	$ 94	$ 108	$ 53	$ 61
Brant County	35.7%	$ 62	$ 88	$ 43	$ 61
Wellesley	45.9%	$ 67	$ 88	$ 48	$ 64
Georgina	37.1%	$ 62	$ 83	$ 47	$ 64
Meaford	17.3%	$ 85	$ 97	$ 56	$ 64
London	6.3%	$ 49	$ 64	$ 50	$ 64
Kingston	47.5%	$ 50	$ 73	$ 44	$ 65
Gravenhurst	15.5%	$ 105	$ 169	$ 41	$ 66
Fort Erie	27.3%	$ 51	$ 73	$ 46	$ 66
Caledon	5.0%	$ 106	$ 149	$ 48	$ 68
Halton Hills	33.7%	$ 77	$ 111	$ 47	$ 68
Barrie	30.0%	$ 58	$ 77	$ 50	$ 68
Prince Edward County	11.8%	$ 80	$ 100	$ 56	$ 70
Parry Sound	35.8%	$ 49	$ 75	$ 46	$ 70
Penetanguishene	33.8%	$ 67	$ 72	$ 66	$ 70
Orillia	49.2%	$ 47	$ 80	$ 42	$ 72
North Bay	30.6%	$ 53	$ 71	$ 56	$ 76
Minto	59.0%	$ 54	$ 82	$ 51	$ 77
Wellington North	45.3%	$ 67	$ 96	$ 54	$ 77
Woolwich	41.6%	$ 81	$ 115	$ 56	$ 80
Newmarket	6.1%	$ 107	$ 130	$ 69	$ 83
Brampton	19.5%	$ 79	$ 101	$ 66	$ 84

Recreation Facilities—Other (cont'd)

(sorted by net costs per Capita, Including Amortization)

Municipality	Revenue as % Gross Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
North Dumfries	5.3%	$ 104	$ 158	$ 58	$ 87
Wilmot	41.1%	$ 94	$ 127	$ 66	$ 89
Windsor	51.3%	$ 39	$ 64	$ 55	$ 91
Thunder Bay	37.2%	$ 64	$ 71	$ 82	$ 92
Waterloo	32.9%	$ 114	$ 141	$ 77	$ 94
Bracebridge	14.2%	$ 139	$ 180	$ 74	$ 95
Leamington	33.4%	$ 71	$ 88	$ 77	$ 96
Centre Wellington	15.7%	$ 118	$ 133	$ 84	$ 96
Timmins	35.7%	$ 63	$ 71	$ 88	$ 98
St. Catharines	10.7%	$ 75	$ 95	$ 78	$ 99
Clarington	16.4%	$ 106	$ 124	$ 91	$ 106
Lambton Shores	11.3%	$ 124	$ 231	$ 58	$ 108
Central Huron	10.8%	$ 108	$ 177	$ 66	$ 108
Ingersoll	23.4%	$ 75	$ 101	$ 84	$ 113
Amherstburg	37.2%	$ 54	$ 114	$ 54	$ 113
Kincardine	8.9%	$ 158	$ 210	$ 87	$ 116
Sault Ste. Marie	22.0%	$ 70	$ 88	$ 92	$ 117
Belleville	29.7%	$ 88	$ 117	$ 92	$ 122
Orangeville	36.7%	$ 97	$ 156	$ 85	$ 137
Tillsonburg	4.3%	$ 108	$ 129	$ 115	$ 137
Welland	14.8%	$ 79	$ 109	$ 101	$ 139
Elliot Lake	39.7%	$ 59	$ 63	$ 133	$ 143
Cornwall	38.9%	$ 71	$ 104	$ 101	$ 147
Stratford	0.3%	$ 131	$ 162	$ 121	$ 150
Kenora	34.0%	$ 140	$ 150	$ 147	$ 157
Port Colborne	25.2%	$ 75	$ 149	$ 83	$ 166
Owen Sound	0.1%	$ 93	$ 146	$ 107	$ 168
Oshawa	7.0%	$ 152	$ 183	$ 154	$ 184
Hanover	32.2%	$ 131	$ 192	$ 154	$ 227
St. Marys	31.4%	$ 201	$ 278	$ 180	$ 249
Greenstone	5.0%	$ 297	$ 355	$ 249	$ 298
Smooth Rock Falls	18.2%	$ 233	$ 329	$ 388	$ 549
Average	**33.1%**	**$ 70**	**$ 95**	**$ 58**	**$ 79**
Median	**34.0%**	**$ 61**	**$ 81**	**$ 47**	**$ 64**

Library



Each municipality's results are influenced to varying degrees by a number of factors including:

- Access: Number and size of branches and hours of operation mean municipalities with lower population densities may require more library branches and more service hours to provide services to residents within a reasonable distance
- Collections: Size and mix, as well as number of languages supported
- Library use: Mix, variety and depth of library uses and the varying amount of staff resources
- Demographics: Socio-economic and cultural make-up of the population served

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Puslinch	$ 1	$ 1	$ 0	$ 0
Ingersoll		$ 1		$ 1
Wellesley	$ 1	$ 2	$ 0	$ 1
Lambton Shores	$ 4	$ 4	$ 2	$ 2
Central Huron	$ 3	$ 3	$ 2	$ 2
Kincardine	$ 2	$ 4	$ 1	$ 2
Saugeen Shores	$ 6	$ 9	$ 3	$ 5
Grey Highlands	$ 26	$ 32	$ 14	$ 17
The Blue Mountains	$ 90	$ 110	$ 16	$ 19
West Lincoln	$ 17	$ 23	$ 16	$ 21
Gravenhurst	$ 47	$ 54	$ 18	$ 21
Parry Sound	$ 22	$ 26	$ 20	$ 24
Meaford	$ 49	$ 51	$ 32	$ 34
Brock	$ 49	$ 53	$ 33	$ 36
Wainfleet	$ 53	$ 59	$ 39	$ 43
Penetanguishene	$ 44	$ 51	$ 43	$ 50
St. Marys	$ 54	$ 67	$ 49	$ 60
Greenstone	$ 72	$ 81	$ 61	$ 68
Smooth Rock Falls	$ 46	$ 46	$ 77	$ 77
Hanover	$ 61	$ 66	$ 72	$ 78
Elliot Lake	$ 32	$ 35	$ 71	$ 78
Population < 15,000				
Average	**$ 34**	**$ 37**	**$ 28**	**$ 30**
Median	**$ 38**	**$ 35**	**$ 19**	**$ 21**

Library— *(Sorted by Net Costs per $100,000 CVA, Including Amortization)*

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Middlesex Centre	$ (2)	$ (2)	$ (1)	$ (1)
Woolwich	$ 0	$ 1	$ 0	$ 0
Leamington		$ 0		$ 1
Amherstburg	$ 1	$ 1	$ 1	$ 1
Strathroy-Caradoc	$ (1)	$ 1	$ (1)	$ 1
Kingsville		$ 2		$ 2
Wasaga Beach	$ 24	$ 27	$ 13	$ 14
Niagara-on-the-Lake	$ 41	$ 48	$ 17	$ 20
Springwater	$ 27	$ 30	$ 18	$ 20
King	$ 60	$ 69	$ 19	$ 22
Bracebridge	$ 45	$ 50	$ 24	$ 26
East Gwillimbury	$ 44	$ 50	$ 24	$ 27
Scugog	$ 30	$ 43	$ 19	$ 28
Grimsby	$ 31	$ 36	$ 24	$ 28
Huntsville	$ 45	$ 51	$ 25	$ 28
Thorold	$ 28	$ 33	$ 27	$ 31
Prince Edward County	$ 44	$ 48	$ 30	$ 34
Lincoln	$ 40	$ 47	$ 31	$ 36
Brockville	$ 31	$ 34	$ 34	$ 37
Orangeville	$ 43	$ 43	$ 38	$ 38
Pelham	$ 43	$ 48	$ 34	$ 38
Port Colborne	$ 30	$ 35	$ 33	$ 39
Owen Sound	$ 27	$ 38	$ 31	$ 43
Kenora	$ 39	$ 44	$ 41	$ 46
Collingwood	$ 64	$ 87	$ 38	$ 51
Population 15,000 - 29,999				
Average	**$ 32**	**$ 35**	**$ 22**	**$ 24**
Median	**$ 31**	**$ 38**	**$ 24**	**$ 28**

Library (cont'd)— *(Sorted by Net Costs per $100,000 CVA, Including Amortization)*

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Sarnia	$ 3	$ 4	$ 4	$ 4
Whitchurch-Stouffville	$ 31	$ 35	$ 17	$ 19
Caledon	$ 49	$ 53	$ 22	$ 24
Newmarket	$ 36	$ 41	$ 23	$ 26
Peterborough	$ 23	$ 29	$ 24	$ 30
Quinte West	$ 24	$ 29	$ 26	$ 33
Brant County	$ 40	$ 49	$ 28	$ 34
Clarington	$ 35	$ 41	$ 30	$ 35
Georgina	$ 41	$ 46	$ 31	$ 35
Aurora	$ 56	$ 67	$ 31	$ 37
Welland	$ 33	$ 33	$ 41	$ 41
Halton Hills	$ 55	$ 71	$ 34	$ 43
Fort Erie	$ 43	$ 49	$ 39	$ 44
North Bay	$ 38	$ 42	$ 40	$ 44
Belleville	$ 36	$ 46	$ 37	$ 48
Pickering	$ 62	$ 69	$ 43	$ 48
Timmins	$ 34	$ 38	$ 48	$ 53
Sault Ste. Marie	$ 37	$ 41	$ 49	$ 54
Cornwall	$ 36	$ 43	$ 52	$ 61
Innisfil	$ 89	$ 101	$ 56	$ 64
Stratford	$ 73	$ 81	$ 67	$ 75
St. Thomas	$ 55	$ 56	$ 74	$ 76
Orillia	$ 76	$ 109	$ 69	$ 99
Population 30,000 - 99,999				
Average	**$ 44**	**$ 51**	**$ 38**	**$ 45**
Median	**$ 38**	**$ 46**	**$ 37**	**$ 43**

Library (cont'd)— *(Sorted by Net Costs per $100,000 CVA, Including Amortization)*

Municipality	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Oakville	$ 42	$ 46	$ 19	$ 21
Vaughan	$ 41	$ 48	$ 19	$ 22
Markham	$ 35	$ 43	$ 18	$ 23
Brampton	$ 21	$ 28	$ 18	$ 24
Milton	$ 37	$ 48	$ 22	$ 28
Mississauga	$ 44	$ 51	$ 27	$ 31
Whitby	$ 36	$ 41	$ 29	$ 33
Burlington	$ 50	$ 60	$ 28	$ 34
Ottawa	$ 52	$ 53	$ 36	$ 37
Chatham-Kent	$ 34	$ 39	$ 33	$ 38
Toronto	$ 60	$ 71	$ 32	$ 38
St. Catharines	$ 31	$ 38	$ 33	$ 39
Waterloo	$ 46	$ 61	$ 31	$ 41
Cambridge	$ 44	$ 46	$ 40	$ 42
Wellington County	$ 14	$ 18	$ 33	$ 43
Kingston	$ 42	$ 52	$ 37	$ 46
Barrie	$ 45	$ 55	$ 39	$ 48
Kitchener	$ 45	$ 51	$ 42	$ 48
Hamilton	$ 46	$ 55	$ 42	$ 51
Greater Sudbury	$ 42	$ 51	$ 43	$ 52
London	$ 48	$ 57	$ 48	$ 57
Guelph	$ 68	$ 74	$ 54	$ 59
Oshawa	$ 53	$ 60	$ 53	$ 61
Windsor	$ 37	$ 45	$ 52	$ 63
Thunder Bay	$ 50	$ 56	$ 64	$ 72
Population > 100,000				
Average	**$ 42**	**$ 50**	**$ 36**	**$ 42**
Median	**$ 44**	**$ 51**	**$ 33**	**$ 41**

Museums (Sorted by Net Costs per $100,000 CVA, Including Amortization)

Municipality	Revenue as % Gross Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Grey Highlands		$ (1)	$ (1)	$ (1)	$ (0)
Wellesley	92.4%	$ 0	$ 0	$ 0	$ 0
London	12.0%	$ 1	$ 1	$ 1	$ 1
Mississauga	13.5%	$ 1	$ 1	$ 1	$ 1
Greater Sudbury	15.8%	$ 1	$ 1	$ 1	$ 1
Oakville	13.9%	$ 3	$ 3	$ 1	$ 1
Oshawa			$ 1		$ 2
King	37.2%	$ 5	$ 5	$ 2	$ 2
The Blue Mountains		$ 10	$ 10	$ 2	$ 2
Burlington	31.8%	$ 3	$ 3	$ 2	$ 2
Toronto	4.5%	$ 4	$ 4	$ 2	$ 2
Markham	26.1%	$ 4	$ 4	$ 2	$ 2
Newmarket	5.3%	$ 4	$ 4	$ 2	$ 2
Minto		$ 3	$ 3	$ 3	$ 3
Waterloo	4.5%	$ 3	$ 4	$ 2	$ 3
Ottawa	6.2%	$ 4	$ 4	$ 3	$ 3
Windsor	8.1%	$ 2	$ 2	$ 3	$ 3
Kingston	14.6%	$ 4	$ 4	$ 3	$ 3
Cornwall		$ 2	$ 2	$ 3	$ 3
Owen Sound		$ 3	$ 3	$ 3	$ 3
North Bay		$ 0	$ 3	$ 0	$ 4
Parry Sound		$ 4	$ 4	$ 4	$ 4
Welland		$ 0	$ 3	$ 0	$ 4
Clarington	8.1%	$ 5	$ 5	$ 4	$ 4
Barrie		$ 5	$ 6	$ 4	$ 5
Scugog	24.7%	$ 8	$ 8	$ 5	$ 5

Museums (*Sorted by Net Costs per $100,000 CVA, Including Amortization*) (*cont'd*)

Municipality	Revenue as % Gross Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Hamilton	15.2%	$ 6	$ 6	$ 5	$ 5
Pickering	22.0%	$ 8	$ 8	$ 5	$ 5
Strathroy-Caradoc	50.4%	$ 6	$ 7	$ 6	$ 7
Whitchurch-Stouffville	21.9%	$ 7	$ 12	$ 4	$ 7
Chatham-Kent	26.3%	$ 7	$ 7	$ 7	$ 7
Meaford	19.7%	$ 10	$ 10	$ 6	$ 7
Grimsby	20.0%	$ 9	$ 10	$ 7	$ 7
Belleville	14.1%	$ 7	$ 7	$ 7	$ 8
Lincoln	24.3%	$ 10	$ 10	$ 7	$ 8
Peterborough	24.9%	$ 8	$ 8	$ 8	$ 8
Ingersoll	18.8%	$ 9	$ 9	$ 10	$ 10
Guelph	10.6%	$ 10	$ 13	$ 8	$ 10
Prince Edward County	17.9%	$ 15	$ 17	$ 10	$ 12
Brockville	16.9%	$ 13	$ 13	$ 14	$ 14
Tillsonburg	26.9%	$ 13	$ 14	$ 14	$ 15
St. Catharines		$ 14	$ 15	$ 14	$ 15
Port Colborne	24.5%	$ 13	$ 14	$ 14	$ 16
Timmins	18.3%	$ 12	$ 13	$ 16	$ 18
Penetanguishene	21.2%	$ 23	$ 24	$ 22	$ 23
Kenora	28.1%	$ 22	$ 22	$ 23	$ 24
Elliot Lake	11.2%	$ 12	$ 12	$ 28	$ 28
St. Marys	17.6%	$ 32	$ 35	$ 29	$ 32
Average		**$ 7**	**$ 8**	**$ 7**	**$ 7**
Median		**$ 6**	**$ 6**	**$ 4**	**$ 5**
Region Halton	8.8%	$ 2	$ 2	$ 1	$ 1
Wellington County	7.2%	$ 18	$ 19	$ 11	$ 12
Region Waterloo	8.9%	$ 13	$ 15	$ 10	$ 12
Region Average		**$ 11**	**$ 12**	**$ 8**	**$ 9**
Region Median		**$ 13**	**$ 15**	**$ 10**	**$ 12**

Cultural Services

(Sorted by Net Costs per $100,000 CVA, Including Amortization)

Municipality	Revenue as % Gross Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
East Gwillimbury		$ 0	$ 0	$ 0	$ 0
Pickering		$ 0	$ 0	$ 0	$ 0
Saugeen Shores	2.4%	$ 0	$ 0	$ 0	$ 0
Sarnia		$ 0	$ 0	$ 0	$ 0
Springwater	3.2%	$ 1	$ 1	$ 0	$ 0
Whitby	45.9%	$ 0	$ 1	$ 0	$ 0
Kingsville	37.9%	$ 1	$ 1	$ 1	$ 1
Wasaga Beach		$ 2	$ 2	$ 1	$ 1
Clarington	47.6%	$ 1	$ 2	$ 1	$ 1
St. Thomas		$ 1	$ 1	$ 1	$ 2
Pelham		$ 2	$ 2	$ 2	$ 2
Belleville	4.7%	$ 2	$ 2	$ 2	$ 2
Amherstburg		$ 2	$ 2	$ 2	$ 2
Grey Highlands	21.3%	$ 6	$ 6	$ 3	$ 3
Vaughan	14.0%	$ 7	$ 7	$ 3	$ 3
Minto	98.5%	$ 0	$ 4	$ 0	$ 3
Brant County		$ 5	$ 5	$ 4	$ 4
Hanover	54.7%	$ 2	$ 3	$ 3	$ 4
Thorold	2.6%	$ 2	$ 4	$ 2	$ 4
Halton Hills	24.7%	$ 6	$ 7	$ 3	$ 4
St. Marys		$ 5	$ 5	$ 4	$ 4
Orangeville	1.3%	$ 5	$ 5	$ 5	$ 5
Newmarket	27.1%	$ 8	$ 8	$ 5	$ 5
Ingersoll		$ 5	$ 5	$ 5	$ 5
Mississauga	11.3%	$ 7	$ 9	$ 4	$ 5
Wilmot	45.6%	$ 8	$ 8	$ 6	$ 6
Markham	40.3%	$ 10	$ 11	$ 5	$ 6
Cornwall		$ 4	$ 4	$ 6	$ 6
Quinte West	4.3%	$ 6	$ 6	$ 6	$ 6
Waterloo	3.3%	$ 10	$ 10	$ 7	$ 7
Leamington		$ 5	$ 7	$ 6	$ 7
Oakville	35.2%	$ 16	$ 17	$ 7	$ 7
Greater Sudbury	3.0%	$ 7	$ 7	$ 7	$ 8
Centre Wellington	5.2%	$ 11	$ 11	$ 8	$ 8
Grimsby	19.3%	$ 10	$ 11	$ 8	$ 8
Whitchurch-Stouffville	23.4%	$ 13	$ 16	$ 7	$ 8
Oshawa		$ 9	$ 9	$ 9	$ 9

Cultural Services (cont'd)

(Sorted by Net Costs per $100,000 CVA, Including Amortization)

Municipality	Revenue as % Gross Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per Capita Incl Amort	Net Costs per $100,000 CVA Excl Amort	Net Costs per $100,000 CVA Incl Amort
Georgina	18.8%	$ 12	$ 12	$ 9	$ 9
Kincardine	0.6%	$ 15	$ 17	$ 8	$ 9
North Bay	0.5%	$ 10	$ 10	$ 11	$ 11
Windsor	0.6%	$ 8	$ 8	$ 11	$ 12
Brampton	22.7%	$ 11	$ 15	$ 9	$ 12
Hamilton	22.2%	$ 13	$ 13	$ 12	$ 12
Greenstone		$ 15	$ 15	$ 13	$ 13
St. Catharines	6.6%	$ 10	$ 12	$ 11	$ 13
Burlington	37.2%	$ 16	$ 23	$ 9	$ 13
Collingwood	17.7%	$ 20	$ 22	$ 12	$ 13
Milton	33.1%	$ 16	$ 22	$ 9	$ 13
Welland		$ 10	$ 10	$ 13	$ 13
Cambridge	23.3%	$ 11	$ 14	$ 10	$ 13
Chatham-Kent	38.5%	$ 10	$ 15	$ 10	$ 14
Toronto	46.2%	$ 25	$ 27	$ 14	$ 15
Brockville	59.5%	$ 14	$ 14	$ 15	$ 15
Barrie	10.3%	$ 16	$ 18	$ 14	$ 16
Fort Erie	10.8%	$ 17	$ 19	$ 15	$ 17
London	13.6%	$ 16	$ 18	$ 16	$ 19
Huntsville	32.9%	$ 29	$ 33	$ 16	$ 19
Guelph	30.2%	$ 19	$ 24	$ 15	$ 19
Port Colborne	21.5%	$ 11	$ 17	$ 13	$ 19
Kitchener	65.1%	$ 17	$ 21	$ 16	$ 19
Gravenhurst	19.0%	$ 46	$ 52	$ 18	$ 20
Stratford		$ 23	$ 23	$ 21	$ 21
Sault Ste. Marie	16.2%	$ 18	$ 18	$ 23	$ 23
Ottawa	7.0%	$ 32	$ 35	$ 22	$ 24
Peterborough	4.4%	$ 21	$ 28	$ 22	$ 28
Owen Sound	37.4%	$ 23	$ 26	$ 26	$ 29
Meaford	48.2%	$ 44	$ 47	$ 29	$ 31
Kingston	26.5%	$ 37	$ 42	$ 33	$ 37
Orillia	24.5%	$ 47	$ 56	$ 42	$ 51
Thunder Bay	44.1%	$ 41	$ 44	$ 52	$ 56
Elliot Lake	44.7%	$ 23	$ 28	$ 51	$ 64
Parry Sound	44.9%	$ 105	$ 150	$ 98	$ 141
Average	**25.1%**	**$ 14**	**$ 16**	**$ 12**	**$ 14**
Median	**22.5%**	**$ 10**	**$ 11**	**$ 8**	**$ 9**

Planning

Each municipality's results are influenced to varying degrees by a number of factors, including:

- Municipal governance: Single-tier vs. upper or two-tier; the review process can be impacted by the requirement for a dual role; some types of applications are not processed by upper-tier governments
- Organization structure: Differing models can affect both the application review process, i.e. departments outside of Planning, and the number of activities beyond application processing including growth management
- Public consultation: Costs to process an application can be impacted by local Council decisions regarding opportunities for public input to the planning process
- Application variables: Type, mix, and complexity (in terms of scope and magnitude) of applications received



Planning

(Sorted by Net Costs per $100,000 CVA, Excluding Amortization)

Municipality	Revenue as % Gross Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Puslinch	122%	$ (3)	$ (1)
Wellington North	196%	$ (1)	$ (1)
Brock	82%	$ 2	$ 1
Lambton Shores	65%	$ 3	$ 2
Minto	15%	$ 2	$ 2
Whitchurch-Stouffville	86%	$ 4	$ 2
Sarnia	85%	$ 2	$ 2
Tillsonburg	80%	$ 3	$ 3
Saugeen Shores	69%	$ 7	$ 4
Strathroy-Caradoc	42%	$ 4	$ 4
Wellesley	45%	$ 5	$ 4
Grey Highlands	39%	$ 9	$ 5
Central Huron	31%	$ 8	$ 5
Mapleton	23%	$ 9	$ 5
Wilmot		$ 9	$ 6
Scugog	44%	$ 10	$ 7
Amherstburg	48%	$ 7	$ 7
Springwater	50%	$ 11	$ 7
Milton	71%	$ 12	$ 7
Meaford	34%	$ 11	$ 7
Mississauga	25%	$ 12	$ 7
Kitchener	52%	$ 8	$ 8
Kingsville	16%	$ 9	$ 8
Markham	50%	$ 16	$ 8
Newmarket	5%	$ 14	$ 9
Aurora	55%	$ 16	$ 9
Orangeville	27%	$ 10	$ 9
Kincardine	17%	$ 16	$ 9
Guelph/Eramosa	10%	$ 17	$ 10
Woolwich	25%	$ 15	$ 10
Erin	24%	$ 18	$ 10
Centre Wellington	20%	$ 14	$ 10
Middlesex Centre	53%	$ 18	$ 10
Pickering	47%	$ 17	$ 12
Niagara-on-the-Lake	42%	$ 29	$ 12
North Dumfries	41%	$ 23	$ 12
Burlington	30%	$ 22	$ 13
Oshawa	41%	$ 13	$ 13
King	21%	$ 41	$ 13
Vaughan	38%	$ 30	$ 14
Grimsby	36%	$ 18	$ 14
Oakville	51%	$ 32	$ 14
Gravenhurst	28%	$ 36	$ 14
Wasaga Beach	47%	$ 27	$ 14
Huntsville	1%	$ 26	$ 14
Halton Hills	26%	$ 24	$ 15
Waterloo	36%	$ 22	$ 15
Owen Sound	21%	$ 14	$ 16
Lincoln	32%	$ 20	$ 16
The Blue Mountains	28%	$ 90	$ 16
Georgina	28%	$ 21	$ 16
Brampton	29%	$ 19	$ 16
Pelham	27%	$ 21	$ 16
St. Catharines	9%	$ 16	$ 17
Whitby	7%	$ 22	$ 17
Bracebridge	14%	$ 35	$ 19
Cambridge	16%	$ 21	$ 20
Wainfleet	25%	$ 27	$ 20
West Lincoln	38%	$ 23	$ 21
Welland	19%	$ 16	$ 21
Port Colborne	27%	$ 20	$ 22
Collingwood	10%	$ 37	$ 22
Fort Erie	18%	$ 25	$ 22
East Gwillimbury	23%	$ 43	$ 23
Clarington	12%	$ 28	$ 24
Thorold	21%	$ 25	$ 24
Innisfil	59%	$ 38	$ 24
Hanover	16%	$ 21	$ 25
Leamington	10%	$ 24	$ 26
Caledon	32%	$ 61	$ 28
Cornwall	12%	$ 21	$ 30
Penetanguishene	36%	$ 33	$ 33
Lower Tier			
Average	**33%**	**$ 19**	**$ 13**
Median	**27%**	**$ 18**	**$ 12**

Planning (cont'd)

(Sorted by Net Costs per $100,000 CVA, Excluding Amortization)

Municipality	Revenue as % Gross Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Elliot Lake		$ 1	$ 2
Greenstone		$ 9	$ 7
Chatham-Kent	31%	$ 9	$ 8
Stratford		$ 9	$ 9
Sault Ste. Marie	17%	$ 8	$ 11
Prince Edward County	40%	$ 16	$ 11
Quinte West	34%	$ 12	$ 13
Toronto	27%	$ 25	$ 13
Hamilton	45%	$ 15	$ 14
Belleville	24%	$ 14	$ 14
Ottawa	34%	$ 22	$ 15
Barrie	16%	$ 18	$ 15
Guelph	20%	$ 20	$ 16
North Bay	9%	$ 16	$ 17
Brant County	0%	$ 26	$ 18
Kingston	31%	$ 20	$ 18
Parry Sound	12%	$ 20	$ 19
St. Thomas	23%	$ 14	$ 20
Brockville	23%	$ 19	$ 20
London	13%	$ 21	$ 21
Windsor	16%	$ 16	$ 22
Greater Sudbury	15%	$ 23	$ 23
Kenora	19%	$ 23	$ 24
Timmins	16%	$ 19	$ 26
Orillia	13%	$ 29	$ 26
Thunder Bay	11%	$ 23	$ 30
Peterborough	10%	$ 33	$ 34
St. Marys	14%	$ 42	$ 38
Smooth Rock Falls	8%	$ 55	$ 92
Single Tier			
Average	**33%**	**$ 20**	**$ 21**
Median	**27%**	**$ 19**	**$ 18**

Municipality	Revenue as % Gross Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Region York	4%	$ 4	$ 2
Region Peel	1%	$ 4	$ 3
District of Muskoka	12%	$ 20	$ 5
Region Durham	11%	$ 7	$ 6
Region Halton	7%	$ 14	$ 7
Region Waterloo	6%	$ 9	$ 8
Wellington County	19%	$ 14	$ 9
Region Niagara	8%	$ 12	$ 11
Region Average	**9%**	**$ 11**	**$ 6**
Region Median	**8%**	**$ 11**	**$ 7**

Commercial and Industrial

(Sorted by Net Costs per $100,000 CVA, Excluding Amortization)

Municipality	Revenues as a % of Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Waterloo	142.0%	$ (11)	$ (7)
Toronto	87.3%	$ 1	$ 1
Markham	2.7%	$ 2	$ 1
East Gwillimbury		$ 3	$ 2
Sarnia	56.5%	$ 2	$ 2
Newmarket	4.8%	$ 3	$ 2
Vaughan	6.8%	$ 6	$ 3
Grimsby	6.7%	$ 4	$ 3
Halton Hills	2.9%	$ 5	$ 3
Whitchurch-Stouffville	12.7%	$ 6	$ 3
Lambton Shores		$ 7	$ 3
Lincoln		$ 5	$ 4
Mississauga	2.1%	$ 6	$ 4
Huntsville	4.0%	$ 7	$ 4
Caledon	11.3%	$ 9	$ 4
Scugog	12.3%	$ 7	$ 4
Oakville	13.2%	$ 11	$ 5
Leamington	28.1%	$ 5	$ 5
Whitby	0.8%	$ 7	$ 5
Penetanguishene		$ 6	$ 6
The Blue Mountains		$ 35	$ 6
Oshawa	0.3%	$ 6	$ 6
Innisfil		$ 10	$ 6
Milton	0.9%	$ 11	$ 7
Mapleton		$ 12	$ 7
Thorold		$ 7	$ 7
Burlington	13.3%	$ 12	$ 7
Strathroy-Caradoc	9.5%	$ 8	$ 8
Kenora		$ 8	$ 9
Brampton	6.4%	$ 11	$ 9
Owen Sound	71.4%	$ 8	$ 10
Wasaga Beach	12.5%	$ 19	$ 10
Welland		$ 8	$ 10
Cambridge	0.4%	$ 11	$ 10
Barrie	16.0%	$ 12	$ 10
Woolwich	7.9%	$ 15	$ 11
Quinte West	3.6%	$ 10	$ 11
Centre Wellington	3.0%	$ 16	$ 11
Wellington North	0.4%	$ 14	$ 11
Collingwood	15.5%	$ 20	$ 12
Saugeen Shores	39.5%	$ 25	$ 14
North Bay	13.3%	$ 14	$ 14
Meaford	0.0%	$ 22	$ 15
St. Catharines	9.8%	$ 14	$ 15
Guelph	11.7%	$ 19	$ 15
Gravenhurst	7.3%	$ 39	$ 15
Chatham-Kent	22.8%	$ 16	$ 15
Ottawa	8.8%	$ 23	$ 16
Tillsonburg	13.2%	$ 15	$ 16
Clarington	0.0%	$ 20	$ 17
Hamilton	9.0%	$ 19	$ 18
St. Thomas	21.2%	$ 13	$ 18
Peterborough	27.3%	$ 18	$ 18
Amherstburg		$ 22	$ 21
Fort Erie	1.8%	$ 24	$ 22
Bracebridge	38.4%	$ 43	$ 23
Prince Edward County	5.8%	$ 34	$ 24
Orangeville	25.6%	$ 27	$ 24
Hanover	54.1%	$ 21	$ 24
Ingersoll	27.2%	$ 23	$ 26
Windsor	0.2%	$ 20	$ 28
Minto	30.2%	$ 31	$ 29
Kingston	3.9%	$ 34	$ 31
Cornwall	11.3%	$ 22	$ 31
Greater Sudbury	18.0%	$ 32	$ 33
Thunder Bay	48.6%	$ 25	$ 33
Belleville	4.2%	$ 33	$ 34
Kitchener	4.0%	$ 36	$ 34
St. Marys	4.6%	$ 45	$ 40
Brockville	24.7%	$ 39	$ 42
Parry Sound	25.6%	$ 48	$ 44
Orillia	4.3%	$ 49	$ 45
Sault Ste. Marie		$ 37	$ 49
Timmins	33.9%	$ 38	$ 52
Port Colborne	38.6%	$ 47	$ 53
Brant County	0.2%	$ 80	$ 56
Elliot Lake	46.1%	$ 32	$ 72
Stratford	4.7%	$ 82	$ 76
London	18.4%	$ 79	$ 79
Kincardine	1.1%	$ 148	$ 82
Average	**17.9%**	**$ 22**	**$ 19**
Median	**10.6%**	**$ 15**	**$ 13**

Commercial and Industrial (cont'd)

(*Sorted by Net Costs per $100,000 CVA, Excluding Amortization*)

Municipality	Revenues as a % of Expenditures Excl Amort	Net Costs per Capita Excl Amort	Net Costs per $100,000 CVA Excl Amort
Region York	4.2%	$ 2	$ 1
Region Halton	10.2%	$ 4	$ 2
Region Peel		$ 4	$ 2
Region Niagara		$ 4	$ 4
Region Durham	5.0%	$ 5	$ 4
District of Muskoka		$ 14	$ 12
Average	**6.5%**	**$ 5**	**$ 4**
Median	**5.0%**	**$ 4**	**$ 3**

Building Permit and Inspection Services

Municipalities	Net Costs per $100,000 CVA Incl Amort	Net Costs per Capita Incl Amort
King	$ (7)	$ (22)
Markham	$ (2)	$ (4)
Middlesex Centre	$ (1)	$ (3)
Strathroy-Caradoc	$ (2)	$ (2)
Mapleton	$ (1)	$ (1)
Whitby	$ (0)	$ (1)
Erin	$ (0)	$ (0)
Newmarket	$ (0)	$ (0)
Caledon	$ 0	$ 0
Niagara-on-the-Lake	$ 1	$ 2
Quinte West	$ 2	$ 2
Port Colborne	$ 3	$ 2
Sault Ste. Marie	$ 3	$ 2
Meaford	$ 2	$ 3
Wilmot	$ 5	$ 7
Tillsonburg	$ 8	$ 7
Minto	$ 9	$ 9
Bracebridge	$ 5	$ 10
Greenstone	$ 9	$ 10
Brock	$ 7	$ 11
Cambridge	$ 10	$ 11
St. Thomas	$ 15	$ 11
Owen Sound	$ 14	$ 12
London	$ 12	$ 12
Grimsby	$ 10	$ 13
Thunder Bay	$ 16	$ 13
Chatham-Kent	$ 12	$ 13
North Bay	$ 14	$ 13
Sarnia	$ 15	$ 13
Burlington	$ 8	$ 14
Central Huron	$ 9	$ 14
Kenora	$ 15	$ 14
Welland	$ 18	$ 14

Municipalities	Net Costs per $100,000 CVA Incl Amort	Net Costs per Capita Incl Amort
Orillia	$ 13	$ 14
Fort Erie	$ 13	$ 15
Clarington	$ 13	$ 15
Oshawa	$ 15	$ 15
Timmins	$ 21	$ 15
Barrie	$ 14	$ 16
Ingersoll	$ 18	$ 16
Mississauga	$ 10	$ 16
Stratford	$ 15	$ 16
Windsor	$ 23	$ 16
Pickering	$ 11	$ 17
Brockville	$ 18	$ 17
Brampton	$ 14	$ 17
St. Catharines	$ 17	$ 17
Belleville	$ 18	$ 17
Penetanguishene	$ 17	$ 17
Peterborough	$ 18	$ 17
Lincoln	$ 13	$ 17
Hamilton	$ 17	$ 18
Guelph/Eramosa	$ 10	$ 18
Wainfleet	$ 14	$ 18
Prince Edward County	$ 13	$ 19
Kitchener	$ 18	$ 19
Thorold	$ 19	$ 20
Woolwich	$ 14	$ 20
Toronto	$ 11	$ 20
Lambton Shores	$ 10	$ 22
Pelham	$ 17	$ 22
West Lincoln	$ 20	$ 22
Hanover	$ 25	$ 22
Springwater	$ 15	$ 22
Guelph	$ 18	$ 22
Greater Sudbury	$ 24	$ 24

Building Permit and Inspection Services (cont'd)

Municipalities	Net Costs per $100,000 CVA Incl Amort	Net Costs per Capita Incl Amort
Grey Highlands	$ 13	$ 24
Huntsville	$ 13	$ 24
Centre Wellington	$ 17	$ 24
Waterloo	$ 17	$ 25
Georgina	$ 20	$ 26
Collingwood	$ 16	$ 26
Ottawa	$ 18	$ 26
Kingston	$ 24	$ 27
Cornwall	$ 39	$ 28
Elliot Lake	$ 63	$ 28
Oakville	$ 13	$ 29
Brant County	$ 20	$ 29
Kingsville	$ 26	$ 29
Whitchurch-Stouffville	$ 16	$ 30
Halton Hills	$ 19	$ 31
Wasaga Beach	$ 16	$ 31
Saugeen Shores	$ 18	$ 33
Leamington	$ 36	$ 33
Wellesley	$ 24	$ 34
St. Marys	$ 31	$ 35
Milton	$ 21	$ 37
Aurora	$ 24	$ 43
Puslinch	$ 17	$ 44
Innisfil	$ 29	$ 46
East Gwillimbury	$ 27	$ 50
Gravenhurst	$ 20	$ 51
The Blue Mountains	$ 13	$ 73
Average	**$ 14**	**$ 18**
Median	**$ 15**	**$ 17**

Select User Fees and Revenue Information



User Fees

Analyzing the revenue structure will help to identify the following types of problems:

- Deterioration of revenue base
- Practices and policies that may adversely affect revenue yields
- Poor revenue-estimating practices
- Efficiency of the collection and administration of revenues
- Overdependence on intergovernmental revenue sources
- User fees that are not covering the cost of services
- Changes in the tax burden on various segments of the population

This section includes:

- ***Development Charges***
- ***Building Permit Fees***
- ***Commercial Solid Waste Tipping Fees***
- ***Transit Fares***

Fees are addressed in Part XII, section 391 of the Municipal Act. The Act states that a municipality may pass by-laws imposing fees or charges on any class of persons:

- For services or activities provided or done by, or on behalf of, this class of persons
- For costs payable by it for services or activities provided or done by, or on behalf of, any other municipality
- For the use of its property including property under its control
- For capital costs payable by it for wastewater and water services or activities which will be provided, or done on behalf of it, after the fees or charges are imposed

Development Charges

The recovery of costs by Ontario municipalities for capital infrastructure required to support new growth is governed by the *Development Charges Act (1997)* and supporting regulations.

To determine a development charge, a municipality must first do a background study. The background study provides a detailed overview of a municipality's anticipated growth, both residential and non-residential; the services needed to meet the demands of growth; and a detailed account of the capital costs for each infrastructure project needed to support the growth. The growth-related capital costs identified in the study are then subject to deductions and adjustments required by the legislation. They include:

- Identifying services ineligible for a development charge
- Requiring a service level cap tied to a ten-year historical average
- Reducing capital costs by the amount of growth-related infrastructure that benefits existing development
- Reducing capital costs by an amount that reflects any excess capacity for a particular service
- Reducing capital costs by adjusting for grants, subsidies or other contributions
- Reducing capital costs for soft services (e.g. parkland development, transit, libraries) by 10 per cent

Under the current **Development Charges Act, 1997**, municipalities may apply development charges in ways that best suit their local growth-related needs and priorities. A number of municipalities use reductions or exemptions of development charges as an incentive for directing land development and building to areas such as downtown cores, industrial and commercial areas and to transit nodes and corridors, where higher-density growth is desired.

Municipalities may also calculate area-related development charges based on the direct infrastructure costs related to growth within a catchment area. Frequently, area-related charges are established to differentiate between existing serviced areas and greenfield lands requiring a major investment in infrastructure.

Comparison of Development Charges

In comparing development charges, you cannot always directly compare the DC rates of municipalities as "apples to apples". Every municipality individually determines what services will be recovered from DCs. While there are many services that are commonly included as DC rate components (e.g. wastewater treatment, water, roads, etc.), some municipalities may choose to fund growth-related capital costs through tax-supported sources. The range of services included in DC rates can have a significant impact on the amount of the charge.

The tables on the next few pages summarize the total development charges in each municipality, including upper, lower and education charges.

2015 Total Development Charges—(sorted alphabetically)

Municipality	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units >=2 per unit	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Amherstburg	$ 12,444	$ 8,708	$ 8,708	$ 7,369	$ 5,704	$ 6.33	$ 6.33
Aurora	$ 66,899	$ 56,992	$ 56,992	$ 41,516	$ 29,453	$ 43.60	$ 24.48
Barrie	$ 42,532	$ 32,240	$ 32,240	$ 26,899	$ 19,735	$ 27.87	$ 19.29
Belleville	$ 9,614	$ 6,698	$ 6,698	$ 6,772	$ 3,812	$ 4.19	none
Bracebridge	$ 12,904	$ 11,474	$ 11,474	$ 8,676	$ 6,048	$ 1.53	$ 1.53
Brampton	$ 80,564	$ 66,479	$ 66,479	$ 49,793	$ 33,929	$ 28.68	$ 17.77
Brant	$ 21,888	$ 15,408	$ 15,408	$ 12,744	$ 10,006	$ 6.11	$ 6.11
Brock	$ 38,936	$ 31,842	$ 31,842	$ 23,983	$ 18,628	$ 15.70	$ 11.06
Brockville	$ 3,502	$ 2,646	$ 2,646	$ 2,215	$ 1,398	$ 1.01	$ 1.01
Burlington	$ 41,488	$ 31,749	$ 30,494	$ 23,410	$ 22,341	$ 35.03	$ 18.10
Caledon	$ 75,792	$ 63,314	$ 63,314	$ 50,129	$ 33,500	$ 22.99	$ 16.95
Cambridge	$ 30,034	$ 25,555	$ 25,555	$ 17,915	$ 17,915	$ 13.74	$ 8.85
Central Huron	none	none	none	none	none	none	none
Centre Wellington	$ 23,267	$ 18,846	$ 18,846	$ 15,063	$ 10,804	$ 8.60	$ 8.60
Chatham-Kent	$ 3,578	$ 2,890	$ 2,890	$ 2,615	$ 1,790	$ 2.43	none
Clarington	$ 43,737	$ 35,060	$ 35,060	$ 24,555	$ 19,200	$ 19.76	$ 12.36
Collingwood	$ 29,627	$ 26,854	$ 26,854	$ 21,642	$ 15,108	$ 9.01	$ 9.01
Cornwall	none	none	none	none	none	none	none
East Gwillimbury	$ 63,359	$ 55,443	$ 55,443	$ 41,091	$ 29,717	$ 45.47	$ 22.38
Elliot Lake	none	none	none	none	none	none	none
Erin	$ 17,957	$ 1,884	$ 1,884	$ 1,884	$ 1,884	$ 7.09	$ 7.09
Fort Erie	$ 21,803	$ 15,592	$ 15,592	$ 13,028	$ 9,776	$ 17.28	$ 5.34
Georgina	$ 53,239	$ 47,994	$ 47,994	$ 35,198	$ 25,342	$ 40.23	$ 21.12
Gravenhurst	$ 11,501	$ 10,436	$ 10,436	$ 7,851	$ 5,268	$ 1.53	$ 1.53
Greater Sudbury	$ 15,036	$ 9,415	$ 9,415	$ 9,415	$ 9,415	$ 8.98	$ 4.40
Greenstone	none	none	none	none	none	none	none
Grey Highlands	$ 6,999	$ 5,312	$ 5,312	$ 5,107	$ 5,107	$ 0.43	$ 0.43
Grimsby	$ 24,294	$ 15,292	$ 15,292	$ 13,053	$ 10,213	$ 17.57	$ 10.99
Guelph	$ 29,523	$ 22,701	$ 22,701	$ 18,520	$ 13,484	$ 9.22	$ 9.22
Guelph-Eramosa	$ 19,461	$ 14,774	$ 14,774	$ 11,899	$ 8,662	$ 8.03	$ 8.03
Halton Hills	$ 46,631	$ 35,118	$ 35,118	$ 25,457	$ 25,457	$ 28.32	$ 12.93
Hamilton	$ 37,622	$ 27,721	$ 27,721	$ 23,719	$ 17,084	$ 19.74	$ 12.33
Hanover	$ 4,336	$ 3,468	$ 3,468	$ 3,468	$ 3,468	none	none
Huntsville	$ 11,933	$ 10,675	$ 10,675	$ 8,851	$ 5,623	$ 2.83	$ 1.53
Ingersoll	$ 17,971	$ 13,171	$ 13,171	$ 9,692	$ 7,267	$ 6.32	$ 6.32
Innisfil	$ 45,346	$ 41,868	$ 41,868	$ 29,375	$ 23,866	$ 20.66	$ 20.66

2015 Total Development Charges—(sorted by single detached) (cont'd)

Municipality	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units >=2 per unit	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Kenora	none	none	none	none	none	none	none
Kincardine	$ 7,328	$ 5,141	$ 5,141	$ 5,141	$ 5,141	$ 3.00	$ 3.00
King	$ 78,604	$ 68,969	$ 68,969	$ 49,216	$ 35,406	$ 48.27	$ 29.15
Kingston	$ 16,881	$ 12,927	$ 12,927	$ 10,802	$ 7,496	$ 13.90	$ 7.74
Kingsville	$ 7,855	$ 5,981	$ 5,981	$ 7,855	$ 3,664	$ 0.71	$ 0.71
Kitchener	$ 30,255	$ 22,687	$ 22,687	$ 17,324	$ 17,324	$ 16.09	$ 8.67
Lambton Shores	$ 9,983	$ 8,830	$ 8,830	$ 7,081	$ 5,376	$ 2.21	$ 2.21
Leamington	$ 12,122	$ 7,288	$ 7,288	$ 6,689	$ 5,245	$ 0.64	$ 0.64
Lincoln	$ 24,777	$ 16,778	$ 16,778	$ 13,979	$ 10,924	$ 19.73	$ 13.16
London	$ 28,123	$ 21,095	$ 21,095	$ 17,658	$ 13,085	$ 20.56	$ -
Mapleton	$ 16,474	$ 12,105	$ 12,105	$ 8,791	$ 7,496	$ 5.45	$ 5.45
Markham	$ 69,016	$ 58,667	$ 58,667	$ 45,245	$ 33,074	$ 40.98	$ 21.77
Meaford	$ 16,325	$ 13,060	$ 13,060	$ 13,060	$ 13,060	$ 7.52	$ 3.02
Middlesex Centre	$ 16,086	$ 11,272	$ 11,272	$ 8,983	$ 6,663	$ 4.58	$ 1.82
Milton	$ 49,154	$ 37,856	$ 37,856	$ 29,338	$ 25,855	$ 30.86	$ 14.58
Minto	$ 8,590	$ 7,453	$ 7,453	$ 6,200	$ 4,828	$ 3.25	$ 3.25
Mississauga	$ 79,791	$ 71,024	$ 71,024	$ 52,045	$ 36,347	$ 28.62	$ 20.88
Newmarket	$ 66,629	$ 57,171	$ 57,171	$ 42,923	$ 32,206	$ 44.85	$ 25.73
Niagara Falls	$ 21,613	$ 12,274	$ 12,274	$ 10,119	$ 10,119	$ 15.45	$ 5.34
Niagara-on-the-Lake	$ 19,966	$ 13,222	$ 13,222	$ 10,682	$ 8,589	$ 18.43	$ 11.85
North Bay	$ 9,814	$ 4,838	$ 4,838	$ 2,797	$ 2,797	$ 4.28	none
North Dumfries	$ 24,848	$ 18,647	$ 18,647	$ 13,819	$ 13,819	$ 11.80	$ 7.13
Oakville	$ 57,102	$ 43,277	$ 43,277	$ 33,244	$ 29,317	$ 34.16	$ 21.16
Orangeville	$ 26,997	$ 20,168	$ 20,168	$ 15,644	$ 10,853	$ 8.82	$ 0.58
Orillia	$ 15,901	$ 13,881	$ 13,881	$ 11,861	$ 9,336	$ 6.80	$ 0.47
Oshawa	$ 40,416	$ 32,699	$ 32,699	$ 26,243	$ 17,166	$ 18.94	$ 8.69
Ottawa	$ 23,657	$ 18,780	$ 18,780	$ 14,415	$ 10,893	$ 20.69	$ 9.42
Owen Sound	$ 11,344	$ 9,225	$ 9,225	$ 7,097	$ 7,097	$ 1.85	$ 1.85
Parry Sound	none	none	none	none	none	none	none
Pelham	$ 23,847	$ 15,775	$ 15,775	$ 13,378	$ 10,574	$ 18.23	$ 11.65
Penetanguishene	$ 22,804	$ 17,858	$ 17,858	$ 15,881	$ 15,881	$ 11.13	$ 3.38
Peterborough	$ 25,360	$ 20,476	$ 20,476	$ 14,780	$ 14,780	$ 7.56	none
Pickering	$ 41,987	$ 34,191	$ 34,191	$ 24,889	$ 17,711	$ 17.14	$ 12.50
Port Colborne	$ 10,313	$ 6,272	$ 6,272	$ 4,574	$ 4,574	$ 11.92	$ 5.34
Prince Edward County	$ 6,067	$ 5,392	$ 5,392	$ 4,873	$ 3,362	$ 3.69	$ 3.69
Puslinch	$ 9,506	$ 7,610	$ 7,610	$ 6,401	$ 4,938	$ 4.04	$ 4.04

2015 Total Development Charges (cont'd)

Municipality	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units >=2 per unit	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Quinte West	$ 7,619	$ 4,807	$ 4,807	$ 4,855	$ 2,789	$ 5.26	$ 5.26
Richmond Hill	$ 61,685	$ 53,538	$ 53,538	$ 40,439	$ 27,893	$ 46.03	$ 25.47
Sarnia	$ 7,303	$ 5,477	$ 5,477	$ 4,603	$ 3,275	$ 4.70	$ 4.70
Saugeen Shores	$ 14,538	$ 10,861	$ 10,861	$ 9,381	$ 5,979	$ 4.17	none
Sault Ste. Marie	none	none	none	none	none	none	none
Scugog	$ 39,109	$ 32,225	$ 32,225	$ 23,929	$ 18,574	$ 19.44	$ 11.43
Smooth Rock Falls	none	none	none	none	none	none	none
Springwater	$ 21,094	$ 17,921	$ 17,921	$ 14,320	$ 11,193	$ 7.86	$ 7.86
St. Catharines	$ 10,313	$ 6,272	$ 6,272	$ 4,574	$ 4,574	$ 11.92	$ 5.34
St. Marys	$ 7,184	$ 5,315	$ 5,313	$ 4,477	$ 2,909	none	none
St. Thomas	$ 9,532	$ 8,104	$ 8,104	$ 5,982	$ 4,117	$ 4.57	$ 3.01
Stratford	$ 13,576	$ 10,218	$ 10,218	$ 8,809	$ 5,405	$ 2.80	none
Strathroy-Caradoc	$ 12,205	$ 9,829	$ 9,829	$ 6,365	$ 6,365	$ 5.39	$ 3.04
The Blue Mountains	$ 23,230	$ 22,362	$ 22,362	$ 3,468	$ 3,468	$ 7.90	$ 7.90
Thorold	$ 22,347	$ 14,570	$ 14,570	$ 12,004	$ 9,591	$ 16.68	$ 6.91
Thunder Bay	none	none	none	none	none	none	none
Tillsonburg	$ 16,328	$ 14,718	$ 14,718	$ 10,817	$ 8,111	$ 5.93	$ 5.93
Timmins	none	none	none	none	none	none	none
Toronto	$ 37,141	$ 31,416	$ 31,416	$ 23,485	$ 16,749	$ 18.83	$ 1.07
Vaughan	$ 69,622	$ 60,910	$ 60,910	$ 44,623	$ 32,235	$ 44.83	$ 25.71
Wainfleet	$ 13,990	$ 8,734	$ 8,734	$ 6,732	$ 5,994	$ 14.09	$ 7.51
Wasaga Beach	$ 24,294	$ 20,074	$ 20,074	$ 16,994	$ 16,994	$ 8.76	$ 8.76
Waterloo	$ 31,688	$ 23,114	$ 23,114	$ 18,586	$ 16,944	$ 17.27	$ 12.38
Welland	$ 17,437	$ 11,856	$ 11,856	$ 9,329	$ 7,743	$ 17.36	$ 10.78
Wellesley	$ 26,750	$ 20,435	$ 20,435	$ 15,287	$ 15,287	$ 12.96	$ 8.29
Wellington North	$ 20,033	$ 16,666	$ 16,666	$ 13,369	$ 9,656	$ 7.00	$ 4.40
West Lincoln	$ 18,141	$ 11,023	$ 11,023	$ 8,737	$ 7,319	$ 14.77	$ 8.19
Whitby	$ 41,528	$ 33,596	$ 33,596	$ 26,272	$ 17,283	$ 13.33	$ 8.69
Whitchurch-Stouffville	$ 59,085	$ 51,120	$ 51,120	$ 38,875	$ 28,057	$ 43.54	$ 24.42
Wilmot	$ 25,895	$ 20,153	$ 20,153	$ 15,180	$ 13,909	$ 13.70	$ 7.36
Windsor	$ 20,742	$ 15,168	$ 15,168	$ 10,372	$ 10,372	$ 6.18	none
Woolwich	$ 25,890	$ 20,042	$ 20,042	$ 15,072	$ 14,057	$ 12.39	$ 7.72
Average	**$ 27,571**	**$ 21,926**	**$ 21,912**	**$ 16,839**	**$ 13,115**	**$ 14.94**	**$ 9.37**
Median	**$ 22,118**	**$ 15,684**	**$ 15,684**	**$ 13,057**	**$ 10,293**	**$ 11.92**	**$ 7.86**
Minimum	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Maximum	**$ 80,564**	**$ 71,024**	**$ 71,024**	**$ 52,045**	**$ 36,347**	**$ 48.27**	**$ 29.15**

2015 Lower/Single Tier Development Charges—(sorted alphabetically)

Municipality	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units >=2 per unit	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Amherstburg	$ 12,139	$ 8,403	$ 8,403	$ 7,064	$ 5,399	$ 6.33	$ 6.33
Aurora	$ 20,645	$ 15,983	$ 15,983	$ 11,209	$ 7,489	$ 3.76	$ 3.76
Barrie	$ 40,773	$ 30,481	$ 30,481	$ 25,140	$ 17,976	$ 27.40	$ 18.82
Belleville	$ 9,614	$ 6,698	$ 6,698	$ 6,772	$ 3,812	$ 4.19	none
Bracebridge	$ 3,572	$ 3,140	$ 3,140	$ 2,426	$ 1,881		
Brampton	$ 27,498	$ 22,180	$ 22,180	$ 15,543	$ 9,728	$ 9.17	$ 4.30
Brant	$ 21,888	$ 15,408	$ 15,408	$ 12,744	$ 10,006	$ 6.11	$ 6.11
Brock	$ 9,904	$ 7,924	$ 7,924	$ 5,943	$ 5,943	$ 2.37	$ 2.37
Brockville	$ 3,502	$ 2,646	$ 2,646	$ 2,215	$ 1,398	$ 1.01	$ 1.01
Burlington	$ 8,539	$ 6,019	$ 4,764	$ 4,153	$ 3,084	$ 10.94	$ 7.00
Caledon	$ 23,187	$ 19,393	$ 19,393	$ 16,161	$ 9,486	$ 3.60	$ 3.60
Cambridge	$ 10,371	$ 10,371	$ 10,371	$ 6,437	$ 6,437	$ 2.72	$ 2.72
Central Huron	none	none	none	none	none	none	none
Centre Wellington	$ 18,578	$ 14,898	$ 14,898	$ 11,580	$ 7,841	$ 6.82	$ 6.82
Chatham-Kent	$ 3,578	$ 2,890	$ 2,890	$ 2,615	$ 1,790	$ 2.43	none
Clarington	$ 15,702	$ 12,139	$ 12,139	$ 7,512	$ 7,512	$ 6.03	$ 3.27
Collingwood	$ 21,585	$ 19,875	$ 19,875	$ 15,528	$ 8,994	$ 5.63	$ 5.63
Cornwall	none	none	none	none	none	none	none
East Gwillimbury	$ 17,105	$ 14,434	$ 14,434	$ 10,784	$ 7,753	$ 5.63	$ 1.66
Elliot Lake	none	none	none	none	none	none	none
Erin	$ 13,268					$ 5.31	$ 5.31
Fort Erie	$ 11,490	$ 9,320	$ 9,320	$ 8,454	$ 5,202	$ 5.36	
Georgina	$ 6,985	$ 6,985	$ 6,985	$ 4,891	$ 3,378	$ 0.39	$ 0.39
Gravenhurst	$ 2,169	$ 2,102	$ 2,102	$ 1,601	$ 1,101		
Greater Sudbury	$ 15,036	$ 9,415	$ 9,415	$ 9,415	$ 9,415	$ 8.98	$ 4.40
Greenstone	none	none	none	none	none	none	none
Grey Highlands	$ 2,663	$ 1,844	$ 1,844	$ 1,639	$ 1,639	$ 0.43	$ 0.43
Grimsby	$ 13,981	$ 9,020	$ 9,020	$ 8,479	$ 5,639	$ 5.65	$ 5.65
Guelph	$ 27,639	$ 20,817	$ 20,817	$ 16,636	$ 11,600	$ 9.22	$ 9.22
Guelph-Eramosa	$ 14,772	$ 10,826	$ 10,826	$ 8,416	$ 5,699	$ 6.25	$ 6.25
Halton Hills	$ 13,502	$ 9,388	$ 9,388	$ 6,200	$ 6,200	$ 4.25	$ 1.84
Hamilton	$ 35,698	$ 25,797	$ 25,797	$ 21,795	$ 15,160	$ 19.01	$ 11.60
Hanover	none	none	none	none	none	none	none
Huntsville	$ 2,601	$ 2,341	$ 2,341	$ 2,601	$ 1,456	$ 1.30	
Ingersoll	$ 3,487	$ 2,580	$ 2,580	$ 1,877	$ 1,407		
Innisfil	$ 37,304	$ 34,889	$ 34,889	$ 23,261	$ 17,752	$ 17.28	$ 17.28

2015 Lower/Single Tier Development Charges—(sorted alphabetically) (cont'd)

Municipality	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units >=2 per unit	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Kenora	none	none	none	none	none	none	none
Kincardine	$ 7,328	$ 5,141	$ 5,141	$ 5,141	$ 5,141	$ 3.00	$ 3.00
King	$ 32,350	$ 27,960	$ 27,960	$ 18,909	$ 13,442	$ 8.43	$ 8.43
Kingston	$ 16,881	$ 12,927	$ 12,927	$ 10,802	$ 7,496	$ 13.90	$ 7.74
Kingsville	$ 7,550	$ 5,676	$ 5,676	$ 7,550	$ 3,359	$ 0.71	$ 0.71
Kitchener	$ 10,592	$ 7,503	$ 7,503	$ 5,846	$ 5,846	$ 5.07	$ 2.54
Lambton Shores	$ 9,983	$ 8,830	$ 8,830	$ 7,081	$ 5,376	$ 2.21	$ 2.21
Leamington	$ 11,817	$ 6,983	$ 6,983	$ 6,384	$ 4,940	$ 0.64	$ 0.64
Lincoln	$ 14,464	$ 10,506	$ 10,506	$ 9,405	$ 6,350	$ 7.81	$ 7.82
London	$ 28,123	$ 21,095	$ 21,095	$ 17,658	$ 13,085	$ 20.56	$ -
Mapleton	$ 11,785	$ 8,157	$ 8,157	$ 5,308	$ 4,533	$ 3.67	$ 3.67
Markham	$ 22,762	$ 17,658	$ 17,658	$ 14,938	$ 11,110	$ 1.14	$ 1.05
Meaford	$ 11,989	$ 9,592	$ 9,592	$ 9,592	$ 9,592	$ 7.52	$ 3.02
Middlesex Centre	$ 16,086	$ 11,272	$ 11,272	$ 8,983	$ 6,663	$ 4.58	$ 1.82
Milton	$ 16,025	$ 12,126	$ 12,126	$ 10,081	$ 6,598	$ 6.77	$ 3.49
Minto	$ 3,901	$ 3,505	$ 3,505	$ 2,717	$ 1,865	$ 1.47	$ 1.47
Mississauga	$ 26,725	$ 26,725	$ 26,725	$ 17,795	$ 12,146	$ 9.11	$ 7.41
Newmarket	$ 20,375	$ 16,162	$ 16,162	$ 12,616	$ 10,242	$ 5.01	$ 5.01
Niagara Falls	$ 11,300	$ 6,002	$ 6,002	$ 5,545	$ 5,545	$ 3.53	
Niagara-on-the-Lake	$ 9,653	$ 6,950	$ 6,950	$ 6,108	$ 4,015	$ 6.51	$ 6.51
North Bay	$ 9,814	$ 4,838	$ 4,838	$ 2,797	$ 2,797	$ 4.28	
North Dumfries	$ 5,764	$ 3,898	$ 3,898	$ 2,657	$ 2,657	$ 1.22	$ 1.22
Oakville	$ 23,973	$ 17,547	$ 17,547	$ 13,987	$ 10,060	$ 10.07	$ 10.07
Orangeville	$ 23,518	$ 17,104	$ 17,104	$ 12,828	$ 8,037	$ 8.24	
Orillia	$ 14,142	$ 12,122	$ 12,122	$ 10,102	$ 7,577	$ 6.33	
Oshawa	$ 11,384	$ 8,781	$ 8,781	$ 8,203	$ 4,481	$ 5.61	
Ottawa	$ 22,468	$ 17,591	$ 17,591	$ 13,226	$ 9,704	$ 19.82	$ 8.55
Owen Sound	$ 7,008	$ 5,757	$ 5,757	$ 3,629	$ 3,629	$ 1.85	$ 1.85
Parry Sound	none	none	none	none	none	none	none
Pelham	$ 13,362	$ 9,331	$ 9,331	$ 8,632	$ 5,828	$ 6.31	$ 6.31
Penetanguishene	$ 14,762	$ 10,879	$ 10,879	$ 9,767	$ 9,767	$ 7.75	
Peterborough	$ 25,360	$ 20,476	$ 20,476	$ 14,780	$ 14,780	$ 7.56	
Pickering	$ 12,955	$ 10,273	$ 10,273	$ 6,849	$ 5,026	$ 3.81	$ 3.81
Port Colborne	none	none	none	none	none	none	none
Prince Edward County	$ 6,067	$ 5,392	$ 5,392	$ 4,873	$ 3,362	$ 3.69	$ 3.69
Puslinch	$ 4,817	$ 3,662	$ 3,662	$ 2,918	$ 1,975	$ 2.26	$ 2.26

2015 Lower/Single Tier Development Charges—(sorted alphabetically) (cont'd)

Municipality	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units >=2 per unit	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Quinte West	$ 7,619	$ 4,807	$ 4,807	$ 4,855	$ 2,789	$ 5.26	$ 5.26
Richmond Hill	$ 15,431	$ 12,529	$ 12,529	$ 10,132	$ 5,929	$ 6.19	$ 4.75
Sarnia	$ 7,303	$ 5,477	$ 5,477	$ 4,603	$ 3,275	$ 4.70	$ 4.70
Saugeen Shores	$ 14,538	$ 10,861	$ 10,861	$ 9,381	$ 5,979	$ 4.17	
Sault Ste. Marie	none	none	none	none	none	none	none
Scugog	$ 10,077	$ 8,307	$ 8,307	$ 5,889	$ 5,889	$ 6.11	$ 2.74
Smooth Rock Falls	none	none	none	none	none	none	none
Springwater	$ 13,052	$ 10,942	$ 10,942	$ 8,206	$ 5,079	$ 4.48	$ 4.48
St. Catharines	none	none	none	none	none	none	none
St. Marys	$ 7,184	$ 5,315	$ 5,313	$ 4,477	$ 2,909		
St. Thomas	$ 9,532	$ 8,104	$ 8,104	$ 5,982	$ 4,117	$ 4.57	$ 3.01
Stratford	$ 13,576	$ 10,218	$ 10,218	$ 8,809	$ 5,405	$ 2.80	
Strathroy-Caradoc	$ 12,205	$ 9,829	$ 9,829	$ 6,365	$ 6,365	$ 5.39	$ 3.04
The Blue Mountains	$ 18,894	$ 18,894	$ 18,894			$ 7.90	$ 7.90
Thorold	$ 12,034	$ 8,298	$ 8,298	$ 7,430	$ 5,017	$ 4.76	$ 1.57
Thunder Bay	none	none	none	none	none	none	none
Tillsonburg	$ 3,504	$ 3,302	$ 3,302	$ 2,402	$ 1,801		
Timmins	none	none	none	none	none	none	none
Toronto	$ 35,648	$ 29,923	$ 29,923	$ 21,992	$ 15,256	$ 17.76	
Vaughan	$ 23,368	$ 19,901	$ 19,901	$ 14,316	$ 10,271	$ 4.99	$ 4.99
Wainfleet	$ 3,677	$ 2,462	$ 2,462	$ 2,158	$ 1,420	$ 2.17	$ 2.17
Wasaga Beach	$ 16,252	$ 13,095	$ 13,095	$ 10,880	$ 10,880	$ 5.38	$ 5.38
Waterloo	$ 12,025	$ 7,930	$ 7,930	$ 7,108	$ 5,466	$ 6.25	$ 6.25
Welland	$ 7,124	$ 5,584	$ 5,584	$ 4,755	$ 3,169	$ 5.44	$ 5.44
Wellesley	$ 7,666	$ 5,686	$ 5,686	$ 4,125	$ 4,125	$ 2.38	$ 2.38
Wellington North	$ 15,344	$ 12,718	$ 12,718	$ 9,886	$ 6,693	$ 5.22	$ 2.62
West Lincoln	$ 7,828	$ 4,751	$ 4,751	$ 4,163	$ 2,745	$ 2.85	$ 2.85
Whitby	$ 12,496	$ 9,678	$ 9,678	$ 8,232	$ 4,598		
Whitchurch-Stouffville	$ 12,831	$ 10,111	$ 10,111	$ 8,568	$ 6,093	$ 3.70	$ 3.70
Wilmot	$ 6,811	$ 5,404	$ 5,404	$ 4,018	$ 2,747	$ 3.12	$ 1.45
Windsor	$ 20,437	$ 14,863	$ 14,863	$ 10,067	$ 10,067	$ 6.18	
Woolwich	$ 6,806	$ 5,293	$ 5,293	$ 3,910	$ 2,895	$ 1.81	$ 1.81
Average	**$ 14,142**	**$ 11,055**	**$ 11,041**	**$ 8,646**	**$ 6,407**	**$ 6.02**	**$ 4.52**
Median	**$ 12,496**	**$ 9,402**	**$ 9,402**	**$ 7,550**	**$ 5,699**	**$ 5.26**	**$ 3.70**
Minimum	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Maximum	**$ 40,773**	**$ 34,889**	**$ 34,889**	**$ 25,140**	**$ 17,976**	**$ 27.40**	**$ 18.82**

2015 Upper Tier Development Charges—(sorted alphabetically)

Municipality	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units >=2 per unit	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Amherstburg (Essex)							
Aurora (York)	$ 41,914	$ 36,669	$ 36,669	$ 25,967	$ 17,624	$ 39.09	$ 19.97
Barrie							
Belleville							
Bracebridge (Muskoka)	$ 9,332	$ 8,334	$ 8,334	$ 6,250	$ 4,167	$ 1.53	$ 1.53
Brampton (Peel)	$ 48,499	$ 39,732	$ 39,732	$ 29,683	$ 19,634	$ 18.50	$ 12.46
Brant							
Brock (Durham)	$ 26,297	$ 21,183	$ 21,183	$ 15,305	$ 9,950	$ 13.33	$ 8.69
Brockville							
Burlington (Halton)	$ 27,910	$ 20,511	$ 20,511	$ 14,038	$ 14,038	$ 22.75	$ 9.76
Caledon (Peel)	$ 48,038	$ 39,354	$ 39,354	$ 29,401	$ 19,447	$ 18.38	$ 12.34
Cambridge (Waterloo)	$ 17,972	$ 13,493	$ 13,493	$ 9,787	$ 9,787	$ 9.79	$ 4.90
Central Huron (Huron)							
Centre Wellington (Wellington)	$ 2,805	$ 2,064	$ 2,064	$ 1,599	$ 1,079	$ 1.78	$ 1.78
Chatham-Kent							
Clarington (Durham)	$ 26,297	$ 21,183	$ 21,183	$ 15,305	$ 9,950	$ 13.33	$ 8.69
Collingwood (Simcoe)	$ 6,283	$ 5,220	$ 5,220	$ 4,355	$ 4,355	$ 2.91	$ 2.91
Cornwall (Stormont, Dundas)							
East Gwillimbury (York)	$ 41,914	$ 36,669	$ 36,669	$ 25,967	$ 17,624	$ 39.09	$ 19.97
Elliot Lake							
Erin (Wellington)	$ 2,805					$ 1.78	$ 1.78
Fort Erie (Niagara)	$ 10,313	$ 6,272	$ 6,272	$ 4,574	$ 4,574	$ 11.92	$ 5.34
Georgina (York)	$ 41,914	$ 36,669	$ 36,669	$ 25,967	$ 17,624	$ 39.09	$ 19.98
Gravenhurst (Muskoka)	$ 9,332	$ 8,334	$ 8,334	$ 6,250	$ 4,167	$ 1.53	$ 1.53
Greater Sudbury							
Greenstone							
Grey Highlands (Grey)	$ 4,336	$ 3,468	$ 3,468	$ 3,468	$ 3,468		
Grimsby (Niagara)	$ 10,313	$ 6,272	$ 6,272	$ 4,574	$ 4,574	$ 11.92	$ 5.34
Guelph							
Guelph-Eramosa (Wellington)	$ 2,805	$ 2,064	$ 2,064	$ 1,599	$ 1,079	$ 1.78	$ 1.78
Halton Hills (Halton)	$ 27,910	$ 20,511	$ 20,511	$ 14,038	$ 14,038	$ 22.73	$ 9.75
Hamilton							
Hanover (Grey)	$ 4,336	$ 3,468	$ 3,468	$ 3,468	$ 3,468		
Huntsville (Muskoka)	$ 9,332	$ 8,334	$ 8,334	$ 6,250	$ 4,167	$ 1.53	$ 1.53
Ingersoll (Oxford)	$ 14,484	$ 10,591	$ 10,591	$ 7,815	$ 5,860	$ 6.32	$ 6.32
Innisfil (Simcoe)	$ 6,283	$ 5,220	$ 5,220	$ 4,355	$ 4,355	$ 2.91	$ 2.91

2015 Upper Tier Development Charges—(sorted alphabetically) (cont'd)

Municipality	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units >=2 per unit	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Kenora							
Kincardine (Bruce)							
King (York)	$ 41,914	$ 36,669	$ 36,669	$ 25,967	$ 17,624	$ 39.09	$ 19.97
Kingston							
Kingsville (Essex)							
Kitchener (Waterloo)	$ 17,972	$ 13,493	$ 13,493	$ 9,787	$ 9,787	$ 9.79	$ 4.90
Lambton Shores (Lambton)							
Leamington (Essex)							
Lincoln (Niagara)	$ 10,313	$ 6,272	$ 6,272	$ 4,574	$ 4,574	$ 11.92	$ 5.34
London							
Mapleton (Wellington)	$ 2,805	$ 2,064	$ 2,064	$ 1,599	$ 1,079	$ 1.78	$ 1.78
Markham (York)	$ 41,914	$ 36,669	$ 36,669	$ 25,967	$ 17,624	$ 39.09	$ 19.97
Meaford (Grey)	$ 4,336	$ 3,468	$ 3,468	$ 3,468	$ 3,468		
Middlesex Centre (Middlesex)							
Milton (Halton)	$ 27,910	$ 20,511	$ 20,511	$ 14,038	$ 14,038	$ 22.75	$ 9.75
Minto (Wellington)	$ 2,805	$ 2,064	$ 2,064	$ 1,599	$ 1,079	$ 1.78	$ 1.78
Mississauga (Peel)	$ 48,499	$ 39,732	$ 39,732	$ 29,683	$ 19,634	$ 18.50	$ 12.46
Newmarket (York)	$ 41,914	$ 36,669	$ 36,669	$ 25,967	$ 17,624	$ 39.09	$ 19.97
Niagara Falls (Niagara)	$ 10,313	$ 6,272	$ 6,272	$ 4,574	$ 4,574	$ 11.92	$ 5.34
Niagara-on-the-Lake (Niagara)	$ 10,313	$ 6,272	$ 6,272	$ 4,574	$ 4,574	$ 11.92	$ 5.34
North Bay (Nipissing)							
North Dumfries (Waterloo)	$ 17,393	$ 13,058	$ 13,058	$ 9,471	$ 9,471	$ 9.35	$ 4.68
Oakville (Halton)	$ 27,910	$ 20,511	$ 20,511	$ 14,038	$ 14,038	$ 22.75	$ 9.75
Orangeville (Dufferin)	$ 2,647	$ 2,232	$ 2,232	$ 1,984	$ 1,984	$ 0.58	$ 0.58
Orillia (Simcoe)							
Oshawa (Durham)	$ 26,297	$ 21,183	$ 21,183	$ 15,305	$ 9,950	$ 13.33	$ 8.69
Ottawa							
Owen Sound (Grey)	$ 4,336	$ 3,468	$ 3,468	$ 3,468	$ 3,468		
Parry Sound							
Pelham (Niagara)	$ 10,313	$ 6,272	$ 6,272	$ 4,574	$ 4,574	$ 11.92	$ 5.34
Penetanguishene	$ 6,283	$ 5,220	$ 5,220	$ 4,355	$ 4,355	$ 2.91	$ 2.91
Peterborough							
Pickering (Durham)	$ 26,297	$ 21,183	$ 21,183	$ 15,305	$ 9,950	$ 13.33	$ 8.69
Port Colborne (Niagara)	$ 10,313	$ 6,272	$ 6,272	$ 4,574	$ 4,574	$ 11.92	$ 5.34
Prince Edward County							
Puslinch (Wellington)	$ 2,805	$ 2,064	$ 2,064	$ 1,599	$ 1,079	$ 1.78	$ 1.78

2015 Upper Tier Development Charges—(sorted alphabetically) (cont'd)

Municipality	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units >=2 per unit	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Quinte West							
Richmond Hill (York)	$ 41,914	$ 36,669	$ 36,669	$ 25,967	$ 17,624	$ 39.09	$ 19.97
Sarnia							
Saugeen Shores (Bruce)							
Sault Ste. Marie							
Scugog (Durham)	$ 26,297	$ 21,183	$ 21,183	$ 15,305	$ 9,950	$ 13.33	$ 8.69
Smooth Rock Falls (Cochrane)							
Springwater (Simcoe)	$ 6,283	$ 5,220	$ 5,220	$ 4,355	$ 4,355	$ 2.91	$ 2.91
St. Catharines (Niagara)	$ 10,313	$ 6,272	$ 6,272	$ 4,574	$ 4,574	$ 11.92	$ 5.34
St. Marys (Perth)							
St. Thomas (Elgin)							
Stratford							
Strathroy-Caradoc (Middlesex)							
The Blue Mountains (Grey)	$ 4,336	$ 3,468	$ 3,468	$ 3,468	$ 3,468		
Thorold (Niagara)	$ 10,313	$ 6,272	$ 6,272	$ 4,574	$ 4,574	$ 11.92	$ 5.34
Thunder Bay							
Tillsonburg (Oxford)	$ 12,824	$ 11,416	$ 11,416	$ 8,415	$ 6,310	$ 5.93	$ 5.93
Timmins							
Toronto							
Vaughan (York)	$ 41,914	$ 36,669	$ 36,669	$ 25,967	$ 17,624	$ 39.09	$ 19.97
Wainfleet (Niagara)	$ 10,313	$ 6,272	$ 6,272	$ 4,574	$ 4,574	$ 11.92	$ 5.34
Wasaga Beach (Simcoe)	$ 6,283	$ 5,220	$ 5,220	$ 4,355	$ 4,355	$ 2.91	$ 2.91
Waterloo (Waterloo)	$ 17,972	$ 13,493	$ 13,493	$ 9,787	$ 9,787	$ 9.79	$ 4.90
Welland (Niagara)	$ 10,313	$ 6,272	$ 6,272	$ 4,574	$ 4,574	$ 11.92	$ 5.34
Wellesley (Waterloo)	$ 17,393	$ 13,058	$ 13,058	$ 9,471	$ 9,471	$ 9.35	$ 4.68
Wellington North (Wellington)	$ 2,805	$ 2,064	$ 2,064	$ 1,599	$ 1,079	$ 1.78	$ 1.78
West Lincoln (Niagara)	$ 10,313	$ 6,272	$ 6,272	$ 4,574	$ 4,574	$ 11.92	$ 5.34
Whitby (Durham)	$ 26,297	$ 21,183	$ 21,183	$ 15,305	$ 9,950	$ 13.33	$ 8.69
Whitchurch-Stouffville (York)	$ 41,914	$ 36,669	$ 36,669	$ 25,967	$ 17,624	$ 39.09	$ 19.97
Wilmot (Waterloo)	$ 17,393	$ 13,058	$ 13,058	$ 9,471	$ 9,471	$ 9.35	$ 4.68
Windsor							
Woolwich (Waterloo)	$ 17,393	$ 13,058	$ 13,058	$ 9,471	$ 9,471	$ 9.35	$ 4.68
Average	**$ 18,275**	**$ 14,778**	**$ 14,778**	**$ 10,766**	**$ 8,374**	**$ 14.11**	**$ 7.63**
Median	**$ 10,313**	**$ 8,334**	**$ 8,334**	**$ 6,250**	**$ 4,574**	**$ 11.92**	**$ 5.34**
Minimum	**$ 2,647**	**$ 2,064**	**$ 2,064**	**$ 1,599**	**$ 1,079**	**$ -**	**$ -**
Maximum	**$ 48,499**	**$ 39,732**	**$ 39,732**	**$ 29,683**	**$ 19,634**	**$ 39.09**	**$ 19.98**

2015 Education Development Charges—(sorted alphabetically)

Municipality	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units >=2 per unit	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Amherstburg (Essex)	$ 305	$ 305	$ 305	$ 305	$ 305		
Aurora (York)	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 0.75	$ 0.75
Barrie (Sincoe)	$ 1,759	$ 1,759	$ 1,759	$ 1,759	$ 1,759	$ 0.47	$ 0.47
Belleville (Hastings)							
Bracebridge (Muskoka)							
Brampton (Peel)	$ 4,567	$ 4,567	$ 4,567	$ 4,567	$ 4,567	$ 1.01	$ 1.01
Brant							
Brock (Durham)	$ 2,735	$ 2,735	$ 2,735	$ 2,735	$ 2,735		
Brockville							
Burlington (Halton)	$ 5,219	$ 5,219	$ 5,219	$ 5,219	$ 5,219	$ 1.34	$ 1.34
Caledon (Peel)	$ 4,567	$ 4,567	$ 4,567	$ 4,567	$ 4,567	$ 1.01	$ 1.01
Cambridge (Waterloo)	$ 1,691	$ 1,691	$ 1,691	$ 1,691	$ 1,691	$ 1.23	$ 1.23
Central Huron (Huron)							
Centre Wellington (Wellington)	$ 1,884	$ 1,884	$ 1,884	$ 1,884	$ 1,884		
Chatham-Kent							
Clarington (Durham)	$ 1,738	$ 1,738	$ 1,738	$ 1,738	$ 1,738	$ 0.40	$ 0.40
Collingwood (Simcoe)	$ 1,759	$ 1,759	$ 1,759	$ 1,759	$ 1,759	$ 0.47	$ 0.47
Cornwall (Stormont, Dundas)							
East Gwillimbury (York)	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 0.75	$ 0.75
Elliot Lake (Algoma)							
Erin (Wellington)	$ 1,884	$ 1,884	$ 1,884	$ 1,884	$ 1,884		
Fort Erie (Niagara)							
Georgina (York)	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 0.75	$ 0.75
Gravenhurst (Muskoka)							
Greater Sudbury							
Greenstone (Thunder Bay)							
Grey Highlands (Grey)							
Grimsby (Niagara)							
Guelph (Wellington)	$ 1,884	$ 1,884	$ 1,884	$ 1,884	$ 1,884		
Guelph-Eramosa (Wellington)	$ 1,884	$ 1,884	$ 1,884	$ 1,884	$ 1,884		
Halton Hills (Halton)	$ 5,219	$ 5,219	$ 5,219	$ 5,219	$ 5,219	$ 1.34	$ 1.34
Hamilton	$ 1,924	$ 1,924	$ 1,924	$ 1,924	$ 1,924	$ 0.73	$ 0.73
Hanover (Grey)							
Huntsville (Muskoka)							
Ingersoll (Oxford)							
Innisfil (Simcoe)	$ 1,759	$ 1,759	$ 1,759	$ 1,759	$ 1,759	$ 0.47	$ 0.47

2015 Education Development Charges (cont'd)—(sorted alphabetically)

Municipality	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units >=2 per unit	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Kenora							
Kincardine (Bruce)							
King (York)	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 0.75	$ 0.75
Kingston (Frontenac)							
Kingsville (Essex)	$ 305	$ 305	$ 305	$ 305	$ 305		
Kitchener (Waterloo)	$ 1,691	$ 1,691	$ 1,691	$ 1,691	$ 1,691	$ 1.23	$ 1.23
Lambton Shores (Lambton)							
Leamington (Essex)	$ 305	$ 305	$ 305	$ 305	$ 305		
Lincoln (Niagara)							
London							
Mapleton (Wellington)	$ 1,884	$ 1,884	$ 1,884	$ 1,884	$ 1,884		
Markham (York)	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 0.75	$ 0.75
Meaford (Grey)							
Middlesex Centre (Middlesex)							
Milton (Halton)	$ 5,219	$ 5,219	$ 5,219	$ 5,219	$ 5,219	$ 1.34	$ 1.34
Minto (Wellington)	$ 1,884	$ 1,884	$ 1,884	$ 1,884	$ 1,884		
Mississauga (Peel)	$ 4,567	$ 4,567	$ 4,567	$ 4,567	$ 4,567	$ 1.01	$ 1.01
Newmarket (York)	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 0.75	$ 0.75
Niagara Falls (Niagara)							
Niagara-on-the-Lake (Niagara)							
North Bay (Nipissing)							
North Dumfries (Waterloo)	$ 1,691	$ 1,691	$ 1,691	$ 1,691	$ 1,691	$ 1.23	$ 1.23
Oakville (Halton)	$ 5,219	$ 5,219	$ 5,219	$ 5,219	$ 5,219	$ 1.34	$ 1.34
Orangeville (Dufferin)	$ 832	$ 832	$ 832	$ 832	$ 832		
Orillia (Simcoe)	$ 1,759	$ 1,759	$ 1,759	$ 1,759	$ 1,759	$ 0.47	$ 0.47
Oshawa (Durham)	$ 2,735	$ 2,735	$ 2,735	$ 2,735	$ 2,735		
Ottawa	$ 1,189	$ 1,189	$ 1,189	$ 1,189	$ 1,189	$ 0.87	$ 0.87
Owen Sound (Grey)							
Parry Sound							
Pelham (Niagara)	$ 172	$ 172	$ 172	$ 172	$ 172		
Penetanguishene	$ 1,759	$ 1,759	$ 1,759	$ 1,759	$ 1,759	$ 0.47	$ 0.47
Peterborough							
Pickering (Durham)	$ 2,735	$ 2,735	$ 2,735	$ 2,735	$ 2,735		
Port Colborne (Niagara)							
Prince Edward County							
Puslinch (Wellington)	$ 1,884	$ 1,884	$ 1,884	$ 1,884	$ 1,884		

2015 Education Development Charges—(sorted alphabetically) (cont'd)

Municipality	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units >=2 per unit	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Quinte West							
Richmond Hill (York)	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 0.75	$ 0.75
Sarnia							
Saugeen Shores (Bruce)							
Sault Ste. Marie							
Scugog (Durham)	$ 2,735	$ 2,735	$ 2,735	$ 2,735	$ 2,735		
Smooth Rock Falls (Cochrane)							
Springwater (Simcoe)	$ 1,759	$ 1,759	$ 1,759	$ 1,759	$ 1,759	$ 0.47	$ 0.47
St. Catharines (Niagara)							
St. Marys (Perth)							
St. Thomas (Elgin)							
Stratford							
Strathroy-Caradoc (Middlesex)							
The Blue Mountains (Grey)							
Thorold (Niagara)							
Thunder Bay							
Tillsonburg (Oxford)							
Timmins							
Toronto	$ 1,493	$ 1,493	$ 1,493	$ 1,493	$ 1,493	$ 1.07	$ 1.07
Vaughan (York)	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 0.75	$ 0.75
Wainfleet (Niagara)							
Wasaga Beach (Simcoe)	$ 1,759	$ 1,759	$ 1,759	$ 1,759	$ 1,759	$ 0.47	$ 0.47
Waterloo (Waterloo)	$ 1,691	$ 1,691	$ 1,691	$ 1,691	$ 1,691	$ 1.23	$ 1.23
Welland (Niagara)							
Wellesley (Waterloo)	$ 1,691	$ 1,691	$ 1,691	$ 1,691	$ 1,691	$ 1.23	$ 1.23
Wellington North (Wellington)	$ 1,884	$ 1,884	$ 1,884	$ 1,884	$ 1,884		
West Lincoln (Niagara)							
Whitby (Durham)	$ 2,735	$ 2,735	$ 2,735	$ 2,735	$ 2,735		
Whitchurch-Stouffville (York)	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 4,340	$ 0.75	$ 0.75
Wilmot (Waterloo)	$ 1,691	$ 1,691	$ 1,691	$ 1,691	$ 1,691	$ 1.23	$ 1.23
Windsor	$ 305	$ 305	$ 305	$ 305	$ 305		
Woolwich (Waterloo)	$ 1,691	$ 1,691	$ 1,691	$ 1,691	$ 1,691	$ 1.23	$ 1.23
Average	**$ 2,549**	**$ 2,549**	**$ 2,549**	**$ 2,549**	**$ 2,549**	**$ 0.89**	**$ 0.89**
Median	**$ 1,884**	**$ 1,884**	**$ 1,884**	**$ 1,884**	**$ 1,884**	**$ 0.75**	**$ 0.75**
Minimum	**$ 172**	**$ 172**	**$ 172**	**$ 172**	**$ 172**	**$ 0.40**	**$ 0.40**
Maximum	**$ 5,219**	**$ 5,219**	**$ 5,219**	**$ 5,219**	**$ 5,219**	**$ 1.34**	**$ 1.34**

2015 Development Charges—Grouped by Location

Municipality	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units >=2 per unit	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Cornwall	none	none	none	none	none	none	none
Brockville	$ 3,502	$ 2,646	$ 2,646	$ 2,215	$ 1,398	$ 1.01	$ 1.01
Prince Edward County	$ 6,067	$ 5,392	$ 5,392	$ 4,873	$ 3,362	$ 3.69	$ 3.69
Quinte West	$ 7,619	$ 4,807	$ 4,807	$ 4,855	$ 2,789	$ 5.26	$ 5.26
Belleville	$ 9,614	$ 6,698	$ 6,698	$ 6,772	$ 3,812	$ 4.19	
Kingston	$ 16,881	$ 12,927	$ 12,927	$ 10,802	$ 7,496	$ 13.90	$ 7.74
Ottawa	$ 23,657	$ 18,780	$ 18,780	$ 14,415	$ 10,893	$ 20.69	$ 9.42
Peterborough	$ 25,360	$ 20,476	$ 20,476	$ 14,780	$ 14,780	$ 7.56	
Eastern Average	**$ 13,243**	**$ 10,247**	**$ 10,247**	**$ 8,387**	**$ 6,361**	**$ 8.04**	**$ 5.42**
Eastern Median	**$ 9,614**	**$ 6,698**	**$ 6,698**	**$ 6,772**	**$ 3,812**	**$ 5.26**	**$ 5.26**
Toronto	$ 37,141	$ 31,416	$ 31,416	$ 23,485	$ 16,749	$ 18.83	$ 1.07
Brock	$ 38,936	$ 31,842	$ 31,842	$ 23,983	$ 18,628	$ 15.70	$ 11.06
Scugog	$ 39,109	$ 32,225	$ 32,225	$ 23,929	$ 18,574	$ 19.44	$ 11.43
Oshawa	$ 40,416	$ 32,699	$ 32,699	$ 26,243	$ 17,166	$ 18.94	$ 8.69
Whitby	$ 41,528	$ 33,596	$ 33,596	$ 26,272	$ 17,283	$ 13.33	$ 8.69
Burlington	$ 41,668	$ 31,749	$ 30,494	$ 23,410	$ 22,341	$ 35.03	$ 18.10
Pickering	$ 41,987	$ 34,191	$ 34,191	$ 24,889	$ 17,711	$ 17.14	$ 12.50
Clarington	$ 43,737	$ 35,060	$ 35,060	$ 24,555	$ 19,200	$ 19.76	$ 12.36
Halton Hills	$ 46,631	$ 35,118	$ 35,118	$ 25,457	$ 25,457	$ 28.32	$ 12.93
Milton	$ 49,154	$ 37,856	$ 37,856	$ 29,338	$ 25,855	$ 30.86	$ 14.58
Georgina	$ 53,239	$ 47,994	$ 47,994	$ 35,198	$ 25,342	$ 40.23	$ 21.12
Oakville	$ 57,102	$ 43,277	$ 43,277	$ 33,244	$ 29,317	$ 34.16	$ 21.16
Whitchurch-Stouffville	$ 59,085	$ 51,120	$ 51,120	$ 38,875	$ 28,057	$ 43.54	$ 24.42
Richmond Hill	$ 61,685	$ 53,538	$ 53,538	$ 40,439	$ 27,893	$ 46.03	$ 25.47
East Gwillimbury	$ 63,359	$ 55,443	$ 55,443	$ 41,091	$ 29,717	$ 45.47	$ 22.38
Newmarket	$ 66,629	$ 57,171	$ 57,171	$ 42,923	$ 32,206	$ 44.85	$ 25.73
Aurora	$ 66,899	$ 56,992	$ 56,992	$ 41,516	$ 29,453	$ 43.60	$ 24.48
Markham	$ 69,016	$ 58,667	$ 58,667	$ 45,245	$ 33,074	$ 40.98	$ 21.77
Vaughan	$ 69,622	$ 60,910	$ 60,910	$ 44,623	$ 32,235	$ 44.83	$ 25.71
Caledon	$ 75,792	$ 63,314	$ 63,314	$ 50,129	$ 33,500	$ 22.99	$ 16.95
King	$ 78,604	$ 68,969	$ 68,969	$ 49,216	$ 35,406	$ 48.27	$ 29.15
Mississauga	$ 79,791	$ 71,024	$ 71,024	$ 52,045	$ 36,347	$ 28.62	$ 20.88
Brampton	$ 80,564	$ 66,479	$ 66,479	$ 49,793	$ 33,929	$ 28.68	$ 17.77
GTA Average	**$ 56,595**	**$ 47,420**	**$ 47,365**	**$ 35,474**	**$ 26,323**	**$ 31.72**	**$ 17.76**
GTA Median	**$ 57,102**	**$ 47,994**	**$ 47,994**	**$ 35,198**	**$ 27,893**	**$ 30.86**	**$ 18.10**

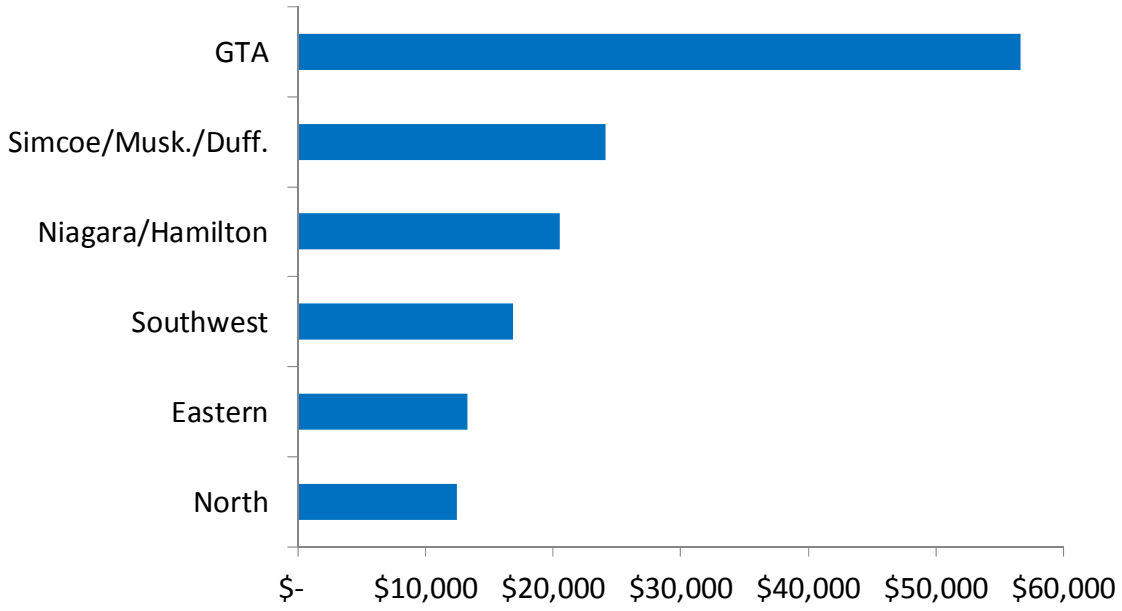
2015 Development Charges—Grouped by Location (cont'd)

Municipality	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units >=2 per unit	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Port Colborne	$ 10,313	$ 6,272	$ 6,272	$ 4,574	$ 4,574	$ 11.92	$ 5.34
St. Catharines	$ 10,313	$ 6,272	$ 6,272	$ 4,574	$ 4,574	$ 11.92	$ 5.34
Wainfleet	$ 13,990	$ 8,734	$ 8,734	$ 6,732	$ 5,994	$ 14.09	$ 7.51
Welland	$ 17,437	$ 11,856	$ 11,856	$ 9,329	$ 7,743	$ 17.36	$ 10.78
West Lincoln	$ 18,141	$ 11,023	$ 11,023	$ 8,737	$ 7,319	$ 14.77	$ 8.19
Niagara-on-the-Lake	$ 19,966	$ 13,222	$ 13,222	$ 10,682	$ 8,589	$ 18.43	$ 11.85
Niagara Falls	$ 21,613	$ 12,274	$ 12,274	$ 10,119	$ 10,119	$ 15.45	$ 5.34
Fort Erie	$ 21,803	$ 15,592	$ 15,592	$ 13,028	$ 9,776	$ 17.28	$ 5.34
Thorold	$ 22,347	$ 14,570	$ 14,570	$ 12,004	$ 9,591	$ 16.68	$ 6.91
Pelham	$ 23,847	$ 15,775	$ 15,775	$ 13,378	$ 10,574	$ 18.23	$ 11.65
Grimsby	$ 24,294	$ 15,292	$ 15,292	$ 13,053	$ 10,213	$ 17.57	$ 10.99
Lincoln	$ 24,777	$ 16,778	$ 16,778	$ 13,979	$ 10,924	$ 19.73	$ 13.16
Hamilton	$ 37,622	$ 27,721	$ 27,721	$ 23,719	$ 17,084	$ 19.74	$ 12.33
Niagara/Hamilton Avg.	**$ 20,497**	**$ 13,491**	**$ 13,491**	**$ 11,070**	**$ 9,006**	**$ 16.40**	**$ 8.83**
Niagara/Hamilton Median	**$ 21,613**	**$ 13,222**	**$ 13,222**	**$ 10,682**	**$ 9,591**	**$ 17.28**	**$ 8.19**
Elliot Lake	none	none	none	none	none	none	none
Greenstone	none	none	none	none	none	none	none
Kenora	none	none	none	none	none	none	none
Parry Sound	none	none	none	none	none	none	none
Sault Ste. Marie	none	none	none	none	none	none	none
Smooth Rock Falls	none	none	none	none	none	none	none
Thunder Bay	none	none	none	none	none	none	none
Timmins	none	none	none	none	none	none	none
North Bay	$ 9,814	$ 4,838	$ 4,838	$ 2,797	$ 2,797	$ 4.28	
Greater Sudbury	$ 15,036	$ 9,415	$ 9,415	$ 9,415	$ 9,415	$ 8.98	$ 4.40
North Average	**$ 12,425**	**$ 7,127**	**$ 7,127**	**$ 6,106**	**$ 6,106**	**$ 6.63**	**$ 4.40**
North Median	**$ 12,425**	**$ 7,127**	**$ 7,127**	**$ 6,106**	**$ 6,106**	**$ 6.63**	**$ 4.40**
Gravenhurst	$ 11,501	$ 10,436	$ 10,436	$ 7,851	$ 5,268	$ 1.53	$ 1.53
Huntsville	$ 11,933	$ 10,675	$ 10,675	$ 8,851	$ 5,623	$ 2.83	$ 1.53
Bracebridge	$ 12,904	$ 11,474	$ 11,474	$ 8,676	$ 6,048	$ 1.53	$ 1.53
Springwater	$ 21,094	$ 17,921	$ 17,921	$ 14,320	$ 11,193	$ 7.86	$ 7.86
Orillia	$ 15,901	$ 13,881	$ 13,881	$ 11,861	$ 9,336	$ 6.80	$ 0.47
Penetanguishene	$ 22,804	$ 17,858	$ 17,858	$ 15,881	$ 15,881	$ 11.13	$ 3.38
Wasaga Beach	$ 24,294	$ 20,074	$ 20,074	$ 16,994	$ 16,994	$ 8.76	$ 8.76
Orangeville	$ 26,997	$ 20,168	$ 20,168	$ 15,644	$ 10,853	$ 8.82	$ 0.58
Collingwood	$ 29,627	$ 26,854	$ 26,854	$ 21,642	$ 15,108	$ 9.01	$ 9.01
Barrie	$ 42,532	$ 32,240	$ 32,240	$ 26,899	$ 19,735	$ 27.87	$ 19.29
Innisfil	$ 45,346	$ 41,868	$ 41,868	$ 29,375	$ 23,866	$ 20.66	$ 20.66
Simcoe/Musk./Duff. Avg.	**$ 24,085**	**$ 20,314**	**$ 20,314**	**$ 16,181**	**$ 12,719**	**$ 9.71**	**$ 6.78**
Simcoe/Musk.Duff. Median	**$ 22,804**	**$ 17,921**	**$ 17,921**	**$ 15,644**	**$ 11,193**	**$ 8.76**	**$ 3.38**

2015 Development Charges—Grouped by Location (cont'd)

Municipality	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units >=2 per unit	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Central Huron	none	none	none	none	none	none	none
Chatham-Kent	$ 3,578	$ 2,890	$ 2,890	$ 2,615	$ 1,790	$ 2.43	
Hanover	$ 4,336	$ 3,468	$ 3,468	$ 3,468	$ 3,468		
Grey Highlands	$ 6,999	$ 5,312	$ 5,312	$ 5,107	$ 5,107	$ 0.43	$ 0.43
St. Marys	$ 7,184	$ 5,315	$ 5,313	$ 4,477	$ 2,909		
Sarnia	$ 7,303	$ 5,477	$ 5,477	$ 4,603	$ 3,275	$ 4.70	$ 4.70
Kincardine	$ 7,328	$ 5,141	$ 5,141	$ 5,141	$ 5,141	$ 3.00	$ 3.00
Kingsville	$ 7,855	$ 5,981	$ 5,981	$ 7,855	$ 3,664	$ 0.71	$ 0.71
Minto	$ 8,590	$ 7,453	$ 7,453	$ 6,200	$ 4,828	$ 3.25	$ 3.25
Puslinch	$ 9,506	$ 7,610	$ 7,610	$ 6,401	$ 4,938	$ 4.04	$ 4.04
St. Thomas	$ 9,532	$ 8,104	$ 8,104	$ 5,982	$ 4,117	$ 4.57	$ 3.01
Lambton Shores	$ 9,983	$ 8,830	$ 8,830	$ 7,081	$ 5,376	$ 2.21	$ 2.21
Owen Sound	$ 11,344	$ 9,225	$ 9,225	$ 7,097	$ 7,097	$ 1.85	$ 1.85
Leamington	$ 12,122	$ 7,288	$ 7,288	$ 6,689	$ 5,245	$ 0.64	$ 0.64
Strathroy-Caradoc	$ 12,205	$ 9,829	$ 9,829	$ 6,365	$ 6,365	$ 5.39	$ 3.04
Amherstburg	$ 12,444	$ 8,708	$ 8,708	$ 7,369	$ 5,704	$ 6.33	$ 6.33
Stratford	$ 13,576	$ 10,218	$ 10,218	$ 8,809	$ 5,405	$ 2.80	
Saugeen Shores	$ 14,538	$ 10,861	$ 10,861	$ 9,381	$ 5,979	$ 4.17	
Middlesex Centre	$ 16,086	$ 11,272	$ 11,272	$ 8,983	$ 6,663	$ 4.58	$ 1.82
Meaford	$ 16,325	$ 13,060	$ 13,060	$ 13,060	$ 13,060	$ 7.52	$ 3.02
Tillsonburg	$ 16,328	$ 14,718	$ 14,718	$ 10,817	$ 8,111	$ 5.93	$ 5.93
Mapleton	$ 16,474	$ 12,105	$ 12,105	$ 8,791	$ 7,496	$ 5.45	$ 5.45
Erin	$ 17,957	$ 1,884	$ 1,884	$ 1,884	$ 1,884	$ 7.09	$ 7.09
Ingersoll	$ 17,971	$ 13,171	$ 13,171	$ 9,692	$ 7,267	$ 6.32	$ 6.32
Guelph-Eramosa	$ 19,461	$ 14,774	$ 14,774	$ 11,899	$ 8,662	$ 8.03	$ 8.03
Wellington North	$ 20,033	$ 16,666	$ 16,666	$ 13,369	$ 9,656	$ 7.00	$ 4.40
Windsor	$ 20,742	$ 15,168	$ 15,168	$ 10,372	$ 10,372	$ 6.18	
Brant	$ 21,888	$ 15,408	$ 15,408	$ 12,744	$ 10,006	$ 6.11	$ 6.11
The Blue Mountains	$ 23,230	$ 22,362	$ 22,362	$ 3,468	$ 3,468	$ 7.90	$ 7.90
Centre Wellington	$ 23,267	$ 18,846	$ 18,846	$ 15,063	$ 10,804	$ 8.60	$ 8.60
North Dumfries	$ 24,848	$ 18,647	$ 18,647	$ 13,819	$ 13,819	$ 11.80	$ 7.13
Woolwich	$ 25,890	$ 20,042	$ 20,042	$ 15,072	$ 14,057	$ 12.39	$ 7.72
Wilmot	$ 25,895	$ 20,153	$ 20,153	$ 15,180	$ 13,909	$ 13.70	$ 7.36
Wellesley	$ 26,750	$ 20,435	$ 20,435	$ 15,287	$ 15,287	$ 12.96	$ 8.29
London	$ 28,123	$ 21,095	$ 21,095	$ 17,658	$ 13,085	$ 20.56	$ -
Guelph	$ 29,523	$ 22,701	$ 22,701	$ 18,520	$ 13,484	$ 9.22	$ 9.22
Cambridge	$ 30,034	$ 25,555	$ 25,555	$ 17,915	$ 17,915	$ 13.74	$ 8.85
Kitchener	$ 30,255	$ 22,687	$ 22,687	$ 17,324	$ 17,324	$ 16.09	$ 8.67
Waterloo	$ 31,688	$ 23,114	$ 23,114	$ 18,586	$ 16,944	$ 17.27	$ 12.38
Southwest Average	**$ 16,873**	**$ 12,778**	**$ 12,778**	**$ 9,846**	**$ 8,255**	**$ 7.08**	**$ 5.23**
Southwest Median	**$ 16,327**	**$ 11,689**	**$ 11,689**	**$ 8,896**	**$ 6,880**	**$ 6.15**	**$ 5.69**

Summary—2015 Development Charges Residential Single Detached Dwelling Average By Location



As shown above, there is a significant range in the development charges by geographic location, with the average in the GTA over double that of the other geographic locations. The table below reflects the average by location for each of the development charges.

2015 Development Charges	Residential	Multiples Dewllings 3+	Apartments Units >=2	Non-Residential Commercial Sq. Ft.	Non-Residential Industrial Sq. Ft.
North	$ 12,425	$ 7,127	$ 6,106	$ 6.63	$ 4.40
Eastern	$ 13,243	$ 10,247	$ 8,387	$ 8.04	$ 5.42
Southwest	$ 16,873	$ 12,778	$ 9,846	$ 7.08	$ 5.73
Niagara/Hamilton	$ 20,497	$ 13,491	$ 11,070	$ 16.40	$ 8.83
Simcoe/Musk./Duff.	$ 24,085	$ 20,314	$ 16,181	$ 9.71	$ 6.78
GTA	$ 56,588	$ 47,420	$ 35,474	$ 31.72	$ 17.76

Building Permit Fees

Bill 124, the *Building Code Statute Amendment Act*, 2002 was given Royal assent on June 27, 2002 and subsequently amended the *Building Code Act,* 1992 as it relates to imposing fees. As such, municipalities across Ontario review and update their fees to ensure compliance with the Act. With respect to establishing fees under the *Building Code Act*, Section 7 of the Act provides municipalities with general powers to impose fees through passage of a by-law. The Council of a municipality may pass by-laws:

- Requiring the payment of fees on applications for issuance of permits and for prescribing the amounts thereof;
- Providing for refunds of fees under such circumstances as are prescribed.

The *Building Code Statute Law Amendment Act*, 2002 imposed additional requirements on municipalities in establishing fees under the Act, in that "The total amount of the fees authorized under clause (1)(c) must not exceed the anticipated reasonable cost of the principal authority to administer and enforce this Act in its area of jurisdiction."

In addition, the amendments also require municipalities to:

- Reduce fees to reflect the portion of service performed by a Registered Code Agency;
- Prepare and make available to the public annual reports with respect to the fees imposed under the Act and associated costs; and
- Undertake a public process, including notice and public meeting requirements, when a change in the fees is proposed.

O. Reg. 305/03 is the associated regulation arising from the *Building Code Statute Law Amendment Act, 2002.* The regulation provides details on the contents of the annual report and the public requirements for the imposition or change in fees. Section 11.2 of Bill 124 restricts the use of building permit revenues to recover only the "reasonable anticipated costs" of activities mandated by the *Building Code Act.*

BMA Calculations

Assessed value of a house was $270,000 with 167 m^2 living space.

2015 Building Permit Fees (sorted alphabetically)

Municipality	Residential (m2 unless otherwise indicated)	Retail / m2 (finished)	Industrial / m2 (finished)
Amherstburg	$10.22	$10.33	$10.33
Aurora	$15.50	$12.75	$9.50
Barrie	$12.30	$14.90	$9.40
Belleville	$10/$1,000	$10/$1,000	$10/$1,000
Bracebridge	$11.00/$1,000	$11/$1000	$11/$1,000
Brampton	$13.38	$15.52	$10.18
Brant	$14.00/$1,000	$14.00/$1,000	$14.00/$1,000
Brock	$11.30	$12.37	$10.22
Brockville	$9.58	$7.53	$7.53
Burlington	$13.65 /$m^2$	$15.11	up to 4650 m^2 $8.28, then $5.66 /$m^2$
Caledon	$12.60	$16.00	> 600 m^2 $7.10 /$m^2$
Cambridge	$14.10	$15.71	$9.79
Central Huron	$60 + $6.46 m^2	$100 + $5.38 /$m^2$	$100 + $5.38 /$m^2$
Centre Wellington	$12.85	$12.51	$9.71
Chatham-Kent	$14.71/$1,000	$14.71/$1,000	$14.71/$1,000
Clarington	$11.95	$15.52	$12.73
Collingwood	$100, 1st $1,000 + $10/$1,000	$10.76	$7.53
Cornwall	$12.50/$1,000	$12.50/$1,000	$12.50/$1,000
East Gwillimbury	$15.39	$11.62	$10.22
Elliot Lake	$15.71 > 1,500 ft2	$10.76 /m2 >2,500 ft2	$10.76 /m2 >2,500 ft2
Erin	$2,200 up to 2,550 sq. ft.	$3.23	$3.23
Fort Erie	$11.73	$11.41	$9.04
Georgina	$9.47 /$m^2$ up to 158 m^2, $11.30 /$m^2$ (>158 m^2)	$9.47	$9.47
Gravenhurst	$15.06	$11/$1000	$11/$1000
Greater Sudbury	$108, 1st $9,000 + $10.70/$1,000	$108, 1st $9,000 + $10.70/$1,000	$108, 1st $9,000 + $10.70/$1,000
Greenstone	$10, 1st $1,000 + $3.00/$1,000	$10, 1st $1,000 + $3.00/$1,000	$10, 1st $1,000 + $3.00/$1,000
Grey Highlands	$4.30	$9.00/$1000	$9.00/$1000
Grimsby	$12.37	$11.84	$8.07
Guelph	$13.45	$14.96	$9.36
Guelph-Eramosa	$11.46/$1,000	$11.46/$1,000	$11.46/$1,000
Halton Hills	$16.58	$15.49	$9.87
Hamilton	$13.84	$15.16	$10.64/$m^2$ <4,650 m^2, $7.47/$m^2$ > 4,650m^2
Hanover	$8.00/$1,000	$12.00/$1000	$12.00/$1000
Huntsville	$10/$1,000	$10.00/$1000	$10.00/$1000
Ingersoll	$11.98	$4,000 base fee + $.76/sq. ft. > 2,500 sq. ft.	$2,900 base fee + $.76 sq. ft. > 2,500 sq. ft.
Innisfil	$20.24	$13.85	$9.22

2015 Building Permit Fees (sorted alphabetically) (cont'd)

Municipality	Residential (m2 unless otherwise indicated)	Retail / m2 (finished)	Industrial / m2 (finished)
Kenora	$5.38	$5.92	$4.84
Kincardine	$7.10	$7.10	$7.10
King	511m^2	$2,750 up to 232 m^2 or $11.84 /$m^2$	$2,750 up to 232 m^2 or $11.84 /$m^2$
Kingston	$12.00/$1,000	$12.00/$1,000	$12.00/$1,000
Kingsville	$9.15	$11/$1,000	$11/$1,000
Kitchener	$13.45	$15.49	$8.82
Lambton Shores	$9.00	$9.00	$9.00
Leamington	$8.61	$11/$1000	$11/$1000
Lincoln	$12.81	$11.84	$7.53
London	$8.80	$9.60	$7.00
Mapleton	$300 + $0.60 sq. ft.	$300 + $.55 sq. ft.	$300 + $.55 sq. ft.
Markham	$13.42	$12.60	$10.30
Meaford	$12.91	$11.08	$7.21
Middlesex Centre	$8.98	$9.47	$7.75
Milton	$11.60	$10.62	$7.08
Minto	$200 + $6.99/m2	$200 + $6.99/m2	$200 + $4.84/m2
Mississauga	$14.75	$15.50	$10.50 /m2, > 10,000 m2
Newmarket	$14.50	$8.88	$8.66
Niagara Falls	$11.40	$14.26	$6.94
Niagara-on-the-Lake	$14.53	$18.94	$9.58
North Bay	$14.63	$11.23/$1,000	$11.23/$1,000
North Dumfries	$11.73	$11.51	$11.51
Oakville	$15.71	$21.84	$13.08 /$m^2$ > 15,000 m2
Orangeville	$13.03	$13.03	$8.50
Orillia	$10.76	$10.44	$5.38
Oshawa	$11.93	$13.79	$11.56
Ottawa	$11.52	$12.16	$9.58
Owen Sound	$9.10	$10.25/$1000	$10.25/$1000
Parry Sound	$50 + $8/$1,000	$50 + $8/$1,000	$50 + $8/$1,000
Pelham	$14.21	$16.80	$16.80
Penetanguishene	$10.92	$10.92	$6.97
Peterborough	$15.75	$18.15/$1,000	$17.19/$1,000
Pickering	$11.50	$12.00	$7.50
Port Colborne	$11.30	$11.30	$7.32
Prince Edward County	$14.21	$16.80	$16.80
Puslinch	$15.06	$10/$1000	$10/$1000

2015 Building Permit Fees (sorted alphabetically) (cont'd)

Municipality	Residential (m2 unless otherwise indicated)	Retail / m2 (finished)	Industrial / m2 (finished)
Quinte West	$9.60	$9.60	$4.70
Richmond Hill	$14.10	$15.10	$13.80
Sarnia	$9.50	$9.50	$9.50
Saugeen Shores	$8.14	$9.50	$7.50
Sault Ste. Marie	$14.90	$14.05	$11.75 /m2 < 7,500 m2,> 7,500 m2, $10.25 m2
Scugog	$11.43	$11.43	$7.07
Smooth Rock Falls	$18.83	$14.31	$14.31
Springwater	$10.54	$10.22	$4.73
St. Catharines	$12.37	$13.45	$10.22
St. Marys	$1,700 up to 2,000 sq. ft.	$8.57/$1,000	$8.57/$1,000
St. Thomas	$25 first $1,000, plus $7/ $1,000	$25 first $1,000, plus $7/ $1,000	$25 first $1,000, plus $7/$1,000
Stratford	$12.05	$11.51	$10.22
Strathroy-Caradoc	$1,700 1st 1,500 sq. ft. + $1.13 > 1,500 sq. ft.	$5,500 1st 2,500 sq. ft + $1.01 > 2,500 sq. ft.	$5,500 1st 2,500 sq. ft + $1.01 > 2,500 sq. ft.
The Blue Mountains	$16.00	$12.37	$6.62
Thorold	$11.84	$12.05	$7.75
Thunder Bay	$10 /$1000	$10 /$1000	$10 /$1000 value
Tillsonburg	$45 1st $1,000 + $10 per $1000	$45 1st $1,000 + $10 per $1000	$45 1st $1,000 + $10 per $1000
Timmins	$50 + $11/$1000	$45 1st $1,000 + $10 per $1000	$50 + $11/$1000
Toronto	$49.83 + $16.42 /m2	$18.37	$13.29
Vaughan	$10.50	$12.50	$8.65
Wainfleet	up to 115 m^2 $1,533.16, + $13.07 m^2 > 115 m^2	$12.89	$9.60
Wasaga Beach	$10.76	$8.07	$8.07
Waterloo	$8.61	$10.22	$5.92
Welland	$12.16	$12.16	$7.75
Wellesley	$11.73	$13.99	$7.75
Wellington North	$252 + $.88 sq. ft.	$252 + $.88 sq. ft.	$252 + $.50 sq. ft.
West Lincoln	$11.92	$11.61	$8.65
Whitby	$11.19	$12.93	$9.28
Whitchurch-Stouffville	$9.15	$9.15	$7.53
Wilmot	$12.91	$13.45	$6.46
Windsor	$11.30 m^2 + $450	$17.22	$9.68
Woolwich	$12.37	$16.57	$8.61

2015 Building Permit Fees (sorted by Location)

Municipality	Residential 167 m2 property - $270,000 Value	Building Code Act Reserve
Brockville	$ 1,600	
Quinte West	$ 1,603	
Ottawa	$ 1,924	$ 52,584,027
Prince Edward County	$ 2,373	$ 39,790
Peterborough	$ 2,630	$ 277,739
Belleville	$ 2,700	$ 2,210,744
Kingston	$ 3,240	$ 5,390,550
Cornwall	$ 3,375	
Eastern Average	**$ 2,431**	
Eastern Median	**$ 2,502**	

Whitchurch-Stouffville	$ 1,528	$ (620,664)
Vaughan	$ 1,754	$ 15,279,247
Burlington	$ 1,769	
Whitby	$ 1,869	
Brock	$ 1,887	
Georgina	$ 1,887	
Scugog	$ 1,909	
Pickering	$ 1,921	
Milton	$ 1,937	$ 4,130,335
Oshawa	$ 1,992	
Clarington	$ 1,996	$ 1,066,532
Caledon	$ 2,104	$ 3,381,659
Brampton	$ 2,234	$ 28,184,706
Markham	$ 2,241	
Richmond Hill	$ 2,355	
Mississauga	$ 2,463	
Newmarket	$ 2,526	
East Gwillimbury	$ 2,570	
Aurora	$ 2,589	$ 402,800
Oakville	$ 2,624	
Halton Hills	$ 2,769	$ 2,260,723
Toronto	$ 2,792	$ 42,303,143
King	$ 3,500	
GTA Average	**$ 2,227**	
GTA Median	**$ 2,104**	

Municipality	Residential 167 m2 property - $270,000 Value	Building Code Act Reserve
Port Colborne	$ 1,887	
Niagara Falls	$ 1,904	
Fort Erie	$ 1,959	
Thorold	$ 1,977	$ 324,871
West Lincoln	$ 1,991	
Welland	$ 2,031	
Grimsby	$ 2,066	$ 1,442,419
St. Catharines	$ 2,066	$ 81,971
Lincoln	$ 2,139	$ 354,566
Wainfleet	$ 2,213	
Hamilton	$ 2,311	$ 16,139,714
Pelham	$ 2,373	
Niagara-on-the-Lake	$ 2,427	$ 1,745,376
Niagara/Hamilton Avg.	**$ 2,103**	
Niagara/Hamilton Median	**$ 2,066**	

Greenstone	$ 817	
Kenora	$ 898	
Parry Sound	$ 2,210	
North Bay	$ 2,443	$ 410,123
Sault Ste. Marie	$ 2,488	$ 679,248
Elliot Lake	$ 2,624	
Thunder Bay	$ 2,700	
Greater Sudbury	$ 2,901	$ 7,644,080
Timmins	$ 3,020	
Smooth Rock Falls	$ 3,145	
North Average	**$ 2,325**	
North Median	**$ 2,556**	

Springwater	$ 1,760	
Orillia	$ 1,797	
Wasaga Beach	$ 1,797	$ 155,865
Penetanguishene	$ 1,824	$ 244,389
Barrie	$ 2,054	
Orangeville	$ 2,176	
Gravenhurst	$ 2,515	
Huntsville	$ 2,700	
Collingwood	$ 2,790	$ 222,789
Bracebridge	$ 2,970	
Innisfil	$ 3,380	
Simcoe/Musk./Duff. Avg.	**$ 2,342**	
Simcoe/Musk./Duff. Median	**$ 2,176**	

2015 Building Permit Fees (sorted by Location) (cont'd)

Municipality	Residential 167 m2 property - $270,000 Value	Building Code Act Reserve
Grey Highlands	$ 718	
Central Huron	$ 1,139	
Kincardine	$ 1,186	$ 522,222
Saugeen Shores	$ 1,359	
Minto	$ 1,367	
Mapleton	$ 1,378	
Waterloo	$ 1,438	$ 9,121,528
Leamington	$ 1,438	
London	$ 1,470	
Middlesex Centre	$ 1,500	
Lambton Shores	$ 1,503	
Owen Sound	$ 1,520	
Kingsville	$ 1,528	
Sarnia	$ 1,587	
St. Marys	$ 1,700	
Amherstburg	$ 1,707	
Strathroy-Caradoc	$ 1,811	
Wellington North	$ 1,834	
St. Thomas	$ 1,908	
North Dumfries	$ 1,959	
Wellesley	$ 1,959	$ 428,683
Ingersoll	$ 2,000	
Stratford	$ 2,012	
Woolwich	$ 2,066	$ 378,800
Centre Wellington	$ 2,146	$ 126,294
Meaford	$ 2,156	
Wilmot	$ 2,156	$ (315,322)
Hanover	$ 2,160	
Erin	$ 2,200	
Guelph	$ 2,246	$ 2,188,081
Kitchener	$ 2,246	$ 5,055,675
Windsor	$ 2,337	
Cambridge	$ 2,355	$ 1,119,680
Puslinch	$ 2,515	
The Blue Mountains	$ 2,672	
Tillsonburg	$ 2,735	$ 178,990
Guelph-Eramosa	$ 3,094	
Brant	$ 3,780	$ 1,203,688
Chatham-Kent	$ 3,972	$ 1,282,879
Southwest Average	**$ 1,971**	
Southwest Median	**$ 1,959**	

2015 Commercial Solid Waste Tipping Fees

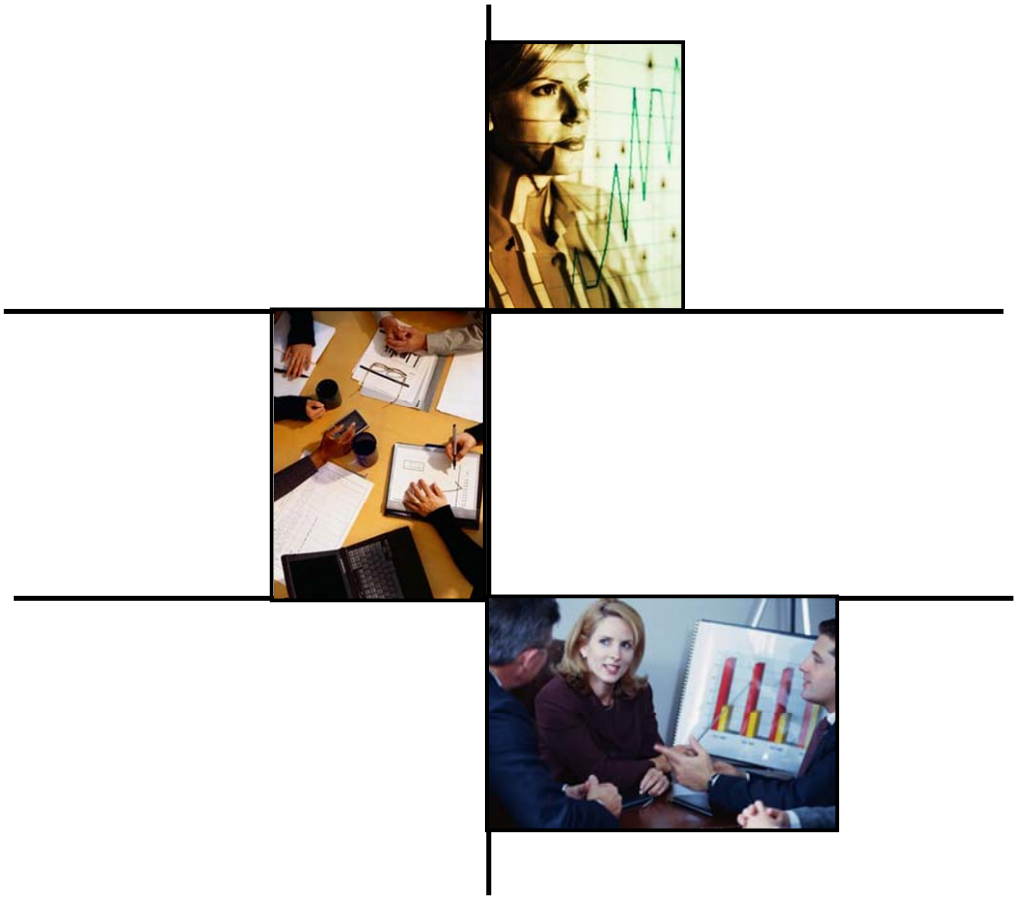
(Sorted by 2014 Fee per Tonne)

Municipality or Region	2010 Per Tonne	2011 Per Tonne	2012 Per Tonne	2013 Per Tonne	2014 Per Tonne	2015 Per Tonne
Essex County	$ 55	$ 56	$ 57	$ 63	$ 64	$ 59
Windsor	$ 60	$ 61	$ 62	$ 58	$ 64	$ 59
Elliot Lake	N/A	N/A	N/A	N/A	$ 60	$ 60
Thunder Bay	$ 47	$ 50	$ 53	$ 56	$ 60	$ 64
Oxford County	$ 62	$ 62	$ 64	$ 65	$ 66	$ 69
Cornwall	N/A	$ 60	$ 62	$ 64	$ 64	$ 70
Guelph	$ 70	$ 70	$ 70	$ 70	$ 70	$ 70
Sault Ste. Marie	$ 65	$ 70	$ 70	$ 70	$ 70	$ 70
Greater Sudbury	$ 63	$ 63	$ 63	$ 63	$ 71	$ 73
Waterloo Region	$ 70	$ 72	$ 74	$ 74	$ 74	$ 74
London	$ 75	$ 75	$ 75	$ 75	$ 75	$ 75
Timmins	$ 35	$ 50	$ 50	$ 65	$ 75	$ 75
Wellington County	N/A	N/A	N/A	N/A	N/A	$ 75
Stratford	$ 71	$ 72	$ 72	$ 75	$ 75	$ 76
Brant	N/A	N/A	N/A	$ 82	$ 82	$ 85
Niagara Region	$ 90	$ 90	$ 90	$ 90	$ 90	$ 87
North Bay	$ 68	$ 75	$ 53	$ 81	$ 84	$ 87
Kenora	N/A	N/A	$ 80	$ 80	$ 80	$ 90
Peterborough	$ 85	$ 85	$ 85	$ 85	$ 90	$ 90
Chatham-Kent	$ 60	$ 60	N/A	N/A	N/A	$ 100
Kincardine	N/A	N/A	N/A	N/A	N/A	$ 100
Peel Region	$ 80	$ 80	$ 100	$ 100	$ 100	$ 100
York Region	$ 100	$ 100	$ 100	$ 100	$ 100	$ 102
Ottawa	$ 94	$ 96	$ 98	$ 100	$ 102	$ 104
Toronto	$ 100	$ 100	$ 100	$ 100	$ 103	$ 106
Hanover	N/A	N/A	$ 100	$ 100	$ 110	$ 110
Owen Sound	N/A	N/A	N/A	$ 100	$ 106	$ 116
Hamilton	$ 115	$ 118	$ 118	$ 118	$ 118	$ 118
Durham Region	$ 120	$ 120	$ 120	$ 120	$ 120	$ 120
The Blue Mountains	N/A	N/A	N/A	N/A	N/A	$ 120
Muskoka	$ 118	$ 121	$ 121	$ 121	$ 127	$ 127
Barrie	$ 118	$ 122	$ 125	$ 140	$ 145	$ 145
Orillia	$ 115	N/A	N/A	$ 130	$ 140	$ 150
Simcoe County	$ 115	$ 115	$ 115	$ 121	$ 155	$ 155
Halton Region	$ 143	$ 143	$ 143	$ 152	$ 154	$ 157
Grey Highlands	N/A	N/A	$ 200	$ 200	$ 200	$ 200
Average	**$ 84**	**$ 84**	**$ 90**	**$ 94**	**$ 97**	**$ 98**
Median	**$ 78**	**$ 75**	**$ 83**	**$ 85**	**$ 87**	**$ 90**

2015 Transit Fares

Municipality	Cash Fares Adult	Cash Fares Student	Cash Fares Senior	Monthly Passes Adult	Monthly Passes Student	Monthly Passes Senior
Barrie	$ 3.00	$ 3.00	$ 2.60	$ 82.40	$ 63.85	$ 54.00
Belleville	$ 2.50	$ 2.25	$ 2.25	$ 70.00	$ 57.00	$ 57.00
Brampton	$ 3.75	$ 2.50	$ 1.00	$ 118.00	$ 105.00	$ 50.00
Brockville	$ 2.25	$ 2.25	$ 2.25	$ 64.00	$ 64.00	$ 64.00
Burlington	$ 3.50	$ 3.50	$ 3.50	$ 97.00	$ 71.00	$ 59.25
Chatham-Kent	$ 2.00	$ 1.75	$ 1.75	$ 35.00	$ 27.00	$ 27.00
Collingwood	$ 2.00	$ 1.50	$ 1.50	$ 40.00	$ 30.00	$ 30.00
Cornwall	$ 2.75	$ 2.75	$ 2.75	$ 63.00	$ 52.00	$ 42.00
Durham Region	$ 3.50	$ 3.50	$ 2.25	$ 112.00	$ 91.00	$ 45.00
Elliot Lake	$ 2.50	$ 2.25	$ 2.50	$ 62.00	$ 52.00	$ 62.00
Fort Erie	$ 2.50	$ 2.50	$ 2.50	$ 80.00	$ 80.00	$ 80.00
Greater Sudbury	$ 3.00	$ 2.90	$ 2.20	$ 82.00	$ 76.00	$ 49.00
Guelph	$ 3.00	$ 3.00	$ 3.00	$ 75.00	$ 64.00	$ 62.00
Hamilton	$ 2.75	$ 2.75	$ 2.75	$ 94.60	$ 79.20	$ 23.50
Huntsville	$ 2.00	$ 1.00	$ 2.00	$ 50.00	$ 25.00	$ 50.00
Kenora	$ 2.00	$ 2.00	$ 2.00	$ 50.00	$ 50.00	$ 50.00
Kingston	$ 2.75	$ 2.50	$ 2.50	$ 72.00	$ 53.50	$ 53.50
Leamington	$ 2.00	$ 1.50	$ 1.75	$ 35.00	$ 35.00	$ 30.00
London	$ 2.75	$ 2.75	$ 2.75	$ 81.00	$ 70.00	$ 57.50
Milton	$ 3.25	$ 3.25	$ 3.25	$ 70.00	$ 50.00	$ 50.00
Mississauga	$ 3.50	$ 3.50	$ 1.00	$ 125.00	N/A	$ 57.00
Niagara Falls	$ 2.75	$ 2.75	$ 2.75	$ 75.00	$ 58.00	$ 58.00
North Bay	$ 3.00	$ 3.00	$ 3.00	$ 86.00	$ 71.00	$ 61.00
Oakville	$ 3.50	$ 3.50	$ 3.50	$ 110.00	$ 70.00	$ 50.00
Orangeville	$ 2.00	$ 1.50	$ 1.50	$ 50.00	$ 40.00	$ 40.00
Orillia	$ 2.00	$ 2.00	$ 2.00	$ 47.00	$ 47.00	$ 47.00
Ottawa	$ 3.55	$ 3.55	$ 2.70	$ 103.25	$ 82.25	$ 41.75
Owen Sound	$ 2.75	$ 2.25	$ 2.75	$ 65.00	$ 40.00	$ 50.00
Peterborough	$ 2.50	$ 2.50	$ 2.50	$ 60.00	$ 55.00	$ 40.00
Port Colborne	$ 2.75	$ 2.75	$ 2.75	$ 69.00	$ 59.00	$ 52.00
Quinte West	$ 2.00	$ 1.50	$ 1.50	$ 40.00	$ 30.00	$ 30.00
Sarnia	$ 2.75	$ 2.75	$ 2.75	$ 67.50	$ 67.50	$ 67.50
Sault Ste. Marie	$ 2.50	$ 2.50	$ 2.50	$ 60.00	N/A	$ 50.00
St. Catharines	$ 3.00	$ 3.00	$ 3.00	$ 92.00	$ 62.00	$ 57.00
St. Thomas	$ 2.50	$ 2.50	$ 2.50	$ 65.00	$ 55.00	$ 55.00
Stratford	$ 3.00	$ 2.75	$ 2.75	$ 59.00	$ 48.50	$ 48.50
Thorold	$ 3.00	$ 3.00	$ 3.00	$ 92.00	$ 62.00	$ 57.00
Thunder Bay	$ 2.65	$ 2.65	$ 2.65	$ 74.00	$ 53.00	$ 53.00
Timmins	$ 2.75	$ 2.25	$ 2.25	$ 70.00	$ 55.00	$ 55.00
Toronto	$ 3.00	$ 2.00	$ 2.00	$ 141.50	$ 112.00	$ 112.00
Wasaga Beach	$ 2.00	$ 1.50	$ 1.50	$ 40.00	$ 30.00	$ 30.00
Waterloo Region	$ 3.00	$ 3.00	$ 3.00	$ 79.00	$ 69.00	$ 67.00
Welland	$ 2.75	$ 2.75	$ 2.75	$ 69.00	$ 59.00	$ 52.00
Windsor	$ 2.75	$ 2.75	$ 2.75	$ 87.00	$ 60.00	$ 44.00
York Region	$ 4.00	$ 4.00	$ 4.00	$ 136.00	$ 102.00	$ 57.00
Average	**$ 2.75**	**$ 2.57**	**$ 2.45**	**$ 75.45**	**$ 60.07**	**$ 51.72**
Median	**$ 2.75**	**$ 2.75**	**$ 2.50**	**$ 70.00**	**$ 59.00**	**$ 52.00**

Tax Policies



Tax Policies

The relative tax burden in each class of property will be impacted by the type of tax policies implemented in each municipality. As such, an analysis of the 2015 tax policies that impact the relative tax position was completed and has been summarized to include the following:

- *Comparison of Tax Ratios*
- *Delegation*
- *Summary of Optional Classes*

Comparison of Tax Ratios

Tax ratios reflect how a property class' tax rate compares to the residential rate. Changes in tax ratios affect the relative tax burden between classes of properties. Tax ratios can be used to prevent large shifts of the tax burden caused by relative changes in assessment among property classes as well as to lower the tax rates on a particular class or classes.

Delegation

The Municipal Act allows upper-tier municipalities to delegate the responsibility of setting tax ratios to its lower-tier municipalities, rather than setting region-wide tax rates for the upper-tier's share of the property tax burden. Upper-tier municipalities that choose to delegate this authority must develop an apportionment methodology to determine the amount of the upper-tier levy that each of the lower-tier municipalities would be required to raise. Delegation requires unanimous lower-tier agreement as well as approval from the Minister of Finance.

The Region of Peel has delegated its authority to set tax ratios to its lower-tier municipalities since 1998. It is currently the only upper-tier municipality in Ontario delegating its authority to its lower-tier municipalities.

Summary of Optional Property Classes

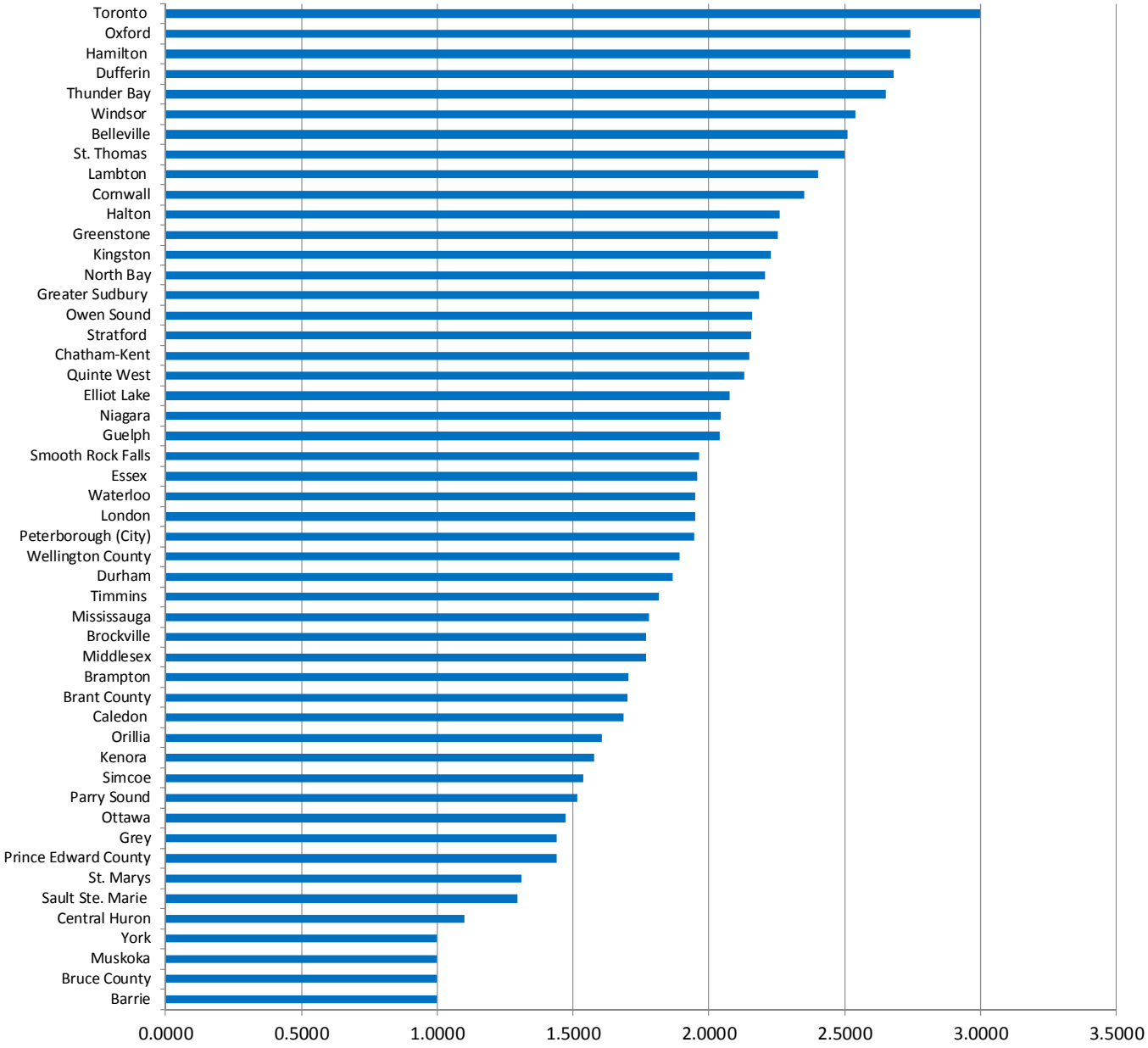
Municipalities have the option of establishing any of the optional property classes allowed in the legislation. Use of optional classes provides additional flexibility to adopt different tax ratios for different types of property within the broader commercial, industrial and multi-residential property classes:

- New Multi-residential
- Shopping Centres
- Office Buildings
- Parking Lots
- Large Industrial

2015 Tax Ratios

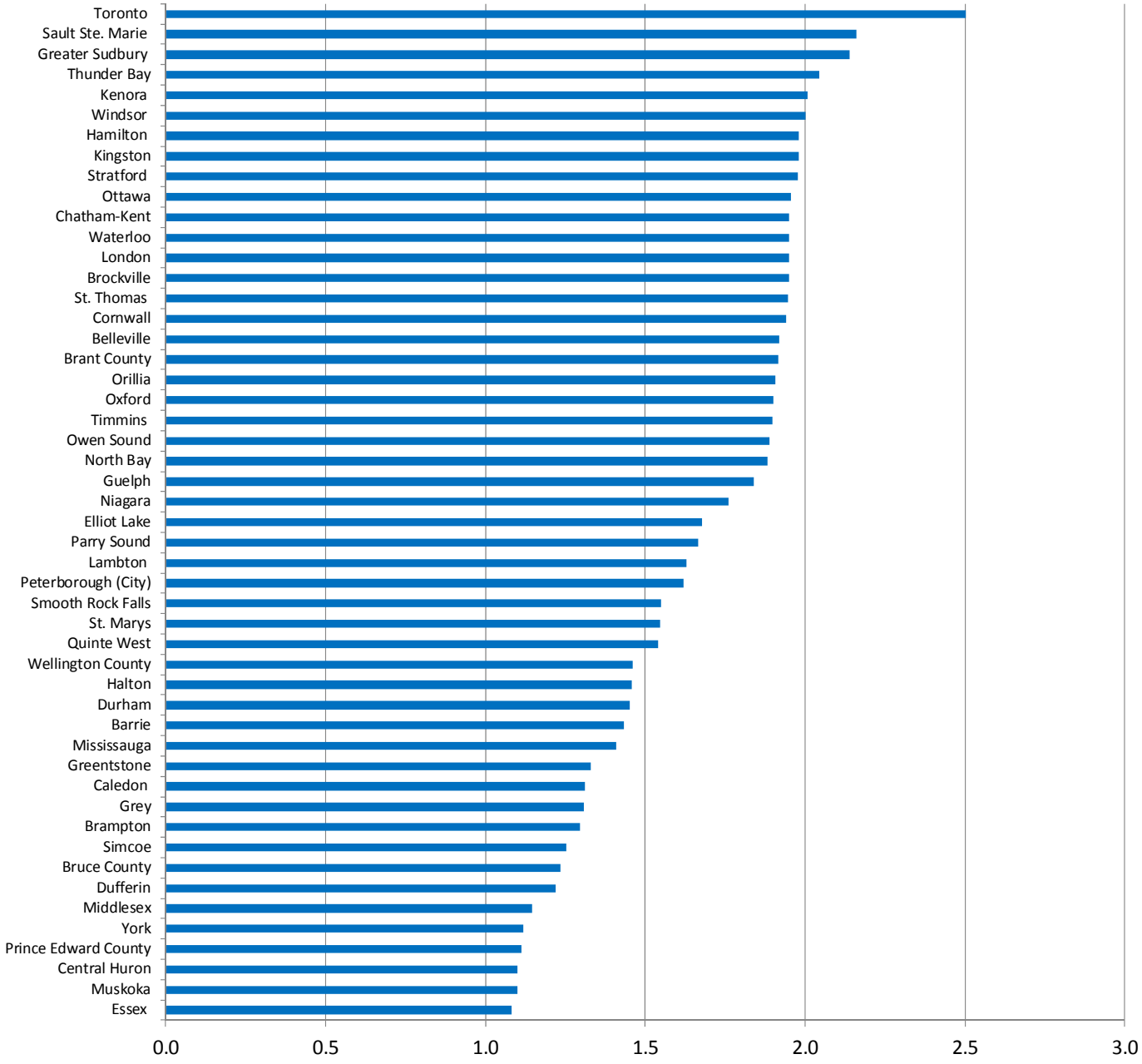
Municipality	Multi-Residential	Commercial (Residual)	Industrial (Residual)
Barrie	1.0000	1.4331	1.5163
Belleville	2.5102	1.9191	2.4000
Brampton	1.7050	1.2971	1.4700
Brant County	1.7000	1.9150	2.5710
Brockville	1.7700	1.9482	2.6131
Bruce County	1.0000	1.2331	1.7477
Caledon	1.6843	1.3124	1.5805
Central Huron	1.1000	1.1000	1.1000
Chatham-Kent	2.1488	1.9504	2.2159
Cornwall	2.3492	1.9407	2.6300
Dufferin	2.6802	1.2200	2.1984
Durham	1.8665	1.4500	2.2598
Elliot Lake	2.0770	1.6790	1.6790
Essex	1.9554	1.0820	1.9425
Greater Sudbury	2.1845	2.1397	3.1038
Greenstone	2.2526	1.3298	2.0599
Grey	1.4412	1.3069	1.8582
Guelph	2.0399	1.8400	2.3111
Halton	2.2619	1.4565	2.3599
Hamilton	2.7400	1.9800	3.1223
Kenora	1.5762	2.0085	2.1810
Kingston	2.2278	1.9800	2.6300
Lambton	2.4000	1.6271	2.0476
London	1.9500	1.9500	1.9500
Middlesex	1.7697	1.1449	1.7451
Mississauga	1.7788	1.4098	1.5708
Muskoka	1.0000	1.1000	1.1000
Niagara	2.0440	1.7586	2.6300
North Bay	2.2054	1.8822	1.4000
Orillia	1.6073	1.9059	1.8767
Ottawa	1.4724	1.9547	2.6387
Owen Sound	2.1605	1.8870	2.2938
Oxford	2.7400	1.9018	2.6300
Parry Sound	1.5145	1.6646	1.5162
Peterborough (City)	1.9472	1.6202	1.9116
Prince Edward County	1.4402	1.1125	1.3895
Quinte West	2.1300	1.5385	2.4460
Sault Ste. Marie	1.2943	2.1603	2.9900
Simcoe	1.5385	1.2521	1.5385
Smooth Rock Falls	1.9638	1.5494	3.7169
St. Thomas	2.4987	1.9475	2.2281
St. Marys	1.3084	1.5463	2.4812
Stratford	2.1539	1.9759	2.8766
Thunder Bay	2.6495	2.0454	2.5036
Timmins	1.8175	1.8985	2.3573
Toronto	2.9995	2.5016	2.9995
Waterloo	1.9500	1.9500	1.9500
Wellington County	1.8900	1.4600	2.4000
Windsor	2.5403	2.0027	2.3384
York	1.0000	1.1172	1.3124
Average	**1.9203**	**1.6698**	**2.1761**
Median	**1.9500**	**1.7188**	**2.2440**
Minimum	**1.0000**	**1.0820**	**1.1000**
Maximum	**2.9995**	**2.5016**	**3.7169**
Provincial Threshold	**2.7400**	**1.9800**	**2.6300**

Multi-Residential Tax Ratios



- With the exception of Toronto, all municipalities have a Multi-Residential Tax Ratio at or below the Provincial Threshold of 2.74. Muskoka, Barrie, Bruce, and York are the only municipalities within the Provincial Range of Fairness (1.00 to 1.10).
- 10 of the 50 municipal entities decreased their Multi-Residential Tax Rate in 2015 including: Greater Sudbury, Guelph, Kenora, Kingston, London, Ottawa, Orillia, Thunder Bay, Toronto and Wellington County
- All other factors being equal, Multi-Residential property class in municipalities with a higher tax ratio will have higher relative tax burdens.

Commercial (residual) Tax Ratios

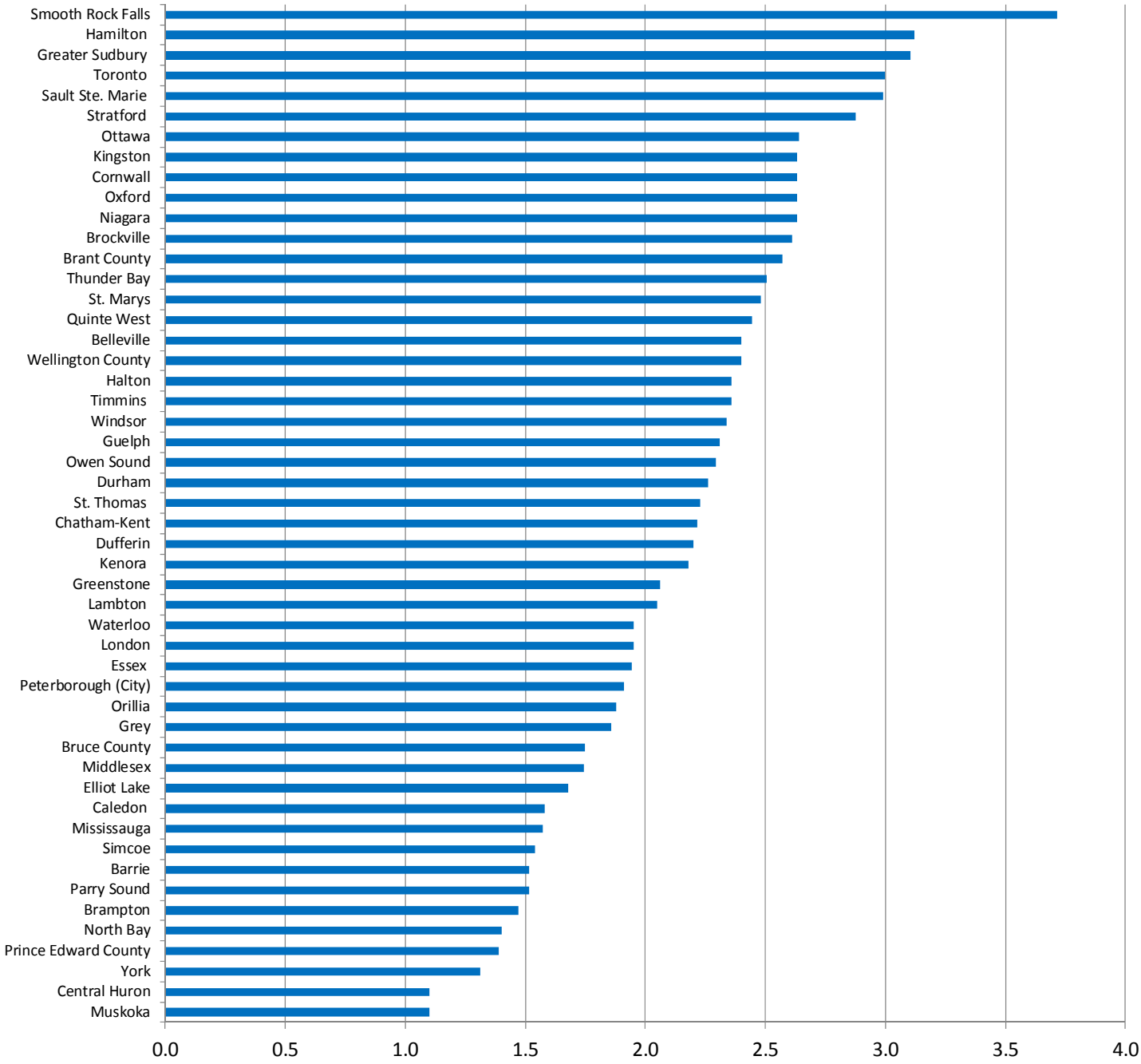


- With the exception of Greater Sudbury, Kenora, Sault Ste. Marie, Thunder Bay, Toronto and Windsor all municipalities have a residual Commercial Tax Ratio at or below the Provincial Threshold of 1.98.

- The County of Essex the District of Muskoka and Central Huron are the only municipalities that fall within the Provincial Range of Fairness.

- 6 of the 50 municipal entities reduced their Commercial Tax Ratio in 2015 including Greater Sudbury, Lambton, London, Orillia, Owen Sound, and Toronto

Industrial (residual) Tax Ratios



- With the exception of Smooth Rock Falls, Greater Sudbury, Hamilton, Sault Ste. Marie, Stratford and Toronto, all municipalities have a residual Industrial Tax Ratio at or below the Provincial Threshold of 2.63.
- The District of Muskoka and Central Huron are the only municipalities that falls within the Provincial Range of Fairness.
- 10 of the 50 municipal entities decreased their Industrial Tax Ratio in 2015 including, Greater Sudbury,

Summary of Optional Classes

Municipality	New Multi-Residential	Office Building	Shopping Centre	Parking Lot Land	Industrial (Large)
Barrie	▲				
Belleville	▲				
Brampton					
Brant					
Brockville	▲				
Bruce					
Caledon					
Central Huron					
Chatham-Kent		▲	▲	▲	
Cornwall					
Dufferin					
Durham					
Elliot Lake					
Essex		▲		▲	▲
Greater Sudbury	▲				▲
Greenstone					
Grey	▲				
Guelph	▲				
Halton	▲				
Hamilton	▲				▲
Kenora		▲	▲	▲	▲
Kingston	▲				
Lambton	▲	▲	▲	▲	▲
London					
Middlesex					
Mississauga					
Muskoka					
Niagara	▲				
North Bay					
Orillia	▲				
Ottawa	▲	▲	▲	▲	▲
Owen Sound	▲				▲
Oxford					
Parry Sound	▲				
Peterborough (City)	▲				
Prince Edward County					
Quinte West					▲
Sault Ste. Marie		▲	▲	▲	▲
Simcoe					
Smooth Rock Falls					▲
St. Marys					
St. Thomas					▲
Stratford	▲				
Thunder Bay	▲				▲
Timmins	▲				▲
Toronto	▲				
Waterloo	▲				
Wellington County					
Windsor		▲	▲	▲	▲
York					

New Multi-Residential Property Class

Municipality	Multi-Residential	New Multi-Residential
Barrie	1.0000	1.0000
Belleville	2.5102	1.0000
Brockville	1.7700	1.0000
Greater Sudbury	2.1845	1.0000
Grey	1.4412	1.0000
Guelph	2.0399	1.0000
Halton	2.2619	2.0000
Hamilton	2.7400	1.0000
Kingston	2.2278	1.0000
Lambton	2.4000	1.0000
Niagara	2.0440	1.0000
Orillia	1.6073	1.1000
Ottawa	1.4724	1.0000
Owen Sound	2.1605	1.0000
Parry Sound	1.5145	1.0000
Peterborough (City)	1.9472	1.0000
Stratford	2.1539	1.0000
Thunder Bay	2.6495	1.0000
Timmins	1.8175	1.0000
Toronto	2.9995	1.0000
Waterloo	1.9500	1.0000

Large Industrial Class

Municipality	Industrial (Residual)	Industrial (Large)
Essex	1.9425	2.6861
Greater Sudbury	3.1038	3.5180
Hamilton	3.1223	3.6613
Kenora	2.1810	2.8368
Lambton	2.0476	3.0035
Ottawa	2.6387	2.2660
Owen Sound	2.2938	3.4791
Quinte West	2.4460	2.6147
Sault Ste. Marie	2.9900	5.3102
Smooth Rock Falls	3.7169	7.8882
St. Thomas	2.2281	2.6774
Thunder Bay	2.5036	3.3256
Timmins	2.3573	2.9342
Windsor	2.3384	2.8666

Optional Commercial Classes

Municipality	Commercial (Residual)	Commercial (Office)	Commercial (Shopping)	Commercial (Parking)
Essex	1.0820	1.1640	1.0820	0.5620
Chatham-Kent	1.9504	1.5718	2.2512	1.3052
Kenora	2.0085	2.4272	1.9975	1.6617
Lambton	1.6271	1.5358	2.0835	1.0912
Ottawa	1.9547	2.3615	1.6259	1.2808
Sarnia	1.6271	1.5358	2.0835	1.0912
Sault Ste. Marie	2.1603	3.1552	2.2933	1.5972
Windsor	2.0027	2.0196	2.0613	1.0832

Summary - Tax Policies

Provincial Threshold Analysis

- 1 municipal entity in the survey has a ratio in the Multi-Residential Class that exceeds the Provincial Threshold of 2.74
- 6 of the 50 municipal entities in the survey have a ratio in the Commercial Class that exceeds the Provincial Threshold of 1.98
- 7 of the 50 municipal entities in the survey have a ratio in the Industrial Class that exceeds the Provincial Threshold of 2.63

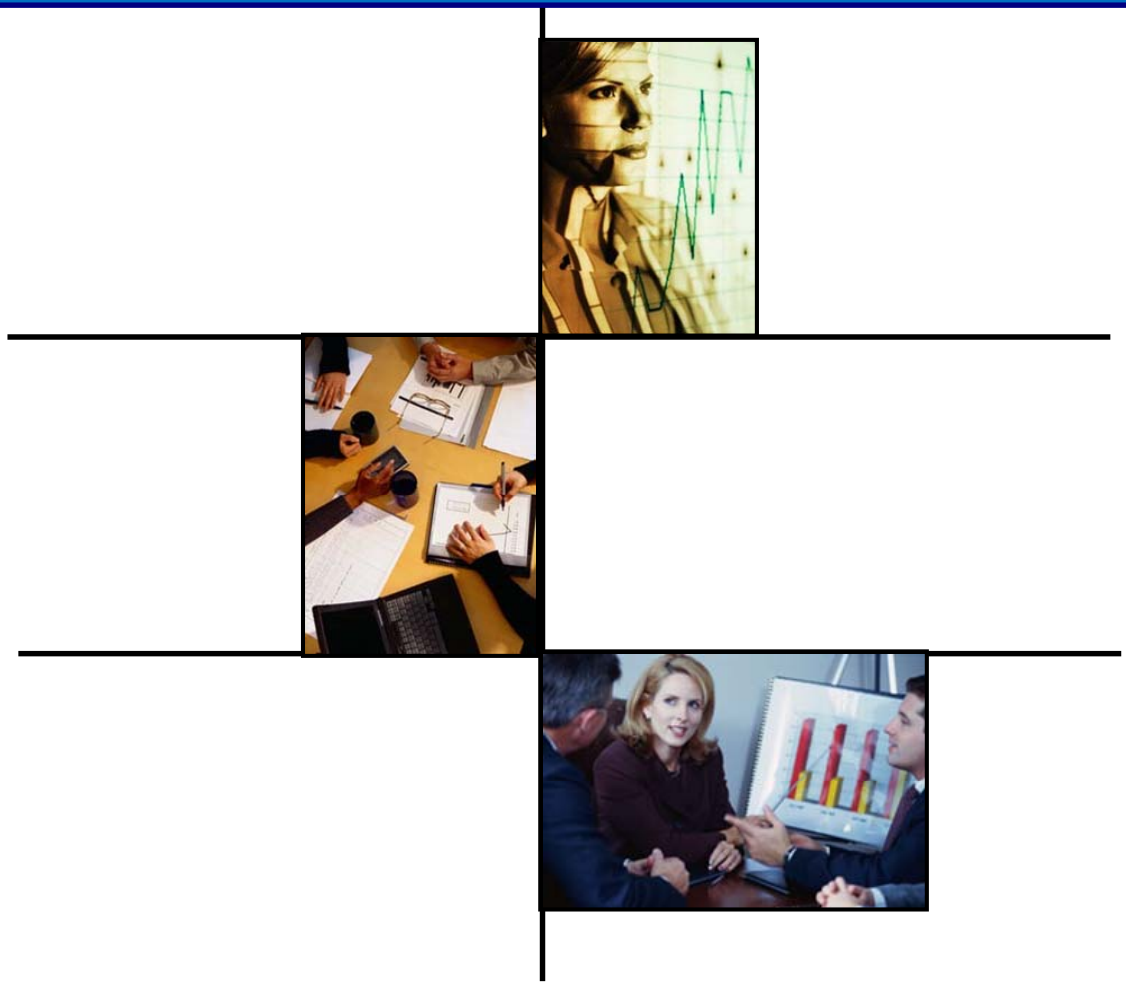
Range of Fairness

- 9 municipal entities have established ratios within the Provincial Range of Fairness for one or more of the Multi-Residential, Commercial and Industrial classes including:
    - City of Barrie, Central Huron, Kincardine, Saugeen Shores, Region of York, (Multi-Residential)
    - County of Essex (Commercial)
    - District of Muskoka (Multi-Residential, Commercial, Industrial)
    - Central Huron (Industrial)
    - Region of York (Multi-Residential)

Optional Classes

- 29 of the 50 upper tier/single tier municipalities established optional classes, resulting in different tax ratios and relative tax burdens from the residual commercial and industrial classes. This will impact the relative tax position of properties within these classes, compared to the relative tax position of properties in the residual class. The impact may be an increased/decreased burden, depending on the value of the tax ratio. As such, the relative tax burden across the entire Commercial and Industrial classes, particularly for these municipalities may vary.
    - Approximately 42% of the municipal entities have a New Multi-Residential optional class to encourage development of rental housing.
    - Approximately 30% of the municipal entities have a Large Industrial class.
    - Approximately 15% of the municipal entities have Optional Commercial classes.

Comparison of Relative Taxes



Comparison of Relative Taxes

The purpose of this section of the report is to undertake "like" property comparisons across each municipality and across various property types. In total, 12 property types were defined based on those property types that were of most interest to the participating municipalities and that represented all potential optional classes. The Residential, Multi-Residential, Commercial, and Industrial classes are represented in the study.

In order to calculate the relative tax burden of "like" properties, every effort was made to select a sample of properties within each municipality for each property to hold constant those factors deemed to be most critical in determining a property's assessed value using property descriptions as outlined on the next page. However, given the number of factors used to calculate the assessed value for each property, and the inability to quantify each of these factors, the results should be used to provide the reader with **overall trends** rather than exact differences in relative tax burdens between municipalities. By selecting multiple property types within each taxing class (Residential, Multi-Residential, Commercial, and Industrial), and by selecting multiple properties from within each municipality and property subtype, where available, the likelihood of anomalies in the database has been reduced. However, it is recommended that focus should be on the trends rather than the absolutes.

There are many reasons for differences in relative tax burdens across municipalities and across property classes. These include, but are not limited to the following:

- The values of like properties vary significantly across municipalities
- The tax burden are the different property classes within a municipality varies based on the tax ratios
- The use of optional property classes
- Non-uniform education tax rates in the non-residential classes
- The level of service provided and the associated costs of providing these services
- Access to other sources of revenues such as dividends from hydro utilities, gaming and casino revenues, user fees, etc.

Notes

Urban rates were used in each municipality where there is area rating. The City of Toronto, due to the size and current value assessment differentials across the City, has been divided into four areas; North, South, East and West. For some property types, municipalities are not represented due to the lack of comparable properties available or a decision by the municipality not to include a particular category in the analysis.

Description of Comparable Properties Used in the Analysis

- ***Residential - Single Family Detached Home*** - A detached three-bedroom single storey home with 1.5 bathrooms and a one car garage. Total area of the house is approximately 1,200 sq. ft. and the property is situated on a lot that is approximately 5,500 sq. ft. In smaller more rural municipalities it was sometimes necessary to use larger lot sizes. Comparison of taxes on a per household basis.
- ***Residential—2 Storey*** - A two storey, three bedroom home with 2.5 bathrooms, two car garage. Total area of the house is approximately 2,000 sq. ft. on a lot approximately 4,000—5,000 sq. ft. Comparison of taxes on a per household basis.
- ***Residential – Senior Executive*** - A two-storey, four or five bedroom home with three bathrooms, main floor family room plus atrium or library. A full unfinished basement and an attached two car garage. The house is approximately 3,000 sq. ft., with an approximate lot size of 6,700 sq. ft. Comparison of taxes on a per household basis.
- ***Multi-Residential - Walk-up Apartment*** - Multi-residential, more than six self-contained units but does not include row housing. Typically this type of property is older construction, two to four storeys high. Comparison of taxes on a per unit basis.
- ***Multi-Residential - Mid/High-Rise Apartment*** - Multi-residential, more than six self-contained units and four + storeys but does not include row housing. Comparison of taxes on a per unit basis.
- ***Commercial - Neighbourhood Shopping Centre*** - A neighbourhood shopping centre is typically the smallest type of center comprised of retail tenants that cater to everyday needs such as drugstores, convenience stores and hardware stores. Size varies from 4,000 to 100,000 square feet. Comparison of taxes on a per square foot of floor area.
- ***Commercial - Office Building Class*** - Selection was focused on buildings in prime locations within the municipality. Comparison of taxes on a per square foot of gross leasable area basis.
- ***Commercial - Hotel*** - Typically over 100 rooms. Comparison of taxes on a per suite basis.
- ***Commercial - Motel*** - Typically newer construction, franchised. Comparison of taxes on a per suite basis.
- ***Industrial - Vacant Land*** - Selection of properties were based on serviced land under 5 acres. Comparison of taxes on a per acre basis.
- ***Industrial - Large Industrial*** - Greater than 125,000 sq. ft. Comparison of taxes on a per square foot of floor area basis.
- ***Industrial - Standard Industrial*** - Under 125,000 sq. ft. in size typically characterized by newer construction and flexible design. Comparison of taxes on a per square foot of floor area basis.

2015 Total Property Tax Rates (Municipal and Education)

2015 Total Property Tax Rates (Municipal & Education—sorted alphabetically)

Municipality	Resid.	Multi Resid.	Comm. Residual	Comm. Office	Comm. Shopping	Ind. Residual	Ind. Large
Amherstburg	1.5683%	2.8804%	2.8483%	2.8483%	2.8483%	4.1977%	5.2189%
Aurora	0.9461%	0.9461%	1.8583%	1.8583%	1.8583%	2.1757%	2.1757%
Barrie	1.3241%	1.3241%	2.7761%	2.7761%	2.7761%	2.9814%	2.9814%
Belleville	1.5773%	3.6648%	4.0828%	4.0828%	4.0828%	4.8475%	4.8475%
Bracebridge	1.2639%	1.2639%	1.8088%	1.8088%	1.8088%	1.9339%	1.9339%
Brampton	1.1151%	1.7638%	2.2627%	2.2627%	2.2627%	2.6784%	2.6784%
Brant	1.0746%	1.6903%	3.1144%	3.1144%	3.1144%	3.7914%	3.7914%
Brock	1.4107%	2.4641%	2.8982%	2.8982%	2.8982%	4.2772%	4.2772%
Brockville	1.4915%	2.4898%	3.9558%	3.9558%	3.9558%	4.9178%	4.9178%
Burlington	0.8899%	1.7667%	1.8949%	1.8949%	1.8949%	3.1144%	3.1144%
Caledon	0.8965%	1.3766%	1.9899%	1.9899%	1.9899%	2.4346%	2.4346%
Cambridge	1.2365%	2.2259%	3.4609%	3.4609%	3.4609%	3.5609%	3.5609%
Central Huron	1.3259%	1.4390%	2.2676%	2.2676%	2.2676%	2.4340%	2.4340%
Centre Wellington	1.1458%	1.9921%	2.4149%	2.4149%	2.4149%	3.8120%	3.8120%
Chatham-Kent	1.8908%	3.8389%	4.7375%	3.8554%	5.2476%	5.2877%	5.2877%
Clarington	1.3412%	2.3343%	2.7974%	2.7974%	2.7974%	4.1201%	4.1201%
Collingwood	1.2448%	1.8101%	2.5045%	2.5045%	2.5045%	3.1451%	3.1451%
Cornwall	1.6332%	3.5736%	4.2211%	4.2211%	4.2211%	5.3124%	5.3124%
East Gwillimbury	0.9448%	0.9448%	1.8568%	1.8568%	1.8568%	2.1740%	2.1740%
Elliot Lake	2.1238%	4.2011%	4.4285%	4.4285%	4.4285%	4.4285%	4.4285%
Erin	1.1314%	1.9648%	2.3938%	2.3938%	2.3938%	3.7773%	3.7773%
Fort Erie	1.4846%	2.8309%	3.4579%	3.4579%	3.4579%	4.9216%	4.9216%
Georgina	1.1938%	1.1938%	2.1350%	2.1350%	2.1350%	2.5009%	2.5009%
Gravenhurst	1.2334%	1.2334%	1.7752%	1.7752%	1.7752%	1.9003%	1.9003%
Greater Sudbury	1.3997%	2.8267%	3.7677%	3.7677%	3.7677%	4.9292%	5.4282%
Greenstone	2.7727%	6.0013%	4.6179%	4.6179%	4.6179%	6.4999%	6.4999%
Grey Highlands	1.0464%	1.4220%	2.5427%	2.5427%	2.5427%	3.1121%	3.1121%
Grimsby	1.2470%	2.3454%	3.0401%	3.0401%	3.0401%	4.2969%	4.2969%
Guelph	1.2455%	2.3379%	3.2982%	3.2982%	3.2982%	3.9578%	3.9578%
Guelph-Eramosa	1.1138%	1.9315%	2.3681%	2.3681%	2.3681%	3.7351%	3.7351%
Halton Hills	0.8968%	1.7824%	1.9049%	1.9049%	1.9049%	3.1307%	3.1307%
Hamilton	1.3834%	3.4511%	3.6217%	3.6217%	3.6217%	5.0198%	5.6603%
Hanover	1.3252%	1.8238%	2.9070%	2.9070%	2.9070%	3.6300%	3.6300%
Huntsville	1.1560%	1.1560%	1.6902%	1.6902%	1.6902%	1.8151%	1.8151%
Ingersoll	1.5495%	3.9063%	4.0060%	4.0060%	4.0060%	5.0923%	5.0923%
Innisfil	1.1167%	1.6131%	2.3441%	2.3441%	2.3441%	2.9481%	2.9481%
Kenora	1.5005%	2.2534%	3.7610%	4.2969%	4.2839%	4.0372%	4.8934%

2015 Total Property Tax Rates - (Municipal & Education—sorted alphabetically) (cont'd)

Municipality	Resid.	Multi Resid.	Comm. Residual	Comm. Office	Comm. Shopping	Ind. Residual	Ind. Large
Kincardine	1.1197%	1.1197%	2.2582%	2.2582%	2.2582%	3.1461%	3.1461%
King	0.9333%	0.9333%	1.8439%	1.8439%	1.8439%	2.1589%	2.1589%
Kingston	1.4031%	2.8549%	3.7941%	3.7941%	3.7941%	4.6702%	4.6702%
Kingsville	1.2670%	2.2912%	2.5223%	2.5223%	2.5223%	3.6124%	4.4095%
Kitchener	1.1848%	2.1250%	3.3600%	3.3600%	3.3600%	3.4600%	3.4600%
Lambton Shores	1.1645%	2.5219%	3.0075%	2.9190%	3.4362%	3.5152%	4.4420%
Leamington	1.7680%	3.2709%	3.0644%	3.0910%	3.0644%	4.5856%	5.8154%
Lincoln	1.2401%	2.3312%	3.0279%	3.0279%	3.0279%	4.2786%	4.2786%
London	1.3667%	2.4798%	3.7148%	3.7148%	3.7148%	3.8148%	3.8148%
Mapleton	1.2589%	2.2057%	2.5799%	2.5799%	2.5799%	4.0833%	4.0833%
Markham	0.8057%	0.8057%	1.7015%	1.7015%	1.7015%	1.9915%	1.9915%
Meaford	1.3271%	1.8266%	2.8849%	2.8849%	2.8849%	3.6337%	3.6337%
Middlesex Centre	1.1224%	1.8362%	2.4671%	2.4671%	2.4671%	3.1484%	3.1484%
Milton	0.7575%	1.4672%	1.7020%	1.7020%	1.7020%	2.8019%	2.8019%
Minto	1.3972%	2.4671%	2.7818%	2.7818%	2.7818%	4.4152%	4.4152%
Mississauga	0.8886%	1.4288%	2.0472%	2.0472%	2.0472%	2.4154%	2.4154%
Newmarket	0.9924%	0.9924%	1.9100%	1.9100%	1.9100%	2.2365%	2.2365%
Niagara Falls	1.3856%	2.6287%	3.2839%	3.2839%	3.2839%	4.6614%	4.6614%
Niagara-on-the-Lake	1.0267%	1.8951%	2.6527%	2.6527%	2.6527%	3.7175%	3.7175%
North Bay	1.4876%	3.0457%	3.6229%	3.6229%	3.6229%	2.9996%	2.9996%
North Dumfries	0.9504%	1.6680%	2.9030%	2.9030%	2.9030%	3.0030%	3.0030%
Oakville	0.8495%	1.6754%	1.8360%	1.8360%	1.8360%	3.0191%	3.0191%
Orangeville	1.4109%	3.4539%	2.5081%	2.5081%	2.5081%	4.2030%	4.2030%
Orillia *	1.3651%	2.0756%	3.1652%	3.1652%	3.1652%	3.7259%	3.7259%
Oshawa	1.5724%	2.7659%	3.1327%	3.1327%	3.1327%	4.6426%	4.6426%
Ottawa	1.0872%	1.5086%	2.9380%	3.5223%	2.4450%	3.8841%	3.5516%
Owen Sound	1.5937%	3.2169%	4.0694%	4.0694%	4.0694%	4.6838%	6.3136%
Parry Sound	1.3370%	1.9246%	2.6731%	2.6731%	2.6731%	2.3407%	2.3407%
Pelham	1.2992%	2.4519%	3.1318%	3.1318%	3.1318%	4.4340%	4.4340%
Penetanguishene	1.4235%	2.0851%	2.7282%	2.7282%	2.7282%	3.4201%	3.4201%
Peterborough	1.4312%	2.6021%	3.4191%	3.4191%	3.4191%	3.8931%	3.8931%
Pickering	1.2801%	2.2204%	2.7090%	2.7090%	2.7090%	3.9822%	3.9822%
Port Colborne	1.6421%	3.1529%	3.7349%	3.7349%	3.7349%	5.3359%	5.3359%
Prince Edward County	1.0837%	1.4749%	1.6986%	1.6986%	1.6986%	2.7648%	2.7648%
Puslinch	1.0134%	1.7418%	2.2216%	2.2216%	2.2216%	3.4942%	3.4942%
Quinte West	1.3228%	2.5972%	3.1314%	3.1314%	3.1314%	4.2886%	4.4789%
Richmond Hill	0.8309%	0.8309%	1.7296%	1.7296%	1.7296%	2.0246%	2.0246%

Note: * tax rate for Orillia is the Low Band

2015 Total Property Tax Rates - (Municipal & Education—sorted alphabetically) (cont'd)

Municipality	Resid.	Multi Resid.	Comm. Residual	Comm. Office	Comm. Shopping	Ind. Residual	Ind. Large
Sarnia	1.5047%	3.3382%	3.5609%	3.4414%	4.1448%	4.2116%	5.4635%
Saugeen Shores	1.0408%	1.0408%	2.1609%	2.1609%	2.1609%	3.0081%	3.0081%
Sault Ste. Marie	1.6110%	2.0278%	4.2220%	5.6184%	4.4087%	5.3864%	8.6430%
Scugog	1.2363%	2.1386%	2.6454%	2.6454%	2.6454%	3.8832%	3.8832%
Smooth Rock Falls	2.3954%	4.5161%	4.5993%	4.5993%	4.5993%	9.3028%	9.3028%
Springwater	0.8409%	1.1887%	1.9987%	1.9987%	1.9987%	2.5237%	2.5237%
St. Catharines	1.48517%	2.8321%	3.4589%	3.4589%	3.4589%	4.9232%	4.9232%
St. Marys	1.4351%	1.8176%	3.1076%	3.1076%	3.1076%	4.6070%	4.6070%
St. Thomas	1.5234%	3.5144%	4.0171%	4.0171%	4.0171%	4.4899%	5.0868%
Stratford	1.4035%	2.7980%	3.8179%	3.8179%	3.8179%	4.9608%	4.9608%
Strathroy-Caradoc	1.2721%	2.1012%	2.6385%	2.6385%	2.6385%	3.4097%	3.4097%
The Blue Mountains	0.9294%	1.2534%	2.3898%	2.3898%	2.3898%	2.8946%	2.8946%
Thorold	1.4921%	2.8463%	3.4711%	3.4711%	3.4711%	4.9414%	4.9414%
Thunder Bay	1.7845%	4.4063%	4.3877%	4.3877%	4.3877%	5.1040%	6.3892%
Tillsonburg	1.3679%	3.4087%	3.6606%	3.6606%	3.6606%	4.6147%	4.6147%
Timmins	1.8887%	3.2733%	4.4056%	4.4056%	4.4056%	5.1477%	6.1163%
Toronto **	0.7056%	1.7268%	2.5111%	2.5111%	2.5111%	2.8273%	2.8273%
Vaughan	0.8372%	0.8372%	1.7367%	1.7367%	1.7367%	2.0329%	2.0329%
Wainfleet	1.4493%	2.7589%	3.3959%	3.3959%	3.3959%	4.8289%	4.8289%
Wasaga Beach	0.9894%	1.4172%	2.1847%	2.1847%	2.1847%	2.7522%	2.7522%
Waterloo	1.1597%	2.0762%	3.3112%	3.3112%	3.3112%	3.4112%	3.4112%
Welland	1.6025%	3.0719%	3.6652%	3.6652%	3.6652%	5.2317%	5.2317%
Wellesley	1.0300%	1.8232%	3.0582%	3.0582%	3.0582%	3.1582%	3.1582%
Wellington North	1.4044%	2.4809%	2.7924%	2.7924%	2.7924%	4.4327%	4.4327%
West Lincoln	1.2085%	2.2665%	2.9723%	2.9723%	2.9723%	4.1954%	4.1954%
Whitby	1.3036%	2.2643%	2.7430%	2.7430%	2.7430%	4.0353%	4.0353%
Whitchurch-Stouffville	0.8794%	0.8794%	1.7838%	1.7838%	1.7838%	2.0882%	2.0882%
Wilmot	0.9758%	1.7175%	2.9525%	2.9525%	2.9525%	3.0525%	3.0525%
Windsor	1.8298%	4.3478%	4.7039%	4.7316%	4.7997%	5.3527%	6.2162%
Woolwich	0.9747%	1.7153%	2.9503%	2.9503%	2.9503%	3.0503%	3.0503%
Average	**1.2903%**	**2.2493%**	**2.9334%**	**2.9476%**	**2.9510%**	**3.7815%**	**3.9323%**
Median	**1.2696%**	**2.1131%**	**2.9006%**	**2.9006%**	**2.8915%**	**3.7844%**	**3.8017%**
Minimum	**0.7056%**	**0.8057%**	**1.6902%**	**1.6902%**	**1.6902%**	**1.8151%**	**1.8151%**
Maximum	**2.7727%**	**6.0013%**	**4.7375%**	**5.6184%**	**5.2476%**	**9.3028%**	**9.3028%**

**The rate for Toronto is the Band one rate for Residual Commercial which is less than $1 million.

2015 Education Tax Rates



2015 Education Rates (sorted alphabetically)

Municipality	Resid.	Multi Resid.	Comm. Residual	Comm. Office	Comm. Shopping	Ind. Residual	Ind. Large
Amhersburg	0.1950%	0.1950%	1.3623%	1.3623%	1.3623%	1.5300%	1.5300%
Aurora	0.1950%	0.1950%	1.0191%	1.0191%	1.0191%	1.1900%	1.1900%
Barrie	0.1950%	0.1950%	1.1581%	1.1581%	1.1581%	1.2694%	1.2694%
Belleville	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Bracebridge	0.1950%	0.1950%	0.6330%	0.6330%	0.6330%	0.7581%	0.7581%
Brampton	0.1950%	0.1950%	1.0693%	1.0693%	1.0693%	1.3258%	1.3258%
Brant	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Brock	0.1950%	0.1950%	1.1355%	1.1355%	1.1355%	1.5300%	1.5300%
Brockville	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Burlington	0.1950%	0.1950%	0.8828%	0.8828%	0.8828%	1.4746%	1.4746%
Caledon	0.1950%	0.1950%	1.0693%	1.0693%	1.0693%	1.3258%	1.3258%
Cambridge	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Central Huron	0.1950%	0.1950%	1.0236%	1.0236%	1.0236%	1.1900%	1.1900%
Centre Wellington	0.1950%	0.1950%	1.0266%	1.0266%	1.0266%	1.5300%	1.5300%
Chatham-Kent	0.1950%	0.1950%	1.4196%	1.4196%	1.4196%	1.5300%	1.5300%
Clarington	0.1950%	0.1950%	1.1355%	1.1355%	1.1355%	1.5300%	1.5300%
Collingwood	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
Cornwall	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
East Gwillimbury	0.1950%	0.1950%	1.0191%	1.0191%	1.0191%	1.1900%	1.1900%
Elliot Lake	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.1900%	1.1900%
Erin	0.1950%	0.1950%	1.0266%	1.0266%	1.0266%	1.5300%	1.5300%
Fort Erie	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
Georgina	0.1950%	0.1950%	1.0191%	1.0191%	1.0191%	1.1900%	1.1900%
Gravenhurst	0.1950%	0.1950%	0.6330%	0.6330%	0.6330%	0.7581%	0.7581%
Greater Sudbury	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.1900%	1.1900%
Greenstone	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.1900%	1.1900%
Grey Highlands	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Grimsby	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
Guelph	0.1950%	0.1950%	1.3653%	1.3653%	1.3653%	1.5300%	1.5300%
Guelph-Eramosa	0.1950%	0.1950%	1.0266%	1.0266%	1.0266%	1.5300%	1.5300%
Halton Hills	0.1950%	0.1950%	0.8828%	0.8828%	0.8828%	1.4746%	1.4746%
Hamilton	0.1950%	0.1950%	1.2688%	1.2688%	1.2688%	1.3094%	1.3094%
Hanover	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Huntsville	0.1950%	0.1950%	0.6330%	0.6330%	0.6330%	0.7581%	0.7581%
Ingersoll	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Innisfil	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
Kenora	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.1900%	1.1900%

2015 Education Rates (sorted alphabetically) (cont'd)

Municipality	Resid.	Multi Resid.	Comm. Residual	Comm. Office	Comm. Shopping	Ind. Residual	Ind. Large
Kincardine	0.1950%	0.1950%	1.1180%	1.1180%	1.1180%	1.5300%	1.5300%
King	0.1950%	0.1950%	1.0191%	1.0191%	1.0191%	1.1900%	1.1900%
Kingston	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Kingsville	0.1950%	0.1950%	1.3623%	1.3623%	1.3623%	1.5300%	1.5300%
Kitchener	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Lambton Shores	0.1950%	0.1950%	1.4300%	1.4300%	1.4161%	1.5300%	1.5300%
Leamington	0.1950%	0.1950%	1.3623%	1.2600%	1.3623%	1.5300%	1.5900%
Lincoln	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
London	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Mapleton	0.1950%	0.1950%	1.0266%	1.0266%	1.0266%	1.5300%	1.5300%
Markham	0.1950%	0.1950%	1.0191%	1.0191%	1.0191%	1.1900%	1.1900%
Meaford	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Middlesex Centre	0.1950%	0.1950%	1.4053%	1.4053%	1.4053%	1.5300%	1.5300%
Milton	0.1950%	0.1950%	0.8828%	0.8828%	0.8828%	1.4746%	1.4746%
Minto	0.1950%	0.1950%	1.0266%	1.0266%	1.0266%	1.5300%	1.5300%
Mississauga	0.1950%	0.1950%	1.0693%	1.0693%	1.0693%	1.3258%	1.3258%
Newmarket	0.1950%	0.1950%	1.0191%	1.0191%	1.0191%	1.1900%	1.1900%
Niagara Falls	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
Niagara-on-the-Lake	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
North Bay	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.1900%	1.1900%
North Dumfries	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Oakville	0.1950%	0.1950%	0.8828%	0.8828%	0.8828%	1.4746%	1.4746%
Orangeville	0.1950%	0.1950%	1.0247%	1.0247%	1.0247%	1.5300%	1.5300%
Orillia	0.1950%	0.1950%	1.2803%	1.2803%	1.2803%	1.5300%	1.5300%
Oshawa	0.1950%	0.1950%	1.1355%	1.1355%	1.1355%	1.5300%	1.5300%
Ottawa	0.1950%	0.1950%	1.2061%	1.4300%	1.0045%	1.5300%	1.5300%
Owen Sound	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Parry Sound	0.1950%	0.1950%	0.7721%	0.7721%	0.7721%	0.6092%	0.6092%
Pelham	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
Penetanguishene	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
Peterborough	0.1950%	0.1950%	1.4163%	1.4163%	1.4163%	1.5300%	1.5300%
Pickering	0.1950%	0.1950%	1.1355%	1.1355%	1.1355%	1.5300%	1.5300%
Port Colborne	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
Prince Edward County	0.1950%	0.1950%	0.7099%	0.7099%	0.7099%	1.5300%	1.5300%
Puslinch	0.1950%	0.1950%	1.0266%	1.0266%	1.0266%	1.5300%	1.5300%
Quinte West	0.1950%	0.1950%	1.3963%	1.3963%	1.3963%	1.5300%	1.5300%
Richmond Hill	0.1950%	0.1950%	1.0191%	1.0191%	1.0191%	1.1900%	1.1900%

2015 Education Rates (sorted alphabetically) (cont'd)

Municipality	Resid.	Multi Resid.	Comm. Residual	Comm. Office	Comm. Shopping	Ind. Residual	Ind. Large
Sarnia	0.1950%	0.1950%	1.4300%	1.4300%	1.4161%	1.5300%	1.5300%
Saugeen Shores	0.1950%	0.1950%	1.1180%	1.1180%	1.1180%	1.5300%	1.5300%
Sault Ste. Marie	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.1900%	1.1900%
Scugog	0.1950%	0.1950%	1.1355%	1.1355%	1.1355%	1.5300%	1.5300%
Smooth Rock Falls	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.1900%	1.1900%
Springwater	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
St. Catharines	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
St. Marys	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
St. Thomas	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Stratford	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Strathroy-Caradoc	0.1950%	0.1950%	1.4053%	1.4053%	1.4053%	1.5300%	1.5300%
The Blue Mountains	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Thorold	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
Thunder Bay	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.1900%	1.1900%
Tillsonburg	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Timmins	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.1900%	1.1900%
Toronto	0.1950%	0.1950%	1.2278%	1.2278%	1.2278%	1.2946%	1.2946%
Vaughan	0.1950%	0.1950%	1.0191%	1.0191%	1.0191%	1.1900%	1.1900%
Wainfleet	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
Wasaga Beach	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
Waterloo	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Welland	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
Wellesley	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Wellington North	0.1950%	0.1950%	1.0266%	1.0266%	1.0266%	1.5300%	1.5300%
West Lincoln	0.1950%	0.1950%	1.1900%	1.1900%	1.1900%	1.5300%	1.5300%
Whitby	0.1950%	0.1950%	1.1355%	1.1355%	1.1355%	1.5300%	1.5300%
Whitchurch-Stouffville	0.1950%	0.1950%	1.0191%	1.0191%	1.0191%	1.1900%	1.1900%
Wilmot	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Windsor	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Woolwich	0.1950%	0.1950%	1.4300%	1.4300%	1.4300%	1.5300%	1.5300%
Average	**0.1950%**	**0.1950%**	**1.1932%**	**1.1944%**	**1.1910%**	**1.4219%**	**1.4224%**
Median	**0.1950%**	**0.1950%**	**1.1900%**	**1.1900%**	**1.1900%**	**1.5300%**	**1.5300%**
Minimum	**0.1950%**	**0.1950%**	**0.6330%**	**0.6330%**	**0.6330%**	**0.6092%**	**0.6092%**
Maximum	**0.1950%**	**0.1950%**	**1.4300%**	**1.4300%**	**1.4300%**	**1.5300%**	**1.5900%**

2015 Upper and Lower Tier Tax Rates

2015 Municipal Rates (Upper and Lower Tier—sorted alphabetically)

Municipality	Resid.	Multi Resid.	Comm. Residual	Comm. Office	Comm. Shopping	Ind. Residual	Ind. Large
Amherstburg	1.3733%	2.6854%	1.4860%	1.4860%	1.4860%	2.6677%	3.6889%
Aurora	0.7511%	0.7511%	0.8391%	0.8391%	0.8391%	0.9857%	0.9857%
Barrie	1.1291%	1.1291%	1.6181%	1.6181%	1.6181%	1.7120%	1.7120%
Belleville	1.3823%	3.4698%	2.6528%	2.6528%	2.6528%	3.3175%	3.3175%
Bracebridge	1.0689%	1.0689%	1.1758%	1.1758%	1.1758%	1.1758%	1.1758%
Brampton	0.9201%	1.5688%	1.1935%	1.1935%	1.1935%	1.3526%	1.3526%
Brant	0.8796%	1.4953%	1.6844%	1.6844%	1.6844%	2.2614%	2.2614%
Brock	1.2157%	2.2691%	1.7627%	1.7627%	1.7627%	2.7472%	2.7472%
Brockville	1.2965%	2.2948%	2.5258%	2.5258%	2.5258%	3.3878%	3.3878%
Burlington	0.6949%	1.5717%	1.0121%	1.0121%	1.0121%	1.6398%	1.6398%
Caledon	0.7015%	1.1816%	0.9207%	0.9207%	0.9207%	1.1088%	1.1088%
Cambridge	1.0415%	2.0309%	2.0309%	2.0309%	2.0309%	2.0309%	2.0309%
Central Huron	1.1309%	1.2440%	1.2440%	1.2440%	1.2440%	1.2440%	1.2440%
Centre Wellington	0.9508%	1.7971%	1.3882%	1.3882%	1.3882%	2.2820%	2.2820%
Chatham-Kent	1.6958%	3.6439%	3.3179%	2.4359%	3.8280%	3.7577%	3.7577%
Clarington	1.1462%	2.1393%	1.6619%	1.6619%	1.6619%	2.5901%	2.5901%
Collingwood	1.0498%	1.6151%	1.3145%	1.3145%	1.3145%	1.6151%	1.6151%
Cornwall	1.4382%	3.3786%	2.7911%	2.7911%	2.7911%	3.7824%	3.7824%
East Gwillimbury	0.7498%	0.7498%	0.8376%	0.8376%	0.8376%	0.9840%	0.9840%
Elliot Lake	1.9288%	4.0061%	3.2385%	3.2385%	3.2385%	3.2385%	3.2385%
Erin	0.9364%	1.7698%	1.3671%	1.3671%	1.3671%	2.2473%	2.2473%
Fort Erie	1.2896%	2.6359%	2.2679%	2.2679%	2.2679%	3.3916%	3.3916%
Georgina	0.9988%	0.9988%	1.1159%	1.1159%	1.1159%	1.3109%	1.3109%
Gravenhurst	1.0384%	1.0384%	1.1422%	1.1422%	1.1422%	1.1422%	1.1422%
Greater Sudbury	1.2047%	2.6317%	2.5777%	2.5777%	2.5777%	3.7392%	4.2382%
Greenstone	2.5777%	5.8063%	3.4279%	3.4279%	3.4279%	5.3099%	5.3099%
Grey Highlands	0.8514%	1.2270%	1.1127%	1.1127%	1.1127%	1.5821%	1.5821%
Grimsby	1.0520%	2.1504%	1.8501%	1.8501%	1.8501%	2.7669%	2.7669%
Guelph	1.0505%	2.1429%	1.9329%	1.9329%	1.9329%	2.4278%	2.4278%
Guelph-Eramosa	0.9188%	1.7365%	1.3414%	1.3414%	1.3414%	2.2051%	2.2051%
Halton Hills	0.7018%	1.5874%	1.0222%	1.0222%	1.0222%	1.6562%	1.6562%
Hamilton	1.1884%	3.2561%	2.3530%	2.3530%	2.3530%	3.7104%	4.3509%
Hanover	1.1302%	1.6288%	1.4770%	1.4770%	1.4770%	2.1000%	2.1000%
Huntsville	0.9610%	0.9610%	1.0571%	1.0571%	1.0571%	1.0571%	1.0571%
Ingersoll	1.3545%	3.7113%	2.5760%	2.5760%	2.5760%	3.5623%	3.5623%
Innisfil	0.9217%	1.4181%	1.1541%	1.1541%	1.1541%	1.4181%	1.4181%
Kenora	1.3055%	2.0584%	2.5710%	3.1069%	3.0939%	2.8472%	3.7034%

2015 Municipal Rates Upper & Lower Tier—(sorted alphabetically) (cont'd)

Municipality	Resid.	Multi Resid.	Comm. Residual	Comm. Office	Comm. Shopping	Ind. Residual	Ind. Large
Kincardine	0.9247%	0.9247%	1.1402%	1.1402%	1.1402%	1.6161%	1.6161%
King	0.7383%	0.7383%	0.8248%	0.8248%	0.8248%	0.9689%	0.9689%
Kingston	1.2081%	2.6599%	2.3641%	2.3641%	2.3641%	3.1402%	3.1402%
Kingsville	1.0720%	2.0962%	1.1600%	1.1600%	1.1600%	2.0824%	2.8795%
Kitchener	0.9898%	1.9300%	1.9300%	1.9300%	1.9300%	1.9300%	1.9300%
Lambton Shores	0.9695%	2.3269%	1.5775%	1.4890%	2.0200%	1.9852%	2.9120%
Leamington	1.5730%	3.0759%	1.7021%	1.8310%	1.7021%	3.0556%	4.2254%
Lincoln	1.0451%	2.1362%	1.8379%	1.8379%	1.8379%	2.7486%	2.7486%
London	1.1717%	2.2848%	2.2848%	2.2848%	2.2848%	2.2848%	2.2848%
Mapleton	1.0639%	2.0107%	1.5533%	1.5533%	1.5533%	2.5533%	2.5533%
Markham	0.6107%	0.6107%	0.6823%	0.6823%	0.6823%	0.8015%	0.8015%
Meaford	1.1321%	1.6316%	1.4796%	1.4796%	1.4796%	2.1037%	2.1037%
Middlesex Centre	0.9274%	1.6412%	1.0618%	1.0618%	1.0618%	1.6184%	1.6184%
Milton	0.5625%	1.2722%	0.8192%	0.8192%	0.8192%	1.3274%	1.3274%
Minto	1.2022%	2.2721%	1.7552%	1.7552%	1.7552%	2.8852%	2.8852%
Mississauga	0.6936%	1.2338%	0.9779%	0.9779%	0.9779%	1.0895%	1.0895%
Newmarket	0.7974%	0.7974%	0.8909%	0.8909%	0.8909%	1.0465%	1.0465%
Niagara Falls	1.1906%	2.4337%	2.0939%	2.0939%	2.0939%	3.1314%	3.1314%
Niagara-on-the-Lake	0.8317%	1.7001%	1.4627%	1.4627%	1.4627%	2.1875%	2.1875%
North Bay	1.2926%	2.8507%	2.4329%	2.4329%	2.4329%	1.8096%	1.8096%
North Dumfries	0.7554%	1.4730%	1.4730%	1.4730%	1.4730%	1.4730%	1.4730%
Oakville	0.6545%	1.4804%	0.9533%	0.9533%	0.9533%	1.5445%	1.5445%
Orangeville	1.2159%	3.2589%	1.4834%	1.4834%	1.4834%	2.6730%	2.6730%
Orillia	1.1701%	1.8806%	1.8849%	1.8849%	1.8849%	2.1959%	2.1959%
Oshawa	1.3774%	2.5709%	1.9972%	1.9972%	1.9972%	3.1126%	3.1126%
Ottawa	0.8922%	1.3136%	1.7319%	2.0923%	1.4406%	2.3541%	2.0216%
Owen Sound	1.3987%	3.0219%	2.6394%	2.6394%	2.6394%	3.1538%	4.7836%
Parry Sound	1.1420%	1.7296%	1.9010%	1.9010%	1.9010%	1.7316%	1.7316%
Pelham	1.1042%	2.2569%	1.9418%	1.9418%	1.9418%	2.9040%	2.9040%
Penetanguishene	1.2285%	1.8901%	1.5382%	1.5382%	1.5382%	1.8901%	1.8901%
Peterborough	1.2362%	2.4071%	2.0028%	2.0028%	2.0028%	2.3631%	2.3631%
Pickering	1.0851%	2.0254%	1.5735%	1.5735%	1.5735%	2.4522%	2.4522%
Port Colborne	1.4471%	2.9579%	2.5449%	2.5449%	2.5449%	3.8059%	3.8059%
Prince Edward County	0.8887%	1.2799%	0.9887%	0.9887%	0.9887%	1.2348%	1.2348%
Puslinch	0.8184%	1.5468%	1.1949%	1.1949%	1.1949%	1.9642%	1.9642%
Quinte West	1.1278%	2.4022%	1.7351%	1.7351%	1.7351%	2.7586%	2.9489%
Richmond Hill	0.6359%	0.6359%	0.7104%	0.7104%	0.7104%	0.8346%	0.8346%

2015 Municipal Rates Upper & Lower Tier—(sorted alphabetically) (cont'd)

Municipality	Resid.	Multi Resid.	Comm. Residual	Comm. Office	Comm. Shopping	Ind. Residual	Ind. Large
Sarnia	1.3097%	3.1432%	2.1309%	2.0114%	2.7287%	2.6816%	3.9335%
Saugeen Shores	0.8458%	0.8458%	1.0429%	1.0429%	1.0429%	1.4781%	1.4781%
Sault Ste. Marie	1.4160%	1.8328%	3.0320%	4.4284%	3.2187%	4.1964%	7.4530%
Scugog	1.0413%	1.9436%	1.5099%	1.5099%	1.5099%	2.3532%	2.3532%
Smooth Rock Falls	2.2004%	4.3211%	3.4093%	3.4093%	3.4093%	8.1128%	8.1128%
Springwater	0.6459%	0.9937%	0.8087%	0.8087%	0.8087%	0.9937%	0.9937%
St. Catharines	1.2902%	2.6371%	2.2689%	2.2689%	2.2689%	3.3932%	3.3932%
St. Marys	1.2401%	1.6226%	1.9176%	1.9176%	1.9176%	3.0770%	3.0770%
St. Thomas	1.3284%	3.3194%	2.5871%	2.5871%	2.5871%	2.9599%	3.5568%
Stratford	1.2085%	2.6030%	2.3879%	2.3879%	2.3879%	3.4308%	3.4308%
Strathroy-Caradoc	1.0771%	1.9062%	1.2332%	1.2332%	1.2332%	1.8797%	1.8797%
The Blue Mountains	0.7344%	1.0584%	0.9598%	0.9598%	0.9598%	1.3646%	1.3646%
Thorold	1.2971%	2.6513%	2.2811%	2.2811%	2.2811%	3.4114%	3.4114%
Thunder Bay	1.5895%	4.2113%	3.1977%	3.1977%	3.1977%	3.9140%	5.1992%
Tillsonburg	1.1729%	3.2137%	2.2306%	2.2306%	2.2306%	3.0847%	3.0847%
Timmins	1.6937%	3.0783%	3.2156%	3.2156%	3.2156%	3.9577%	4.9263%
Toronto	0.5106%	1.5318%	1.2833%	1.2833%	1.2833%	1.5327%	1.5327%
Vaughan	0.6422%	0.6422%	0.7175%	0.7175%	0.7175%	0.8429%	0.8429%
Wainfleet	1.2543%	2.5639%	2.2059%	2.2059%	2.2059%	3.2989%	3.2989%
Wasaga Beach	0.7944%	1.2222%	0.9947%	0.9947%	0.9947%	1.2222%	1.2222%
Waterloo	0.9647%	1.8812%	1.8812%	1.8812%	1.8812%	1.8812%	1.8812%
Welland	1.4075%	2.8769%	2.4752%	2.4752%	2.4752%	3.7017%	3.7017%
Wellesley	0.8350%	1.6282%	1.6282%	1.6282%	1.6282%	1.6282%	1.6282%
Wellington North	1.2094%	2.2859%	1.7658%	1.7658%	1.7658%	2.9027%	2.9027%
West Lincoln	1.0135%	2.0715%	1.7823%	1.7823%	1.7823%	2.6654%	2.6654%
Whitby	1.1086%	2.0693%	1.6075%	1.6075%	1.6075%	2.5053%	2.5053%
Whitchurch-Stouffville	0.6844%	0.6844%	0.7646%	0.7646%	0.7646%	0.8982%	0.8982%
Wilmot	0.7808%	1.5225%	1.5225%	1.5225%	1.5225%	1.5225%	1.5225%
Windsor	1.6348%	4.1528%	3.2739%	3.3016%	3.3697%	3.8227%	4.6862%
Woolwich	0.7797%	1.5203%	1.5203%	1.5203%	1.5203%	1.5203%	1.5203%
Average	**1.0953%**	**2.0543%**	**1.7404%**	**1.7535%**	**1.7603%**	**2.3596%**	**2.5098%**
Median	**1.0746%**	**1.9181%**	**1.6231%**	**1.6231%**	**1.6231%**	**2.2544%**	**2.2717%**
Minimum	**0.5106%**	**0.6107%**	**0.6823%**	**0.6823%**	**0.6823%**	**0.8015%**	**0.8015%**
Maximum	**2.5777%**	**5.8063%**	**3.4279%**	**4.4284%**	**3.8280%**	**8.1128%**	**8.1128%**

Residential Comparisons



Residential Comparisons - Detached Bungalow (sorted lowest to highest)

2015 Property Taxes			Ranking
Greenstone	$	1,372	Low
Springwater	$	1,829	Low
Kingsville	$	1,932	Low
Smooth Rock Falls	$	1,954	Low
Lambton Shores	$	1,983	Low
Grey Highlands	$	2,026	Low
Prince Edward County	$	2,129	Low
Central Huron	$	2,162	Low
Leamington	$	2,231	Low
Wasaga Beach	$	2,247	Low
The Blue Mountains	$	2,305	Low
Saugeen Shores	$	2,360	Low
Huntsville	$	2,478	Low
Quinte West	$	2,497	Low
Hanover	$	2,536	Low
Elliot Lake	$	2,572	Low
Kenora	$	2,589	Low
Woolwich	$	2,613	Low
Meaford	$	2,647	Low
Wellington North	$	2,661	Low
Toronto (East)	$	2,667	Low
North Dumfries	$	2,670	Low
Bracebridge	$	2,676	Low
Minto	$	2,676	Low
Gravenhurst	$	2,685	Low
Wilmot	$	2,702	Low
Brant	$	2,709	Low
Cornwall	$	2,732	Low
Strathroy-Caradoc	$	2,739	Low
Tillsonburg	$	2,753	Low
Sault Ste. Marie	$	2,789	Low
Parry Sound	$	2,808	Low
Kincardine	$	2,832	Low
Sarnia	$	2,891	Low
Penetanguishene	$	2,910	Low
Fort Erie	$	2,915	Low

2015 Property Taxes			Ranking
Milton	$	2,920	Mid
St. Thomas	$	2,924	Mid
Mapleton	$	2,926	Mid
Greater Sudbury	$	2,934	Mid
Port Colborne	$	2,962	Mid
Brock	$	2,988	Mid
Innisfil	$	2,994	Mid
Wellesley	$	2,995	Mid
East Gwillimbury	$	3,006	Mid
Pelham	$	3,006	Mid
Chatham-Kent	$	3,020	Mid
Orillia	$	3,039	Mid
Windsor	$	3,057	Mid
Middlesex Centre	$	3,075	Mid
Thorold	$	3,079	Mid
Amherstburg	$	3,095	Mid
Cambridge	$	3,114	Mid
West Lincoln	$	3,116	Mid
St. Marys	$	3,117	Mid
Kitchener	$	3,144	Mid
Niagara Falls	$	3,145	Mid
Centre Wellington	$	3,173	Mid
London	$	3,206	Mid
Brockville	$	3,211	Mid
Ingersoll	$	3,221	Mid
Belleville	$	3,239	Mid
Georgina	$	3,239	Mid
Clarington	$	3,247	Mid
Guelph	$	3,262	Mid
Waterloo	$	3,272	Mid
Barrie	$	3,273	Mid
Wainfleet	$	3,289	Mid
Halton Hills	$	3,291	Mid
Whitchurch-Stouffville	$	3,296	Mid
Niagara-on-the-Lake	$	3,303	Mid
Collingwood	$	3,303	Mid

Residential Comparisons - Detached Bungalow (sorted lowest to highest) (cont'd)

2015 Property Taxes			Ranking
Stratford	$	3,314	High
Kingston	$	3,317	High
Peterborough	$	3,317	High
Welland	$	3,365	High
Lincoln	$	3,422	High
Toronto (West)	$	3,433	High
Caledon	$	3,435	High
Burlington	$	3,491	High
Guelph-Eramosa	$	3,517	High
Thunder Bay	$	3,530	High
Owen Sound	$	3,533	High
Grimsby	$	3,544	High
Newmarket	$	3,555	High
St. Catharines	$	3,564	High
Richmond Hill	$	3,584	High
North Bay	$	3,586	High
Timmins	$	3,586	High
Scugog	$	3,612	High
Aurora	$	3,644	High
Oakville	$	3,663	High
Brampton	$	3,781	High
Ottawa	$	3,823	High
Hamilton	$	3,840	High
Erin	$	3,844	High
Toronto (North)	$	3,918	High
Whitby	$	3,930	High
Orangeville	$	4,032	High
Oshawa	$	4,062	High
Mississauga	$	4,122	High
Vaughan	$	4,374	High
Pickering	$	4,584	High
King	$	4,725	High
Toronto (South)	$	4,909	High
Markham	$	5,101	High
Average	**$**	**3,121**	
Median	**$**	**3,115**	

Residential Comparisons - Detached Bungalow—by Population Group

Municipalities with populations less than 15,000

2015 Property Taxes		Ranking
Greenstone	$ 1,372	Low
Smooth Rock Falls	$ 1,954	Low
Lambton Shores	$ 1,983	Low
Grey Highlands	$ 2,026	Low
Central Huron	$ 2,162	Low
The Blue Mountains	$ 2,305	Low
Saugeen Shores	$ 2,360	Low
Hanover	$ 2,536	Low
Elliot Lake	$ 2,572	Low
Meaford	$ 2,647	Low
Wellington North	$ 2,661	Low
North Dumfries	$ 2,670	Low
Minto	$ 2,676	Low
Gravenhurst	$ 2,685	Low
Parry Sound	$ 2,808	Low
Kincardine	$ 2,832	Low
Penetanguishene	$ 2,910	Low
Mapleton	$ 2,926	Mid
Brock	$ 2,988	Mid
Wellesley	$ 2,995	Mid
West Lincoln	$ 3,116	Mid
St. Marys	$ 3,117	Mid
Ingersoll	$ 3,221	Mid
Wainfleet	$ 3,289	Mid
Guelph-Eramosa	$ 3,517	High
Erin	$ 3,844	High
Average	**$ 2,699**	
Median	**$ 2,680**	

Municipalities with populations between 15,000—29,999

2015 Property Taxes		Ranking
Springwater	$ 1,829	Low
Kingsville	$ 1,932	Low
Prince Edward County	$ 2,129	Low
Leamington	$ 2,231	Low
Wasaga Beach	$ 2,247	Low
Huntsville	$ 2,478	Low
Kenora	$ 2,589	Low
Woolwich	$ 2,613	Low
Bracebridge	$ 2,676	Low
Wilmot	$ 2,702	Low
Strathroy-Caradoc	$ 2,739	Low
Tillsonburg	$ 2,753	Low
Port Colborne	$ 2,962	Mid
East Gwillimbury	$ 3,006	Mid
Pelham	$ 3,006	Mid
Middlesex Centre	$ 3,075	Mid
Thorold	$ 3,079	Mid
Amherstburg	$ 3,095	Mid
Centre Wellington	$ 3,173	Mid
Brockville	$ 3,211	Mid
Niagara-on-the-Lake	$ 3,303	Mid
Collingwood	$ 3,303	Mid
Lincoln	$ 3,422	High
Owen Sound	$ 3,533	High
Grimsby	$ 3,544	High
Scugog	$ 3,612	High
Orangeville	$ 4,032	High
King	$ 4,725	High
Average	**$ 2,964**	
Median	**$ 3,006**	

Residential Comparisons - Detached Bungalow —by Population Group (cont'd)

Municipalities with populations between 30,000—99,999

2015 Property Taxes		Ranking
Quinte West	$ 2,497	Low
Brant	$ 2,709	Low
Cornwall	$ 2,732	Low
Sault Ste. Marie	$ 2,789	Low
Sarnia	$ 2,891	Low
Fort Erie	$ 2,915	Low
St. Thomas	$ 2,924	Mid
Innisfil	$ 2,994	Mid
Orillia	$ 3,039	Mid
Niagara Falls	$ 3,145	Mid
Belleville	$ 3,239	Mid
Georgina	$ 3,239	Mid
Clarington	$ 3,247	Mid
Halton Hills	$ 3,291	Mid
Whitchurch-Stouffville	$ 3,296	Mid
Stratford	$ 3,314	High
Peterborough	$ 3,317	High
Welland	$ 3,365	High
Caledon	$ 3,435	High
Newmarket	$ 3,555	High
North Bay	$ 3,586	High
Timmins	$ 3,586	High
Aurora	$ 3,644	High
Pickering	$ 4,584	High
Average	**$ 3,222**	
Median	**$ 3,243**	

Municipalities with populations greater than 100,000

2015 Property Taxes		Ranking
Toronto (East)	$ 2,667	Low
Milton	$ 2,920	Mid
Greater Sudbury	$ 2,934	Mid
Chatham-Kent	$ 3,020	Mid
Windsor	$ 3,057	Mid
Cambridge	$ 3,114	Mid
Kitchener	$ 3,144	Mid
London	$ 3,206	Mid
Guelph	$ 3,262	Mid
Waterloo	$ 3,272	Mid
Barrie	$ 3,273	Mid
Kingston	$ 3,317	High
Toronto (West)	$ 3,433	High
Burlington	$ 3,491	High
Thunder Bay	$ 3,530	High
St. Catharines	$ 3,564	High
Richmond Hill	$ 3,584	High
Oakville	$ 3,663	High
Brampton	$ 3,781	High
Ottawa	$ 3,823	High
Hamilton	$ 3,840	High
Toronto (North)	$ 3,918	High
Whitby	$ 3,930	High
Oshawa	$ 4,062	High
Mississauga	$ 4,122	High
Vaughan	$ 4,374	High
Toronto (South)	$ 4,909	High
Markham	$ 5,101	High
Average	**$ 3,583**	
Median	**$ 3,511**	

Residential Comparisons - Detached Bungalow —by Location

2015 Property Taxes - Eastern		Ranking
Prince Edward County	$ 2,129	Low
Quinte West	$ 2,497	Low
Cornwall	$ 2,732	Low
Brockville	$ 3,211	Mid
Belleville	$ 3,239	Mid
Kingston	$ 3,317	High
Peterborough	$ 3,317	High
Ottawa	$ 3,823	High
Average	**$ 3,033**	
Median	**$ 3,225**	

2015 Property Taxes - Niagara/Hamilton		Ranking
Fort Erie	$ 2,915	Low
Port Colborne	$ 2,962	Mid
Pelham	$ 3,006	Mid
Thorold	$ 3,079	Mid
West Lincoln	$ 3,116	Mid
Niagara Falls	$ 3,145	Mid
Wainfleet	$ 3,289	Mid
Niagara-on-the-Lake	$ 3,303	Mid
Welland	$ 3,365	High
Lincoln	$ 3,422	High
Grimsby	$ 3,544	High
St. Catharines	$ 3,564	High
Hamilton	$ 3,840	High
Average	**$ 3,273**	
Median	**$ 3,289**	

2015 Property Taxes - GTA		Ranking
Toronto (East)	$ 2,667	Low
Milton	$ 2,920	Mid
Brock	$ 2,988	Mid
East Gwillimbury	$ 3,006	Mid
Georgina	$ 3,239	Mid
Clarington	$ 3,247	Mid
Halton Hills	$ 3,291	Mid
Whitchurch-Stouffville	$ 3,296	Mid
Toronto (West)	$ 3,433	High
Caledon	$ 3,435	High
Burlington	$ 3,491	High
Newmarket	$ 3,555	High
Richmond Hill	$ 3,584	High
Scugog	$ 3,612	High
Aurora	$ 3,644	High
Oakville	$ 3,663	High
Brampton	$ 3,781	High
Toronto (North)	$ 3,918	High
Whitby	$ 3,930	High
Oshawa	$ 4,062	High
Mississauga	$ 4,122	High
Vaughan	$ 4,374	High
Pickering	$ 4,584	High
King	$ 4,725	High
Toronto (South)	$ 4,909	High
Markham	$ 5,101	High
Average	**$ 3,714**	
Median	**$ 3,598**	

Residential Comparisons - Detached Bungalow —by Location (cont'd)

2015 Property Taxes - North		Ranking
Greenstone	$ 1,372	Low
Smooth Rock Falls	$ 1,954	Low
Elliot Lake	$ 2,572	Low
Kenora	$ 2,589	Low
Sault Ste. Marie	$ 2,789	Low
Parry Sound	$ 2,808	Low
Greater Sudbury	$ 2,934	Mid
Thunder Bay	$ 3,530	High
North Bay	$ 3,586	High
Timmins	$ 3,586	High
Average	**$ 2,772**	
Median	**$ 2,799**	

2015 Property Taxes - Simcoe/Duff/Musk.		Ranking
Springwater	$ 1,829	Low
Wasaga Beach	$ 2,247	Low
Huntsville	$ 2,478	Low
Bracebridge	$ 2,676	Low
Gravenhurst	$ 2,685	Low
Penetanguishene	$ 2,910	Low
Innisfil	$ 2,994	Mid
Orillia	$ 3,039	Mid
Barrie	$ 3,273	Mid
Collingwood	$ 3,303	Mid
Orangeville	$ 4,032	High
Average	**$ 2,861**	
Median	**$ 2,910**	

2015 Property Taxes - Southwest		Ranking
Kingsville	$ 1,932	Low
Lambton Shores	$ 1,983	Low
Grey Highlands	$ 2,026	Low
Central Huron	$ 2,162	Low
Leamington	$ 2,231	Low
The Blue Mountains	$ 2,305	Low
Saugeen Shores	$ 2,360	Low
Hanover	$ 2,536	Low
Woolwich	$ 2,613	Low
Meaford	$ 2,647	Low
Wellington North	$ 2,661	Low
North Dumfries	$ 2,670	Low
Minto	$ 2,676	Low
Wilmot	$ 2,702	Low
Brant	$ 2,709	Low
Strathroy-Caradoc	$ 2,739	Low
Tillsonburg	$ 2,753	Low
Kincardine	$ 2,832	Low
Sarnia	$ 2,891	Low
St. Thomas	$ 2,924	Mid
Mapleton	$ 2,926	Mid
Wellesley	$ 2,995	Mid
Chatham-Kent	$ 3,020	Mid
Windsor	$ 3,057	Mid
Middlesex Centre	$ 3,075	Mid
Amherstburg	$ 3,095	Mid
Cambridge	$ 3,114	Mid
St. Marys	$ 3,117	Mid
Kitchener	$ 3,144	Mid
Centre Wellington	$ 3,173	Mid
London	$ 3,206	Mid
Ingersoll	$ 3,221	Mid
Guelph	$ 3,262	Mid
Waterloo	$ 3,272	Mid
Stratford	$ 3,314	High
Guelph-Eramosa	$ 3,517	High
Owen Sound	$ 3,533	High
Erin	$ 3,844	High
Average	**$ 2,848**	
Median	**$ 2,908**	

Residential Comparisons - 2 Storey Home—(sorted lowest to highest)

2015 Property Taxes			Ranking
Springwater	$	2,518	Low
Greenstone	$	2,597	Low
Grey Highlands	$	2,632	Low
Lambton Shores	$	3,027	Low
Niagara-on-the-Lake	$	3,205	Low
Toronto (East)	$	3,352	Low
North Dumfries	$	3,371	Low
Kingsville	$	3,438	Low
Woolwich	$	3,483	Low
Strathroy-Caradoc	$	3,506	Low
Milton	$	3,510	Low
Innisfil	$	3,582	Low
Wilmot	$	3,584	Low
Penetanguishene	$	3,621	Low
Minto	$	3,626	Low
Wellesley	$	3,628	Low
Huntsville	$	3,638	Low
Middlesex Centre	$	3,728	Low
Tillsonburg	$	3,730	Low
East Gwillimbury	$	3,731	Low
Central Huron	$	3,810	Low
Mapleton	$	3,856	Low
Wellington North	$	3,875	Low
Kincardine	$	3,875	Low
Brant	$	3,897	Low
The Blue Mountains	$	3,904	Low
Saugeen Shores	$	3,909	Low
Quinte West	$	3,914	Low
Georgina	$	3,932	Low
Orillia	$	4,015	Low
Collingwood	$	4,046	Low
Whitchurch-Stouffville	$	4,050	Low
West Lincoln	$	4,067	Low

2015 Property Taxes			Ranking
Barrie	$	4,096	Mid
Caledon	$	4,102	Mid
Gravenhurst	$	4,125	Mid
Bracebridge	$	4,167	Mid
Lincoln	$	4,190	Mid
Pelham	$	4,200	Mid
Cambridge	$	4,201	Mid
Hanover	$	4,223	Mid
Clarington	$	4,235	Mid
London	$	4,236	Mid
Burlington	$	4,276	Mid
Halton Hills	$	4,285	Mid
King	$	4,295	Mid
Centre Wellington	$	4,308	Mid
Kenora	$	4,335	Mid
Meaford	$	4,341	Mid
St. Thomas	$	4,372	Mid
Ingersoll	$	4,379	Mid
Niagara Falls	$	4,380	Mid
Scugog	$	4,392	Mid
Fort Erie	$	4,394	Mid
Peterborough	$	4,426	Mid
Sarnia	$	4,426	Mid
Guelph-Eramosa	$	4,430	Mid
Ottawa	$	4,448	Mid
Newmarket	$	4,512	Mid
Waterloo	$	4,513	Mid
Kitchener	$	4,517	Mid
Brampton	$	4,525	Mid
Chatham-Kent	$	4,538	Mid
Aurora	$	4,546	Mid
Markham	$	4,554	Mid
Grimsby	$	4,572	Mid

Residential Comparisons - 2 Storey Home—(sorted lowest to highest) (cont'd)

2015 Property Taxes			Ranking
Oakville	$	4,595	High
Cornwall	$	4,611	High
Toronto (West)	$	4,617	High
Kingston	$	4,646	High
Richmond Hill	$	4,657	High
Vaughan	$	4,677	High
Guelph	$	4,715	High
St. Catharines	$	4,727	High
Whitby	$	4,790	High
Brockville	$	4,797	High
Sault Ste. Marie	$	4,801	High
North Bay	$	4,804	High
Thorold	$	4,807	High
Hamilton	$	4,813	High
Welland	$	4,817	High
Greater Sudbury	$	4,825	High
Erin	$	4,856	High
Mississauga	$	4,865	High
Belleville	$	4,906	High
Toronto (North)	$	4,925	High
Brock	$	4,939	High
Parry Sound	$	4,969	High
Oshawa	$	4,982	High
Orangeville	$	5,093	High
Leamington	$	5,169	High
Stratford	$	5,204	High
Windsor	$	5,213	High
Owen Sound	$	5,231	High
Pickering	$	5,233	High
Port Colborne	$	5,422	High
Thunder Bay	$	5,604	High
Timmins	$	6,142	High
Toronto (South)	$	6,834	High
Average	**$**	**4,318**	
Median	**$**	**4,372**	

Residential Comparisons - 2 Storey Home—by Population Group

Municipalities with populations less than 15,000

2015 Property Taxes		Ranking
Greenstone	$ 2,597	Low
Grey Highlands	$ 2,632	Low
Lambton Shores	$ 3,027	Low
North Dumfries	$ 3,371	Low
Penetanguishene	$ 3,621	Low
Minto	$ 3,626	Low
Wellesley	$ 3,628	Low
Central Huron	$ 3,810	Low
Mapleton	$ 3,856	Low
Wellington North	$ 3,875	Low
Kincardine	$ 3,875	Low
The Blue Mountains	$ 3,904	Low
Saugeen Shores	$ 3,909	Low
West Lincoln	$ 4,067	Low
Gravenhurst	$ 4,125	Mid
Hanover	$ 4,223	Mid
Meaford	$ 4,341	Mid
Ingersoll	$ 4,379	Mid
Guelph-Eramosa	$ 4,430	Mid
Erin	$ 4,856	High
Brock	$ 4,939	High
Parry Sound	$ 4,969	High
Average	**$ 3,912**	
Median	**$ 3,890**	

Municipalities with populations between 15,000—29,999

2015 Property Taxes		Ranking
Springwater	$ 2,518	Low
Niagara-on-the-Lake	$ 3,205	Low
Kingsville	$ 3,438	Low
Woolwich	$ 3,483	Low
Strathroy-Caradoc	$ 3,506	Low
Wilmot	$ 3,584	Low
Huntsville	$ 3,638	Low
Middlesex Centre	$ 3,728	Low
Tillsonburg	$ 3,730	Low
East Gwillimbury	$ 3,731	Low
Collingwood	$ 4,046	Low
Bracebridge	$ 4,167	Mid
Lincoln	$ 4,190	Mid
Pelham	$ 4,200	Mid
King	$ 4,295	Mid
Centre Wellington	$ 4,308	Mid
Kenora	$ 4,335	Mid
Scugog	$ 4,392	Mid
Grimsby	$ 4,572	Mid
Brockville	$ 4,797	High
Thorold	$ 4,807	High
Orangeville	$ 5,093	High
Leamington	$ 5,169	High
Owen Sound	$ 5,231	High
Port Colborne	$ 5,422	High
Average	**$ 4,143**	
Median	**$ 4,190**	

Residential Comparisons - 2 Storey Home—by Population Group (cont'd)

Municipalities with populations between 30,000—99,999

2015 Property Taxes		Ranking
Innisfil	$ 3,582	Low
Brant	$ 3,897	Low
Quinte West	$ 3,914	Low
Georgina	$ 3,932	Low
Orillia	$ 4,015	Low
Whitchurch-Stouffville	$ 4,050	Low
Caledon	$ 4,102	Mid
Clarington	$ 4,235	Mid
Halton Hills	$ 4,285	Mid
St. Thomas	$ 4,372	Mid
Niagara Falls	$ 4,380	Mid
Fort Erie	$ 4,394	Mid
Peterborough	$ 4,426	Mid
Sarnia	$ 4,426	Mid
Newmarket	$ 4,512	Mid
Aurora	$ 4,546	Mid
Cornwall	$ 4,611	High
Sault Ste. Marie	$ 4,801	High
North Bay	$ 4,804	High
Welland	$ 4,817	High
Belleville	$ 4,906	High
Stratford	$ 5,204	High
Pickering	$ 5,233	High
Timmins	$ 6,142	High
Average	**$ 4,483**	
Median	**$ 4,410**	

Municipalities with populations greater than 100,000

2015 Property Taxes		Ranking
Toronto (East)	$ 3,352	Low
Milton	$ 3,510	Low
Barrie	$ 4,096	Mid
Cambridge	$ 4,201	Mid
London	$ 4,236	Mid
Burlington	$ 4,276	Mid
Ottawa	$ 4,448	Mid
Waterloo	$ 4,513	Mid
Kitchener	$ 4,517	Mid
Brampton	$ 4,525	Mid
Chatham-Kent	$ 4,538	Mid
Markham	$ 4,554	Mid
Oakville	$ 4,595	High
Toronto (West)	$ 4,617	High
Kingston	$ 4,646	High
Richmond Hill	$ 4,657	High
Vaughan	$ 4,677	High
Guelph	$ 4,715	High
St. Catharines	$ 4,727	High
Whitby	$ 4,790	High
Hamilton	$ 4,813	High
Greater Sudbury	$ 4,825	High
Mississauga	$ 4,865	High
Toronto (North)	$ 4,925	High
Oshawa	$ 4,982	High
Windsor	$ 5,213	High
Thunder Bay	$ 5,604	High
Toronto (South)	$ 6,834	High
Average	**$ 4,652**	
Median	**$ 4,631**	

Residential Comparisons - 2 Storey Home—by Location

2015 Property Taxes - Eastern		Ranking
Quinte West	$ 3,914	Low
Peterborough	$ 4,426	Mid
Ottawa	$ 4,448	Mid
Cornwall	$ 4,611	High
Kingston	$ 4,646	High
Brockville	$ 4,797	High
Belleville	$ 4,906	High
Average	**$ 4,535**	
Median	**$ 4,611**	

2015 Property Taxes - Niagara/Hamilton		Ranking
Niagara-on-the-Lake	$ 3,205	Low
West Lincoln	$ 4,067	Low
Lincoln	$ 4,190	Mid
Pelham	$ 4,200	Mid
Niagara Falls	$ 4,380	Mid
Fort Erie	$ 4,394	Mid
Grimsby	$ 4,572	Mid
St. Catharines	$ 4,727	High
Thorold	$ 4,807	High
Hamilton	$ 4,813	High
Welland	$ 4,817	High
Port Colborne	$ 5,422	High
Average	**$ 4,466**	
Median	**$ 4,483**	

2015 Property Taxes - GTA		Ranking
Toronto (East)	$ 3,352	Low
Milton	$ 3,510	Low
East Gwillimbury	$ 3,731	Low
Georgina	$ 3,932	Low
Whitchurch-Stouffville	$ 4,050	Low
Caledon	$ 4,102	Mid
Clarington	$ 4,235	Mid
Burlington	$ 4,276	Mid
Halton Hills	$ 4,285	Mid
King	$ 4,295	Mid
Scugog	$ 4,392	Mid
Newmarket	$ 4,512	Mid
Brampton	$ 4,525	Mid
Aurora	$ 4,546	Mid
Markham	$ 4,554	Mid
Oakville	$ 4,595	High
Toronto (West)	$ 4,617	High
Richmond Hill	$ 4,657	High
Vaughan	$ 4,677	High
Whitby	$ 4,790	High
Mississauga	$ 4,865	High
Toronto (North)	$ 4,925	High
Brock	$ 4,939	High
Oshawa	$ 4,982	High
Pickering	$ 5,233	High
Toronto (South)	$ 6,834	High
Average	**$ 4,516**	
Median	**$ 4,535**	

Residential Comparisons - 2 Storey Home—by Location (cont'd)

2015 Property Taxes - North		Ranking
Greenstone	$ 2,597	Low
Kenora	$ 4,335	Mid
Sault Ste. Marie	$ 4,801	High
North Bay	$ 4,804	High
Greater Sudbury	$ 4,825	High
Parry Sound	$ 4,969	High
Thunder Bay	$ 5,604	High
Timmins	$ 6,142	High
Average	**$ 4,760**	
Median	**$ 4,814**	

2015 Property Taxes - Simcoe/Musk. Duff.		Ranking
Springwater	$ 2,518	Low
Innisfil	$ 3,582	Low
Penetanguishene	$ 3,621	Low
Huntsville	$ 3,638	Low
Orillia	$ 4,015	Low
Collingwood	$ 4,046	Low
Barrie	$ 4,096	Mid
Gravenhurst	$ 4,125	Mid
Bracebridge	$ 4,167	Mid
Orangeville	$ 5,093	High
Average	**$ 3,890**	
Median	**$ 4,031**	

2015 Property Taxes - Southwest		Ranking
Grey Highlands	$ 2,632	Low
Lambton Shores	$ 3,027	Low
North Dumfries	$ 3,371	Low
Kingsville	$ 3,438	Low
Woolwich	$ 3,483	Low
Strathroy-Caradoc	$ 3,506	Low
Wilmot	$ 3,584	Low
Minto	$ 3,626	Low
Wellesley	$ 3,628	Low
Middlesex Centre	$ 3,728	Low
Tillsonburg	$ 3,730	Low
Central Huron	$ 3,810	Low
Mapleton	$ 3,856	Low
Wellington North	$ 3,875	Low
Kincardine	$ 3,875	Low
Brant	$ 3,897	Low
The Blue Mountains	$ 3,904	Low
Saugeen Shores	$ 3,909	Low
Cambridge	$ 4,201	Mid
Hanover	$ 4,223	Mid
London	$ 4,236	Mid
Centre Wellington	$ 4,308	Mid
Meaford	$ 4,341	Mid
St. Thomas	$ 4,372	Mid
Ingersoll	$ 4,379	Mid
Sarnia	$ 4,426	Mid
Guelph-Eramosa	$ 4,430	Mid
Waterloo	$ 4,513	Mid
Kitchener	$ 4,517	Mid
Chatham-Kent	$ 4,538	Mid
Guelph	$ 4,715	High
Erin	$ 4,856	High
Leamington	$ 5,169	High
Stratford	$ 5,204	High
Windsor	$ 5,213	High
Owen Sound	$ 5,231	High
Average	**$ 4,104**	
Median	**$ 4,055**	

Residential Comparisons - Senior Executive Home—(sorted lowest to highest)

2015 Property Taxes			Ranking
Springwater	$	4,373	Low
Saugeen Shores	$	4,373	Low
Milton	$	4,423	Low
Toronto (East)	$	4,594	Low
Wasaga Beach	$	4,603	Low
Caledon	$	4,749	Low
Sault Ste. Marie	$	4,854	Low
Sarnia	$	4,881	Low
Amherstburg	$	4,956	Low
Innisfil	$	4,957	Low
Orillia	$	5,000	Low
Woolwich	$	5,041	Low
Brant	$	5,096	Low
Clarington	$	5,143	Low
Gravenhurst	$	5,161	Low
Kincardine	$	5,216	Low
Huntsville	$	5,246	Low
Niagara-on-the-Lake	$	5,280	Low
North Bay	$	5,294	Low
Kingsville	$	5,333	Low
Wellesley	$	5,414	Low
Niagara Falls	$	5,424	Low
Grimsby	$	5,434	Low
Bracebridge	$	5,451	Low
Tillsonburg	$	5,481	Low
Barrie	$	5,499	Low
Chatham-Kent	$	5,543	Low

2015 Property Taxes			Ranking
Cambridge	$	5,584	Mid
Kitchener	$	5,631	Mid
Hanover	$	5,642	Mid
Peterborough	$	5,664	Mid
Prince Edward County	$	5,666	Mid
Georgina	$	5,672	Mid
Ingersoll	$	5,726	Mid
Centre Wellington	$	5,733	Mid
Welland	$	5,739	Mid
Pelham	$	5,741	Mid
Newmarket	$	5,748	Mid
Brampton	$	5,776	Mid
Collingwood	$	5,782	Mid
Leamington	$	5,799	Mid
Wilmot	$	5,814	Mid
Greater Sudbury	$	5,816	Mid
Cornwall	$	5,864	Mid
Stratford	$	5,868	Mid
North Dumfries	$	5,877	Mid
Richmond Hill	$	5,893	Mid
Aurora	$	5,895	Mid
Mississauga	$	5,919	Mid
East Gwillimbury	$	5,935	Mid
Burlington	$	5,949	Mid
Scugog	$	5,976	Mid
Middlesex Centre	$	5,984	Mid
Halton Hills	$	6,015	Mid

Residential Comparisons - Senior Executive Home—(sorted lowest to highest) (cont'd)

2015 Property Taxes			Ranking
London	$	6,028	High
Thorold	$	6,032	High
Whitby	$	6,072	High
Vaughan	$	6,085	High
Kingston	$	6,094	High
Brockville	$	6,136	High
St. Catharines	$	6,139	High
Oshawa	$	6,140	High
Hamilton	$	6,194	High
Guelph	$	6,216	High
Oakville	$	6,224	High
Orangeville	$	6,384	High
Belleville	$	6,404	High
Windsor	$	6,447	High
Markham	$	6,460	High
Whitchurch-Stouffville	$	6,527	High
Waterloo	$	6,571	High
St. Marys	$	6,630	High
Pickering	$	6,640	High
Parry Sound	$	6,777	High
Owen Sound	$	6,777	High
Toronto (North)	$	7,213	High
Toronto (West)	$	7,217	High
King	$	7,504	High
Thunder Bay	$	7,595	High
Ottawa	$	7,723	High
Timmins	$	9,001	High
Toronto (South)	$	12,475	High
Average	$	5,937	
Median	$	5,814	

Residential Comparisons - Senior Executive — by Population Group

Municipalities with populations less than 15,000

2015 Property Taxes		Ranking
Saugeen Shores	$ 4,373	Low
Gravenhurst	$ 5,161	Low
Kincardine	$ 5,216	Low
Wellesley	$ 5,414	Low
Hanover	$ 5,642	Mid
Ingersoll	$ 5,726	Mid
North Dumfries	$ 5,877	Mid
St. Marys	$ 6,630	High
Parry Sound	$ 6,777	High
Average	**$ 5,646**	
Median	**$ 5,642**	

Municipalities with populations between 15,000—29,999

2015 Property Taxes		Ranking
Springwater	$ 4,373	Low
Wasaga Beach	$ 4,603	Low
Amherstburg	$ 4,956	Low
Woolwich	$ 5,041	Low
Huntsville	$ 5,246	Low
Niagara-on-the-Lake	$ 5,280	Low
Kingsville	$ 5,333	Low
Grimsby	$ 5,434	Low
Bracebridge	$ 5,451	Low
Tillsonburg	$ 5,481	Low
Prince Edward County	$ 5,666	Mid
Centre Wellington	$ 5,733	Mid
Pelham	$ 5,741	Mid
Collingwood	$ 5,782	Mid
Leamington	$ 5,799	Mid
Wilmot	$ 5,814	Mid
East Gwillimbury	$ 5,935	Mid
Scugog	$ 5,976	Mid
Middlesex Centre	$ 5,984	Mid
Thorold	$ 6,032	High
Brockville	$ 6,136	High
Orangeville	$ 6,384	High
Owen Sound	$ 6,777	High
King	$ 7,504	High
Average	**$ 5,686**	
Median	**$ 5,737**	

Residential Comparisons - Senior Executive — by Population Group (cont'd)

Municipalities with populations between 30,000—99,999

2015 Property Taxes		Ranking
Caledon	$ 4,749	Low
Sault Ste. Marie	$ 4,854	Low
Sarnia	$ 4,881	Low
Innisfil	$ 4,957	Low
Orillia	$ 5,000	Low
Brant	$ 5,096	Low
Clarington	$ 5,143	Low
North Bay	$ 5,294	Low
Niagara Falls	$ 5,424	Low
Peterborough	$ 5,664	Mid
Georgina	$ 5,672	Mid
Welland	$ 5,739	Mid
Newmarket	$ 5,748	Mid
Cornwall	$ 5,864	Mid
Stratford	$ 5,868	Mid
Aurora	$ 5,895	Mid
Halton Hills	$ 6,015	Mid
Belleville	$ 6,404	High
Whitchurch-Stouffville	$ 6,527	High
Pickering	$ 6,640	High
Timmins	$ 9,001	High
Average	**$ 5,735**	
Median	**$ 5,672**	

Municipalities with populations greater than 100,000

2015 Property Taxes		Ranking
Milton	$ 4,423	Low
Toronto (East)	$ 4,594	Low
Barrie	$ 5,499	Low
Chatham-Kent	$ 5,543	Low
Cambridge	$ 5,584	Mid
Kitchener	$ 5,631	Mid
Brampton	$ 5,776	Mid
Greater Sudbury	$ 5,816	Mid
Richmond Hill	$ 5,893	Mid
Mississauga	$ 5,919	Mid
Burlington	$ 5,949	Mid
London	$ 6,028	High
Whitby	$ 6,072	High
Vaughan	$ 6,085	High
Kingston	$ 6,094	High
St. Catharines	$ 6,139	High
Oshawa	$ 6,140	High
Hamilton	$ 6,194	High
Guelph	$ 6,216	High
Oakville	$ 6,224	High
Windsor	$ 6,447	High
Markham	$ 6,460	High
Waterloo	$ 6,571	High
Toronto (North)	$ 7,213	High
Toronto (West)	$ 7,217	High
Thunder Bay	$ 7,595	High
Ottawa	$ 7,723	High
Toronto (South)	$ 12,475	High
Average	**$ 6,340**	
Median	**$ 6,089**	

Residential Comparisons - Senior Executive — by Location

2015 Property Taxes - Eastern			Ranking
Peterborough	$	5,664	Mid
Prince Edward County	$	5,666	Mid
Cornwall	$	5,864	Mid
Kingston	$	6,094	High
Brockville	$	6,136	High
Belleville	$	6,404	High
Ottawa	$	7,723	High
Average	**$**	**6,221**	
Median	**$**	**6,094**	

2015 Property Taxes - Niagara/Hamilton			Ranking
Niagara-on-the-Lake	$	5,280	Low
Niagara Falls	$	5,424	Low
Grimsby	$	5,434	Low
Welland	$	5,739	Mid
Pelham	$	5,741	Mid
Thorold	$	6,032	High
St. Catharines	$	6,139	High
Hamilton	$	6,194	High
Average	**$**	**5,748**	
Median	**$**	**5,740**	

2015 Property Taxes - GTA			Ranking
Milton	$	4,423	Low
Toronto (East)	$	4,594	Low
Caledon	$	4,749	Low
Clarington	$	5,143	Low
Georgina	$	5,672	Mid
Newmarket	$	5,748	Mid
Brampton	$	5,776	Mid
Richmond Hill	$	5,893	Mid
Aurora	$	5,895	Mid
Mississauga	$	5,919	Mid
East Gwillimbury	$	5,935	Mid
Burlington	$	5,949	Mid
Scugog	$	5,976	Mid
Halton Hills	$	6,015	Mid
Whitby	$	6,072	High
Vaughan	$	6,085	High
Oshawa	$	6,140	High
Oakville	$	6,224	High
Markham	$	6,460	High
Whitchurch-Stouffville	$	6,527	High
Pickering	$	6,640	High
Toronto (North)	$	7,213	High
Toronto (West)	$	7,217	High
King	$	7,504	High
Toronto (South)	$	12,475	High
Average	**$**	**6,250**	
Median	**$**	**5,976**	

Residential Comparisons - Senior Executive — by Location (cont'd)

2015 Property Taxes - North			Ranking
Sault Ste. Marie	$	4,854	Low
North Bay	$	5,294	Low
Greater Sudbury	$	5,816	Mid
Parry Sound	$	6,777	High
Thunder Bay	$	7,595	High
Timmins	$	9,001	High
Average	**$**	**6,556**	
Median	**$**	**6,297**	

2015 Property Taxes - Simcoe/Musk/Duff.			Ranking
Springwater	$	4,373	Low
Wasaga Beach	$	4,603	Low
Innisfil	$	4,957	Low
Orillia	$	5,000	Low
Gravenhurst	$	5,161	Low
Huntsville	$	5,246	Low
Bracebridge	$	5,451	Low
Barrie	$	5,499	Low
Collingwood	$	5,782	Mid
Orangeville	$	6,384	High
Average	**$**	**5,246**	
Median	**$**	**5,203**	

2015 Property Taxes - Southwest			Ranking
Saugeen Shores	$	4,373	Low
Sarnia	$	4,881	Low
Amherstburg	$	4,956	Low
Woolwich	$	5,041	Low
Brant	$	5,096	Low
Kincardine	$	5,216	Low
Kingsville	$	5,333	Low
Wellesley	$	5,414	Low
Tillsonburg	$	5,481	Low
Chatham-Kent	$	5,543	Low
Cambridge	$	5,584	Mid
Kitchener	$	5,631	Mid
Hanover	$	5,642	Mid
Ingersoll	$	5,726	Mid
Centre Wellington	$	5,733	Mid
Leamington	$	5,799	Mid
Wilmot	$	5,814	Mid
Stratford	$	5,868	Mid
North Dumfries	$	5,877	Mid
Middlesex Centre	$	5,984	Mid
London	$	6,028	High
Guelph	$	6,216	High
Windsor	$	6,447	High
Waterloo	$	6,571	High
St. Marys	$	6,630	High
Owen Sound	$	6,777	High
Average	**$**	**5,679**	
Median	**$**	**5,684**	

Residential Comparisons - Summary

Low	Low-Mid	Mid	Mid-High	High
Brant	Amherstburg	Caledon	Aurora	Erin
Central Huron	Barrie	Cambridge	Belleville	Hamilton
Elliot Lake	Bracebridge	Centre Wellington	Brampton	Kingston
Greenstone	Chatham-Kent	Cornwall	Brock	Oakville
Grey Highlands	Clarington	Grimsby	Brockville	Orangeville
Huntsville	Collingwood	Halton Hills	Burlington	Oshawa
Kincardine	East Gwillimbury	Ingersoll	Greater Sudbury	Owen Sound
Kingsville	Fort Erie	Kitchener	Guelph	Pickering
Lambton Shores	Georgina	Leamington	Guelph-Eramosa	Puslinch
Minto	Gravenhurst	North Bay	King	St. Catharines
Penetanguishene	Hanover	Parry Sound	Lincoln	Thunder Bay
Quinte West	Innisfil	Pelham	London	Timmins
Saugeen Shores	Kenora	Sault Ste. Marie	Markham	Toronto (North)
Smooth Rock Falls	Mapleton	St. Thomas	Mississauga	Toronto (South)
Springwater	Meaford	Wainfleet	Newmarket	Toronto (West)
Strathroy-Caradoc	Middlesex Centre	Whitchurch-Stouffville	Ottawa	Vaughan
The Blue Mountains	Milton		Peterborough	Whitby
Tillsonburg	Niagara Falls		Port Colborne	
Toronto (East)	Niagara-on-the-Lake		Richmond Hill	
Wasaga Beach	North Dumfries		Scugog	
Wellington North	Orillia		St. Marys	
Woolwich	Prince Edward County		Stratford	
	Sarnia		Thorold	
	Wellesley		Waterloo	
	West Lincoln		Welland	
	Wilmot		Windsor	

Multi-Residential Comparisons



Multi-Residential Comparisons - Walk-up Apartment (taxes calculated on a per unit basis) - sorted from lowest to highest

	2015 Property Taxes	Ranking
The Blue Mountains	$ 524	Low
Saugeen Shores	$ 613	Low
Huntsville	$ 664	Low
Kincardine	$ 717	Low
Wasaga Beach	$ 730	Low
Richmond Hill	$ 762	Low
Springwater	$ 765	Low
Prince Edward County	$ 767	Low
Puslinch	$ 777	Low
East Gwillimbury	$ 798	Low
King	$ 834	Low
Elliot Lake	$ 858	Low
Newmarket	$ 867	Low
Kenora	$ 871	Low
Central Huron	$ 888	Low
Hanover	$ 889	Low
Greenstone	$ 923	Low
Sault Ste. Marie	$ 926	Low
Amherstburg	$ 930	Low
Bracebridge	$ 936	Low
Strathroy-Caradoc	$ 953	Low
Aurora	$ 978	Low
Brant	$ 980	Low
Kingsville	$ 1,011	Low
North Dumfries	$ 1,046	Low
Mapleton	$ 1,059	Low
Innisfil	$ 1,076	Low
Caledon	$ 1,138	Low
Georgina	$ 1,152	Low
Barrie	$ 1,176	Low
Meaford	$ 1,177	Low
Windsor	$ 1,218	Low

	2015 Property Taxes	Ranking
Penetanguishene	$ 1,220	Mid
Collingwood	$ 1,231	Mid
Lambton Shores	$ 1,238	Mid
Parry Sound	$ 1,250	Mid
Centre Wellington	$ 1,253	Mid
Brockville	$ 1,280	Mid
West Lincoln	$ 1,314	Mid
Woolwich	$ 1,322	Mid
Mississauga	$ 1,325	Mid
Timmins	$ 1,329	Mid
Wellesley	$ 1,342	Mid
Brock	$ 1,345	Mid
Orillia	$ 1,368	Mid
Greater Sudbury	$ 1,391	Mid
Guelph-Eramosa	$ 1,394	Mid
Wilmot	$ 1,399	Mid
Kitchener	$ 1,471	Mid
Quinte West	$ 1,471	Mid
Erin	$ 1,474	Mid
Ottawa	$ 1,500	Mid
North Bay	$ 1,510	Mid
Minto	$ 1,511	Mid
Wainfleet	$ 1,516	Mid
St. Marys	$ 1,528	Mid
Niagara Falls	$ 1,538	Mid
Fort Erie	$ 1,546	Mid
Toronto (East)	$ 1,553	Mid
Lincoln	$ 1,561	Mid
Brampton	$ 1,597	Mid
Pickering	$ 1,601	Mid
Grimsby	$ 1,606	Mid
Guelph	$ 1,610	Mid

Multi-Residential Comparisons - Walk-up Apartment (cont'd)
(taxes calculated on a per unit basis) - sorted from lowest to highest

	2015 Property Taxes	Ranking
Tillsonburg	$ 1,617	High
Clarington	$ 1,619	High
Milton	$ 1,635	High
St. Thomas	$ 1,643	High
Waterloo	$ 1,653	High
Cambridge	$ 1,661	High
Chatham-Kent	$ 1,693	High
Halton Hills	$ 1,696	High
Toronto (West)	$ 1,704	High
Toronto (North)	$ 1,707	High
Burlington	$ 1,718	High
Pelham	$ 1,718	High
Whitby	$ 1,738	High
Kingston	$ 1,739	High
London	$ 1,773	High
Stratford	$ 1,781	High
Sarnia	$ 1,783	High
Welland	$ 1,819	High
Port Colborne	$ 1,830	High
Thunder Bay	$ 1,872	High
Cornwall	$ 1,878	High
Hamilton	$ 1,897	High
Thorold	$ 1,930	High
Oakville	$ 1,944	High
Owen Sound	$ 1,978	High
Peterborough	$ 2,000	High
St. Catharines	$ 2,004	High
Oshawa	$ 2,087	High
Toronto (South)	$ 2,100	High
Belleville	$ 2,123	High
Ingersoll	$ 2,277	High
Orangeville	$ 2,534	High
Average	$ 1,393	
Median	$ 1,435	

Multi-Residential Walk-Ups
(taxes calculated on a per unit basis) - sorted by Population Group

Municipalities with populations less than 15,000

2015 Property Taxes		Ranking
The Blue Mountains	$ 524	Low
Saugeen Shores	$ 613	Low
Kincardine	$ 717	Low
Puslinch	$ 777	Low
Elliot Lake	$ 858	Low
Central Huron	$ 888	Low
Hanover	$ 889	Low
Greenstone	$ 923	Low
North Dumfries	$ 1,046	Low
Mapleton	$ 1,059	Low
Meaford	$ 1,177	Low
Penetanguishene	$ 1,220	Mid
Lambton Shores	$ 1,238	Mid
Parry Sound	$ 1,250	Mid
West Lincoln	$ 1,314	Mid
Wellesley	$ 1,342	Mid
Brock	$ 1,345	Mid
Guelph-Eramosa	$ 1,394	Mid
Erin	$ 1,474	Mid
Minto	$ 1,511	Mid
Wainfleet	$ 1,516	Mid
St. Marys	$ 1,528	Mid
Ingersoll	$ 2,277	High
Average	**$ 1,169**	
Median	**$ 1,220**	

Municipalities with populations between 15,000—29,999

2015 Property Taxes		Ranking
Huntsville	$ 664	Low
Wasaga Beach	$ 730	Low
Springwater	$ 765	Low
Prince Edward County	$ 767	Low
East Gwillimbury	$ 798	Low
King	$ 834	Low
Kenora	$ 871	Low
Amherstburg	$ 930	Low
Bracebridge	$ 936	Low
Strathroy-Caradoc	$ 953	Low
Kingsville	$ 1,011	Low
Collingwood	$ 1,231	Mid
Centre Wellington	$ 1,253	Mid
Brockville	$ 1,280	Mid
Woolwich	$ 1,322	Mid
Wilmot	$ 1,399	Mid
Lincoln	$ 1,561	Mid
Grimsby	$ 1,606	Mid
Tillsonburg	$ 1,617	High
Pelham	$ 1,718	High
Port Colborne	$ 1,830	High
Thorold	$ 1,930	High
Owen Sound	$ 1,978	High
Orangeville	$ 2,534	High
Average	**$ 1,272**	
Median	**$ 1,242**	

Multi-Residential Walk-Ups
(taxes calculated on a per unit basis) - sorted by Population Group (cont'd)

Municipalities with populations between 30,000—99,999

2015 Property Taxes		Ranking
Newmarket	$ 867	Low
Sault Ste. Marie	$ 926	Low
Aurora	$ 978	Low
Brant	$ 980	Low
Innisfil	$ 1,076	Low
Caledon	$ 1,138	Low
Georgina	$ 1,152	Low
Timmins	$ 1,329	Mid
Orillia	$ 1,368	Mid
Quinte West	$ 1,471	Mid
North Bay	$ 1,510	Mid
Niagara Falls	$ 1,538	Mid
Fort Erie	$ 1,546	Mid
Pickering	$ 1,601	Mid
Clarington	$ 1,619	High
St. Thomas	$ 1,643	High
Halton Hills	$ 1,696	High
Stratford	$ 1,781	High
Sarnia	$ 1,783	High
Welland	$ 1,819	High
Cornwall	$ 1,878	High
Peterborough	$ 2,000	High
Belleville	$ 2,123	High
Average	**$ 1,470**	
Median	**$ 1,538**	

Municipalities with populations greater than 100,000

2015 Property Taxes		Ranking
Richmond Hill	$ 762	Low
Barrie	$ 1,176	Low
Windsor	$ 1,218	Low
Mississauga	$ 1,325	Mid
Greater Sudbury	$ 1,391	Mid
Kitchener	$ 1,471	Mid
Ottawa	$ 1,500	Mid
Toronto (East)	$ 1,553	Mid
Brampton	$ 1,597	Mid
Guelph	$ 1,610	Mid
Milton	$ 1,635	High
Waterloo	$ 1,653	High
Cambridge	$ 1,661	High
Chatham-Kent	$ 1,693	High
Toronto (West)	$ 1,704	High
Toronto (North)	$ 1,707	High
Burlington	$ 1,718	High
Whitby	$ 1,738	High
Kingston	$ 1,739	High
London	$ 1,773	High
Thunder Bay	$ 1,872	High
Hamilton	$ 1,897	High
Oakville	$ 1,944	High
St. Catharines	$ 2,004	High
Oshawa	$ 2,087	High
Toronto (South)	$ 2,100	High
Average	**$ 1,636**	
Median	**$ 1,677**	

Multi-Residential Walk-Ups
(taxes calculated on a per unit basis) - sorted by Location

2015 Property Taxes - Eastern		Ranking
Prince Edward County	$ 767	Low
Brockville	$ 1,280	Mid
Quinte West	$ 1,471	Mid
Ottawa	$ 1,500	Mid
Kingston	$ 1,739	High
Cornwall	$ 1,878	High
Peterborough	$ 2,000	High
Belleville	$ 2,123	High
Average	**$ 1,595**	
Median	**$ 1,620**	

2015 Property Taxes - Niagara/Hamilton		Ranking
West Lincoln	$ 1,314	Mid
Wainfleet	$ 1,516	Mid
Niagara Falls	$ 1,538	Mid
Fort Erie	$ 1,546	Mid
Lincoln	$ 1,561	Mid
Grimsby	$ 1,606	Mid
Pelham	$ 1,718	High
Welland	$ 1,819	High
Port Colborne	$ 1,830	High
Hamilton	$ 1,897	High
Thorold	$ 1,930	High
St. Catharines	$ 2,004	High
Average	**$ 1,690**	
Median	**$ 1,662**	

2015 Property Taxes - GTA		Ranking
Richmond Hill	$ 762	Low
East Gwillimbury	$ 798	Low
King	$ 834	Low
Newmarket	$ 867	Low
Aurora	$ 978	Low
Caledon	$ 1,138	Low
Georgina	$ 1,152	Low
Mississauga	$ 1,325	Mid
Brock	$ 1,345	Mid
Toronto (East)	$ 1,553	Mid
Brampton	$ 1,597	Mid
Pickering	$ 1,601	Mid
Clarington	$ 1,619	High
Milton	$ 1,635	High
Halton Hills	$ 1,696	High
Toronto (West)	$ 1,704	High
Toronto (North)	$ 1,707	High
Burlington	$ 1,718	High
Whitby	$ 1,738	High
Oakville	$ 1,944	High
Oshawa	$ 2,087	High
Toronto (South)	$ 2,100	High
Average	**$ 1,450**	
Median	**$ 1,599**	

Multi-Residential Walk-Ups—(taxes calculated on a per unit basis) - sorted by Location (cont'd)

2015 Property Taxes - North		Ranking
Elliot Lake	$ 858	Low
Kenora	$ 871	Low
Greenstone	$ 923	Low
Sault Ste. Marie	$ 926	Low
Parry Sound	$ 1,250	Mid
Timmins	$ 1,329	Mid
Greater Sudbury	$ 1,391	Mid
North Bay	$ 1,510	Mid
Thunder Bay	$ 1,872	High
Average	**$ 1,214**	
Median	**$ 1,250**	

2015 Property Taxes - Simcoe/Duff/Musk.		Ranking
Huntsville	$ 664	Low
Wasaga Beach	$ 730	Low
Springwater	$ 765	Low
Bracebridge	$ 936	Low
Innisfil	$ 1,076	Low
Barrie	$ 1,176	Low
Penetanguishene	$ 1,220	Mid
Collingwood	$ 1,231	Mid
Orillia	$ 1,368	Mid
Orangeville	$ 2,534	High
Average	**$ 1,170**	
Median	**$ 1,126**	

2015 Property Taxes - Southwest		Ranking
The Blue Mountains	$ 524	Low
Saugeen Shores	$ 613	Low
Kincardine	$ 717	Low
Puslinch	$ 777	Low
Central Huron	$ 888	Low
Hanover	$ 889	Low
Amherstburg	$ 930	Low
Strathroy-Caradoc	$ 953	Low
Brant	$ 980	Low
Kingsville	$ 1,011	Low
North Dumfries	$ 1,046	Low
Mapleton	$ 1,059	Low
Meaford	$ 1,177	Low
Windsor	$ 1,218	Low
Lambton Shores	$ 1,238	Mid
Centre Wellington	$ 1,253	Mid
Woolwich	$ 1,322	Mid
Wellesley	$ 1,342	Mid
Guelph-Eramosa	$ 1,394	Mid
Wilmot	$ 1,399	Mid
Kitchener	$ 1,471	Mid
Erin	$ 1,474	Mid
Minto	$ 1,511	Mid
St. Marys	$ 1,528	Mid
Guelph	$ 1,610	Mid
Tillsonburg	$ 1,617	High
St. Thomas	$ 1,643	High
Waterloo	$ 1,653	High
Cambridge	$ 1,661	High
Chatham-Kent	$ 1,693	High
London	$ 1,773	High
Stratford	$ 1,781	High
Sarnia	$ 1,783	High
Owen Sound	$ 1,978	High
Ingersoll	$ 2,277	High
Average	**$ 1,319**	
Median	**$ 1,342**	

Multi-Residential Comparisons - High-Rise Apartment

	2015 Property Taxes	Ranking
King	$ 863	Low
Markham	$ 921	Low
Vaughan	$ 922	Low
Whitchurch-Stouffville	$ 967	Low
Newmarket	$ 978	Low
Richmond Hill	$ 1,019	Low
Aurora	$ 1,038	Low
Sault Ste. Marie	$ 1,091	Low
Georgina	$ 1,116	Low
Hanover	$ 1,184	Low
Penetanguishene	$ 1,235	Low
Pelham	$ 1,251	Low
Timmins	$ 1,257	Low
Lincoln	$ 1,274	Low
Barrie	$ 1,298	Low
Collingwood	$ 1,344	Low
Centre Wellington	$ 1,355	Low
Brockville	$ 1,356	Low
Grimsby	$ 1,439	Low
Toronto (East)	$ 1,518	Low
Quinte West	$ 1,530	Low
Mississauga	$ 1,543	Low

	2015 Property Taxes	Ranking
North Bay	$ 1,586	Mid
Greater Sudbury	$ 1,611	Mid
Milton	$ 1,619	Mid
Halton Hills	$ 1,636	Mid
Orillia	$ 1,650	Mid
London	$ 1,666	Mid
Leamington	$ 1,673	Mid
Clarington	$ 1,690	Mid
Windsor	$ 1,696	Mid
Thorold	$ 1,760	Mid
Chatham-Kent	$ 1,764	Mid
Toronto (North)	$ 1,784	Mid
Ottawa	$ 1,786	Mid
Kingston	$ 1,812	Mid
Toronto (West)	$ 1,813	Mid
Niagara Falls	$ 1,839	Mid
Whitby	$ 1,851	Mid
Waterloo	$ 1,875	Mid
Guelph	$ 1,879	Mid
Kitchener	$ 1,916	Mid
St. Catharines	$ 1,975	Mid
Cornwall	$ 1,987	Mid

Multi-Residential Comparisons - High-Rise Apartment (cont'd)

	2015 Property Taxes	Ranking
Cambridge	$ 1,996	High
Tillsonburg	$ 2,000	High
Brampton	$ 2,007	High
Oshawa	$ 2,012	High
Stratford	$ 2,031	High
Hamilton	$ 2,040	High
Burlington	$ 2,065	High
Oakville	$ 2,075	High
Amherstburg	$ 2,081	High
Fort Erie	$ 2,093	High
Toronto (South)	$ 2,112	High
Owen Sound	$ 2,126	High
Ingersoll	$ 2,158	High
Welland	$ 2,235	High
Sarnia	$ 2,271	High
Peterborough	$ 2,289	High
Thunder Bay	$ 2,321	High
Port Colborne	$ 2,336	High
Pickering	$ 2,357	High
St. Thomas	$ 2,408	High
Belleville	$ 2,479	High
Orangeville	$ 2,900	High
Average	$ 1,737	
Median	$ 1,784	

Multi-Residential High-Rise
(taxes calculated on a per unit basis) - sorted by Population Group

Municipalities with populations less than 15,000

2015 Property Taxes		Ranking
Hanover	$ 1,184	Low
Penetanguishene	$ 1,235	Low
Ingersoll	$ 2,158	High
Average	**$ 1,526**	
Median	**$ 1,235**	

Municipalities with populations between 15,000—29,999

2015 Property Taxes		Ranking
King	$ 863	Low
Pelham	$ 1,251	Low
Lincoln	$ 1,274	Low
Collingwood	$ 1,344	Low
Centre Wellington	$ 1,355	Low
Brockville	$ 1,356	Low
Grimsby	$ 1,439	Low
Leamington	$ 1,673	Mid
Thorold	$ 1,760	Mid
Tillsonburg	$ 2,000	High
Amherstburg	$ 2,081	High
Owen Sound	$ 2,126	High
Port Colborne	$ 2,336	High
Orangeville	$ 2,900	High
Average	**$ 1,697**	
Median	**$ 1,556**	

Municipalities with populations between 30,000—99,999

2015 Property Taxes		Ranking
Whitchurch-Stouffville	$ 967	Low
Newmarket	$ 978	Low
Aurora	$ 1,038	Low
Sault Ste. Marie	$ 1,091	Low
Georgina	$ 1,116	Low
Timmins	$ 1,257	Low
Quinte West	$ 1,530	Low
North Bay	$ 1,586	Mid
Halton Hills	$ 1,636	Mid
Orillia	$ 1,650	Mid
Clarington	$ 1,690	Mid
Niagara Falls	$ 1,839	Mid
Cornwall	$ 1,987	Mid
Stratford	$ 2,031	High
Fort Erie	$ 2,093	High
Welland	$ 2,235	High
Sarnia	$ 2,271	High
Peterborough	$ 2,289	High
Pickering	$ 2,357	High
St. Thomas	$ 2,408	High
Belleville	$ 2,479	High
Average	**$ 1,739**	
Median	**$ 1,690**	

Multi-Residential High Rise
(taxes calculated on a per unit basis) - sorted by Population Group (cont'd)

Municipalities with populations greater than 100,000

2015 Property Taxes		Ranking
Markham	$ 921	Low
Vaughan	$ 922	Low
Richmond Hill	$ 1,019	Low
Barrie	$ 1,298	Low
Toronto (East)	$ 1,518	Low
Mississauga	$ 1,543	Low
Greater Sudbury	$ 1,611	Mid
Milton	$ 1,619	Mid
London	$ 1,666	Mid
Windsor	$ 1,696	Mid
Chatham-Kent	$ 1,764	Mid
Toronto (North)	$ 1,784	Mid
Ottawa	$ 1,786	Mid
Kingston	$ 1,812	Mid
Toronto (West)	$ 1,813	Mid
Whitby	$ 1,851	Mid
Waterloo	$ 1,875	Mid
Guelph	$ 1,879	Mid
Kitchener	$ 1,916	Mid
St. Catharines	$ 1,975	Mid
Cambridge	$ 1,996	High
Brampton	$ 2,007	High
Oshawa	$ 2,012	High
Hamilton	$ 2,040	High
Burlington	$ 2,065	High
Oakville	$ 2,075	High
Toronto (South)	$ 2,112	High
Thunder Bay	$ 2,321	High
Average	**$ 1,746**	
Median	**$ 1,813**	

Multi-Residential High Rise
(taxes calculated on a per unit basis) - sorted by Location

2015 Property Taxes - Eastern		Ranking
Brockville	$ 1,356	Low
Quinte West	$ 1,530	Low
Ottawa	$ 1,786	Mid
Kingston	$ 1,812	Mid
Cornwall	$ 1,987	Mid
Peterborough	$ 2,289	High
Belleville	$ 2,479	High
Average	**$ 1,891**	
Median	**$ 1,812**	

2015 Property Taxes - Niagara/Hamilton		Ranking
Pelham	$ 1,251	Low
Lincoln	$ 1,274	Low
Grimsby	$ 1,439	Low
Thorold	$ 1,760	Mid
Niagara Falls	$ 1,839	Mid
St. Catharines	$ 1,975	Mid
Hamilton	$ 2,040	High
Fort Erie	$ 2,093	High
Welland	$ 2,235	High
Port Colborne	$ 2,336	High
Average	**$ 1,824**	
Median	**$ 1,907**	

2015 Property Taxes - GTA		Ranking
King	$ 863	Low
Markham	$ 921	Low
Vaughan	$ 922	Low
Whitchurch-Stouffville	$ 967	Low
Newmarket	$ 978	Low
Richmond Hill	$ 1,019	Low
Aurora	$ 1,038	Low
Georgina	$ 1,116	Low
Toronto (East)	$ 1,518	Low
Mississauga	$ 1,543	Low
Milton	$ 1,619	Mid
Halton Hills	$ 1,636	Mid
Clarington	$ 1,690	Mid
Toronto (North)	$ 1,784	Mid
Toronto (West)	$ 1,813	Mid
Whitby	$ 1,851	Mid
Brampton	$ 2,007	High
Oshawa	$ 2,012	High
Burlington	$ 2,065	High
Oakville	$ 2,075	High
Toronto (South)	$ 2,112	High
Pickering	$ 2,357	High
Average	**$ 1,541**	
Median	**$ 1,628**	

Multi-Residential High Rise
(taxes calculated on a per unit basis) - sorted by Location (cont'd)

2015 Property Taxes - North		Ranking
Sault Ste. Marie	$ 1,091	Low
Timmins	$ 1,257	Low
North Bay	$ 1,586	Mid
Greater Sudbury	$ 1,611	Mid
Thunder Bay	$ 2,321	High
Average	**$ 1,573**	
Median	**$ 1,586**	

2015 Property Taxes - Simcoe/Musk./Duff.		Ranking
Penetanguishene	$ 1,235	Low
Barrie	$ 1,298	Low
Collingwood	$ 1,344	Low
Orillia	$ 1,650	Mid
Orangeville	$ 2,900	High
Average	**$ 1,685**	
Median	**$ 1,344**	

2015 Property Taxes - Southwest		Ranking
Hanover	$ 1,184	Low
Centre Wellington	$ 1,355	Low
London	$ 1,666	Mid
Leamington	$ 1,673	Mid
Windsor	$ 1,696	Mid
Chatham-Kent	$ 1,764	Mid
Waterloo	$ 1,875	Mid
Guelph	$ 1,879	Mid
Kitchener	$ 1,916	Mid
Cambridge	$ 1,996	High
Tillsonburg	$ 2,000	High
Stratford	$ 2,031	High
Amherstburg	$ 2,081	High
Owen Sound	$ 2,126	High
Ingersoll	$ 2,158	High
Sarnia	$ 2,271	High
St. Thomas	$ 2,408	High
Average	**$ 1,887**	
Median	**$ 1,916**	

Multi-Residential Comparisons - Summary

Low	Low-Mid	Mid	Mid-High	High
Aurora	Brockville	Amherstburg	Brampton	Belleville
Barrie	Centre Wellington	Brock	Chatham-Kent	Burlington
Bracebridge	Collingwood	Erin	Clarington	Cambridge
Brant	Grimsby	Greater Sudbury	Cornwall	Hamilton
Caledon	Lincoln	Guelph	Fort Erie	Ingersoll
Central Huron	Mississauga	Guelph-Eramosa	Halton Hills	Oakville
East Gwillimbury	Penetanguishene	Kitchener	Kingston	Orangeville
Elliot Lake	Quinte West	Lambton Shores	London	Oshawa
Georgina	Timmins	Leamington	Milton	Owen Sound
Greenstone	Toronto (East)	Minto	Pickering	Peterborough
Hanover	Windsor	Niagara Falls	St. Catharines	Port Colborne
Huntsville		North Bay	Thorold	Sarnia
Innisfil		Orillia	Toronto (North)	St. Thomas
Kenora		Ottawa	Toronto (West)	Stratford
Kincardine		Parry Sound	Waterloo	Thunder Bay
King		Pelham	Whitby	Tillsonburg
Kingsville		St. Marys		Toronto (South)
Mapleton		Wainfleet		Welland
Markham		Wellesley		
Meaford		West Lincoln		
Newmarket		Wilmot		
North Dumfries		Woolwich		
Prince Edward County				
Puslinch				
Richmond Hill				
Saugeen Shores				
Sault Ste. Marie				
Springwater				
Strathroy-Caradoc				
The Blue Mountains				
Vaughan				
Wasaga Beach				
Whitchurch-Stouffville				

Commercial Comparisons



Commercial Comparisons - Office Buildings (taxes per sq. ft.)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Smooth Rock Falls	$ 0.50	$ 0.17	$ 0.67	Low
Centre Wellington	$ 0.76	$ 0.56	$ 1.32	Low
Penetanguishene	$ 0.78	$ 0.60	$ 1.38	Low
Leamington	$ 0.98	$ 0.70	$ 1.68	Low
Prince Edward County	$ 0.99	$ 0.71	$ 1.70	Low
Welland	$ 1.18	$ 0.57	$ 1.75	Low
Wellington North	$ 1.12	$ 0.65	$ 1.77	Low
Timmins	$ 1.38	$ 0.51	$ 1.89	Low
Sarnia	$ 1.20	$ 0.83	$ 2.03	Low
Quinte West	$ 1.19	$ 0.96	$ 2.14	Low
Orillia	$ 1.31	$ 0.89	$ 2.21	Low
Amherstburg	$ 1.21	$ 1.10	$ 2.32	Low
Parry Sound	$ 1.65	$ 0.67	$ 2.32	Low
Windsor	$ 1.76	$ 0.58	$ 2.34	Low
Halton Hills	$ 1.26	$ 1.08	$ 2.34	Low
Niagara-on-the-Lake	$ 1.30	$ 1.05	$ 2.35	Low
London	$ 1.45	$ 0.91	$ 2.36	Low
Milton	$ 1.14	$ 1.23	$ 2.37	Low
Belleville	$ 1.58	$ 0.85	$ 2.43	Low
Kitchener	$ 1.40	$ 1.04	$ 2.44	Low
Sault Ste. Marie	$ 1.87	$ 0.60	$ 2.47	Low
St. Catharines	$ 1.63	$ 0.85	$ 2.48	Low
North Bay	$ 1.67	$ 0.82	$ 2.49	Low

Commercial Comparisons - Office Buildings (taxes per sq. ft.) (cont'd)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
St. Thomas	$ 1.63	$ 0.90	$ 2.53	Mid
St. Marys	$ 1.56	$ 0.97	$ 2.53	Mid
Whitchurch-Stouffville	$ 1.10	$ 1.47	$ 2.57	Mid
Hamilton	$ 1.70	$ 0.92	$ 2.61	Mid
Greenstone	$ 1.94	$ 0.67	$ 2.61	Mid
Brockville	$ 1.70	$ 0.96	$ 2.66	Mid
Fort Erie	$ 1.77	$ 0.93	$ 2.70	Mid
Collingwood	$ 1.46	$ 1.25	$ 2.71	Mid
Waterloo	$ 1.54	$ 1.17	$ 2.71	Mid
Newmarket	$ 1.27	$ 1.45	$ 2.72	Mid
Orangeville	$ 1.62	$ 1.12	$ 2.73	Mid
Grimsby	$ 1.71	$ 1.10	$ 2.81	Mid
Oshawa	$ 1.81	$ 1.03	$ 2.84	Mid
Owen Sound	$ 1.89	$ 1.02	$ 2.91	Mid
Port Colborne	$ 2.04	$ 0.95	$ 2.99	Mid
Georgina	$ 1.58	$ 1.45	$ 3.03	Mid
Scugog	$ 1.86	$ 1.17	$ 3.03	Mid
Erin	$ 1.74	$ 1.30	$ 3.04	Mid
Markham	$ 1.23	$ 1.83	$ 3.06	Mid
Innisfil	$ 1.52	$ 1.56	$ 3.08	Mid
Richmond Hill	$ 1.28	$ 1.83	$ 3.11	Mid
Thorold	$ 2.09	$ 1.09	$ 3.19	Mid
Greater Sudbury	$ 2.22	$ 1.02	$ 3.24	Mid
Stratford	$ 2.03	$ 1.21	$ 3.24	Mid

Commercial Comparisons - Office Buildings (taxes per sq. ft.) (cont'd)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Brampton	$ 1.74	$ 1.56	$ 3.30	High
Caledon	$ 1.53	$ 1.78	$ 3.30	High
Cornwall	$ 2.19	$ 1.12	$ 3.31	High
Peterborough	$ 1.94	$ 1.37	$ 3.32	High
Tillsonburg	$ 2.36	$ 0.97	$ 3.33	High
Vaughan	$ 1.38	$ 1.96	$ 3.33	High
Clarington	$ 2.00	$ 1.36	$ 3.36	High
Barrie	$ 1.98	$ 1.42	$ 3.40	High
Guelph	$ 2.00	$ 1.41	$ 3.41	High
Mississauga	$ 1.66	$ 1.82	$ 3.48	High
Burlington	$ 1.86	$ 1.62	$ 3.48	High
Niagara Falls	$ 2.28	$ 1.30	$ 3.58	High
Kenora	$ 2.49	$ 1.13	$ 3.62	High
Chatham-Kent	$ 2.56	$ 1.10	$ 3.66	High
Aurora	$ 1.73	$ 2.11	$ 3.84	High
Oakville	$ 2.05	$ 1.90	$ 3.95	High
King	$ 1.87	$ 2.31	$ 4.18	High
Cambridge	$ 2.50	$ 1.76	$ 4.27	High
Whitby	$ 2.51	$ 1.77	$ 4.29	High
Thunder Bay	$ 3.32	$ 1.24	$ 4.56	High
Pickering	$ 2.67	$ 1.93	$ 4.59	High
Kingston	$ 2.97	$ 1.80	$ 4.76	High
Puslinch	$ 2.80	$ 2.32	$ 5.12	High
Ottawa	$ 3.16	$ 2.17	$ 5.33	High
Average	$ 1.73	$ 1.20	$ 2.94	
Median	$ 1.70	$ 1.10	$ 2.84	

Commercial Comparisons - Office Buildings by Population Group (taxes per sq. ft.)

Municipalities with populations less than 15,000

2015 Property Taxes		Ranking
Smooth Rock Falls	$ 0.67	Low
Penetanguishene	$ 1.38	Low
Wellington North	$ 1.77	Low
Parry Sound	$ 2.32	Low
St. Marys	$ 2.53	Mid
Greenstone	$ 2.61	Mid
Erin	$ 3.04	Mid
Puslinch	$ 5.12	High
Average	**$ 2.43**	
Median	**$ 2.42**	

Municipalities with populations between 15,000—29,999

2015 Property Taxes		Ranking
Centre Wellington	$ 1.32	Low
Leamington	$ 1.68	Low
Prince Edward County	$ 1.70	Low
Amherstburg	$ 2.32	Low
Niagara-on-the-Lake	$ 2.35	Low
Brockville	$ 2.66	Mid
Collingwood	$ 2.71	Mid
Orangeville	$ 2.73	Mid
Grimsby	$ 2.81	Mid
Owen Sound	$ 2.91	Mid
Port Colborne	$ 2.99	Mid
Scugog	$ 3.03	Mid
Thorold	$ 3.19	Mid
Tillsonburg	$ 3.33	High
Kenora	$ 3.62	High
King	$ 4.18	High
Average	**$ 2.72**	
Median	**$ 2.77**	

Commercial Comparisons - Office Buildings (cont'd) by Population Group (taxes per sq. ft.)

Municipalities with populations between 30,000—99,999

2015 Property Taxes		Ranking
Welland	$ 1.75	Low
Timmins	$ 1.89	Low
Sarnia	$ 2.03	Low
Quinte West	$ 2.14	Low
Orillia	$ 2.21	Low
Halton Hills	$ 2.34	Low
Belleville	$ 2.43	Low
Sault Ste. Marie	$ 2.47	Low
North Bay	$ 2.49	Low
St. Thomas	$ 2.53	Mid
Whitchurch-Stouffville	$ 2.57	Mid
Fort Erie	$ 2.70	Mid
Newmarket	$ 2.72	Mid
Georgina	$ 3.03	Mid
Innisfil	$ 3.08	Mid
Stratford	$ 3.24	Mid
Caledon	$ 3.30	High
Cornwall	$ 3.31	High
Peterborough	$ 3.32	High
Clarington	$ 3.36	High
Niagara Falls	$ 3.58	High
Aurora	$ 3.84	High
Pickering	$ 4.59	High
Average	**$ 2.82**	
Median	**$ 2.70**	

Municipalities with populations greater than 100,000

2015 Property Taxes		Ranking
Windsor	$ 2.34	Low
London	$ 2.36	Low
Milton	$ 2.37	Low
Kitchener	$ 2.44	Low
St. Catharines	$ 2.48	Low
Hamilton	$ 2.61	Mid
Waterloo	$ 2.71	Mid
Oshawa	$ 2.84	Mid
Markham	$ 3.06	Mid
Richmond Hill	$ 3.11	Mid
Greater Sudbury	$ 3.24	Mid
Brampton	$ 3.30	High
Vaughan	$ 3.33	High
Barrie	$ 3.40	High
Guelph	$ 3.41	High
Mississauga	$ 3.48	High
Burlington	$ 3.48	High
Chatham-Kent	$ 3.66	High
Oakville	$ 3.95	High
Cambridge	$ 4.27	High
Whitby	$ 4.29	High
Thunder Bay	$ 4.56	High
Kingston	$ 4.76	High
Ottawa	$ 5.33	High
Average	**$ 3.37**	
Median	**$ 3.32**	

Commercial Comparisons - Office Buildings—by Location (taxes per sq. ft.)

2015 Property Taxes - Eastern		Ranking
Prince Edward County	$ 1.70	Low
Quinte West	$ 2.14	Low
Belleville	$ 2.43	Low
Brockville	$ 2.66	Mid
Cornwall	$ 3.31	High
Peterborough	$ 3.32	High
Kingston	$ 4.76	High
Ottawa	$ 5.33	High
Average	**$ 3.21**	
Median	**$ 2.98**	

2015 Property Taxes - Niagara/Hamilton		Ranking
Welland	$ 1.75	Low
Niagara-on-the-Lake	$ 2.35	Low
St. Catharines	$ 2.48	Low
Hamilton	$ 2.61	Mid
Fort Erie	$ 2.70	Mid
Grimsby	$ 2.81	Mid
Port Colborne	$ 2.99	Mid
Thorold	$ 3.19	Mid
Niagara Falls	$ 3.58	High
Average	**$ 2.72**	
Median	**$ 2.70**	

2015 Property Taxes - GTA		Ranking
Halton Hills	$ 2.34	Low
Milton	$ 2.37	Low
Whitchurch-Stouffville	$ 2.57	Mid
Newmarket	$ 2.72	Mid
Oshawa	$ 2.84	Mid
Georgina	$ 3.03	Mid
Scugog	$ 3.03	Mid
Markham	$ 3.06	Mid
Richmond Hill	$ 3.11	Mid
Brampton	$ 3.30	High
Caledon	$ 3.30	High
Vaughan	$ 3.33	High
Clarington	$ 3.36	High
Mississauga	$ 3.48	High
Burlington	$ 3.48	High
Aurora	$ 3.84	High
Oakville	$ 3.95	High
King	$ 4.18	High
Whitby	$ 4.29	High
Pickering	$ 4.59	High
Average	**$ 3.31**	
Median	**$ 3.30**	

Commercial Comparisons - Office Buildings—by Location (taxes per sq. ft.) (cont'd)

2015 Property Taxes - North		Ranking
Smooth Rock Falls	$ 0.67	Low
Timmins	$ 1.89	Low
Parry Sound	$ 2.32	Low
Sault Ste. Marie	$ 2.47	Low
North Bay	$ 2.49	Low
Greenstone	$ 2.61	Mid
Greater Sudbury	$ 3.24	Mid
Kenora	$ 3.62	High
Thunder Bay	$ 4.56	High
Average	**$ 2.65**	
Median	**$ 2.49**	

2015 Property Taxes - Simcoe/Musk./Duff.		Ranking
Penetanguishene	$ 1.38	Low
Orillia	$ 2.21	Low
Collingwood	$ 2.71	Mid
Orangeville	$ 2.73	Mid
Innisfil	$ 3.08	Mid
Barrie	$ 3.40	High
Average	**$ 2.58**	
Median	**$ 2.72**	

2015 Property Taxes - Southwest		Ranking
Centre Wellington	$ 1.32	Low
Leamington	$ 1.68	Low
Wellington North	$ 1.77	Low
Sarnia	$ 2.03	Low
Amherstburg	$ 2.32	Low
Windsor	$ 2.34	Low
London	$ 2.36	Low
Kitchener	$ 2.44	Low
St. Thomas	$ 2.53	Mid
St. Marys	$ 2.53	Mid
Waterloo	$ 2.71	Mid
Owen Sound	$ 2.91	Mid
Erin	$ 3.04	Mid
Stratford	$ 3.24	Mid
Tillsonburg	$ 3.33	High
Guelph	$ 3.41	High
Chatham-Kent	$ 3.66	High
Cambridge	$ 4.27	High
Puslinch	$ 5.12	High
Average	**$ 2.79**	
Median	**$ 2.53**	

Commercial Summary - Office

LOW	MID	HIGH
Amherstburg	Brockville	Aurora
Belleville	Collingwood	Barrie
Centre Wellington	Erin	Brampton
Halton Hills	Fort Erie	Burlington
Kitchener	Georgina	Caledon
Leamington	Greater Sudbury	Cambridge
London	Greenstone	Chatham-Kent
Milton	Grimsby	Clarington
Niagara-on-the-Lake	Hamilton	Cornwall
North Bay	Innisfil	Guelph
Orillia	Markham	Kenora
Parry Sound	Newmarket	King
Penetanguishene	Orangeville	Kingston
Prince Edward County	Oshawa	Mississauga
Quinte West	Owen Sound	Niagara Falls
Sarnia	Port Colborne	Oakville
Sault Ste. Marie	Richmond Hill	Ottawa
Smooth Rock Falls	Scugog	Peterborough
St. Catharines	St. Marys	Pickering
Timmins	St. Thomas	Puslinch
Welland	Stratford	Thunder Bay
Wellington North	Thorold	Tillsonburg
Windsor	Waterloo	Vaughan
	Whitchurch-Stouffville	Whitby

Commercial Comparisons - Neighbourhood Shopping - (taxes per sq. ft.)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Saugeen Shores	$ 0.50	$ 0.54	$ 1.04	Low
Gravenhurst	$ 0.81	$ 0.45	$ 1.26	Low
Penetanguishene	$ 0.74	$ 0.58	$ 1.32	Low
Elliot Lake	$ 1.01	$ 0.37	$ 1.38	Low
Greenstone	$ 1.13	$ 0.39	$ 1.53	Low
Puslinch	$ 0.82	$ 0.71	$ 1.53	Low
Stratford	$ 1.08	$ 0.65	$ 1.73	Low
Springwater	$ 0.73	$ 1.07	$ 1.80	Low
The Blue Mountains	$ 0.73	$ 1.09	$ 1.82	Low
Wellington North	$ 1.15	$ 0.67	$ 1.82	Low
Meaford	$ 0.96	$ 0.92	$ 1.88	Low
St. Marys	$ 1.26	$ 0.78	$ 2.04	Low
Kingsville	$ 0.95	$ 1.12	$ 2.07	Low
Kincardine	$ 1.06	$ 1.03	$ 2.09	Low
Middlesex Centre	$ 0.92	$ 1.22	$ 2.14	Low
Timmins	$ 1.61	$ 0.59	$ 2.20	Low
Minto	$ 1.40	$ 0.82	$ 2.22	Low
Prince Edward County	$ 1.33	$ 0.96	$ 2.29	Low
Strathroy-Caradoc	$ 1.11	$ 1.27	$ 2.38	Low
Wellesley	$ 1.30	$ 1.13	$ 2.43	Low
East Gwillimbury	$ 1.11	$ 1.35	$ 2.45	Low
Lambton Shores	$ 1.29	$ 1.17	$ 2.46	Low
West Lincoln	$ 1.48	$ 0.99	$ 2.47	Low
Mapleton	$ 1.50	$ 0.99	$ 2.49	Low
Parry Sound	$ 1.85	$ 0.75	$ 2.60	Low
Erin	$ 1.53	$ 1.15	$ 2.67	Low
Wilmot	$ 1.39	$ 1.29	$ 2.67	Low
Leamington	$ 1.52	$ 1.21	$ 2.73	Low
Kenora	$ 1.87	$ 0.87	$ 2.74	Low
Amherstburg	$ 1.43	$ 1.31	$ 2.74	Low
King	$ 1.24	$ 1.53	$ 2.76	Low
Bracebridge	$ 1.81	$ 0.97	$ 2.78	Low
Huntsville	$ 1.75	$ 1.03	$ 2.78	Low

Commercial Comparisons - Neighbourhood Shopping - (taxes per sq. ft.) (cont'd)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Georgina	$ 1.48	$ 1.35	$ 2.83	Mid
Centre Wellington	$ 1.66	$ 1.23	$ 2.89	Mid
Wasaga Beach	$ 1.34	$ 1.60	$ 2.95	Mid
Guelph-Eramosa	$ 1.67	$ 1.28	$ 2.95	Mid
Innisfil	$ 1.46	$ 1.50	$ 2.96	Mid
North Dumfries	$ 1.52	$ 1.48	$ 3.00	Mid
Orillia	$ 1.79	$ 1.22	$ 3.01	Mid
Central Huron	$ 1.66	$ 1.36	$ 3.02	Mid
North Bay	$ 2.03	$ 0.99	$ 3.02	Mid
Belleville	$ 2.01	$ 1.07	$ 3.08	Mid
Niagara-on-the-Lake	$ 1.71	$ 1.39	$ 3.10	Mid
Hanover	$ 1.58	$ 1.53	$ 3.11	Mid
Thorold	$ 2.09	$ 1.09	$ 3.17	Mid
Tillsonburg	$ 1.95	$ 1.25	$ 3.20	Mid
Grimsby	$ 2.00	$ 1.20	$ 3.20	Mid
Brock	$ 1.95	$ 1.26	$ 3.21	Mid
Fort Erie	$ 2.11	$ 1.11	$ 3.22	Mid
Niagara Falls	$ 2.07	$ 1.18	$ 3.24	Mid
Whitchurch-Stouffville	$ 1.43	$ 1.91	$ 3.34	Mid
Newmarket	$ 1.58	$ 1.81	$ 3.39	Mid
Windsor	$ 2.37	$ 1.03	$ 3.40	Mid
Halton Hills	$ 1.83	$ 1.58	$ 3.42	Mid
Quinte West	$ 1.91	$ 1.53	$ 3.44	Mid
Richmond Hill	$ 1.42	$ 2.04	$ 3.46	Mid
Collingwood	$ 1.84	$ 1.67	$ 3.51	Mid
Milton	$ 1.70	$ 1.83	$ 3.53	Mid
Whitby	$ 2.09	$ 1.47	$ 3.56	Mid
Ingersoll	$ 2.33	$ 1.29	$ 3.62	Mid
Waterloo	$ 2.06	$ 1.56	$ 3.62	Mid
Brant	$ 1.98	$ 1.68	$ 3.65	Mid
Welland	$ 2.51	$ 1.21	$ 3.72	Mid
Kingston	$ 2.32	$ 1.40	$ 3.72	Mid
St. Catharines	$ 2.45	$ 1.28	$ 3.73	Mid
Owen Sound	$ 2.45	$ 1.33	$ 3.78	Mid

Commercial Comparisons - Neighbourhood Shopping - (taxes per sq. ft.) (cont'd)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Markham	$ 1.52	$ 2.27	$ 3.80	High
Chatham-Kent	$ 2.68	$ 1.15	$ 3.83	High
Lincoln	$ 2.33	$ 1.51	$ 3.83	High
Oshawa	$ 2.47	$ 1.41	$ 3.88	High
Pelham	$ 2.41	$ 1.47	$ 3.88	High
Port Colborne	$ 2.65	$ 1.24	$ 3.88	High
Kitchener	$ 2.23	$ 1.66	$ 3.89	High
Scugog	$ 2.24	$ 1.68	$ 3.92	High
Woolwich	$ 2.02	$ 1.90	$ 3.92	High
Sault Ste. Marie	$ 2.88	$ 1.13	$ 4.01	High
Greater Sudbury	$ 2.78	$ 1.28	$ 4.06	High
Sarnia	$ 2.52	$ 1.57	$ 4.09	High
Pickering	$ 2.45	$ 1.77	$ 4.21	High
Burlington	$ 2.27	$ 1.98	$ 4.25	High
Barrie	$ 2.48	$ 1.78	$ 4.26	High
St. Thomas	$ 2.77	$ 1.53	$ 4.31	High
Oakville	$ 2.25	$ 2.08	$ 4.33	High
Orangeville	$ 2.56	$ 1.77	$ 4.33	High
Vaughan	$ 1.79	$ 2.55	$ 4.34	High
London	$ 2.68	$ 1.68	$ 4.37	High
Guelph	$ 2.58	$ 1.82	$ 4.40	High
Aurora	$ 2.02	$ 2.45	$ 4.47	High
Peterborough	$ 2.70	$ 1.91	$ 4.61	High
Cambridge	$ 2.72	$ 1.92	$ 4.64	High
Mississauga	$ 2.22	$ 2.42	$ 4.64	High
Thunder Bay	$ 3.39	$ 1.26	$ 4.65	High
Brampton	$ 2.52	$ 2.26	$ 4.78	High
Caledon	$ 2.22	$ 2.57	$ 4.79	High
Clarington	$ 3.35	$ 1.50	$ 4.85	High
Hamilton	$ 3.30	$ 1.78	$ 5.08	High
Brockville	$ 3.28	$ 1.86	$ 5.13	High
Cornwall	$ 3.72	$ 1.90	$ 5.62	High
Ottawa	$ 3.37	$ 2.35	$ 5.72	High
Average	$ 1.90	$ 1.38	$ 3.28	
Median	$ 1.86	$ 1.30	$ 3.23	

Commercial Comparisons - Neighbourhood Shopping - sorted by Population (taxes per sq. ft.)

Municipalities with populations less than 15,000

2015 Property Taxes			Ranking
Saugeen Shores	$	1.04	Low
Gravenhurst	$	1.26	Low
Penetanguishene	$	1.32	Low
Elliot Lake	$	1.38	Low
Greenstone	$	1.53	Low
Puslinch	$	1.53	Low
The Blue Mountains	$	1.82	Low
Wellington North	$	1.82	Low
Meaford	$	1.88	Low
St. Marys	$	2.04	Low
Kincardine	$	2.09	Low
Minto	$	2.22	Low
Wellesley	$	2.43	Low
Lambton Shores	$	2.46	Low
West Lincoln	$	2.47	Low
Mapleton	$	2.49	Low
Parry Sound	$	2.60	Low
Erin	$	2.67	Low
Guelph-Eramosa	$	2.95	Mid
North Dumfries	$	3.00	Mid
Central Huron	$	3.02	Mid
Hanover	$	3.11	Mid
Brock	$	3.21	Mid
Ingersoll	$	3.62	Mid
Average	**$**	**2.25**	
Median	**$**	**2.33**	

Municipalities with populations between 15,000—29,999

2015 Property Taxes			Ranking
Springwater	$	1.80	Low
Kingsville	$	2.07	Low
Middlesex Centre	$	2.14	Low
Prince Edward County	$	2.29	Low
Strathroy-Caradoc	$	2.38	Low
East Gwillimbury	$	2.45	Low
Wilmot	$	2.67	Low
Leamington	$	2.73	Low
Kenora	$	2.74	Low
Amherstburg	$	2.74	Low
King	$	2.76	Low
Bracebridge	$	2.78	Low
Huntsville	$	2.78	Low
Centre Wellington	$	2.89	Mid
Wasaga Beach	$	2.95	Mid
Niagara-on-the-Lake	$	3.10	Mid
Thorold	$	3.17	Mid
Tillsonburg	$	3.20	Mid
Grimsby	$	3.20	Mid
Collingwood	$	3.51	Mid
Owen Sound	$	3.78	Mid
Lincoln	$	3.83	High
Pelham	$	3.88	High
Port Colborne	$	3.88	High
Scugog	$	3.92	High
Woolwich	$	3.92	High
Orangeville	$	4.33	High
Brockville	$	5.13	High
Average	**$**	**3.11**	
Median	**$**	**2.92**	

Commercial Comparisons - Neighbourhood Shopping - sorted by Population (cont'd)
(taxes per sq. ft.)

Municipalities with populations between 30,000—99,999

2015 Property Taxes		Ranking
Stratford	$ 1.73	Low
Timmins	$ 2.20	Low
Georgina	$ 2.83	Mid
Innisfil	$ 2.96	Mid
Orillia	$ 3.01	Mid
North Bay	$ 3.02	Mid
Belleville	$ 3.08	Mid
Fort Erie	$ 3.22	Mid
Niagara Falls	$ 3.24	Mid
Whitchurch-Stouffville	$ 3.34	Mid
Newmarket	$ 3.39	Mid
Halton Hills	$ 3.42	Mid
Quinte West	$ 3.44	Mid
Brant	$ 3.65	Mid
Welland	$ 3.72	Mid
Sault Ste. Marie	$ 4.01	High
Sarnia	$ 4.09	High
Pickering	$ 4.21	High
St. Thomas	$ 4.31	High
Aurora	$ 4.47	High
Peterborough	$ 4.61	High
Caledon	$ 4.79	High
Clarington	$ 4.85	High
Cornwall	$ 5.62	High
Average	**$ 3.63**	
Median	**$ 3.43**	

Municipalities with populations greater than 100,000

2015 Property Taxes		Ranking
Windsor	$ 3.40	Mid
Richmond Hill	$ 3.46	Mid
Milton	$ 3.53	Mid
Whitby	$ 3.56	Mid
Waterloo	$ 3.62	Mid
Kingston	$ 3.72	Mid
St. Catharines	$ 3.73	Mid
Markham	$ 3.80	High
Chatham-Kent	$ 3.83	High
Oshawa	$ 3.88	High
Kitchener	$ 3.89	High
Greater Sudbury	$ 4.06	High
Burlington	$ 4.25	High
Barrie	$ 4.26	High
Oakville	$ 4.33	High
Vaughan	$ 4.34	High
London	$ 4.37	High
Guelph	$ 4.40	High
Cambridge	$ 4.64	High
Mississauga	$ 4.64	High
Thunder Bay	$ 4.65	High
Brampton	$ 4.78	High
Hamilton	$ 5.08	High
Ottawa	$ 5.72	High
Average	**$ 4.16**	
Median	**$ 4.15**	

Commercial Comparisons - Neighbourhood Shopping
by Location (taxes per sq. ft.)

2015 Property Taxes - Eastern		Ranking
Prince Edward County	$ 2.29	Low
Belleville	$ 3.08	Mid
Quinte West	$ 3.44	Mid
Kingston	$ 3.72	Mid
Peterborough	$ 4.61	High
Brockville	$ 5.13	High
Cornwall	$ 5.62	High
Ottawa	$ 5.72	High
Average	**$ 4.20**	
Median	**$ 4.16**	

2015 Property Taxes - Niagara/Hamilton		Ranking
West Lincoln	$ 2.47	Low
Niagara-on-the-Lake	$ 3.10	Mid
Thorold	$ 3.17	Mid
Grimsby	$ 3.20	Mid
Fort Erie	$ 3.22	Mid
Niagara Falls	$ 3.24	Mid
Welland	$ 3.72	Mid
St. Catharines	$ 3.73	Mid
Lincoln	$ 3.83	High
Pelham	$ 3.88	High
Port Colborne	$ 3.88	High
Hamilton	$ 5.08	High
Average	**$ 3.54**	
Median	**$ 3.48**	

2015 Property Taxes - GTA		Ranking
East Gwillimbury	$ 2.45	Low
King	$ 2.76	Low
Georgina	$ 2.83	Mid
Brock	$ 3.21	Mid
Whitchurch-Stouffville	$ 3.34	Mid
Newmarket	$ 3.39	Mid
Halton Hills	$ 3.42	Mid
Richmond Hill	$ 3.46	Mid
Milton	$ 3.53	Mid
Whitby	$ 3.56	Mid
Markham	$ 3.80	High
Oshawa	$ 3.88	High
Scugog	$ 3.92	High
Pickering	$ 4.21	High
Burlington	$ 4.25	High
Oakville	$ 4.33	High
Vaughan	$ 4.34	High
Aurora	$ 4.47	High
Mississauga	$ 4.64	High
Brampton	$ 4.78	High
Caledon	$ 4.79	High
Clarington	$ 4.85	High
Average	**$ 3.83**	
Median	**$ 3.84**	

Commercial Comparisons - Neighbourhood Shopping—by Location (taxes per sq. ft.) (cont'd)

2015 Property Taxes - North		Ranking
Elliot Lake	$ 1.38	Low
Greenstone	$ 1.53	Low
Timmins	$ 2.20	Low
Parry Sound	$ 2.60	Low
Kenora	$ 2.74	Low
North Bay	$ 3.02	Mid
Sault Ste. Marie	$ 4.01	High
Greater Sudbury	$ 4.06	High
Thunder Bay	$ 4.65	High
Average	**$ 2.91**	
Median	**$ 2.74**	

2015 Property Taxes - Simcoe/Musk./Duff.		Ranking
Gravenhurst	$ 1.26	Low
Penetanguishene	$ 1.32	Low
Springwater	$ 1.80	Low
Bracebridge	$ 2.78	Low
Huntsville	$ 2.78	Low
Wasaga Beach	$ 2.95	Mid
Innisfil	$ 2.96	Mid
Orillia	$ 3.01	Mid
Collingwood	$ 3.51	Mid
Barrie	$ 4.26	High
Orangeville	$ 4.33	High
Average	**$ 2.81**	
Median	**$ 2.95**	

2015 Property Taxes - Southwest		Ranking
Saugeen Shores	$ 1.04	Low
Puslinch	$ 1.53	Low
Stratford	$ 1.73	Low
The Blue Mountains	$ 1.82	Low
Wellington North	$ 1.82	Low
Meaford	$ 1.88	Low
St. Marys	$ 2.04	Low
Kingsville	$ 2.07	Low
Kincardine	$ 2.09	Low
Middlesex Centre	$ 2.14	Low
Minto	$ 2.22	Low
Strathroy-Caradoc	$ 2.38	Low
Wellesley	$ 2.43	Low
Lambton Shores	$ 2.46	Low
Mapleton	$ 2.49	Low
Erin	$ 2.67	Low
Wilmot	$ 2.67	Low
Leamington	$ 2.73	Low
Amherstburg	$ 2.74	Low
Centre Wellington	$ 2.89	Mid
Guelph-Eramosa	$ 2.95	Mid
North Dumfries	$ 3.00	Mid
Central Huron	$ 3.02	Mid
Hanover	$ 3.11	Mid
Tillsonburg	$ 3.20	Mid
Windsor	$ 3.40	Mid
Ingersoll	$ 3.62	Mid
Waterloo	$ 3.62	Mid
Brant	$ 3.65	Mid
Owen Sound	$ 3.78	Mid
Chatham-Kent	$ 3.83	High
Kitchener	$ 3.89	High
Woolwich	$ 3.92	High
Sarnia	$ 4.09	High
St. Thomas	$ 4.31	High
London	$ 4.37	High
Guelph	$ 4.40	High
Cambridge	$ 4.64	High
Average	**$ 2.91**	
Median	**$ 2.81**	

Commercial Summary - Neighbourhood Shopping

LOW	MID	HIGH
Amherstburg	Belleville	Aurora
Bracebridge	Brant	Barrie
East Gwillimbury	Brock	Brampton
Elliot Lake	Central Huron	Brockville
Erin	Centre Wellington	Burlington
Gravenhurst	Collingwood	Caledon
Greenstone	Fort Erie	Cambridge
Huntsville	Georgina	Chatham-Kent
Kenora	Grimsby	Clarington
Kincardine	Guelph-Eramosa	Cornwall
King	Halton Hills	Greater Sudbury
Kingsville	Hanover	Guelph
Lambton Shores	Ingersoll	Hamilton
Leamington	Innisfil	Kitchener
Mapleton	Kingston	Lincoln
Meaford	Milton	London
Middlesex Centre	Newmarket	Markham
Minto	Niagara Falls	Mississauga
Parry Sound	Niagara-on-the-Lake	Oakville
Penetanguishene	North Bay	Orangeville
Prince Edward County	North Dumfries	Oshawa
Puslinch	Orillia	Ottawa
Saugeen Shores	Owen Sound	Pelham
Springwater	Quinte West	Peterborough
St. Marys	Richmond Hill	Pickering
Stratford	St. Catharines	Port Colborne
Strathroy-Caradoc	Thorold	Sarnia
The Blue Mountains	Tillsonburg	Sault Ste. Marie
Timmins	Wasaga Beach	Scugog
Wellesley	Waterloo	St. Thomas
Wellington North	Welland	Thunder Bay
West Lincoln	Whitby	Vaughan
Wilmot	Whitchurch-Stouffville	Woolwich
	Windsor	

Commercial Comparisons—Hotels (per suite)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Clarington	$ 323	$ 221	$ 543	Low
Halton Hills	$ 480	$ 415	$ 895	Low
Chatham-Kent	$ 640	$ 274	$ 914	Low
Aurora	$ 423	$ 513	$ 936	Low
Lincoln	$ 570	$ 369	$ 939	Low
Fort Erie	$ 675	$ 354	$ 1,029	Low
Wasaga Beach	$ 486	$ 554	$ 1,040	Low
Sarnia	$ 644	$ 432	$ 1,076	Low
Richmond Hill	$ 458	$ 656	$ 1,114	Low
Kenora	$ 785	$ 359	$ 1,145	Low
Whitby	$ 677	$ 478	$ 1,155	Low
Quinte West	$ 660	$ 531	$ 1,192	Low
Newmarket	$ 576	$ 659	$ 1,234	Low
Mississauga	$ 591	$ 646	$ 1,237	Low
Oakville	$ 646	$ 598	$ 1,244	Low
St. Catharines	$ 841	$ 441	$ 1,282	Low
Windsor	$ 901	$ 393	$ 1,294	Low
Brockville	$ 832	$ 471	$ 1,303	Low

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Oshawa	$ 831	$ 472	$ 1,303	Mid
Ingersoll	$ 910	$ 412	$ 1,323	Mid
Orillia	$ 794	$ 539	$ 1,333	Mid
Burlington	$ 757	$ 660	$ 1,417	Mid
Grimsby	$ 910	$ 585	$ 1,495	Mid
Markham	$ 613	$ 915	$ 1,528	Mid
Guelph	$ 900	$ 634	$ 1,534	Mid
Barrie	$ 902	$ 645	$ 1,547	Mid
Timmins	$ 1,131	$ 418	$ 1,549	Mid
Brampton	$ 821	$ 736	$ 1,557	Mid
Milton	$ 753	$ 811	$ 1,564	Mid
Welland	$ 1,064	$ 512	$ 1,576	Mid
Kitchener	$ 908	$ 673	$ 1,581	Mid
Parry Sound	$ 1,161	$ 471	$ 1,632	Mid
London	$ 1,007	$ 630	$ 1,638	Mid
Owen Sound	$ 1,069	$ 579	$ 1,647	Mid
Caledon	$ 786	$ 882	$ 1,668	Mid
North Bay	$ 1,205	$ 512	$ 1,717	Mid

Commercial Comparisons—Hotels (per suite) (cont'd)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Sault Ste. Marie	$ 1,241	$ 487	$ 1,728	High
Thorold	$ 1,138	$ 594	$ 1,731	High
Cambridge	$ 1,018	$ 717	$ 1,734	High
Kincardine	$ 896	$ 878	$ 1,774	High
Collingwood	$ 938	$ 849	$ 1,787	High
Greater Sudbury	$ 1,302	$ 601	$ 1,903	High
Thunder Bay	$ 1,393	$ 519	$ 1,912	High
Stratford	$ 1,254	$ 698	$ 1,951	High
Cornwall	$ 1,301	$ 666	$ 1,967	High
Vaughan	$ 832	$ 1,181	$ 2,013	High
Ottawa	$ 1,215	$ 830	$ 2,045	High
Hamilton	$ 1,395	$ 752	$ 2,148	High
Niagara Falls	$ 1,447	$ 822	$ 2,270	High
Belleville	$ 1,527	$ 823	$ 2,350	High
Kingston	$ 1,545	$ 934	$ 2,479	High
Waterloo	$ 1,552	$ 1,180	$ 2,732	High
Niagara-on-the-Lake	$ 1,728	$ 1,405	$ 3,133	High
Orangeville	$ 1,932	$ 1,334	$ 3,266	High
Average	$ 951	$ 643	$ 1,595	
Median	$ 900	$ 600	$ 1,553	

Commercial Comparisons - Hotel by Population Group
Taxes per Suite

Municipalities with populations less than 15,000

2015 Property Taxes		Ranking
Ingersoll	$ 1,323	Mid
Parry Sound	$ 1,632	Mid
Kincardine	$ 1,774	High
Average	**$ 1,576**	
Median	**$ 1,632**	

Municipalities with populations between 15,000—29,999

2015 Property Taxes		Ranking
Lincoln	$ 939	Low
Wasaga Beach	$ 1,040	Low
Kenora	$ 1,145	Low
Brockville	$ 1,303	Low
Grimsby	$ 1,495	Mid
Owen Sound	$ 1,647	Mid
Thorold	$ 1,731	High
Collingwood	$ 1,787	High
Niagara-on-the-Lake	$ 3,133	High
Orangeville	$ 3,266	High
Average	**$ 1,749**	
Median	**$ 1,571**	

Municipalities with populations between 30,000—99,999

2015 Property Taxes		Ranking
Clarington	$ 543	Low
Halton Hills	$ 895	Low
Aurora	$ 936	Low
Fort Erie	$ 1,029	Low
Sarnia	$ 1,076	Low
Quinte West	$ 1,192	Low
Newmarket	$ 1,234	Low
Orillia	$ 1,333	Mid
Timmins	$ 1,549	Mid
Welland	$ 1,576	Mid
Caledon	$ 1,668	Mid
North Bay	$ 1,717	Mid
Sault Ste. Marie	$ 1,728	High
Stratford	$ 1,951	High
Cornwall	$ 1,967	High
Niagara Falls	$ 2,270	High
Belleville	$ 2,350	High
Average	**$ 1,471**	
Median	**$ 1,549**	

Commercial Comparisons - Hotel by Population Group (cont'd)
Taxes per Suite

Municipalities with populations greater than 100,000

2015 Property Taxes		Ranking
Chatham-Kent	$ 914	Low
Richmond Hill	$ 1,114	Low
Whitby	$ 1,155	Low
Mississauga	$ 1,237	Low
Oakville	$ 1,244	Low
St. Catharines	$ 1,282	Low
Windsor	$ 1,294	Low
Oshawa	$ 1,303	Mid
Burlington	$ 1,417	Mid
Markham	$ 1,528	Mid
Guelph	$ 1,534	Mid
Barrie	$ 1,547	Mid
Brampton	$ 1,557	Mid
Milton	$ 1,564	Mid
Kitchener	$ 1,581	Mid
London	$ 1,638	Mid
Cambridge	$ 1,734	High
Greater Sudbury	$ 1,903	High
Thunder Bay	$ 1,912	High
Vaughan	$ 2,013	High
Ottawa	$ 2,045	High
Hamilton	$ 2,148	High
Kingston	$ 2,479	High
Waterloo	$ 2,732	High
Average	**$ 1,620**	
Median	**$ 1,552**	

Commercial Comparisons - Hotel—by Location
Taxes per Suite

2015 Property Taxes - Eastern		Ranking
Quinte West	$ 1,192	Low
Brockville	$ 1,303	Low
Cornwall	$ 1,967	High
Ottawa	$ 2,045	High
Belleville	$ 2,350	High
Kingston	$ 2,479	High
Average	**$ 1,889**	
Median	**$ 2,006**	

2015 Property Taxes - Niagara/Hamilton		Ranking
Lincoln	$ 939	Low
Fort Erie	$ 1,029	Low
St. Catharines	$ 1,282	Low
Grimsby	$ 1,495	Mid
Welland	$ 1,576	Mid
Thorold	$ 1,731	High
Hamilton	$ 2,148	High
Niagara Falls	$ 2,270	High
Niagara-on-the-Lake	$ 3,133	High
Average	**$ 1,734**	
Median	**$ 1,576**	

2015 Property Taxes - GTA		Ranking
Clarington	$ 543	Low
Halton Hills	$ 895	Low
Aurora	$ 936	Low
Richmond Hill	$ 1,114	Low
Whitby	$ 1,155	Low
Newmarket	$ 1,234	Low
Mississauga	$ 1,237	Low
Oakville	$ 1,244	Low
Oshawa	$ 1,303	Mid
Burlington	$ 1,417	Mid
Markham	$ 1,528	Mid
Brampton	$ 1,557	Mid
Milton	$ 1,564	Mid
Caledon	$ 1,668	Mid
Vaughan	$ 2,013	High
Average	**$ 1,294**	
Median	**$ 1,244**	

2015 Property Taxes - North		Ranking
Kenora	$ 1,145	Low
Timmins	$ 1,549	Mid
Parry Sound	$ 1,632	Mid
North Bay	$ 1,717	Mid
Sault Ste. Marie	$ 1,728	High
Greater Sudbury	$ 1,903	High
Thunder Bay	$ 1,912	High
Average	**$ 1,655**	
Median	**$ 1,717**	

Commercial Comparisons - Hotel—by Location (cont'd)
Taxes per Suite

2015 Property Taxes - Simcoe/Musk./Duff.		Ranking
Wasaga Beach	$ 1,040	Low
Orillia	$ 1,333	Mid
Barrie	$ 1,547	Mid
Collingwood	$ 1,787	High
Orangeville	$ 3,266	High
Average	**$ 1,795**	
Median	**$ 1,547**	

2015 Property Taxes - Southwest		Ranking
Chatham-Kent	$ 914	Low
Sarnia	$ 1,076	Low
Windsor	$ 1,294	Low
Ingersoll	$ 1,323	Mid
Guelph	$ 1,534	Mid
Kitchener	$ 1,581	Mid
London	$ 1,638	Mid
Owen Sound	$ 1,647	Mid
Cambridge	$ 1,734	High
Kincardine	$ 1,774	High
Stratford	$ 1,951	High
Waterloo	$ 2,732	High
Average	**$ 1,600**	
Median	**$ 1,609**	

Commercial Summary - Hotel

LOW	MID	HIGH
Aurora	Barrie	Belleville
Brockville	Brampton	Cambridge
Chatham-Kent	Burlington	Collingwood
Clarington	Caledon	Cornwall
Fort Erie	Grimsby	Greater Sudbury
Halton Hills	Guelph	Hamilton
Kenora	Ingersoll	Kincardine
Lincoln	Kitchener	Kingston
Mississauga	London	Niagara Falls
Newmarket	Markham	Niagara-on-the-Lake
Oakville	Milton	Orangeville
Quinte West	North Bay	Ottawa
Richmond Hill	Orillia	Sault Ste. Marie
Sarnia	Oshawa	Stratford
St. Catharines	Owen Sound	Thorold
Wasaga Beach	Parry Sound	Thunder Bay
Whitby	Timmins	Vaughan
Windsor	Welland	Waterloo

Commercial Comparisons—Motel (taxes per suite)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Kingsville	$ 201	$ 221	$ 423	Low
Amherstburg	$ 254	$ 176	$ 430	Low
Gravenhurst	$ 323	$ 175	$ 498	Low
Central Huron	$ 295	$ 214	$ 509	Low
Thorold	$ 389	$ 182	$ 571	Low
Brant	$ 319	$ 265	$ 584	Low
Huntsville	$ 404	$ 232	$ 636	Low
Wasaga Beach	$ 309	$ 370	$ 679	Low
Kincardine	$ 368	$ 345	$ 713	Low
Fort Erie	$ 477	$ 243	$ 719	Low
Prince Edward County	$ 433	$ 290	$ 723	Low
Wainfleet	$ 491	$ 257	$ 748	Low
Greenstone	$ 575	$ 194	$ 769	Low
Caledon	$ 418	$ 388	$ 806	Low
Lambton Shores	$ 465	$ 409	$ 874	Low
Richmond Hill	$ 365	$ 511	$ 877	Low
Grey Highlands	$ 388	$ 498	$ 886	Low
Sault Ste. Marie	$ 646	$ 243	$ 890	Low
Smooth Rock Falls	$ 673	$ 228	$ 900	Low
Port Colborne	$ 629	$ 280	$ 909	Low
Clarington	$ 667	$ 265	$ 932	Low
Parry Sound	$ 671	$ 268	$ 939	Low
Pickering	$ 557	$ 402	$ 959	Low
Tillsonburg	$ 564	$ 400	$ 965	Low

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Mississauga	$ 465	$ 509	$ 974	Mid
Orillia	$ 627	$ 360	$ 986	Mid
Innisfil	$ 508	$ 495	$ 1,003	Mid
Grimsby	$ 623	$ 401	$ 1,024	Mid
Quinte West	$ 591	$ 476	$ 1,067	Mid
Leamington	$ 631	$ 474	$ 1,104	Mid
Bracebridge	$ 720	$ 387	$ 1,107	Mid
Oshawa	$ 757	$ 357	$ 1,114	Mid
Wellington North	$ 715	$ 399	$ 1,114	Mid
Meaford	$ 594	$ 524	$ 1,118	Mid
Chatham-Kent	$ 796	$ 336	$ 1,132	Mid
Burlington	$ 633	$ 502	$ 1,135	Mid
Pelham	$ 867	$ 280	$ 1,147	Mid
Welland	$ 779	$ 374	$ 1,153	Mid
North Bay	$ 794	$ 368	$ 1,162	Mid
Sarnia	$ 702	$ 467	$ 1,169	Mid
Hanover	$ 609	$ 573	$ 1,182	Mid
Thunder Bay	$ 844	$ 357	$ 1,201	Mid
Vaughan	$ 510	$ 717	$ 1,228	Mid
Brampton	$ 665	$ 582	$ 1,247	Mid
Milton	$ 613	$ 653	$ 1,266	Mid
Orangeville	$ 765	$ 503	$ 1,268	Mid
Cambridge	$ 757	$ 528	$ 1,285	Mid
Niagara Falls	$ 846	$ 481	$ 1,326	Mid

Commercial Comparisons—Motel Taxes per suite (cont'd)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Brockville	$ 852	$ 481	$ 1,333	High
Owen Sound	$ 880	$ 465	$ 1,344	High
Ottawa	$ 796	$ 554	$ 1,350	High
Barrie	$ 793	$ 556	$ 1,350	High
Stratford	$ 944	$ 431	$ 1,375	High
Whitby	$ 820	$ 556	$ 1,375	High
Hamilton	$ 901	$ 481	$ 1,382	High
Windsor	$ 982	$ 425	$ 1,407	High
Saugeen Shores	$ 695	$ 745	$ 1,441	High
St. Catharines	$ 952	$ 496	$ 1,449	High
Kenora	$ 1,066	$ 462	$ 1,528	High
Greater Sudbury	$ 1,094	$ 496	$ 1,590	High
Belleville	$ 1,054	$ 547	$ 1,601	High
Kitchener	$ 931	$ 675	$ 1,606	High
Guelph	$ 943	$ 664	$ 1,607	High
London	$ 1,001	$ 623	$ 1,623	High
Niagara-on-the-Lake	$ 914	$ 726	$ 1,640	High
Scugog	$ 957	$ 706	$ 1,663	High
Kingston	$ 1,102	$ 666	$ 1,769	High
Cornwall	$ 1,173	$ 601	$ 1,774	High
Collingwood	$ 987	$ 865	$ 1,852	High
Timmins	$ 1,421	$ 526	$ 1,947	High
Peterborough	$ 1,226	$ 867	$ 2,093	High
Waterloo	$ 1,591	$ 1,209	$ 2,800	High
Average	$ 713	$ 458	$ 1,171	
Median	$ 684	$ 466	$ 1,141	

Commercial Comparisons—Motel Taxes per suite— sorted by Population

Municipalities with populations less than 15,000

2015 Property Taxes		Ranking
Gravenhurst	$ 498	Low
Central Huron	$ 509	Low
Kincardine	$ 713	Low
Wainfleet	$ 748	Low
Greenstone	$ 769	Low
Lambton Shores	$ 874	Low
Grey Highlands	$ 886	Low
Smooth Rock Falls	$ 900	Low
Parry Sound	$ 939	Low
Wellington North	$ 1,114	Mid
Meaford	$ 1,118	Mid
Hanover	$ 1,182	Mid
Saugeen Shores	$ 1,441	High
Average	**$ 899**	
Median	**$ 886**	

Municipalities with populations between 15,000—29,999

2015 Property Taxes		Ranking
Kingsville	$ 423	Low
Amherstburg	$ 430	Low
Thorold	$ 571	Low
Huntsville	$ 636	Low
Wasaga Beach	$ 679	Low
Prince Edward County	$ 723	Low
Port Colborne	$ 909	Low
Tillsonburg	$ 965	Low
Grimsby	$ 1,024	Mid
Leamington	$ 1,104	Mid
Bracebridge	$ 1,107	Mid
Pelham	$ 1,147	Mid
Orangeville	$ 1,268	Mid
Brockville	$ 1,333	High
Owen Sound	$ 1,344	High
Kenora	$ 1,528	High
Niagara-on-the-Lake	$ 1,640	High
Scugog	$ 1,663	High
Collingwood	$ 1,852	High
Average	**$ 1,071**	
Median	**$ 1,104**	

Commercial Comparisons—Motel Taxes per suite— sorted by Population (cont'd)

Municipalities with populations between 30,000—99,999

2015 Property Taxes		Ranking
Brant	$ 584	Low
Fort Erie	$ 719	Low
Caledon	$ 806	Low
Sault Ste. Marie	$ 890	Low
Clarington	$ 932	Low
Pickering	$ 959	Low
Orillia	$ 986	Mid
Innisfil	$ 1,003	Mid
Quinte West	$ 1,067	Mid
Welland	$ 1,153	Mid
North Bay	$ 1,162	Mid
Sarnia	$ 1,169	Mid
Niagara Falls	$ 1,326	Mid
Stratford	$ 1,375	High
Belleville	$ 1,601	High
Cornwall	$ 1,774	High
Timmins	$ 1,947	High
Peterborough	$ 2,093	High
Average	**$ 1,197**	
Median	**$ 1,110**	

Municipalities with populations greater than 100,000

2015 Property Taxes		Ranking
Richmond Hill	$ 877	Low
Mississauga	$ 974	Mid
Oshawa	$ 1,114	Mid
Chatham-Kent	$ 1,132	Mid
Burlington	$ 1,135	Mid
Thunder Bay	$ 1,201	Mid
Vaughan	$ 1,228	Mid
Brampton	$ 1,247	Mid
Milton	$ 1,266	Mid
Cambridge	$ 1,285	Mid
Ottawa	$ 1,350	High
Barrie	$ 1,350	High
Whitby	$ 1,375	High
Hamilton	$ 1,382	High
Windsor	$ 1,407	High
St. Catharines	$ 1,449	High
Greater Sudbury	$ 1,590	High
Kitchener	$ 1,606	High
Guelph	$ 1,607	High
London	$ 1,623	High
Kingston	$ 1,769	High
Waterloo	$ 2,800	High
Average	**$ 1,398**	
Median	**$ 1,350**	

Commercial Comparisons - Motel—by Location

2015 Property Taxes - Eastern		Ranking
Prince Edward County	$ 723	Low
Quinte West	$ 1,067	Mid
Brockville	$ 1,333	High
Ottawa	$ 1,350	High
Belleville	$ 1,601	High
Kingston	$ 1,769	High
Cornwall	$ 1,774	High
Peterborough	$ 2,093	High
Average	**$ 1,464**	
Median	**$ 1,475**	

2015 Property Taxes - Niagara/Hamilton		Ranking
Thorold	$ 571	Low
Fort Erie	$ 719	Low
Wainfleet	$ 748	Low
Port Colborne	$ 909	Low
Grimsby	$ 1,024	Mid
Pelham	$ 1,147	Mid
Welland	$ 1,153	Mid
Niagara Falls	$ 1,326	Mid
Hamilton	$ 1,382	High
St. Catharines	$ 1,449	High
Niagara-on-the-Lake	$ 1,640	High
Average	**$ 1,097**	
Median	**$ 1,147**	

2015 Property Taxes - GTA		Ranking
Caledon	$ 806	Low
Richmond Hill	$ 877	Low
Clarington	$ 932	Low
Pickering	$ 959	Low
Mississauga	$ 974	Mid
Oshawa	$ 1,114	Mid
Burlington	$ 1,135	Mid
Vaughan	$ 1,228	Mid
Brampton	$ 1,247	Mid
Milton	$ 1,266	Mid
Whitby	$ 1,375	High
Scugog	$ 1,663	High
Average	**$ 1,131**	
Median	**$ 1,125**	

2015 Property Taxes - North		Ranking
Greenstone	$ 769	Low
Sault Ste. Marie	$ 890	Low
Smooth Rock Falls	$ 900	Low
Parry Sound	$ 939	Low
North Bay	$ 1,162	Mid
Thunder Bay	$ 1,201	Mid
Kenora	$ 1,528	High
Greater Sudbury	$ 1,590	High
Timmins	$ 1,947	High
Average	**$ 1,214**	
Median	**$ 1,162**	

Commercial Comparisons - Motel—by Location (cont'd)

2015 Property Taxes - Simcoe/Musk./Duff.		Ranking
Gravenhurst	$ 498	Low
Huntsville	$ 636	Low
Wasaga Beach	$ 679	Low
Orillia	$ 986	Mid
Innisfil	$ 1,003	Mid
Bracebridge	$ 1,107	Mid
Orangeville	$ 1,268	Mid
Barrie	$ 1,350	High
Collingwood	$ 1,852	High
Average	**$ 1,042**	
Median	**$ 1,003**	

2015 Property Taxes - Southwest		Ranking
Kingsville	$ 423	Low
Amherstburg	$ 430	Low
Central Huron	$ 509	Low
Brant	$ 584	Low
Kincardine	$ 713	Low
Lambton Shores	$ 874	Low
Grey Highlands	$ 886	Low
Tillsonburg	$ 965	Low
Leamington	$ 1,104	Mid
Wellington North	$ 1,114	Mid
Meaford	$ 1,118	Mid
Chatham-Kent	$ 1,132	Mid
Sarnia	$ 1,169	Mid
Hanover	$ 1,182	Mid
Cambridge	$ 1,285	Mid
Owen Sound	$ 1,344	High
Stratford	$ 1,375	High
Windsor	$ 1,407	High
Saugeen Shores	$ 1,441	High
Kitchener	$ 1,606	High
Guelph	$ 1,607	High
London	$ 1,623	High
Waterloo	$ 2,800	High
Average	**$ 1,160**	
Median	**$ 1,132**	

Commercial Summary - Motel

LOW	MID	HIGH
Amherstburg	Bracebridge	Barrie
Brant	Brampton	Belleville
Caledon	Burlington	Brockville
Central Huron	Cambridge	Collingwood
Clarington	Chatham-Kent	Cornwall
Fort Erie	Grimsby	Greater Sudbury
Gravenhurst	Hanover	Guelph
Greenstone	Innisfil	Hamilton
Grey Highlands	Leamington	Kenora
Huntsville	Meaford	Kingston
Kincardine	Milton	Kitchener
Kingsville	Mississauga	London
Lambton Shores	Niagara Falls	Niagara-on-the-Lake
Parry Sound	North Bay	Ottawa
Pickering	Orangeville	Owen Sound
Port Colborne	Orillia	Peterborough
Prince Edward County	Oshawa	Saugeen Shores
Richmond Hill	Pelham	Scugog
Sault Ste. Marie	Quinte West	St. Catharines
Smooth Rock Falls	Sarnia	Stratford
Thorold	Thunder Bay	Timmins
Tillsonburg	Vaughan	Waterloo
Wainfleet	Welland	Whitby
Wasaga Beach	Wellington North	Windsor

Industrial Comparisons



Industrial Comparisons - Standard Industrial

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Meaford	$ 0.21	$ 0.16	$ 0.36	Low
Middlesex Centre	$ 0.27	$ 0.31	$ 0.58	Low
Grey Highlands	$ 0.30	$ 0.29	$ 0.59	Low
Central Huron	$ 0.35	$ 0.33	$ 0.68	Low
Hanover	$ 0.41	$ 0.31	$ 0.72	Low
Quinte West	$ 0.48	$ 0.27	$ 0.75	Low
Wellington North	$ 0.60	$ 0.32	$ 0.91	Low
Cornwall	$ 0.65	$ 0.28	$ 0.93	Low
Orillia	$ 0.56	$ 0.38	$ 0.94	Low
St. Thomas	$ 0.62	$ 0.32	$ 0.94	Low
Kincardine	$ 0.51	$ 0.48	$ 1.00	Low
North Bay	$ 0.61	$ 0.40	$ 1.01	Low
Huntsville	$ 0.61	$ 0.44	$ 1.05	Low
Parry Sound	$ 0.80	$ 0.28	$ 1.08	Low
Bracebridge	$ 0.71	$ 0.38	$ 1.09	Low
Pelham	$ 0.73	$ 0.39	$ 1.13	Low
Owen Sound	$ 0.77	$ 0.37	$ 1.14	Low
Brock	$ 0.73	$ 0.41	$ 1.15	Low
Brant	$ 0.68	$ 0.47	$ 1.15	Low
Wilmot	$ 0.60	$ 0.59	$ 1.19	Low
Port Colborne	$ 0.85	$ 0.35	$ 1.19	Low
Brockville	$ 0.83	$ 0.38	$ 1.21	Low
Barrie	$ 0.69	$ 0.51	$ 1.21	Low
Tillsonburg	$ 0.82	$ 0.41	$ 1.23	Low
St. Marys	$ 0.84	$ 0.41	$ 1.25	Low
Gravenhurst	$ 0.79	$ 0.47	$ 1.27	Low
Leamington	$ 0.85	$ 0.42	$ 1.27	Low
London	$ 0.78	$ 0.52	$ 1.30	Low
Strathroy-Caradoc	$ 0.73	$ 0.60	$ 1.33	Low
Penetanguishene	$ 0.76	$ 0.61	$ 1.37	Low
Minto	$ 0.90	$ 0.48	$ 1.38	Low
Halton Hills	$ 0.76	$ 0.67	$ 1.43	Low

Industrial Comparisons - Standard Industrial (cont'd)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Greenstone	$ 1.18	$ 0.27	$ 1.45	Mid
Kitchener	$ 0.82	$ 0.65	$ 1.46	Mid
Windsor	$ 1.05	$ 0.42	$ 1.47	Mid
Stratford	$ 1.02	$ 0.46	$ 1.48	Mid
Lambton Shores	$ 0.84	$ 0.64	$ 1.48	Mid
Innisfil	$ 0.73	$ 0.78	$ 1.50	Mid
North Dumfries	$ 0.74	$ 0.77	$ 1.51	Mid
Amherstburg	$ 0.96	$ 0.55	$ 1.51	Mid
Woolwich	$ 0.77	$ 0.76	$ 1.53	Mid
Welland	$ 1.10	$ 0.44	$ 1.54	Mid
Kingsville	$ 0.89	$ 0.65	$ 1.54	Mid
The Blue Mountains	$ 0.65	$ 0.90	$ 1.55	Mid
Mapleton	$ 0.98	$ 0.59	$ 1.57	Mid
Elliot Lake	$ 1.16	$ 0.42	$ 1.58	Mid
Peterborough	$ 0.96	$ 0.63	$ 1.58	Mid
Guelph-Eramosa	$ 0.78	$ 0.82	$ 1.60	Mid
Cambridge	$ 0.93	$ 0.69	$ 1.63	Mid
Chatham-Kent	$ 1.17	$ 0.47	$ 1.64	Mid
Vaughan	$ 0.68	$ 0.97	$ 1.65	Mid
Sarnia	$ 1.06	$ 0.61	$ 1.67	Mid
Lincoln	$ 1.08	$ 0.60	$ 1.68	Mid
Niagara-on-the-Lake	$ 0.99	$ 0.70	$ 1.69	Mid
Niagara Falls	$ 1.15	$ 0.56	$ 1.71	Mid
Grimsby	$ 1.10	$ 0.61	$ 1.72	Mid
Orangeville	$ 1.09	$ 0.63	$ 1.72	Mid
Belleville	$ 1.17	$ 0.55	$ 1.72	Mid
Thorold	$ 1.20	$ 0.54	$ 1.74	Mid
Fort Erie	$ 1.23	$ 0.55	$ 1.78	Mid
Aurora	$ 0.82	$ 0.99	$ 1.81	Mid
St. Catharines	$ 1.26	$ 0.57	$ 1.83	Mid
Collingwood	$ 0.95	$ 0.89	$ 1.84	Mid
Kingston	$ 1.25	$ 0.61	$ 1.86	Mid
Centre Wellington	$ 1.12	$ 0.75	$ 1.87	Mid
West Lincoln	$ 1.19	$ 0.69	$ 1.89	Mid

Industrial Comparisons - Standard Industrial (cont'd)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Thunder Bay	$ 1.45	$ 0.45	$ 1.90	High
Kenora	$ 1.34	$ 0.56	$ 1.91	High
Richmond Hill	$ 0.79	$ 1.13	$ 1.92	High
Sault Ste. Marie	$ 1.50	$ 0.42	$ 1.92	High
Timmins	$ 1.46	$ 0.49	$ 1.95	High
Whitchurch-Stouffville	$ 0.84	$ 1.12	$ 1.96	High
Wainfleet	$ 1.36	$ 0.62	$ 1.98	High
Springwater	$ 0.78	$ 1.20	$ 1.98	High
Newmarket	$ 0.93	$ 1.06	$ 1.99	High
Pickering	$ 1.24	$ 0.77	$ 2.01	High
Waterloo	$ 1.12	$ 0.91	$ 2.02	High
Clarington	$ 1.27	$ 0.76	$ 2.03	High
East Gwillimbury	$ 0.92	$ 1.12	$ 2.04	High
Puslinch	$ 1.16	$ 0.91	$ 2.07	High
Oshawa	$ 1.39	$ 0.69	$ 2.08	High
King	$ 0.96	$ 1.17	$ 2.13	High
Guelph	$ 1.31	$ 0.83	$ 2.14	High
Milton	$ 1.04	$ 1.14	$ 2.18	High
Markham	$ 0.92	$ 1.37	$ 2.29	High
Georgina	$ 1.26	$ 1.07	$ 2.33	High
Mississauga	$ 1.06	$ 1.28	$ 2.34	High
Burlington	$ 1.25	$ 1.12	$ 2.37	High
Ingersoll	$ 1.66	$ 0.71	$ 2.37	High
Greater Sudbury	$ 1.86	$ 0.63	$ 2.49	High
Erin	$ 1.49	$ 1.01	$ 2.50	High
Brampton	$ 1.28	$ 1.25	$ 2.53	High
Whitby	$ 1.61	$ 0.98	$ 2.59	High
Hamilton	$ 1.87	$ 0.76	$ 2.63	High
Scugog	$ 1.62	$ 1.05	$ 2.68	High
Caledon	$ 1.26	$ 1.50	$ 2.76	High
Ottawa	$ 1.73	$ 1.13	$ 2.86	High
Oakville	$ 1.47	$ 1.40	$ 2.87	High
Average	$ 0.98	$ 0.67	$ 1.65	
Median	$ 0.94	$ 0.61	$ 1.63	

Standard Industrial Comparisons—by Population Group
Taxes per Sq. Ft.

Municipalities with populations less than 15,000

2015 Property Taxes		Ranking
Meaford	$ 0.36	Low
Grey Highlands	$ 0.59	Low
Central Huron	$ 0.68	Low
Hanover	$ 0.72	Low
Wellington North	$ 0.91	Low
Kincardine	$ 1.00	Low
Parry Sound	$ 1.08	Low
Brock	$ 1.15	Low
St. Marys	$ 1.25	Low
Gravenhurst	$ 1.27	Low
Penetanguishene	$ 1.37	Low
Minto	$ 1.38	Low
Greenstone	$ 1.45	Mid
Lambton Shores	$ 1.48	Mid
North Dumfries	$ 1.51	Mid
The Blue Mountains	$ 1.55	Mid
Mapleton	$ 1.57	Mid
Elliot Lake	$ 1.58	Mid
Guelph-Eramosa	$ 1.60	Mid
West Lincoln	$ 1.89	Mid
Wainfleet	$ 1.98	High
Puslinch	$ 2.07	High
Ingersoll	$ 2.37	High
Erin	$ 2.50	High
Average	**$ 1.39**	
Median	**$ 1.41**	

Municipalities with populations between 15,000—29,999

2015 Property Taxes		Ranking
Middlesex Centre	$ 0.58	Low
Huntsville	$ 1.05	Low
Bracebridge	$ 1.09	Low
Pelham	$ 1.13	Low
Owen Sound	$ 1.14	Low
Wilmot	$ 1.19	Low
Port Colborne	$ 1.19	Low
Brockville	$ 1.21	Low
Tillsonburg	$ 1.23	Low
Leamington	$ 1.27	Low
Strathroy-Caradoc	$ 1.33	Low
Amherstburg	$ 1.51	Mid
Woolwich	$ 1.53	Mid
Kingsville	$ 1.54	Mid
Lincoln	$ 1.68	Mid
Niagara-on-the-Lake	$ 1.69	Mid
Grimsby	$ 1.72	Mid
Orangeville	$ 1.72	Mid
Thorold	$ 1.74	Mid
Collingwood	$ 1.84	Mid
Centre Wellington	$ 1.87	Mid
Kenora	$ 1.91	High
Springwater	$ 1.98	High
East Gwillimbury	$ 2.04	High
King	$ 2.13	High
Scugog	$ 2.68	High
Average	**$ 1.54**	
Median	**$ 1.53**	

Standard Industrial Comparisons—by Population Group (cont'd)
Taxes per Sq. Ft.

Municipalities with populations between 30,000—99,999

2015 Property Taxes		Ranking
Quinte West	$ 0.75	Low
Cornwall	$ 0.93	Low
Orillia	$ 0.94	Low
St. Thomas	$ 0.94	Low
North Bay	$ 1.01	Low
Brant	$ 1.15	Low
Halton Hills	$ 1.43	Low
Stratford	$ 1.48	Mid
Innisfil	$ 1.50	Mid
Welland	$ 1.54	Mid
Peterborough	$ 1.58	Mid
Sarnia	$ 1.67	Mid
Niagara Falls	$ 1.71	Mid
Belleville	$ 1.72	Mid
Fort Erie	$ 1.78	Mid
Aurora	$ 1.81	Mid
Sault Ste. Marie	$ 1.92	High
Timmins	$ 1.95	High
Whitchurch-Stouffville	$ 1.96	High
Newmarket	$ 1.99	High
Pickering	$ 2.01	High
Clarington	$ 2.03	High
Georgina	$ 2.33	High
Caledon	$ 2.76	High
Average	**$ 1.62**	
Median	**$ 1.69**	

Municipalities with populations greater than 100,000

2015 Property Taxes		Ranking
Barrie	$ 1.21	Low
London	$ 1.30	Low
Kitchener	$ 1.46	Mid
Windsor	$ 1.47	Mid
Cambridge	$ 1.63	Mid
Chatham-Kent	$ 1.64	Mid
Vaughan	$ 1.65	Mid
St. Catharines	$ 1.83	Mid
Kingston	$ 1.86	Mid
Thunder Bay	$ 1.90	High
Richmond Hill	$ 1.92	High
Waterloo	$ 2.02	High
Oshawa	$ 2.08	High
Guelph	$ 2.14	High
Milton	$ 2.18	High
Markham	$ 2.29	High
Mississauga	$ 2.34	High
Burlington	$ 2.37	High
Greater Sudbury	$ 2.49	High
Brampton	$ 2.53	High
Whitby	$ 2.59	High
Hamilton	$ 2.63	High
Ottawa	$ 2.86	High
Oakville	$ 2.87	High
Average	**$ 2.05**	
Median	**$ 2.05**	

Standard Industrial Comparisons—by Location (taxes per sq. ft.)

2015 Property Taxes - Eastern		Ranking
Quinte West	$ 0.75	Low
Cornwall	$ 0.93	Low
Brockville	$ 1.21	Low
Peterborough	$ 1.58	Mid
Belleville	$ 1.72	Mid
Kingston	$ 1.86	Mid
Ottawa	$ 2.86	High
Average	**$ 1.56**	
Median	**$ 1.58**	

2015 Property Taxes - Niagara/Hamilton		Ranking
Pelham	$ 1.13	Low
Port Colborne	$ 1.19	Low
Welland	$ 1.54	Mid
Lincoln	$ 1.68	Mid
Niagara-on-the-Lake	$ 1.69	Mid
Niagara Falls	$ 1.71	Mid
Grimsby	$ 1.72	Mid
Thorold	$ 1.74	Mid
Fort Erie	$ 1.78	Mid
St. Catharines	$ 1.83	Mid
West Lincoln	$ 1.89	Mid
Wainfleet	$ 1.98	High
Hamilton	$ 2.63	High
Average	**$ 1.73**	
Median	**$ 1.72**	

2015 Property Taxes - GTA		Ranking
Brock	$ 1.15	Low
Halton Hills	$ 1.43	Low
Vaughan	$ 1.65	Mid
Aurora	$ 1.81	Mid
Richmond Hill	$ 1.92	High
Whitchurch-Stouffville	$ 1.96	High
Newmarket	$ 1.99	High
Pickering	$ 2.01	High
Clarington	$ 2.03	High
East Gwillimbury	$ 2.04	High
Oshawa	$ 2.08	High
King	$ 2.13	High
Milton	$ 2.18	High
Markham	$ 2.29	High
Georgina	$ 2.33	High
Mississauga	$ 2.34	High
Burlington	$ 2.37	High
Brampton	$ 2.53	High
Whitby	$ 2.59	High
Scugog	$ 2.68	High
Caledon	$ 2.76	High
Oakville	$ 2.87	High
Average	**$ 2.14**	
Median	**$ 2.10**	

Standard Industrial Comparisons—by Location (taxes per sq. ft.) (cont'd)

2015 Property Taxes - North		Ranking
North Bay	$ 1.01	Low
Parry Sound	$ 1.08	Low
Greenstone	$ 1.45	Mid
Elliot Lake	$ 1.58	Mid
Thunder Bay	$ 1.90	High
Kenora	$ 1.91	High
Sault Ste. Marie	$ 1.92	High
Timmins	$ 1.95	High
Greater Sudbury	$ 2.49	High
Average	**$ 1.70**	
Median	**$ 1.90**	

2015 Property Taxes - Simcoe/Musk./Duff.		Ranking
Orillia	$ 0.94	Low
Huntsville	$ 1.05	Low
Bracebridge	$ 1.09	Low
Barrie	$ 1.21	Low
Gravenhurst	$ 1.27	Low
Penetanguishene	$ 1.37	Low
Innisfil	$ 1.50	Mid
Orangeville	$ 1.72	Mid
Collingwood	$ 1.84	Mid
Springwater	$ 1.98	High
Average	**$ 1.40**	
Median	**$ 1.32**	

2015 Property Taxes - Southwest		Ranking
Meaford	$ 0.36	Low
Middlesex Centre	$ 0.58	Low
Grey Highlands	$ 0.59	Low
Central Huron	$ 0.68	Low
Hanover	$ 0.72	Low
Wellington North	$ 0.91	Low
St. Thomas	$ 0.94	Low
Kincardine	$ 1.00	Low
Owen Sound	$ 1.14	Low
Brant	$ 1.15	Low
Wilmot	$ 1.19	Low
Tillsonburg	$ 1.23	Low
St. Marys	$ 1.25	Low
Leamington	$ 1.27	Low
London	$ 1.30	Low
Strathroy-Caradoc	$ 1.33	Low
Minto	$ 1.38	Low
Kitchener	$ 1.46	Mid
Windsor	$ 1.47	Mid
Stratford	$ 1.48	Mid
Lambton Shores	$ 1.48	Mid
North Dumfries	$ 1.51	Mid
Amherstburg	$ 1.51	Mid
Woolwich	$ 1.53	Mid
Kingsville	$ 1.54	Mid
The Blue Mountains	$ 1.55	Mid
Mapleton	$ 1.57	Mid
Guelph-Eramosa	$ 1.60	Mid
Cambridge	$ 1.63	Mid
Chatham-Kent	$ 1.64	Mid
Sarnia	$ 1.67	Mid
Centre Wellington	$ 1.87	Mid
Waterloo	$ 2.02	High
Puslinch	$ 2.07	High
Guelph	$ 2.14	High
Ingersoll	$ 2.37	High
Erin	$ 2.50	High
Average	**$ 1.40**	
Median	**$ 1.47**	

Large Industrial Comparisons (taxes per sq. ft.)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Amherstburg	$ 0.22	$ 0.12	$ 0.33	Low
West Lincoln	$ 0.23	$ 0.13	$ 0.36	Low
North Bay	$ 0.27	$ 0.18	$ 0.45	Low
Clarington	$ 0.31	$ 0.19	$ 0.50	Low
Welland	$ 0.39	$ 0.16	$ 0.55	Low
Stratford	$ 0.42	$ 0.19	$ 0.61	Low
Collingwood	$ 0.37	$ 0.35	$ 0.72	Low
Leamington	$ 0.44	$ 0.29	$ 0.73	Low
Chatham-Kent	$ 0.52	$ 0.21	$ 0.73	Low
Fort Erie	$ 0.54	$ 0.24	$ 0.78	Low
Brant	$ 0.50	$ 0.34	$ 0.84	Low
Orangeville	$ 0.54	$ 0.31	$ 0.84	Low
Sault Ste. Marie	$ 0.74	$ 0.12	$ 0.87	Low
Thorold	$ 0.63	$ 0.29	$ 0.91	Low
Tillsonburg	$ 0.62	$ 0.31	$ 0.93	Low
Barrie	$ 0.54	$ 0.40	$ 0.94	Low
Kitchener	$ 0.53	$ 0.42	$ 0.96	Low
Strathroy-Caradoc	$ 0.53	$ 0.44	$ 0.97	Low
St. Marys	$ 0.65	$ 0.33	$ 0.98	Low
Windsor	$ 0.74	$ 0.24	$ 0.99	Low

Large Industrial Comparisons (taxes per sq. ft.) (cont'd)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Cambridge	$ 0.57	$ 0.43	$ 1.00	Mid
Kingsville	$ 0.66	$ 0.35	$ 1.01	Mid
St. Thomas	$ 0.72	$ 0.31	$ 1.03	Mid
Richmond Hill	$ 0.43	$ 0.61	$ 1.04	Mid
Cornwall	$ 0.74	$ 0.30	$ 1.05	Mid
Grey Highlands	$ 0.54	$ 0.52	$ 1.06	Mid
Ingersoll	$ 0.74	$ 0.32	$ 1.06	Mid
London	$ 0.64	$ 0.43	$ 1.07	Mid
St. Catharines	$ 0.74	$ 0.34	$ 1.08	Mid
East Gwillimbury	$ 0.50	$ 0.60	$ 1.10	Mid
Kingston	$ 0.74	$ 0.36	$ 1.10	Mid
Owen Sound	$ 0.84	$ 0.27	$ 1.11	Mid
Niagara Falls	$ 0.75	$ 0.37	$ 1.12	Mid
Markham	$ 0.46	$ 0.68	$ 1.14	Mid
Hamilton	$ 0.90	$ 0.28	$ 1.18	Mid
Waterloo	$ 0.67	$ 0.55	$ 1.22	Mid
Caledon	$ 0.58	$ 0.69	$ 1.26	Mid
Aurora	$ 0.57	$ 0.69	$ 1.27	Mid
Peterborough	$ 0.77	$ 0.50	$ 1.27	Mid
Whitchurch-Stouffville	$ 0.55	$ 0.73	$ 1.28	Mid
Woolwich	$ 0.64	$ 0.64	$ 1.28	Mid

Large Industrial Comparisons (taxes per sq. ft.) (cont'd)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Brampton	$ 0.65	$ 0.64	$ 1.29	High
Guelph	$ 0.79	$ 0.50	$ 1.29	High
Brockville	$ 0.89	$ 0.40	$ 1.30	High
Orillia	$ 0.82	$ 0.57	$ 1.39	High
Belleville	$ 0.99	$ 0.46	$ 1.45	High
Port Colborne	$ 1.03	$ 0.42	$ 1.46	High
Newmarket	$ 0.69	$ 0.79	$ 1.48	High
Halton Hills	$ 0.83	$ 0.74	$ 1.57	High
Thunder Bay	$ 1.24	$ 0.35	$ 1.59	High
Vaughan	$ 0.67	$ 0.94	$ 1.61	High
Whitby	$ 1.00	$ 0.61	$ 1.61	High
Grimsby	$ 1.04	$ 0.58	$ 1.62	High
Oshawa	$ 1.15	$ 0.56	$ 1.71	High
Burlington	$ 0.91	$ 0.81	$ 1.72	High
Greater Sudbury	$ 1.58	$ 0.45	$ 2.04	High
Mississauga	$ 0.94	$ 1.14	$ 2.08	High
Pickering	$ 1.28	$ 0.80	$ 2.09	High
Ottawa	$ 1.38	$ 1.04	$ 2.42	High
Oakville	$ 1.32	$ 1.26	$ 2.59	High
Milton	$ 1.26	$ 1.40	$ 2.66	High
Average	$ 0.72	$ 0.49	$ 1.21	
Median	$ 0.67	$ 0.42	$ 1.10	

Large Industrial Comparisons—by Population Group
Taxes per Sq. Ft.

Municipalities with populations less than 15,000

2015 Property Taxes		Ranking
West Lincoln	$ 0.36	Low
St. Marys	$ 0.98	Low
Grey Highlands	$ 1.06	Mid
Ingersoll	$ 1.06	Mid
Average	**$ 0.86**	
Median	**$ 1.02**	

Municipalities with populations between 15,000—29,999

2015 Property Taxes		Ranking
Amherstburg	$ 0.33	Low
Collingwood	$ 0.72	Low
Leamington	$ 0.73	Low
Orangeville	$ 0.84	Low
Thorold	$ 0.91	Low
Tillsonburg	$ 0.93	Low
Strathroy-Caradoc	$ 0.97	Low
Kingsville	$ 1.01	Mid
East Gwillimbury	$ 1.10	Mid
Owen Sound	$ 1.11	Mid
Woolwich	$ 1.28	Mid
Brockville	$ 1.30	High
Port Colborne	$ 1.46	High
Grimsby	$ 1.62	High
Average	**$ 1.02**	
Median	**$ 0.99**	

Large Industrial Comparisons—by Population Group (cont'd)
Taxes per Sq. Ft.

Municipalities with populations between 30,000—99,999

2015 Property Taxes			Ranking
North Bay	$	0.45	Low
Clarington	$	0.50	Low
Welland	$	0.55	Low
Stratford	$	0.61	Low
Fort Erie	$	0.78	Low
Brant	$	0.84	Low
Sault Ste. Marie	$	0.87	Low
St. Thomas	$	1.03	Mid
Cornwall	$	1.05	Mid
Niagara Falls	$	1.12	Mid
Caledon	$	1.26	Mid
Aurora	$	1.27	Mid
Peterborough	$	1.27	Mid
Whitchurch-Stouffville	$	1.28	Mid
Orillia	$	1.39	High
Belleville	$	1.45	High
Newmarket	$	1.48	High
Halton Hills	$	1.57	High
Pickering	$	2.09	High
Average	**$**	**1.10**	
Median	**$**	**1.12**	

Municipalities with populations greater than 100,000

2015 Property Taxes			Ranking
Chatham-Kent	$	0.73	Low
Barrie	$	0.94	Low
Kitchener	$	0.96	Low
Windsor	$	0.99	Low
Cambridge	$	1.00	Mid
Richmond Hill	$	1.04	Mid
London	$	1.07	Mid
St. Catharines	$	1.08	Mid
Kingston	$	1.10	Mid
Markham	$	1.14	Mid
Hamilton	$	1.18	Mid
Waterloo	$	1.22	Mid
Brampton	$	1.29	High
Guelph	$	1.29	High
Thunder Bay	$	1.59	High
Vaughan	$	1.61	High
Whitby	$	1.61	High
Oshawa	$	1.71	High
Burlington	$	1.72	High
Greater Sudbury	$	2.04	High
Mississauga	$	2.08	High
Ottawa	$	2.42	High
Oakville	$	2.59	High
Milton	$	2.66	High
Average	**$**	**1.46**	
Median	**$**	**1.25**	

Large Industrial Comparisons —by Location
Taxes per sq. ft.

2015 Property Taxes - Eastern		Ranking
Cornwall	$ 1.05	Mid
Kingston	$ 1.10	Mid
Peterborough	$ 1.27	Mid
Brockville	$ 1.30	High
Belleville	$ 1.45	High
Ottawa	$ 2.42	High
Average	**$ 1.43**	
Median	**$ 1.28**	

2015 Property Taxes - GTA		Ranking
Clarington	$ 0.50	Low
Richmond Hill	$ 1.04	Mid
East Gwillimbury	$ 1.10	Mid
Markham	$ 1.14	Mid
Caledon	$ 1.26	Mid
Aurora	$ 1.27	Mid
Whitchurch-Stouffville	$ 1.28	Mid
Brampton	$ 1.29	High
Newmarket	$ 1.48	High
Halton Hills	$ 1.57	High
Vaughan	$ 1.61	High
Whitby	$ 1.61	High
Oshawa	$ 1.71	High
Burlington	$ 1.72	High
Mississauga	$ 2.08	High
Pickering	$ 2.09	High
Oakville	$ 2.59	High
Milton	$ 2.66	High
Average	**$ 1.55**	
Median	**$ 1.53**	

2015 Property Taxes - Niagara/Hamilton		Ranking
West Lincoln	$ 0.36	Low
Welland	$ 0.55	Low
Fort Erie	$ 0.78	Low
Thorold	$ 0.91	Low
St. Catharines	$ 1.08	Mid
Niagara Falls	$ 1.12	Mid
Hamilton	$ 1.18	Mid
Port Colborne	$ 1.46	High
Grimsby	$ 1.62	High
Average	**$ 1.01**	
Median	**$ 1.08**	

2015 Property Taxes - North		Ranking
North Bay	$ 0.45	Low
Sault Ste. Marie	$ 0.87	Low
Thunder Bay	$ 1.59	High
Greater Sudbury	$ 2.04	High
Average	**$ 1.24**	
Median	**$ 1.23**	

2015 Property Taxes - Simcoe/Musk./Duff.		Ranking
Collingwood	$ 0.72	Low
Orangeville	$ 0.84	Low
Barrie	$ 0.94	Low
Orillia	$ 1.39	High
Average	**$ 0.97**	
Median	**$ 0.89**	

Large Industrial Comparisons —by Location (cont'd)
Taxes per sq. ft.

2015 Property Taxes - Southwest		Ranking
Amherstburg	$ 0.33	Low
Stratford	$ 0.61	Low
Leamington	$ 0.73	Low
Chatham-Kent	$ 0.73	Low
Brant	$ 0.84	Low
Tillsonburg	$ 0.93	Low
Kitchener	$ 0.96	Low
Strathroy-Caradoc	$ 0.97	Low
St. Marys	$ 0.98	Low
Windsor	$ 0.99	Low
Cambridge	$ 1.00	Mid
Kingsville	$ 1.01	Mid
St. Thomas	$ 1.03	Mid
Grey Highlands	$ 1.06	Mid
Ingersoll	$ 1.06	Mid
London	$ 1.07	Mid
Owen Sound	$ 1.11	Mid
Waterloo	$ 1.22	Mid
Woolwich	$ 1.28	Mid
Guelph	$ 1.29	High
Average	**$ 0.96**	
Median	**$ 0.99**	

Industrial Comparisons - Industrial Vacant Land (taxes per acre)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Kincardine	$ 168	$ 159	$ 327	Low
Grey Highlands	$ 173	$ 167	$ 339	Low
Middlesex Centre	$ 205	$ 194	$ 400	Low
Lambton Shores	$ 259	$ 200	$ 458	Low
Penetanguishene	$ 298	$ 241	$ 540	Low
Minto	$ 373	$ 198	$ 570	Low
Wellington North	$ 399	$ 210	$ 610	Low
Strathroy-Caradoc	$ 351	$ 286	$ 637	Low
Smooth Rock Falls	$ 564	$ 83	$ 647	Low
Port Colborne	$ 566	$ 228	$ 793	Low
Bracebridge	$ 546	$ 352	$ 898	Low
Brockville	$ 629	$ 284	$ 913	Low
Cornwall	$ 650	$ 263	$ 913	Low
Springwater	$ 359	$ 553	$ 913	Low
Brock	$ 586	$ 327	$ 913	Low
Meaford	$ 531	$ 386	$ 917	Low
Gravenhurst	$ 563	$ 373	$ 936	Low
Huntsville	$ 546	$ 392	$ 938	Low
Owen Sound	$ 653	$ 317	$ 970	Low
Kingsville	$ 583	$ 428	$ 1,011	Low
Chatham-Kent	$ 752	$ 306	$ 1,058	Low
St. Thomas	$ 710	$ 367	$ 1,077	Low
Ingersoll	$ 794	$ 341	$ 1,135	Low
Stratford	$ 795	$ 355	$ 1,150	Low
Centre Wellington	$ 708	$ 475	$ 1,183	Low
Belleville	$ 827	$ 382	$ 1,209	Low
Brant	$ 739	$ 500	$ 1,238	Low
Tillsonburg	$ 853	$ 423	$ 1,276	Low
Welland	$ 924	$ 382	$ 1,305	Low
Quinte West	$ 850	$ 471	$ 1,321	Low

Industrial Comparisons - Industrial Vacant Land (taxes per acre) (cont'd)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Fort Erie	$ 914	$ 412	$ 1,326	Mid
West Lincoln	$ 906	$ 520	$ 1,426	Mid
Sault Ste. Marie	$ 1,207	$ 342	$ 1,550	Mid
Orillia	$ 953	$ 664	$ 1,617	Mid
Timmins	$ 1,248	$ 375	$ 1,624	Mid
North Bay	$ 980	$ 645	$ 1,625	Mid
St. Marys	$ 1,151	$ 572	$ 1,723	Mid
Amherstburg	$ 1,112	$ 638	$ 1,750	Mid
Sarnia	$ 1,140	$ 650	$ 1,790	Mid
Leamington	$ 1,276	$ 639	$ 1,915	Mid
Elliot Lake	$ 1,406	$ 517	$ 1,923	Mid
Kingston	$ 1,303	$ 635	$ 1,938	Mid
Peterborough	$ 1,194	$ 773	$ 1,967	Mid
Thorold	$ 1,377	$ 618	$ 1,995	Mid
Wilmot	$ 997	$ 1,002	$ 2,000	Mid
London	$ 1,213	$ 813	$ 2,026	Mid
Innisfil	$ 980	$ 1,058	$ 2,038	Mid
Kenora	$ 1,462	$ 611	$ 2,074	Mid
Greater Sudbury	$ 1,720	$ 547	$ 2,267	Mid
Scugog	$ 1,379	$ 897	$ 2,275	Mid
Erin	$ 1,444	$ 1,002	$ 2,446	Mid
North Dumfries	$ 1,202	$ 1,249	$ 2,451	Mid
Barrie	$ 1,408	$ 1,044	$ 2,453	Mid
Woolwich	$ 1,309	$ 1,318	$ 2,627	Mid
East Gwillimbury	$ 1,190	$ 1,439	$ 2,628	Mid
Guelph-Eramosa	$ 1,904	$ 859	$ 2,763	Mid
Collingwood	$ 1,433	$ 1,357	$ 2,790	Mid
Windsor	$ 2,060	$ 825	$ 2,885	Mid
Clarington	$ 1,866	$ 1,102	$ 2,968	Mid
Lincoln	$ 1,956	$ 1,089	$ 3,045	Mid

Industrial Comparisons - Industrial Vacant Land (taxes per acre) (cont'd)

	2015 Municipal Taxes	2015 Education Taxes	2015 Property Taxes	Ranking
Georgina	$ 1,601	$ 1,454	$ 3,055	High
Niagara Falls	$ 2,285	$ 1,117	$ 3,402	High
Thunder Bay	$ 2,667	$ 811	$ 3,478	High
Grimsby	$ 2,293	$ 1,268	$ 3,561	High
Puslinch	$ 2,033	$ 1,584	$ 3,617	High
King	$ 1,696	$ 2,083	$ 3,779	High
Niagara-on-the-Lake	$ 2,266	$ 1,585	$ 3,852	High
Guelph	$ 2,460	$ 1,550	$ 4,010	High
Newmarket	$ 1,941	$ 2,207	$ 4,148	High
Kitchener	$ 2,318	$ 1,838	$ 4,156	High
Cambridge	$ 2,619	$ 1,973	$ 4,592	High
Waterloo	$ 2,666	$ 2,168	$ 4,834	High
Oshawa	$ 3,566	$ 1,753	$ 5,319	High
Whitchurch-Stouffville	$ 2,343	$ 3,104	$ 5,447	High
Whitby	$ 3,575	$ 2,183	$ 5,759	High
St. Catharines	$ 4,016	$ 1,811	$ 5,827	High
Aurora	$ 2,665	$ 3,217	$ 5,881	High
Orangeville	$ 3,848	$ 2,202	$ 6,050	High
Pickering	$ 4,407	$ 2,750	$ 7,156	High
Hamilton	$ 5,547	$ 1,958	$ 7,505	High
Caledon	$ 3,524	$ 4,214	$ 7,738	High
Halton Hills	$ 4,223	$ 3,760	$ 7,983	High
Burlington	$ 4,511	$ 4,056	$ 8,567	High
Ottawa	$ 5,980	$ 3,886	$ 9,866	High
Milton	$ 4,918	$ 5,464	$ 10,382	High
Markham	$ 4,229	$ 6,279	$ 10,508	High
Richmond Hill	$ 4,554	$ 6,494	$ 11,048	High
Mississauga	$ 5,711	$ 6,950	$ 12,661	High
Oakville	$ 6,562	$ 6,265	$ 12,827	High
Vaughan	$ 5,695	$ 8,040	$ 13,735	High
Average	$ 1,834	$ 1,435	$ 3,269	
Median	$ 1,276	$ 773	$ 2,026	

Industrial Comparisons—Industrial Vacant Land—by Population Group
Taxes per Acre

Municipalities with populations less than 15,000

2015 Property Taxes			Ranking
Kincardine	$	327	Low
Grey Highlands	$	339	Low
Lambton Shores	$	458	Low
Penetanguishene	$	540	Low
Minto	$	570	Low
Wellington North	$	610	Low
Smooth Rock Falls	$	647	Low
Brock	$	913	Low
Meaford	$	917	Low
Gravenhurst	$	936	Low
Ingersoll	$	1,135	Low
West Lincoln	$	1,426	Mid
St. Marys	$	1,723	Mid
Elliot Lake	$	1,923	Mid
Erin	$	2,446	Mid
North Dumfries	$	2,451	Mid
Guelph-Eramosa	$	2,763	Mid
Puslinch	$	3,617	High
Average	**$**	**1,319**	
Median	**$**	**926**	

Municipalities with populations between 15,000—29,999

2015 Property Taxes			Ranking
Middlesex Centre	$	400	Low
Strathroy-Caradoc	$	637	Low
Port Colborne	$	793	Low
Bracebridge	$	898	Low
Brockville	$	913	Low
Springwater	$	913	Low
Huntsville	$	938	Low
Owen Sound	$	970	Low
Kingsville	$	1,011	Low
Centre Wellington	$	1,183	Low
Tillsonburg	$	1,276	Low
Amherstburg	$	1,750	Mid
Leamington	$	1,915	Mid
Thorold	$	1,995	Mid
Wilmot	$	2,000	Mid
Kenora	$	2,074	Mid
Scugog	$	2,275	Mid
Woolwich	$	2,627	Mid
East Gwillimbury	$	2,628	Mid
Collingwood	$	2,790	Mid
Lincoln	$	3,045	Mid
Grimsby	$	3,561	High
King	$	3,779	High
Niagara-on-the-Lake	$	3,852	High
Orangeville	$	6,050	High
Average	**$**	**2,011**	
Median	**$**	**1,915**	

Industrial Comparisons—Industrial Vacant Land—by Population Group (cont'd)
Taxes per Acre

Municipalities with populations between 30,000—99,999

2015 Property Taxes			Ranking
Cornwall	$	913	Low
St. Thomas	$	1,077	Low
Stratford	$	1,150	Low
Belleville	$	1,209	Low
Brant	$	1,238	Low
Welland	$	1,305	Low
Quinte West	$	1,321	Low
Fort Erie	$	1,326	Mid
Sault Ste. Marie	$	1,550	Mid
Orillia	$	1,617	Mid
Timmins	$	1,624	Mid
North Bay	$	1,625	Mid
Sarnia	$	1,790	Mid
Peterborough	$	1,967	Mid
Innisfil	$	2,038	Mid
Clarington	$	2,968	Mid
Georgina	$	3,055	High
Niagara Falls	$	3,402	High
Newmarket	$	4,148	High
Whitchurch-Stouffville	$	5,447	High
Aurora	$	5,881	High
Pickering	$	7,156	High
Caledon	$	7,738	High
Halton Hills	$	7,983	High
Average	**$**	**2,897**	
Median	**$**	**1,707**	

Municipalities with populations greater than 100,000

2015 Property Taxes			Ranking
Chatham-Kent	$	1,058	Low
Kingston	$	1,938	Mid
London	$	2,026	Mid
Greater Sudbury	$	2,267	Mid
Barrie	$	2,453	Mid
Windsor	$	2,885	Mid
Thunder Bay	$	3,478	High
Guelph	$	4,010	High
Kitchener	$	4,156	High
Cambridge	$	4,592	High
Waterloo	$	4,834	High
Oshawa	$	5,319	High
Whitby	$	5,759	High
St. Catharines	$	5,827	High
Hamilton	$	7,505	High
Burlington	$	8,567	High
Ottawa	$	9,866	High
Milton	$	10,382	High
Markham	$	10,508	High
Richmond Hill	$	11,048	High
Mississauga	$	12,661	High
Oakville	$	12,827	High
Vaughan	$	13,735	High
Average	**$**	**6,422**	
Median	**$**	**5,319**	

Industrial Comparisons—Industrial Vacant Land —by Location
Taxes per acre

2015 Property Taxes - Eastern			Ranking
Brockville	$	913	Low
Cornwall	$	913	Low
Belleville	$	1,209	Low
Quinte West	$	1,321	Low
Kingston	$	1,938	Mid
Peterborough	$	1,967	Mid
Ottawa	$	9,866	High
Average	**$**	**2,589**	
Median	**$**	**1,321**	

2015 Property Taxes - Niagara/Hamilton			Ranking
Port Colborne	$	793	Low
Welland	$	1,305	Low
Fort Erie	$	1,326	Mid
West Lincoln	$	1,426	Mid
Thorold	$	1,995	Mid
Lincoln	$	3,045	Mid
Niagara Falls	$	3,402	High
Grimsby	$	3,561	High
Niagara-on-the-Lake	$	3,852	High
St. Catharines	$	5,827	High
Hamilton	$	7,505	High
Average	**$**	**3,094**	
Median	**$**	**3,045**	

2015 Property Taxes - GTA			Ranking
Brock	$	913	Low
East Gwillimbury	$	2,628	Mid
Clarington	$	2,968	Mid
Scugog	$	2,275	Mid
Georgina	$	3,055	High
King	$	3,779	High
Newmarket	$	4,148	High
Oshawa	$	5,319	High
Whitchurch-Stouffville	$	5,447	High
Whitby	$	5,759	High
Aurora	$	5,881	High
Pickering	$	7,156	High
Caledon	$	7,738	High
Halton Hills	$	7,983	High
Burlington	$	8,567	High
Milton	$	10,382	High
Markham	$	10,508	High
Richmond Hill	$	11,048	High
Mississauga	$	12,661	High
Oakville	$	12,827	High
Vaughan	$	13,735	High
Average	**$**	**6,894**	
Median	**$**	**5,881**	

Industrial Comparisons—Industrial Vacant Land —by Location (cont'd)
Taxes per acre

2015 Property Taxes - North			Ranking
Smooth Rock Falls	$	647	Low
Sault Ste. Marie	$	1,550	Mid
Timmins	$	1,624	Mid
North Bay	$	1,625	Mid
Elliot Lake	$	1,923	Mid
Kenora	$	2,074	Mid
Greater Sudbury	$	2,267	Mid
Thunder Bay	$	3,478	High
Average	**$**	**1,898**	
Median	**$**	**1,774**	

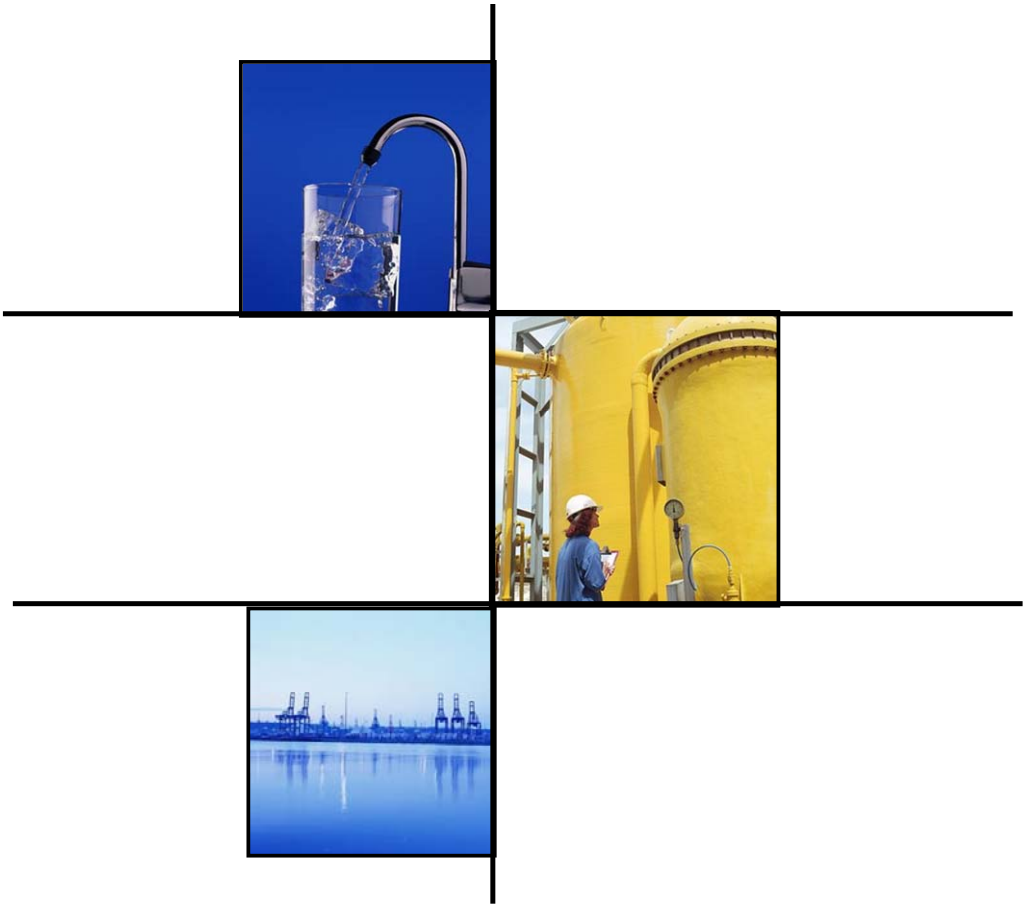
2015 Property Taxes - Simcoe/Musk./Duff.			Ranking
Penetanguishene	$	540	Low
Bracebridge	$	898	Low
Springwater	$	913	Low
Gravenhurst	$	936	Low
Huntsville	$	938	Low
Orillia	$	1,617	Mid
Innisfil	$	2,038	Mid
Barrie	$	2,453	Mid
Collingwood	$	2,790	Mid
Orangeville	$	6,050	High
Average	**$**	**1,917**	
Median	**$**	**1,278**	

2015 Property Taxes - Southwest			Ranking
Kincardine	$	327	Low
Grey Highlands	$	339	Low
Middlesex Centre	$	400	Low
Lambton Shores	$	458	Low
Minto	$	570	Low
Wellington North	$	610	Low
Strathroy-Caradoc	$	637	Low
Meaford	$	917	Low
Owen Sound	$	970	Low
Kingsville	$	1,011	Low
Chatham-Kent	$	1,058	Low
St. Thomas	$	1,077	Low
Ingersoll	$	1,135	Low
Stratford	$	1,150	Low
Centre Wellington	$	1,183	Low
Brant	$	1,238	Low
Tillsonburg	$	1,276	Low
St. Marys	$	1,723	Mid
Amherstburg	$	1,750	Mid
Sarnia	$	1,790	Mid
Wilmot	$	2,000	Mid
Leamington	$	1,915	Mid
London	$	2,026	Mid
Erin	$	2,446	Mid
North Dumfries	$	2,451	Mid
Woolwich	$	2,627	Mid
Guelph-Eramosa	$	2,763	Mid
Windsor	$	2,885	Mid
Puslinch	$	3,617	High
Guelph	$	4,010	High
Kitchener	$	4,156	High
Cambridge	$	4,592	High
Waterloo	$	4,834	High
Average	**$**	**1,816**	
Median	**$**	**1,276**	

Industrial Comparisons - Summary (Blended Standard Industrial and Large Industrial)

LOW	LOW-MID	MID	MID-HIGH	HIGH
Barrie	Amherstburg	Aurora	Belleville	Brampton
Bracebridge	Chatham-Kent	Brockville	Caledon	Burlington
Brant	Collingwood	Cambridge	East Gwillimbury	Erin
Brock	Cornwall	Centre Wellington	Grimsby	Georgina
Central Huron	Fort Erie	Clarington	Hamilton	Greater Sudbury
Gravenhurst	Grey Highlands	Elliot Lake	Ingersoll	Guelph
Hanover	Kitchener	Greenstone	Markham	Kenora
Huntsville	London	Guelph-Eramosa	Richmond Hill	King
Kincardine	Orangeville	Halton Hills	Vaughan	Milton
Leamington	Owen Sound	Innisfil	Waterloo	Mississauga
Meaford	St. Thomas	Kingston	Whitchurch-Stouffville	Newmarket
Middlesex Centre	Stratford	Kingsville		Oakville
Minto	Thorold	Lambton Shores		Oshawa
North Bay	Welland	Lincoln		Ottawa
Parry Sound	West Lincoln	Mapleton		Pickering
Pelham	Windsor	Niagara Falls		Puslinch
Penetanguishene		Niagara-on-the-Lake		Scugog
Quinte West		North Dumfries		Springwater
St. Marys		Orillia		Thunder Bay
Strathroy-Caradoc		Peterborough		Timmins
Tillsonburg		Port Colborne		Wainfleet
Wellington North		Sarnia		Whitby
Wilmot		Sault Ste. Marie		
		St. Catharines		
		The Blue Mountains		
		Woolwich		

Water/Wastewater



Water and Wastewater Financial Information and Analysis

This section of the report includes the following financial information and analysis:

- ***Water and Wastewater Rate Structure Overview***
  - ***Comparison of Residential Water/WW Fixed Costs as a % of Total Water/WW Costs***
  - ***Comparison of Water versus Wastewater Revenues (NEW)***
  - ***Comparison of Type of Rate Structure***
  - ***Comparison of Frequency of Billing (NEW)***
- ***Comparison of Water/Wastewater Costs***
- ***Water/Wastewater as a % of Average Household Income***
- ***Financial Indicators***
  - ***Water/WW Operating Surplus and Operating Surplus Ratio***
  - ***Water/WW Asset Consumption Ratio***
  - ***Water/WW Reserves as a % of Own Source Revenues***
  - ***Water/WW Reserves as a % of Accumulated Amortization***
  - ***Water/WW Debt Interest Cover Ratio***
  - ***Water/WW Net Financial Liabilities Ratio***



Water and Wastewater Rate Structure

The establishment of water and wastewater rates is a municipal responsibility and the absence of standard procedures across Ontario has resulted in the evolution of a great variety of rate structure formats. It is important that rates be based on sound policies and principles and that they are defensible by staff and Council. There are recognized processes to be followed in undertaking water/wastewater rate studies, published by various industry leaders including the American and Canadian Waterworks Association (AWWA and CWWA). Municipalities, however, are limited in their options based on the availability of information to calculate class rate structures.

BMA has undertaken water and wastewater rate studies on behalf of numerous municipalities. During these studies, our findings are consistent with that of the CWWA which states that, despite industry trends in rate setting, there is, and always will be, a lot of variation in rate setting practices given that there is no single rate setting approach or rate structure. Municipalities have different objectives in setting rates including but not limited to:

- Conservation
- Revenue Stability
- Fairness
- Economic Development
- Financial Sufficiency
- Rate Stability
- Ease of Implementation
- Ease of Understanding

The process typically followed by municipalities in setting water and wastewater rates is to:

- Identify Evaluation Criteria/Objectives
- Identify Revenue Requirements for each Service
- Allocate Costs—Capital, Operating & Maintenance
- Calculate Unit Costs—Allocate Fixed and Volumetric Costs
- Design The Rate Structure—Inclining, Declining, Uniform, # of Blocks, etc.
- Assess The Effectiveness in meeting the Objectives
- Assess The impact on Various Classes and Types of Users

Fixed Costs

As stated by the CWWA, at the heart of the methodology for setting water rates is the concept of a two-part rate structure; a volumetric charge and a fixed charge. Municipalities must determine whether to separately charge a fixed cost to its customers and to determine the types of costs that are to be recovered from a monthly charge. These decisions are made, as well, based on the overall objectives of the municipality. For example, a high allocation to the fixed charge is generally not practical since it results in a volumetric charge that is too low relative to the fixed charge. This is not recommended if water efficiency is an important objective in rate setting. While a high allocation of capital costs to volume will promote water efficiency, there is increased revenue risk brought about by the increased reliance on the volumetric charge to recover fixed costs.

The table on the next page summarizes the allocation of costs that are being recovered from a fixed monthly charge across the survey using a Residential customer consuming 200 m^3. It should be noted that the percentage of fixed will vary within a municipality depending on the amount of water consumed and the type of customer. This example provides the allocation on a typical Residential customer for comparative purposes.

The following summarizes the findings based on the survey of 100 municipalities (3 municipalities do not have water and 4 municipalities do not have wastewater services):

- 89 of the 100 municipalities, charge a monthly fixed charge to their customers to recover customer related costs.

- The extent to which fixed monthly charges as a percentage of the total residential bill varies from a low of 0% to a high of 100%.

Residential Water/WW Fixed Costs as a Percentage of Total Annual Water/Wastewater Costs

Municipality	Fixed Annual 5/8"	Fixed as % Total Residential
Aurora	$ -	0%
Brampton	$ -	0%
Caledon	$ -	0%
Kitchener	$ -	0%
Markham	$ -	0%
Mississauga	$ -	0%
Richmond Hill	$ -	0%
Timmins	$ -	0%
Toronto	$ -	0%
Vaughan	$ -	0%
Whitchurch-Stouffville	$ -	0%
Waterloo	$ 35	4%
Ottawa	$ 40	5%
Georgina	$ 51	7%
Lincoln	$ 70	7%
Guelph-Eramosa	$ 101	10%
North Dumfries	$ 168	17%
Wellesley	$ 168	17%
Cambridge	$ 165	18%
Orangeville	$ 178	19%
Wilmot	$ 180	20%
Centre Wellington	$ 244	22%
Orillia	$ 162	23%
St. Thomas	$ 194	25%
Guelph	$ 212	25%
Lambton Shores	$ 306	25%
Bracebridge	$ 288	25%
Gravenhurst	$ 288	25%
Huntsville	$ 288	25%
Middlesex Centre	$ 432	26%
Penetanguishene	$ 242	27%
Welland	$ 298	27%
St. Catharines	$ 237	28%
Woolwich	$ 312	28%
Minto	$ 288	29%
Mapleton	$ 312	29%
East Gwillimbury	$ 360	30%
Brock	$ 266	34%
Clarington	$ 266	34%
Oshawa	$ 266	34%
Pickering	$ 266	34%
Scugog	$ 266	34%
Whitby	$ 266	34%
Newmarket	$ 336	35%
Stratford	$ 232	35%
Hamilton	$ 219	36%
Innisfil	$ 395	38%
Pelham	$ 292	39%
Barrie	$ 333	40%
St. Marys	$ 350	41%
London	$ 328	42%
King	$ 358	42%
Burlington	$ 310	42%
Halton Hills	$ 310	42%
Milton	$ 310	42%
Oakville	$ 310	42%
Thorold	$ 387	42%
Greater Sudbury	$ 414	43%
Hanover	$ 284	44%
Springwater	$ 549	44%
Prince Edward County	$ 731	44%
Quinte West	$ 342	45%
West Lincoln	$ 409	45%
Windsor	$ 460	45%
Thunder Bay	$ 477	45%
Belleville	$ 497	48%
Amherstburg	$ 606	49%
Saugeen Shores	$ 422	50%
Owen Sound	$ 583	52%
Niagara Falls	$ 497	53%
Chatham-Kent	$ 474	53%
Meaford	$ 781	54%
The Blue Mountains	$ 595	55%
Niagara-on-the-Lake	$ 550	55%
North Bay	$ 630	56%
Tillsonburg	$ 460	57%
Peterborough	$ 482	60%
Brant	$ 734	60%
Central Huron	$ 738	61%
Fort Erie	$ 777	61%
Port Colborne	$ 740	61%
Kingston	$ 634	62%
Wasaga Beach	$ 330	64%
Kenora	$ 789	64%
Kingsville	$ 338	67%
Ingersoll	$ 727	68%
Sault Ste. Marie	$ 577	69%
Brockville	$ 484	70%
Parry Sound	$ 855	72%
Collingwood	$ 808	75%
Strathroy-Caradoc	$ 607	76%
Elliot Lake	$ 564	81%
Kincardine	$ 743	82%
Leamington	$ 728	83%
Grey Highlands	$ 868	84%
Sarnia	$ 876	91%
Cornwall	$ 681	100%
Greenstone	$ 1,438	100%
Wellington North	$ 1,222	100%
Average	**$ 386**	**40%**
Median	**$ 328**	**41%**

Water Fixed Costs

Municipality	Water fixed	Water vol.	Total Water	Water Fixed as % Total Water
Aurora		$ 397	$ 397	0%
Brampton		$ 230	$ 230	0%
Caledon		$ 230	$ 230	0%
Kitchener		$ 388	$ 388	0%
Markham		$ 332	$ 332	0%
Mississauga		$ 230	$ 230	0%
Richmond Hill		$ 345	$ 345	0%
Timmins		$ 398	$ 398	0%
Toronto		$ 319	$ 319	0%
Vaughan		$ 296	$ 296	0%
Whitchurch-Stouffville		$ 316	$ 316	0%
Georgina	$ 26	$ 325	$ 351	7%
Lincoln	$ 36	$ 412	$ 448	8%
Waterloo	$ 35	$ 332	$ 367	10%
Ottawa	$ 40	$ 340	$ 380	11%
Guelph-Eramosa	$ 50	$ 374	$ 424	12%
Erin	$ 185	$ 858	$ 1,043	18%
North Dumfries	$ 96	$ 436	$ 532	18%
Wellesley	$ 96	$ 436	$ 532	18%
Orangeville	$ 89	$ 374	$ 463	19%
Cambridge	$ 95	$ 387	$ 482	20%
Wilmot	$ 90	$ 346	$ 436	21%
Centre Wellington	$ 122	$ 428	$ 550	22%
Guelph	$ 95	$ 304	$ 399	24%
Lambton Shores	$ 149	$ 478	$ 627	24%
Orillia	$ 81	$ 248	$ 329	25%
Penetanguishene	$ 104	$ 288	$ 392	27%
Welland	$ 122	$ 329	$ 451	27%
Middlesex Centre	$ 216	$ 551	$ 767	28%
Kingsville	$ 68	$ 170	$ 238	29%
East Gwillimbury	$ 180	$ 444	$ 624	29%
Minto	$ 144	$ 322	$ 466	31%
Mapleton	$ 156	$ 346	$ 502	31%
Woolwich	$ 156	$ 334	$ 490	32%
Pelham	$ 134	$ 266	$ 399	33%

Municipality	Water fixed	Water vol.	Total Water	Water Fixed as % Total Water
Stratford	$ 90	$ 168	$ 258	35%
West Lincoln	$ 124	$ 222	$ 346	36%
Newmarket	$ 168	$ 299	$ 467	36%
St. Marys	$ 161	$ 284	$ 445	36%
Innisfil	$ 222	$ 382	$ 604	37%
Hamilton	$ 110	$ 185	$ 295	37%
St. Catharines	$ 150	$ 240	$ 390	38%
Springwater	$ 207	$ 318	$ 525	39%
Bracebridge	$ 234	$ 350	$ 584	40%
Gravenhurst	$ 234	$ 350	$ 584	40%
Huntsville	$ 234	$ 350	$ 584	40%
King	$ 170	$ 248	$ 418	41%
Barrie	$ 144	$ 208	$ 352	41%
St. Thomas	$ 194	$ 279	$ 473	41%
Quinte West	$ 162	$ 232	$ 394	41%
Burlington	$ 143	$ 195	$ 339	42%
Halton Hills	$ 143	$ 195	$ 339	42%
Milton	$ 143	$ 195	$ 339	42%
Oakville	$ 143	$ 195	$ 339	42%
Thorold	$ 183	$ 249	$ 431	42%
Greater Sudbury	$ 189	$ 249	$ 437	43%
London	$ 186	$ 244	$ 430	43%
Hanover	$ 129	$ 164	$ 293	44%
Prince Edward County	$ 300	$ 364	$ 664	45%
Thunder Bay	$ 251	$ 301	$ 552	45%
Belleville	$ 310	$ 312	$ 622	50%
Niagara-on-the-Lake	$ 261	$ 263	$ 525	50%
Chatham-Kent	$ 222	$ 222	$ 444	50%
Brock	$ 190	$ 189	$ 379	50%
Clarington	$ 190	$ 189	$ 379	50%
Oshawa	$ 190	$ 189	$ 379	50%
Pickering	$ 190	$ 189	$ 379	50%
Scugog	$ 190	$ 189	$ 379	50%
Whitby	$ 190	$ 189	$ 379	50%

Water Fixed Costs (cont'd)

Municipality	Water fixed	Water vol.	Total Water	Water Fixed as % Total Water
Grimsby	$ 256	$ 242	$ 498	51%
Owen Sound	$ 290	$ 273	$ 563	52%
Amherstburg	$ 241	$ 212	$ 453	53%
The Blue Mountains	$ 324	$ 271	$ 594	54%
Meaford	$ 429	$ 350	$ 779	55%
Fort Erie	$ 294	$ 238	$ 533	55%
Kingston	$ 267	$ 212	$ 480	56%
North Bay	$ 375	$ 292	$ 667	56%
Niagara Falls	$ 252	$ 192	$ 444	57%
Saugeen Shores	$ 203	$ 152	$ 355	57%
Central Huron	$ 369	$ 276	$ 645	57%
Peterborough	$ 247	$ 167	$ 414	60%
Tillsonburg	$ 245	$ 161	$ 406	60%
Port Colborne	$ 350	$ 225	$ 575	61%
Leamington	$ 245	$ 154	$ 399	61%
Kenora	$ 394	$ 222	$ 616	64%
Ingersoll	$ 322	$ 161	$ 483	67%
Collingwood	$ 250	$ 124	$ 374	67%
Elliot Lake	$ 282	$ 132	$ 414	68%
Kincardine	$ 360	$ 166	$ 526	68%
Wasaga Beach	$ 152	$ 70	$ 222	68%
Sault Ste. Marie	$ 289	$ 131	$ 420	69%
Brant	$ 500	$ 226	$ 726	69%
Brockville	$ 196	$ 82	$ 278	71%
Windsor	$ 269	$ 95	$ 364	74%
Strathroy-Caradoc	$ 317	$ 102	$ 419	76%
Grey Highlands	$ 521	$ 101	$ 622	84%
Parry Sound	$ 409	$ 51	$ 460	89%
Sarnia	$ 405	$ 42	$ 447	91%
Cornwall	$ 314		$ 314	100%
Greenstone	$ 749		$ 749	100%
Wellington North	$ 548		$ 548	100%
Average	**$ 218**	**$ 267**	**$ 453**	**41%**
Median	**$ 190**	**$ 248**	**$ 430**	**42%**

Wastewater

Municipality	WW fixed	WW vol.	Total WW	WW Fixed as % Total WW
Aurora		$ 336	$ 336	0%
Brampton		$ 175	$ 175	0%
Caledon		$ 175	$ 175	0%
Kitchener		$ 435	$ 435	0%
Markham		$ 331	$ 331	0%
Mississauga		$ 175	$ 175	0%
Richmond Hill		$ 345	$ 345	0%
Timmins		$ 383	$ 383	0%
Toronto		$ 319	$ 319	0%
Vaughan		$ 383	$ 383	0%
Whitchurch-Stouffville		$ 372	$ 372	0%
Waterloo		$ 420	$ 420	0%
Ottawa		$ 398	$ 398	0%
St. Thomas	$ -	$ 312	$ 312	0%
Georgina	$ 26	$ 404	$ 429	6%
Lincoln	$ 34	$ 481	$ 515	7%
Guelph-Eramosa	$ 50	$ 528	$ 578	9%
Bracebridge	$ 54	$ 495	$ 549	10%
Gravenhurst	$ 54	$ 495	$ 549	10%
Huntsville	$ 54	$ 495	$ 549	10%
Cambridge	$ 70	$ 390	$ 460	15%
North Dumfries	$ 72	$ 358	$ 430	17%
Wellesley	$ 72	$ 358	$ 430	17%
Orangeville	$ 89	$ 398	$ 487	18%
Brock	$ 75	$ 321	$ 397	19%
Clarington	$ 75	$ 321	$ 397	19%
Oshawa	$ 75	$ 321	$ 397	19%
Pickering	$ 75	$ 321	$ 397	19%
Scugog	$ 75	$ 321	$ 397	19%
Whitby	$ 75	$ 321	$ 397	19%
St. Catharines	$ 87	$ 365	$ 452	19%
Wilmot	$ 90	$ 376	$ 466	19%
Orillia	$ 81	$ 298	$ 379	21%
Centre Wellington	$ 122	$ 434	$ 556	22%

Municipality	WW fixed	WW vol.	Total WW	WW Fixed as % Total WW
Middlesex Centre	$ 216	$ 704	$ 920	23%
Woolwich	$ 156	$ 458	$ 614	25%
Guelph	$ 117	$ 332	$ 449	26%
Lambton Shores	$ 156	$ 438	$ 594	26%
Penetanguishene	$ 138	$ 384	$ 522	27%
Mapleton	$ 156	$ 430	$ 586	27%
Minto	$ 144	$ 396	$ 540	27%
Welland	$ 176	$ 473	$ 649	27%
Windsor	$ 191	$ 470	$ 661	29%
East Gwillimbury	$ 180	$ 382	$ 562	32%
Newmarket	$ 168	$ 331	$ 499	34%
Stratford	$ 142	$ 264	$ 406	35%
Hamilton	$ 110	$ 199	$ 308	36%
London	$ 143	$ 217	$ 360	40%
Innisfil	$ 173	$ 260	$ 433	40%
Barrie	$ 189	$ 283	$ 472	40%
Burlington	$ 167	$ 229	$ 396	42%
Halton Hills	$ 167	$ 229	$ 396	42%
Milton	$ 167	$ 229	$ 396	42%
Oakville	$ 167	$ 229	$ 396	42%
Thorold	$ 204	$ 278	$ 482	42%
Greater Sudbury	$ 225	$ 297	$ 523	43%
King	$ 188	$ 248	$ 436	43%
Prince Edward County	$ 431	$ 552	$ 983	44%
Hanover	$ 155	$ 197	$ 352	44%
Belleville	$ 188	$ 234	$ 422	45%
Saugeen Shores	$ 219	$ 266	$ 485	45%
Thunder Bay	$ 226	$ 271	$ 497	45%
Pelham	$ 158	$ 184	$ 342	46%
Amherstburg	$ 366	$ 412	$ 778	47%
Brant	$ 234	$ 264	$ 498	47%
St. Marys	$ 189	$ 210	$ 399	47%
Springwater	$ 342	$ 379	$ 721	47%
Quinte West	$ 180	$ 192	$ 372	48%

Wastewater Fixed Costs (cont'd)

Municipality	WW fixed	WW vol.	Total WW	WW Fixed as % Total WW
Niagara Falls	$ 245	$ 249	$ 495	50%
West Lincoln	$ 285	$ 284	$ 569	50%
Owen Sound	$ 293	$ 276	$ 569	52%
Meaford	$ 352	$ 318	$ 670	53%
Tillsonburg	$ 215	$ 181	$ 396	54%
The Blue Mountains	$ 272	$ 224	$ 496	55%
Chatham-Kent	$ 252	$ 198	$ 450	56%
North Bay	$ 254	$ 198	$ 452	56%
Peterborough	$ 235	$ 159	$ 394	60%
Wasaga Beach	$ 177	$ 118	$ 295	60%
Niagara-on-the-Lake	$ 289	$ 183	$ 472	61%
Parry Sound	$ 446	$ 277	$ 723	62%
Port Colborne	$ 389	$ 242	$ 631	62%
Kenora	$ 394	$ 222	$ 616	64%
Fort Erie	$ 483	$ 252	$ 735	66%
Central Huron	$ 369	$ 190	$ 559	66%
Kingston	$ 367	$ 184	$ 551	67%
Sault Ste. Marie	$ 289	$ 131	$ 420	69%
Brockville	$ 287	$ 129	$ 417	69%
Ingersoll	$ 405	$ 178	$ 583	69%
Strathroy-Caradoc	$ 290	$ 90	$ 380	76%
Collingwood	$ 557	$ 147	$ 705	79%
Grey Highlands	$ 348	$ 68	$ 416	84%
Sarnia	$ 471	$ 49	$ 520	91%
Kingsville	$ 270		$ 270	100%
Leamington	$ 482		$ 482	100%
Elliot Lake	$ 282		$ 282	100%
Kincardine	$ 383		$ 383	100%
Cornwall	$ 367		$ 367	100%
Greenstone	$ 689		$ 689	100%
Wellington North	$ 674		$ 674	100%
Erin	N/A	N/A	N/A	N/A
Average	**$ 221**	**$ 303**	**$ 473**	**53%**
Median	**$ 188**	**$ 298**	**$ 449**	**47%**

Frequency of Billing

The following table provides a summary of the billing cycles for residential and non-residential customers.

	Residential	ICI
Amherstburg	Monthly	Monthly
Aurora	Quarterly	Bi-Monthly
Barrie	Bi-Monthly	Monthly
Belleville	Quarterly	Quarterly
Bracebridge	Bi-Monthly	Bi-Monthly
Brampton	Quarterly	Monthly
Brant	Monthly	Monthly
Brock	Quarterly	Quarterly
Brockville	Quarterly	Monthly
Burlington	Bi-Monthly	Monthly
Caledon	Quarterly	Monthly
Cambridge	Bi-Monthly	Bi-Monthly
Central Huron	Bi-Monthly	Bi-Monthly
Centre Wellington	Monthly	Monthly
Chatham-Kent	Monthly	Monthly
Collingwood	Monthly	Monthly
Cornwall	Twice Yearly	Twice Yearly
Durham Region	Quarterly	Bi-Monthly
East Gwillimbury	Quarterly	Quarterly
Elliot Lake	Quarterly	Quarterly
Erin	Quarterly	Quarterly
Fort Erie	Monthly	Monthly
Georgina	Quarterly	Quarterly
Gravenhurst	Bi-Monthly	Bi-Monthly
Greater Sudbury	Bi-Monthly	Bi-Monthly
Greenstone	Quarterly	Quarterly
Grey Highlands	Bi-Monthly	Monthly
Grimsby	Every 4 months	Every 4 months
Guelph	Monthly	Monthly
Guelph-Eramosa	Bi-Monthly	Bi-Monthly
Halton Hills	Bi-Monthly	Monthly
Hamilton	Bi-Monthly	Monthly

	Residential	ICI
Hanover	Bi-Monthly	Bi-Monthly
Huntsville	Bi-Monthly	Bi-Monthly
Ingersoll	Monthly	Monthly
Innisfil	Monthly	Monthly
Kenora	Bi-Monthly	Bi-Monthly
Kincardine	Every 4 months	Bi-Monthly
King	Quarterly	Monthly
Kingston	Monthly	Monthly
Kingsville	Quarterly	Quarterly
Kitchener	Monthly	Monthly
Lambton Shores	Quarterly	Quarterly
Leamington	Monthly	Monthly
Lincoln	Quarterly	Quarterly
London	Monthly	Monthly
Markham	Bi-Monthly	Monthly
Mapleton	Bi-Monthly	Bi-Monthly
Meaford	Monthly	Monthly
Middlesex Centre	Bi-Monthly	Bi-Monthly
Milton	Bi-Monthly	Monthly
Minto	Monthly	Monthly
Mississauga	Quarterly	Monthly
Newmarket	Monthly	Monthly
Niagara Falls	Bi-Monthly	Monthly
Niagara-on-the-Lake	Monthly	Monthly
North Bay	Monthly	Monthly
North Dumfries	Bi-Monthly	Bi-Monthly
Oakville	Bi-Monthly	Monthly
Orangeville	Monthly	Monthly
Orillia	Quarterly	Bi-Monthly
Ottawa	Bi-Monthly	Monthly
Owen Sound	Monthly	Monthly
Parry Sound	Quarterly	Quarterly

Frequency of Billing (cont'd)

	Residential	ICI
Peel Region	Quarterly	Monthly
Pelham	Bi-Monthly	Bi-Monthly
Penetanguishene	Quarterly	Monthly
Peterborough	Monthly	Monthly
Port Colborne	Quarterly	Monthly
Prince Edward County	Bi-Monthly	Monthly
Quinte West	Bi-Monthly	Monthly
Richmond Hill	Quarterly	Bi-Monthly
Sarnia	Bi-Monthly	Monthly
Saugeen Shores	Bi-Monthly	Bi-Monthly
Sault Ste. Marie	Monthly	Monthly
Springwater	Monthly	Monthly
St. Catharines	Quarterly	Quarterly
St. Marys	Bi-Monthly	Bi-Monthly
St. Thomas	Monthly	Monthly
Stratford	Monthly	Monthly
Strathroy-Caradoc	Monthly	Monthly
The Blue Mountains	Bi-Monthly	Bi-Monthly
Thorold	Quarterly	Quarterly
Thunder Bay	Quarterly	Quarterly
Tillsonburg	Monthly	Monthly
Timmins	Quarterly	Quarterly
Toronto	Every 4 months	Monthly
Vaughan	Bi-Monthly	Monthly
Wasaga Beach	Bi-Monthly	Bi-Monthly
Waterloo	Bi-Monthly	Monthly
Welland	Quarterly	Monthly
Wellesley	Bi-Monthly	Bi-Monthly
Wellington North	Monthly	Monthly
West Lincoln	Quarterly	Quarterly
Whitchurch-Stouffville	Quarterly	Quarterly
Windsor	Monthly	Monthly
Woolwich	Bi-Monthly	Bi-Monthly

The following table summarizes the whole survey:

	Residential	ICI
Monthly	30%	56%
Bi-Monthly	35%	24%
Quarterly	31%	19%
Every 4 months	3%	1%
Twice Yearly	1%	1%
Total	100%	100%

Volumetric Rate Structure

There are a number of different rate structures used by municipalities. The following summarizes the most common types of rate structures:

- Uniform Rate Structure (U in the table in the next several pages)—The most common rate structure is the uniform rate for water and wastewater services. A uniform rate structure means that the price per unit remains constant despite consumption and despite the class of user. The cost is calculated by dividing the total cost of the service by the total volume used by customers.

- Declining (Regressive) Block Rate Structure (D in the table in the next several pages) —In a declining block rate structure, the unit price of water decreases as the volume consumed increases. This structure charges low volume users the highest rate, which is often residential consumers. Declining rate structures are the second most common type of rate structure.

- Inclining (Progressive) Rate Structure (I in the table in the next several pages) —The main objective of an increasing block structure is to encourage conservation. The rates in an inclining (progressive) rate structure increase as consumption increases by establishing thresholds or blocks at which the rate would change. For inclining block rate structures, the block (quantity) shift points are generally based upon the unique demand characteristics of each user class and are focused on user demand points to enhance water usage awareness. Customer awareness, combined with price incentives, are critical elements in modifying consumption behavior.

- Humpback Rate Structure (H in the table in the next several pages) —A humpback rate structure uses a combination of increasing and decreasing block rates: rates first increase, then decrease in steps as consumption increases. This approach targets high volume users, and then provides lower cost for very high volume users.

The next several pages summarize the type of rate structure employed in each municipality. Four columns have been included as some municipalities employ a different type of rate structure for Residential and Non-Residential properties and also for water and wastewater services. The following table summarizes the results:

	Water Rate Structure - Res.	Water Rate Structure - Non-Res.	WW Rate Structure - Res.	WW Rate Structure - Non-Res.
Uniform	65%	66%	67%	68%
Declining	12%	14%	12%	13%
Inclining	9%	7%	7%	6%
Humpback	11%	11%	11%	11%
Flat	3%	2%	3%	2%

Comparison of Type of Rate Structure

Municipality	Water Rate Structure - Res.	Water Rate Structure - Non-Res.	WW Rate Structure - Res.	WW Rate Structure - Non-Res.
Amherstburg	U	U	U	U
Aurora	U	U	U	U
Bracebridge	U	U	U	U
Brampton	U	U	U	U
Brant	U	U	U	U
Caledon	U	U	U	U
Cambridge	U	U	U	U
Central Huron	U	U	U	U
Centre Wellington	U	U	U	U
Collingwood	U	U	U	U
Fort Erie	U	U	U	U
Georgina	U	U	U	U
Gravenhurst	U	U	U	U
Greater Sudbury	U	U	U	U
Guelph	U	U	U	U
Guelph-Eramosa	U	U	U	U
Hanover	U	U	U	U
Huntsville	U	U	U	U
Innisfil	U	U	U	U
Kenora	U	U	U	U
Kincardine	U	U	U	U
Kingsville	U	U	U	U
Kitchener	U	U	U	U
Lambton Shores	U	U	U	U
Leamington	U	U	U	U
Lincoln	U	U	U	U
Mapleton	U	U	U	U
Markham	U	U	U	U
Meaford	U	U	U	U
Middlesex Centre	U	U	U	U
Mississauga	U	U	U	U
Minto	U	U	U	U
Newmarket	U	U	U	U
Niagara Falls	U	U	U	U
Niagara-on-the-Lake	U	U	U	U
North Dumfries	U	U	U	U
Orangeville	U	U	U	U
Orillia	U	U	U	U
Ottawa	U	U	U	U
Pelham	U	U	U	U
Penetanguishene	U	U	U	U
Port Colborne	U	U	U	U
Prince Edward County	U	U	U	U
Quinte West	U	U	U	U
Richmond Hill	U	U	U	U
Sarnia	U	U	U	U
Saugeen Shores	U	U	U	U
St. Catharines	U	U	U	U

Comparison of Type of Rate Structure (cont'd)

Municipality	Water Rate Structure - Res.	Water Rate Structure - Non-Res.	WW Rate Structure - Res.	WW Rate Structure - Non-Res.
St. Thomas	U	U	U	U
Thorold	U	U	U	U
Thunder Bay	U	U	U	U
Timmins	U	U	U	U
Toronto	U	U	U	U
Vaughan	U	U	U	U
Wasaga Beach	U	U	U	U
Waterloo	U	U	U	U
Welland	U	U	U	U
Wellesley	U	U	U	U
West Lincoln	U	U	U	U
Whitchurch-Stouffville	U	U	U	U
Wilmot	U	U	U	U
Windsor	U	U	U	U
Woolwich	U	U	U	U
Barrie	I	I	I	I
East Gwillimbury	I	I	U	U
Grey Highlands	I	I	I	I
Hamilton	I	I	I	I
King	I	I	I	I
Kingston	I	D	U	U
Owen Sound	I	I	I	I
Springwater	I	U	I	U
The Blue Mountains	I	I	I	I
Burlington	H	H	H	H
Elliot Lake	H	H	H	H
Halton Hills	H	H	H	H
Ingersoll	H	H	H	H
London	H	H	H	H
Milton	H	H	H	H
Oakville	H	H	H	H
Parry Sound	H	H	H	H
Peterborough	H	H	H	H
Sault Ste. Marie	H	H	H	H
Tillsonburg	H	H	H	H
Cornwall	F	F	F	F
Greenstone	F	U	F	U
Wellington North	F	F	F	F
Belleville	D	D	D	D
Brock	D	D	D	D
Brockville	D	D	D	D
Chatham-Kent	D	D	D	D
Clarington	D	D	D	D
North Bay	U	D	U	D
Oshawa	D	D	D	D
Pickering	D	D	D	D
Scugog	D	D	D	D
St. Marys	D	D	D	D
Stratford	D	D	D	D
Strathroy-Caradoc	U	D	U	D
Whitby	D	D	D	D

Comparison of Water and Wastewater Costs (sorted alphabetically)

	Residential	Commercial	Industrial	Industrial	Industrial
Volume	200 m^3	10,000 m^3	30,000 m^3	100,000 m^3	500,000 m^3
Meter Size	5/8"	2"	3"	4"	6"
Amherstburg	$ 1,230	$ 32,715	$ 95,656	$ 315,787	$ 1,570,883
Aurora	$ 733	$ 36,667	$ 110,001	$ 366,670	$ 1,833,350
Barrie	$ 823	$ 36,340	$ 107,265	$ 348,603	$ 1,714,729
Belleville	$ 1,043	$ 22,276	$ 52,479	$ 138,689	$ 595,349
Bracebridge	$ 1,133	$ 43,416	$ 130,504	$ 427,316	$ 2,117,356
Brampton	$ 406	$ 20,282	$ 60,845	$ 202,817	$ 1,014,085
Brant	$ 1,224	$ 30,181	$ 81,761	N/A	N/A
Brock	$ 776	$ 24,173	$ 69,800	$ 214,483	$ 989,019
Brockville	$ 694	$ 20,026	$ 49,184	$ 137,129	$ 622,394
Burlington	$ 735	$ 26,017	$ 71,335	$ 224,631	$ 1,091,462
Caledon	$ 406	$ 20,282	$ 60,845	$ 202,817	$ 1,014,085
Cambridge	$ 943	$ 40,226	$ 119,451	$ 393,484	$ 1,952,941
Central Huron	$ 1,204	$ 24,038	$ 70,638	$ 233,738	$ 1,165,738
Centre Wellington	$ 1,106	$ 44,008	$ 130,470	$ 432,606	$ 2,158,276
Chatham-Kent	$ 894	$ 22,278	$ 58,928	$ 135,044	$ 568,214
Clarington	$ 776	$ 24,173	$ 69,800	$ 214,483	$ 989,019
Collingwood	$ 1,079	$ 20,813	$ 36,997	$ 117,130	$ 567,719
Cornwall	$ 681	$ 9,796	$ 29,387	$ 97,957	$ 489,787
East Gwillimbury	$ 1,186	$ 54,771	$ 165,572	$ 553,372	$ 2,769,372
Elliot Lake	$ 696	$ 24,166	$ 66,566	$ 214,952	$ 1,062,952
Fort Erie	$ 1,268	$ 26,784	$ 82,140	$ 256,181	$ 1,242,822
Georgina	$ 779	$ 36,506	$ 109,418	$ 364,610	$ 1,822,850
Gravenhurst	$ 1,133	$ 43,416	$ 130,504	$ 427,316	$ 2,117,356
Greater Sudbury	$ 960	$ 30,616	$ 88,538	$ 283,403	$ 1,385,980
Greenstone	$ 1,438	$ 51,840	$ 155,520	$ 518,400	$ 2,592,000
Grey Highlands	$ 1,037	$ 9,679	$ 27,369	$ 89,284	$ 443,084
Guelph	$ 848	$ 33,654	$ 99,225	$ 324,745	$ 1,602,662
Guelph-Eramosa	$ 1,003	$ 45,201	$ 135,401	$ 451,101	$ 2,255,101
Halton Hills	$ 735	$ 26,017	$ 71,335	$ 224,631	$ 1,091,462
Hamilton	$ 603	$ 29,052	$ 85,404	$ 278,475	$ 1,375,950
Hanover	$ 645	$ 19,835	$ 57,050	$ 186,261	$ 907,861
Huntsville	$ 1,133	$ 43,416	$ 130,504	$ 427,316	$ 2,117,356
Ingersoll	$ 1,066	$ 24,282	$ 70,677	$ 214,897	$ 1,031,845
Innisfil	$ 1,037	$ 33,432	$ 98,127	$ 322,827	$ 1,606,827

Comparison of Water/Wastewater Costs (sorted alphabetically) (cont'd)

Volume Meter Size	Residential 200 m^3 5/8"	Commercial 10,000 m^3 2"	Industrial 30,000 m^3 3"	Industrial 100,000 m^3 4"	Industrial 500,000 m^3 6"
Kenora	$ 1,233	$ 24,487	$ 75,273	$ 233,039	$ 1,126,559
Kincardine	$ 909	$ 18,930	$ 52,300	$ 161,867	$ 771,933
King	$ 854	$ 41,955	$ 119,856	$ 391,218	$ 1,930,148
Kingston	$ 1,031	$ 20,618	$ 56,921	$ 181,222	$ 883,952
Kingsville	$ 508	$ 19,618	$ 58,718	$ 195,568	$ 977,568
Kitchener	$ 822	$ 41,121	$ 123,363	$ 411,210	$ 2,056,050
Lambton Shores	$ 1,222	$ 48,138	$ 141,893	$ 465,410	$ 2,304,434
Leamington	$ 882	$ 27,146	$ 80,946	$ 269,246	$ 1,345,246
Lincoln	$ 963	$ 45,060	$ 134,577	$ 447,445	$ 2,234,745
London	$ 790	$ 23,083	$ 64,886	$ 201,982	$ 922,383
Mapleton	$ 1,088	$ 39,705	$ 119,832	$ 392,368	$ 1,946,552
Markham	$ 663	$ 33,154	$ 99,462	$ 331,540	$ 1,657,700
Meaford	$ 1,449	$ 40,981	$ 121,381	$ 402,781	$ 2,010,781
Middlesex Centre	$ 1,687	$ 62,916	$ 188,316	$ 627,216	$ 3,135,216
Milton	$ 735	$ 26,017	$ 71,335	$ 224,631	$ 1,091,462
Minto	$ 1,006	$ 36,428	N/A	N/A	N/A
Mississauga	$ 406	$ 20,282	$ 60,845	$ 202,817	$ 1,014,085
Newmarket	$ 967	$ 31,866	$ 94,926	$ 315,636	$ 1,576,836
Niagara Falls	$ 938	$ 25,047	$ 72,158	$ 231,578	$ 1,124,081
Niagara-on-the-Lake	$ 997	$ 23,919	$ 73,024	$ 230,936	$ 1,127,709
North Bay	$ 1,120	$ 20,259	$ 55,162	$ 177,320	$ 875,368
North Dumfries	$ 962	$ 39,868	$ 119,268	$ 397,168	$ 1,985,168
Oakville	$ 735	$ 26,017	$ 71,335	$ 224,631	$ 1,091,462
Orangeville	$ 950	$ 39,133	$ 116,422	$ 386,888	$ 1,930,888
Orillia	$ 708	$ 28,062	$ 84,788	$ 276,676	$ 1,370,513
Oshawa	$ 776	$ 24,173	$ 69,800	$ 214,483	$ 989,019
Ottawa	$ 777	$ 37,287	$ 111,548	$ 370,360	$ 1,847,187
Owen Sound	$ 1,132	$ 32,998	$ 96,345	$ 314,288	$ 1,549,732
Parry Sound	$ 1,183	$ 54,240	$ 162,637	$ 534,469	$ 1,958,125
Pelham	$ 741	$ 23,641	$ 70,340	$ 227,658	$ 1,126,618
Penetanguishene	$ 914	$ 34,299	$ 103,454	$ 339,348	$ 1,684,854
Peterborough	$ 808	$ 15,242	$ 41,806	$ 117,771	$ 470,343
Pickering	$ 776	$ 24,173	$ 69,800	$ 214,483	$ 989,019
Port Colborne	$ 1,206	$ 27,715	$ 78,070	$ 264,178	$ 1,212,117

Comparison of Water/Wastewater Costs (sorted alphabetically) (cont'd)

	Residential	Commercial	Industrial	Industrial	Industrial
Volume	200 m^3	10,000 m^3	30,000 m^3	100,000 m^3	500,000 m^3
Meter Size	5/8"	2"	3"	4"	6"
Prince Edward County	$ 1,647	$ 49,453	$ 143,975	$ 468,228	$ 2,304,611
Quinte West	$ 886	$ 22,688	$ 66,336	$ 216,446	$ 1,068,550
Richmond Hill	$ 691	$ 34,692	$ 103,620	$ 345,400	$ 1,727,000
Sarnia	$ 967	$ 12,590	$ 29,158	$ 69,903	$ 279,173
Saugeen Shores	$ 840	$ 22,249	$ 64,724	$ 211,698	$ 1,049,047
Sault Ste. Marie	$ 839	$ 27,322	$ 74,290	$ 237,214	$ 1,165,632
Scugog	$ 776	$ 24,173	$ 69,800	$ 214,483	$ 989,019
Springwater	$ 1,245	$ 35,433	$ 104,753	$ 347,373	$ 1,733,773
St. Catharines	$ 842	$ 30,937	$ 93,357	$ 305,818	$ 1,517,477
St. Marys	$ 844	$ 28,207	$ 69,807	$ 215,407	$ 1,047,407
St. Thomas	$ 785	$ 20,069	$ 81,922	$ 270,862	$ 1,343,846
Stratford	$ 664	$ 26,721	$ 79,457	$ 263,600	$ 1,315,257
Strathroy-Caradoc	$ 798	$ 28,354	$ 84,432	$ 196,698	$ 730,775
The Blue Mountains	$ 1,090	$ 45,655	$ 138,581	$ 454,039	$ 2,252,740
Thorold	$ 913	$ 26,697	$ 79,317	$ 263,487	$ 1,315,887
Thunder Bay	$ 1,049	$ 22,865	$ 61,995	$ 190,414	$ 909,184
Tillsonburg	$ 802	$ 23,466	$ 68,089	$ 212,918	$ 1,036,018
Timmins	$ 781	$ 26,828	$ 80,483	$ 268,275	$ 1,341,374
Toronto	$ 639	$ 31,945	$ 72,833	$ 229,360	$ 1,123,800
Vaughan	$ 678	$ 33,910	$ 101,730	$ 339,100	$ 1,695,500
Wasaga Beach	$ 518	$ 10,356	$ 31,755	$ 98,615	$ 476,923
Waterloo	$ 787	$ 37,969	$ 113,137	$ 376,493	$ 1,880,839
Welland	$ 1,100	$ 40,400	$ 121,429	$ 402,511	$ 2,007,686
Wellesley	$ 962	$ 39,868	$ 119,268	$ 397,168	$ 1,985,168
Wellington North	$ 1,222	$ 46,265	$ 135,865	$ 449,465	$ 2,241,465
West Lincoln	$ 915	$ 28,572	$ 82,444	$ 263,224	$ 1,285,449
Whitby	$ 776	$ 24,173	$ 69,800	$ 214,483	$ 989,019
Whitchurch-Stouffville	$ 687	$ 34,369	$ 103,107	$ 343,690	$ 1,718,450
Wilmot	$ 902	$ 36,488	$ 108,990	$ 362,016	$ 1,806,702
Windsor	$ 1,092	$ 20,842	$ 55,519	$ 168,704	$ 784,676
Woolwich	$ 1,104	$ 41,112	$ 122,592	$ 402,060	$ 1,990,620
Average	**$ 922**	**$ 30,734**	**$ 89,511**	**$ 289,874**	**$ 1,415,575**
Median	**$ 902**	**$ 28,207**	**$ 81,841**	**$ 264,178**	**$ 1,315,887**

Comparison of Water/Wastewater Costs (sorted by location)

Volume Meter Size	Residential 200 m^3 5/8"	Commercial 10,000 m^3 2"	Industrial 30,000 m^3 3"	Industrial 100,000 m^3 4"	Industrial 500,000 m^3 6"
Belleville	$ 1,043	$ 22,276	$ 52,479	$ 138,689	$ 595,349
Brockville	$ 694	$ 20,026	$ 49,184	$ 137,129	$ 622,394
Cornwall	$ 681	$ 9,796	$ 29,387	$ 97,957	$ 489,787
Kingston	$ 1,031	$ 20,618	$ 56,921	$ 181,222	$ 883,952
Ottawa	$ 777	$ 37,287	$ 111,548	$ 370,360	$ 1,847,187
Peterborough	$ 808	$ 15,242	$ 41,806	$ 117,771	$ 470,343
Prince Edward County	$ 1,647	$ 49,453	$ 143,975	$ 468,228	$ 2,304,611
Quinte West	$ 886	$ 22,688	$ 66,336	$ 216,446	$ 1,068,550
Eastern Average	**$ 946**	**$ 24,673**	**$ 68,954**	**$ 215,975**	**$1,035,272**
Eastern Median	**$ 847**	**$ 21,447**	**$ 54,700**	**$ 159,956**	**$ 753,173**
Aurora	$ 733	$ 36,667	$ 110,001	$ 366,670	$ 1,833,350
Brampton	$ 406	$ 20,282	$ 60,845	$ 202,817	$ 1,014,085
Brock	$ 776	$ 24,173	$ 69,800	$ 214,483	$ 989,019
Burlington	$ 735	$ 26,017	$ 71,335	$ 224,631	$ 1,091,462
Caledon	$ 406	$ 20,282	$ 60,845	$ 202,817	$ 1,014,085
Clarington	$ 776	$ 24,173	$ 69,800	$ 214,483	$ 989,019
East Gwillimbury	$ 1,186	$ 54,771	$ 165,572	$ 553,372	$ 2,769,372
Georgina	$ 779	$ 36,506	$ 109,418	$ 364,610	$ 1,822,850
Halton Hills	$ 735	$ 26,017	$ 71,335	$ 224,631	$ 1,091,462
King	$ 854	$ 41,955	$ 119,856	$ 391,218	$ 1,930,148
Markham	$ 663	$ 33,154	$ 99,462	$ 331,540	$ 1,657,700
Milton	$ 735	$ 26,017	$ 71,335	$ 224,631	$ 1,091,462
Mississauga	$ 406	$ 20,282	$ 60,845	$ 202,817	$ 1,014,085
Newmarket	$ 967	$ 31,866	$ 94,926	$ 315,636	$ 1,576,836
Oakville	$ 735	$ 26,017	$ 71,335	$ 224,631	$ 1,091,462
Oshawa	$ 776	$ 24,173	$ 69,800	$ 214,483	$ 989,019
Pickering	$ 776	$ 24,173	$ 69,800	$ 214,483	$ 989,019
Richmond Hill	$ 691	$ 34,692	$ 103,620	$ 345,400	$ 1,727,000
Scugog	$ 776	$ 24,173	$ 69,800	$ 214,483	$ 989,019
Toronto	$ 639	$ 31,945	$ 72,833	$ 229,360	$ 1,123,800
Vaughan	$ 678	$ 33,910	$ 101,730	$ 339,100	$ 1,695,500
Whitby	$ 776	$ 24,173	$ 69,800	$ 214,483	$ 989,019
Whitchurch-Stouffville	$ 687	$ 34,369	$ 103,107	$ 343,690	$ 1,718,450
GTA Average	**$ 726**	**$ 29,556**	**$ 85,531**	**$ 277,151**	**$1,356,401**
GTA Median	**$ 735**	**$ 26,017**	**$ 71,335**	**$ 224,631**	**$1,091,462**

Comparison of Water/Wastewater Costs (sorted by location) (cont'd)

Volume	Residential 200 m^3	Commercial 10,000 m^3	Industrial 30,000 m^3	Industrial 100,000 m^3	Industrial 500,000 m^3
Meter Size	5/8"	2"	3"	4"	6"
Fort Erie	$ 1,268	$ 26,784	$ 82,140	$ 256,181	$ 1,242,822
Hamilton	$ 603	$ 29,052	$ 85,404	$ 278,475	$ 1,375,950
Lincoln	$ 963	$ 45,060	$ 134,577	$ 447,445	$ 2,234,745
Niagara Falls	$ 938	$ 25,047	$ 72,158	$ 231,578	$ 1,124,081
Niagara-on-the-Lake	$ 997	$ 23,919	$ 73,024	$ 230,936	$ 1,127,709
Pelham	$ 741	$ 23,641	$ 70,340	$ 227,658	$ 1,126,618
Port Colborne	$ 1,206	$ 27,715	$ 78,070	$ 264,178	$ 1,212,117
St. Catharines	$ 842	$ 30,937	$ 93,357	$ 305,818	$ 1,517,477
Thorold	$ 913	$ 26,697	$ 79,317	$ 263,487	$ 1,315,887
Welland	$ 1,100	$ 40,400	$ 121,429	$ 402,511	$ 2,007,686
West Lincoln	$ 915	$ 28,572	$ 82,444	$ 263,224	$ 1,285,449
Niagara/Hamilton Avg.	**$ 953**	**$ 29,802**	**$ 88,387**	**$ 288,317**	**$1,415,504**
Niagara/Hamilton Median	**$ 938**	**$ 27,715**	**$ 82,140**	**$ 263,487**	**$1,285,449**
Elliot Lake	$ 696	$ 24,166	$ 66,566	$ 214,952	$1,062,952
Greater Sudbury	$ 960	$ 30,616	$ 88,538	$ 283,403	$1,385,980
Greenstone	$ 1,438	$ 51,840	$ 155,520	$ 518,400	$2,592,000
Kenora	$ 1,233	$ 24,487	$ 75,273	$ 233,039	$1,126,559
North Bay	$ 1,120	$ 20,259	$ 55,162	$ 177,320	$ 875,368
Parry Sound	$ 1,183	$ 54,240	$ 162,637	$ 534,469	$1,958,125
Sault Ste. Marie	$ 839	$ 27,322	$ 74,290	$ 237,214	$1,165,632
Thunder Bay	$ 1,049	$ 22,865	$ 61,995	$ 190,414	$ 909,184
Timmins	$ 781	$ 26,828	$ 80,483	$ 268,275	$1,341,374
North Average	**$ 1,033**	**$ 31,403**	**$ 91,163**	**$ 295,276**	**$1,379,686**
North Median	**$ 1,049**	**$ 26,828**	**$ 75,273**	**$ 237,214**	**$1,165,632**

Comparison of Water/Wastewater Costs (sorted by location) (cont'd)

Volume	Residential 200 m^3	Commercial 10,000 m^3	Industrial 30,000 m^3	Industrial 100,000 m^3	Industrial 500,000 m^3
Meter Size	5/8"	2"	3"	4"	6"
Barrie	$ 823	$ 36,340	$ 107,265	$ 348,603	$ 1,714,729
Bracebridge	$ 1,133	$ 43,416	$ 130,504	$ 427,316	$ 2,117,356
Collingwood	$ 1,079	$ 20,813	$ 36,997	$ 117,130	$ 567,719
Gravenhurst	$ 1,133	$ 43,416	$ 130,504	$ 427,316	$ 2,117,356
Huntsville	$ 1,133	$ 43,416	$ 130,504	$ 427,316	$ 2,117,356
Innisfil	$ 1,037	$ 33,432	$ 98,127	$ 322,827	$ 1,606,827
Orangeville	$ 950	$ 39,133	$ 116,422	$ 386,888	$ 1,930,888
Orillia	$ 708	$ 28,062	$ 84,788	$ 276,676	$ 1,370,513
Penetanguishene	$ 914	$ 34,299	$ 103,454	$ 339,348	$ 1,684,854
Springwater	$ 1,245	$ 35,433	$ 104,753	$ 347,373	$ 1,733,773
Wasaga Beach	$ 518	$ 10,356	$ 31,755	$ 98,615	$ 476,923
Simcoe/Musk./Duff. Avg.	**$ 970**	**$ 33,465**	**$ 97,734**	**$ 319,946**	**$1,585,300**
Simcoe/Musk./Duff. Median	**$ 1,037**	**$ 35,433**	**$ 104,753**	**$ 347,373**	**$1,714,729**

Comparison of Water/Wastewater Costs (sorted by location) (cont'd)

Volume	Residential 200 m^3	Commercial 10,000 m^3	Industrial 30,000 m^3	Industrial 100,000 m^3	Industrial 500,000 m^3
Meter Size	5/8"	2"	3"	4"	6"
Amherstburg	$ 1,230	$ 32,715	$ 95,656	$ 315,787	$ 1,570,883
Brant	$ 1,224	$ 30,181	$ 81,761	N/A	N/A
Cambridge	$ 943	$ 40,226	$ 119,451	$ 393,484	$ 1,952,941
Central Huron	$ 1,204	$ 24,038	$ 70,638	$ 233,738	$ 1,165,738
Centre Wellington	$ 1,106	$ 44,008	$ 130,470	$ 432,606	$ 2,158,276
Chatham-Kent	$ 894	$ 22,278	$ 58,928	$ 135,044	$ 568,214
Grey Highlands	$ 1,037	$ 9,679	$ 27,369	$ 89,284	$ 443,084
Guelph	$ 848	$ 33,654	$ 99,225	$ 324,745	$ 1,602,662
Guelph-Eramosa	$ 1,003	$ 45,201	$ 135,401	$ 451,101	$ 2,255,101
Hanover	$ 645	$ 19,835	$ 57,050	$ 186,261	$ 907,861
Ingersoll	$ 1,066	$ 24,282	$ 70,677	$ 214,897	$ 1,031,845
Kincardine	$ 909	$ 18,930	$ 52,300	$ 161,867	$ 771,933
Kingsville	$ 508	$ 19,618	$ 58,718	$ 195,568	$ 977,568
Kitchener	$ 822	$ 41,121	$ 123,363	$ 411,210	$ 2,056,050
Lambton Shores	$ 1,222	$ 48,138	$ 141,893	$ 465,410	$ 2,304,434
Leamington	$ 882	$ 27,146	$ 80,946	$ 269,246	$ 1,345,246
London	$ 790	$ 23,083	$ 64,886	$ 201,982	$ 922,383
Mapleton	$ 1,088	$ 39,705	$ 119,832	$ 392,368	$ 1,946,552
Meaford	$ 1,449	$ 40,981	$ 121,381	$ 402,781	$ 2,010,781
Middlesex Centre	$ 1,687	$ 63,132	$ 188,532	$ 627,432	$ 3,135,432
Minto	$ 1,006	$ 36,428	N/A	N/A	N/A
North Dumfries	$ 962	$ 39,868	$ 119,268	$ 397,168	$ 1,985,168
Owen Sound	$ 1,132	$ 32,998	$ 96,345	$ 314,288	$ 1,549,732
Sarnia	$ 967	$ 12,590	$ 29,158	$ 69,903	$ 279,173
Saugeen Shores	$ 840	$ 22,249	$ 64,724	$ 211,698	$ 1,049,047
St. Marys	$ 844	$ 28,207	$ 69,807	$ 215,407	$ 1,047,407
St. Thomas	$ 785	$ 20,069	$ 81,922	$ 270,862	$ 1,343,846
Stratford	$ 664	$ 26,721	$ 79,457	$ 263,600	$ 1,315,257
Strathroy-Caradoc	$ 798	$ 28,354	$ 84,432	$ 196,698	$ 730,775
The Blue Mountains	$ 1,090	$ 45,655	$ 138,581	$ 454,039	$ 2,252,740
Tillsonburg	$ 802	$ 23,466	$ 68,089	$ 212,918	$ 1,036,018
Waterloo	$ 787	$ 37,969	$ 113,137	$ 376,493	$ 1,880,839
Wellesley	$ 962	$ 39,868	$ 119,268	$ 397,168	$ 1,985,168
Wellington North	$ 1,222	$ 46,265	$ 135,865	$ 449,465	$ 2,241,465
Wilmot	$ 902	$ 36,488	$ 108,990	$ 362,016	$ 1,806,702
Windsor	$ 1,092	$ 20,842	$ 55,519	$ 168,704	$ 784,676
Woolwich	$ 1,104	$ 41,112	$ 122,592	$ 402,060	$ 1,990,620
Southwest Average	**$ 987**	**$ 32,084**	**$ 94,045**	**$ 304,780**	**$1,497,303**
Southwest Median	**$ 962**	**$ 32,715**	**$ 90,044**	**$ 314,288**	**$1,549,732**

Comparison of Water/Wastewater Costs—Residential (sorted lowest to highest)

Volume Meter Size	Residential 200 m^3 5/8"	Res. 200 m^3 Ranking
Brampton	$ 406	low
Caledon	$ 406	low
Mississauga	$ 406	low
Kingsville	$ 508	low
Wasaga Beach	$ 518	low
Hamilton	$ 603	low
Toronto	$ 639	low
Hanover	$ 645	low
Markham	$ 663	low
Stratford	$ 664	low
Vaughan	$ 678	low
Cornwall	$ 681	low
Whitchurch-Stouffville	$ 687	low
Richmond Hill	$ 691	low
Brockville	$ 694	low
Elliot Lake	$ 696	low
Orillia	$ 708	low
Aurora	$ 733	low
Burlington	$ 735	low
Halton Hills	$ 735	low
Milton	$ 735	low
Oakville	$ 735	low
Pelham	$ 741	low
Brock	$ 776	low
Clarington	$ 776	low
Oshawa	$ 776	low
Pickering	$ 776	low
Scugog	$ 776	low
Whitby	$ 776	low
Ottawa	$ 777	low
Georgina	$ 779	low
Timmins	$ 781	low
St. Thomas	$ 785	low

Volume Meter Size	Residential 200 m^3 5/8"	Res. 200 m^3 Ranking
Waterloo	$ 787	mid
London	$ 790	mid
Strathroy-Caradoc	$ 798	mid
Tillsonburg	$ 802	mid
Peterborough	$ 808	mid
Kitchener	$ 822	mid
Barrie	$ 823	mid
Sault Ste. Marie	$ 839	mid
Saugeen Shores	$ 840	mid
St. Catharines	$ 842	mid
St. Marys	$ 844	mid
Guelph	$ 848	mid
King	$ 854	mid
Leamington	$ 882	mid
Quinte West	$ 886	mid
Chatham-Kent	$ 894	mid
Wilmot	$ 902	mid
Kincardine	$ 909	mid
Thorold	$ 913	mid
Penetanguishene	$ 914	mid
West Lincoln	$ 915	mid
Niagara Falls	$ 938	mid
Cambridge	$ 943	mid
Orangeville	$ 950	mid
Greater Sudbury	$ 960	mid
North Dumfries	$ 962	mid
Wellesley	$ 962	mid
Lincoln	$ 963	mid
Newmarket	$ 967	mid
Sarnia	$ 967	mid
Niagara-on-the-Lake	$ 997	mid
Guelph-Eramosa	$ 1,003	mid
Minto	$ 1,006	mid

Comparison of Water/Wastewater Costs—Residential (sorted lowest to highest) (cont'd)

Volume Meter Size	Residential 200 m^3 5/8"	Res. 200 m^3 Ranking
Kingston	$ 1,031	high
Innisfil	$ 1,037	high
Grey Highlands	$ 1,037	high
Belleville	$ 1,043	high
Thunder Bay	$ 1,049	high
Ingersoll	$ 1,066	high
Collingwood	$ 1,079	high
Mapleton	$ 1,088	high
The Blue Mountains	$ 1,090	high
Windsor	$ 1,092	high
Welland	$ 1,100	high
Woolwich	$ 1,104	high
Centre Wellington	$ 1,106	high
North Bay	$ 1,120	high
Owen Sound	$ 1,132	high
Bracebridge	$ 1,133	high
Gravenhurst	$ 1,133	high
Huntsville	$ 1,133	high
Parry Sound	$ 1,183	high
East Gwillimbury	$ 1,186	high
Central Huron	$ 1,204	high
Port Colborne	$ 1,206	high
Lambton Shores	$ 1,222	high
Wellington North	$ 1,222	high
Brant	$ 1,224	high
Amherstburg	$ 1,230	high
Kenora	$ 1,233	high
Springwater	$ 1,245	high
Fort Erie	$ 1,268	high
Greenstone	$ 1,438	high
Meaford	$ 1,449	high
Prince Edward County	$ 1,647	high
Middlesex Centre	$ 1,687	high
Average	**$ 922**	
Median	**$ 902**	

Comparison of Water/Wastewater Costs—Commercial (sorted lowest to highest)

Volume Meter Size	Commercial 10,000 m^3 2"	Commercial 10,000 m^3 Ranking
Grey Highlands	$ 9,679	low
Cornwall	$ 9,796	low
Wasaga Beach	$ 10,356	low
Sarnia	$ 12,590	low
Peterborough	$ 15,242	low
Kincardine	$ 18,930	low
Kingsville	$ 19,618	low
Hanover	$ 19,835	low
Brockville	$ 20,026	low
North Bay	$ 20,259	low
St. Thomas	$ 20,069	low
Brampton	$ 20,282	low
Caledon	$ 20,282	low
Mississauga	$ 20,282	low
Kingston	$ 20,618	low
Collingwood	$ 20,813	low
Windsor	$ 20,842	low
Saugeen Shores	$ 22,249	low
Belleville	$ 22,276	low
Chatham-Kent	$ 22,278	low
Quinte West	$ 22,688	low
Thunder Bay	$ 22,865	low
London	$ 23,083	low
Tillsonburg	$ 23,466	low
Pelham	$ 23,641	low
Niagara-on-the-Lake	$ 23,919	low
Central Huron	$ 24,038	low
Elliot Lake	$ 24,166	low
Brock	$ 24,173	low
Clarington	$ 24,173	low
Oshawa	$ 24,173	low
Pickering	$ 24,173	low
Scugog	$ 24,173	low
Whitby	$ 24,173	low

Volume Meter Size	Commercial 10,000 m^3 2"	Commercial 10,000 m^3 Ranking
Ingersoll	$ 24,282	mid
Kenora	$ 24,487	mid
Niagara Falls	$ 25,047	mid
Burlington	$ 26,017	mid
Halton Hills	$ 26,017	mid
Milton	$ 26,017	mid
Oakville	$ 26,017	mid
Thorold	$ 26,697	mid
Stratford	$ 26,721	mid
Fort Erie	$ 26,784	mid
Timmins	$ 26,828	mid
Leamington	$ 27,146	mid
Sault Ste. Marie	$ 27,322	mid
Port Colborne	$ 27,715	mid
Orillia	$ 28,062	mid
St. Marys	$ 28,207	mid
Strathroy-Caradoc	$ 28,354	mid
West Lincoln	$ 28,572	mid
Hamilton	$ 29,052	mid
Brant	$ 30,181	mid
Greater Sudbury	$ 30,616	mid
St. Catharines	$ 30,937	mid
Newmarket	$ 31,866	mid
Toronto	$ 31,945	mid
Amherstburg	$ 32,715	mid
Owen Sound	$ 32,998	mid
Markham	$ 33,154	mid
Innisfil	$ 33,432	mid
Guelph	$ 33,654	mid
Vaughan	$ 33,910	mid
Penetanguishene	$ 34,299	mid
Whitchurch-Stouffville	$ 34,369	mid
Richmond Hill	$ 34,692	mid

Comparison of Water/Wastewater Costs—Commercial (sorted lowest to highest) (cont'd)

Volume Meter Size	Commercial 10,000 m^3 2"	Commercial 10,000 m^3 Ranking
Springwater	$ 35,433	high
Barrie	$ 36,340	high
Minto	$ 36,428	high
Wilmot	$ 36,488	high
Georgina	$ 36,506	high
Aurora	$ 36,667	high
Ottawa	$ 37,287	high
Waterloo	$ 37,969	high
Orangeville	$ 39,133	high
Mapleton	$ 39,705	high
North Dumfries	$ 39,868	high
Wellesley	$ 39,868	high
Cambridge	$ 40,226	high
Welland	$ 40,400	high
Meaford	$ 40,981	high
Woolwich	$ 41,112	high
Kitchener	$ 41,121	high
King	$ 41,955	high
Bracebridge	$ 43,416	high
Gravenhurst	$ 43,416	high
Huntsville	$ 43,416	high
Centre Wellington	$ 44,008	high
Lincoln	$ 45,060	high
Guelph-Eramosa	$ 45,201	high
The Blue Mountains	$ 45,655	high
Wellington North	$ 46,265	high
Lambton Shores	$ 48,138	high
Prince Edward County	$ 49,453	high
Greenstone	$ 51,840	high
Parry Sound	$ 54,240	high
East Gwillimbury	$ 54,771	high
Middlesex Centre	$ 63,132	high
Average	**$ 30,736**	
Median	**$ 28,207**	

Comparison of Water/Wastewater Costs—Industrial (sorted lowest to highest)

Volume Meter Size	Industrial 30,000 m^3 3"	Industrial 30,000 m^3 Ranking	Industrial 100,000 m^3 4"	Industrial 100,000 m^3 Ranking
Sarnia	$ 29,158	low	$ 69,903	low
Grey Highlands	$ 27,369	low	$ 89,284	low
Cornwall	$ 29,387	low	$ 97,957	low
Wasaga Beach	$ 31,755	low	$ 98,615	low
Collingwood	$ 36,997	low	$ 117,130	low
Peterborough	$ 41,806	low	$ 117,771	low
Chatham-Kent	$ 58,928	low	$ 135,044	low
Brockville	$ 49,184	low	$ 137,129	low
Belleville	$ 52,479	low	$ 138,689	low
Kincardine	$ 52,300	low	$ 161,867	low
Windsor	$ 55,519	low	$ 168,704	low
North Bay	$ 55,162	low	$ 177,320	low
Kingston	$ 56,921	low	$ 181,222	low
Hanover	$ 57,050	low	$ 186,261	low
Thunder Bay	$ 61,995	low	$ 190,414	low
Kingsville	$ 58,718	low	$ 195,568	low
Strathroy-Caradoc	$ 84,432	mid	$ 196,698	low
London	$ 64,886	low	$ 201,982	low
Brampton	$ 60,845	low	$ 202,817	low
Caledon	$ 60,845	low	$ 202,817	low
Mississauga	$ 60,845	low	$ 202,817	low
Saugeen Shores	$ 64,724	low	$ 211,698	low
Tillsonburg	$ 68,089	low	$ 212,918	low
Brock	$ 69,800	low	$ 214,483	low
Clarington	$ 69,800	low	$ 214,483	low
Oshawa	$ 69,800	low	$ 214,483	low
Pickering	$ 69,800	low	$ 214,483	low
Scugog	$ 69,800	low	$ 214,483	low
Whitby	$ 69,800	low	$ 214,483	low
Ingersoll	$ 70,677	mid	$ 214,897	low
Elliot Lake	$ 66,566	low	$ 214,952	low
St. Marys	$ 69,807	low	$ 215,407	low
Quinte West	$ 66,336	low	$ 216,446	low

Comparison of Water/Wastewater Costs—Industrial (sorted lowest to highest) (cont'd)

Volume Meter Size	Industrial 30,000 m^3 3"	Industrial 30,000 m^3 Ranking	Industrial 100,000 m^3 4"	Industrial 100,000 m^3 Ranking
Burlington	$ 71,335	mid	$ 224,631	mid
Halton Hills	$ 71,335	mid	$ 224,631	mid
Milton	$ 71,335	mid	$ 224,631	mid
Oakville	$ 71,335	mid	$ 224,631	mid
Pelham	$ 70,340	low	$ 227,658	mid
Toronto	$ 72,833	mid	$ 229,360	mid
Niagara-on-the-Lake	$ 73,024	mid	$ 230,936	mid
Niagara Falls	$ 72,158	mid	$ 231,578	mid
Kenora	$ 75,273	mid	$ 233,039	mid
Central Huron	$ 70,638	low	$ 233,738	mid
Sault Ste. Marie	$ 74,290	mid	$ 237,214	mid
Fort Erie	$ 82,140	mid	$ 256,181	mid
West Lincoln	$ 82,444	mid	$ 263,224	mid
Thorold	$ 79,317	mid	$ 263,487	mid
Stratford	$ 79,457	mid	$ 263,600	mid
Port Colborne	$ 78,070	mid	$ 264,178	mid
Timmins	$ 80,483	mid	$ 268,275	mid
Leamington	$ 80,946	mid	$ 269,246	mid
St. Thomas	$ 81,922	mid	$ 270,862	mid
Orillia	$ 84,788	mid	$ 276,676	mid
Hamilton	$ 85,404	mid	$ 278,475	mid
Greater Sudbury	$ 88,538	mid	$ 283,403	mid
St. Catharines	$ 93,357	mid	$ 305,818	mid
Owen Sound	$ 96,345	mid	$ 314,288	mid
Newmarket	$ 94,926	mid	$ 315,636	mid
Amherstburg	$ 95,656	mid	$ 315,787	mid
Innisfil	$ 98,127	mid	$ 322,827	mid
Guelph	$ 99,225	mid	$ 324,745	mid
Markham	$ 99,462	mid	$ 331,540	mid
Vaughan	$ 101,730	mid	$ 339,100	mid
Penetanguishene	$ 103,454	mid	$ 339,348	mid
Whitchurch-Stouffville	$ 103,107	mid	$ 343,690	mid
Richmond Hill	$ 103,620	high	$ 345,400	mid

Comparison of Water/Wastewater Costs—Industrial (sorted lowest to highest) (cont'd)

Volume Meter Size	Industrial 30,000 m^3 3"	Industrial 30,000 m^3 Ranking	Industrial 100,000 m^3 4"	Industrial 100,000 m^3 Ranking
Springwater	$ 104,753	high	$ 347,373	high
Barrie	$ 107,265	high	$ 348,603	high
Wilmot	$ 108,990	high	$ 362,016	high
Georgina	$ 109,418	high	$ 364,610	high
Aurora	$ 110,001	high	$ 366,670	high
Ottawa	$ 111,548	high	$ 370,360	high
Waterloo	$ 113,137	high	$ 376,493	high
Orangeville	$ 116,422	high	$ 386,888	high
King	$ 119,856	high	$ 391,218	high
Mapleton	$ 119,832	high	$ 392,368	high
Cambridge	$ 119,451	high	$ 393,484	high
North Dumfries	$ 119,268	high	$ 397,168	high
Wellesley	$ 119,268	high	$ 397,168	high
Woolwich	$ 122,592	high	$ 402,060	high
Welland	$ 121,429	high	$ 402,511	high
Meaford	$ 121,381	high	$ 402,781	high
Kitchener	$ 123,363	high	$ 411,210	high
Bracebridge	$ 130,504	high	$ 427,316	high
Gravenhurst	$ 130,504	high	$ 427,316	high
Huntsville	$ 130,504	high	$ 427,316	high
Centre Wellington	$ 130,470	high	$ 432,606	high
Lincoln	$ 134,577	high	$ 447,445	high
Wellington North	$ 135,865	high	$ 449,465	high
Guelph-Eramosa	$ 135,401	high	$ 451,101	high
The Blue Mountains	$ 138,581	high	$ 454,039	high
Lambton Shores	$ 141,893	high	$ 465,410	high
Prince Edward County	$ 143,975	high	$ 468,228	high
Greenstone	$ 155,520	high	$ 518,400	high
Parry Sound	$ 162,637	high	$ 534,469	high
East Gwillimbury	$ 165,572	high	$ 553,372	high
Middlesex Centre	$ 188,532	high	$ 627,432	high
Brant	$ 81,761	mid	N/A	high
Average	**$ 89,513**		**$ 289,876**	
Median	**$ 81,841**		**$ 264,178**	

Water/Wastewater Costs as a Percentage of Household Income

Municipality	2014 Est. Avg. Household Income	2014 Income Ranking	2015 Residential Water/WW Costs 200 m^3	2015 Water/WW as a % of Household Income	2015 W/WW Burden Ranking
Caledon	$ 130,046	high	$ 406	0.3%	low
Mississauga	$ 102,161	mid	$ 406	0.4%	low
Brampton	$ 94,051	mid	$ 406	0.4%	low
King	$ 186,530	high	$ 854	0.5%	low
Oakville	$ 156,277	high	$ 735	0.5%	low
Aurora	$ 143,127	high	$ 733	0.5%	low
Whitchurch-Stouffville	$ 129,911	high	$ 687	0.5%	low
Vaughan	$ 124,268	high	$ 678	0.5%	low
Markham	$ 117,393	high	$ 663	0.6%	low
Richmond Hill	$ 119,232	high	$ 691	0.6%	low
Kingsville	$ 87,423	mid	$ 508	0.6%	low
Halton Hills	$ 123,819	high	$ 735	0.6%	low
Pelham	$ 121,542	high	$ 741	0.6%	low
Milton	$ 119,995	high	$ 735	0.6%	low
Whitby	$ 120,819	high	$ 776	0.6%	low
Burlington	$ 114,260	high	$ 735	0.6%	low
Pickering	$ 118,377	high	$ 776	0.7%	low
Toronto	$ 95,870	mid	$ 639	0.7%	low
Wasaga Beach	$ 74,943	low	$ 518	0.7%	low
Saugeen Shores	$ 119,948	high	$ 840	0.7%	low
Hamilton	$ 85,886	mid	$ 603	0.7%	low
Scugog	$ 110,280	high	$ 776	0.7%	low
Waterloo	$ 110,667	high	$ 787	0.7%	low
Clarington	$ 105,167	mid	$ 776	0.7%	low
Ottawa	$ 105,206	mid	$ 777	0.7%	low
Guelph-Eramosa	$ 127,048	high	$ 1,003	0.8%	low
Kincardine	$ 113,237	high	$ 909	0.8%	low
Wilmot	$ 110,376	high	$ 902	0.8%	low
North Dumfries	$ 116,862	high	$ 962	0.8%	low
Stratford	$ 79,634	low	$ 664	0.8%	low
Woolwich	$ 130,431	high	$ 1,104	0.8%	low

Water/Wastewater Costs as a Percentage of Household Income (cont'd)

Municipality	2014 Est. Avg. Household Income	Income Ranking	2015 Residential Water/WW Costs 200 m^3	Water/WW as a % of Household Income	W/WW Burden Ranking
Newmarket	$ 113,702	high	$ 967	0.9%	mid
Timmins	$ 89,572	mid	$ 781	0.9%	mid
Wellesley	$ 109,475	high	$ 962	0.9%	mid
Georgina	$ 88,467	mid	$ 779	0.9%	mid
Hanover	$ 71,987	low	$ 645	0.9%	mid
Brock	$ 84,230	mid	$ 776	0.9%	mid
Barrie	$ 89,263	mid	$ 823	0.9%	mid
Guelph	$ 91,876	mid	$ 848	0.9%	mid
Oshawa	$ 83,840	mid	$ 776	0.9%	mid
Niagara-on-the-Lake	$ 105,166	high	$ 997	0.9%	mid
West Lincoln	$ 96,516	mid	$ 915	0.9%	mid
Lincoln	$ 100,592	mid	$ 963	1.0%	mid
Kitchener	$ 84,341	mid	$ 822	1.0%	mid
Springwater	$ 127,496	high	$ 1,245	1.0%	mid
London	$ 80,759	low	$ 790	1.0%	mid
East Gwillimbury	$ 121,214	high	$ 1,186	1.0%	mid
St. Marys	$ 84,494	mid	$ 844	1.0%	mid
Orillia	$ 70,083	low	$ 708	1.0%	mid
Orangeville	$ 93,252	mid	$ 950	1.0%	mid
Strathroy-Caradoc	$ 78,157	low	$ 798	1.0%	mid
Brockville	$ 66,480	low	$ 694	1.0%	mid
Sault Ste. Marie	$ 79,125	low	$ 839	1.1%	mid
Cambridge	$ 88,659	mid	$ 943	1.1%	mid
Centra Wellington	$ 103,900	high	$ 1,106	1.1%	mid
The Blue Mountains	$ 102,350	mid	$ 1,090	1.1%	mid
St. Thomas	$ 72,087	low	$ 785	1.1%	mid
Greater Sudbury	$ 88,049	mid	$ 960	1.1%	mid
Peterborough	$ 73,854	low	$ 808	1.1%	mid
St. Catharines	$ 76,032	low	$ 842	1.1%	mid
Sarnia	$ 86,961	mid	$ 967	1.1%	mid
Tillsonburg	$ 71,708	low	$ 802	1.1%	mid
Quinte West	$ 79,136	low	$ 886	1.1%	mid
Cornwall	$ 59,461	low	$ 681	1.1%	mid
Innisfil	$ 90,558	mid	$ 1,037	1.1%	mid
Brant	$ 106,740	high	$ 1,224	1.1%	mid

Water/Wastewater Costs as a Percentage of Household Income (cont'd)

Municipality	2014 Est. Avg. Household Income	Income Ranking	2015 Residential Water/WW Costs 200 m^3	Water/WW as a % of Household Income	W/WW Burden Ranking
Thorold	$ 78,932	low	$ 913	1.2%	high
Mapleton	$ 93,190	mid	$ 1,088	1.2%	high
Elliot Lake	$ 58,791	low	$ 696	1.2%	high
Penetanguishene	$ 77,013	low	$ 914	1.2%	high
Kingston	$ 85,060	mid	$ 1,031	1.2%	high
Leamington	$ 72,627	low	$ 882	1.2%	high
Niagara Falls	$ 74,458	low	$ 938	1.3%	high
Ingersoll	$ 83,905	mid	$ 1,066	1.3%	high
Chatham-Kent	$ 70,031	low	$ 894	1.3%	high
Collingwood	$ 83,828	mid	$ 1,079	1.3%	high
Grey Highlands	$ 80,068	low	$ 1,037	1.3%	high
Huntsville	$ 86,383	mid	$ 1,133	1.3%	high
Amherstburg	$ 93,564	mid	$ 1,230	1.3%	high
Minto	$ 76,178	low	$ 1,006	1.3%	high
Thunder Bay	$ 78,773	low	$ 1,049	1.3%	high
Middlesex Centre	$ 127,456	high	$ 1,687	1.3%	high
Bracebridge	$ 84,479	mid	$ 1,133	1.3%	high
North Bay	$ 78,352	low	$ 1,120	1.4%	high
Belleville	$ 71,677	low	$ 1,043	1.5%	high
Lambton Shores	$ 83,805	mid	$ 1,222	1.5%	high
Kenora	$ 82,242	mid	$ 1,233	1.5%	high
Gravenhurst	$ 73,667	low	$ 1,133	1.5%	high
Welland	$ 70,279	low	$ 1,100	1.6%	high
Wellington North	$ 76,787	low	$ 1,222	1.6%	high
Owen Sound	$ 69,642	low	$ 1,132	1.6%	high
Windsor	$ 66,618	low	$ 1,092	1.6%	high
Port Colborne	$ 73,563	low	$ 1,206	1.6%	high
Central Huron	$ 72,911	low	$ 1,204	1.7%	high
Fort Erie	$ 72,724	low	$ 1,268	1.7%	high
Greenstone	$ 82,022	mid	$ 1,438	1.8%	high
Meaford	$ 80,977	mid	$ 1,449	1.8%	high
Parry Sound	$ 63,855	low	$ 1,183	1.9%	high
Prince Edward County	$ 88,515	mid	$ 1,647	1.9%	high
Average	**$ 94,793**		**$ 922**	**1.0%**	
Median	**$ 87,736**		**$ 902**	**1.0%**	

Water and Wastewater Financial Indicators

Ontario municipalities that are responsible for the provision of drinking water are required to meet the requirements set out in the Financial Plans Regulations O.Reg.453/07. Ontario Reg. 453/07 provides the following parameters with regards to s.30 (1) part b of the SDWA for new water systems:

- Financial plan must be approved by Council resolution (or governing body) indicating that the drinking water system is financially viable;
- Financial plan must include a statement that the financial impacts have been considered and apply for a minimum six year period (commencing when the system first serves the public);
- Financial plan must include detail regarding proposed or projected financial operations itemized by total revenues, total expenses, annual surplus/deficit and accumulated surplus/deficit (i.e. the components of a "Statement of Operations" as per PSAB) for each year in which the financial plans apply;
- Financial plans are to be made available to the public upon request and at no charge;
- If a website is maintained, financial plans are to be made available to the public through publication on the Internet at no charge; and
- Notice of the availability of the financial plans is to be given to the public.

The Ministry of the Environment released a guideline ("Towards Financially Sustainable Drinking-Water and Wastewater Systems") that provides possible approaches to achieving sustainability. The Province's Principles of Financially Sustainable Water and Wastewater Services are provided below:

- **Principle #1**: Ongoing public engagement and transparency can build support for, and confidence in, financial plans and the system(s) to which they relate.
- **Principle #2**: An integrated approach to planning among water, wastewater, and storm water systems is desirable given the inherent relationship among these services.
- **Principle #3**: Revenues collected for the provision of water and wastewater services should ultimately be used to meet the needs of those services.
- **Principle #4**: Life-cycle planning with mid-course corrections is preferable to planning over the short-term, or not planning at all.
- **Principle #5**: An asset management plan is a key input to the development of a financial plan.
- **Principle #6**: A sustainable level of revenue allows for reliable service that meets or exceeds environmental protection standards, while providing sufficient resources for future rehabilitation and replacement needs.

- **Principle #7**: Ensuring users pay for the services they are provided leads to equitable outcomes and can improve conservation. In general, metering and the use of rates can help ensure users pay for services received.

- **Principle #8**: Financial Plans are "living" documents that require continuous improvement. Comparing the accuracy of financial projections with actual results can lead to improved planning in the future.

- **Principle #9**: Financial plans benefit from the close collaboration of various groups, including engineers, accountants, auditors, utility staff, and municipal council.

Monitoring of the financial indicators guide planning and decision making will help ensure that:

- Assets are protected and maintained
- Rates are stable and predictable
- There is a fair sharing in the distribution of future and current ratepayers
- There are sustainable cash flows
- There is financial flexibility
- Financial vulnerability is minimized

Past financial performance should be assessed relative to the financial indicators. This will reveal any areas of a municipality's financial strategies that require particular focus in order to secure ongoing financial sustainability.

Water and Wastewater Operating Surplus and Operating Surplus Ratio

An operating surplus (deficit) arises when operating revenue exceeds (is less than) operating expenses including amortization. When an operating surplus is achieved, the amount is available for capital expenditure over and above amortization expenses. Long term financial sustainability is dependent upon ensuring that on average, over time, expenses are less than revenues. In essence, this requires current ratepayers to fully meet the cost of water and wastewater services. Municipalities operating with a deficit over several years should ensure that the long range financial plan provides clear direction to turn this around.

The presence of an accounting surplus does not necessarily represent financial sustainability. While a surplus is clearly better than a deficit, the accounting surplus may not be large enough for future asset replacement. Amortization expense is based on historic cost and will not reflect increased cost of replacement in the future. Taking into account future replacement costs in determining the appropriate level of surplus is a critical step towards financial sustainability. Some level of surplus is both appropriate and required. Identifying the appropriate level of surplus must be done as a long term forward looking planning process that takes into account future capital investment needs.

The operating surplus has been calculated on an accrual basis, excluding asset revaluations, developer contributions, capital grants and accounting corrections.

The operating surplus ratio is the operating surplus (deficit) expressed as a percentage of user rates. A negative ratio indicates the percentage increase in total rates that would be required to achieve a break-even result. Municipalities consistently achieving operating surpluses, with regard to asset management and meeting service level needs, are a good indication of financial sustainability.

The Ministry of Municipal Affairs and Housing's suggested target is to have an operating surplus ratio in the range of 0%-15%, with an advanced target of 15% or greater.

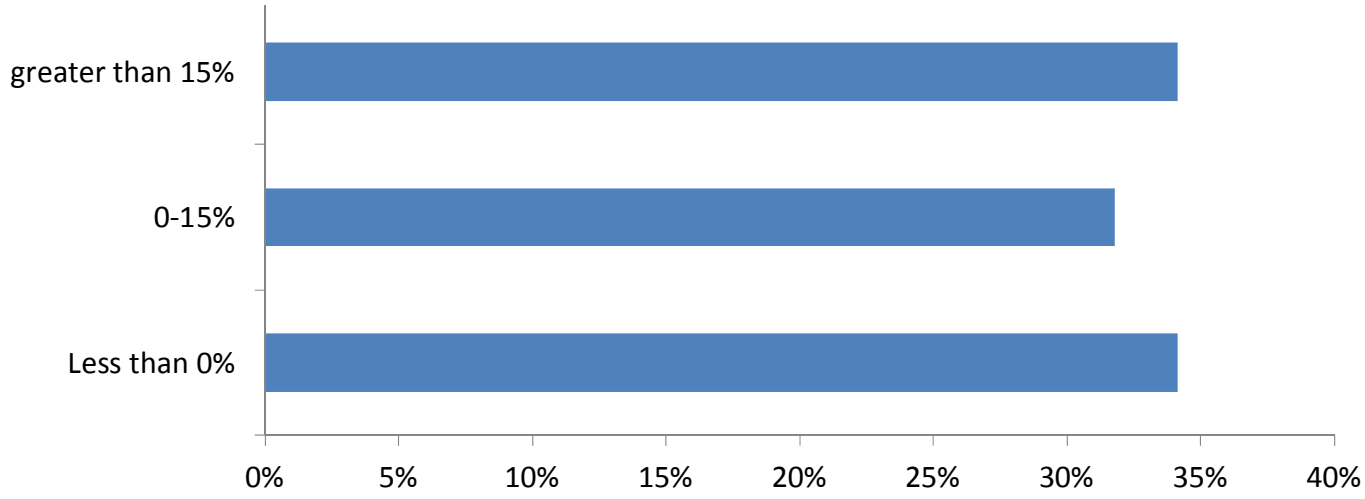
Water Operating Surplus and Water Operating Surplus Ratio

Municipality	Water Surplus	Own Source Revenues	Water Operating Surplus Ratio
Barrie	$ (16,493,219)	$ 23,774,906	-69%
King	$ (852,610)	$ 1,628,025	-52%
Prince Edward County	$ (1,456,270)	$ 2,937,334	-50%
Meaford	$ (1,026,891)	$ 2,568,877	-40%
Smooth Rock Falls	$ (155,939)	$ 391,609	-40%
Mapleton	$ (140,578)	$ 354,224	-40%
Greenstone	$ (574,704)	$ 1,657,104	-35%
Guelph/Eramosa	$ (197,753)	$ 740,149	-27%
Wasaga Beach	$ (517,274)	$ 2,537,706	-20%
Saugeen Shores	$ (501,193)	$ 2,650,757	-19%
West Lincoln	$ (180,844)	$ 1,137,448	-16%
Quinte West	$ (910,787)	$ 6,126,347	-15%
Brockville	$ (469,124)	$ 3,849,886	-12%
Woolwich	$ (392,875)	$ 4,076,099	-10%
Amherstburg	$ (285,707)	$ 4,159,544	-7%
Middlesex Centre	$ (156,432)	$ 2,479,977	-6%
Whitchurch-Stouffville	$ (256,430)	$ 4,194,125	-6%
Port Colborne	$ (212,946)	$ 3,849,723	-6%
Leamington	$ (585,422)	$ 12,160,133	-5%
Pelham	$ (90,868)	$ 2,211,108	-4%
Welland	$ (365,622)	$ 9,002,530	-4%
Cambridge	$ (1,112,910)	$ 28,240,507	-4%
East Gwillimbury	$ (142,933)	$ 3,887,201	-4%
St. Thomas	$ (433,117)	$ 12,157,927	-4%
Springwater	$ (69,469)	$ 2,071,285	-3%
Timmins	$ (258,254)	$ 10,274,789	-3%
Collingwood	$ (112,692)	$ 6,319,468	-2%
Centre Wellington	$ (12,096)	$ 3,816,292	0%
Vaughan	$ (51,757)	$ 49,496,723	0%
Chatham-Kent	$ 37,492	$ 20,122,914	0%
Aurora	$ 28,526	$ 8,022,912	0%
Kenora	$ 37,773	$ 3,350,930	1%
Georgina	$ 65,302	$ 4,954,024	1%
Ottawa	$ 2,780,163	$ 140,754,700	2%
Kingsville	$ 139,709	$ 4,585,240	3%
Kitchener	$ 1,525,367	$ 35,990,143	4%
Grimsby	$ 253,260	$ 5,787,919	4%
Brant County	$ 295,193	$ 5,744,003	5%
Sault Ste. Marie	$ 988,338	$ 17,820,381	6%
Elliot Lake	$ 104,972	$ 1,668,800	6%
Orillia	$ 383,289	$ 4,983,857	8%
Greater Sudbury	$ 2,554,827	$ 32,409,274	8%
Markham	$ 4,306,851	$ 52,703,711	8%
Fort Erie	$ 647,571	$ 7,178,700	9%
Lambton Shores	$ 386,081	$ 3,963,987	10%
Thunder Bay	$ 2,575,668	$ 25,768,917	10%
Newmarket	$ 1,770,733	$ 14,564,228	12%
Niagara-on-the-Lake	$ 633,860	$ 4,947,453	13%
North Bay	$ 1,645,940	$ 12,511,478	13%
Stratford	$ 527,216	$ 3,832,536	14%
Innisfil	$ 876,287	$ 5,896,318	15%
Waterloo	$ 2,907,151	$ 19,174,463	15%
Central Huron	$ 187,432	$ 1,230,463	15%
Minto	$ 275,387	$ 1,666,921	17%
Hanover	$ 245,667	$ 1,484,868	17%
Peterborough	$ 3,269,006	$ 18,563,459	18%
Strathroy-Caradoc	$ 644,465	$ 3,619,889	18%
Sarnia	$ 2,635,480	$ 14,453,538	18%
Guelph	$ 4,788,603	$ 24,611,878	19%
Kingston	$ 4,825,042	$ 24,245,916	20%
Cornwall	$ 1,516,844	$ 7,308,664	21%
Windsor	$ 12,057,000	$ 57,057,000	21%
Wilmot	$ 473,183	$ 2,143,744	22%
London	$ 15,768,348	$ 68,141,536	23%
Hamilton	$ 20,126,563	$ 86,879,353	23%
Orangeville	$ 1,229,651	$ 5,263,142	23%
Parry Sound	$ 627,143	$ 2,401,125	26%
Penetanguishene	$ 501,626	$ 1,875,176	27%
Belleville	$ 3,411,367	$ 11,648,804	29%
Wellington North	$ 647,023	$ 2,185,942	30%
Lincoln	$ 1,396,605	$ 4,253,118	33%
Grey Highlands	$ 300,715	$ 911,686	33%
The Blue Mountains	$ 1,460,556	$ 4,186,455	35%
Thorold	$ 1,308,760	$ 3,136,083	42%
St. Catharines	$ 5,018,031	$ 12,008,237	42%
Owen Sound	$ 2,384,782	$ 5,439,018	44%
Toronto	$ 212,740,074	$ 453,088,146	47%
Kincardine	$ 2,486,497	$ 4,243,157	59%
Average			5%
Median			6%

Water Operating Surplus and Water Operating Surplus Ratio (cont'd)

Municipality	Water Surplus	Own Source Revenues	Water Operating Surplus Ratio
Region York	$ (42,848,743)	$ 101,344,140	-42%
District of Muskoka	$ (1,659,444)	$ 11,421,073	-15%
Region Peel	$ 6,378,326	$ 223,150,748	3%
Region Halton	$ 4,581,286	$ 51,689,963	9%
Region Waterloo	$ 9,802,900	$ 51,689,963	19%
Region Durham	$ 23,925,443	$ 93,111,235	26%
Region Niagara	$ 14,403,835	$ 40,376,536	36%
Average			5%
Median			9%

Summary—Water Operating Surplus Ratio—Total Survey



- 34% have surplus ratios less than 0%
- 32% have a surplus ratio between 0%-15%
- 34% have a surplus ratio greater than 15%

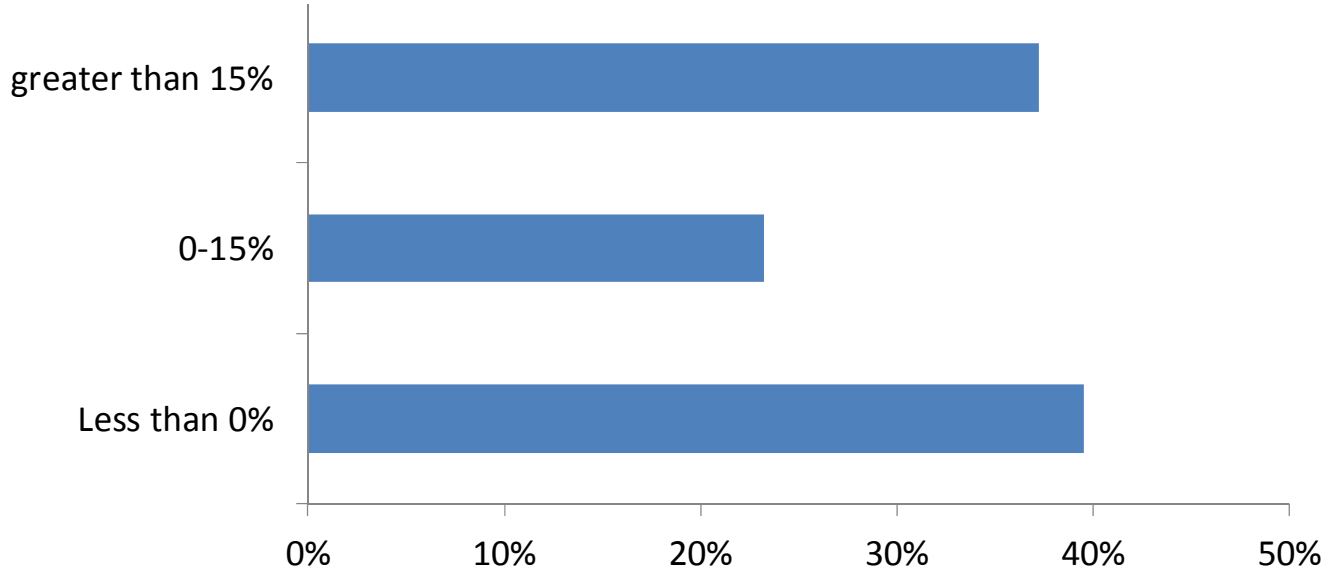
Wastewater Operating Surplus and Wastewater Operating Surplus Ratio

Municipality	WW Surplus	Own Source Revenues	WW Operating Surplus Ratio
Smooth Rock Falls	$ (176,115)	$ 230,819	-76%
Barrie	$ (14,039,264)	$ 28,700,145	-49%
Pelham	$ (741,337)	$ 1,542,653	-48%
Saugeen Shores	$ (1,137,486)	$ 2,684,990	-42%
East Gwillimbury	$ (745,926)	$ 1,932,743	-39%
Amherstburg	$ (1,727,541)	$ 5,294,247	-33%
Prince Edward County	$ (846,119)	$ 2,808,457	-30%
Greenstone	$ (416,306)	$ 1,393,374	-30%
Niagara-on-the-Lake	$ (776,633)	$ 3,094,082	-25%
Kingsville	$ (457,865)	$ 2,005,079	-23%
Aurora	$ (1,373,871)	$ 6,614,834	-21%
Waterloo	$ (3,581,813)	$ 18,791,561	-19%
Grey Highlands	$ (126,065)	$ 707,581	-18%
Woolwich	$ (648,488)	$ 3,872,931	-17%
Guelph/Eramosa	$ (125,975)	$ 803,379	-16%
Owen Sound	$ (603,215)	$ 4,352,421	-14%
Vaughan	$ (7,907,111)	$ 57,373,202	-14%
Lambton Shores	$ (182,086)	$ 1,367,150	-13%
Meaford	$ (187,082)	$ 1,489,701	-13%
Chatham-Kent	$ (2,182,036)	$ 17,765,681	-12%
West Lincoln	$ (155,008)	$ 1,327,705	-12%
Quinte West	$ (513,518)	$ 4,802,672	-11%
Grimsby	$ (386,989)	$ 5,383,880	-7%
Orangeville	$ (313,905)	$ 5,362,540	-6%
Whitchurch-Stouffville	$ (235,577)	$ 4,175,168	-6%
Springwater	$ (47,630)	$ 852,584	-6%
Leamington	$ (333,843)	$ 6,101,604	-5%
Cambridge	$ (1,345,878)	$ 24,819,886	-5%
Brockville	$ (244,138)	$ 4,887,675	-5%
Kingston	$ (1,234,800)	$ 26,342,045	-5%
Kenora	$ (136,945)	$ 3,267,384	-4%
Port Colborne	$ (103,539)	$ 4,728,681	-2%
Parry Sound	$ 44,013	$ 2,675,604	2%
Welland	$ 250,562	$ 13,211,119	2%
Markham	$ 1,539,876	$ 47,217,181	3%
Sarnia	$ 519,357	$ 15,607,418	3%
Elliot Lake	$ 85,508	$ 1,813,098	5%
North Bay	$ 489,294	$ 7,886,101	6%
Centre Wellington	$ 267,185	$ 4,139,068	6%
St. Marys	$ 100,637	$ 1,535,751	7%
Mapleton	$ 38,095	$ 455,859	8%
Innisfil	$ 366,609	$ 4,331,986	8%
Georgina	$ 544,002	$ 5,574,131	10%
Newmarket	$ 1,545,196	$ 14,488,678	11%
Wasaga Beach	$ 378,336	$ 3,182,608	12%
London	$ 7,074,068	$ 57,136,142	12%
St. Thomas	$ 785,150	$ 6,264,708	13%
Greater Sudbury	$ 4,068,147	$ 31,484,712	13%
Middlesex Centre	$ 329,284	$ 2,474,559	13%
Belleville	$ 1,217,416	$ 8,240,512	15%
Brant County	$ 482,496	$ 3,131,052	15%
St. Catharines	$ 1,169,345	$ 7,034,241	17%
Fort Erie	$ 1,544,881	$ 8,960,227	17%
Kitchener	$ 6,959,685	$ 40,178,877	17%
Collingwood	$ 1,314,817	$ 7,578,792	17%
Sault Ste. Marie	$ 2,682,904	$ 15,180,086	18%
Wilmot	$ 381,977	$ 2,013,614	19%
Central Huron	$ 175,439	$ 824,232	21%
Guelph	$ 6,029,814	$ 28,053,100	21%
Wellington North	$ 579,384	$ 2,555,127	23%
Lincoln	$ 779,126	$ 3,363,161	23%
Toronto	$ 120,853,233	$ 511,230,241	24%
Thunder Bay	$ 5,440,494	$ 22,769,430	24%
Penetanguishene	$ 530,521	$ 2,083,984	25%
Timmins	$ 2,231,671	$ 8,256,938	27%
Thorold	$ 1,258,636	$ 4,624,254	27%
Cornwall	$ 2,399,494	$ 8,733,772	27%
King	$ 780,946	$ 2,832,680	28%
Minto	$ 508,548	$ 1,821,932	28%
Strathroy-Caradoc	$ 1,107,323	$ 3,790,112	29%
Hamilton	$ 26,565,012	$ 90,428,807	29%
Hanover	$ 451,479	$ 1,522,490	30%
Ottawa	$ 44,817,940	$ 147,743,262	30%
Orillia	$ 1,903,564	$ 6,153,513	31%
Stratford	$ 2,045,211	$ 5,742,693	36%
Peterborough	$ 5,628,643	$ 15,613,877	36%
The Blue Mountains	$ 1,050,999	$ 2,828,712	37%
Kincardine	$ 744,101	$ 1,901,046	39%
Windsor	$ 24,630,956	$ 61,394,863	40%
Average			4%
Median			7%

Wastewater Operating Surplus and Wastewater Operating Surplus Ratio (cont'd)

Municipality	WW Surplus	Own Source Revenues	WW Operating Surplus Ratio
Region York	$ (31,827,998)	$ 127,099,341	-25%
District of Muskoka	$ (2,582,389)	$ 14,229,516	-18%
Region Peel	$ (23,535,204)	$ 146,129,750	-16%
Region Durham	$ 14,049,122	$ 124,802,575	11%
Region Halton	$ 16,476,967	$ 57,301,258	29%
Region Waterloo	$ 17,596,863	$ 59,174,986	30%
Region Niagara	$ 23,277,532	$ 67,264,772	35%
Average			6%
Median			11%

Summary—Wastewater Operating Surplus Ratio—Total Survey



- 40% have surplus ratios less than 0%
- 23% have a surplus ratio between 0%-15%
- 37% have a surplus ratio greater than 15%

Water Asset Consumption Ratio

This ratio shows the value of the tangible capital assets that have been consumed. This ratio seeks to highlight the aged condition of the assets and the potential asset replacement needs. A higher ratio may indicate significant replacement needs. However, if assets are renewed and replaced in accordance with an asset management plan a high ratio should not be a cause for concern. The Ministry of Municipal Affairs and Housing considers a ratio of 25% or under to be relatively new; 26%-50% to be moderately new; 51%-75% to be moderately old and over 75% to be old.

Municipalities	2010	2011	2012	2013	2014
Whitchurch-Stouffville	13.8%	16.6%	15.0%	16.0%	14.7%
Barrie	13.9%	8.8%	10.9%	13.1%	14.8%
Middlesex Centre	11.0%	11.8%	13.1%	14.2%	15.7%
Woolwich	17.3%	18.6%	18.1%	18.5%	18.9%
Kitchener	21.4%	19.7%	20.3%	18.9%	19.2%
Innisfil		18.5%	19.5%	19.0%	19.3%
Lambton Shores		14.5%	15.6%	16.6%	20.1%
Niagara-on-the-Lake	16.4%	17.7%	18.6%	19.5%	20.3%
Georgina	15.6%	16.7%	18.0%	19.3%	20.6%
West Lincoln	16.6%	18.0%	19.1%	20.5%	20.8%
St. Catharines	24.5%	23.8%	23.9%	23.7%	22.7%
Amherstburg					23.0%
Brant County			24.0%	23.0%	23.1%
Windsor		36.3%	6.7%	16.6%	23.3%
St. Marys					23.5%
Springwater		20.0%	21.2%	22.4%	23.6%
Vaughan		22.3%	23.2%	24.0%	24.7%
Hanover		23.5%	21.6%	23.2%	24.9%
Ottawa	27.0%	25.8%	25.8%	26.2%	25.8%
Lincoln	24.6%	24.9%	25.9%	25.5%	25.9%
Centre Wellington					26.1%
Wasaga Beach					26.1%
Mapleton					26.3%
Minto					26.8%
Grimsby					26.9%
Saugeen Shores			24.6%	25.8%	27.3%
Markham	23.5%	24.6%	25.3%	26.4%	27.6%
North Bay	23.3%	24.4%	25.2%	27.0%	27.7%
Aurora		25.7%		27.0%	27.7%
Fort Erie	26.1%	26.6%	26.6%	27.7%	28.5%
Parry Sound					29.6%
Strathroy-Caradoc				28.1%	29.9%
Wilmot	23.6%	25.2%	26.6%	28.3%	29.9%

Water Asset Consumption Ratio (cont'd)

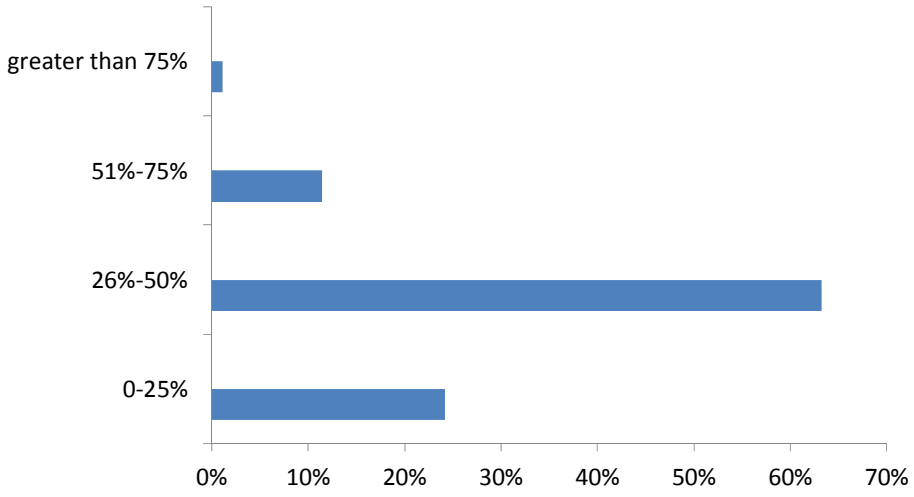
Municipalities	2010	2011	2012	2013	2014
Cambridge	30.9%	31.0%	31.0%	31.0%	30.1%
The Blue Mountains	24.3%	25.7%	27.4%	28.8%	30.1%
King	28.5%	28.5%	29.1%	30.0%	30.2%
Leamington					30.2%
Erin					30.4%
Hamilton	33.3%	31.4%	29.6%	30.5%	30.8%
Thorold	30.9%	30.9%	32.4%	30.1%	31.0%
Kingston	28.9%	29.7%	30.3%	31.2%	31.3%
London	29.5%	29.8%	30.1%	31.5%	31.4%
Orangeville		30.3%		32.6%	31.4%
Waterloo	28.7%	29.4%	30.4%	30.6%	31.5%
Belleville		32.9%	33.1%	31.2%	31.8%
Toronto	38.4%	36.7%	33.8%	33.4%	33.0%
Port Colborne			33.7%		33.4%
Greater Sudbury	30.7%	31.2%	31.7%	32.6%	33.5%
Prince Edward County		28.2%	30.1%	31.8%	33.6%
Welland	27.7%	29.5%	30.9%	32.6%	33.8%
Wellington North					34.2%
Pelham		30.7%	31.4%	33.0%	34.7%
Guelph/Eramosa					34.7%
Kenora	31.4%	32.5%	33.7%	34.4%	34.9%
Kingsville		31.8%	33.2%	34.4%	36.5%
Sarnia	32.4%	33.2%	34.0%	35.4%	36.5%
Chatham-Kent					36.7%
Kincardine					37.4%
Cornwall	37.3%		37.7%	37.3%	37.5%
Sault Ste. Marie		37.2%	37.5%	37.9%	37.8%
Penetanguishene	31.3%	33.7%	35.1%	37.0%	38.7%
Newmarket	35.6%	37.0%	38.5%	39.0%	38.7%
Orillia			35.8%	37.1%	38.8%
Timmins	34.6%	36.3%	37.1%	39.1%	40.8%
Guelph	41.0%	40.9%	38.1%	39.3%	40.8%
Central Huron			38.7%	39.1%	41.1%
Quinte West	39.6%	39.1%	40.3%	40.8%	41.7%
East Gwillimbury	39.2%	40.0%	41.9%	43.7%	45.6%
Stratford	43.8%	43.5%	44.0%	44.3%	45.7%
Peterborough	42.5%	44.1%	43.2%	44.4%	45.7%

Water Asset Consumption Ratio (cont'd)

Municipalities	2010	2011	2012	2013	2014
Grey Highlands			0.0%	47.4%	46.3%
Brockville		47.2%	46.4%	47.1%	47.2%
Collingwood				48.2%	49.9%
St. Thomas	49.9%	49.9%	48.6%	50.1%	51.3%
Greenstone			59.4%	50.9%	53.2%
Owen Sound		44.3%	34.8%	54.6%	53.3%
Thunder Bay	54.2%	53.2%	54.1%	54.3%	54.6%
Smooth Rock Falls					56.3%
Meaford	43.5%	47.7%	51.0%	54.9%	59.0%
Elliot Lake				79.8%	81.5%
Niagara Falls	36.1%	37.0%	38.3%	39.8%	N/A
Average	**29.8%**	**30.0%**	**30.1%**	**32.8%**	**33.2%**
Median	**29.5%**	**29.8%**	**30.4%**	**31.2%**	**31.2%**

Municipalities	2010	2011	2012	2013	2014
Region Peel	23.6%	21.3%	22.1%	20.4%	20.3%
Region Halton	18.2%	18.8%	20.9%	20.5%	21.7%
Region York	23.0%	24.1%	23.1%	23.6%	23.5%
Region Durham	23.2%	24.1%	24.9%	26.2%	26.2%
District of Muskoka	30.6%	32.8%		35.3%	37.8%
Region Niagara	43.3%	45.4%	46.6%	47.0%	45.5%
Region Waterloo	44.4%	46.2%	46.0%	46.8%	47.9%
Average	**29.5%**	**30.4%**	**30.6%**	**31.4%**	**31.8%**
Median	**23.6%**	**24.1%**	**24.0%**	**26.2%**	**26.2%**

Summary –Water Asset Consumption Ratio– Total Survey



As shown above, there is considerable range in the asset consumption ratio across the survey of municipalities:

- 24% have a relatively low asset consumption ratio of between 0-25%, reflecting relatively new assets
- 63% have an asset consumption ratio between 26-50%, reflecting moderately new assets
- 11% of municipalities surveyed have a ratio between 51%-75%, reflecting moderately old assets
- 1% of the municipalities have a ratio of 75% or greater, reflecting an old asset base

Wastewater Asset Consumption Ratio

This ratio shows the value of the tangible capital assets that have been consumed. This ratio seeks to highlight the aged condition of the assets and the potential asset replacement needs. A higher ratio may indicate significant replacement needs. However, if assets are renewed and replaced in accordance with an asset management plan a high ratio should not be a cause for concern. The Ministry of Municipal Affairs and Housing considers a ratio of 25% or under to be relatively new; 26%-50% to be moderately new; 51%-75% to be moderately old and over 75% to be old.

Municipalities	2010	2011	2012	2013	2014
Tillsonburg			33.2%	4.1%	4.1%
King	16.4%	11.1%	12.3%	13.4%	5.6%
Whitchurch-Stouffville	21.0%	11.6%	8.5%	9.9%	11.4%
Brockville		62.4%	10.0%	12.3%	14.6%
Strathroy-Caradoc				15.7%	16.4%
Woolwich	14.7%	16.3%	16.6%	16.6%	17.3%
Prince Edward County		13.0%	15.3%	17.6%	18.9%
Middlesex Centre	18.7%	19.7%	15.6%	17.4%	19.4%
Aurora		21.2%		18.4%	21.3%
Georgina	16.5%	17.7%	18.9%	20.1%	21.4%
Wasaga Beach					22.5%
Thorold	23.9%	23.2%	22.8%	23.9%	22.5%
St. Marys					22.8%
Vaughan		19.9%	21.0%	22.2%	22.9%
Niagara-on-the-Lake	18.6%	19.9%	21.1%	22.3%	23.6%
Wellington North					24.1%
Centre Wellington					25.0%
Ottawa	23.7%	24.2%	24.7%	25.1%	25.6%
The Blue Mountains	20.9%	22.3%	23.9%	25.2%	25.8%
Welland	25.1%	26.0%	27.1%	27.2%	26.5%
Lincoln	23.5%	24.4%	25.4%	25.8%	26.6%
Parry Sound					27.2%
Springwater		23.6%	24.8%	26.0%	27.2%
Saugeen Shores			24.2%	25.9%	27.5%
Guelph/Eramosa					27.8%
Hanover		27.2%	27.8%	26.8%	27.9%
Fort Erie	27.4%	27.1%	25.1%	26.6%	27.9%
Grimsby					28.1%
Belleville		26.0%	26.8%	26.9%	28.1%
Innisfil		26.7%	27.9%	27.9%	28.5%
West Lincoln	23.4%	24.3%	25.7%	27.4%	28.6%
Orangeville		33.7%		38.3%	28.9%
Kitchener	29.0%	29.5%	30.9%	28.3%	28.9%
Waterloo	29.1%	30.3%	30.6%	29.8%	29.3%
Markham	26.5%	27.5%	28.2%	29.3%	30.5%

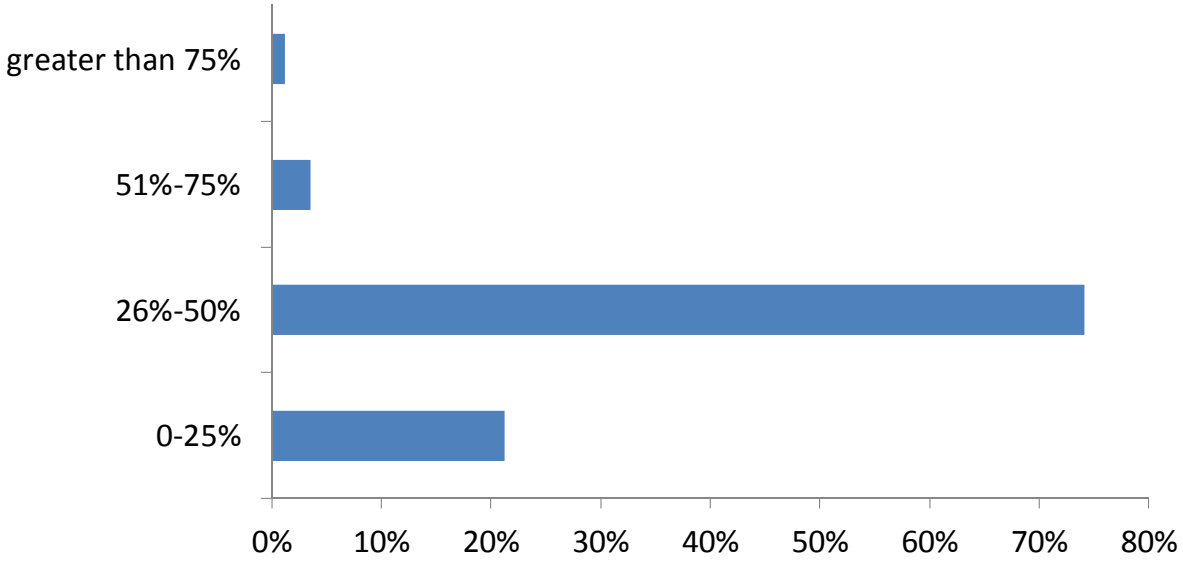
Wastewater Asset Consumption Ratio (cont'd)

Municipalities	2010	2011	2012	2013	2014
Wilmot	23.2%	25.1%	26.9%	28.8%	30.6%
Peterborough	39.2%	40.5%	36.1%	35.6%	31.1%
Brant County			29.5%	29.6%	31.1%
Hamilton	34.1%	34.1%	32.4%	31.3%	32.2%
Barrie	30.0%	26.5%	29.0%	30.9%	33.2%
Penetanguishene	28.9%	30.4%	31.0%	31.9%	33.4%
Kingston	26.8%	28.6%	30.9%	32.0%	33.6%
St. Catharines	31.3%	32.4%	32.4%	33.4%	34.1%
Kingsville		29.3%	30.7%	33.0%	34.3%
Leamington					35.4%
North Bay	5.4%	34.5%	35.6%	36.0%	36.4%
Lambton Shores		31.9%	33.2%	34.8%	36.4%
Windsor	37.6%	38.3%	33.5%	35.0%	36.6%
Kenora	33.9%	35.0%	36.7%	37.0%	37.4%
Collingwood				36.2%	37.4%
Stratford	29.7%	29.2%	29.8%	37.0%	37.6%
Newmarket	35.7%	37.5%	38.7%	38.7%	38.5%
Timmins	36.6%	36.7%	38.1%	37.6%	38.5%
Minto					38.5%
Meaford	34.1%	36.3%	37.3%	38.4%	39.5%
London	36.9%	36.0%	37.6%	37.9%	39.6%
Smooth Rock Falls					40.2%
Sault Ste. Marie	39.1%	38.4%	39.0%	40.8%	41.2%
Kincardine					41.6%
Orillia			39.1%	40.4%	41.9%
Cambridge	41.6%	42.3%	42.6%	43.1%	41.9%
Quinte West	45.5%	44.6%	44.0%	43.1%	42.7%
Port Colborne			42.3%		44.5%
Sarnia	42.0%	39.3%	41.0%	42.7%	44.9%
East Gwillimbury	38.3%	40.2%	42.0%	43.8%	45.6%
Greenstone			46.1%	48.9%	45.8%
St. Thomas	41.6%	41.6%	42.9%	44.6%	46.1%
Owen Sound		37.1%	75.4%	53.9%	46.5%
Toronto	43.0%	43.5%	44.9%	45.5%	46.5%
Greater Sudbury	41.8%	42.4%	44.1%	45.3%	46.8%
Pelham		42.7%	44.1%	45.5%	47.2%
Chatham-Kent					47.8%
Guelph	46.9%	48.6%	48.9%	48.2%	48.5%
Grey Highlands				47.9%	50.0%
Central Huron			51.1%	51.4%	51.0%
Cornwall	55.5%		55.4%	55.5%	53.9%
Thunder Bay	60.4%	59.7%	61.7%	62.9%	62.2%
Elliot Lake				80.2%	81.4%
Niagara Falls	46.5%	47.7%	48.7%	49.9%	N/A
Average	**31.7%**	**31.6%**	**33.1%**	**33.6%**	**33.6%**
Median	**30.0%**	**30.3%**	**31.0%**	**32.5%**	**32.7%**

Wastewater Asset Consumption Ratio (cont'd)

Municipalities	2010	2011	2012	2013	2014
Region York	16.1%	17.8%	18.9%	18.5%	19.1%
Region Peel	23.5%	23.0%	24.0%	24.7%	25.7%
Region Halton	27.7%	27.6%	27.3%	28.4%	28.8%
Region Durham	27.1%	28.0%	29.2%	30.5%	29.9%
District of Muskoka	36.5%	32.9%	34.7%	37.3%	39.9%
Region Niagara	50.1%	42.9%	48.1%	46.0%	46.8%
Region Waterloo	65.3%	57.3%	55.2%	52.0%	48.3%
Average	**35.2%**	**32.8%**	**33.9%**	**33.9%**	**34.1%**
Median	**27.7%**	**28.0%**	**29.2%**	**30.5%**	**29.9%**

Summary –Wastewater Asset Consumption Ratio– Total Survey



As shown above, there is considerable range in the asset consumption ratio across the survey of municipalities:

- 21% have a relatively low asset consumption ratio of between 0-25%, reflecting relatively new assets
- 74% have an asset consumption ratio between 26-50%, reflecting moderately new assets
- 4% of municipalities surveyed have a ratio between 51%-75%, reflecting moderately old assets
- 1% of the municipalities have a ratio of 75% or greater, reflecting an old asset base

Water Reserves as a % of Own Source Revenues and Reserves as a % of Closing Amortization

Municipalities	2014 Water Reserves as % Total Water Own Source Revenues	2014 Water Reserves as % Closing Amortization Water
King	-43.0%	-21.6%
Aurora	-7.2%	-2.6%
Collingwood	0.0%	0.0%
Elliot Lake	0.0%	0.0%
Sault Ste. Marie	0.0%	0.0%
Timmins	0.0%	0.0%
Waterloo	0.0%	0.0%
Welland	0.0%	0.0%
Wellington North	0.0%	0.0%
Thunder Bay	1.3%	0.2%
Greenstone	1.1%	0.2%
Springwater	1.3%	0.4%
Amherstburg	13.0%	1.2%
Ottawa	7.7%	1.7%
Meaford	24.3%	2.4%
Chatham-Kent	11.1%	2.4%
St. Thomas	38.1%	4.3%
Prince Edward County	34.6%	5.0%
Smooth Rock Falls	63.8%	6.1%
Peterborough	38.0%	6.6%
Innisfil	26.9%	6.9%
Owen Sound	41.2%	8.2%
Cambridge	6.8%	8.3%
Orangeville	28.3%	8.7%
Middlesex Centre	26.1%	8.7%
Sarnia	34.9%	8.9%
Kenora	35.9%	9.1%
Quinte West	60.2%	9.6%
Hamilton	33.6%	10.3%
North Bay	28.5%	10.6%
Fort Erie	20.3%	11.0%
Georgina	119.6%	11.4%

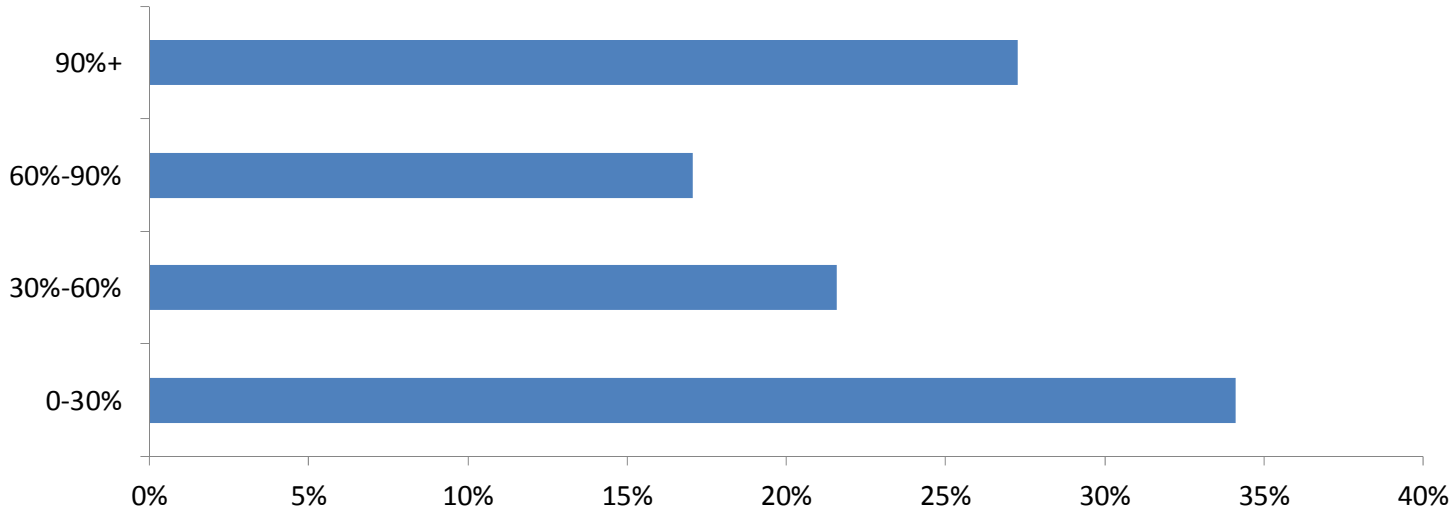
Municipalities	2014 Water Reserves as % Total Water Own Source Revenues	2014 Water Reserves as % Closing Amortization Water
Greater Sudbury	46.6%	12.2%
Saugeen Shores	73.2%	12.5%
East Gwillimbury	38.7%	12.8%
Orillia	87.0%	12.8%
Cornwall	51.1%	14.2%
Grimsby	45.3%	16.6%
West Lincoln	54.1%	17.3%
London	69.6%	19.1%
Kingston	89.6%	19.8%
Erin	83.8%	20.8%
Central Huron	78.6%	21.8%
Lambton Shores	125.9%	22.1%
Belleville	80.3%	22.6%
St. Catharines	52.0%	23.0%
Wilmot	58.9%	23.5%
Niagara-on-the-Lake	55.4%	23.5%
Brockville	59.0%	24.5%
Port Colborne	125.1%	24.7%
Guelph/Eramosa	148.1%	25.1%
Barrie	62.0%	25.5%
Minto	107.0%	26.6%
Penetanguishene	79.2%	27.4%
Pelham	87.8%	32.9%
Markham	101.9%	33.4%
Stratford	107.8%	34.3%
Leamington	105.8%	35.2%
Parry Sound	135.0%	35.4%
The Blue Mountains	166.7%	37.9%
Wasaga Beach	225.4%	38.5%
Toronto	85.8%	38.9%
St. Marys	83.6%	40.2%
Kingsville	150.3%	40.9%

Water Reserves as a % of Own Source Revenues and Reserves as a % of Closing Amortization (cont'd)

Municipalities	2014 Water Reserves as % Total Water Own Source Revenues	2014 Water Reserves as % Closing Amortization Water
Kitchener	21.5%	41.7%
Mapleton	291.0%	43.0%
Guelph	176.4%	44.9%
Strathroy-Caradoc	212.4%	45.2%
Grey Highlands	161.2%	48.1%
Thorold	111.6%	50.1%
Woolwich	80.4%	51.4%
Vaughan	92.1%	51.5%
Hanover	120.1%	53.8%
Brant County	129.6%	56.5%
Kincardine	171.7%	63.2%
Lincoln	208.8%	63.3%
Whitchurch-Stouffville	51.8%	64.4%
Centre Wellington	213.6%	65.0%
Newmarket	149.0%	77.1%
Average	**72.9%**	**22.2%**
Median	**59.0%**	**19.1%**

Municipalities	2014 Water Reserves as % Total Water Own Source Revenues	2014 Water Reserves as % Closing Amortization Water
District of Muskoka	110.0%	10.5%
Region Waterloo	52.7%	10.7%
Region Peel	95.4%	17.5%
Region Durham	74.1%	18.8%
Region Halton	111.2%	23.5%
Region York	63.2%	30.8%
Region Niagara	182.9%	42.0%
Average	**98.5%**	**22.0%**
Median	**95.4%**	**18.8%**

Summary—Water Reserves as a % of Own Source Revenues—Total Survey



As shown above:

- 34% of the municipalities surveyed have a water reserve balance as a percentage of own source revenues 30% or lower
- 22% have a ratio of 30-60%
- 17% have a ratio of 60-90%
- 27% have a ratio of 90%+

WW Reserves as a % of Own Source Revenues & WW Reserves as a % of Closing Amortization

Municipalities	2014 Wastewater Reserves as % Total Wastewater Own Source Revenues	2014 Wastewater Reserves as % Closing Amortization Wastewater
Stratford	-70.6%	-23.8%
Kingsville	-17.3%	-2.7%
Ottawa	-4.5%	-1.1%
Barrie	-2.6%	-0.4%
Elliot Lake	0.0%	0.0%
Greenstone	0.0%	0.0%
Markham	0.0%	0.0%
Middlesex Centre	0.0%	0.0%
Springwater	0.0%	0.0%
Timmins	0.0%	0.0%
Waterloo	0.0%	0.0%
Thunder Bay	2.6%	0.3%
Prince Edward County	0.9%	0.3%
Chatham-Kent	4.9%	0.8%
Sault Ste. Marie	3.4%	0.9%
Welland	1.6%	2.0%
Toronto	12.0%	2.6%
Aurora	6.8%	3.4%
St. Marys	11.0%	3.6%
Kenora	14.8%	3.9%
North Bay	17.9%	5.0%
Greater Sudbury	41.2%	5.9%
Smooth Rock Falls	46.8%	6.0%
Cornwall	45.0%	6.0%
Windsor	18.1%	6.5%
Kitchener	7.4%	6.7%
Saugeen Shores	37.5%	7.1%
Sarnia	27.3%	7.1%
St. Catharines	44.2%	7.4%
Quinte West	46.8%	8.7%
Lambton Shores	48.5%	9.5%
Belleville	55.9%	10.2%
Pelham	39.7%	12.3%
Penetanguishene	28.8%	12.4%
Owen Sound	41.1%	12.9%

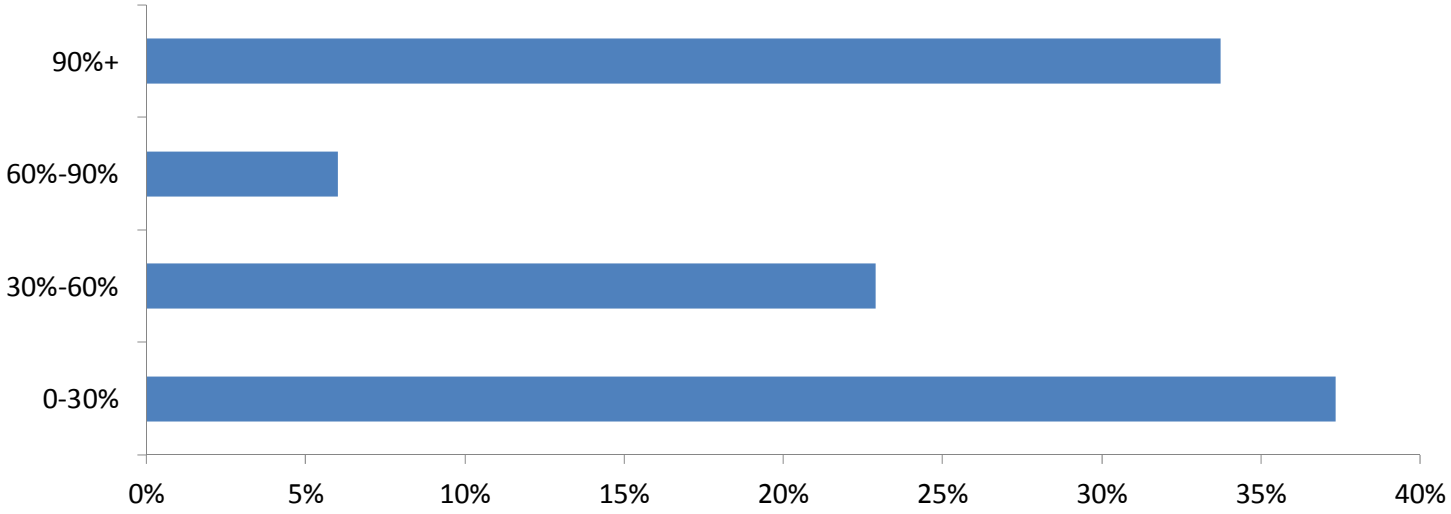
Municipalities	2014 Wastewater Reserves as % Total Wastewater Own Source Revenues	2014 Wastewater Reserves as % Closing Amortization Wastewater
Orillia	70.5%	14.3%
Port Colborne	171.0%	15.0%
Parry Sound	66.0%	16.1%
East Gwillimbury		17.4%
Central Huron	118.5%	17.8%
Guelph/Eramosa	112.6%	18.8%
Wilmot	45.5%	18.9%
Niagara-on-the-Lake	58.9%	19.1%
Meaford	70.1%	19.2%
Georgina	324.3%	20.1%
Orangeville	45.2%	21.0%
West Lincoln	49.6%	21.8%
London	160.0%	21.9%
Leamington	130.5%	25.4%
St. Thomas	163.8%	29.1%
Kingston	125.8%	29.4%
Cambridge	44.0%	30.0%
Thorold	66.3%	30.8%
Brockville	51.0%	31.0%
Fort Erie	48.9%	31.3%
Grey Highlands	154.6%	32.6%
Minto	178.9%	32.7%
Guelph	188.3%	38.8%
Newmarket	106.3%	41.2%
Hamilton	197.0%	42.1%
Wasaga Beach	152.6%	45.5%
Vaughan	75.4%	46.2%
Centre Wellington	167.1%	46.3%
Innisfil	216.0%	46.6%
Brant County	161.7%	52.9%
Strathroy-Caradoc	113.7%	53.1%
Kincardine	364.5%	54.6%
Collingwood	196.3%	59.0%
Hanover	173.7%	61.2%
Wellington North	232.8%	66.8%

WW Reserves as a % of Own Source Revenues & WW Reserves as a % of Closing Amortization (cont'd)

Municipalities	2014 Wastewater Reserves as % Total Wastewater Own Source Revenues	2014 Wastewater Reserves as % Closing Amortization Wastewater
Lincoln	416.3%	68.8%
The Blue Mountains	523.5%	77.2%
Whitchurch-Stouffville	59.1%	81.7%
Woolwich	193.1%	110.1%
Peterborough	219.3%	119.4%
Mapleton	290.3%	144.0%
King	489.1%	874.8%
Average	**96.1%**	**35.8%**
Median	**49.2%**	**17.4%**

Municipalities	2014 Wastewater Reserves as % Total Wastewater Own Source Revenues	2014 Wastewater Reserves as % Closing Amortization Wastewater
Region York	16.6%	6.6%
District of Muskoka	159.2%	9.7%
Region Waterloo	43.7%	10.3%
Region Niagara	93.0%	19.5%
Region Halton	99.2%	20.2%
Region Durham	102.9%	26.8%
Region Peel	253.1%	31.9%
Average	**109.7%**	**17.8%**
Median	**99.2%**	**19.5%**

Summary—Wastewater Reserves as a % of Own Source Revenues—Total Survey



As shown above:

- 37% of the municipalities surveyed have a water reserve balance as a percentage of own source revenues 30% or lower
- 23% have a ratio of 30-60%
- 6% have a ratio of 60-90%
- 34% have a ratio of 90%+

Water Reserves Per Capita

Municipality	Water Reserves Per Capita
King	$ (34)
Aurora	$ (10)
North Dumfries	$ (1)
Collingwood	$ -
Elliot Lake	$ -
Sault Ste. Marie	$ -
Timmins	$ -
Waterloo	$ -
Welland	$ -
Wellington North	$ -
Springwater	$ 1
Thunder Bay	$ 3
Greenstone	$ 4
Ottawa	$ 11
Cambridge	$ 14
Chatham-Kent	$ 21
Amherstburg	$ 25
Kitchener	$ 32
Middlesex Centre	$ 37
Georgina	$ 38
Meaford	$ 39
Prince Edward County	$ 39
West Lincoln	$ 42
Innisfil	$ 45
St. Catharines	$ 46
Fort Erie	$ 47
Whitchurch-Stouffville	$ 50
Orangeville	$ 51
Hamilton	$ 53
Wilmot	$ 59
Woolwich	$ 66
North Bay	$ 66
Sarnia	$ 67
Peterborough	$ 74
Kenora	$ 76
Cornwall	$ 78
Quinte West	$ 79
Guelph/Eramosa	$ 84
Greater Sudbury	$ 91
Grimsby	$ 92
East Gwillimbury	$ 94
Brockville	$ 100
Mapleton	$ 100
Erin	$ 101
Owen Sound	$ 101
Barrie	$ 103
Port Colborne	$ 109
Pelham	$ 112
St. Thomas	$ 115
Central Huron	$ 123
London	$ 124
Stratford	$ 129
Vaughan	$ 137
Orillia	$ 137
Toronto	$ 139
Saugeen Shores	$ 142
Markham	$ 147
Grey Highlands	$ 150
Penetanguishene	$ 158
Kingston	$ 167
Niagara-on-the-Lake	$ 168
Belleville	$ 183
Smooth Rock Falls	$ 185
Thorold	$ 192
St. Marys	$ 194
Brant County	$ 199
Minto	$ 212
Lincoln	$ 223
Hanover	$ 226
Newmarket	$ 252
Wasaga Beach	$ 289
Centre Wellington	$ 293
Kingsville	$ 324
Guelph	$ 328
Strathroy-Caradoc	$ 347
Leamington	$ 448
Lambton Shores	$ 467
Parry Sound	$ 495
Kincardine	$ 639
The Blue Mountains	$ 952
Average	**$ 131**
Median	**$ 93**
Region Waterloo	$ 51
Region York	$ 56
Region Durham	$ 101
Region Peel	$ 123
District of Muskoka	$ 144
Region Halton	$ 163
Region Niagara	$ 169
Average	**$ 115**
Median	**$ 123**

Wastewater Reserves Per Capita

Municipality	Wastewater Reserves Per Capita
Stratford	$ (140)
Kingsville	$ (16)
Ottawa	$ (7)
Barrie	$ (5)
Prince Edward County	$ 1
Welland	$ 4
Thunder Bay	$ 4
Sault Ste. Marie	$ 7
Aurora	$ 8
Chatham-Kent	$ 8
Erin	$ 11
Kitchener	$ 12
Toronto	$ 21
St. Catharines	$ 23
St. Marys	$ 23
North Bay	$ 26
Kenora	$ 31
Pelham	$ 35
Wilmot	$ 41
West Lincoln	$ 46
East Gwillimbury	$ 50
Quinte West	$ 52
Whitchurch-Stouffville	$ 52
Windsor	$ 52
Sarnia	$ 55
Lambton Shores	$ 62
Penetanguishene	$ 66
Guelph/Eramosa	$ 69
Saugeen Shores	$ 74
Meaford	$ 78
Greater Sudbury	$ 78
Smooth Rock Falls	$ 80
Cambridge	$ 82
Cornwall	$ 82
Port Colborne	$ 85
Orangeville	$ 87
Belleville	$ 90
Georgina	$ 91
Owen Sound	$ 92
Woolwich	$ 103
Brockville	$ 110
Niagara-on-the-Lake	$ 112
Central Huron	$ 126
Amherstburg	$ 126
Mapleton	$ 129
Vaughan	$ 130
Thorold	$ 131
Grey Highlands	$ 132
Brant County	$ 135
Orillia	$ 137
Fort Erie	$ 140
Newmarket	$ 178
Lincoln	$ 178
Grimsby	$ 183
Strathroy-Caradoc	$ 195
London	$ 209
St. Thomas	$ 249
Centre Wellington	$ 250
Innisfil	$ 259
Kingston	$ 266
Parry Sound	$ 270
Leamington	$ 292
Hamilton	$ 325
Hanover	$ 335
Minto	$ 388
Guelph	$ 409
Peterborough	$ 414
Wasaga Beach	$ 452
King	$ 486
Wellington North	$ 501
Kincardine	$ 608
Collingwood	$ 737
The Blue Mountains	$ 2,311
Average	**$ 171**
Median	**$ 90**
Region York	$ 18
Region Waterloo	$ 47
Region Niagara	$ 138
Region Halton	$ 155
District of Muskoka	$ 177
Region Durham	$ 189
Region Peel	$ 216
Average	**$ 134**
Median	**$ 155**

Water Debt Interest Cover Ratio

This ratio indicates the extent to which rate revenues are committed to interest expenses and is calculated as Debt Interest as a percentage of water revenues. It is important to monitor this trend to help ensure that debt interest does not overly reduce flexibility.

Municipalities	2010	2011	2012	2013	2014
Stratford	0.0%	0.0%	0.0%	0.0%	0.0%
Aurora	0.0%	0.0%		0.0%	0.0%
Central Huron				0.0%	0.0%
Cornwall		0.0%		0.0%	0.0%
East Gwillimbury	0.0%	0.0%	0.0%	0.0%	0.0%
Elliot Lake					0.0%
Greenstone		0.0%	0.0%	0.0%	0.0%
Grimsby					0.0%
Guelph/Eramosa					0.0%
Hanover		0.0%	0.0%	0.0%	0.0%
Innisfil		0.7%		0.0%	0.0%
King	0.0%	0.0%	0.0%	0.0%	0.0%
Kitchener	0.0%	0.0%	0.0%	0.0%	0.0%
Lincoln	0.0%	0.0%	0.0%	0.0%	0.0%
Mapleton					0.0%
Markham	0.0%	0.0%	0.0%	0.0%	0.0%
Orangeville	0.0%	0.4%		0.0%	0.0%
Orillia			0.0%	0.0%	0.0%
Penetanguishene	0.0%	0.0%	0.0%	0.0%	0.0%
Smooth Rock Falls					0.0%
Thorold	0.0%	0.0%	0.0%	0.0%	0.0%
Timmins	0.0%	0.0%	0.0%	0.0%	0.0%
Toronto	0.0%	0.0%	0.0%	0.0%	0.0%
West Lincoln	0.0%	0.0%	0.0%	0.0%	0.0%
Whitchurch-Stouffville	0.0%	0.0%	0.0%	0.5%	0.0%
Wilmot	4.9%	0.0%	0.0%	0.0%	0.0%
Waterloo	0.4%	0.3%	0.2%	0.1%	0.0%
Vaughan	0.0%	0.1%	0.1%	0.1%	0.1%
Cambridge			0.4%	0.4%	0.3%
Strathroy-Caradoc				0.3%	0.3%
Erin					0.4%
Wellington North					0.4%
Kenora			0.8%	0.6%	0.5%

Water Debt Interest Cover Ratio (cont'd)

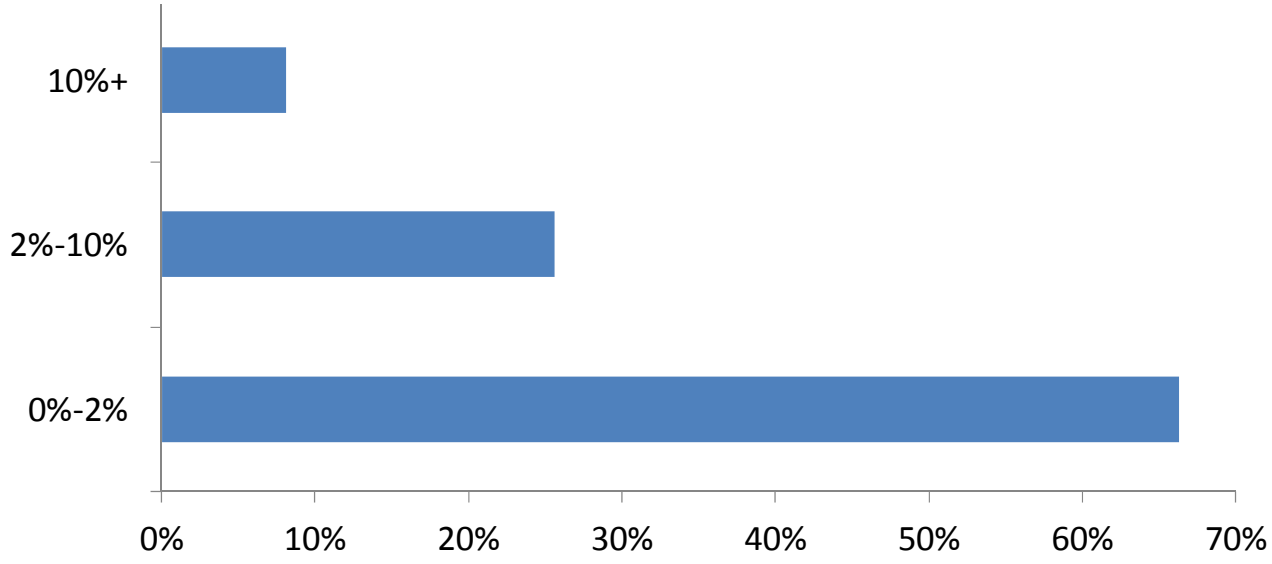
Municipalities	2010	2011	2012	2013	2014
Woolwich	0.9%	0.7%	0.7%	0.6%	0.5%
Grey Highlands				0.0%	0.6%
London	0.3%	0.4%	0.5%	0.6%	0.6%
Greater Sudbury	2.7%	1.2%	0.7%	0.7%	0.6%
Fort Erie	1.5%	1.3%	1.0%	0.8%	0.6%
Guelph	1.2%	1.0%	0.9%	0.8%	0.7%
Sault Ste. Marie	0.0%	0.0%	0.0%	0.8%	0.7%
Kincardine					0.9%
Brockville		1.3%	1.2%	1.2%	1.0%
Port Colborne		1.6%	1.2%	N/A	1.0%
Owen Sound		2.3%	2.0%	1.6%	1.1%
Collingwood				1.7%	1.1%
Springwater		7.4%	6.1%	1.2%	1.1%
Wasaga Beach					1.2%
Hamilton	0.1%	0.1%	1.0%	1.1%	1.2%
St. Thomas	1.4%	1.3%	1.4%	0.0%	1.2%
Niagara-on-the-Lake	0.9%	1.6%	1.4%	1.4%	1.2%
St. Catharines	2.2%	2.0%	1.6%	1.6%	1.5%
Pelham	0.0%	0.0%	0.8%	1.4%	1.6%
Kingston	1.0%	0.9%	0.8%	0.7%	1.8%
The Blue Mountains	3.1%	2.7%	2.9%	2.5%	1.9%
Newmarket	0.8%	2.5%	2.4%	2.2%	2.0%
Peterborough	1.7%	1.8%	1.9%	2.7%	2.2%
Minto					2.4%
Welland	2.9%	2.5%	2.3%	2.1%	2.9%
St. Marys					3.0%
Sarnia	0.6%	7.4%	4.8%	4.2%	3.1%
Amherstburg					3.3%
North Bay	4.1%	3.7%	3.3%	3.0%	3.3%
Belleville		4.9%	4.0%	4.4%	4.5%
Lambton Shores		8.8%	7.0%	5.9%	5.2%
Chatham-Kent					5.3%
Centre Wellington					5.5%
Quinte West	0.2%	1.5%	3.3%	4.6%	5.7%
Ottawa	3.3%	4.6%	5.2%	5.9%	5.7%
Middlesex Centre	1.1%	0.9%	7.8%	6.8%	6.2%
Parry Sound					6.6%

Water Debt Interest Cover Ratio (cont'd)

Municipalities	2010	2011	2012	2013	2014
Brant County			7.0%	7.0%	6.8%
Leamington	0.0%	0.0%	0.0%	0.0%	8.2%
Thunder Bay	11.8%	10.1%	8.9%	9.0%	8.8%
Prince Edward County	0.0%	8.4%	8.2%	9.8%	9.0%
Meaford	12.8%	12.0%	11.1%	10.2%	9.4%
Kingsville		13.1%	14.2%	14.9%	13.0%
Saugeen Shores			16.6%	15.1%	14.1%
Georgina	19.7%	16.4%	15.3%	13.7%	15.5%
Barrie	0.0%	14.4%	24.6%	30.4%	26.7%
Average	**1.8%**	**2.5%**	**3.0%**	**2.7%**	**2.6%**
Median	**0.2%**	**0.8%**	**0.9%**	**0.6%**	**0.7%**

Municipalities	2010	2011	2012	2013	2014
Region Durham	1.2%	0.8%	0.4%	0.2%	0.1%
Region Waterloo	1.6%	1.4%	1.4%	1.2%	0.9%
Region Niagara	0.7%	1.4%	1.4%	1.4%	1.4%
Region Halton	5.2%	4.8%	5.9%	5.6%	5.1%
District of Muskoka	20.8%	18.4%	16.2%	15.4%	14.6%
Region Peel	2.3%	9.8%	11.5%	14.9%	17.1%
Region York	23.5%	24.8%	33.3%	35.6%	37.6%
Average	**7.9%**	**8.8%**	**10.0%**	**10.6%**	**11.0%**
Median	**2.3%**	**4.8%**	**5.9%**	**5.6%**	**5.1%**

Summary—Water Debt Interest Cover Ratio– Total Survey



- 66% of the municipalities surveyed have a debt interest ratio of 2% or less
- 26% have a ratio between 2%-10%
- 8% have a ratio that exceeds 10%

Wastewater Debt Interest Cover Ratio

Municipalities	2010	2011	2012	2013	2014
Aurora	0.0%	0.0%		0.0%	0.0%
Cambridge	0.0%	0.0%	0.0%	0.0%	0.0%
Central Huron		0.0%	0.0%	0.0%	0.0%
Elliot Lake	0.0%	0.0%	0.0%	0.0%	0.0%
Greater Sudbury	0.0%	0.0%	0.0%	0.0%	0.0%
Guelph/Eramosa					0.0%
Hanover		0.0%	0.0%	0.0%	0.0%
Innisfil	0.0%	0.2%	0.0%	0.0%	0.0%
Kenora		0.0%	0.0%	0.0%	0.0%
Kitchener	0.0%	0.0%	0.0%	0.0%	0.0%
Lincoln	0.0%	2.0%	0.0%	0.0%	0.0%
Markham	0.0%	0.0%	0.0%	0.0%	0.0%
Orangeville	0.0%	0.2%		0.0%	0.0%
Orillia		0.0%	0.0%	0.0%	0.0%
Pelham	0.0%	0.0%	0.0%	0.0%	0.0%
Penetanguishene	0.0%	0.0%	0.0%	0.0%	0.0%
Port Colborne	0.0%	0.6%	0.0%	0.0%	0.0%
Sault Ste. Marie	0.0%	0.0%	0.0%	0.0%	0.0%
Smooth Rock Falls					0.0%
Springwater	0.0%	0.7%	0.0%	0.0%	0.0%
St. Thomas	0.0%	0.0%	0.0%	2.6%	0.0%
Thorold	0.0%	0.0%	0.0%	0.0%	0.0%
Timmins	0.0%	0.0%	0.0%	0.0%	0.0%
Toronto	0.0%	0.0%	0.0%	0.0%	0.0%
Wellesley				0.0%	0.0%
West Lincoln	0.0%	0.0%	0.0%	0.0%	0.0%
Whitchurch-Stouffville	0.0%	0.0%	0.0%	0.5%	0.0%
Wilmot	0.0%	0.0%	0.0%	0.0%	0.0%
East Gwillimbury	0.0%	0.0%	0.0%	0.0%	0.0%
Kincardine					0.0%
Vaughan	0.0%	0.2%	0.1%	0.1%	0.1%
North Bay	0.0%	0.0%	0.4%	0.4%	0.3%
Woolwich	0.7%	0.7%	0.5%	0.6%	0.5%
Waterloo	0.1%	0.1%	0.0%	0.0%	0.5%
Brockville	0.0%	1.4%	0.9%	0.8%	0.6%
Guelph	1.2%	0.9%	0.7%	0.6%	0.6%

Wastewater Debt Interest Cover Ratio (cont'd)

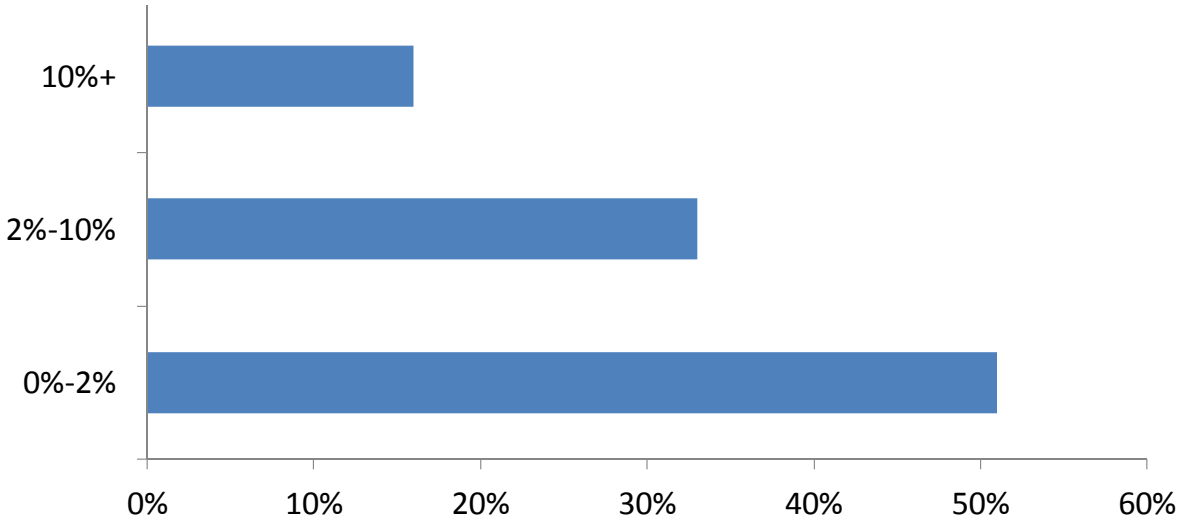
Municipalities	2010	2011	2012	2013	2014
Niagara-on-the-Lake	1.0%	0.8%	0.8%	0.7%	0.6%
Welland	0.7%	0.6%	0.7%	0.7%	0.8%
Hamilton	0.2%	0.1%	0.8%	0.9%	1.0%
The Blue Mountains	5.4%	4.0%	2.9%	1.8%	1.2%
Belleville	0.0%	5.0%	2.5%	0.7%	1.3%
Windsor	1.7%	1.6%	1.5%	1.4%	1.4%
Cornwall	0.0%	0.0%	0.0%	0.3%	1.5%
Wasaga Beach					1.9%
Fort Erie	1.4%	1.3%	1.7%	2.3%	2.0%
Newmarket	0.9%	2.8%	2.5%	2.2%	2.0%
St. Catharines	5.8%	4.5%	3.2%	3.1%	2.3%
Meaford	6.8%	6.0%	5.1%	3.7%	2.3%
Lambton Shores		3.2%	3.2%	2.7%	2.3%
Grey Highlands				1.0%	3.0%
Peterborough	1.6%	1.7%	1.8%	2.2%	3.0%
Sarnia	6.2%	0.4%	0.8%	3.6%	3.1%
Strathroy-Caradoc				4.3%	3.4%
London	2.3%	0.0%	3.8%	3.4%	3.7%
Owen Sound	0.0%	5.2%	7.0%	5.4%	4.6%
St. Marys					4.8%
Ottawa	6.0%	4.8%	4.9%	5.3%	5.0%
Thunder Bay	7.5%	6.6%	5.8%	5.8%	5.2%
Minto					6.0%
Saugeen Shores			8.8%	7.7%	6.4%
Chatham-Kent					6.7%
Centre Wellington					6.8%
Collingwood	0.0%	0.0%	0.0%	7.0%	7.3%
Wellington North					7.4%
Kingsville		6.6%	9.5%	8.1%	7.9%
Quinte West	0.0%	3.3%	6.0%	8.0%	8.0%
Brant County	0.0%	0.0%	8.9%	8.3%	8.1%
Leamington					8.4%
Parry Sound					10.3%
Kingston	10.5%	14.0%	12.6%	11.7%	11.2%
Stratford	1.0%	20.0%	17.5%	16.6%	14.1%
Barrie	14.8%	17.5%	14.3%	16.3%	14.5%
Mapleton					15.0%

Wastewater Debt Interest Cover Ratio (cont'd)

Municipalities	2010	2011	2012	2013	2014
Middlesex Centre	6.0%	6.0%	2.8%	9.9%	15.9%
Prince Edward County	0.0%	0.0%	17.6%	15.6%	20.1%
Amherstburg					22.6%
Georgina	33.6%	29.9%	29.1%	27.5%	26.2%
Greenstone			0.0%	0.0%	33.0%
King	86.0%	72.1%	59.9%	56.7%	34.1%
Average	**3.6%**	**3.7%**	**3.9%**	**3.8%**	**4.4%**
Median	**0.0%**	**0.2%**	**0.6%**	**0.7%**	**1.2%**

Municipalities	2010	2011	2012	2013	2014
Region Durham	2.8%	3.0%	2.7%	2.3%	2.1%
Region Niagara	3.4%	5.9%	5.5%	5.3%	5.2%
Region Halton	3.6%	4.1%	6.0%	6.1%	5.6%
Region Waterloo	0.0%	0.0%	0.0%	4.2%	6.9%
Region Peel	3.6%	10.2%	13.7%	19.0%	19.1%
District of Muskoka	40.7%	38.0%	34.9%	33.4%	31.6%
Region York	39.1%	37.5%	38.2%	45.5%	48.5%
Average	**13.3%**	**14.1%**	**14.4%**	**16.5%**	**17.0%**
Median	**3.6%**	**5.9%**	**6.0%**	**6.1%**	**6.9%**

Summary—Wastewater Debt Interest Cover Ratio—Total Survey



- 51% of the municipalities surveyed have a debt interest ratio of 2% or less
- 33% have a ratio between 2%-10%
- 16% have a ratio that exceeds 10%

Water Debt Outstanding Per Capita

Municipality	2014 Water Debt Outstanding Per Capita
Aurora	$ -
Cornwall	$ -
East Gwillimbury	$ -
Elliot Lake	$ -
Innisfil	$ -
Kitchener	$ -
Lincoln	$ -
Markham	$ -
Orillia	$ -
Penetanguishene	$ -
Prince Edward County	$ -
Sault Ste. Marie	$ -
Smooth Rock Falls	$ -
Thorold	$ -
Timmins	$ -
Toronto	$ -
Waterloo	$ -
West Lincoln	$ -
Central Huron	$ -
Greenstone	$ -
Hanover	$ -
Orangeville	$ -
Whitchurch-Stouffville	$ -
Wilmot	$ -
Stratford	$ 1
King	$ 2
North Dumfries	$ 6
Erin	$ 9
Mapleton	$ 9
Strathroy-Caradoc	$ 12

Municipality	2014 Water Debt Outstanding Per Capita
Woolwich	$ 15
Port Colborne	$ 17
Wellington North	$ 17
Greater Sudbury	$ 19
Cambridge	$ 23
Wasaga Beach	$ 24
Guelph	$ 26
London	$ 29
Kenora	$ 31
St. Catharines	$ 32
Fort Erie	$ 33
Vaughan	$ 35
Springwater	$ 43
Brockville	$ 45
Collingwood	$ 54
Owen Sound	$ 56
Guelph/Eramosa	$ 60
Welland	$ 65
Newmarket	$ 66
Pelham	$ 67
Grey Highlands	$ 67
Sarnia	$ 74
Kingston	$ 83
Hamilton	$ 85
Niagara-on-the-Lake	$ 87
St. Thomas	$ 91
St. Marys	$ 95
Kincardine	$ 98
Georgina	$ 100
Peterborough	$ 118

Water Debt Outstanding Per Capita (cont'd)

Municipality	2014 Water Debt Outstanding Per Capita
Brant County	$ 161
Minto	$ 174
Centre Wellington	$ 179
Ottawa	$ 189
Amherstburg	$ 193
Quinte West	$ 200
The Blue Mountains	$ 212
Belleville	$ 215
Middlesex Centre	$ 222
Meaford	$ 243
North Bay	$ 247
Kingsville	$ 264
Chatham-Kent	$ 287
Leamington	$ 325
Thunder Bay	$ 480
Lambton Shores	$ 491
Parry Sound	$ 506
Saugeen Shores	$ 560
Barrie	$ 979
Average	**$ 99**
Median	**$ 32**

Municipality	2014 Water Debt Outstanding Per Capita
Region Durham	$ -
Region Waterloo	$ 18
Region Niagara	$ 24
Region Halton	$ 211
District of Muskoka	$ 414
Region Peel	$ 469
Region York	$ 845
Average	**$ 283**
Median	**$ 211**

Wastewater Debt Outstanding Per Capita

Municipality	Wastewater Debt Outstanding Per Capita
Aurora	$ -
Cambridge	$ -
Central Huron	$ -
Cornwall	$ -
East Gwillimbury	$ -
Elliot Lake	$ -
Greater Sudbury	$ -
Greenstone	$ -
Grimsby	$ -
Guelph/Eramosa	$ -
Hanover	$ -
Innisfil	$ -
Kenora	$ -
Kitchener	$ -
Lincoln	$ -
Markham	$ -
North Dumfries	$ -
Orangeville	$ -
Orillia	$ -
Pelham	$ -
Penetanguishene	$ -
Port Colborne	$ -
Sault Ste. Marie	$ -
Smooth Rock Falls	$ -
Springwater	$ -
St. Thomas	$ -
Thorold	$ -

Municipality	Wastewater Debt Outstanding Per Capita
Timmins	$ -
Toronto	$ -
West Lincoln	$ -
Whitchurch-Stouffville	$ -
Wilmot	$ -
Woolwich	$ -
Kincardine	$ 1
Vaughan	$ 2
Wellesley	$ 3
North Bay	$ 15
St. Catharines	$ 24
Guelph	$ 24
Niagara-on-the-Lake	$ 46
Welland	$ 50
Newmarket	$ 66
Waterloo	$ 69
Hamilton	$ 70
Belleville	$ 77
Grey Highlands	$ 80
Wasaga Beach	$ 83
Lambton Shores	$ 96
Meaford	$ 108
Brant County	$ 118
Sarnia	$ 124
Peterborough	$ 129
Kingsville	$ 141
Windsor	$ 141

Wastewater Debt Outstanding Per Capita (cont'd)

Municipality	Wastewater Debt Outstanding Per Capita
Fort Erie	$ 143
Georgina	$ 150
London	$ 165
Ottawa	$ 174
Mapleton	$ 193
Strathroy-Caradoc	$ 208
Brockville	$ 209
St. Marys	$ 235
Prince Edward County	$ 243
Owen Sound	$ 261
Wellington North	$ 280
Thunder Bay	$ 282
Saugeen Shores	$ 291
Quinte West	$ 292
Chatham-Kent	$ 317
Minto	$ 322
King	$ 375
Kingston	$ 480
Middlesex Centre	$ 554
Collingwood	$ 554
Leamington	$ 633
Barrie	$ 652
Centre Wellington	$ 664
Parry Sound	$ 808
Stratford	$ 950
Amherstburg	$ 1,276
Average	**$ 152**
Median	**$ 48**

Municipality	Wastewater Debt Outstanding Per Capita
Region Durham	$ 72
Region Niagara	$ 152
Region Waterloo	$ 242
Region Halton	$ 255
Region Peel	$ 351
District of Muskoka	$ 764
Region York	$ 1,304
Average	**$ 449**
Median	**$ 255**

Water Net Financial Liabilities Ratio

Net Financial Ratio is debt principal outstanding minus reserves as a percentage of operating revenue. This Ratio indicates the extent to which financial liabilities could be met by its operating revenue. Where this ratio is falling it indicates that the municipality's capacity to meet its financial obligations from operating revenue is strengthening. An increase in the net financial liabilities ratio means that a municipality is incurring higher net operating costs (e.g. as a result of additional maintenance and amortization costs associated with acquiring new assets). There is no optimal number or range for this indicator. What is important is that a municipality understands and is comfortable with the ratio that has been determined based on future needs and long term financial sustainability.

Municipalities	2014 Water Debt Outstanding	2014 Water Reserves	2014 Total Water Own Source Revenues	2014 Water Net Financial Liability Ratio
Mapleton	$ 96,000	$ 1,030,966	$ 354,224	(2.6)
Lincoln		$ 5,255,359	$ 2,516,898	(2.1)
Wasaga Beach	$ 469,549	$ 5,642,293	$ 2,503,659	(2.1)
Strathroy-Caradoc	$ 268,222	$ 7,689,967	$ 3,619,889	(2.1)
Guelph	$ 3,402,650	$ 42,277,402	$ 23,971,177	(1.6)
Kincardine	$ 1,116,075	$ 7,284,325	$ 4,243,157	(1.5)
The Blue Mountains	$ 1,360,000	$ 6,102,638	$ 3,660,743	(1.3)
Hanover		$ 1,782,793	$ 1,484,867	(1.2)
Thorold		$ 3,499,953	$ 3,136,637	(1.1)
Newmarket	$ 5,645,087	$ 21,547,987	$ 14,459,437	(1.1)
Stratford	$ 22,080	$ 4,128,861	$ 3,831,832	(1.1)
Port Colborne	$ 316,000	$ 2,049,883	$ 1,639,085	(1.1)
Markham		$ 49,204,314	$ 48,263,624	(1.0)
Grey Highlands	$ 656,189	$ 1,469,504	$ 911,686	(0.9)
Orillia		$ 4,337,584	$ 4,983,857	(0.9)
Toronto		$ 381,793,514	$ 445,039,597	(0.9)
Centre Wellington	$ 4,929,452	$ 8,088,879	$ 3,787,293	(0.8)
Penetanguishene		$ 1,455,776	$ 1,837,836	(0.8)
Central Huron		$ 956,615	$ 1,216,364	(0.8)
Erin	$ 108,807	$ 1,192,597	$ 1,422,831	(0.8)
Vaughan	$ 11,654,318	$ 44,964,192	$ 48,824,381	(0.7)
Smooth Rock Falls		$ 250,000	$ 391,609	(0.6)
Woolwich	$ 389,315	$ 1,727,755	$ 2,147,645	(0.6)
Wilmot		$ 1,252,954	$ 2,126,588	(0.6)
West Lincoln		$ 614,874	$ 1,137,448	(0.5)
London	$ 11,042,635	$ 47,459,160	$ 68,141,536	(0.5)
Whitchurch-Stouffville		$ 2,394,035	$ 4,617,272	(0.5)

Water Net Financial Liabilities Ratio (cont'd)

Municipalities	2014 Water Debt Outstanding	2014 Water Reserves	2014 Total Water Own Source Revenues	2014 Water Net Financial Liability Ratio
Cornwall		$ 3,731,446	$ 7,308,664	(0.5)
Grimsby		$ 2,470,986	$ 5,459,500	(0.5)
Kingston	$ 10,776,254	$ 21,715,060	$ 24,245,916	(0.5)
Guelph/Eramosa	$ 780,309	$ 1,096,072	$ 740,149	(0.4)
St. Marys	$ 647,206	$ 1,319,100	$ 1,577,891	(0.4)
Greater Sudbury	$ 3,117,700	$ 15,101,586	$ 32,409,274	(0.4)
East Gwillimbury		$ 2,253,007	$ 5,819,943	(0.4)
Pelham	$ 1,155,820	$ 1,930,270	$ 2,197,950	(0.4)
Prince Edward County		$ 1,016,146	$ 2,937,334	(0.3)
Brockville	$ 1,012,948	$ 2,227,180	$ 3,774,731	(0.3)
Leamington	$ 9,318,256	$ 12,868,375	$ 12,157,830	(0.3)
Orangeville		$ 1,490,331	$ 5,262,292	(0.3)
Kingsville	$ 5,848,941	$ 7,190,221	$ 4,784,116	(0.3)
Innisfil		$ 1,568,819	$ 5,841,418	(0.3)
Niagara-on-the-Lake	$ 1,418,482	$ 2,742,693	$ 4,947,453	(0.3)
Brant County	$ 6,001,499	$ 7,408,813	$ 5,714,644	(0.2)
Kitchener		$ 7,470,235	$ 34,719,776	(0.2)
Kenora	$ 493,544	$ 1,203,440	$ 3,350,930	(0.2)
Minto	$ 1,463,719	$ 1,784,237	$ 1,666,921	(0.2)
Owen Sound	$ 1,251,509	$ 2,239,619	$ 5,438,152	(0.2)
St. Catharines	$ 4,244,369	$ 6,245,748	$ 12,008,237	(0.2)
St. Thomas	$ 3,644,653	$ 4,612,716	$ 12,092,401	(0.1)
Fort Erie	$ 1,025,192	$ 1,439,952	$ 7,105,939	(0.1)
Greenstone		$ 17,758	$ 1,657,104	(0.0)
Elliot Lake			$ 1,668,800	-
Sault Ste. Marie			$ 15,887,592	-
Timmins			$ 9,470,927	-
Waterloo			$ 19,174,463	-
Parry Sound	$ 3,308,992	$ 3,240,327	$ 2,401,125	0.0
Sarnia	$ 5,566,023	$ 5,032,101	$ 14,425,646	0.0
Cambridge	$ 3,028,968	$ 1,923,574	$ 28,240,506	0.0
Lambton Shores	$ 5,229,567	$ 4,978,056	$ 3,954,731	0.1
Aurora		$ (569,743)	$ 7,892,911	0.1

Water Net Financial Liabilities Ratio (cont'd)

Municipalities	2014 Water Debt Outstanding	2014 Water Reserves	2014 Total Water Own Source Revenues	2014 Water Net Financial Liability Ratio
Wellington North	$ 205,192		$ 2,185,942	0.1
Belleville	$ 10,983,026	$ 9,351,673	$ 11,648,804	0.1
Hamilton	$ 45,991,315	$ 28,907,842	$ 86,016,075	0.2
Collingwood	$ 1,128,600		$ 5,426,559	0.2
Peterborough	$ 9,760,454	$ 6,158,474	$ 16,206,773	0.2
Welland	$ 3,407,666		$ 8,930,826	0.4
Springwater	$ 827,524	$ 27,740	$ 2,071,284	0.4
King	$ 36,000	$ (700,637)	$ 1,628,025	0.5
North Bay	$ 13,572,515	$ 3,641,406	$ 12,784,903	0.8
Amherstburg	$ 4,091,883	$ 539,552	$ 4,142,300	0.9
Quinte West	$ 8,872,156	$ 3,492,329	$ 5,805,957	0.9
Ottawa	$ 179,481,553	$ 10,834,623	$ 140,754,700	1.2
Meaford	$ 2,787,126	$ 448,818	$ 1,844,727	1.3
Middlesex Centre	$ 3,875,437	$ 647,834	$ 2,479,977	1.3
Chatham-Kent	$ 29,654,447	$ 2,213,989	$ 19,917,137	1.4
Georgina	$ 4,527,420	$ 1,708,975	$ 1,429,500	2.0
Thunder Bay	$ 53,127,435	$ 330,291	$ 25,768,917	2.0
Saugeen Shores	$ 7,603,271	$ 1,932,696	$ 2,641,408	2.1
Barrie	$ 140,686,247	$ 14,760,977	$ 23,792,564	5.3
Average	**$ 11,693,141**	**$ 12,020,818**	**$ 17,451,972**	**(0.2)**
Median	**$ 3,355,821**	**$ 2,432,511**	**$ 4,784,116**	**(0.3)**

Water Net Financial Liabilities Ratio (cont'd)

Municipalities	2014 Water Debt Outstanding	2014 Water Reserves	2014 Total Water Own Source Revenues	2014 Water Net Financial Liability Ratio
Region Niagara	$ 10,664,315	$ 75,356,767	$ 41,205,223	(1.6)
Region Durham		$ 65,615,390	$ 88,577,864	(0.7)
Region Waterloo	$ 9,501,379	$ 27,227,089	$ 51,689,963	(0.3)
Region Halton	$ 115,559,066	$ 89,704,666	$ 80,678,973	0.3
District of Muskoka	$ 24,382,028	$ 8,503,668	$ 7,727,532	2.1
Region Peel	$ 666,596,855	$ 175,174,221	$ 183,700,808	2.7
Region York	$ 973,005,773	$ 64,062,195	$ 101,344,140	9.0
Average	**$ 299,951,569**	**$ 72,234,857**	**$ 79,274,929**	2.0
Median	**$ 69,970,547**	**$ 65,615,390**	**$ 80,678,973**	1.2

Wastewater Net Financial Liabilities Ratio

Municipalities	2014 Wastewater Debt Outstanding	2014 Wastewater Reserves	2014 Total Wastewater Own Source Revenues	2014 Wastewater Net Financial Liability Ratio
The Blue Mountains		$ 14,808,555	$ 2,828,712	(5.2)
Lincoln		$ 4,193,819	$ 1,007,298	(4.2)
Kincardine	$ 10,570	$ 6,928,713	$ 1,901,046	(3.6)
Innisfil		$ 9,104,280	$ 4,215,526	(2.2)
Woolwich		$ 2,696,788	$ 1,396,762	(1.9)
Guelph	$ 3,127,301	$ 52,772,817	$ 28,021,984	(1.8)
Hanover		$ 2,645,146	$ 1,522,490	(1.7)
Port Colborne		$ 1,595,972	$ 933,152	(1.7)
St. Thomas		$ 9,948,328	$ 6,072,336	(1.6)
Hamilton	$ 38,118,865	$ 176,308,899	$ 89,503,262	(1.5)
Peterborough	$ 10,676,225	$ 34,236,303	$ 15,613,877	(1.5)
Wasaga Beach	$ 1,627,292	$ 8,830,682	$ 5,786,246	(1.2)
Central Huron		$ 976,451	$ 824,232	(1.2)
Guelph/Eramosa		$ 904,221	$ 803,379	(1.1)
King	$ 7,753,647	$ 10,034,744	$ 2,051,734	(1.1)
Wellington North	$ 3,322,991	$ 5,948,144	$ 2,555,127	(1.0)
Vaughan	$ 687,887	$ 42,694,533	$ 56,604,967	(0.7)
Orillia		$ 4,337,584	$ 6,153,513	(0.7)
Newmarket	$ 5,645,087	$ 15,252,307	$ 14,345,002	(0.7)
Thorold		$ 2,383,831	$ 3,592,931	(0.7)
Grey Highlands	$ 783,465	$ 1,289,103	$ 833,646	(0.6)
Whitchurch-Stouffville		$ 2,468,073	$ 4,175,168	(0.6)
West Lincoln		$ 677,543	$ 1,367,378	(0.5)
Collingwood	$ 11,611,234	$ 15,463,179	$ 7,877,457	(0.5)
Smooth Rock Falls		$ 108,132	$ 230,819	(0.5)
Wilmot		$ 856,542	$ 1,881,252	(0.5)
Orangeville		$ 2,564,360	$ 5,676,445	(0.5)
Cornwall		$ 3,930,304	$ 8,733,771	(0.5)
Pelham		$ 610,163	$ 1,537,065	(0.4)
Niagara-on-the-Lake	$ 743,389	$ 1,822,760	$ 3,094,082	(0.3)

Wastewater Net Financial Liabilities Ratio (cont'd)

Municipalities	2014 Wastewater Debt Outstanding	2014 Wastewater Reserves	2014 Total Wastewater Own Source Revenues	2014 Wastewater Net Financial Liability Ratio
London	$ 63,221,136	$ 80,044,347	$ 50,039,228	(0.3)
Minto	$ 2,705,101	$ 3,258,589	$ 1,821,932	(0.3)
Penetanguishene		$ 608,678	$ 2,111,272	(0.3)
Brant County	$ 4,405,993	$ 5,052,056	$ 3,123,441	(0.2)
Kenora		$ 484,278	$ 3,267,384	(0.1)
Toronto		$ 56,740,377	$ 474,074,723	(0.1)
Belleville	$ 3,924,687	$ 4,607,555	$ 8,240,512	(0.1)
North Bay	$ 822,500	$ 1,436,037	$ 8,011,802	(0.1)
Aurora		$ 448,609	$ 6,550,271	(0.1)
Sault Ste. Marie		$ 510,982	$ 15,180,086	(0.0)
Springwater	$ -	$ -	$ 852,584	-
Greenstone	$ -	$ -	$ 1,393,374	-
Elliot Lake	$ -	$ -	$ 1,813,098	-
Timmins	$ -	$ -	$ 8,247,403	-
Markham	$ -	$ -	$ 43,456,405	-
St. Catharines	$ 3,164,160	$ 3,109,418	$ 7,034,241	0.0
Fort Erie	$ 4,404,888	$ 4,299,165	$ 8,787,661	0.0
Kitchener		$ 2,879,185	$ 38,871,690	0.1
Strathroy-Caradoc	$ 4,604,221	$ 4,309,518	$ 3,790,112	0.1
Welland	$ 2,613,406	$ 208,584	$ 13,033,424	0.2
Meaford	$ 1,234,828	$ 895,572	$ 1,277,951	0.3
Lambton Shores	$ 1,026,667	$ 657,034	$ 1,354,957	0.3
Windsor	$ 30,030,353	$ 11,129,703	$ 61,394,863	0.3
Waterloo	$ 7,077,670		$ 22,373,374	0.3
Sarnia	$ 9,306,718	$ 4,124,721	$ 15,088,061	0.3
Greater Sudbury		$ 12,962,921	$ 31,484,712	0.4
Cambridge		$ 10,933,017	$ 24,819,886	0.4
Brockville	$ 4,681,561	$ 2,472,355	$ 4,844,502	0.5
Owen Sound	$ 5,798,884	$ 2,038,325	$ 4,955,636	0.8

Wastewater Net Financial Liabilities Ratio (cont'd)

Municipalities	2014 Wastewater Debt Outstanding	2014 Wastewater Reserves	2014 Total Wastewater Own Source Revenues	2014 Wastewater Net Financial Liability Ratio
St. Marys	$ 1,598,549	$ 158,092	$ 1,435,114	1.0
Kingston	$ 62,502,674	$ 34,698,973	$ 27,576,845	1.0
Saugeen Shores	$ 3,944,285	$ 1,009,879	$ 2,696,125	1.1
Ottawa	$ 165,611,586	$ (6,617,838)	$ 147,631,374	1.2
Parry Sound	$ 5,288,013	$ 1,766,842	$ 2,675,604	1.3
Mapleton	$ 1,979,500	$ 1,323,297	$ 455,859	1.4
Leamington	$ 18,188,438	$ 8,392,698	$ 6,433,534	1.5
Kingsville	$ 3,125,756	$ (345,217)	$ 1,996,482	1.7
Thunder Bay	$ 31,203,386	$ 457,064	$ 17,328,936	1.8
Chatham-Kent	$ 32,695,011	$ 861,016	$ 17,562,298	1.8
Georgina	$ 6,791,129	$ 4,108,459	$ 1,266,870	2.1
Quinte West	$ 12,954,119	$ 2,298,015	$ 4,915,170	2.2
Prince Edward County	$ 6,270,443	$ 25,547	$ 2,808,457	2.2
Centre Wellington	$ 18,326,245	$ 6,896,147	$ 4,127,911	2.8
Barrie	$ 93,599,094	$ (743,359)	$ 28,881,362	3.3
Middlesex Centre	$ 9,662,829		$ 2,145,275	4.5
Amherstburg	$ 27,043,983	$ 2,673,643	$ 5,256,263	4.6
Stratford	$ 30,302,796	$ (4,462,697)	$ 6,323,937	5.5
Average	**$ 14,697,119**	**$ 9,135,555**	**$ 18,570,814**	0.5
Median	**$ 4,505,107**	**$ 2,468,073**	**$ 4,844,502**	0.0
Region Durham	$ 47,232,275	$ 123,201,847	$ 119,765,138	(0.6)
Region Niagara	$ 67,469,477	$ 61,512,473	$ 66,141,367	0.1
Region Halton	$ 139,678,039	$ 85,278,853	$ 85,955,721	0.6
Region Peel	$ 499,126,494	$ 306,497,752	$ 121,120,962	1.6
Region Waterloo	$ 130,123,551	$ 25,061,337	$ 57,301,258	1.8
District of Muskoka	$ 45,027,835	$ 10,430,387	$ 6,550,416	5.3
Region York	$ 1,501,432,076	$ 21,115,400	$ 127,099,341	11.6
Average	**$ 347,155,678**	**$ 90,442,578**	**$ 83,419,172**	**2.9**
Median	**$ 130,123,551**	**$ 61,512,473**	**$ 85,955,721**	**1.6**

Average Municipal Burden as a % of Income







Taxes and Water and Wastewater Costs as a Percentage of Income

A comparison was made earlier in the report of relative property tax burdens and water/wastewater costs on comparable properties. This section of the report provides a comparison of the allocation of gross income to fund municipal services on a typical household in each municipality.

The approach used to calculate taxes as a percentage of income was to compare the average income in a municipality from the 2014 Manifold Data Mining report against the tax burden on a typical home in the municipality using weighted average dwelling values (2015 MPAC data) and applying the 2015 residential tax rates for each municipality.

A comparison was also made with the inclusion of water and wastewater costs on a typical Residential property. This assumed an average annual consumption of 200 m^3.

Average Household Income and Dwelling Value

Municipality	Weighted Median Value of Dwelling (MPAC)	Weighted Median Value of Dwelling (MPAC)	2014 Est. Avg. Household Income	2014 Income Ranking
Elliot Lake	$ 94,373	low	$ 58,791	low
Cornwall	$ 155,737	low	$ 59,461	low
Parry Sound	$ 203,777	low	$ 63,855	low
Brockville	$ 189,710	low	$ 66,480	low
Windsor	$ 138,523	low	$ 66,618	low
Owen Sound	$ 195,662	low	$ 69,642	low
Chatham-Kent	$ 141,894	low	$ 70,031	low
Orillia	$ 241,269	mid	$ 70,083	low
Welland	$ 180,825	low	$ 70,279	low
Belleville	$ 191,589	low	$ 71,677	low
Tillsonburg	$ 200,789	low	$ 71,708	low
Hanover	$ 193,030	low	$ 71,987	low
St. Thomas	$ 179,046	low	$ 72,087	low
Leamington	$ 157,153	low	$ 72,627	low
Fort Erie	$ 207,526	low	$ 72,724	low
Central Huron	$ 218,131	low	$ 72,911	low
Port Colborne	$ 178,083	low	$ 73,563	low
Gravenhurst	$ 329,769	high	$ 73,667	low
Peterborough	$ 225,200	low	$ 73,854	low
Smooth Rock Falls	$ 62,967	low	$ 74,398	low
Niagara Falls	$ 196,514	low	$ 74,458	low
Wasaga Beach	$ 291,573	mid	$ 74,943	low
St. Catharines	$ 208,537	low	$ 76,032	low
Minto	$ 180,063	low	$ 76,178	low
Wellington North	$ 201,301	low	$ 76,787	low
Penetanguishene	$ 235,532	mid	$ 77,013	low
Strathroy-Caradoc	$ 212,906	low	$ 78,157	low
North Bay	$ 229,674	mid	$ 78,352	low
Thunder Bay	$ 173,280	low	$ 78,773	low
Thorold	$ 203,991	low	$ 78,932	low
Sault Ste. Marie	$ 175,650	low	$ 79,125	low
Quinte West	$ 193,936	low	$ 79,136	low
Stratford	$ 234,514	mid	$ 79,634	low
Grey Highlands	$ 260,656	mid	$ 80,068	low
London	$ 200,718	low	$ 80,759	low

Average Household Income and Dwelling Value (cont'd)

Municipality	Weighted Median Value of Dwelling (MPAC)	Weighted Median Value of Dwelling (MPAC)	2014 Est. Avg. Household Income	2014 Income Ranking
Meaford	$ 275,687	mid	$ 80,977	mid
Greenstone	$ 50,121	low	$ 82,022	mid
Kenora	$ 191,223	low	$ 82,242	mid
Lambton Shores	$ 234,084	mid	$ 83,805	mid
Collingwood	$ 254,211	mid	$ 83,828	mid
Oshawa	$ 243,936	mid	$ 83,840	mid
Ingersoll	$ 199,936	low	$ 83,905	mid
Brock	$ 257,481	mid	$ 84,230	mid
Kitchener	$ 266,269	mid	$ 84,341	mid
Bracebridge	$ 279,528	mid	$ 84,479	mid
St. Marys	$ 226,164	mid	$ 84,494	mid
Kingston	$ 258,826	mid	$ 85,060	mid
Hamilton	$ 273,516	mid	$ 85,886	mid
Huntsville	$ 285,691	mid	$ 86,383	mid
Wainfleet	$ 265,833	mid	$ 86,930	mid
Sarnia	$ 174,849	low	$ 86,961	mid
Kingsville	$ 196,838	low	$ 87,423	mid
Greater Sudbury	$ 236,307	mid	$ 88,049	mid
Georgina	$ 297,186	mid	$ 88,467	mid
Prince Edward County	$ 250,416	mid	$ 88,515	mid
Cambridge	$ 266,120	mid	$ 88,659	mid
Barrie	$ 267,359	mid	$ 89,263	mid
Timmins	$ 168,998	low	$ 89,572	mid
Innisfil	$ 335,614	high	$ 90,558	mid
Guelph	$ 296,213	mid	$ 91,876	mid
Mapleton	$ 296,787	mid	$ 93,190	mid
Orangeville	$ 298,541	mid	$ 93,252	mid
Amherstburg	$ 193,223	low	$ 93,564	mid
Brampton	$ 392,637	high	$ 94,051	mid
Toronto	$ 449,217	high	$ 95,870	mid
West Lincoln	$ 279,450	mid	$ 96,516	mid
Lincoln	$ 293,092	mid	$ 100,592	mid
Mississauga	$ 443,904	high	$ 102,161	mid
The Blue Mountains	$ 409,000	high	$ 102,350	mid
Grimsby	$ 309,051	mid	$ 102,827	mid

Average Household Income and Dwelling Value (cont'd)

Municipality	Weighted Median Value of Dwelling (MPAC)	Weighted Median Value of Dwelling (MPAC)	2014 Est. Avg. Household Income	2014 Income Ranking
Centre Wellington	$ 312,118	mid	$ 103,900	high
Niagara-on-the-Lake	$ 390,125	high	$ 105,166	high
Clarington	$ 285,778	mid	$ 105,167	high
Ottawa	$ 350,527	high	$ 105,206	high
Brant	$ 290,012	mid	$ 106,740	high
Wellesley	$ 363,450	high	$ 109,475	high
Scugog	$ 339,946	high	$ 110,280	high
Wilmot	$ 347,535	high	$ 110,376	high
Waterloo	$ 328,499	high	$ 110,667	high
Kincardine	$ 259,085	mid	$ 113,237	high
Newmarket	$ 426,393	high	$ 113,702	high
Burlington	$ 407,076	high	$ 114,260	high
North Dumfries	$ 365,387	high	$ 116,862	high
Markham	$ 555,976	high	$ 117,393	high
Pickering	$ 368,842	high	$ 118,377	high
Richmond Hill	$ 589,681	high	$ 119,232	high
Saugeen Shores	$ 307,455	mid	$ 119,948	high
Milton	$ 428,719	high	$ 119,995	high
Whitby	$ 353,501	high	$ 120,819	high
East Gwillimbury	$ 410,536	high	$ 121,214	high
Pelham	$ 309,035	mid	$ 121,542	high
Halton Hills	$ 430,828	high	$ 123,819	high
Vaughan	$ 576,936	high	$ 124,268	high
Guelph-Eramosa	$ 430,259	high	$ 127,048	high
Middlesex Centre	$ 355,481	high	$ 127,456	high
Springwater	$ 333,647	high	$ 127,496	high
Whitchurch-Stouffville	$ 473,597	high	$ 129,911	high
Caledon	$ 494,299	high	$ 130,046	high
Woolwich	$ 338,550	high	$ 130,431	high
Erin	$ 467,436	high	$ 132,924	high
Aurora	$ 484,137	high	$ 143,127	high
Puslinch	$ 627,624	high	$ 144,691	high
Oakville	$ 558,454	high	$ 156,277	high
King	$ 653,599	high	$ 186,530	high
Average	$ 291,497		$ 94,793	
Median	$ 266,814		$ 87,736	

Property Taxes as a Percentage of Income

Municipality	2014 Est. Avg. Household Income	2014 Income Ranking	2015 Average Residential Taxes	2015 Property Taxes as a % of Household Income	2015 Property Taxes as a % of Household Income
Greenstone	$ 82,022	mid	$ 1,390	1.7%	low
Smooth Rock Falls	$ 74,398	low	$ 1,508	2.0%	low
Springwater	$ 127,496	high	$ 2,806	2.2%	low
Woolwich	$ 130,431	high	$ 3,300	2.5%	low
Kincardine	$ 113,237	high	$ 2,901	2.6%	low
Saugeen Shores	$ 119,948	high	$ 3,200	2.7%	low
Milton	$ 119,995	high	$ 3,247	2.7%	low
Kingsville	$ 87,423	mid	$ 2,494	2.9%	low
Brant	$ 106,740	high	$ 3,116	2.9%	low
North Dumfries	$ 116,862	high	$ 3,473	3.0%	low
Sarnia	$ 86,961	mid	$ 2,631	3.0%	low
Oakville	$ 156,277	high	$ 4,744	3.0%	low
Prince Edward County	$ 88,515	mid	$ 2,714	3.1%	low
Wilmot	$ 110,376	high	$ 3,391	3.1%	low
Halton Hills	$ 123,819	high	$ 3,864	3.1%	low
Middlesex Centre	$ 127,456	high	$ 3,990	3.1%	low
Burlington	$ 114,260	high	$ 3,622	3.2%	low
East Gwillimbury	$ 121,214	high	$ 3,879	3.2%	low
Aurora	$ 143,127	high	$ 4,580	3.2%	low
Whitchurch-Stouffville	$ 129,911	high	$ 4,165	3.2%	low
Amherstburg	$ 93,564	mid	$ 3,030	3.2%	low
Quinte West	$ 79,136	low	$ 2,565	3.2%	low
Lambton Shores	$ 83,805	mid	$ 2,726	3.3%	low
King	$ 186,530	high	$ 6,100	3.3%	low
Minto	$ 76,178	low	$ 2,516	3.3%	low
Pelham	$ 121,542	high	$ 4,015	3.3%	low
Toronto	$ 95,870	mid	$ 3,170	3.3%	low
London	$ 80,759	low	$ 2,743	3.4%	low
Grey Highlands	$ 80,068	low	$ 2,728	3.4%	low
Caledon	$ 130,046	high	$ 4,432	3.4%	low
Elliot Lake	$ 58,791	low	$ 2,004	3.4%	low
Wellesley	$ 109,475	high	$ 3,743	3.4%	low
Centre Wellington	$ 103,900	high	$ 3,576	3.4%	low
Waterloo	$ 110,667	high	$ 3,810	3.4%	low

Property Taxes as a Percentage of Income (cont'd)

Municipality	2014 Est. Avg. Household Income	2014 Income Ranking	2015 Average Residential Taxes	2015 Property Taxes as a % of Household Income	2015 Property Taxes as a % of Household Income
Strathroy-Caradoc	$ 78,157	low	$ 2,708	3.5%	mid
Kenora	$ 82,242	mid	$ 2,869	3.5%	mid
West Lincoln	$ 96,516	mid	$ 3,377	3.5%	mid
Hanover	$ 71,987	low	$ 2,558	3.6%	mid
Timmins	$ 89,572	mid	$ 3,192	3.6%	mid
Sault Ste. Marie	$ 79,125	low	$ 2,830	3.6%	mid
Lincoln	$ 100,592	mid	$ 3,635	3.6%	mid
Ottawa	$ 105,206	high	$ 3,811	3.6%	mid
Clarington	$ 105,167	high	$ 3,833	3.6%	mid
Niagara Falls	$ 74,458	low	$ 2,723	3.7%	mid
Wellington North	$ 76,787	low	$ 2,827	3.7%	mid
Ingersoll	$ 83,905	mid	$ 3,098	3.7%	mid
Cambridge	$ 88,659	mid	$ 3,290	3.7%	mid
The Blue Mountains	$ 102,350	mid	$ 3,801	3.7%	mid
Newmarket	$ 113,702	high	$ 4,232	3.7%	mid
Kitchener	$ 84,341	mid	$ 3,155	3.7%	mid
Grimsby	$ 102,827	mid	$ 3,854	3.7%	mid
Greater Sudbury	$ 88,049	mid	$ 3,308	3.8%	mid
Guelph-Eramosa	$ 127,048	high	$ 4,792	3.8%	mid
Collingwood	$ 83,828	mid	$ 3,164	3.8%	mid
St. Thomas	$ 72,087	low	$ 2,728	3.8%	mid
Windsor	$ 66,618	low	$ 2,535	3.8%	mid
Niagara-on-the-Lake	$ 105,166	high	$ 4,006	3.8%	mid
Scugog	$ 110,280	high	$ 4,203	3.8%	mid
Whitby	$ 120,819	high	$ 4,608	3.8%	mid
Markham	$ 117,393	high	$ 4,480	3.8%	mid
Huntsville	$ 86,383	mid	$ 3,303	3.8%	mid
Leamington	$ 72,627	low	$ 2,779	3.8%	mid
Tillsonburg	$ 71,708	low	$ 2,747	3.8%	mid
Chatham-Kent	$ 70,031	low	$ 2,683	3.8%	mid
St. Marys	$ 84,494	mid	$ 3,246	3.8%	mid
Wasaga Beach	$ 74,943	low	$ 2,885	3.8%	mid
Thorold	$ 78,932	low	$ 3,044	3.9%	mid
Mississauga	$ 102,161	mid	$ 3,945	3.9%	mid
Vaughan	$ 124,268	high	$ 4,830	3.9%	mid
Thunder Bay	$ 78,773	low	$ 3,092	3.9%	mid

Property Taxes as a Percentage of Income (cont'd)

Municipality	2014 Est. Avg. Household Income	2014 Income Ranking	2015 Average Residential Taxes	2015 Property Taxes as a % of Household Income	2015 Property Taxes as a % of Household Income
Barrie	$ 89,263	mid	$ 3,540	4.0%	high
Central Huron	$ 72,911	low	$ 2,892	4.0%	high
Port Colborne	$ 73,563	low	$ 2,924	4.0%	high
Erin	$ 132,924	high	$ 5,289	4.0%	high
Pickering	$ 118,377	high	$ 4,722	4.0%	high
Mapleton	$ 93,190	mid	$ 3,736	4.0%	high
Georgina	$ 88,467	mid	$ 3,548	4.0%	high
Guelph	$ 91,876	mid	$ 3,689	4.0%	high
St. Catharines	$ 76,032	low	$ 3,097	4.1%	high
Richmond Hill	$ 119,232	high	$ 4,900	4.1%	high
Welland	$ 70,279	low	$ 2,898	4.1%	high
Stratford	$ 79,634	low	$ 3,291	4.1%	high
Innisfil	$ 90,558	mid	$ 3,748	4.1%	high
Bracebridge	$ 84,479	mid	$ 3,533	4.2%	high
Belleville	$ 71,677	low	$ 3,022	4.2%	high
Fort Erie	$ 72,724	low	$ 3,081	4.2%	high
Brockville	$ 66,480	low	$ 2,829	4.3%	high
Parry Sound	$ 63,855	low	$ 2,725	4.3%	high
Kingston	$ 85,060	mid	$ 3,631	4.3%	high
Cornwall	$ 59,461	low	$ 2,543	4.3%	high
Brock	$ 84,230	mid	$ 3,632	4.3%	high
Penetanguishene	$ 77,013	low	$ 3,353	4.4%	high
North Bay	$ 78,352	low	$ 3,417	4.4%	high
Peterborough	$ 73,854	low	$ 3,223	4.4%	high
Puslinch	$ 144,691	high	$ 6,361	4.4%	high
Hamilton	$ 85,886	mid	$ 3,784	4.4%	high
Wainfleet	$ 86,930	mid	$ 3,853	4.4%	high
Owen Sound	$ 69,642	low	$ 3,118	4.5%	high
Orangeville	$ 93,252	mid	$ 4,212	4.5%	high
Meaford	$ 80,977	mid	$ 3,659	4.5%	high
Oshawa	$ 83,840	mid	$ 3,836	4.6%	high
Brampton	$ 94,051	mid	$ 4,378	4.7%	high
Orillia	$ 70,083	low	$ 3,294	4.7%	high
Gravenhurst	$ 73,667	low	$ 4,067	5.5%	high
Average	**$ 94,793**		**$ 3,444**	**3.7%**	
Median	**$ 87,736**		**$ 3,301**	**3.8%**	

Total Municipal Burden as a Percentage of Income

The following table includes property taxes as well as water and sewer costs on a typical home and calculates the total municipal burden as a % of household income.

Municipality	2015 Average Residential Taxes	2015 Residential Water/WW Costs 200 m^3	2015 Total Municipal Tax Burden	2015 Total Municipal Burden as a % of Household Income	2015 Relative Ranking % of Income
Springwater	$ 2,806	$ 1,245	$ 4,051	3.2%	low
Milton	$ 3,247	$ 735	$ 3,982	3.3%	low
Kincardine	$ 2,901	$ 909	$ 3,810	3.4%	low
Saugeen Shores	$ 3,200	$ 840	$ 4,039	3.4%	low
Woolwich	$ 3,300	$ 1,104	$ 4,404	3.4%	low
Kingsville	$ 2,494	$ 508	$ 3,002	3.4%	low
Greenstone	$ 1,390	$ 1,438	$ 2,827	3.4%	low
Oakville	$ 4,744	$ 735	$ 5,479	3.5%	low
Aurora	$ 4,580	$ 733	$ 5,314	3.7%	low
Halton Hills	$ 3,864	$ 735	$ 4,599	3.7%	low
Caledon	$ 4,432	$ 406	$ 4,837	3.7%	low
King	$ 6,100	$ 854	$ 6,954	3.7%	low
Whitchurch-Stouffville	$ 4,165	$ 687	$ 4,852	3.7%	low
North Dumfries	$ 3,473	$ 962	$ 4,435	3.8%	low
Burlington	$ 3,622	$ 735	$ 4,357	3.8%	low
Wilmot	$ 3,391	$ 902	$ 4,293	3.9%	low
Pelham	$ 4,015	$ 741	$ 4,756	3.9%	low
Toronto	$ 3,170	$ 639	$ 3,809	4.0%	low
Brant	$ 3,116	$ 1,224	$ 4,341	4.1%	low
Sarnia	$ 2,631	$ 967	$ 3,598	4.1%	low
Waterloo	$ 3,810	$ 787	$ 4,597	4.2%	low
East Gwillimbury	$ 3,879	$ 1,186	$ 5,065	4.2%	low
Mississauga	$ 3,945	$ 406	$ 4,350	4.3%	low
Wellesley	$ 3,743	$ 962	$ 4,705	4.3%	low
Ottawa	$ 3,811	$ 777	$ 4,588	4.4%	low
Quinte West	$ 2,565	$ 886	$ 3,451	4.4%	low
London	$ 2,743	$ 790	$ 3,533	4.4%	low
Markham	$ 4,480	$ 663	$ 5,143	4.4%	low
Clarington	$ 3,833	$ 776	$ 4,609	4.4%	low
Vaughan	$ 4,830	$ 678	$ 5,509	4.4%	low
Timmins	$ 3,192	$ 781	$ 3,973	4.4%	low
West Lincoln	$ 3,377	$ 915	$ 4,292	4.4%	low
Hanover	$ 2,558	$ 645	$ 3,203	4.4%	low

Total Municipal and Property Tax Burden as a Percentage of Income (cont'd)

Municipality	2015 Average Residential Taxes	2015 Residential Water/WW Costs 200 m^3	2015 Total Municipal Tax Burden	2015 Total Municipal Burden as a % of Household Income	2015 Relative Ranking % of Income
Middlesex Centre	$ 3,990	$ 1,687	$ 5,677	4.5%	mid
Whitby	$ 4,608	$ 776	$ 5,385	4.5%	mid
Strathroy-Caradoc	$ 2,708	$ 798	$ 3,507	4.5%	mid
Centre Wellington	$ 3,576	$ 1,106	$ 4,682	4.5%	mid
Scugog	$ 4,203	$ 776	$ 4,979	4.5%	mid
Wasaga Beach	$ 2,885	$ 518	$ 3,402	4.5%	mid
Amherstburg	$ 3,030	$ 1,230	$ 4,260	4.6%	mid
Guelph-Eramosa	$ 4,792	$ 1,003	$ 5,795	4.6%	mid
Lincoln	$ 3,635	$ 963	$ 4,598	4.6%	mid
Newmarket	$ 4,232	$ 967	$ 5,198	4.6%	mid
Elliot Lake	$ 2,004	$ 696	$ 2,700	4.6%	mid
Minto	$ 2,516	$ 1,006	$ 3,522	4.6%	mid
Sault Ste. Marie	$ 2,830	$ 839	$ 3,669	4.6%	mid
Pickering	$ 4,722	$ 776	$ 5,498	4.6%	mid
Richmond Hill	$ 4,900	$ 691	$ 5,590	4.7%	mid
Grey Highlands	$ 2,728	$ 1,037	$ 3,765	4.7%	mid
Lambton Shores	$ 2,726	$ 1,222	$ 3,948	4.7%	mid
Kitchener	$ 3,155	$ 822	$ 3,977	4.7%	mid
Niagara-on-the-Lake	$ 4,006	$ 997	$ 5,002	4.8%	mid
Cambridge	$ 3,290	$ 943	$ 4,233	4.8%	mid
The Blue Mountains	$ 3,801	$ 1,090	$ 4,891	4.8%	mid
St. Marys	$ 3,246	$ 844	$ 4,089	4.8%	mid
Greater Sudbury	$ 3,308	$ 960	$ 4,268	4.8%	mid
St. Thomas	$ 2,728	$ 785	$ 3,513	4.9%	mid
Barrie	$ 3,540	$ 823	$ 4,363	4.9%	mid
Georgina	$ 3,548	$ 779	$ 4,327	4.9%	mid
Niagara Falls	$ 2,723	$ 938	$ 3,661	4.9%	mid
Prince Edward County	$ 2,714	$ 1,647	$ 4,360	4.9%	mid
Guelph	$ 3,689	$ 848	$ 4,537	4.9%	mid
Tillsonburg	$ 2,747	$ 802	$ 3,548	4.9%	mid
Ingersoll	$ 3,098	$ 1,066	$ 4,164	5.0%	mid
Stratford	$ 3,291	$ 664	$ 3,955	5.0%	mid
Kenora	$ 2,869	$ 1,233	$ 4,102	5.0%	mid
Thorold	$ 3,044	$ 913	$ 3,957	5.0%	mid
Leamington	$ 2,779	$ 882	$ 3,660	5.0%	mid

Total Municipal and Property Tax Burden as a Percentage of Income (cont'd)

Municipality	2015 Average Residential Taxes	2015 Residential Water/WW Costs 200 m^3	2015 Total Municipal Tax Burden	2015 Total Municipal Burden as a % of Household Income	2015 Relative Ranking % of Income
Collingwood	$ 3,164	$ 1,079	$ 4,244	5.1%	high
Brampton	$ 4,378	$ 406	$ 4,784	5.1%	high
Hamilton	$ 3,784	$ 603	$ 4,387	5.1%	high
Chatham-Kent	$ 2,683	$ 894	$ 3,577	5.1%	high
Huntsville	$ 3,303	$ 1,133	$ 4,435	5.1%	high
Mapleton	$ 3,736	$ 1,088	$ 4,824	5.2%	high
St. Catharines	$ 3,097	$ 842	$ 3,939	5.2%	high
Brock	$ 3,632	$ 776	$ 4,408	5.2%	high
Thunder Bay	$ 3,092	$ 1,049	$ 4,141	5.3%	high
Wellington North	$ 2,827	$ 1,222	$ 4,049	5.3%	high
Innisfil	$ 3,748	$ 1,037	$ 4,785	5.3%	high
Brockville	$ 2,829	$ 694	$ 3,524	5.3%	high
Cornwall	$ 2,543	$ 681	$ 3,224	5.4%	high
Windsor	$ 2,535	$ 1,092	$ 3,626	5.4%	high
Peterborough	$ 3,223	$ 808	$ 4,031	5.5%	high
Kingston	$ 3,631	$ 1,031	$ 4,662	5.5%	high
Oshawa	$ 3,836	$ 776	$ 4,612	5.5%	high
Bracebridge	$ 3,533	$ 1,133	$ 4,666	5.5%	high
Orangeville	$ 4,212	$ 950	$ 5,162	5.5%	high
Penetanguishene	$ 3,353	$ 914	$ 4,267	5.5%	high
Port Colborne	$ 2,924	$ 1,206	$ 4,130	5.6%	high
Central Huron	$ 2,892	$ 1,204	$ 4,096	5.6%	high
Belleville	$ 3,022	$ 1,043	$ 4,065	5.7%	high
Welland	$ 2,898	$ 1,100	$ 3,998	5.7%	high
Orillia	$ 3,294	$ 708	$ 4,001	5.7%	high
North Bay	$ 3,417	$ 1,120	$ 4,536	5.8%	high
Fort Erie	$ 3,081	$ 1,268	$ 4,349	6.0%	high
Owen Sound	$ 3,118	$ 1,132	$ 4,250	6.1%	high
Parry Sound	$ 2,725	$ 1,183	$ 3,908	6.1%	high
Meaford	$ 3,659	$ 1,449	$ 5,108	6.3%	high
Gravenhurst	$ 4,067	$ 1,133	$ 5,200	7.1%	high
Average	**$ 3,444**	**$ 920**	**$ 4,327**	**4.7%**	
Median	**$ 3,301**	**$ 902**	**$ 4,292**	**4.7%**	

Total Municipal and Property Tax Burden as a Percentage of Income by Location

Municipality	2015 Average Residential Taxes	2015 Residential Water/WW Costs 200 m^3	2015 Total Municipal Tax Burden	2015 Total Municipal Burden as a % of Household Income	2014 Income Ranking	2015 Total Municipal Tax Burden Ranking	2015 Relative Ranking % of Income
Ottawa	$ 3,811	$ 777	$ 4,588	4.4%	high	mid	low
Quinte West	$ 2,565	$ 886	$ 3,451	4.4%	low	low	low
Prince Edward County	$ 2,714	$ 1,647	$ 4,360	4.9%	mid	mid	mid
Brockville	$ 2,829	$ 694	$ 3,524	5.3%	low	low	high
Cornwall	$ 2,543	$ 681	$ 3,224	5.4%	low	low	high
Peterborough	$ 3,223	$ 808	$ 4,031	5.5%	low	low	high
Kingston	$ 3,631	$ 1,031	$ 4,662	5.5%	mid	high	high
Belleville	$ 3,022	$ 1,043	$ 4,065	5.7%	low	mid	high
Eastern Average	$ 3,042	$ 946	$ 3,988	5.1%			
Eastern Median	$ 2,926	$ 847	$ 4,048	5.4%			
Pelham	$ 4,015	$ 741	$ 4,756	3.9%	high	high	low
West Lincoln	$ 3,377	$ 915	$ 4,292	4.4%	mid	mid	low
Lincoln	$ 3,635	$ 963	$ 4,598	4.6%	mid	high	mid
Niagara-on-the-Lake	$ 4,006	$ 997	$ 5,002	4.8%	high	high	mid
Niagara Falls	$ 2,723	$ 938	$ 3,661	4.9%	low	low	mid
Thorold	$ 3,044	$ 913	$ 3,957	5.0%	low	low	mid
Hamilton	$ 3,784	$ 603	$ 4,387	5.1%	mid	mid	high
St. Catharines	$ 3,097	$ 842	$ 3,939	5.2%	low	low	high
Port Colborne	$ 2,924	$ 1,206	$ 4,130	5.6%	low	mid	high
Welland	$ 2,898	$ 1,100	$ 3,998	5.7%	low	low	high
Fort Erie	$ 3,081	$ 1,268	$ 4,349	6.0%	low	mid	high
Grimsby	$ 3,854	N/A	N/A	N/A	mid	high	high
Wainfleet	$ 3,853	N/A	N/A	N/A	mid	high	high
Niagara/Hamilton Avg	$ 3,407	$ 953	$ 4,279	5.0%			
Median	$ 3,377	$ 938	$ 4,292	5.0%			

Total Municipal and Property Tax Burden as a Percentage of Income by Location (cont'd)

Municipality	2015 Average Residential Taxes	2015 Residential Water/WW Costs 200 m^3	2015 Total Municipal Tax Burden	2015 Total Municipal Burden as a % of Household Income	2014 Income Ranking	2015 Total Municipal Tax Burden Ranking	2015 Relative Ranking % of Income
Milton	$ 3,247	$ 735	$ 3,982	3.3%	high	low	low
Oakville	$ 4,744	$ 735	$ 5,479	3.5%	high	high	low
Aurora	$ 4,580	$ 733	$ 5,314	3.7%	high	high	low
Halton Hills	$ 3,864	$ 735	$ 4,599	3.7%	high	high	low
Caledon	$ 4,432	$ 406	$ 4,837	3.7%	high	high	low
King	$ 6,100	$ 854	$ 6,954	3.7%	high	high	low
Whitchurch-Stouffville	$ 4,165	$ 687	$ 4,852	3.7%	high	high	low
Burlington	$ 3,622	$ 735	$ 4,357	3.8%	high	mid	low
Toronto	$ 3,170	$ 639	$ 3,809	4.0%	mid	low	low
East Gwillimbury	$ 3,879	$ 1,186	$ 5,065	4.2%	high	high	low
Mississauga	$ 3,945	$ 406	$ 4,350	4.3%	mid	mid	low
Markham	$ 4,480	$ 663	$ 5,143	4.4%	high	high	low
Clarington	$ 3,833	$ 776	$ 4,609	4.4%	high	high	low
Vaughan	$ 4,830	$ 678	$ 5,509	4.4%	high	high	low
Whitby	$ 4,608	$ 776	$ 5,385	4.5%	high	high	mid
Scugog	$ 4,203	$ 776	$ 4,979	4.5%	high	high	mid
Newmarket	$ 4,232	$ 967	$ 5,198	4.6%	high	high	mid
Pickering	$ 4,722	$ 776	$ 5,498	4.6%	high	high	mid
Richmond Hill	$ 4,900	$ 691	$ 5,590	4.7%	high	high	mid
Georgina	$ 3,548	$ 779	$ 4,327	4.9%	mid	mid	mid
Brampton	$ 4,378	$ 406	$ 4,784	5.1%	mid	high	high
Brock	$ 3,632	$ 776	$ 4,408	5.2%	mid	mid	high
Oshawa	$ 3,836	$ 776	$ 4,612	5.5%	mid	high	high
GTA Average	$ 4,215	$ 726	$ 4,941	4.3%			
GTA Median	$ 4,203	$ 735	$ 4,852	4.4%			

Total Municipal and Property Tax Burden as a Percentage of Income by Location (cont'd)

Municipality	2015 Average Residential Taxes	2015 Residential Water/WW Costs 200 m^3	2015 Total Municipal Tax Burden	2015 Total Municipal Burden as a % of Household Income	2014 Income Ranking	2015 Total Municipal Tax Burden Ranking	2015 Relative Ranking % of Income
Greenstone	$ 1,390	$ 1,438	$ 2,827	3.4%	mid	low	low
Timmins	$ 3,192	$ 781	$ 3,973	4.4%	mid	low	low
Elliot Lake	$ 2,004	$ 696	$ 2,700	4.6%	low	low	mid
Sault Ste. Marie	$ 2,830	$ 839	$ 3,669	4.6%	low	low	mid
Greater Sudbury	$ 3,308	$ 960	$ 4,268	4.8%	mid	mid	mid
Kenora	$ 2,869	$ 1,233	$ 4,102	5.0%	mid	mid	mid
Thunder Bay	$ 3,092	$ 1,049	$ 4,141	5.3%	low	mid	high
North Bay	$ 3,417	$ 1,120	$ 4,536	5.8%	low	mid	high
Parry Sound	$ 2,725	$ 1,183	$ 3,908	6.1%	low	low	high
Smooth Rock Falls	$ 1,508	N/A	N/A	N/A	low	high	high
North Average	$ 2,633	$ 1,033	$ 3,792	4.9%			
North Median	$ 2,849	$ 1,049	$ 3,973	4.8%			
Barrie	$ 3,540	$ 823	$ 4,363	4.9%	mid	mid	mid
Collingwood	$ 3,164	$ 1,079	$ 4,244	5.1%	mid	mid	high
Huntsville	$ 3,303	$ 1,133	$ 4,435	5.1%	mid	mid	high
Innisfil	$ 3,748	$ 1,037	$ 4,785	5.3%	mid	high	high
Bracebridge	$ 3,533	$ 1,133	$ 4,666	5.5%	mid	high	high
Orangeville	$ 4,212	$ 950	$ 5,162	5.5%	mid	high	high
Penetanguishene	$ 3,353	$ 914	$ 4,267	5.5%	low	mid	high
Gravenhurst	$ 4,067	$ 1,133	$ 5,200	7.1%	low	high	high
Simcoe/Musk./Duff. Average	$ 3,615	$ 1,025	$ 4,640	5.5%			
Median	$ 3,536	$ 1,058	$ 4,550	5.4%			

Total Municipal and Property Tax Burden as a Percentage of Income by Location (cont'd)

Municipality	2015 Average Residential Taxes	2015 Residential Water/WW Costs 200 m^3	2015 Total Municipal Tax Burden	2015 Total Municipal Burden as a % of Household Income	2014 Income Ranking	2015 Total Municipal Tax Burden Ranking	2015 Relative Ranking % of Income
Kincardine	$ 2,901	$ 909	$ 3,810	3.4%	high	low	low
Saugeen Shores	$ 3,200	$ 840	$ 4,039	3.4%	high	mid	low
Woolwich	$ 3,300	$ 1,104	$ 4,404	3.4%	high	mid	low
Kingsville	$ 2,494	$ 508	$ 3,002	3.4%	mid	low	low
North Dumfries	$ 3,473	$ 962	$ 4,435	3.8%	high	mid	low
Wilmot	$ 3,391	$ 902	$ 4,293	3.9%	high	mid	low
Brant	$ 3,116	$ 1,224	$ 4,341	4.1%	high	mid	low
Sarnia	$ 2,631	$ 967	$ 3,598	4.1%	mid	low	low
Waterloo	$ 3,810	$ 787	$ 4,597	4.2%	high	high	low
Wellesley	$ 3,743	$ 962	$ 4,705	4.3%	high	high	low
London	$ 2,743	$ 790	$ 3,533	4.4%	low	low	low
Hanover	$ 2,558	$ 645	$ 3,203	4.4%	low	low	low
Strathroy-Caradoc	$ 2,708	$ 798	$ 3,507	4.5%	low	low	mid
Centre Wellington	$ 3,576	$ 1,106	$ 4,682	4.5%	high	high	mid
Middlesex Centre	$ 3,990	$ 1,687	$ 5,677	4.5%	high	high	mid
Amherstburg	$ 3,030	$ 1,230	$ 4,260	4.6%	mid	mid	mid
Guelph-Eramosa	$ 4,792	$ 1,003	$ 5,795	4.6%	high	high	mid
Minto	$ 2,516	$ 1,006	$ 3,522	4.6%	low	low	mid
Grey Highlands	$ 2,728	$ 1,037	$ 3,765	4.7%	low	low	mid
Lambton Shores	$ 2,726	$ 1,222	$ 3,948	4.7%	mid	low	mid
Kitchener	$ 3,155	$ 822	$ 3,977	4.7%	mid	low	mid
Cambridge	$ 3,290	$ 943	$ 4,233	4.8%	mid	mid	mid
The Blue Mountains	$ 3,801	$ 1,090	$ 4,891	4.8%	mid	high	mid
St. Marys	$ 3,246	$ 844	$ 4,089	4.8%	mid	mid	mid
St. Thomas	$ 2,728	$ 785	$ 3,513	4.9%	low	low	mid
Guelph	$ 3,689	$ 848	$ 4,537	4.9%	mid	mid	mid
Tillsonburg	$ 2,747	$ 802	$ 3,548	4.9%	low	low	mid
Ingersoll	$ 3,098	$ 1,066	$ 4,164	5.0%	mid	mid	mid
Stratford	$ 3,291	$ 664	$ 3,955	5.0%	low	low	mid
Leamington	$ 2,779	$ 882	$ 3,660	5.0%	low	low	mid
Chatham-Kent	$ 2,683	$ 894	$ 3,577	5.1%	low	low	high
Mapleton	$ 3,736	$ 1,088	$ 4,824	5.2%	mid	high	high
Wellington North	$ 2,827	$ 1,222	$ 4,049	5.3%	low	mid	high
Windsor	$ 2,535	$ 1,092	$ 3,626	5.4%	low	low	high
Central Huron	$ 2,892	$ 1,204	$ 4,096	5.6%	low	mid	high
Owen Sound	$ 3,118	$ 1,132	$ 4,250	6.1%	low	mid	high
Meaford	$ 3,659	$ 1,449	$ 5,108	6.3%	mid	high	high
Erin	$ 5,289	N/A	N/A	N/A	high	high	high
Puslinch	$ 6,361	N/A	N/A	N/A	high	high	high
Southwest Average	$ 3,291	$ 987	$ 4,141	4.6%			
Southwest Median	$ 3,118	$ 962	$ 4,089	4.7%			

Economic Development Programs



Economic Development Programs

Many communities are struggling to maintain a competitive advantage in a rapidly changing global economy. There are many forms of economic development programs used across Ontario to encourage growth. Programs to promote economic development include, but are not limited to:

- Grants
- Interest Free Loans
- Tax Incremental Financing
- Corporate Visitation Programs
- Ambassador Programs
- Refund/waiving of fees
- Business Enterprise Centres
- Municipal land assembly
- Brownfield programs
- Downtown programs
- Heritage restoration programs
- Developing networks and business directories

These activities are directly linked to the long term ability of communities to foster new public and private investment, create employment opportunities, increase income levels and reduce poverty.

The report focuses on the following key areas of economic development programs.

- ***Business Retention & Expansion Programs***
- ***Downtown/Area Specific Programs***
- ***Brownfield Redevelopment***
- ***Industrial Parks***



Legislation

Ontario Legislation

The following section provides an overview of various Ontario legislation related to financial assistance and other financial incentives that may be used to encourage development and redevelopment in municipalities. This information has been taken from excerpts from a Ministry of Municipal Affairs and Housing document "Municipal Financial Tools for Planning and Development".

Municipal Act

The Municipal Act (subsection 111(1)) prohibits municipalities from directly or indirectly assisting any manufacturing business or other industrial or commercial enterprise through the granting of bonuses. Notwithstanding the bonusing rule, subsection 111 (2) of the Municipal Act permits, with the Municipal Affairs and Housing Minister's approval, certain financial assistance for the purpose of implementing a community improvement plan that has been adopted under the provision of Section 28 of the Planning Act.

Planning Act

Section 28 of the Planning Act sets out the authority for municipalities to designate community improvement project areas and adopt community improvement plans. This is done through a legal process involving public notice, a public meeting and the right of appeal. Once approved by the Ministry of Municipal Affairs and Housing, a community improvement plan can provide municipalities with broad powers to acquire, hold, clear, lease and sell land in designated areas for the purposes of community improvement.

Once a municipality has approved community improvement policies and designated a community improvement project area, it may use the powers afforded through subsection 28(7) to issue grants or loans to registered or assessed owners of lands and buildings within the designated areas.

Ontario Heritage Act

Section 39 of the Ontario Heritage Act allows municipalities to make grants or loans to owners of heritage designated properties. These grants or loans are to pay for all, or part of, the cost of alteration of the designated property, on terms and conditions established by municipal council.

Development Charges Act

The *Development Charges Act, 1997* provides the legal basis for Ontario municipalities to impose growth-related development charges in order to recover some or all of the capital costs of new municipal infrastructure requirements resulting from new development. The services eligible to be funded from this source include transportation (roads and transit), sewer, water and other services that must be provided to serve residential and non-residential growth.

Paragraph 10 of subsection 5(1) of the *Development Charges Act, 1997* permits municipalities to give full or partial exemption for some types of development.

In the interest of economic competitiveness and job creation or preservation, many Ontario municipalities have chosen to use this section to wholly or partially exempt new industrial development and larger expansions of existing industrial buildings from the imposition of local development charges.

Under subsection 2(7) of the *Development Charges Act, 1997,* municipalities may exempt areas of the municipality from the application of a development charges bylaw. Such areas could include a downtown or development area, including community improvement project areas under the *Planning Act*. Municipalities may also adopt area bylaws not including a specific area.

Bill 56—Brownfield Statute Amendment Act

Brownfields are defined by the Province as derelict, dysfunctional or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived contamination. Despite the complexity of developing these properties, they are often in desirable and strategic locations. Redeveloping brownfields means transforming environmentally challenged properties into productive properties. Brownfields are lands on which industrial or commercial activity took place in the past. They may be vacant, underused or abandoned. Brownfields are usually located in strategic areas of the community, with existing transportation, infrastructure and facilities and close to or in the downtown core.

The Act removes the main barriers to brownfield cleanup and redevelopment. It sets out clear rules for the clean up of contaminated brownfield sites to ensure that environmental liability standards are met and public health protected. It would limit future environmental liability for municipalities, developers and owners of brownfield properties. In addition, it streamlines the planning process to expedite brownfield projects and help municipalities provide financial support for brownfield clean up costs.

Business Retention & Expansion Programs

Aurora

The Town of Aurora has implemented a number of initiatives to promote economic development which include, but are not limited to the following:

- **Business Networking/Information Seminars** – Town staff host these sessions semi-annually, some in conjunction with the Aurora Chamber of Commerce.
- **Business Newsletter** – Semi-annual publication
- **Aurora Business Ambassadors Program** – Ambassadors provide important feedback to Town staff on a variety of business issues as well as contacts with national and international companies.
- **Corporate Visitation Program** – On a monthly basis, a team of Town officials, visit a local business in order to meet company representatives, tour facilities and discuss issues of importance.
- **Investment Retention & Attraction Strategy** – The EDO gathers community intelligence, prepares economic market information and provides a liaison between municipal government and local businesses.
- **Development Coordination Role** – The Economic Development Division staff undertake a 'One-Point-Of-Contact' role, working closely with the development community to assist non-residential investors in navigating the municipal approvals process.

Barrie

- **Corporate Visitation Program** – City officials undertake visits to businesses
- **An Investment Readiness Team**— Provides customized one on one service to new investors
- **Dedicated Entrepreneurial Services—**The Greater Barrie Business Enterprise Centre and the Barrie Entrepreneurs Connect Centre offer a business library, relevant forms and publications, seminars, workshops, mentorship programs, workstations, and other support services in person and online.
- **Business Seminars and Events**—The City of Barrie, in partnership with the Ministry of Economic Development & Trade, Greater Barrie Chamber of Commerce, and the Greater Barrie Small Business Enterprise Centre host a number of seminars and events during the course of the year
- **Physician Recruitment** – The City works closely with a community based Task Force along with Barrie's Royal Victoria Hospital
- **Workforce Development** – Barrie works with local businesses and Georgian College to maximize opportunities for the integration of Georgian's practical program into the business community.
- **Business Research & Development Assistance** – The City provides research on local statistics, land inventory and other relevant site selection information. Economic development staff also act as a point-of-contact for expansion and new development to help business navigate the municipal approvals process.
- **Business Ambassador Program**—Advancing economic growth in Barrie by showcasing local business champions.

Business Retention & Expansion Programs

Bracebridge

Through a Community Improvement Plan, the Town of Bracebridge developed a comprehensive financial redevelopment in key areas of the Town. **Financial Incentive Programs:**

- Tax Increment Equivalent Grant
- Housing Rehabilitation Grant/Loan Program
- Building Improvement Grant/Loan

Brampton

- Brampton's BR&E program includes the following initiatives: Corporate Calling, Business Alliances, Attention = Retention, Inquiry Facilitation, and Economic Policy & Research.
- **Workforce Development—**The city is a strategic partner and investor in the new Sheridan Centre for Advanced Manufacturing and Design Technologies.
- **Investment Marketing Program—**The Economic Development Office has set up a strategic economic development marketing initiative.
- **Small Business Enterprise Centre—**Access to business planning, business registration, counseling, research, leadership, and mentorship, advice, tools and seminars.
- **Tourism Brampton**—To attract residents and businesses to the City every year.
- **Ambassador Program**—Senior business executives from some of Brampton's largest businesses.
- **ICI Land Use Strategy**—Brampton's land use strategy preserves prime business-building lands for targeted development.
- **Economic Development Research Program—**Brampton's Research Program provides business owners, site selectors and ICI clients, with customized research on current economic trends, in addition to Brampton's demographic, socio-economic and employment statistics.

Brockville

- The **Leeds and Grenville Small Business Enterprise Centre** offers information and advice to anyone starting or managing a business. Working in partnership with the local **Community Futures Development Corporations** provides expertise and start-up capital.
- Economic Development programming includes: Investment attraction initiatives, outbound and inbound promotional missions/trade shows, Aftercare Programming including corporate call programs/BR&E, residential relocation programs, community register, local and regional partnerships, public relations and community communications and image building, newsletters/media releases, website development, data base management, industrial park management, advocacy, festival coordination, tourism investment and Investment attraction, waterfront development, anchor attraction development, Investment/Market Readiness Initiatives, Award Recognitions Program, Direct Marketing, Infrastructure Assessment and Strategy, Professional Training, Ambassador Program/Speaking Engagements, Economic Impact Analysis, Advisory Board Participation and Facilitation, Branding, Performance Measurement and Tracking, Sector Development, Special Projects, Print Advertising, Gateway Signage.

Business Retention & Expansion Programs

Burlington

- The **Burlington Economic Development Corporation (BEDC)** is a public/private partnership providing economic development services for Burlington. They provide a company calling program to assist business retention and growth. Burlington has a "Jobs Burlington Campaign" which includes a website for high tech businesses to link to labour and workforce development.
- Tourism Burlington operates active programs to support tourism and has a destination marketing fund in operation with local hoteliers.

Caledon

- In addition to offering **site selection**, **business research** and **development process facilitation** services:
- The Town conducts a **Business Retention and Expansion Program**.
- A **Mayor's Business Breakfast** is held semiannually
- Published monthly, **The Business Report e-Newsletter** highlights local economic development news and activities.
- The **Caledon Small Enterprise Business Centre**
- The Town has successful, dedicated **partnerships** with established organizations, including the Caledon Chamber of Commerce, Headwaters Tourism, Peel Federation of Agriculture, Greater Toronto Marketing Alliance, Excellence in Manufacturing Consortium and the Research Innovation and Commercialization (RIC) Centre.
- In partnership with Partners in Project Green, Caledon's Eco-Business Program provides local companies with access to programming to help them identify ways to improve their financial and environmental performance.
- Caledon's Green Development Program provides development charge discounts enabling developers to create more sustainable projects.

Cambridge

- The City supports existing businesses with their expansion by having regular contact with the business community through networking and a visitation program.
- **Business Enterprise Centre.**

Business Retention & Expansion Programs

Centre Wellington

- **Business Retention and Expansion Program 2013—** Actively continuing to implement the Action Plan resulting from this program
- **Pre-Development Consultation Process**—Seeks to make the developer/property owner aware of their requirements of the development and building process
- **Partnership** with the Chamber of Commerce, BIA's and others to assist and support local businesses
- **Economic Development Task Force**—Which recommends action to Council to improve and support the local business community
- **Financial Incentives—Second Storey Housing Rehab, Tax Increment Grants**

Clarington

- **Visitation Program** surveys a large sample of our local companies to determine the needs, concerns and opportunities of existing local companies.
- **BR&E Implementation Program** sets out to implement the actions to help businesses become more competitive.
- In partnership with the Board of Trade, the municipality is working on a **"shop local"** program.
- The Municipality has a contract with the Clarington Board of Trade for the purpose of providing **Economic Development and Physician Recruitment** services.

Cornwall

- **Development Assistance** with site selection and development approvals
- **Development Charges—**Cornwall does not levy development charges
- **Business Directory** and quarterly **Newsletter**
- **Cornwall Business Enterprise—**The CBEC offers a wide variety of seminars, workshops, and networking opportunities.
- **Strategic partnerships—**The City of Cornwall maintains strategic partnerships with a variety of organizations including the Cornwall and Area Chamber of Commerce, the Eastern Ontario Training Board, S, D and G Community Futures Development Corporation and Cornwall and Seaway Valley Tourism.
- **Team Cornwall**—The City teams with an innovative group of more than 300 business and community leaders who have banded together to promote Cornwall both locally and abroad.
- **Doctor Recruitment—**The City spearheads a Medical Recruitment Task Force which works to attract physicians to Cornwall.

Business Retention & Expansion Programs

East Gwillimbury

- **Broadband Study and project**
- **Advantage EG promotional economic development materials and New Economic Development Branding for Town**
- **Mount Albert Downtown Revitalization Strategy and Community Improvement Plan**
- **Business First Program—**Facilitates and expedites the development planning approvals process for new or existing businesses
- **Tourism Strategy development**
- **Cleantech Investment Strategy**
- **Launch of new Economic Development Website: www.AdvantageEG.ca**

Fort Erie

- Company Visitation Program.

Georgina

- The Economic Development Division has been working to assist with the promotion of local businesses and has partnered with a number of local organizations to leverage additional funds from South Lake Community Futures for a number of initiatives.

Greater Sudbury

- **Regional Business Centre** operating from the office of Sudbury Development Corporation, the Regional Business Centre is an independent multi-sector partnership, which includes banking, educational, municipal, and private involvement. Workshops and seminars are provided.
- The City operates trades shows and conducts trade missions. In addition, businesses are visited on a regular basis through a visitation program.
- Greater Sudbury Economic Development & the Greater Sudbury Economic Development Corporation work in conjunction with local partners to deliver a number of business development and business retention programs across the community.

Grimsby

- The Town conducts a **Business Visitation Program**
- Hosts business breakfasts on a semi-annual basis to provide the opportunity for the local Chamber of Commerce in this regard.

Business Retention & Expansion Programs

Guelph

- **Foreign Direct Investment (FDI)** – In 2013 the City developed a multi-year FDI strategy which is being implemented through the City's participation in partnership with other Ontario municipalities.
- **Business Retention and Expansion (BRE):** Interviewing local businesses and industries and drawing up an action plan to address matters that were identified in this process. Objectives were also to provide business assistance outreach services and to better understand the local business needs.
- **Business Capacity:** Enterprise Services plays a number of roles to help build the local capacity that is required to attract new investment to the City.
- **Partnerships:** Where possible, Enterprise Services leverages funding and resources with a wide range of local, regional, provincial and national partners.
- **Connect Guelph/Wellington** includes members from local and regional economic development programs whose objective is to better coordinate and align programs and where possible leverage resources.
- Through a partnership with the Guelph Chamber of Commerce a Guelph based industrial, commercial and institutional real estate search engine was achieved.
- **Community Energy:** A Corporate Energy team continues to focus on building the corporation's capacity to manage its energy use.

Guelph-Eramosa

- In the process of completing a Comprehensive Zoning By-Law Review to streamline the process, modernize the regulations and make the Township more business friendly
- The Township completed a Business Retention and Expansion Project in 2014
- In 2015 the Council of the Township of Guelph-Eramosa established an Economic Development Committee
- With the exception of area specific development charges for water and wastewater, the Township does not impose Municipal-Wide Development Charges for Non-Residential Development

Halton Hills

- Proactive company calling program. New industrial areas are being developed along Highway 401.
- Tourism support and an active "shop local" small business support program.

Business Retention & Expansion Programs

Halton Region

- One-window access to government programs and services, information on Halton's business environment and services to help establish, expand or consolidate a business within Halton's borders.
- Export and import resources
- Site selection resources and assistance
- Access to market research, financing sources and training programs
- Provides a full service Business Enterprise Centre with Small Business and Business Start-Up assistance, including resources, one-on-one consultations, workshops and seminars
- Networks in the field of real estate, industry, government, business associations and community groups
- Support for all business sectors including Tourism and Agriculture
- Publications and reports

Hamilton

Hamilton's Investment & Expansion Programs consist of the following sections:

- Becoming an Investment Ready Community
- Identifying and targeting the prospects
- Marketing Hamilton for Investment
- Tracking, working with and securing the investment
- After sales service—extension of our BR&E Program

Business Retention and Expansion within the City of Hamilton

- Program "**Hamilton Calling**" focuses on establishing long term relationships with existing companies in order to address their needs and concerns.

One-Stop

- Provides key planning and economic development functions into one area of City Hall

The **Hamilton Small Business Enterprise Centre (SBEC)** has an extensive resource library, monthly newsletter, professional consultants, training, networking, youth programming, and community outreach to both new and existing small and medium businesses.

The **Hamilton Technology Centre—**The Centre's mission is to maximize the success of emerging companies.

Hamilton's Regional Innovation Centre - The Innovation Factory

The Innovation factory relies on public and private sector contributions to address six key areas:

- Clustering of business resources
- Accessing university research, colleges and key researchers
- Providing business infrastructure support to grow businesses
- Accessing business mentorship networks
- Assisting with access to capital
- Providing a Business Centre which will facilitate meetings in-person or online

Business Retention & Expansion Programs

Hanover

A 3 year strategic focus for the Economic Development Committee is currently underway and an update to the Business Retention and Expansion report has been completed with the implementation of these recommendations to launch in the fall of 2015:

- A new safe and inclusive place for youth to develop technical and soft skills in an effort to curb youth outmigration was officially opened in Hanover in 2015—Launchpad Youth Activity & Technology Centre—youth age 12-18.

Innisfil

- **Care Initiative:** The Town is actively working with partners to attract and retain new physicians, medical professionals and facilities to the area.
- **BR & E Study:** The Town of Innisfil is currently working with the Ministry of Agriculture, Food and Rural Affairs on the introduction of a BR&E Study. The Study will look at the key sectors in Innisfil to determine how the Town can support these businesses to help them succeed in Innisfil.

Kenora

- **SBEC—Northwest Business Centre**
- **New Business Welcome Project**
- **Kenora Business Partners Group—**Chamber, CFDC, BIA and Economic Development
- **No Development Charges**

King

- **Economic Development Strategy**—Implementation of 38 actions is progressing
- **Spotlight on Business Profiles—**Profiles, acknowledges and awards innovation and successful businesses in King that shares the community values.
- **Cultivating Business Retention + Expansion**—A five year Action Plan with 33 actionable items is underway. This program has formed the basis for on-going business visitation efforts.
- **2015 Business and Community Directory**—Fourth consecutive year, distributed to every household within King with 2,000 copies available for responding to inquiries.
- **Community Tourism Plan**—Progress is being made on 16 action items, including a substantial digital and on-line social media marketing campaign branded as www.experienceKing.ca
- **Spotlight on Business Profiles**— A two page profile is researched, developed and published electronically as testimonials and is used for business and investment attraction efforts.

Business Retention & Expansion Programs

Kingston

The Kingston Economic Development Corporation (KEDCO) supports the community through:

- **Investment Attraction Program—**Promoting Kingston as a premier investment and business location including Foreign Direct Investment marketing in key sectors.
- **Business Growth and Retention Program—B**uilding relationships with local businesses through company visits, events and grant writing support.
- **Labour Relations—**Support through online job board, partnerships, events and company visits.
- **KEDCO's Small Business Office**
- **Tourism Kingston—**(A division of KEDCO) is the region's destination marketing organization (DMO) which manages the visitor services, leisure, conference and travel trade, and sport and entertainment tourism initiatives.

Kingsville

- Marketing initiatives, attendance at tourism trade shows, advertising annual tourism promotion materials, in partnership with our tourism and commerce stakeholders.

Kitchener

- **Corporate Calling Program**, the purpose of which is to connect with the local business community, offer any appropriate services, and update our business data base. The corporate visits are conducted by business specialists aligned with particular clusters or groups of like businesses.
- **Small Business Enterprise Centre**

Lambton Shores

- Economic Development, especially Industrial/Commercial land is promoted by the Sarnia-Lambton Economic Partnership on behalf of Lambton Shores.

Business Retention & Expansion Programs

Leamington

BR&E and Planning for 5 Key Sectors in the Municipality:

- **Agri Business**
- **Manufacturing**
- **Healthcare**
- **Small Business**
- **Tourism**

Community Development Plan focusing on Key Initiatives including:

- **Community Partner Engagement**
- **Poverty Reduction**
- **Workforce Development**
- **Cultural Diversity**
- **Urban Renewal**

London

- **London Economic Development Corporation (LEDC**) is a partnership between the City and the private sector.
- Business retention activities include providing site selection data, information on government programs, providing advice and assistance, acting as a liaison with the municipal government.
- The LEDC also partners with a host of local service providers to assist companies with financial, regulatory, taxation and legal issues.
- Some Development Charge exemptions.

Markham

- **Innovation Synergy Centre in Markham** (ISCM) is a business advisory "hub" designed to accelerate the development of thriving enterprises with 10 to 50 employees. It is not an incubator but will partner with qualified companies to support their development into larger, more prosperous organizations.
- **Markham Small Business Centre**
- **Investment and Attraction Programs**
- **International Economic Alliances** with Hong Kong Trade Development Council, Haidan District (Beijing), China, Town of Cary, North Carolina and Wuhan Hubei Province, China
- **Markham Convergence Centre**
- **International Trade Missions**
- **Markham Business Directory—I**nteractive online Business Directory listing and map with customizable search criteria.

Business Retention & Expansion Programs

Middlesex Centre

- Business Newsletter, Visitation Program, Small Business Help Centre

Milton

- The City operates a proactive visitation and company calling program.
- **Milton Economic Development Advisory Committee** (MEDAC) was established in order to obtain strategic advice from the business community
- The Economic Development Office works closely with the development community and the major landowners in the 401 Industrial Park to ensure that economic development prospects are serviced.

Minto

- **Creative Business Incubator (Launchit)** —In conjunction with the Minto Chamber of Commerce
- **Pitchit—A**nnual business plan competition for new and expanding businesses
- **Specialized websites** - Mintoed.com and Mintochamber.on.ca plus Creative Worker videos, Alumni Attraction program

Mississauga

- **Corporate Call Program** - The City hosts a proactive corporate call program in key industry sectors. Elected officials and senior staff from the City visit major new companies to the City each year to develop a rapport with the business community, determine the level of satisfaction with City services and address issues.
- **International Investment Attraction and Trade Mission**—Build relationships and promotes Mississauga's value proposition for business investment.
- **Mississauga Business Enterprise Centre** (MBEC)
- **Facilitation Services—**City supplies partnership options and offers seminars for small and medium sized companies, supports industry initiatives and events in order to develop business relationships with key stakeholders.
- **Encouraging Youth Entrepreneurship**—MBEC offers the Summer Company program which provides students with the opportunity to turn their ideas into business opportunities.
- **Mayor's Roundtable**—Roundtable meetings with local businesses in the key industry sectors in Mississauga; assist local companies to identify economic conditions, trends and new markets.
- **One-on-One Client Briefings**—EDO meets with clients, their respective site selectors and real estate professionals to facilitate business opportunities.

Muskoka

- **Muskoka Enterprise Centre** servicing all of Muskoka

Business Retention & Expansion Programs

Niagara Falls

- The City operates a proactive **Visitation Program**.

North Bay

- **The Business Centre—**Nipissing, Parry Sound, a partnership between the City, the Province of Ontario and various community stakeholders
- Incentive and grant initiatives specific to Northern Ontario such as the Northern Ontario Young Entrepreneurs, Emerging Technology, Infrastructure and Community Development programs offered through the Northern Ontario Heritage Fund and those available through FedNor and their Community Futures Development Corporations assist with the expansion of existing companies and the attraction of new investment to the region.
- Airport Community Improvement Plan, which provides a combination of financial incentives, including: Municipal Fee Rebate Program, Tax Assistance Program, Landfill Tipping Fee Reduction.

Oakville

- The Oakville Economic Development Department provides a proactive company visitation program. In addition, the Department provides site information, economic data and acts as the lead advisor to the Oakville Council, Chamber of Commerce and developers on expansion opportunities/constraints.

Orangeville

- **Economic Development Services**—Full range of community economic development services including: detailed site selection research and information, economic data, statistics on Orangeville's business environment. Referral and liaison services for government, industrial and community-based associations and organizations exist to support businesses.
- **Orangeville & Area Small Business Enterprise Centre (SBEC) and a Visitor Information Services**
- **Development Charge Exemption**—To encourage industrial development and employment in Orangeville, a 100 percent exemption of non-residential development charges for certain industrial use exists.
- **Dedicated Business and Tourism Sites**—Provide up-to-date, industry specific information in a user-friendly, interactive format. The business site features current property listings, an interactive community profile, an interactive mapping function and community and business sector videos.
- **Publications—**Current publications include a community profile, industrial directory, quick facts sheet, tourist guide, the monthly Arts, Culture and Tourism newsletter and the quarterly Orangeville Business Connections.
- **Municipal Cultural Plan and Cultural Map (2014)** - The project raises awareness of the importance of arts and culture locally and sets direction and strategy for the development of cultural policies, programs, partnerships, and initiatives.
- **ArtsVest**—A program designed to assist small to medium-sized arts and culture organizations in developing new and mutually beneficial partnerships with local businesses.
- **Orangeville Directional Way-Finding Master Plan**—Promote economic growth from cultural tourism, support the growth of arts and culture, enhance the environment and contribute to a safe and secure environment.

Business Retention & Expansion Programs

Orillia

- **Site Plan Streamlining Initiative**—The goal of reducing the red-tape, time and costs associated with site plan applications.
- **Business Enterprise Resource Network (BERN)**
- **Orillia Area Community Development Corp. (Orillia Area CDC)**—Assists businesses with business plans, marketing plans, loans, grants and business counselling. The CDC also features a strong professional development series of business workshops.
- **Orillia & Area Online Business Directory**
- **Moratorium on Industrial Development Charges**—Initiated in 2011, and proven to be successful, has been extended until 2017.
- **Business Visitation Program**—Businesses are able to share input, ideas and challenges with staff and dignitaries, who in turn are able to learn more about local business.
- **Economic Development Partnership Development —**Assist in the development of partnerships throughout the community.
- **Orillia and Area Physician Recruitment**—The City provides annual funding and EDO staff assist with marketing initiatives.
- **Orillia & Lake Country Business Expo**—Strives to promote local businesses and services.
- **Ontario's Lake Country Tourism Organization**—Focusses efforts on promoting local tourism attractions and events, while attracting visitors to the area.
- **Business Information Seminars**– The EDO partners with other community organizations to offer workshops, job training seminars, industry specific speakers.

Business Retention & Expansion Programs

Oshawa

- **Cluster Development Strategy**—Oshawa has identified five priority growth sectors (Advanced Manufacturing, Health & BioScience, Energy, Multimodal Transportation & Logistics, and IT).
- **Innovation** Support—Oshawa is home to a Regional Innovation Centre called SPARK. SPARK offers support for technology-based businesses to grow from an idea through various stages of growth. The City provides financial support for "The Loft", an incubator centre within SPARK's facility that provides low cost space for fledgling entrepreneurs.
- **Fast Tracking Development Approvals Process**—The City's Development Services Team offers a fast tracking development approvals process to accommodate approvals when timelines are tight.
- **Partnerships—**The City of Oshawa partners with a number of local, regional and provincial partners both from the public and private sector to promote our area's business opportunities and make those strategic connections. Partnerships include: the Greater Oshawa Chamber of Commerce, the Greater Toronto Marketing Alliance, Durham Economic Development Partnership and Durham Workforce Authority in addition to others.
- **Site Selection Tools**—Location assistance, navigating the development approvals process, access to critical information, and connections with other relevant organizations.
- **Business Connections**—Regular contact with local businesses to provide support for a variety of issues including support for expansion, hiring, financing, access to other levels of government, etc.
- **Development Charge Exemption—**There are no City development charges for industrial development.
- **Workforce Development**—The City works closely with its local post-secondary institutions, Durham Colleg and the University of Ontario Institute of Technology (UOIT) that develop leading-edge programs to train the workforce that employers need.
- **Publications**—Online Business Directory, a quarterly e-newsletter as well as a Consolidated Community Profile and Development Insider annually.
- **Networking and Business Education**—Economic Development and Staff bring a variety of workshops and networking opportunities to businesses.

Business Retention & Expansion Programs

Ottawa

- **Invest Ottawa**—Delivers programs and initiatives in the areas of entrepreneurial mentorship, start-up development, business incubation services, commercialization, targeted sector development, investment attraction, business retention, expansion and global trade development.
- The **Entrepreneurship Centre** is an initiative of the Ottawa Centre for Research and Innovation (ORCI). The City of Ottawa, the Ontario Ministry of Enterprise and Innovation, the Royal Bank, Nelligan O'Brien and numerous other business partners fund the Centre.
- **BizPal** – An innovative online service that provides entrepreneurs with simplified access to information about business permits, licences and other requirements needed to start, operate and grow their business.
- The **Ottawa Centre for Research and Innovation (OCRI**) is a not-for-profit organization supported by over 600 members.
- **Ottawa Global Marketing** is a division of OCRI works with the private sector and all three levels of government to attract investment, people, and companies and to the region.
- **Innovation Centre at Bayview Yards**—An approved plan for developing 46,000 square feet of old, empty municipal works space into a complex that will house early-stage companies, anchor companies, professional service firms, government and non-profit entrepreneurial support agencies.
- **Capital Investment Track**—Guides development investments deemed to be a priority by the Economic Development and Innovation Department through all aspects of City approvals and requirements in order to ensure timely and customer-sensitive service.

Penetanguishene

- **BizPal**—BizPal provides a free streamlined approach to navigate the various requirements of starting a new business in Penetanguishene.
- **Business Directory—**Local businesses are listed in an online directory and provided with individual logins to provide them with mini websites for their business listing.
- **Partnerships—**The Town of Penetanguishene works with the three (3) adjacent local municipalities as well as the County of Simcoe Economic Development Office and the North Simcoe Community Futures Development Corporation to promote economic development and assist the area's businesses.

Business Retention & Expansion Programs

Peterborough

- Proactive business retention and expansion program, including business visitation programs, government funding programs, and acting as a government liaison
- Maintain economic data, statistics and information
- Develop partnerships to promote, support and sustain growth
- Mediate conflicts and advocate for business concerns
- Market Peterborough to prospective businesses
- The **Business Advisory Centre** has consultants to advise both prospective and established business owners on key aspects of start-up and the maintaining of successful businesses.
- The City has a **Physician Recruitment Program**, which is funded by the Federal Government.
- **Skilled Labour Recruitment Program**, which is funded by the province to attract new manufacturing companies to the community and help retain a skilled labour force in existing companies.
- The City of Peterborough also has a comprehensive **Affordable Housing Program** which provides incentives to developers including the waiving of DC's, Planning Fees and Building Permit Fees.
- **Central Area Revitalization Grant** (Tax Increment Based)
- **Municipal Incentive Program**—Planning application fees, including cash-in-lieu of parkland can simply be waived.

Pickering

- **Corporate Calling Program**
- The Economic Development Office partners with local, regional and provincial groups as a means to enhancing and protecting the interests of our local businesses.
- **Publications—**Publish an Available Land & Space Directory, View on Business Newsletter, Economic & Community Profile, Business Start-Up Directory and Business Directory listing over 2400 local businesses by size and sector.
- The City also maintains a business website providing statistics, news, and economic development program details, film permit access, land and space inventories with aerial mapping, development news and images, links to all manner of local and regional business interests and much more.
- Seminars **and Business Start-Up Consultations** are also offered to anyone interested in business matters.

Port Colborne

- **Corporate Visitation Program**—The Economic Development Office assists firms in developing new export markets and expanding existing companies.

Business Retention & Expansion Programs

Prince Edward County

- Positioned itself as Canada's **First Creative Rural Economy—**An investment attraction program situated on www.buildanewlife.ca

Puslinch

- The Township completed a BR&E Project in 2014

Richmond Hill

- **Corporate Calling Program**—This program responds to leads from within the local business community.
- **Small Business Coordinator —**Seminars, queries, etc.
- The **Office of Economic Development (OED)—F**acilitates strategic alliances to promote increased opportunities for Richmond Hill companies, which would result in diversification, expansion, and job creation.
- **Film and Conference Attraction**

Sarnia

- Supports financially the activities and programs of the **Sarnia-Lambton Economic Partnership (SLEP)**, which has the responsibility to undertake initiatives on behalf of all the municipalities in Sarnia-Lambton, focused on promotion, lead generation activities, and economic sector development meant to sustain nd expand the economic base of all of Sarnia-Lambton.

Sault Ste. Marie

- **Sault Ste. Marie Economic Development Corporation** offers programs, services and government program facilitation for small to large business as it relates to:
- **Business, Retention, Expansion and Investment**
- **Economic Development, Investment, Trade and Business Development networks**
- **Youth Entrepreneurial Mentoring, Business Consulting and Client Development**
- **Educational Workshops, Seminars and Regional Outreach**
- **Entrepreneurship and Enterprise Services**
- **Tourism Promotion, Sports Tourism/Event Management, Conference Attraction and Development**

Smooth Rock Falls

- Provision of **one-on-one coaching and mentorship** to individuals interested in starting their own business.
- **Community Improvement Plan (CIP)—**Provides incentives to individuals looking to engage in most types of residential and commercial development in the Town

Business Retention & Expansion Programs

St. Catharines

- **Corporate Visitation Program**
- **Physician Recruitment**
- **Domestic and International Marketing**
- **Event Planning**
- **Business Recruitment and Site Selection**
- **Small Business Development**
- **Industry Seminars & Workshops**

St. Thomas

- The St. Thomas E.D.C operates under a Board of Directors comprised of City Council and representatives from business and industry in St. Thomas.
- **Company Visitation Program**
- **Site Selection Services**—Full array of services to businesses wishing to expand or re-locate in St. Thomas or the Municipality of Central Elgin.
- **Investment Attraction—T**he St. Thomas EDC is a founding member of the Southwestern Ontario Marketing Alliance (SOMA), an association which includes the municipalities of Aylmer, Ingersoll, St. Marys, Stratford, Tillsonburg and Woodstock.
- **Free Employment Assistance—**St. Thomas provides the services of Employment Services Elgin (ESE), a unique partnership with Fanshawe College and the Youth Employment Counselling Centre. ESE will assist new companies with many of the administrative tasks associated with start-up and staffing. Free services include the pre-screening of potential employees, the use of computers, office space, and other communication equipment, recruiting services, aptitude testing, and the provision of labour market information. ESE also provides information on funding programs for employers.
- **Publications—**The Economic development Corporation publishes an annual Industrial and Business Directory, a comprehensive Community Profile and a periodic newsletter.
- **Elgin Business Resource Centre (EBRC)—**As a federal Community Futures Development Corporation, the EBRC finances new businesses and expansion, oversees the Small Business Enterprise Centre (SBEC) and the Innovation Centre for Entrepreneurs (ICE) business incubator, provides business services and referrals and funds economic development projects in St. Thomas and Elgin County.
- There are no Industrial Development Charges in the City of St. Thomas and Building Permit fees are capped at $25,000.

Business Retention & Expansion Programs

Stratford

- **Stratford Economic Enterprise Development Corporation (SEED Co.)—**Provides a professional value-added business service to keep and grow Stratford business and attract new investment. SEED Co. operates in partnership with business, education and government sectors.
- **Stratford Municipal Development Incentives**—The City has no industrial development charges or levies.
- **Festival Hydro Retrofit Program**—Created in partnership with Ontario Power Authority to assist business owners to become more energy efficient and create operational cost savings.
- **Stratford Perth Centre for Business**—Offers free one-on-one confidential business consulting services. Also offered are entrepreneurial training and support through lunch and learn sessions, special events, breakfast networking group, women's mentoring program, business plan development and referrals to business funding sources.
- **Business Calling Program**—A partnership project with the Mayor's Office and SEED Co. to promote dialogue with major employers and manufacturers.
- **Opportunity Lives Here**—The City of Stratford, the Town of St. Mary's and the County of Perth have partnered to launch a new online resource aimed at attracting skilled labour and talent to the region.
- **Investment Attraction**—SEED Co. and the City of Stratford are founding members of the Southwestern Ontario Marketing Alliance (SOMA), an association which leverages the City of Stratford on an international level.

Thunder Bay

- The **Thunder Bay Community Economic Development Commission (CEDC)—P**romotes business development, retention and expansion, entrepreneurial support, opportunity promotion and collection and assessment of key business data.
- The **Thunder Bay & District Entrepreneur Centre—L**ocated within CEDC's administration office provides seminars, workshops and free and confidential business counselling services for new and existing small businesses.
- **Community Futures Development Corporation** (CFDC)—Finances new businesses and expansions, provides business services and referrals and funds economic development projects in the Thunder Bay Census Metropolitan Area.
- **Physician Recruitment**—The Thunder Bay Physician Recruitment and Retention program is a partnership of community, medical, government and academic institutions.

Timmins

- Services include site selection, exporting information, community statistics, demographics and assistance on government assistance programs. There is a **Business Enterprise Centre** (BEC)
- The City has formed a **Community Development Committee** which is comprised of a team of senior staff who meet weekly to deal with matters relating to land acquisitions/purchases, development proposals, special projects and are available to meet face-to-face with residents and business people to discuss issues and proposals relating to community development.
- **Timmins and Area Business Self-Help Office** offers a walk-in resource library of business information with a knowledgeable Business Consultant. Council has eliminated development charges in the City for all classes of development.

Business Retention & Expansion Programs

Toronto

- Economic Development manages **Enterprise Toronto** www.enterprisetoronto.com—A public-private alliance assisting entrepreneurs and small business. Its four business centres provide one-on-one assistance to those starting or growing an early stage business.
- Toronto cost-shares capital improvement in designated retail business districts and traditional employment areas.
- Toronto's Economic Development team provides specialized business knowledge and information on Toronto's key industry clusters

Vaughan

- Corporate Calling Program
- Economic Cluster Development
- Vacant employment lands directory
- Business Roundtables
- Economic Gardening Initiatives through the Vaughan Business Enterprise centre
- Ambassador Program
- Economic & Market Research Services
- Corporate Branding
- Marketing & Communications Services (e.g. website; collateral materials; newsletters)
- Vaughan International Commercialization Centre (assisting small and medium-sized enterprises (SMEs) localize international technologies to create and commercialize new, innovative products in addition to assisting local companies with the expertise required to modify or adapt their products for international export).

Waterloo (Region)

- The Region coordinates an annual survey of all businesses in the community. This is done in conjunction with the lower tiers.

Welland

- Site Location
- Business Facilitation
- Venture Niagara
- Club 2000

Wellesley

- **Wellesley and District Board of Trade** has a Township staff liaison to provide or obtain information regarding business activities in the community

Business Retention & Expansion Programs

County of Wellington

The County of Wellington established a Business Retention and Expansion Programme, collectively working with the seven member municipalities towards building relationships with local enterprises and better understanding their needs and concerns.

- Live and **Work in Wellington** bus tours, **Newcomer Attraction** 2015 and examination of an online countywide job portal
- **Wellington Business Resource Map 2015**
- **Investment Attraction** delegate hosting collaboration with the City of Guelph and the University of Guelph
- **Monthly Wellington ED** meeting
- **Business Visitation Programme**

Whitby

- Information on available development sites, industrial and office properties
- Demographics and statistics relevant to businesses and investors
- An online Business Directory
- Corporate calls with the local business communities to learn about their products/services and their markets to assist in promoting them
- Staff also provide local businesses with information about financial incentives, new developments and upcoming events
- Organizing investment and trade support programs

Whitchurch-Stouffville

- **Visitation Program**
- **Rural Development Consultations** – These are used to identify appropriate and realistic ways in which rural areas can participate in the Town's overall economic growth.
- General promotion for both business and tourism attraction. Continuous data collection and revisions to facilitate investment decisions in favour of Whitchurch-Stouffville.

Windsor

Economic Revitalization Community Improvement Plan (City-wide)

- Offers financial incentives in the form of a tax increment-based grants to new, existing and small businesses.
- Grants may be approved by City Council for up to 100% of the municipal property tax increase created by the project for up to 10 years after project completion

Windsor Essex Economic Development Corporation (WEEDC) is the lead economic development agency representing the Windsor-Essex Region and works to positively impact the Region by providing services including business attraction, retention, and expansion: small business and entrepreneurial development; and community development activities. WEEDC provides Regional Economic Data, Site Selection Property Search, Assisting Windsor -Essex Region Companies to Expand Locally and Internationally, Development Charges Exemptions, There are no Industrial Development Charges in the City of Windsor, **Windsor Essex Small Business Centre**

Downtown/Area Specific Programs

Barrie

Loans, Grants, DC Exemptions, Tax Incremental ,Financing

- The Georgian College CIP surrounds the Georgian College campus and focuses on improvements to the interface between the College and the surrounding neighbourhoods. The CIP areas can benefit from a range of incentives including loans, grants for building façade improvements, signage and artwork. Funding is also provided for businesses to install safe energy efficient lighting to increase the safety of these CIP areas. Planning application and building permit fees are reduced. A development charge exemption is also in place in certain areas within the Downtown CIP and the Allandale CIP Property tax increases can be incremental for a period of up to five years.

Financial Incentives – Reduction in building permit fees, planning fees and Tax Incremental Financing

- Georgian College Neighbourhood Strategy and Community Improvement Plan—Applies to an area located within a reasonable walking distance of the College and the strategy consists of 4 key elements: Safety and Enforcement, Communication and Information Sharing, Land Use, Financial Incentives

Bracebridge

Through a Community Improvement Plan, the Town of Bracebridge has developed a comprehensive financial redevelopment in key areas of the Town.

Financial Incentive Plans:

- Tax Increment Equivalent Grant
- Façade Improvement Grant/Loan Program
- Signage Improvement Grant/Loan
- Building Improvement Grant/Loan
- Property Improvement Grant/Loan

Brampton

Downtown Development Corporation

- The Brampton Downtown Development Corporation (BDDC): a financially sustainable funded, semi-autonomous organization that has evolved from the existing Brampton Downtown Business Association (BDBA).
- It is a new development tool that will have the capacity to undertake considerably more than the existing BIA is able to currently undertake as a Part III Corporation. This includes undertaking a program of grant making, and other promotion, improvement, development and redevelopment programs.
- Downtown and Queen Street Corridor CIP and Incentive Program
- DC Discounts on targeted non-retail ICI
- Cash in Lieu of Parking Waiver in the Downtown

Downtown/Area Specific Programs

Brockville

- **Tax Increment Equivalent for Rehabilitation and Redevelopment (TIERR) Grant Program:** The program provides a grant to owners of lands and buildings who undertake improvements or redevelopment that would result in an increased property assessment. The amount of the grant provided depends on the increase in the municipal portion of property taxes resulting from the improvements. The program offers a grant of 100% of the increase in municipal realty taxes paid annually for a maximum period of five (5) years.
- **Residential and/or Commercial Conversion/Rehabilitation (RCCR) Grant Program:** This program provides a grant to owners or tenants of buildings who choose to upgrade existing space on upper floors to create new or improved residential and/or commercial space in keeping with the original goals of the Downtown CIP. The program will provide the property owner or tenant with a grant equal to 50% of the costs for space converted or rehabilitated up to $20,000 per property subject to the approval of the Planning Department,
- **Façade Improvement Grant Program:** This program provides a grant to owners or tenants of buildings who undertake restoration and/or rehabilitation of Program Area buildings in a fashion consistent with the original design or with the City's Urban Design Guidelines and the requirements of the Ontario Building Code.

  The Façade Improvement Grant Program offers a grant of up to 50% of the total cost of façade improvements where a project has a value of more than $2,000, to a maximum of $10,000 per annum, per property, per façade. The number of front facades eligible for grant purposes is based on the number of "distinct facades".

Caledon

- Exemption of development charges for the Caledon East Commercial Core Area and the Bolton Business Improvement Area (BIA)
- The Town assists the Bolton Business Improvement Area (BIA) Board of Management by providing funds that are allocated to enhance the economic viability and competitiveness of the downtown core
- **Community Improvement Plans (CIP)** for Bolton and Caledon East. The CIP is designed to remove barriers to the redevelopment and reinvestment in businesses and properties within the CIP area in Bolton. Together with the companion Urban Design Guidelines (UDG), a flexible, comprehensive and strategic framework for the municipality has been developed which will enable the Town to plan and finance development activities to use, reuse and restore lands, buildings and infrastructure in Bolton.

Downtown/Area Specific Programs

Cambridge

- **Building Revitalization Program—**The City offers interest-free and partially forgivable loans (on a matching-share basis) for property improvements that focus on improving the street appearance of buildings and encourage structural and weather/waterproofing repairs. The City will lend up to $20,000 per building, with partial loan forgiveness of up to 35% available. (A maximum of $60,000 per property owner is available).
- Instead of entering into a loan arrangement with the City, the program can also be arranged so that the partially forgivable portion can be given as a grant.
- **Design Guide Program—**This program offers grants for owners to retain professional assistance in designing property improvements. The City offers a $750 grant for design assistance in the downtown core.
- **Realty Tax Rebate Program—**A three year program that provides a rebate of a percentage of the City's portion of the increase in City property taxes as a result of building improvements and/or new development. All properties in the core are eligible where the property improvements result in an increase in the City property taxes.
- **Development Application Fee Waiver**—No fees for applications under the Planning Act (Site Plan, Zone Change, Official Plan Amendment, Subdivision) for new residential development in the downtown core
- **Building Permit and Sign Permit Fee Exemption**—All properties in the core areas do not pay a fee for obtaining a building permit or permits for signs.

Centre Wellington

- **Business Retention and Expansion Program 2015**—actively engaged in a BR&E Program targeting downtown and retail businesses
- **Financial Incentives**—for Façade, Building and Property Improvement,

Chatham-Kent

Financial incentive programs include the following:

- CME Smart
- Commercial Community Improvement Plan
- Employment Incentives'
- Growing Forward 2
- New Yves Landry Foundation
- Ontario/Federal Utility Program
- Rural Economic Development Program
- Scientific Research and Employment Development Incentives
- Southern Ontario Prosperity Initiatives Program (SOPI)
- Southwestern Ontario Development Fund

Downtown/Area Specific Programs

Clarington

- **Upgrade to Building Code Grant Program**—Intended to assist property owners with the financing of building improvements required to bring existing older buildings into compliance with the current Ontario Building Code. It will provide a grant for up to 50% of the costs for eligible work per building to a maximum of $5,000 per municipal street address or storefront. There is a maximum of $45,000 per property owner for a building with multiple street addresses or storefronts.
- **Signage Program**—Assist business owners with financing the design and installation of new signage within the Community Improvement Plan area. Provides a grant equivalent to 50% of the cost, up to a maximum of $2,000
- **Façade Improvement Grant Program—**Provides a grant for up to 50% of the costs for eligible work per building to a maximum of $5,000 per municipal street address or storefront. There is a maximum of $45,000 per property owner for a building with multiple street addresses or storefronts.
- **Building Permit Grant Program**—Provides a one-time grant to offset the amount of the building permit fee to a maximum of $3,000
- **Infill Project Grant Program—**Assist property owners within the Community Improvement Plan area with financing the cost of the development process. The program allows the Municipality of Clarington to provide a one-time grant to offset the cost of the construction to a maximum of $10,000 per property.
- **Revitalization Area Incentives—**For existing commercial buildings or multi-story mixed-use building, there may be development charge exemption or 50% reduction.

Cornwall

- **Rehabilitation Tax Increment Grant Program**—Reimbursement of part or all of the increase in municipal taxes paid as a result of improvements made to a building.
- **Building Restoration & Improvement Program**—Loan to help with interior improvements to buildings
- **Project Design Grant—**Grant for such things as feasibility studies or concept drawings/architectural plans.
- **Façade Improvement/Sign Grant, Discretionary Municipal Tipping Fees Grant, Parking and Landscape Enhancement Program**
- **Municipal Planning/Development Fees Grant**—A landowner upgrading or re-developing a property can receive full reimbursement for such things as an Official Plan/Zoning Amendments and Building Permit fees.

Downtown/Area Specific Programs

Greater Sudbury

- Designated a Community Improvement Area to allow the City to provide a **Tax Incremental Financing Scheme** to support downtown redevelopment or rehabilitation. This is a 10-year program whereby the maximum amount of the tax rebate shall not exceed the anticipated increase in municipal realty taxes as a direct result of the redevelopment. The rebate is on a declining basis whereby in year 1 it is equal to 100% of the municipal realty increase, declining 10% each year. The total amount of the rebate shall not exceed the costs of the property's rehabilitation.
- Elimination of development charges in the downtown core
- Permits the conversion of vacant commercial or retail space to residential uses without the requirement of providing parking. No zoning requirements for parking for commercial uses.

Guelph

- **Minor Downtown Activation Grant**—Up to 30% cost share in renovation or small additions to vacant or under-utilized space—up to $120,000 per address.

Guelph/Eramosa

Economic Development Committee–The mandate of the Committee is to take actions which would retain and expand business investment and generate employment within appropriate areas of the Township. Specifically the Committee will identify and address problems or barriers to business growth, discuss ways that the Toenship can support, retain or attract business investment in the community.

Halton

- All of the local municipalities in Halton have active partnerships with Downtown Business Improvement Area Associations (BIA's) to maintain and improve Downtown areas. Burlington, Milton and Oakville have specific urban areas designated as Urban Growth Centres under the Provincial "Place to Grow" legislation and plans.

Downtown/Area Specific Programs

Hamilton

- The City of Hamilton offers financial incentive programs in the form of loans and grants to assist with various costs associated with the development/redevelopment of the downtown. Downtown development is exempt from development charges within a defined area. Additionally, there is a program to provide assistance to property owners within the 11 Citywide Business Improvement Areas for commercial property façade improvements.
- **Hamilton Downtown Multi-Residential Property Investment Program**—Offers an interest free loan based on 25% of the costs-to-construct budget to a maximum of $5 million per development
- **The Gore Building Improvement Grant Program**—Available to owners and authorized tenants of properties fronting on King Street East between James and Catharine Street around Gore Park. It offers a matching grant to a maximum of $50,000 for building improvements.
- **Development Charges**—90% of City and Go Transit Development Charges are waived in the Downtown Hamilton Community Improvement Project Area otherwise payable, after all other credits and exemptions are considered.

Other Programs

- **Hamilton Tax Increment Grant Program**
- **Office Tenancy Assistance Program**
- **Commercial Corridor Housing Loan and Grant Program**
- **Commercial Façade Property Improvement Grant Program**
- **Hamilton Heritage Property Grant Program**
- **Hamilton Community Heritage Fund Loan Program**
- **Business Improvement Area Commercial Property Improvement Grant Program**
- **Hamilton Heritage Conservation Grant Program**

Hanover

- **Downtown Revitalization Program—**The façade program for downtown businesses will average in excess of $85,000/year for these improvements.
- **EV Chargers—**Electric vehicle charging stations (2) in Downtown Hanover to promote visitation and green tourism.
- **Main St. Project—**Business photography project to help market both business and Hanover with Ethan Bender Portraiture.

Downtown/Area Specific Programs

Innisfil

The Town of Innisfil has recently launched a Community Improvement Plan for the neighbourhood of Cookstown.

- **Façade, Building and Signage Improvement Grant**
- **Accessibility Improvement Grant**
- **Building Code Compliance Grant**
- **Landscaping and Property Improvement Grant**
- **Building Permit and Planning Application Fee Rebate Program**
- **Tax Increment Equivalent Grant Program**

Kenora

- **Harbourtown Centre Community Improvement Plan (CIP) -** Facade improvement, Signage, landscaping
- **Former Mill Site CIP–** Tax program, building improvements
- **Keewatin CIP**– Façade improvement, landscaping, tax program, affordable housing

King

Community Improvement Plan (CIP)—The Plan outlines financial incentives for property owners and tenants to invest in their property and outlines other actions, projects and strategies that the township will undertake to implement the plan. Financial incentives are offered for the following improvements:

- **Signage Improvements—** 50% of project cost or $2500 whichever is less
- **Façade Improvements—**50% of project cost or $10,000 whichever is less
- **Landscaping Improvements—**50% of project cost or $5000 whichever is less
- **Building Accessibility—**50% of project cost or $3000 whichever is less
- **Motor Vehicle and Bicycle Parking—**50% of project cost or $5000 whichever is less
- **Property Conversion, Reuse and Repurposing—**50% of project cost or $10,000 whichever is less
- **Planning and Building Permit Fee Rebate—**100% up to $5000
- **Tax Increment Equivalent Grant**—For major redevelopments, additions etc.; 100% of assessed value increase amount paid annually in decreasing amounts for up to 10 years.
- **Beautification**— A five year Streetscaping and Beautification Plan for commercial cores will be approved prior to 2015 year end promoting King City, Nobleton and Schomberg as attractive places to in which to invest and do business.
- **Grants**—The Economic Development function provided financial assistance and guidance to the three Village/ Business Associations with marketing and promotional efforts.

Kitchener

- **Startup Landing Pad Program-Leasehold Improvements—**Maximum grant $20,000 per eligible floor per municipal street address.
- **Startup Landing Pad Program—Accessibility Improvements**– Maximum grant $40,000 per eligible municipal street address
- **Façade Improvement Grant Program—** Maximum grant $10,000 per store front.

Downtown/Area Specific Programs

London

- **Façade Improvement Loan Program** – Assists Downtown property owners interested in improving their building façade. May be eligible for a ten-year interest-free loan up to a maximum of $25,000 or half the value of the façade improvements being proposed.
- **Upgrade to Building Code Loan Program** – Assists Downtown property owners with interior improvements that relate to Fire and Building Code requirements. May be eligible for a ten-year interest-free loan up to a maximum of $50,000, or half the value of the work proposed.
- **Rehabilitation and Redevelopment (Tax)) Grant Program**—Provides grants to property owners in defined areas of the Downtown and Old East Village who undertake renovation or redevelopment projects, which result in a reassessment of their property. The annual grant amount is calculated based upon the increase in the municipal portion of property tax directly related to the redevelopment project. Annual grants are provided on a declining scale over a 10-year period.
- **Community Improvement Plan (CIP) Development Charge Incentives**—Provides funding under CIPs for the full value of DCs for the following development: Industrial buildings as defined by the CIP and residential units constructed in defined areas of the Downtown or Old East Village. The value of the CIP grants are automatically applied when DCs are payable, without a payment required by the applicant.

Minto

- **Community Improvement Plan**—Increased financial assistance for façade, signage and possible structural improvements
- **Downtown Revitalization Committee**—Active in Clifford, Harriston, and Palmerston

Mississauga

- **Community Improvement Plan (CIP)—**Community Improvement Project Area for the Exchange District in the Downtown, which will include incentives to attract office development.
- **BIAS:** Mississauga is home to 4 Business Improvement Areas (BIAS), including Clarkson, Malton, Port Credit and Streetsville, providing business promotion and improvement functions within their set BIA boundaries.

Downtown/Area Specific Programs

Newmarket

- **Façade Improvements & Restoration Program—**The grant program will see property owners receive a matching grant of up to 50% of eligible costs to a maximum of $15,000 per property, except for corner and laneway properties which shall be eligible to receive a matching grant of up to 50% of eligible costs to a maximum of $20,000 per property.
- The **Project Feasibility Study Program** is intended to undertake studies necessary to determine project feasibility be they adaptive re-uses of existing facilities or complete redevelopment projects in the Community Improvement Plan. This program applies to all properties within the CIP.
- The grant program will see property owners receive matching grants of up to 50% of eligible costs to a maximum of $10,000 per property.
- The **Interior Renovation and Improvement Program** is intended to promote upgrading of and improvement to the interior of deteriorated or functionally obsolete buildings in order that they may be brought into compliance with the Building Code and the Fire Code. Grant program provides property owners with a matching grant of up to 50% of eligible costs to a maximum of $15,000 per property.
- The **Business Sign Program—**This program is directed at commercial and industrial properties within the CIP area to update their signs consistent with the neighbourhood. The grant program will provide property owners or business tenants up to 50% of eligible costs to a maximum of $2,500 per business.
- The **Redevelopment and Rehabilitation Tax Incremental Program** is intended to provide financial incentives in the form of grants to property owners who undertake appropriate redevelopment of properties that increases property assessment resulting in increased Town property taxes. This program will function as an annual grant for up to 10 years equivalent to a portion of the tax increase the property will experience as a result of the improvement/redevelopment.
- **Residential Conversion and Intensification Program—**The loan program will provide property owners with an interest-free loan to pay for up to 50% of eligible costs to a maximum of $100,000 of the conversion of commercial/industrial space to residential units and construction of new units on vacant land or as part of an existing structure along Main Street.
- **Parking Requirement Program**—Allows for relief or reduction or waiving of standard parking requirements.

Downtown/Area Specific Programs

Niagara Falls

- **Development Charge Exemption Program**—Will provide a financial incentive in the form of an exemption from payment of 75% of the City development charge on residential, commercial and mixed use development and redevelopment projects that create additional residential units and/or commercial space.
- **Residential Loan Program** – 0% interest loan based on $20 per sq. ft. of habitable residential space constructed to a maximum of $20,000 per residential unit created.
- **Commercial Building Loan and Façade Grant—**0% interest loan equal to 50% of the cost of building maintenance and improvements to a maximum loan of $15,000 per property.
- **Revitalization Grant Program** – Annual grant equivalent to 80% of the increase in City property taxes for first 5 years, 60% in years 6 and 7, 40% in year 8, and 20% in years 9 and 10. Building renovations, additions and new construction

North Bay

- **Downtown Community Improvement Plan**—Provides funding to business and property owners to support investment and revitalization in the downtown. This includes grants to support the completion of professional studies (to a maximum of $3,750) and building renovations (to a maximum of $30,000).
- **Municipal Tax Assistance—**The Downtown Community Improvement Program also provides rebates of municipal fees and incremental tax increases (100% of increase of assessed value as a result of improvements in the first five years, 80% in Year 6, 60% in Year 7, 40% in Year 8 and 20% in Year 9)
- **Airport Community Improvement Plan (ACIP) –** Municipal Fee Rebate Program including those related to Planning, Legal and Building permits, a Municipal Tax assistance Program providing 100% relief in year one of the increased assessed value of the improvement, 66% in year two and 33% in year three, and a 50% Landfill Tipping Fee reduction to $10/tonne

Orillia

- **Downtown Façade Improvement Programme**—This grant encourages the improvement of downtown facades to beautify and attract shoppers to the downtown core.
- **Downtown Orillia Management Board (DOMB) (BIA)—**Over 200 merchants work with community partners to advocate on behalf of members, and develop new events and programs
- **Downtown Heritage Sign Grant Program**—Assists new business owners to purchase a main sign

Downtown/Area Specific Programs

Oshawa

- **Façade Improvement Loan Program**—Designed to help property owners finance building façade improvements, this interest-free loan program provides funding up to $15,000 per municipal address, to a maximum of $45,000 per property owner.
- **Residential Development Charge Grant Program—**The City of Oshawa may provide a grant towards the amount of the applicable City of Oshawa Development Charges payable for residential development within the Downtown Shoulder Area Renaissance Community Improvement Area.
- **City of Oshawa University and College Area Renaissance Community Improvement Increased Assessment Grant—**The City may provide a grant, on a sliding scale for part or all of the increase in City taxes attributable to the improvement of a building and/or redevelopment of a property located within this area.

Ottawa

The City of Ottawa offers the following incentives:

- No development charges for residential construction in the Central Area and Centretown
- Reduced parking requirements for mixed use development on selected downtown streets
- Expedited development approval process

Penetanguishene

- **Downtown Improvement Committee—**The Downtown Improvement Committee is an advisory committee reporting to the Planning & Development Section Committee of Council. The mandate for the Downtown Improvement Committee is to maintain and increase the commercial/tourism tax base in the Downtown Improvement Area of the Town of Penetanguishene.
- **Façade Improvement Program**—Financial incentives are provided to businesses located within the Downtown Improvement Area for the purpose of encouraging aesthetic improvements to the storefronts.
- **Heritage Property Tax Rebate Program—**As a Town with a lot of history, several properties are eligible for designation under the *Ontario Heritage Act.* The Town offers a tax rebate program to encourage the protection and maintenance of these eligible heritage properties.

Peterborough

- All properties in the Downtown commercial core and the waterfront commercial sub areas. DC's are also waived for the re-development of existing buildings in the City's Central Area.
- Properties in the Central Area that are designated under the Ontario Heritage Act qualify, as of right, under the Heritage Tax Rebate Program (20% rebate for Commercial and 40% for Residential)
- The **Façade Improvement Grant Program** would provide grants to property owners who rehabilitate and improve the facades (including signs) of buildings within the Central Area Target Area. Façades will include rear facing facades where it has high public visibility.

Pickering

- Direct marketing to promote specific developments and targeted sectors.

Downtown/Area Specific Programs

Port Colborne

- Refunds of the taxes for up to 10 years for City municipal purposes on all improved residential and commercial properties in the Community Improvement Plan Areas.
- Loans of up to $1,000 per project for design projects and up to $10,000 per project for improvement projects for commercial facades
- Exemptions for the creation of new residential or commercial units of building and planning fees as well as an exemption of parkland dedication fees and parking and loading space requirements

Quinte West

- **Planning and Design—**One-time grant of 50% to a maximum of $1,000 toward cost of preparation of architectural plans for building façade improvements. Also, one-time similar grant of 50% (maximum $1,000) for cost of preparation of a site plan. The City may provide a grant equivalent to the amount of the applicable Development Charge.
- **Building Façade Improvements—**One-time grant of 50% to a maximum of $5,000 of the costs to improve building façade. Secondary grant for improvements to each exterior side and rear of buildings, where building fronts onto a street, river or public area to a maximum of $5,000. The City will provide a grant equal to the amount of the property tax increases, as a result from the development, for up to a maximum of three years.
- **Improved Signage** —Grant of 50% to a maximum of $1,000.
- **Landscaping and Property Improvement** – Grant of 50% to a maximum of $1,000 for improving landscape between parking areas and the roadway.
- **Building Retrofit Program** – 50% no interest matching loan to a maximum of $5,000 for the purpose of bringing buildings up to the minimum standards of the Building Code and Fire Codes.

Richmond Hill

- The City provides a façade matching interest free program of up to $10,000 for downtown properties.

Sarnia

- The City provides grants to property owners who undertake renovations/rehabilitation to their properties that result in an increase in their assessment and a corresponding increase in their taxes. The grant is equal to any increase in taxes paid as a result of the work being done. The grant is available for a period of 10 years for non-heritage properties. The grant is 100% of actual tax increases as a result of increased assessment in years 1-8, decreasing to 75% in year 9 and 50% in year 10.
- Loans are available to a maximum of $20,000 per storefront or the total cost per storefront of the proposed eligible improvements, whichever is the less, to a maximum of $60,000 per property. Interest will be charged at one half the prime rate of the City's banker at the time of the application. Term is open not to exceed 10 years

Downtown/Area Specific Programs

Sault Ste. Marie

- **No City Development Charges**.
- **Economic Development Fund**—($500,000/year) sector specific industry infrastructure and community projects.
- **Façade Improvement Grant (FIG), Building Improvement Grant (BIG), Professional Design Grant (PDG)-** Matching funds for façade improvements, interior renovations, and analysis designed to increase site-specific development.
- **Municipal Tax Increment Rebate Program (MTIR)—**Grant to cover a part of tax increase for property rehabilitation

St. Thomas

- The City operates a **Community Improvement Program** whereby grants, interest-free loans, financial aid for façade and residential improvements and the waiving of building permit fees are offered to pre-approved applicants.

Thorold

- **Façade Improvement Grant Program** – Grants will be available for the Downtown Thorold Area equal to 50% of the eligible costs to a maximum of $10,000 per building.

Thunder Bay

- **Core Area Rehabilitation & Redevelopment Grant Program** – Eligible property owners can receive a grant equal to 100% of any increase in municipal taxes that result from the re-assessment of improved property for a ten-year period.
- **Core Area Façade Loan Improvement Program—**Eligible property owners can receive interest-free loans, amortized over 10 years for 50% of the cost to improve the exterior facades of buildings to a maximum of $15,000 per loan.
- Amendments to the Central Business District Zones (CBD) now allow for an increased number of uses within the City's downtown areas. It also alters various standards such as yard, frontage and parking requirements in an effort to facilitate positive development.

Timmins

A Community Improvement Plan for the downtown core areas of the City is currently underway and will identify a variety of incentive programs to encourage investment and improvements.

Toronto

- Supplementary programs in Streetscape Improvement, Commercial Facade Improvement, Banner and Mural, Commercial Research, and Community Festivals and Special Events are also offered.

Vaughan

- Kleinburg / Area Specific Programs (KEDS)—Completed in June 2011 to assist Kleinburg-area merchants and the Business Improvement Area (BIA) to revitalize main street.

Downtown/Area Specific Programs

Waterloo

- The City has a façade program that provides up to $15,000 in interest free loans.

Welland

- **Façade Improvement Loan Program**—Provides assistance to rehabilitate and improve facades of commercial buildings in the Downtown Community Improvement Area. The loan covers 50% of the eligible improvement costs to a maximum of $15,000 per municipal address.
- Residential DC exemptions in the downtown
- Refunding most planning and building permit fees and parkland dedication fees. Assistance will be 50% for projects other than those creating new residential units and 100% for new residential rentals.
- Interest free loans to pay for conversion of existing commercial space to residential units and the construction of new units on vacant land. The maximum loan amount is to be calculated based on $10 per square foot of habitable space, with a maximum term of 10 years.
- This program promotes the redevelopment and rehabilitation of the downtown by removing the financial disincentive of increased property taxes associated with redevelopment in the short term. The municipality will give grants equivalent to a portion of the property tax increase for a period not to exceed 10 years (80% in year 1 and 2, 70% in year 3 and 4, etc.)
- Waiving or reduction in residential parking requirements for improvements or change of use to existing buildings and additions or new building construction as set out in the Zoning by-law.

County of Wellington

- **Community Improvement Plans (CIP)—**Two underway in 2015
- Two Business Improvement areas and five Chambers
- **Shop Local Programmes**
- **Countywide business directory**

Wellington North

- **Wellington North Simply Jobs and Housing**—A portal developed and implemented as a one stop location to match job seekers and potential home buyers with local job openings and housing opportunities.
- **Renew Northern Wellington—**A program connecting talented entrepreneurs with vacant storefront owners.

Downtown/Area Specific Programs

Whitby

- **Façade Grant Program** in place since 2005 – A minimum investment of $10,000 will result in a $5,000 grant for approved items. Applicants can also receive a grant for up to $1,500 for architectural, engineering and design fees associated with an approved façade grant.
- The Town of Whitby offers a **Heritage Tax Rebate Program**. This applies to the heritage portion of properties that are designated as having cultural heritage value or interest under Part IV of the Ontario Heritage Act (an individual property designation).
- Properties that are designated within a heritage conservation district designated under Part IV of the Ontario Heritage Act, such as Brooklin's Heritage Conservation District, and rated as having excellent, very good , or good heritage value in the heritage district inventory are also eligible for the heritage property tax rebate.
- The amount of the annual property tax rebate is 40 percent on the eligible portion of the property (historical portion) for the Town and school board share of the property taxes. The Region of Durham is not currently participating in this program.

Whitchurch-Stouffville

- **Downtown Community Improvement Program** – Aims to revitalize the downtown area restoring the 'country town' feel and centrality to the community. The program has been designed to brand the downtown area, and create an atmosphere that encourages the consumer to visit and stay longer in downtown Stouffville.

Windsor

- Development Feasibility Rebate Program–Eligible projects, grant of up to 50% to max. of $20,000 per property
- Parkland Dedication Fee Rebate Program – 100 % grant
- Property Improvement Rebate Grant Program—Tax rebates of up to $200,00 are available
- Commercial Façade Improvement Program—Grant of 50% to maximum of $15,000
- Development Charges and Building Fee Rebate Grant Program—Rebate of up to 100% of eligible costs for development charges and building fees
- Sale of City Land at Less Than Market Value—Sold to developers at less than market value
- Downtown Windsor BIA—Façade Improvement Grant —Grant of up to 50% of eligible costs to a maximum of $10,000 or $15,000 for corner properties.
- Downtown Windsor Business Improvement Area Broken Window Program—Reimburse members for 50% of cost of glass repairs/replacement to a maximum of $500

Brownfield Redevelopment

A "Brownfield site" is considered to be a property with or without buildings or structures, having a history of either industrial or commercial uses and which, as a result of these uses, has become environmentally contaminated under circumstances where there is no reasonable prospect that the remediation of such contamination will be accomplished solely by the private sector. Brownfields are viewed by many as opportunities for revitalizing urban communities. Some of the advantages of Brownfield Redevelopment include:

- Revitalization of the downtown core and surrounding neighbourhoods
- More effective use of existing municipal infrastructure
- Reduction in pressure for suburban expansion
- Clean-up of environmentally contaminated sites
- Increased tax revenue
- Create jobs
- Improve the overall liveability of urban neighbourhoods

Brownfield Redevelopment

Brockville

- **Tax Increment Equivalent Grant (TIEG)—**The grant is equivalent to 70% of the municipal portion of the increase in property tax which is generated through redevelopment, payable for a maximum of ten (10) years, or until the grant equals total eligible costs.
- **Brownfield Financial Tax Incentive program (BFTIP)—**Brownfields property tax cancellation may include both the municipal portion of property tax as well as the provincial education portion of property taxes. The application of this program is limited to cancellation of the increase in property tax arising from the remediation and redevelopment of major development sites.
- **Environmental Site Assessment (ESA) Grant Program—**The aim of the program is to provide assistance to further specify the extent and nature of environmental contamination through part-funding of Phase II ESA and Phase III ESA (Remedial Action Plan). The program will reimburse the owner for costs associated with eligible studies with a maximum individual grant of $15,000 or 50% of the cost of ESA, whichever is less, and a maximum assistance per property of 2 studies per property, to a maximum of $25,000 per property.
- **Brownfield Building Permit Fees Grant Program—**Assistance is in the form of a grant paid against building permit fees payable for each project. The grant may be less than 100% and in all cases is limited by the 100% cap or total eligible cost, whichever is less.

Caledon

Environmental Study Grant Program offers grants to eligible property owners for the completion of Phase II Environmental Site Assessment (ESA), a Phase III ESA, Remedial Work Plan, and/or Risk Assessment Plan for properties that are within the designated **Community Improvement Project Area for Bolton.**

Cambridge

Opportunities are available to potential purchasers of contaminated sites to cancel a portion of all outstanding taxes. It may be possible to receive a Development Charges credit equal to the restoration costs of the property (not to exceed the total development Charges payable to the City on the project)

Centre Wellington

Contaminated Site Assessment Grant, Brownfield Grants

Chatham-Kent

Brownfield Bluefield—Financial incentive program

Clarington

No development charge shall be imposed with respect to developments or portions of developments that result in the addition of a single unit within the existing footprint.

Brownfield credits are available equal to the costs of assessment and cleanup

Brownfield Redevelopment

Cornwall • **Brownfields Rehabilitation Tax Increment Grant**—The City will reimburse the developer an annula grant equivalent to all or part of the municipal tax increase • **Environmental Site Assessment and Project Feasibility Study**—Assistance is provided to specify the extent of contamination through partial funding of an Environmental Site Assessment • **Municipal Planning/Development Fees Grant**—A program to assist developers by rebating up to 100% of municipal planning and development fees • **Discretionary Municipal Tipping Fees Grant**—Reduction of tipping fees related to removal and disposal of non-hazardous material at the City landfill site
Greater Sudbury The CGS Brownfield Strategy and Community Improvement Plan is designed to help overcome barriers to redevelopment by: • Implementing a new failed tax sale procedure to address arrears and ownership; • Making four financial incentive programs available to help reduce upfront costs; • Calling for a brownfield marketing strategy to better attract interest and investment; and, • Setting the stage for continued local awareness and capacity building. Four financial incentive programs are available under the Brownfield Strategy and Community Improvement Plan to help reduce upfront costs associated with remediation, reuse and redevelopment. These are the Tax Assistance Program, the Landfill Tipping Fee Rebate Program, the Planning and Building Permit Fee Rebate Program, and the Tax Increment Equivalent Grant Program.
Guelph • City of Guelph Brownfield Strategy and Brownfield Redevelopment Community Improvement Plan • Environmental Study Grant Program • Tax Increment-Based Grant Application Program • Tax Assistance and Tax Arrears Cancellation Policy
Hamilton **Environmental Programs**—The **Environmental Remediation and Site Enhancement (ERASE) Community Improvement Plan** is a comprehensive set of programs designed to encourage and promote brownfield redevelopment. Most ERASE programs are available in the entire urban area of the City of Hamilton. • ERASE Redevelopment Grant Program (ERG) • ERASE Development Charge Reduction Option • ERASE Education Tax Assistance Program • ERASE Municipal Acquisition and Partnership Program • ERASE Study Grant Program • LEED Grant Program • Downtown/West Harbourfront Remediation Loan Program

Brownfield Redevelopment

Innisfil

- **Barrie Road Community Improvement Plan**—Developed to stimulate high quality redevelopment along the Barrie Road corridor, this CIP features a property improvement tax grant program.

Kitchener

The City in conjunction with the Region of Waterloo have a Brownfield Financial Incentive Program. They include a series of financial incentives that will assist property owners and developers with costs associated with the environmental investigation, remediation and ultimate redevelopment of brownfield sites

London

Community Improvement Plan for Brownfield Incentives: Property Tax Assistance Program; Development Charge Rebate Program; Tax Increment Equivalent Grant Program; Green Municipal Fund Program

Niagara Falls

Brownfields Development Charge Exemption Program – Region's Development Charge Waiver/Exemption Program exempts a development from 75% of the Regional development charge if it is in a downtown, surrounding built-up urban area or brownfield area. Up to an additional 25% development charge exemption is provided depending on the Inclusion of Smart Growth principles into the proposed development.

North Bay

Brownfield Redevelopment—Provides funding to property owners to support the redevelopment of important brownfield sites throughout the community . This includes grants to support the completion of environmental studies, rebates of municipal fees and incremental tax increases (100% of increase of assessed value in Year 1, 66% in Year 2 and 33% in Year 3).

Orillia

The **Barrie Road Improvement Corridor CIP** was developed to stimulate high quality redevelopment along the Barrie Road corridor. This CIP features a property improvement tax grant program.

Brownfield Redevelopment

Oshawa

- Brownfields Property Tax Cancellation Program—This is intended to provide incentives to encourage the rehabilitation of brownfield sites by utilizing the tax cancellation provisions under section 365.1 of the Municipal Act, 2001. The City may also apply to the Region of Durham for regional property tax assistance, and to the Province for matching education property tax assistance.
- City of Oshawa Brownfields Redevelopment Grant Program—Starts after the Brownfields Tax Cancellation Program ends and will provide an annual City grant to property owners who undertake redevelopment of their properties in the Community Improvement Project Area that will result in an increase in assessment. The program also serves to encourage re-development that may not otherwise occur on lands that have undergone or require site remediation as confirmed in a Phase II Environmental Site Assessment.

Thorold

- A property tax assistance that provides for the exemption of up to 100% of taxes levied, subject to budget consideration, for the period immediately following the approval of the Property Tax Assistance By-Law and continuing during the Rehabilitation Period and Development Period.

County of Wellington

- Some tax increment based on grant applications

Windsor

- **Feasibility Study Grant Program** – 50% of cost of study, maximum $7,500
- **Environmental Site Assessment Grant Program** – 50% to maximum $15,000 per study, maximum 2 studies per property/project, maximum $25,000 per property/project
- **Brownfields Tax Assistance Program** – Cancellation of municipal and education property tax increase for up to 3 years
- **Brownfields Rehabilitation Grant Program** – 70% (no LEED certification) or 100% (any LEED certification) of the municipal property tax increase for up to 10 years after project completion.
- **Brownfields Development Charge Exemption Program** – Up to 60% reduction of development charge payable on a brownfield site approved under the Brownfields Rehabilitation Program.

Industrial Parks

Municipality	Industrial Park	Size Acres	Price Per Acre High	Price Per Acre Low	Ownership
Aurora	Aurora Gateway Business Park	81	N/A	N/A	Private
	Aurora South Industrial	14	$ 275,000	$ 175,000	Private
	Industrial Parkway North	38	$ 275,000	$ 175,000	Private
	Hallgrove Business Park	48	$ 500,000	$ 425,000	Private
	Aurora Business Park	88	N/A	N/A	Public
Barrie	Mapleview West Industrial Park	15	$ 245,000	$ 240,000	Public
	South Industrial Park (easterly)	32	$ 170,000	$ 90,000	Public
Belleville	North-East	150	$ 40,000	$ 20,000	Public/Private
	North-West	25	N/A	N/A	Private
Brampton	Multiple	N/A	$ 220,000	$ 99,000	N/A
Brockville	City owned	45	$ 60,000	$ 30,000	Public
	private	35	$ 100,000	$ 60,000	Private
Burlington	Burlington QEW East	138	N/A	N/A	N/A
Burlington	Burlington QEW West	197	N/A	N/A	N/A
Caledon	Bolton Industrial Park	300	$ 550,000	$ 300,000	Private
	Tullamore Industrial Park	116	$ 550,000	$ 300,000	Private
	Mayfield West - Kennedy Road	326	$ 550,000	$ 300,000	Private
	Victoria Business Park	79	$ 425,000	$ 275,000	Private
Cambridge	Cambridge Business Park	850	$ 145,000	$ 145,000	Public
	L. G. Lowell Park	1,300	$ 145,000	$ 145,000	Public/Private
	Eastern Industrial Park	300	N/A	N/A	Private
Clarington	Clarington Science Park	352	N/A	N/A	Private
	Clarington Energy Park	318	N/A	N/A	Private
East Gwillimbury	Bales Drive Industrial Park	100	N/A	N/A	Private
	Mount Albert	48	N/A	N/A	Public/Private
	Holland Landing South	212	N/A	N/A	Private
	Green Lane East	94	N/A	N/A	Private
	Queensville	954	N/A	N/A	Private
Greater Sudbury	Valley East	15	$ 115,000	N/A	Public
	Radisson Industrial Park	40	$ 115,000	N/A	Private
	City - West End	20	$ 90,000	N/A	Private
	City - East End	60	$ 225,000	N/A	Private
	City - South End	40	$ 225,000	N/A	Private
Guelph	Hanlon Creek Business Park Ph. 1	60	$ 324,000	$ 275,000	Public/Private
	Hanlon Creek Business Park Ph. 2	118	$ 475,000	$ 325,000	Public/Private
	Rona(Southgate) Business Park	48	$ 285,000	$ 285,000	Private
	Industrial Equities (Southgate) Ph. 1	24	$ 260,000	$ 260,000	Private

Industrial Parks (cont'd)

Municipality	Industrial Park	Size Acres	Price Per Acre High	Price Per Acre Low	Ownership
Halton Hills	Halton Hills Premier Gateway	555	N/A	N/A	N/A
	Acton Employment Area	61	N/A	N/A	N/A
	Georgetown Employmenmt Area	7	N/A	N/A	N/A
Hamilton	Ancaster Industrial Park	660	N/A	N/A	Public/Private
	Airport Business Park	735	N/A	N/A	Public/Private
	Bayfront Industrial Park	3,700	N/A	N/A	Public/Private
	East Hamilton Industrial Park	560	N/A	N/A	Private
	Flamborough Business Park	630	N/A	N/A	Private
	Redhill North Business Park	710	N/A	N/A	Private
	Redhill South Business Park	980	N/A	N/A	Public/Private
	Stoney Creek Industrial Business Park	1,856	N/A	N/A	Private
Hanover		4	$ 25,000	$ 20,000	Public
Innisfil	Innisfil Heights	320	N/A	N/A	Private
King	27-9 Business Park - Schomberg	10	$ 500,000	$ 450,000	Private
Kingsville		36	N/A	N/A	Private
Kingston	Cataraqui Estate Business Park	61	$ 130,000	$ 90,000	Public
	Clyde and Alcan Industrial Parks	9	$ 65,000	$ 65,000	Public
	St. Lawrence Business Park	53	$ 110,000	$ 85,000	Public
Kitchener	4 industrial parks	N/A	N/A	N/A	N/A
Lambton Shores	Town of Forest	93	$ 6,000	$ 6,000	Public
London	Innovation Park	201	$ 75,000	$ 75,000	Public
	Trafalgar Industrial Park	12	$ 75,000	$ 65,000	Public
	Skyway Industrial - Phase II	36	$ 75,000	$ 65,000	Public
	River Road	14	$ 75,000	$ 65,000	Public
Markham	acres, commercial 299 acres	601	$ 575	$ 726	Private
Meaford		1	$ 80,000	$ 80,000	Public
Milton	Mansewood Industrial Area	19	N/A	N/A	N/A
	Milton 401 Industrial/Business Park	494	N/A	N/A	N/A
	Milton Urban Growth Centre	38	N/A	N/A	N/A
	Derry Green Corporate Business Park	1,037			
Mississauga	Northeast Business District	555	N/A	N/A	Private
	Airport Corporate Centre	110	N/A	N/A	Private
	Gateway Business District	552	N/A	N/A	Private
	Western Business Park	130	N/A	N/A	Private
	Meadowvale Business Park	648	N/A	N/A	Private

Industrial Parks (cont'd)

Municipality	Industrial Park	Size Acres	Price Per Acre High	Price Per Acre Low	Ownership
Newmarket	Newmarket Industrial Business	48	N/A	N/A	Private
	Mulock Drive/Harry Walker Parkway	9	$ 450,000	$ 400,000	Public
Niagara Falls	Montrose Business Park	100	$ 40,000	$ 20,000	Public
	Muller	62	$ 100,000	$ 50,000	Private
	Stanley Industrial	15	N/A	$ 35,000	Private
North Bay	Gateway Business Park	53	$ 20,000	$ 8,000	Public
	Airport Industrial Park	120	N/A	N/A	Public
Oakville	Burloak Employment District	234	N/A	N/A	N/A
	Oakville Midtown Core Employment District	12	N/A	N/A	N/A
	Oakville QEW East	123	N/A	N/A	N/A
	Oakville West Employment District	61	N/A	N/A	N/A
	Winston Park Employment District	10	N/A	N/A	N/A
	Winston Park West	250	N/A	N/A	N/A
Orillia	Home Industrial Park	42	N/A	$ 115,000	Public
	Drinkwater Industrial Park	1	N/A	$ 30,000	Public
	Inch Employment Lands	9	N/A	N/A	Public
Oshawa	Northwoods Industrial Park	100	N/A	N/A	Private
	Colonel Sam Business Park	28	N/A	N/A	Private
Ottawa	Orleans Industrial Parks	1,100	$ 100,000	$ 50,000	Public/Private
	Kanata South Business Park	300	$ 120,000	$ 75,000	Public/Private
	Hawthorne Business Park	200	$ 110,000	$ 80,000	Public/Private
Penetanguishene		72	N/A	N/A	Public/Private
Peterborough	Major Bennett Industrial Park	100	$ 40,000	N/A	Public
	Peterborough Industrial Park	50	$ 40,000	N/A	Public
Pickering	Brock Road Industrial Area	400	Avg. $300k		Private
	White Road Prestige Industrial Park	N/A	$400k		Private
Port Colborne	Loyalist Industrial Park	85	$ 25,000	$ 21,000	Public
	Babcock & Wilcox Property	328	N/A	N/A	Private
	Highway 140 Industrial Area	200	N/A	N/A	Public/Private
Prince Edward County	Phase 2	18	$ 70,000	$ 60,000	Public/Private
Quinte West	Located in Trenton Ward	125	$ 35,000	$ 35,000	Public
Richmond Hill	Beaver Creek Business Park	614	$ 600,000	$ 450,000	Private
	Headford business Park	433	$ 600,000	$ 450,000	Private
Sarnia	Sarnia 402 Business Park	85	$ 70,000	$ 50,000	Public
	Sarnia Business & Research Park	180	$ 70,000	$ 50,000	Public
Saugeen Shores			$ 50,000	$ 50,000	Public

Industrial Parks (cont'd)

Municipality	Industrial Park	Size Acres	Price Per Acre High	Price Per Acre Low	Ownership
Sault Ste. Marie	Yates Industrial Park	60	$ 25,000	$ 25,000	Public
	Base Line Industrial Park	35	$ 25,000	$ 25,000	Public
	Great Northern Industrial Park	N/A	$ 80,000	$ 60,000	Private
	GNR/Sargin	75	$ 75,000	$ 75,000	Private
	Essar Steel Algoma	70	N/A	N/A	Private
St. Catharines	Bunting East Industrial	320	N/A	N/A	Private
	Port Weller Industrial	219	N/A	N/A	Private
	Louth Industrial	451	N/A	N/A	Private
	Bunting Industrial Park	260	N/A	N/A	Private
	Glendale Industrial Park	222	N/A	N/A	Private
St. Thomas	Highbury Industrial Park	96	$ 45,000	$ 35,000	Public
	Other Lands	54	$ 45,000	$ 35,000	Public
Stratford	City owned	152	$ 100,000	$ 75,000	Public
	Privately owned	359	$ 175,000	$ 100,000	Private
	Wright Business Park	12	$ 100,000	$ 75,000	Public
	Crane Avenue	23	$ 75,000	$ 75,000	Public
Thunder Bay	Balmoral IV Business Park	39	N/A	N/A	Private
	Innova Business Park	71	$ 93,951	$ 64,770	Public
Timmins	Noronta Industrial Park	4	$ 35,000	N/A	Public
	Private Property	10,000	N/A	N/A	Private
Vaughan	Vaughan Enterprise Zone	1,679	$1,000,000	$ 550,000	Private
	Vaughan Metropolitan Centre	442	$1,000,000	$1,000,000	Private
	Highway 400 North Expansion Area	1,065	$1,000,000	$ 550,000	Private
Wellesley	1420 Hutchison Road	2	N/A	N/A	Public
Whitby	Durham Business Centre	45	$ 250,000	$ 200,000	Private
	Thickson Woods Business Park	30	$ 180,000	$ 100,000	Private
	Hopkins	30	$ 200,000	$ 125,000	Private
Whitchurch-Stouffville	Stouffville	497	N/A	N/A	Private
	Vandorf	12	N/A	N/A	Private
	Gormley	251	N/A	N/A	Private
	Cardico	N/A	N/A	N/A	Private
Windsor	Twin Oaks Business Park	9	$ 130,000	$ 65,000	Public
Average			**$ 204,924**	**$ 153,052**	
Median			**$ 105,000**	**$ 75,000**	

REPORT FIN-2016-03

TO:	Mayor and Members of Council
FROM:	Paul Creamer, Director of Finance/Treasurer
MEETING DATE:	March 2, 2016
SUBJECT:	2016 Remuneration By-laws File No. C01 REM

RECOMMENDATIONS

That Report FIN-2016-03 regarding 2016 Remuneration By-laws be received; and

That Council enact a By-law to establish the rates of remuneration to Staff as outlined in Attachment 1 to Report FIN-2016-03; and

That Council enact a By-law to establish the rates of remuneration to members of Council, Committees and other Appointments as outlined in Attachment 2 to Report FIN-2016-03.

DISCUSSION

Purpose

The Municipal Act empowers Council to pass a By-law regulating the appointment, duties and remuneration of Staff. Section 283 of the Municipal Act allows for a municipality to pay any part of the remuneration and expenses of the members of Council, Committees and other Appointments.

Background

A cost of living adjustment of 1.2% was approved in the 2016 Operating Budget on February 17, 2016.

The Cost of Living Adjustment approved in the previous two years is as follows:

2013: 1.75%
2014: 1.00%
2015: 2.00%

FINANCIAL IMPLICATIONS

The total salary and benefit impact of the 2016 cost of living adjustment of 1.2% has been budgeted as part of the approved 2016 budget.

APPLICABLE LEGISLATION AND REQUIREMENTS

Municipal Act, 2001, S.O. 2001, c. 25, as amended

ATTACHMENTS

Attachment 1: Draft By-law No. XXX/16 a by-law to establish the rates of remuneration to Staff

Attachment 2: Draft By-law No. XXX/16 a by-law to establish the rates of remuneration to members of Council, Committees and other Appointments

Attachement 1

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER XX/16

Being a by-law to establish the rates of remuneration to Staff of the Corporation of the Township of Puslinch and to repeal By-law No. 021/15.

WHEREAS the Council for the Corporation of the Township of Puslinch deems it appropriate to pass a by-law to establish the rates of remuneration to Staff of the Township; and

WHEREAS the Municipal Act, 2001, S.O. 2001, c. 25, as amended empowers Council to pass such a By-law regulating the appointment, duties and remuneration of Staff.

NOW THEREFORE the Corporation of the Township of Puslinch ("Township") hereby enacts as follows:

1. The 2016 Salary Grid shall be as set out in Schedule "A" attached to this By-law.

2. The rate of pay for other On-Call, Casual, Seasonal Staff shall be as set out in Schedule "B" attached to this By-law.

3. The following is the paid annual vacation for permanent full-time employees of the Township based on the number of years of service:

    (1) Two weeks after one year of service.
    (2) Three weeks after one year of service (for Department Heads only).
    (3) Three weeks after two years of service.
    (4) Four weeks after eight years of service.
    (5) Five weeks after fifteen years of service.
    (6) Six weeks after twenty-seven years of service.

4. The vacation year begins January 1st to December 31st.

5. Vacation must be taken in the year earned or at the discretion of Council and/or the Department Head.

6. Designated Holidays are:

    (1) New Year's Day
    (2) Family Day
    (3) Good Friday
    (4) Easter Monday
    (5) Victoria Day
    (6) Canada Day
    (7) Civic Holiday
    (8) Labour Day
    (9) Thanksgiving Day
    (10) Remembrance Day
    (11) Christmas Day
    (12) Boxing Day

7. The Township will pay 100% of the premium costs to provide healthcare benefits for permanent full-time employees of the Township.

8. The Healthcare benefits provided to permanent full-time employees of the Township include the following:

    (1) Short Term Disability
    (2) Long Term Disability
    (3) Group Life Insurance
    (4) Accidental Death & Dismemberment
    (5) Extended Health Care
    (6) Hospital Semi-Private
    (7) Dental, Drug, Vision Care, Out of Province Coverage

9. Permanent full-time employees shall join the Ontario Municipal Employees Retirement System Basic Pension Plan upon hire date. The Township will contribute to OMERS an amount equal to the required employee contribution.

10. Permanent full-time employees are entitled to six (6) working days of sick leave for each calendar year only. The allowance of up to six (6) working days on an annual basis is not cumulative.

11. Bereavement leave arising from the death of a spouse/companion or child will be granted with pay up to a maximum of five (5) normally scheduled working days. Bereavement leave arising from the death in the immediate family, other than a spouse/companion or child, will be granted with pay up to maximum of three (3) normally scheduled working days.

    Immediate family other than a spouse/companion or child shall include a parent-in-law, parent, sibling, sibling-in-law, grandparent, and grandchild.

12. Bereavement leave arising from the death of other family will be granted with pay up to a maximum of one (1) normally scheduled working day.

13. Bereavement leave as a result of performing the services of a pallbearer will be granted with pay up to a maximum of one (1) normally scheduled working day.

14. An employee who is required to serve as a juror where a subpoena is issued will be granted a paid leave of absence. The employee shall be paid one-day's pay for the loss of each day of service provided that they report for work when not actually required for jury duty. Upon returning to work the employee will provide proof of such service.

15. Any unpaid leave of absence will require approval from the C.A.O. and the Department Head. In the case of a Department Head, any unpaid leave of absence will require approval from the C.A.O. and Council.

16. The Township will provide a safety work shoe and clothing allowance of up to $350.00 annually towards the cost of purchasing CSA certified footwear and other safety clothing for the Director of Public Works and Parks and the full-time permanent staff in the Public Works department.

17. The Township will provide a safety work shoe allowance of up to $150.00 annually towards the cost of purchasing CSA certified footwear for the Chief Building Official and Building & Enforcement Inspection Officer.

18. The Township will continue to pay premiums for benefit coverage for a period of up to twelve (12) months from the date of disability or at the discretion of Council to a maximum of twenty-four (24) months. Any individuals that are on Long Term Disability at the end of this period are no longer considered to be employees of the Township and will not be eligible to participate in any benefit plans unless premiums have been waived as part of such a plan.

19. The Township will continue to pay premiums for benefit coverage for pregnancy and parental leave as per the Employment Standards Act, Ontario Regulation 286/01.

20. Employees with ten or more continuous years of service with the Township, who retire within ten years of their normal OMERS retirement age, will be able to participate in the health benefits, with the exclusion of Accidental Death and Dismemberment and Long Term Disability, provided under the healthcare benefit package at the time of retirement until the age of 65. This is only available to retirees who do not have access to current coverage elsewhere.

    Included as part of the health benefits package, regardless of coverage elsewhere, is a life insurance benefit in the amount of one times the annual basic wage at the time of retirement until the age of 65, rounded to the nearest $1,000.00.

    The employer will pay 50% of the cost of the premium.

21. Employees shall be paid mileage for Township business that does not take place at the Puslinch Municipal Complex at the rate established by this By-law. Mileage is considered as an expense and is directly payable and not included in the total remuneration.

22. Reimbursement for mileage at a rate of $0.50 cents/km for employees when required to drive a personal vehicle for Township business purposes.

23. As stated in the Performance Appraisal Policy No. 2014-003, movement through the salary and wage grid is conditional upon a successful performance appraisal for the previous year.

24. That By-law No. 21/15 is hereby repealed.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 2nd DAY OF MARCH, 2016.

_____
Dennis Lever, Mayor

_____
Karen M. Landry, CAO/Clerk

SCHEDULE A: 2016 Salary Grid

Similar Value Group	Job Title	% Spread Between Bands	Step 1	Step 2	Step 3	Step 4	Step 5 (Job Rate)
			3% differential between steps				
13	CAO/Clerk	32%	$59.41	$61.20	$63.03	$64.92	**$66.87**
11	Director, Finance/Treasurer	15%	$44.90	$46.25	$47.63	$49.06	**$50.54**
11	Director, Public Works and Parks						
9	Chief Building Official	9%	$38.36	$39.51	$40.70	$41.92	**$43.18**
8	Deputy Clerk	10%	$35.16	$36.22	$37.30	$38.43	**$39.58**
8	Fire Chief (PT)						
7	Deputy Fire Chief (PT)	11%	$32.01	$32.97	$33.96	$34.98	**$36.03**
7	Deputy Treasurer						
7	Development Coordinator (Contract)						
6	Building & Enforcement Inspector Officer	9%	$28.90	$29.76	$30.65	$31.57	**$32.53**
6	Public Works and Parks Foreman						
6	Taxation and Office Administrator						
5	Building & By-law Services Coordinator	9%	$26.61	$27.40	$28.22	$29.07	**$29.95**
5	Chief Fire Prevention Officer (PT)						
5	Heavy Equipment Operator						
5	Legislative Assistant (PT)						
4	Customer Service Representative	37%	$24.32	$25.05	$25.80	$26.58	**$27.36**
4	Equipment Operator						
4	Facility Operator						
3	Administrative Assistant to Fire Chief (PT)		$17.70	$18.24	$18.78	$19.34	**$19.93**
3	Custodian (PT)						
3	Custodian-Office (PT)						

SCHEDULE B: Other On-Call/Casual/Seasonal Staff

Position Title	Department	Hourly Wage
Captain, Training Officer's	Fire & Rescue Services	$27.11
Lieutenant, Acting Captain	Fire & Rescue Services	$25.75
Fire Fighter Class 1 (Third year of service and passed NFPA Level 2)	Fire & Rescue Services	$24.98
Fire Fighter Class 2 (Second year of service)	Fire & Rescue Services	$23.01
Fire Fighter Class 3 (First year of service and passed NFPA Level 1)	Fire & Rescue Services	$21.23
Fire Fighter Class 4 (Successful completion of probationary six month period and performs firefighter duties)	Fire & Rescue Services	$19.62
Fire Fighter in Training (New hire in probationary six month period)	Fire & Rescue Services	$12.73
Equipment Operator	Public Works and Parks	$25.82
Bartenders - first 7 hours of a given shift	Recreation	$15.50
Bartenders - after 7 hours	Recreation	$17.65
Senior Groundskeeper	Parks	$19.65
Intermediate Groundskeeper	Parks	$14.86
Junior Groundskeeper	Parks	$11.94
Student Groundskeeper	Parks	$10.87
Facility Operator	Optimist Recreation Centre	$11.94

Attachment 2

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER XX/16

Being a by-law to establish the rates of remuneration to members of Council, Committees, and other Appointments of the Corporation of the Township of Puslinch and repeal By-law No. 022/15.

WHEREAS the Council for the Corporation of the Township of Puslinch deems it appropriate to pass a by-law to establish the rates of remuneration to members of Council, Committees and other Appointments of the Township; and

WHEREAS Section 283 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended allows for a municipality to pay any part of the remuneration and expenses of the members of Council, Committees and other Appointments.

NOW THEREFORE the Council of The Corporation of the Township of Puslinch ("Township") hereby enacts as follows:

1. The Mayor shall receive an annual remuneration of $22,936 for the calendar year from January 1, 2016 to December 31, 2016. For each year thereafter the Mayor shall receive the annual remuneration plus the cost of living increase approved for staff for each year.

2. Each member of Council shall receive an annual remuneration of $15,638 for the calendar year from January 1, 2016 to December 31, 2016. For each year thereafter the members of Council shall receive the annual remuneration plus the cost of living increase approved for staff for each year.

3. That one-third of the remuneration paid to members of Council continues to be considered an expense incidental to the discharge of their duties as a member of Council as per the provisions of subsection 283 (5) of the Municipal Act.

4. That the remuneration of the Planning and Development Advisory Committee, Recreation Committee, Election Compliance Audit Committee, Well Protection Committee, and Heritage Committee for the calendar year from January 1, 2016 to December 31, 2016 be as follows:

    (1) Meetings: Chair - $100.61 per meeting and Members - $88.10 per meeting

    (2) The remuneration payable for the position of Chair is only applicable where a Member of Council is not the Chair.

    (3) For each subsequent year Committee Members shall receive the annual remuneration plus the cost of living increase approved for staff for each year.

5. That the remuneration for other appointments of the Township including Poundkeeper, Fence Viewer, Livestock Valuer, and Dog Control Officer for the calendar year from January 1, 2016 to December 31, 2016 be as follows:

    (1) $97.49 per call

    (2) For each subsequent year the other appointments shall receive the annual remuneration plus the cost of living increase approved for staff for each year.

6. Payment of the remuneration for the Mayor and members of Council shall be made on a monthly basis. Payment of the remuneration for members of Committees shall be made annually and other Appointments shall be paid as work is performed.

7. The Mayor and each member of Council shall be entitled to receive the following benefits which shall be provided, subject to carrier limitations, upon the same terms which are made available to the staff of the Township, including Extended Health Care, Hospital Semi-Private, Dental, Drug, Vision Care, and Out of Province Coverage.

8. Where a member of Council attains the age of 70, the premium that would be paid by the Township for benefit coverage shall be paid directly to the member of Council for the purpose of obtaining coverage and shall be treated as a taxable benefit.

9. Members of Council, Committee members and other Appointments shall be paid mileage for meetings that do not take place at the Puslinch Municipal Complex at the rate established by this By-law. Mileage is considered as an expense and is directly payable and not included in the total remuneration.

10. Reimbursement for mileage at a rate of $0.50 cents/km for members of Council, Committee members and other appointments when required to drive a personal vehicle for Township business purposes.

11. That By-law No. 022/15 is hereby repealed.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 2nd DAY OF MARCH, 2016.

_____
Dennis Lever, Mayor

_____
Karen M. Landry, CAO/Clerk

REPORT ADM-2016-004

TO:	**Mayor and Members of Council**
FROM:	**Marissa Herner, Communications Associate/CSR**
MEETING DATE:	**March 2, 2016**
SUBJECT:	**Township of Puslinch Website Content and Third-Party Representation Review**

RECOMMENDATIONS

That Report ADM-2016-004 regarding the Township of Puslinch Website Content and Third-Party Representation Review be received; and

That Council directs staff to prepare and present to Council a Website Policy; and

That Council directs staff to remove the existing content with respect to online news information sources or alternatively provide this opportunity to all online news information sources.

DISCUSSION

Purpose

The purpose of this report is to:

- Outline for Council representation of businesses, organizations, and online news information sources on the Township website.
- Establish a consistent approach in the evaluation of request from third-party organizations to externally link their website from the Township's website.
- Evaluate the need for the Township to develop a Policy to establish parameters under which the Township will post content from third-party organizations on its municipally owned and operated website.

Background

Further to a Councillor inquiry made at the September 2, 2015 Council meeting with respect to whether links to Puslinch Today and Puslinch Pioneer should be included on the Township's website, staff conducted a review of all Township website content that referenced third-party businesses, organizations, and online news information sources.

Current Types of Website Representation:

Upon review of the Township's website content, staff determined that there are two different types of representation that third-party organizations have on the website.

The first is representation on a directory (such as the Business Directory or Community Group page) or a page that is dedicated to a service (such as cemeteries or churches) where multiple organizations are listed on a single page with a direct link to their website (See Schedule "A").

The second is representation on the website's homepage banner and a private page where the organization has a content write-up and direct link to their website (See Schedule "B").

Findings:

The information gathered by staff of other municipalities' websites and website policies indicates that it is not a common practice for municipalities to dedicate banners or private pages on their website to third-party organizations. Municipalities that include this information on their website have dedicated spaces for these organizations to link externally to their website, such as a Business Directory or Community Group page.

Further, staff did not find an example where a banner, private page, or link was provided to online news information sources.

Policy:

Staff recommend that, as it relates to the representation of third-party organizations on the Township's website, the Township establish a formal policy that sets parameters for organizations that are represented on the website and delegates where organizations are represented on the website.

A policy will ensure impartiality and evaluation of a request through established criteria.

FINANCIAL IMPLICATIONS

N/A

APPLICABLE LEGISLATION AND REQUIREMENTS

N/A

ATTACHMENTS

Schedule "A" – Directories or Shared Pages

Schedule "B" – Private Pages

SCHEDULE "A"



Serving as a foundation for the communities of the Township of Puslinch and Wellington County for many years are our local cemeteries, which symbolize the historical roots and reflect contemporary life in the Township and County.

Below is a list of all the cemeteries in the Township and County:

- **Crown Cemetery**
- Farnham Cemetery
- Kirkland/Howitt Cemetery (no longer open to burials)
- Killean Cemetery
- Knox Presbyterian Crieff Cemetery
- Marian Cemetery
- **Our Lady of Mount Carmel Cemetery**

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7404 Wellington Road 34
Guelph, Ontario N1H 6H9
Map this Location
T. (519) 763-1226
F. (519) 763-5846



There are various churches in the Township of Puslinch that celebrate many different faiths. Not only do these churches serve as a place of worship for many residents and visitors, they also have a rich history in the community. These churches, some of which date back to the mid 1800s, are a source of inspiration for how historical traditions and architecture can endure over time. Since many of these churches have existed since the early pioneer settlers, they have helped shape the community of the Township.

Below is a list of the churches in the Township:

- **Arkell United Church**
- **Cross Roads Church**
- **Duff's Presbyterian Church**
- **Ellis Chapel**
- **Knox Presbyterian Crieff Church**
- **Mount Carmel-Zion United Church**
- **Our Lady of Mount Carmel Roman Catholic Church**

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Map this Location
T. **(519) 763-1226**
F. **(519) 763-5846**
Email the Township of Puslinch Office



Community Groups

Contacts

Name of Group	Contact	Telephone No.	Other
Aberfoyle Agricultural Society	Dorothy Grasett	519-265-4815	dgrasett@rogers.com
Aberfoyle Public School	Chad Guyitt		Website
Arkell United Church	Teresa Adams	519-767-0963	teresamarie99@gmail.com
Badenoch Community Centre	Booking Agent		Website badenochccrental@gmail.com
Baseball - Intermediate Mens Fastball	Kyle McCaig	519-835-6954	
Baseball - Ladies Softball	Ron Gunson	519-824-1942	
Baseball - Minor Ball	Sandra Gunson	519-824-1942	

Baseball - Oldtimers	Cameron Tuck	519-835-1120	**cameronjtuck@live.com**
Clarks of Tomfad	Marjorie and John Clark		**Website** **marjorie@clarksoftomfad.ca**
Community Oriented Policing	Glenna Smith	519-824-0217	
Cross Roads Church	Pastor Melissa Richer	519-658-9746	**melissa.crbic@gmail.com**
Dog Control Officer	Gail Huether	519-824-1268	
Duff's Presbyterian Church	Wendy McDonald	519-763-1163	**Website**
Duff's Youth Group	Sarah Tosh	519-763-1163	**puslinch.youth@gmail.com**
Ellis Community Pioneer Chapel	Gillian Mahnke	519-824-4679	**fgmahnke@outlook.com**
Farnham Cemetery	Glenna Smith	519-824-0217	**dgsmith@sympatico.ca**
Friends of Mill Creek			**Website**
Guelph Hiking Trails Club			**Website**
Knox Crieff Church		519-824-8757	**Website**
Mount Carmel-Zion United Church	Rev. Deborah Deavu	519-822-8610	**Website**
Puslinch Fiddle Orchestra			**Website**
Puslinch Historical Society	Betty Andersen or Marilynn Crow	519-658-9923 or 519-822-8559	**b.andersen@sympatico.ca** or **ardyne.farm@sympatico.ca** **website**
Puslinch Junior Garden Club	Mary Ann Hohenadel	519-763-9849	
Puslinch Lake Conservation Association	Donna McKenna	519-658-0367 519-574-1717	**Website**
Puslinch Library	Neil Arsenault	519-763-8026	**Website**

Puslinch Lake Conservation Association	McKenna	519-574-1717	Website
Puslinch Library	Neil Arsenault	519-763-8026	Website
Puslinch Optimist Club	Fred Law	519-767-2462	Website
Puslinch Playgroup	Lynn Bestari	519-821-6638	lbestari@guelphchc.ca
Puslinch Red Cross Society	Dianne Hersey	519-824-6304	
Seniors' Euchre Club	Maurice and Nancy Wilhelm	519-820-6945	
Soccer	Bruce Joy	519-740-9611	www.puslinchsoccer.ca
Tennis	Teresa Adams and Marianne Kirk	519-837-0129	mackirk@sympatico.ca
The Little Country School (Montessori School)	Jacqueline Flowers	519-829-8131	Website
The Spiritual Assembly of the Bahá'is of Puslinch	Mary Main	519-767-3135	Website
Twilights Dance Club	John Hamilton and Sarah McCaig	519-822-9924	valenciaretrievers@sympatico.ca
Whistle Stop Co-op Preschool	Sandra Gunson	519-824-1942	Website
4H Sheep Club	Hugh McDonald	519-824-6870	hughjanmacd@hotmail.com
4H Life Skills Club	Joan Law	519-822-6219	
4H Square Dance Club	Keith Marcy	519-623-0219	



Aberfoyle

Our Communities

- Aberfoyle
- Aikensville
- Arkell
- Badenoch
- Barber's Beach
- Corwhin
- Crieff
- Killean
- Little Lake
- Morriston
- Puslinch

A-Z Services

Applications, Licences, and Permits

Building and Zoning

Cemeteries

Child Care Services

Aberfoyle is known as the administrative centre for the Township of Puslinch and is home to the Administrative Office, Fire Station, Puslinch Community Centre, and the Optimist Recreation Centre. The charming community of Aberfoyle is located at the headwaters of Mill Creek, which is approximately ten kilometres south of the City of Guelph. The community was first settled in the 1840s and was named after the village of Aberfoyle in Scotland.

Every Sunday, beginning early spring until late fall, the **Aberfoyle Antique Market** offers a fascinating array of artifacts and collectibles that attract antique lovers from all over Southwestern Ontario. For many, the Antique Market offers a trip down memory lane; where you can find handcrafted keepsakes. This venue is perfect for those who like one of a kind items and conversation starting artistic statement pieces. Just around the corner from the Aberfoyle Antique Market is **Aberfoyle's Farmers' Market** where vendors sell local Ontario produce, baked goods, crafts, etc.

Aberfoyle is famous for its bottled spring water, which was formerly bottled by Aberfoyle Spring Water until the company was bought from Nestlé in 2002. Other features of the community include **Aberfoyle Public School** in the Upper Grand District School Board and local restaurants such as the **Aberfoyle Mill** and The Village Grill.

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Our Communities

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- Aikensville
- Arkell
- Badenoch
- Barber's Beach
- Corwhin
- Crieff
- Killean
- Little Lake
- **Morriston**
- Puslinch

A-Z Services

Applications, Licences,

Home / Living Here / Our Communities / Morriston

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Morriston is a pretty village nestled between the Highway 401 interchange and a narrow, two-lane section of Highway 6. Along with many other villages in the Township of Puslinch, Morriston proudly exhibits its historical buildings by allowing the insides of these buildings to be used by local businesses. A great example of this is **Enver's**, a small and intimate restaurant, which is housed in a heritage building centrally located in the hamlet of Morriston. Another well-known restaurant in Morriston to visit is the Great Wall Restaurant. If you're looking to get outside and spend some quality time with family and friends, you can rent out **Morriston Meadows** and play at the ball park or enjoy a picnic at the picnic pavilion.

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Township of Puslinch



Community Facilities

Community Facilities

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- Puslinch Community Centre
- Sign Rentals
- Badenoch Community Centre
- Facility Fees
- Directions
- Festivals and Events
- Heritage
- History
- Library
- Museums
- Outdoor Spaces
- Recreation and Leisure Calendar

Whether it's hosting a stag and doe, birthday party, family get-together, wedding, or renting one of the indoor or outdoor spaces for a league or event, the community facilities that we offer are perfect for these events and many more. With 2 main multi-purpose room facilities at the **Puslinch Community Centre** and 1 gymnasium at the **Optimist Recreation Centre**, you have a number of different ways to customize these spaces to fit your occasion or event. During the summer months, the Optimist Recreation Centre gymnasium hosts day camps and programs for all ages.

All year round, we offer scheduled open gym times for parents and tots. You can also look forward to scheduled free skates at the outdoor arena during the winter. You may also be interested in the programs that our facilities are rented for such as daycare by **Whistle Stop Co-operative Preschool**, playgroups by **Guelph Community Health Centre** and day camps organized through the **Guelph YMCA**.

For more information on planning an event, booking a space, or general inquiries, contact the booking agent or view the **Recreation and Leisure calendar**.

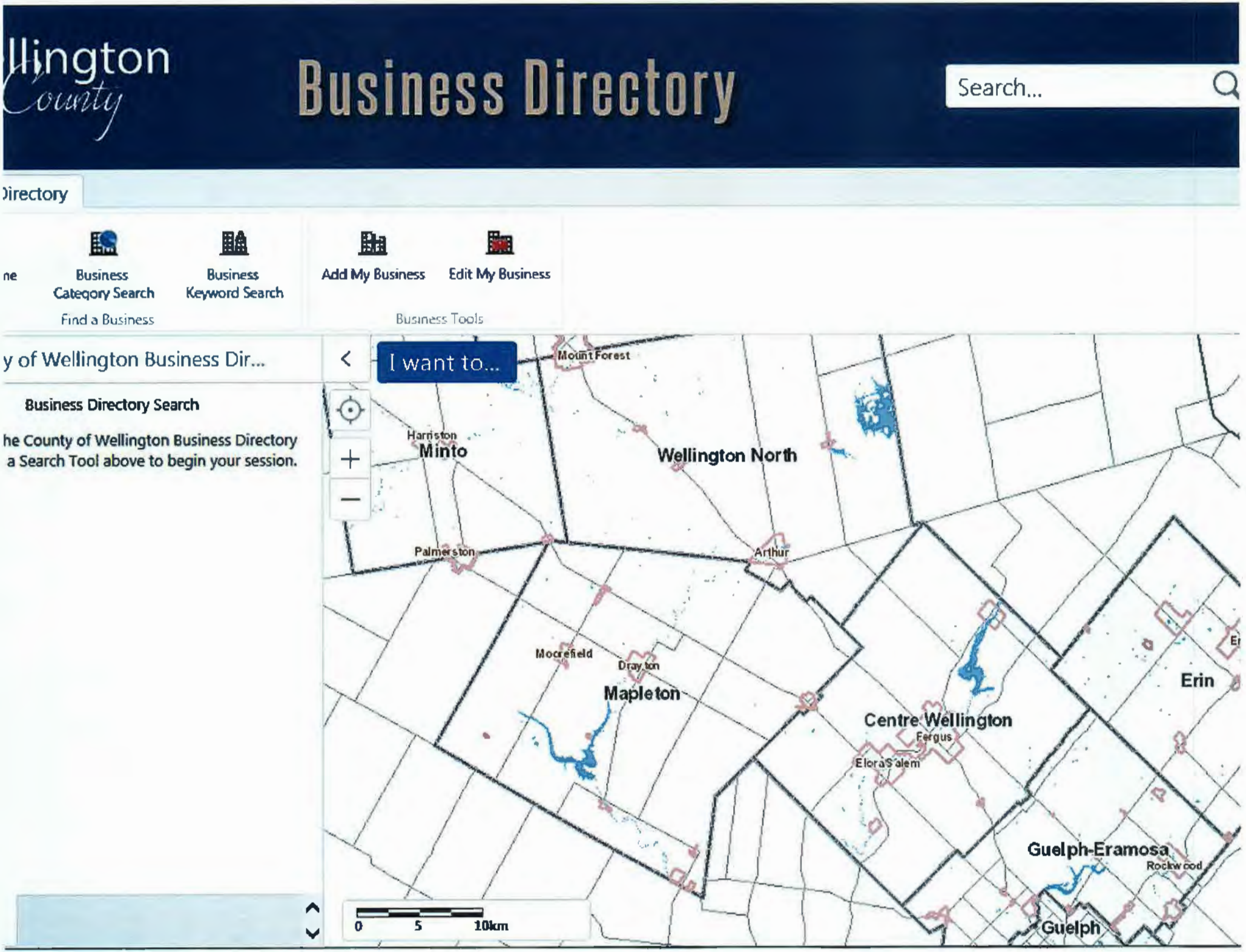
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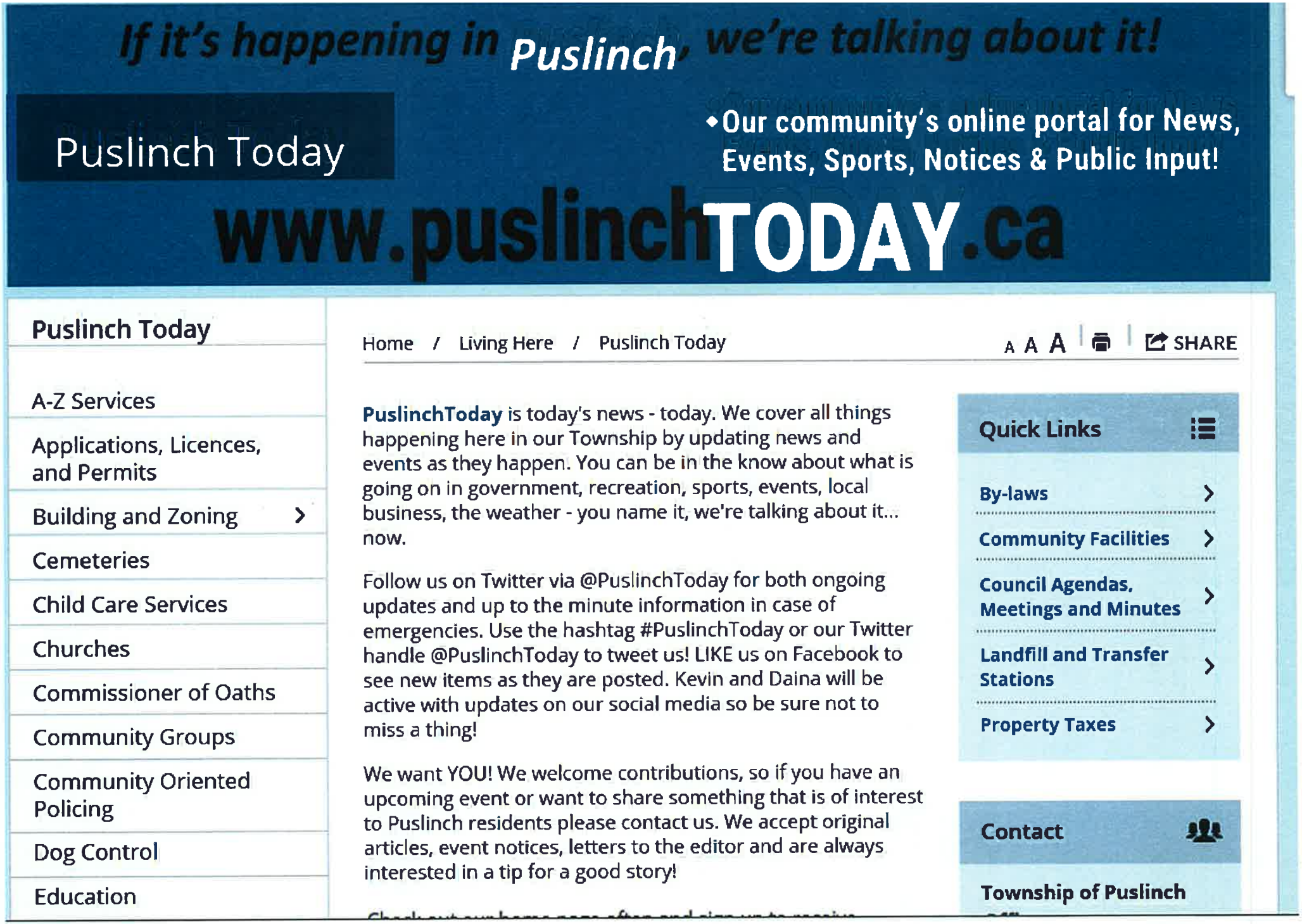
Contact

Marissa Herner
Communications Associate/Customer Service Representative
Township of Puslinch
7404 Wellington Road 34
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Business Directory
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Business Keyword Search
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Add My Business
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he County of Wellington Business Directory
a Search Tool above to begin your session.
I want to...
Mount Forest
Harriston
Minto
Wellington North
Palmerston
Arthur
Moorefield
Drayton
Mapleton
Centre Wellington
Fergus
Elora
Salem
Erin
Guelph-Eramosa
Rockwood
Guelph
0
5
10km

SCHEDULE "B"


If it's happening in Puslinch, we're talking about it!
Puslinch Today
•Our community's online portal for News, Events, Sports, Notices & Public Input!
www.puslinchTODAY.ca
Puslinch Today
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Commissioner of Oaths
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Community Oriented Policing
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A A A
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PuslinchToday is today's news - today. We cover all things happening here in our Township by updating news and events as they happen. You can be in the know about what is going on in government, recreation, sports, events, local business, the weather - you name it, we're talking about it... now.
Follow us on Twitter via @PuslinchToday for both ongoing updates and up to the minute information in case of emergencies. Use the hashtag #PuslinchToday or our Twitter handle @PuslinchToday to tweet us! LIKE us on Facebook to see new items as they are posted. Kevin and Daina will be active with updates on our social media so be sure not to miss a thing!
We want YOU! We welcome contributions, so if you have an upcoming event or want to share something that is of interest to Puslinch residents please contact us. We accept original articles, event notices, letters to the editor and are always interested in a tip for a good story!
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Puslinch Pioneer



Puslinch Pioneer

Puslinch Pioneer

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Building and Zoning
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Child Care Services
Churches
Commissioner of Oaths
Community Groups
Community Oriented Policing
Dog Control
Education

The **Puslinch Pioneer** is a community news guide that publishes 10 issues each year. Not only is the Puslinch Pioneer free of charge, it is also delivered without cost to every household in the Township.

With a history that extends back to 1976, the Puslinch Pioneer owes much of its success to its dedicated and hard-working volunteers. Although the volunteers play a significant role in the Puslinch Pioneer, it is important to highlight the importance of the Township's residents who support the news guide by submitting news articles and remaining a loyal readership.

To review past issues of the Puslinch Pioneer, visit the **Puslinch Pioneer archives**.

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Donkey Sanctuary

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- Emerald Lake
- Festivals and Events
- Maps
- McClintock's Ski School
- Photo Gallery
- Puslinch Lake

Home / Visit Us / Donkey Sanctuary

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For many years, **the Donkey Sanctuary** has been a refuge for donkeys, mules, and hinnies who have been neglected or abused, or who can no longer be cared for by their owners. What can you do at the Donkey Sanctuary? You can meet the donkeys in their real world, brush a donkey, visit your sponsored donkey, watch a donkey care demonstration, attend one of the daily Donkey Talks, hike their nature trails and/or enjoy a picnic by the pond.



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Contact

Marissa Herner
Communications Associate/Customer Service Representative
Township of Puslinch
7404 Wellington Road 34

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- Photo Gallery ›
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Home / Visit Us / Drumlin Farm

A A A | SHARE

Drumlin Farm is a Foodland Ontario Organic Certified Farm where the public can purchase seasonal fresh organic produce and participate in on-farm events.

Visit the farm and learn about beekeeping, chickens and how fruits and vegetables are organically and sustainably grown or participate in a special event or workshop hosted by the farm.

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Emerald Lake is a natural setting that is very unique to the Township. This is your chance to swim in the pristine green water of a spring-fed lake. One of the main attractions of Emerald Lake is **Emerald Lake Trailer Resort and Waterpark.** When visiting Emerald Lake Trailer Resort, you can jump off the diving board into the lake or enjoy the water toys such as a trampoline. You can also rent paddle boats and kayaks if you'd like to explore the lake further.

Emerald Lake is the perfect destination for a day trip but also for overnight camping if you want more time to discover the beauty in Puslinch.

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Proudly helping perfect the skills of national and world champions, **McClintock's Pro Shop, Water Ski School, and Club** specializes in your water skiing, wakeboarding, and wake skating needs. Nestled along the banks of Puslinch Lake, McClintock's offers water skiing lessons for all ages and skill sets as well as wakeboarding and wake skating lessons for beginners. If you prefer to explore on your own, McClintock's pro shop carries a variety of stand-up paddleboards, kayaks, and many other water accessories for you to try this year!



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Contact

Marissa Herner
Communications Associate/Customer Service Representative
Township of Puslinch
7404 Wellington Road 34
Guelph, Ontario N1H 6H9
Map this Location

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Puslinch Lake is the largest kettle lake in North America. When you visit Puslinch Lake, it's very common to see people enjoying a number of recreational activities including swimming, fishing, sailing, motor boating, and water skiing. When visiting Puslinch Lake, don't forget to stop by the **Old Marina Restaurant** for a bite to eat!



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Contact

Marissa Herner
Communications

Memorandum

DATE: January 7, 2016
TO: Karen Landry, CAO/Clerk
Township of Puslinch
FROM: Aldo Salis, Manager of Development Planning
County of Wellington
SUBJECT: **A Review of the Application of Site Plan Control in Agricultural Areas**

As requested, we provide the following comments in response to Council's request for information related to the provisions of Site Plan Control and more specifically how agricultural buildings, structures and uses are addressed.

What is Site Plan Control?

Section 41 of the Planning Act provides the authority for a municipality to establish a 'site plan control area' within its community. Such areas are established by a municipal by-law subject to the applicable Official Plan policies which provide that site plan control areas can be implemented. The Act further provides the statutory details of Site Plan Control which includes matters such as: the definition of development; how a site plan control area is established; requirement for consultation; matters that can be addressed under Site Plan Control and matters that are excluded under the Act; municipal approval process for plans and drawings; how disputes regarding applicability of site plan control are to be resolved; registration of agreements; and what matters can be included as conditions of site plan approval. The Act also permits site plan control by-laws to include classes or types of development that may be undertaken without the approval of plans and drawings (i.e. exemptions).

Site Plan Control in Puslinch Township

The Township's Site Plan Control By-law is **By-law 16/08**. In Puslinch, all lands within the municipality are identified as a 'site plan control area'. Accordingly, when development is proposed anywhere within the Township, an applicant may be required to obtain approval for their building plans and site drawings of the proposed development. The Township's Building and Planning Department administers the site plan application review and approval function under the direction of the CBO.

In terms of the review and approval process of a development proposal, the Township will generally require the property owner (or agent) to submit a Site Plan Application with requisite plans and drawings which provide details of the proposed buildings and site works. Building and Planning Department staff circulates the application and supporting information to other departments, the Township's peer review consultants, and County Planning staff for comments.

The objectives of this municipal review and approval process is to ensure: the proper and orderly development of land; that adequate services and utilities are provided; that the development addresses public health, safety, and accessibility requirements; and the Township's development standards are maintained; that environmental protection and mitigation measures are implemented where applicable; and that appropriate building design and cultural heritage elements if applicable to the property are

effectively implemented. Agreements are established to ensure that these matters and other municipal requirements are achieved, including the owner's financial obligations for completing such works.

Matters Addressed Under Site Plan Control

Site plan control is a mechanism used by municipalities to direct external design and site features of commercial, industrial, and institutional developments and high density residential projects. Provisions for building character and appearance, and sustainable design, off-street parking and loading areas, walkways and accessibility, lighting, landscaping, fencing, services and utilities, waste storage, grading, stormwater management, accessory buildings and facilities, signage, surface cover, groundwater impact mitigation and other features are typical matters addressed under site plan control.

Exemption Provisions of the Township's Site Plan Control By-law 16/08

Most site plan control by-laws exempt single-detached and semi-detached residential development from the site plan review process. However, some by-laws include low residential where grading and drainage, environmental protection, or cultural heritage issues are matters to be addressed. Also, many municipal site plan control by-laws exempt agricultural buildings, structures and uses. The Township's By-law 16/08 is no different from this approach. While the wording may be slightly different, with respect to agriculture, the intent of most site plan control by-laws is to not require a site plan review process for typical agricultural development.

The following is the agricultural related exemption wording in the Township's Site Plan Control By-law:

> *2. Pursuant to Section 41 (13) (a) the following types of development are exempt from the requirements of Section 41 (4) and Section 41 (5) of the Planning Act, R.S.O., 1990, as amended:*
>
> *….*
>
> *b) agricultural buildings and structures, save and except farm help houses, trailers and garden suites;*
>
> *c) agricultural uses, but not including farm related commercial or industrial uses;*

Other Municipal Site Plan Control By-laws

We have reviewed the site plan control by-laws for the other municipalities in Wellington County as well as those for Cambridge, Hamilton, Halton Hills, and Milton. We can confirm that these municipalities all exempt agricultural buildings and structures similar to the exemption provided in the Township's Site Plan Control By-law 16/08.

We would also note that the County Official Plan anticipates the exclusion of some types of land uses from the municipal site plan process. Section 13.9 of the Plan reads:

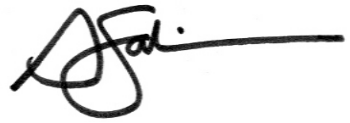
> *"The following uses will be normally excluded from site plan control:*
>
> *a) single detached, semi-detached and duplex dwellings, unless the purpose of site plan control is for grading or drainage purposes, addressing design for intensification, compatibility with cultural heritage resources, or to protect a feature of the greenland system or unless the residential units are part of a land lease project;*
>
> *b) agricultural buildings and structures associated with farming operations of a size and nature typical to the area;*
>
> *c) buildings and structures for flood control or conservation purposes."*

Conclusion

In summary, we have found that the exemption of agricultural buildings, structures and uses from the site plan control process in Puslinch is similar to the approach used by the other municipalities in Wellington County and adjacent communities. The exemption of agricultural uses is also in keeping with the policy framework provided in the County Official Plan.

We trust that this information is helpful.

Respectfully submitted,
County of Wellington Planning and Development Department



_____

Aldo L. Salis, MCIP, RPP
Manager of Development Planning

Vertical service space means a shaft that is oriented essentially vertically and that is provided in a *building* to facilitate the installation of *building* services, including mechanical, electrical and plumbing installations and facilities such as elevators, refuse chutes and linen chutes.

Vulnerable area has the same meaning as in subsection 2(1) of the *Clean Water Act, 2006*.

Walkway means a covered or roofed pedestrian thoroughfare used to connect two or more *buildings*.

Waste pipe means a *sanitary drainage pipe* that carries the discharge from a *fixture* directly to a *waste stack*, *soil stack*, *sanitary building drain*, *branch* or *sewage system*.

Waste stack means a vertical *waste pipe* that passes through one or more *storeys* and includes any offset that is part of the stack that conducts liquid waste from *fixtures* other than *sanitary units*.

Water distribution system means an assembly of pipes, fittings, valves and appurtenances that conveys *potable water* to water supply outlets, *fixtures*, *plumbing appliances* and devices from the *water service pipe* or from a *point of entry treatment unit* located in the *building*.

Water purveyor means the owner or operator of a *drinking water system*.

Water service pipe means a pipe on the property that conveys *potable* water from a *drinking water system* or a *private water supply* to the inside of the *building*.

Water system means a *water service pipe*, a *private water supply*, a *water distribution system*, a *fire service main* or any part of any of them.

Wave action pool means a *public pool* equipped with a means for inducing wave motion in the water.

Wet vent means a *waste pipe* that also serves as a *vent pipe*.

Working capacity means the volume of liquid that a *treatment unit* or *holding tank* is capable of holding without overflowing while it is in its working position, but does not include the volume of liquid contained in a compartment in which a pump or siphon is installed.

X-ray equipment includes x-ray imaging systems, processing equipment and equipment directly related to the production of images for diagnosis or directly related to irradiation with x-rays for therapy.

X-ray machine means an electrically-powered device producing x-rays,
(a) for the irradiation of a human being or an animal for a therapeutic or diagnostic purpose, or
(b) for industrial use.

Yoke vent means a *vent pipe* that is connected at its lower end to a *soil* or *waste stack* and at its upper end to a *vent stack* or a *branch vent* that is connected to a *vent stack*.

1.4.1.3. Definition of Applicable Law (See Appendix A.)

(1) For the purposes of clause 8(2)(a) of the Act, *applicable law* means,
(a) the statutory requirements in the following provisions with respect to the following matters:
  (i) section 114 of the *City of Toronto Act, 2006* with respect to the approval by the City of Toronto or the Ontario Municipal Board of plans and drawings,
  (ii) section 59 of the *Clean Water Act, 2006* with respect to the issuance of a notice by the risk management official for the *construction* of a *building*,
  (iii) section 5 of Regulation 262 of the Revised Regulations of Ontario, 1990 (General), made under the *Day Nurseries Act*, with respect to the approval of plans for a new *building* to be erected or an existing *building* to be used, altered or renovated for use as a day nursery or for alterations or renovations to be made to premises used by a day nursery,
  (iv) section 194 of the *Education Act* with respect to the approval of the Minister for the *demolition* of a *building*,
  (v) section 6 of Regulation 314 of the Revised Regulations of Ontario, 1990 (General), made under the *Elderly Persons Centres Act*, with respect to the approval of the Minister for the *construction* of a *building* project,
  (vi) section 5 of the *Environmental Assessment Act* with respect to the approval of the Minister or the Environmental Review Tribunal to proceed with an undertaking,

(vii) section 46 of the *Environmental Protection Act* with respect to the approval of the Minister to use land or land covered by water that has been used for the disposal of waste,

(viii) section 47.3 of the *Environmental Protection Act* with respect to the issuance of a renewable energy approval,

(ix) section 168.3.1 of the *Environmental Protection Act* with respect to the *construction* of a *building* to be used in connection with a change of use of a property,

(x) paragraph 2 of subsection 168.6(1) of the *Environmental Protection Act* if a certificate of property use has been issued in respect of the property under subsection 168.6(1) of that Act,

(xi) section 14 of the *Milk Act* with respect to the permit from the Director for the *construction* or alteration of any *building* intended for use as a plant,

(xii) section 11.1 of Ontario Regulation 267/03 (General), made under the *Nutrient Management Act, 2002*, with respect to a proposed *building* or structure to house farm animals or store nutrients if that Regulation requires the preparation and approval of a nutrient management strategy before *construction* of the proposed *building* or structure,

(xiii) subsection 30(2) of the *Ontario Heritage Act* with respect to a consent of the council of a *municipality* to the alteration or *demolition* of a *building* where the council of the *municipality* has given a notice of intent to designate the *building* under subsection 29(3) of that Act,

(xiv) section 33 of the *Ontario Heritage Act* with respect to the consent of the council of a *municipality* for the alteration of property,

(xv) section 34 of the *Ontario Heritage Act* with respect to the consent of the council of a *municipality* for the *demolition* of a *building*,

(xvi) section 34.5 of the *Ontario Heritage Act* with respect to the consent of the Minister to the alteration or *demolition* of a designated *building*,

(xvii) subsection 34.7(2) of the *Ontario Heritage Act* with respect to a consent of the Minister to the alteration or *demolition* of a *building* where the Minister has given a notice of intent to designate the *building* under section 34.6 of that Act,

(xviii) section 42 of the *Ontario Heritage Act* with respect to the permit given by the council of a *municipality* for the erection, alteration or *demolition* of a *building*,

(xix) section 14 of the *Ontario Planning and Development Act, 1994* with respect to any conflict between a development plan made under that Act and a zoning by-law that affects the proposed *building* or structure,

(xx) section 41 of the *Planning Act* with respect to the approval by the council of the *municipality* or the Ontario Municipal Board of plans and drawings,

(xxi) section 42 of the *Planning Act* with respect to the payment of money or making arrangements satisfactory to the council of a *municipality* for the payment of money, where the payment is required under subsection 42(6) of that Act,

r3 (xxii) section 2 of Ontario Regulation 239/13 (Activities on Public Lands and Shore Lands — Work Permits and Exemptions), made under the *Public Lands Act*, with respect to the work permit authorizing the *construction* or placement of a *building* on public land,

r3 (xxii.1) section 5 of Ontario Regulation 239/13 with respect to the exemption from the requirement to obtain a work permit authorizing the *construction* or placement of a *building* within an unpatented mining claim,

(xxiii) section 34 or 38 of the *Public Transportation and Highway Improvement Act* with respect to the permit from the Minister for the placement, erection or alteration of any *building* or other structure or the use of land,

(b) the following provisions of Acts and regulations:

(i) subsection 102(3) of the *City of Toronto Act, 2006*,

(ii) sections 28 and 53 of the *Development Charges Act, 1997*,

(iii) sections 257.83 and 257.93 of the *Education Act*,

(iv) subsection 5(4) of the *Environmental Assessment Act*,

(v) subsection 133(4) of the *Municipal Act, 2001*,

(vi) subsection 24(3) of the *Niagara Escarpment Planning and Development Act*,

(vii) subsection 27(3) of the *Ontario Heritage Act*,

(viii) section 33 of the *Planning Act* except where, in the case of the *demolition* of a residential property, a permit to *demolish* the property is obtained under that section,

(ix) section 46 of the *Planning Act*,

(c) regulations made by a conservation authority under clause 28(1)(c) of the *Conservation Authorities Act* with respect to permission of the authority for the *construction* of a *building* or structure if, in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development,

(d) by-laws made under section 108 of the *City of Toronto Act, 2006*, but only with respect to the issuance of a permit for the *construction* of a green roof if the *construction* of the roof is prohibited unless a permit is obtained,
(e) by-laws made under section 40.1 of the *Ontario Heritage Act*,
(f) by-laws made under section 34 or 38 of the *Planning Act*,
(g) subject to clause (h), by-laws made under Ontario Regulation 608/06 (Development Permits) made under the *Planning Act*,
(h) by-laws referred to in clause (g) in relation to the development of land, but only with respect to the issuance of a development permit if the development of land is prohibited unless a development permit is obtained,
(i) by-laws made under Ontario Regulation 246/01 (Development Permits) made under the *Planning Act* which continue in force despite the revocation of that Regulation by reason of section 17 of Ontario Regulation 608/06 (Development Permits) made under that Act,
(j) orders made by the Minister under section 47 of the *Planning Act* or subsection 17(1) of the *Ontario Planning and Development Act, 1994*, and
(k) by-laws made under any private Act that prohibit the proposed *construction* or *demolition* of the *building* unless the by-law is complied with.

(2) For the purposes of clause 10(2)(a) of the Act, *applicable law* means any general or special Act, and all regulations and by-laws enacted under them that prohibit the proposed use of the *building* unless the Act, regulation or by-law is complied with.

1.4.1.4. Other Definitions for the Purposes of the Act

(1) For the purposes of the Act, *architect*, *as constructed plans* and *professional engineer* have the same meaning as that set out in Clause 1.4.1.2.(1)(c).

1.4.2. Symbols and Other Abbreviations

1.4.2.1. Symbols and Other Abbreviations

(1) In this Code, a symbol or abbreviation listed in Column 1 of Table 1.4.2.1. has the meaning listed opposite it in Column 2.

Karen Landry

8.5(a)

From: Costie, Gord <Gord.Costie@conservationhamilton.ca>
Sent: November-09-15 8:05 PM
To: Karen Landry
Subject: RE: Parking on Gore Road - Fletcher Creek Ecological Preserve(FCEP)

Good day - as promised, I did have a side meeting with HCA Board Director Dave Rodgers.

I advised that the HCA is not oppose to having a small area of the No Parking on the north side of Gore Road changed to allow ~two cars near but not blocking the FCEP gateway into the conservation area. The gateway is for emergency and maintenance access for HCA staff.

However, allowing parking on Gore Road will be a departure from the no parking the locals have been comfortable with over the past 10 years in this area. It may encourage others to park beyond the new allowable signage with no significant bylaw enforcement capability. The HCA or Valens Lake have not received any parking requests to the matter of access to the property from Gore Road.

The parking on the road is a municipal council decision and I leave that direction for your consideration. The HCA will continue to offer the free parking on the 7th Side Road at this time as the FCEP area is not considered a revenue generator for this business unit.

Please call or contact for any further comments.

Gord Costie
Director, Conservation Area Services
Hamilton Conservation Authority

REPORT REC–2016–003

TO: **Mayor and Members of Council**

FROM: **Donna Tremblay, Deputy Clerk**

MEETING DATE: **March 2, 2016**

SUBJECT: **Agreement with YMCA-YWCA of Guelph– 2016 Summer Camp File No. L04-YMC**

RECOMMENDATIONS

That Report REC–2016–003 regarding the Agreement with YMCA-YWCA of Guelph – Summer Camp be received; and

That Council enact a by-law to authorize the Mayor and Clerk to execute the Agreement with YMCA-YWCA of Guelph with respect to the 2016 Summer Camp.

DISCUSSION

Purpose

The purpose of this report is to seek Council's authorization to enter into an Agreement with the YMCA-YWCA of Guelph for the 2016 Summer Day Camp.

Background

The YMCA-YWCA of Guelph ("YMCA") is a not for profit corporation that has continued to operate a variety of programs for the community of Guelph and surrounding areas for 150 years.

The YMCA-YWCA of Guelph has been operating a summer camp at the Puslinch Community Centre since June, 2013.

In 2013, the YMCA-YWCA of Guelph offered a sports based summer camp for youth between the ages of 6-15 named the *Puslinch Power Camp* for 3 weeks. Enrollment for 3 weeks was 121 campers or approximately 40 campers week.

In 2014 brought growth for the camp with enrollment numbers increasing to 249 campers or 49.8 campers per week with the increase from a 3 week camp to a 5 week camp.

New programing was also offered in 2014, including photo voices which gave youth an opportunity to learn the basics of photography an arts program for the 6-8 year olds to explore different styles of arts such as drama, creative arts and music. The camp continued with their focus on sports in 2014 by offering soccer, ultimate frisbee, volley ball and a program called Y work out to introduce youth to the work of health and fitness through engaging in fitness related activities.

In 2015, the YMCA-YWCA of Guelph initiated changes to the programming offered during the 2015 summer camp, including a move from a Power Camp, to a day camp with theme based activities rather than marketing the programs as "sports specific". The 2015 Camp focused on teambuilding and the personal growth of each camper regardless of their ability.

In 2015, the camp season did not bring as much growth for the YMCA-YWCA of Guelph as had been anticipated. Enrollment decreased to 239 campers or 47.8 campers per week. The YMCA-YWCA of Guelph has advised that they experienced a shift with some regular campers moving to Puslinch Power Camp for 2015 but did not experience growth with new families registering for camp in Puslinch.

Changes for 2016

The YMCA-YWCA of Guelph will be offering three themes this year in Puslinch rather than the two offered in 2015. The age groups will be broken down into 6-7, 8-9 and 10-12 years. This will allow for the YMCA-YWCA of Guelph to better target and plan for each defined age group to best suit their needs at camp.

Township staff have been engaged in negotiations for a proposed Agreement for the 2016 Summer Day Camp season.

Below is a summary of the terms of the 2016 Agreement as follows:

TERM OF LICENCE

- 5 weeks Monday to Friday from 7:00 am to 6:00 pm as follows:

    i. July 11-15, 2016;
    ii. July 18-22 2016;
    iii. July 25-29, 2016;
    iv. August 15-19, 2016; and
    v. August 22-26, 2016

SCOPE

- Use of the Archie MacRobbie Hall, Puslinch Community Centre Kitchen, Optimist Recreation Centre rink pad, gymnasium, soccer pitch and common areas including the outside amenities located at the Puslinch Community Centre.

TERMINATION

- Township may terminate the Licence Agreement, and the Licence hereby granted, effective immediately on written notice to the YMCA if:
  (a) The YMCA ceases to carry on business;
  (b) The YMCA commits a breach of a term or condition of this Agreement, of a grievous nature, the determination of which shall be in the sole discretion of the Township.
  (c) The YMCA or the Township may, at any time and for any reason, terminate this Agreement by giving ninety (90) days written notice to that effect.

INSURANCE

- YMCA shall, at their own expense, obtain and keep in force during the term of this Licence Agreement, Commercial General Liability Insurance satisfactory to the Township, be written by an insurer licensed to conduct business in Ontario and include but not limited to the following:

(a) A limit of liability not less than $5,000,000/occurrence;
(b) The Township shall be named as the additional insured;
(c) The policy shall contain a provision for cross liability in respect of the named insured; and a severability of interest clause
(d) Non-owned automobile coverage with a limit of $2,000,000, including contractual non-owned coverage;
(e) Broad form property damage, Hostile Fire and pollution from hostile fire;
(f) Contractual liability – oral and written;
(g) Contingent employer's liability and Employers liability;
(h) That 30 days prior notice of cancellation in the policy be given in writing to the Township.

FINANCIAL IMPLICATIONS

YMCA is a not for profit organization.

Summary of Rental Fees

Below is a summary of the Rental Fees Paid from 2013-2015:

2013

In 2013, upon a recommendation of the Recreation Committee and Council approval, the YMCA-YWCA paid rental fees for use of the Township facilities of **$750.00** per week for 3 weeks totalling $2,250.00 inclusive of HST.

2014

In 2014, upon a recommendation of the Recreation Committee and Council approval, the YMCA-WCA paid a rental fee for use of the Township facilities of **$950.00** per week for 5 weeks totalling $4,750.00 inclusive of HST which represented an increase of 79% from the 2013 rental fee.

2015

In 2015, upon approval of Council the YMCA-YWCA paid a rental fee for use of the Township facilities of **$1,132.45** per week for 5 weeks totalling $5,662.25 inclusive of HST which represented an increase of 19% from the 2014 rental fee.

The YMCA had projected revenue growth of 11% for the 2015 summer camp.

2016 Request of YMCA-YWCA

The YMCA-YWCA of Guelph has requested that the rental fee of $1,002.25 + $130.29 = **$1,132.45/week** not be increased in 2016. , This is based on the lack of growth for the 2015 Summer Camp and the 1% decrease in enrollment.

2016

In consideration of the YMCA-YWCA of Guelph's request, staff reviewed actual operating costs incurred during 2014 compared to 2015 for the facilities used by the camp including: Puslinch Community Centre (Recreation), Optimist Recreation Centre (ORC) and Parks as follows:

Actual Operating Costs Incurred

Facility	2014 Actual Costs	2015 Actual Costs	% Increase/Decrease
Recreation	196,632	167,658	(8.5%)
ORC	181,576	173,963	(9.5%)
Parks	56,755	47,113	(8.3%)
Total % increase	434,963	388,734	(8.9%)

As the Township has seen an average of an 8.8% reduction in operating costs from 2014 to 2015, the YMCA-YWCA of Guelph enrollment has decrease by 1% and the Township has not increased any of the rental rates for the various facilities, staff would recommend that pending Council approval that the 2016 rental fee remain at $1,132.54 (inclusive of HST) per week for 5 weeks for a total of $5,662.70.

Staff will advise the YMCA-YWCA that the amount of rental fee will be revisited in 2017 and that staff will take into consideration, any increase in enrollment, and operating costs at the Township facilities in negotiations of a rental rate.

APPLICABLE LEGISLATION AND REQUIREMENTS

Municipal Act, S.O. 2001, C. 25
Township of Puslinch User Fee By-Law No. 076/14

ATTACHMENTS

None.

REPORT REC-2016-004

TO: **Mayor and Members of Council**

FROM: **Donna Tremblay, Deputy Clerk**

MEETING DATE: **March 2, 2016**

SUBJECT: **Monteith Brown Planning Consultants – Puslinch Community Centre Parks Master Plan (Phase 1) Report**
Our File: R06-PUS

RECOMMENDATIONS

That Report REC-2016-004 regarding the Monteith Brown Planning Consultants – Puslinch Community Centre Parks Master Plan (Phase 1) Report be received.

DISCUSSION

Background

At the Council meeting held on May 20, 2015, Council adopted Resolution No. 2015-213 as follows:

That Report REC-2015-004 regarding the 2015 Township of Puslinch Recreation and Parks Master Plan be received; and

That Council adopt in principle the 2015 Township of Puslinch Recreation and Parks Master Plan prepared by Monteith Brown dated May 20, 2015 attached as Schedule "A" to report REC-2015-004; and

That Council consider any recommendations made in the 2015 Township of Puslinch Recreation and Parks Master Plan which contain budget implications during the 2016 Budget process.

One of the recommendations contained in the Recreation and Parks Master Plan was that the Township "*develop a Master Plan for the Puslinch Community Centre park to more closely examine the layout and features of the entire park site, including the expansion lands"*.

The Township retained the services of Monteith Brown in October, 2015, to complete phase 1 of the project which included a review of existing conditions, a public engagement program, and the development of two distinct concept plans for the Township's consideration.

Monteith Brown has now completed Phase 1 and has submitted its report dated February 4, 2016. A copy of this report entitled "Puslinch Community Centre Park Master Plan (Phase 1) is attached as Schedule "A" to report REC-2016-004.

Recreation Committee

At their meeting held on February 16, 2016, the Recreation Committee received the report from Monteith Brown Planning Consultants and has provided comments with respect to the report. The Township's consultant has been provided with the Committees comments as follows:

Ball Diamonds (Page 4).

1. In order to make any informed decision on the inclusion of lights on ball diamonds moving forward I think it is important that we have some historical statistics for the existing lights usage. I think the following data should be included in this report:

    - Historical usage: How many hours per season are the lights used and in what capacity (regular games, tournaments, practices).

    - Daytime diamond fill rates: How many weekday/weekend hours of daylight time are the ball diamonds utilized.

    - Potential for rescheduling lit games: Based on the above stats, what percentage of games are we able to accommodate without the use of lighting.

2. If we were to update fields baseball or otherwise is there a plan to make sure they are regulation size so that people would want to rent them

3. How easy or not would it be to convert fields in Morristown meadows to soccer fields or would there be the same problems with traffic/parking and concerns with residents with noise.

4. Do they have action plans in place to increase their participation? Do they have growth projections based on those plans? If so, then I think it would be helpful to share that information.

5. Would the teams consider fundraising and contributing to the cost of the lights in partnership with the Township?

Soccer Fields (Page 5).

1. The report states that approximately 50% of Puslinch Minor Soccer Club players come from South Guelph. It is my understanding from talking to people that all residents of Puslinch who want to play *can play* in the current environment. With the expected growth in population in the 5-19 years age group being only 8% over the next 16 years it would appear the current number of spaces for players can easily handle this growth. Because of this apparent statistical anomaly, I would ask for the following clarification:

    - The report states that "*Their current allotment of fields are at capacity, limiting their future* growth". Are we building new fields to accommodate the future growth of the club simply to bring in more members from South Guelph?

    - Are there currently children in Puslinch who are not able to register for soccer because of space limitations? If this is the case, has a 'preferred registration process' been attempted where registration is opened to Puslinch residents first, before opening up to surrounding communities to ensure local participation?

Splash Pad (Page 6)

It doesn't make sense to invest so much on a splash pad when the current statistics show there is no growth in the young population.

General Comments:

1. In the master plan, the top three items people supported spending money on were playgrounds, nature trails and 'parks and open spaces' followed by fitness centers. These all very unstructured activities, which is exactly what an aging population needs. I am wondering why the emphasis on organized sports fields in the resulting master plan? Since the older age group in Puslinch is, according to the master plan, the ONLY age group that will see its percentage of the population increase, why is so much emphasis and money being directed towards activities like soccer? Over the next 15 years the plan itself states that the population between 5 and 19 years old will only increase by 8%.

2. If population is aging and young families can't afford to live here what is in this master plan for that demographics besides walking trails which may or may not be used.

3. The feedback on the master plan came from a very small sample of the population of Puslinch. While valuable to get input and gain insight into what some of the residents would like to see – It would be interesting to know the geographics of the

people who gave feedback. Puslinch covers a very large area – what proportion came from people from Puslinch Lake, Arkell and the northwest side of the Township? These residents have closer access to facilities and programs in Cambridge and Guelph. Concern is that we may create an even bigger problem of under used facilities if we continue to spend a disproportionate amount of money on them. Focussing on finding cost effective ways to use the facilities we do have to offer more programs to our community in a timely manner.

The Township's Consultant will be making a presentation to Council at the March 16, 2016 Council meeting with respect to their recommendations and results contained in this report.

FINANCIAL IMPLICATIONS

None

APPLICABLE LEGISLATION AND REQUIREMENTS

None.

ATTACHMENTS

Schedule "A" – Monteith Brown Planning and Consultants – Puslinch Community Centre Park Master Plan (Phase 1) dated February 4, 2016.

SCHEDULE "A"

610 PRINCESS AVENUE
LONDON, ON N6B 2B9

TEL: (519) 686-1300
FAX: (519) 681-1690
E-MAIL: mbpc@mbpc.ca

February 4, 2016

Don Creed, Director of Public Works and Parks
The Corporation of the Township of Puslinch
7404 Wellington Road 34
Guelph, ON
N1H 6H9

Dear Mr. Creed:

Re: Puslinch Community Centre Park Master Plan (Phase 1)

Monteith Brown Planning Consultants and **Landscape Planning Limited** are pleased to submit our report regarding the **Puslinch Community Centre Park Master Plan (Phase 1)**. This letter outlines the nature of the assignment, a summary and detailed records of public input, and the final set of concept plans that form the Park Master Plan.

We commend the Township for having the foresight to expand the park to serve the changing needs of the community. Further, we are pleased to see such high levels of public interest in this project and believe that this will provide Township Council and staff with the information they need to make decisions that are in the best interest of Puslinch residents.

1. About the Park Master Plan

Located at 23 Brock Road in Aberfoyle, the Puslinch Community Centre Park has long been a destination within the Township of Puslinch. At present, the park contains the following amenities (see images in **Appendix A**):

- Puslinch Community Centre
- Optimist Recreation Centre (built 2010)
- Branch Library (Wellington County Library)
- ball diamond, with lights
- intermediate soccer field
- playground
- three tennis courts
- ornamental garden
- spaces to support the Fall Fair, including a horse paddock and tractor pull area
- works building
- large paved parking lot



In 2010, the Township purchased 4.1 hectares of farmland along the western flank of the park for expansion purposes,

increasing the entire park size to a total of 9.8 hectares. The new lands are located within the floodplain of a tributary of Mill Creek. There is also a small wetland adjacent to the creek. As a result, development restrictions apply to the rear portion of the site and they are unable to sustain any structures, paved parking lots, or changes in grading, though they are suitable for playing fields and passive recreation uses. Additional consultation with the Grand River Conservation Authority should be undertaken prior to undertaking any site works.

In 2015, the Township completed their first Recreation and Parks Master Plan. The Plan, based on broad community input and various assessments, recommended that the Township "develop a Master Plan for the Puslinch Community Centre Park to more closely examine the layout and features of the entire park site, including the expansion lands."

The Recreation and Parks Master Plan identified a number of items to be considered for the site:

- one new lit full-size soccer field (11v11) and one smaller unlit soccer field (9v9)
- development of unpaved trail loop
- splash pad (with community partner/fundraising)
- larger playground with barrier-free components
- unpaved parking lot to serve the expansion lands
- Club-led improvements to the existing tennis courts, including conversion of the third court to public use
- potential re-purposing of the ball diamond to alternate uses due to low usage levels, pending capital repairs (new lighting), and to improve flow and safety within the park

The option of including a pavilion to support park uses was also identified in the early stages of this Park Master Plan.

The purpose of Phase 1 of this Puslinch Community Centre Park Master Plan is to more closely examine options for the site, informed by public input. The design of the park has changed as new features have been added over time. Designing the expansion provides an ideal opportunity to examine the functionality of the entire park, such as the potential relocation of the playground and/or the re-purposing of the ball diamond to other uses.

To the best of our knowledge, the Township has not identified a funding source for implementation of this project at this present time; thus, this Master Plan is intended to inform future budget decisions (capital cost estimates would be identified in Phase 2, under separate contract).

2. Process

Phase 1 of the Park Master Plan was launched in October 2015. The Consulting Team reviewed relevant and available background information (e.g., Parks and Recreation Master Plan, trail review provided by GWS Ecological & Forestry Services dated November 2013, servicing plans, June 2012 stakeholder meeting regarding park expansion, etc.) and participated in a meeting with Township staff and toured the park. Based on this information, two draft concept plans for the park were prepared – one with the existing ball diamond and one without.

The draft concept plans were presented by municipal staff to the Township's Recreation Committee on November 17, 2015 for initial review and were fine-tuned prior to presentation to the public.

On November 26, 2015, a public open house was held at the Optimist Recreation Centre to present the draft concept plans to interested residents and stakeholders. The open house was advertised through posters, the Township's website, and direct email to Council and community organizations. 30 people signed into the open house, although the number attending was likely greater. Participants reviewed a series of display panels and commented using sticky notes, individual comment sheets, and verbal discussions.

The concept plans and display panels were also posted on the Township's website from late November 2015 to January 31, 2016, during which comments were welcomed by the Township. A number of emails were received during this commenting period and have been added to the record of public input.

A summary of the input received at the open house and subsequent commenting period is provided in Section 4. This input, along with the entirety of this report, will be presented to Township Council to seek their direction.

Decisions on the next phase of work – which may include further refinement of the preferred concept plan, capital cost estimation, additional consultation, and approvals – would require Council authorization.

3. Concept Plans

Based on direction from the Recreation and Parks Master Plan, two concept plans were developed for the subject lands – one with the existing ball diamond and one without. The base layers were provided by the County of Wellington and were informed by servicing drawings provided by the Township, as well as aerial photography.

Two concept plans were prepared based on the directions contained in the Recreation and Parks Master Plan and the June 2012 stakeholder meeting where this matter was first discussed.

Concept 1 maintains the existing ball diamond and includes two new full size soccer fields. Concept 2 removes the ball diamond, which is replaced with large central hub (picnic area, playground, splash pad) and includes two new soccer fields (one full size, one smaller).

Both concepts include the following new or modified features:

- nature trail loop
- new parking area
- picnic shelter and gazebo
- the relocation of the playground and Fair features (horse corral, tractor pull area)

The concept plans are contained in **Appendix B**.

4. Context & Public Input

As indicated above, the public input phase consisted of an open house event and subsequent commenting period. 30 people signed-in to the open house and a total of 45 comments related to the preliminary concept plans were posted on sticky notes. The two-month commenting period (including comment sheets available at the open house) solicited a total of 25 submissions from 22 persons. A detailed record of public input is provided in **Appendix C**.

a) Ball Diamond

Context:

The Township maintains a total of four ball diamonds: the Puslinch Community Centre Park has one lit diamond; Old Morriston Ball Field has one lit diamond; and Morriston Meadows Park has two unlit softball diamonds, one of which is smaller and more suitable for youth practices (adding lights to these diamonds is not a likely option due to the proximity to an established residential area).

Baseball in its various forms (fastball is predominantly played in Puslinch) is a sport in decline across Canada, although interest remains strong in many communities. In Puslinch, baseball is primarily played by both youth and adults, although Puslinch Minor Ball has reported challenges with maintaining its participation levels. Consultation with local ball groups in 2014 indicated that there were approximately 132 ball participants (75 youth and 57 adults). Consultation for the Park Master Plan indicated that there are 7 teams in the Township (Men's fastball, 3 Oldtimers teams, Puslinch Ladies Fastball, Bantam Boys, and Peewee Boys).

Based on the number of players, the diamond supply, and usage rates, the 2015 Parks and Recreation Master Plan identified an oversupply of diamonds in the Township and suggested that repurposing of under-utilized diamonds could be considered at some point in the future. The lower levels of youth participation, also raised concerns about the long-term sustainability of the sport in the Township, as did the programming (fastball), which is not played by all centres in the surrounding region. Consultation undertaken for the Parks and Recreation Master Plan did, however, identify requests for improved ball diamonds, including new bleachers, better field lighting, and new fencing.

In particular, the 2015 Parks and Recreation Master Plan identified concerns with the ball diamond at the Puslinch Community Centre Park. The diamond will soon require new light standards (a significant expense) and is located in the heart of a very busy park, where there is the potential for conflicts with several adjacent amenities (e.g., playground, ORC, etc.). Furthermore, access to the expansion lands at the rear of the park is likely to create additional traffic alongside the diamond, thereby creating additional safety concerns. It is important to note that the ball diamond outfield is situated over the site's septic bed, which may impact other uses for this space should it be converted in the future.

As a result, the 2015 Parks and Recreation Master Plan recommended that the Township consider re-purposing the Puslinch Community Centre Park ball diamond to alternate uses (e.g., splash pad, mini soccer field, etc.) to allow for improved flow and function within this park. It further recommended that the Township engage local ball user groups to identify and prioritize improvements to select municipal ball diamonds.

Public Input:

> *"Eliminating one of the few remaining lit ball diamonds in this community would not only wash away 50+ years of baseball history played here but I believe would effectively destroy minor ball moving forward."*
>
> *"If the ball diamond is to be removed, 7 baseball teams which require lights will not be able to cohabitate and baseball won't disappear, it will be pushed out…If you're going to remove a ball diamond, do Morriston Meadows."*
>
> *"I may not be popular with my baseball counter parts but I believe that we have outgrown that ball park with the proximity to the Optimists Recreation building, library, and community centre. It is now a dangerous and busy location for all the activities going on ... [but] if the ball diamond was removed, where would these teams play their night games?"*

More than half of the comments received addressed a desire to keep the existing ball diamond (as proposed on Concept 1) – by far the most requested item. Four commenters also suggested adding a second ball diamond to the Park, while only two explicitly identified their support for removing the ball diamond. Additional netting alongside the existing diamond was suggested by some as a way to address safety concerns.

There is little doubt that the local baseball community was heavily involved in the Park Master Plan consultation and it is great to see the passion they have for the sport. It is clear that those participating have a preference for using two ball diamonds in the Township: the one at Puslinch Community Centre Park and the Old Morriston Ball Field, both of which have lights for evening play. The Township also provides two ball diamonds at Morriston Meadows (one adult and one youth, both without lights), though these diamonds do not appear to be as well used; several suggested that they should be the ones removed and/or repurposed to soccer fields instead.

It should be noted that, while many of the comments related to the demand for ball diamonds in the Township, the completion of a detailed needs assessment is beyond the scope of this Park Master Plan. Current and future demand for ball diamonds was addressed in the Township's 2015 Parks and Recreation Master Plan.

b) Soccer Fields

Context:

The 2015 Parks and Recreation Master Plan identified a need for additional soccer fields for the Puslinch Minor Soccer Club, which currently uses the existing field at the Puslinch Community Centre Park, as well as fields in Badenoch and the Calvary Baptist Church (leased). The Club has reported steady and consistent growth in membership, approximately half of which are residents of south Guelph. Their current allotment of fields are at capacity, limiting their future growth. It is understood that the Township now has a two-year agreement for access to the three fields at the Calvary Baptist Church; however, should access be lost to these fields, significant alterations to the Club's programs would be required. Lastly, it is noted that there are no lit soccer fields in the Township, limiting opportunities for adult play. As a result, the Parks and Recreation Master Plan recommended that two soccer fields – one lit full-size soccer field (11v11) and one smaller unlit soccer field (9v9) – be developed on the expansion lands of the Puslinch Community Centre Park.

Public Input:

> *"I like some of the proposed ideas such as the lit full-size soccer field. This will increase the usage with additional night time availability … Soccer seems to be a growing sport as the membership keeps growing and it's good to become less dependent on the field in Arkell but keep using it as long as we can."*

Puslinch Minor Soccer Club is supportive of additional fields in the Township. Both concept plans illustrate two fields, although the dimensions vary between the two plans. The Club requested three fields: one full size (100mx70m) and two smaller fields (75mx48m). The concept plans have not been adjusted to confirm if this configuration of fields would fit, but it is possible that a three-field complex would result in the loss of another amenity (e.g., Fair activity spaces, ball diamond, etc.).

Overall, the comments illustrated strong support for additional soccer fields at Puslinch Community Centre Park, as long as they were not provided at the expense of the existing ball diamond. A small number of comments addressed the specific details of the fields, such as requests for artificial turf, lights (both for and against), and full size fields. Some suggested that the ball diamonds at Morriston Meadows be converted to soccer fields.

c) Playground

Context:

The 2015 Parks and Recreation Master Plan recommended that the Township assess opportunities to update and modernize the Puslinch Community Centre Park playground with creative play equipment (including barrier-free features) and consider relocating the playground to address safety concerns as well as to complement the potential future splash pad.

Public Input:

Two comments were received regarding playgrounds, both of which were supportive of playground upgrades.

d) Splash Pad

Context:

The 2015 Parks and Recreation Master Plan recommended that the Township seek and engage an interested community partner in the development and potential operation of a splash pad at the Puslinch Community Centre Park. Efforts should be made to pursue funding from senior levels of government and through a fundraising campaign.

Public Input:

> *"I have concerns over the cost of the splash pad and the moving of the septic bed in Concept 2."*
>
> *"If the goal of Puslinch is to attract young families—which economically it should be—Concept 2 with the splash pad is by far the better idea. We need more things for Puslinch kids to do in our township instead of going to Guelph. There are more than enough other ball diamonds."*

While three comments were received in support of the splash pad, there was substantially more opposition, with several citing the high cost of providing this service. If the Township were to proceed with the splash pad, outside funding should be considered and the placement of the splash pad should be more closely examined (e.g., one person suggested it be built in Morriston Meadows; if it stays within Puslinch Community Centre Park, its placement in relation to the septic bed would have to be addressed).

e) Trail

Context:

The 2015 Parks and Recreation Master Plan recommended that the Township seek opportunities to include trails and pathways within the Puslinch Community Centre Park (existing portion and/or expansion lands).

Public Input:

> *"I like the proposed trail loop around the new land. This will be great for young and old to promote physical activity. "*

The proposed trail received good support, with suggestions that it should encircle the entirety of the park. Single comments were received for asphalting the trail, a shorter oval, and for routing of the trail closer to Mill Creek.

f) Other Amenities

Context:

The 2015 Parks and Recreation Master Plan recommended that the Township work with the Puslinch Tennis Club to facilitate improvements to the existing courts (e.g., installation of wind and noise screening) and to convert the third court (furthest from the road) into a public court without controlled access in order to promote use for non-members.

Public Input:

A number of comments identified the desire for accommodating the Fall Fair within any park upgrades, including maintaining or replacing the tractor pull area and horse corral. The Aberfoyle Agricultural Society is pleased to see that the park concept plan incorporates the tractor pull track and the horse riding area in the proposed options as these functions are integral to the Fair. However, it was noted that both the horse riding and tractor pull areas require special surface materials, which they would like to see incorporated into any redesign. The Agricultural Society suggested that any relocation of the tractor pull area include space for tractor unloading and parking and that the size of the horse riding area stay the same (and also include an adjacent staging area). In addition, the Agricultural Society has an interest in ensuring that there is sufficient parking and was uncertain what effect the proposed soccer field would have on this. One resident suggested that the nearby school and/or flea market could be utilized for parking, possibly through the use of a shuttle.

In addition:

- Three comments were received in support of the proposed pavilion and picnic area.
- Two persons suggested that the horseshoe pits are not well used and do not need to be accommodated in the park redesign.
- One comment was supportive of upgrades to the tennis courts, in partnership with the Tennis Club.

g) General Input

Overall, there was good support for park improvements, with several commenting on how the proposed changes will make the park more multi-use and attractive to a wider variety of ages and interests. Some respondents raised questions regarding the cost of undertaking the Park improvements, which are currently unfunded; it is anticipated that these would be evaluated during the next project phase.

A small number of residents also commented on the fact that the plans would generate more use of Maple Leaf Lane in order to provide access to the expansion lands. One concern was the additional traffic that this would generate (and the need for various safety measures). Conversely, there may also be an opportunity to close the internal park laneway on the north side of the ORC in order to mitigate safety concerns.

5. Future Work – Phase 2

Phase 1 of the Park Master Plan included a review of existing conditions, a public engagement program, and the development of two distinct concept plans for the Township's consideration. More work is required in order to advance these concepts and/or select a preferred concept, which would proceed under separate contract.

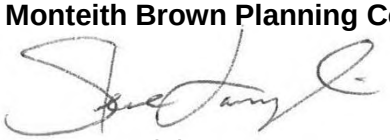
The next steps in the planning process are envisioned as follows:

1. Identify Preferred Concept Plan
2. Initiate Phase 2 (refine concept, costing)
3. Additional Public Consultation
4. Approvals and Project Initiation

We wish the Township the best as it moves toward the implementation stage of this important community project. It has been a pleasure working with the Township and engaging local residents, many of whom are very passionate about the future of the Puslinch Community Centre Park. Should you have any questions or require further assistance, please do not hesitate to contact us.

Respectfully submitted on behalf of the Consulting Team,

Monteith Brown Planning Consultants



Steve Langlois, B.E.S., M.C.I.P., R.P.P.
Principal Planner

Appendix A: Puslinch Community Centre Park – Existing Conditions



1. Puslinch Community Centre



2. Optimist Recreation Centre


3. ORC Covered Ice Rink


4. Playground


5. Ball Diamond (looking from east)


6. Ball Diamond (looking from north)



7. Ball Diamond Bleachers



8. Soccer Field



9. Tennis Courts



10. Community Garden



11. Tractor Pull Area



12. Horse Paddock



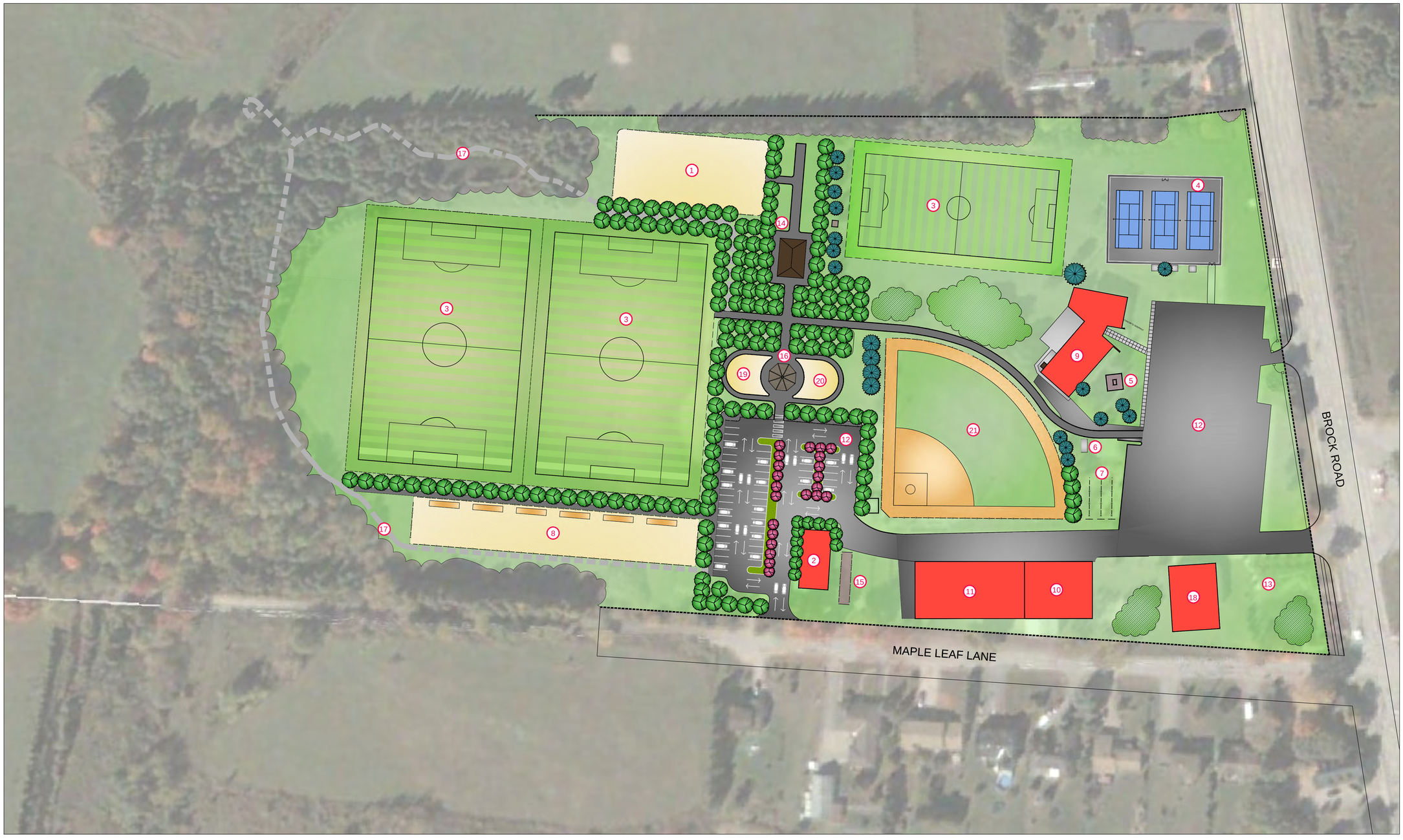
13. Horseshoe Pits



14. Playground

Appendix B: Puslinch Community Centre Park – Concept Plans

see following pages



LEGEND

1. HORSE RIDING ARENA
2. WORKS BUILDING
3. SOCCER FIELD
4. TENNIS COURTS
5. WAR MEMORIAL STATUE
6. GARBAGE REMOVAL
7. HORSE SHOE PITS
8. TRACTOR PULL & BLEACHERS
9. COMMUNITY CENTRE
10. RECREATION CENTRE
11. COVERED ICE-PAD AREA
12. PARKING LOT
13. MILLENNIUM GARDEN
14. PICNIC SHELTER
15. PRACTICE BATTING CAGE
16. GAZEBO
17. PROPOSED TRAIL
18. PUBLIC LIBRARY
19. SENIOR PLAYGROUND
20. JUNIOR PLAYGROUND
21. BASEBALL FIELD

PUSLINCH PARK

LANDSCAPE MASTER PLAN - CONCEPT 1

TOWNSHIP OF PUSLINCH
PROGRESSING TOGETHER

Monteith+Brown planning consultants

landscape planning limited

SCALE 1:750



LEGEND

1. HORSE RIDING ARENA
2. WORKS BUILDING
3. SOCCER FIELD
4. TENNIS COURTS(EXISTING)
5. WAR MEMORIAL STATUE
6. GARBAGE REMOVAL
7. HORSE SHOE PITS
8. TRACTOR PULL & BLEACHERS
9. COMMUNITY CENTRE
10. RECREATION CENTRE
11. COVERED ICE-PAD AREA
12. PARKING LOT
13. MILLENNIUM GARDEN
14. PICNIC SHELTER
15. PICNIC AREA
16. GAZEBO
17. PROPOSED TRAIL
18. PUBLIC LIBRARY
19. PLAYGROUND
20. SPLASH PAD
21. SHRUBS GARDEN

PUSLINCH PARK

LANDSCAPE MASTER PLAN - CONCEPT 2

TOWNSHIP OF PUSLINCH

Monteith+Brown planning consultants

landscape planning limited

SCALE 1:750

PLAYGROUND




SPLASH PAD





MULTI-USE








BALL AND SOCCER









TENNIS




SHELTERS





ACTIVE RECREATION






PASSIVE RECREATION





PUSLINCH PARK
PARK FACILITIES

Monteith+Brown planning consultants

landscape planning limited

IMAGE PRECEDENTS

Appendix C: Record of Public Input

Note: All comments are verbatim, adjusted only to correct misspellings.

Sticky notes from Open House

Feedback on Concept 1

- Lighting need for tractor pull tracks
- Bleachers on both sides of poll track
- Horseshoe pits are not necessary at this time
- A bigger playground including equipment for older children is well needed
- Having 2 full-size soccer fields is good for growth in the future
- Baseball diamond can be used by all ages. Splash pad is for children only
- Soccer community gets a great face lift in one location
- Horseshoe pits can be located between library and ORC
- Need vehicular access to horse corral
- Soccer should not be the only option for Puslinch youth interested in sports. This centre should be a multi-sport facility
- I just want to know how much this will cost to build and how much to upkeep yearly
- I like it because I want the ability to actually rent it out for tournaments
- Ball diamond with improved lighting will promote others to come and use the facility
- Concept 1 is more suitable to continue our Annual Fall Fair
- Love Concept #1
- Ball Diamond should have protective netting around it!
- Like Concept 1—all sports activities in Puslinch are represented, great green space
- Concept 1 is great, baseball diamond is there. NO splash pad and there will be lower maintenance
- Use #1 – On soccer fields, look seriously at artificial turf, a solid investment for a long time
- Prefer Concept #1 with ball diamond. There is a splash pad started off Clair Road only 10 minutes away, already dug
- Concept #1 makes the most sense
- Men's fastball, 3 Oldtimers teams, Puslinch Ladies fastball, Bantam Boys, Peewee Boys, 7 teams minimum at this point! How are 6-7 ball teams to play on one diamond? That's just games, not practice time

Feedback on Concept 2

- Move smallest soccer field and make splash pad and park area there
- LOVE IT—splash pad, soccer, pavilion
- Make sure pull track is to proper length for insurance, etc.
- Splash pad will not get used
- Public access via Maple Lane—safer with lights for turning
- How many kids in Puslinch play baseball?
- Horse area needs judge booth with hydro on both plans. Also need parking for tracks and horse trailers.
- Take ball diamond away—turn into soccer fields—Morriston Meadows, less usage on these diamonds
- How much to build? How much to maintain yearly? Seems expensive!
- Would be costly to move septic bed under splash pad

- Why is Maple Lane considered a “private road”?
- Option #2—how will the plans impact the Fall Fair?
- Concept 2 has MORE options instead of having to travel out of the community to Guelph or Cambridge. Stay local!

Other Feedback

- Close the road in front of the ORC on both designs…use Maple Leaf Lane
- Seems too expensive for a small community!
- Can we really afford either of these options?
- The facilities with 2 baseball diamonds in one location get a lot more use, possibly build a facility with 2 diamonds
- A second baseball diamond at the community centre
- Asphalt trail loop
- Circular trail around the entire park
- Trail ought to be next to the creek, especially as previous owner already cleared an 8 foot path next to it
- Consider moving soccer fields to Morriston as well as having one large field in Aberfoyle
- Turn Morriston Meadows in a park and splash pad for families. Quiet and surrounded by families

Comment Sheets Received at Open House

If the goal of Puslinch is to attract young families—which economically it should be—Concept 2 with the splash pad is by far the better idea. We need more things for Puslinch kids to do in our township instead of going to Guelph. There are more than enough other ball diamonds. Please pick Concept 2.
–Alison Kwarta

As a woman with a young family, I would LOVE to see an updated park FURTHER away from the road and splash pad. The extra soccer fields are great. The overall look and feel of the community centre feels more current and will speak to MORE families. I LOVE CONCEPT 2.
–Kelly Wayne

We should seriously consider artificial turf on the soccer fields. It is a huge investment but will pay for itself over and over. Let’s look for infrastructure money to make it happen.
–Ken Williams (Optimist Club)

Two full-sized soccer fields would be better utilized for future growth than one full and a small. The picnic shelter is a really good addition to the park. The trail would be better as a loop, right now the length would only satisfy dog walkers. A splash pad could be for the future. If parking is an issue for Fall Fair Day, the school could be utilized or the flea market with a shuttle. Horseshoe pits aren’t necessary at this time, haven’t been used for many years. My vote would be to work with Option 1.
–June Williams

We need baseball diamonds more than splash pads—they are expensive to build and maintain. I agree we need more soccer fields, but not at the expense of other sports. Compromise!
–Sandra Solomon

Will field be lit in soccer area? Will playground equipment, new or existing, be moved over? No to splash pad as we don't have enough people to use it—unless they are coming from the south end of Guelph. Extend fencing on baseball diamond so cars/people playing horseshoes are not hit. Traffic will increase on Maple Lane—if I lived there I would be upset. Who is going to deal with that?
–M. Hauwert

I would like to see the ball diamond stay where it is because I can walk up four nights and talk to my friends. Ball is a big part of my life.
–Audrey Mast

Keep the ball diamonds where they are. Put additional soccer fields elsewhere in Puslinch (i.e. Morriston). This will elevate traffic, cars, congestion, all in one day. Farmers' market needs parking too. To spend money moving a septic bed is the wrong use of town money. Place things like splash pad in another spot in the design. All in all, DO NOT move forward with either concept as the tax base and budgets don't allow for such spending. OR Put street lights along the Aberfoyle sidewalk so old time residents can walk safely.
–Mark Mast

I would like any future plans for the community centre to include and not disturb the baseball diamond. It is a part of the community!
–Brian Jefferson

All options seem far too expensive. What are the upfront/annual costs for these? Why lit soccer fields? Kids don't need that in the summer I don't think.
–Kevin Johnson

I like the idea of three soccer pitches plus baseball field. Baseball field should have protective netting around it. Concept 2 could be 2 9x9 and 1 11x11 (full size).
–Bruce Joy (PMSC)

I like Concept 1. I have concerns over the cost of the splash pad and the moving of the septic bed in Concept 2. If the ball diamond is to be removed, 7 baseball teams which require lights will not be able to cohabitate and baseball won't disappear, it will be pushed out. The ball diamond was originally donated by people of the township, not tax dollars. If you're going to remove a ball diamond, do Morriston Meadows.
–Cameron Tuck (Oldtimers Baseball President)

Additional Written Correspondence Received

Thank you for hosting the meeting last night. Had a lot of great discussions. Could you pass on these notes to the planning consultants as I don't have their email? The field dimensions on the proposed concepts plans were: Full sized field: 100mx63m; 9 v 9 field: 75mx55m. Ideally would like full-sized field to be: 100mx70m (current Arkell field) and 9 v 9 field to be 75mx48m (current PCC field).
–Bruce Joy (President, Puslinch Minor Soccer Club)

Thanks for the work you have done on the concept plan for the Puslinch Community Centre lands. In our discussion I mentioned that I would like to see an extension of the trail to start at the Community Garden, follow the fence line, and around the tennis courts by Mill Creek, and follow the creek to the newly purchased lands and the previous trail head. As I indicated before, this would probably increase the trail length to about 1km.
–Wayne Stokley, Puslinch Councillor

Don't know how you could even consider removing the baseball diamond!
–Anonymous

Concept 1 for sure. Our family has used this diamond for baseball many, many years and would wish to in many coming years. This baseball diamond also serves as the only diamond in the community. There will be many soccer fields in this new plan, let's keep the only diamond.
–Troy Cox

This email is in regards to the new plans for the Puslinch community centre. Myself, my teammates who all play baseball for Puslinch, as well as my family and friends would all appreciate that in the new design for the community centre, that the baseball diamond remains intact. Most all of us have been playing on that diamond since we could swing a bat or throw a ball. We all have many fond memories of playing there and would like to create many more.
–Troy Cox

Strongly prefer the Concept 1 that retains the baseball diamond. This has been a hub for activities and baseball for a few generations. It should be there for our grandchildren and future generations to play ball. Especially for the minor age groups.
–Brian and Janice Cox

Concept #1= Awesome. Don't get rid of the ball field.
–Brandon Viol

I was at the Open House for the Community Centre Park Concept last Thursday night and observed the drawings and proposals presented. I have lived in the community my entire life and am a proud Puslinch resident and have participated in countless activities offered at our Community Centre hub. I have been involved in Puslinch Minor ball and have coached softball/fastball for 25 years and still coach our Puslinch Intermediate Men's team that play out of the Aberfoyle ball park. I may not be popular with my baseball counter parts but I believe that we have outgrown that ball park with the proximity to the Optimists Recreation building, library, and community centre. It is now a dangerous and busy location for all the activities going on whether it is a Community Centre booking, Saturday Farmer's Market or arena rental. My concern, however, is that there are presently 6-7 teams that require lights to play 8:30 pm games and 'if' the ball diamond was removed, where would these teams play their night games? Would lights ever get installed at Morriston Meadows where that location is under-used? Baseball is a long and traditional part of Puslinch history and unfortunately has lost its minor ball registration due to more sport activities being offered to our youth, primarily soccer. Maybe we have let our baseball voices go quiet because there has always been a facility for us to play at but this has me concerned.
–Mark Slade

Some of my opinions regarding future uses of Puslinch parkland: I like some of the proposed ideas such as the lit full-size soccer field. This will increase the usage with additional night time availability. The size of the second field if it was built should be contingent on what happens elsewhere in the park. Soccer seems to be a growing sport as the membership keeps growing and it's good to become less dependent on the field in Arkell but keep using it as long as we can. I believe over half the members of soccer come from the city of Guelph so we are accommodating kids from outside the township. I commend soccer for their promotion of our facilities and programs. I like the proposed trail loop around the new land. This will be great for young and old to promote physical activity. Our playground equipment does need to be updated, not only in Aberfoyle but in the other parks as well. Picnic areas with a shelter similar to Morriston would be a nice addition. Upgrades to the tennis courts are due but should be done in partnership with the tennis club addressing their needs. In respect to the relocation of the tractor pull area or other Fall Fair related events, it really depends on whether the second soccer field is built and the size and location of it. It seems the construction of new soccer fields could directly affect the whole layout of the "Park". As more people are coming to the park, the parking will need to be addressed also. The cost of the proposed splash pad I think would be excessive considering it may only be used a couple months of the year. The possible removal of the ball diamond I don't think is a good idea at this time. We have two great lit ball fields in Morriston and Aberfoyle and even with the reduced usage of them nowadays once you take them away, they can't be replaced. I realize that the lights are a concern but couldn't we start to budget now for possible replacement in the future if the diamonds are kept? Maybe an alternative would be to convert Morriston Meadows' large ball field into a soccer facility. You would still have the smaller ball field that is there for use (it does need a little work though). Along with the playground and picnic shelter, it makes for a great park and relieves some congestion in Aberfoyle. One of my main concerns is the under usage of our facilities. What if we could do a better job of promoting and coordinating sports and activities within the township? We have great parks and community centers and it would be nice to see them used more. I wonder if a recreational coordinator would be a feasible option, even on a trial basis. They could encourage and set up sports programs and recreational activities for township residents. Keep up the good work Puslinch!
–Tom Jefferson

Hello, another member of the township has given me this email and the instruction that you are the audience to whom I can express my opinion regarding the Aberfoyle ball diamond and its future. My name is Brian Jefferson and I have been a proud Puslinch resident all my life. I take great pride in our township and have represented it with the same pride at countless tournaments. Puslinch has won titles at the inter-county level (6x) and provincially (7x). Some of those games were won on our home diamond including last year when we won our 7th ORSA title. I very simply would like to strongly express my hope that our diamond remains where it is. More than welcome to discussing improvements and renovations.
–Brian Jefferson

I am a long-time Puslinch resident and have been playing baseball for Minor Ball/Puslinch Kodiaks (Mens) for over 20 years. The new planning for the Community Centre, from my understanding, involves the removal of the Aberfoyle Baseball Diamond. I am strongly opposed to this idea, as removing this ball diamond will only further hinder baseball endeavours for this community and I believe the damage in doing this will be irreparable. If the community were to actually install a second baseball diamond, the dividends/tournament hosting opportunities would increase tenfold which could potentially bring in annual revenue per tournament hosted. Many other rural Ontario communities (Mitchell, Waterdown, Shakespeare, etc.) thrive off the ball tournaments that they host and our community centre has such great potential to do that as

well! For example: we hosted a tournament here last year during the market on a Saturday morning and the activity and buzz around the diamond was really impressive, with large groups of people flocking over to the diamond to watch our team play and, eventually, will the tournament. So many community people were asking when we played and wanted to see more baseball at this venue moving forward, not less. And I truly do not believe installing a gazebo, etc. is going to offer our centre the same benefits as having multiple home grown teams representing our community and continuing the use of this field. Not only has this diamond hosted multiple generations of ball players that now compete on a world stage, but if we eliminated the diamond, we are only further hindering our children from being active within the community, as the connection to our town centre becomes a thing of the past. In conclusion, eliminating one of the few remaining lit ball diamonds in this community would not only wash away 50+ years of baseball history played here but I believe would effectively destroy minor ball moving forward.
–Joseph Gallo Jr.

My name is James Gallo. I wanted to voice my support for the ball diamond in Aberfoyle to stay intact. Few reasons being... there are still local clubs who use the diamond, namely the Puslinch Kodiaks who have represented this town on the world level (ISC 2014). It is also part of our history in Puslinch when it comes to fastball/softball. Many generations have played on this diamond. Tearing it down will hurt the town's presence when it comes to fastball/softball and negate the growth of the sport. I firmly believe there is more than enough space for the ball diamond and multiple soccer fields to co-exist.
–James Gallo

For 176 years the Aberfoyle Agricultural Society has serviced the Township of Puslinch by increasing the awareness of, and improve the quality of agriculture, home crafts and the rural lifestyle. Each year the Society puts on an agricultural fair during the second weekend in September on what is now the Puslinch Community Centre grounds and which is now being looked at under the Puslinch Community Centre Park Concept. The Fair has been held on these grounds since 1867 based on an agreement that the lands would be deeded to the municipality in return for allowing the Agricultural Society to hold the fair on these grounds as long as they existed. The Aberfoyle Agricultural Society is pleased to see that the park concept plan incorporates the Tractor pull track and the horse riding area in the proposed options. These functions are integral to our fair. However we do have some concerns. The existing horse riding area is built on special soils (mainly sand) which provides a soft surface for the horses and excellent drainage. We would be concerned if the new areas proposed did not incorporate similar services. As well it is our request that the size of the area stay the same and that there is a staging area next to the horse riding area for the horses. Secondly, we need to ensure that there is sufficient parking. In the past we have used the acquired lands as parking. If these lands are going to accommodate new soccer fields will there be sufficient parking on fair days? For tractor pulls, there will need to be space were tractors can be unloaded, parked until it is their turn to pull and where tractors can weigh in. As well the tractor pull surface needs to be constructed of special material. I hope that this information provided is useful. We look forward to working with the Township in helping to upgrade our community centre grounds while maintaining our agricultural heritage through our annual fair.
–Don McKay, Aberfoyle Agricultural Society

Puslinch Recreation Committee
Tuesday, January 19, 2016
7:00 p.m.
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT

Councillor Stokley, Chair
Daina Makinson, Vice-Chair
June Williams
Kevin Johnson
Margaret Hauwert

MEMBERS ABSENT

None.

TOWNSHIP STAFF

Marissa Herner, Communications Associate/C.S.R
Donna Tremblay, Deputy Clerk

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. APPOINTMENT OF CHAIR, VICE-CHAIR TERM 2016

Nominations for Chair

Chair Stokley advised the Committee that the Recreation Committee Terms of Reference indicate that the Chair and Vice-Chair shall be appointed at the first meeting of the Committee and shall serve in this capacity for a minimum of 2 years. As he has been reappointed to the Committee, he will continue to hold the Chair position until the end of the 2016.

Nominations for Vice-Chair

Chair Stokley advised that the Vice-Chair appointed in 2015 was no longer a Committee member. Therefore, a new Vice-Chair was required.

Ms. Daina Makinson and Ms. Margaret Hauwert were nominated and accepted the appointments as Vice-Chair. Following a vote by the Committee, Ms. Daina Makinson was appointed as Vice-Chair for the term 2016-2018.

3. INTRODUCTION OF NEW COMMITTEE MEMBERS

Councillor Stokley welcomed Ms. Margaret Hauwert and Mr. Kevin Johnson as new members of the Committee and expressed thanks to June Williams and Diana Makinson for their continued interest on serving on the Recreation Committee.

4. DISCLOSURE OF PECUNIARY INTEREST

None.

5. APPROVAL OF MINUTES

a) December 15, 2015 – Regular Meeting

Moved by Daina Makinson and then Seconded by June Williams **REC-2016-01**

That the Minutes of the Recreation Committee meeting dated December 15, 2015 be adopted.

CARRIED

6. DELEGATIONS/PRESENTATIONS

None.

7. REGULAR BUSINESS

1. Pickleball – Verbal Update – Chair Wayne Stokley

   Chair Stokley provided the Committee with an update regarding pickleball. The free pickleball demonstration in December was well attended. The group that provided their time and equipment for the demonstration indicated, at this time, that they no longer wish to lead in the organization of a pickleball league in the Township and have provided the Committee with the information that was collected at the demonstration.

   Chair Stokley advised the Committee that there is an interest in pickleball and is hopeful that an interested group to will lead in establishing a pickleball league and bring forth a proposal to Council.

   Chair Stokley advised the Committee that would no longer be able to assist and expressed that the Township will continue to investigate opportunities to work with organizations such as the YMCA/YWCA and GWSA (Guelph-Wellington Seniors Association) to discuss possible opportunities for pickleball in the Township.

   Ms. Tremblay advised that she would like to see the Committee and not the Township undertake this project.

   Ms. Hauwert expressed an interest in exploring opportunities with the Ontario Pickleball Association and will report back to the Committee on her findings.

   Ms. Williams also advised the Committee that she will reach out to those who attended the demonstration to seek interest in the development of a league.

2. Trophy Book ≠

   Ms. Makinson presented the final draft of the trophy book to the Committee for their approval. The Committee suggested a few minor amendments to the layout.

   Moved by Margaret Hauwert and then Seconded by Kevin Johnson **REC-2016-02**

   That the Committee expresses their approval of the trophy book with amendments. The committee supports Ms. Makinson providing staff with a price for the trophy book to be considered in discussions at the staff operating budget for 2016.

   CARRIED

3. Appointment to ORC Pad Committee ≠

   Chair Stokley provided the Committee with a summary of the notice of motion and resulting Council Resolution 2016-009 that was brought forward by Councillor Roth at the January 6, 2016 Council meeting regarding the establishment of an ORC Pad Committee.

Ms. Hauwert and Mr. Johnson were nominated and accepted the nominations to the ORC Pad Committee.

Following questions from the Committee on their interests in serving on the ORC Pad Committee.

Moved by Margaret Hauwert and then Seconded by Kevin Johnson **REC-2016-03**

That the Recreation Committee appoints Kevin Johnson to the ORC Pad Committee; and that staff advise Council of this appointment.

CARRIED

8. FINANCIAL REPORTS

1. Revenue and Expenses ≠

   November 2015

   a) Parkland
   b) Optimist Recreation Centre
   c) Puslinch Community Centre

   Moved by Kevin Johnson and then Seconded by June Williams **REC-2016-04**

   That the Recreation Committee receive the following:

   November 2015

   a) Parkland
   b) Optimist Recreation Centre
   c) Puslinch Community Centre

   CARRIED

2. Revenue Summaries ≠

   a) Yearly Revenue Comparison – Puslinch Community Centre/Optimist Recreation Centre

   Moved by June Williams and then Seconded by Daina Makinson **REC-2016-05**

   That the Recreation Committee receive the Yearly Revenue Comparison – Puslinch Community Centre/Optimist Recreation Centre

   CARRIED

9. CLOSED MEETING

None.

10. ADJOURNMENT

Moved by Kevin Johnson and then Seconded by June Williams **REC-2016-06**

The Recreation Committee Meeting hereby adjourns at 8:17 p.m.

CARRIED

11. NEXT MEETING

Tuesday, February 16, 2016 at 7:00 p.m. in the Council Chambers.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER XX/16

Being a by-law to establish the rates of remuneration to Staff of the Corporation of the Township of Puslinch and to repeal By-law No. 021/15.

WHEREAS the Council for the Corporation of the Township of Puslinch deems it appropriate to pass a by-law to establish the rates of remuneration to Staff of the Township; and

WHEREAS the Municipal Act, 2001, S.O. 2001, c. 25, as amended empowers Council to pass such a By-law regulating the appointment, duties and remuneration of Staff.

NOW THEREFORE the Corporation of the Township of Puslinch ("Township") hereby enacts as follows:

1. The 2016 Salary Grid shall be as set out in Schedule "A" attached to this By-law.

2. The rate of pay for other On-Call, Casual, Seasonal Staff shall be as set out in Schedule "B" attached to this By-law.

3. The following is the paid annual vacation for permanent full-time employees of the Township based on the number of years of service:

    (1) Two weeks after one year of service.
    (2) Three weeks after one year of service (for Department Heads only).
    (3) Three weeks after two years of service.
    (4) Four weeks after eight years of service.
    (5) Five weeks after fifteen years of service.
    (6) Six weeks after twenty-seven years of service.

4. The vacation year begins January 1st to December 31st.

5. Vacation must be taken in the year earned or at the discretion of Council and/or the Department Head.

6. Designated Holidays are:

    (1) New Year's Day
    (2) Family Day
    (3) Good Friday
    (4) Easter Monday
    (5) Victoria Day
    (6) Canada Day
    (7) Civic Holiday
    (8) Labour Day
    (9) Thanksgiving Day
    (10) Remembrance Day
    (11) Christmas Day
    (12) Boxing Day

7. The Township will pay 100% of the premium costs to provide healthcare benefits for permanent full-time employees of the Township.

8. The Healthcare benefits provided to permanent full-time employees of the Township include the following:

    (1) Short Term Disability
    (2) Long Term Disability
    (3) Group Life Insurance
    (4) Accidental Death & Dismemberment
    (5) Extended Health Care
    (6) Hospital Semi-Private
    (7) Dental, Drug, Vision Care, Out of Province Coverage

9. Permanent full-time employees shall join the Ontario Municipal Employees Retirement System Basic Pension Plan upon hire date. The Township will contribute to OMERS an amount equal to the required employee contribution.

10. Permanent full-time employees are entitled to six (6) working days of sick leave for each calendar year only. The allowance of up to six (6) working days on an annual basis is not cumulative.

11. Bereavement leave arising from the death of a spouse/companion or child will be granted with pay up to a maximum of five (5) normally scheduled working days. Bereavement leave arising from the death in the immediate family, other than a spouse/companion or child, will be granted with pay up to maximum of three (3) normally scheduled working days.

    Immediate family other than a spouse/companion or child shall include a parent-in-law, parent, sibling, sibling-in-law, grandparent, and grandchild.

12. Bereavement leave arising from the death of other family will be granted with pay up to a maximum of one (1) normally scheduled working day.

13. Bereavement leave as a result of performing the services of a pallbearer will be granted with pay up to a maximum of one (1) normally scheduled working day.

14. An employee who is required to serve as a juror where a subpoena is issued will be granted a paid leave of absence. The employee shall be paid one-day's pay for the loss of each day of service provided that they report for work when not actually required for jury duty. Upon returning to work the employee will provide proof of such service.

15. Any unpaid leave of absence will require approval from the C.A.O. and the Department Head. In the case of a Department Head, any unpaid leave of absence will require approval from the C.A.O. and Council.

16. The Township will provide a safety work shoe and clothing allowance of up to $350.00 annually towards the cost of purchasing CSA certified footwear and other safety clothing for the Director of Public Works and Parks and the full-time permanent staff in the Public Works department.

17. The Township will provide a safety work shoe allowance of up to $150.00 annually towards the cost of purchasing CSA certified footwear for the Chief Building Official and Building & Enforcement Inspection Officer.

18. The Township will continue to pay premiums for benefit coverage for a period of up to twelve (12) months from the date of disability or at the discretion of Council to a maximum of twenty-four (24) months. Any individuals that are on Long Term Disability at the end of this period are no longer considered to be employees of the Township and will not be eligible to participate in any benefit plans unless premiums have been waived as part of such a plan.

19. The Township will continue to pay premiums for benefit coverage for pregnancy and parental leave as per the Employment Standards Act, Ontario Regulation 286/01.

20. Employees with ten or more continuous years of service with the Township, who retire within ten years of their normal OMERS retirement age, will be able to participate in the health benefits, with the exclusion of Accidental Death and Dismemberment and Long Term Disability, provided under the healthcare benefit package at the time of retirement until the age of 65. This is only available to retirees who do not have access to current coverage elsewhere.

    Included as part of the health benefits package, regardless of coverage elsewhere, is a life insurance benefit in the amount of one times the annual basic wage at the time of retirement until the age of 65, rounded to the nearest $1,000.00.

    The employer will pay 50% of the cost of the premium.

21. Employees shall be paid mileage for Township business that does not take place at the Puslinch Municipal Complex at the rate established by this By-law. Mileage is considered as an expense and is directly payable and not included in the total remuneration.

22. Reimbursement for mileage at a rate of $0.50 cents/km for employees when required to drive a personal vehicle for Township business purposes.

23. As stated in the Performance Appraisal Policy No. 2014-003, movement through the salary and wage grid is conditional upon a successful performance appraisal for the previous year.

24. That By-law No. 21/15 is hereby repealed.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 2nd DAY OF MARCH, 2016.

_____
Dennis Lever, Mayor

_____
Karen M. Landry, CAO/Clerk

SCHEDULE A: 2016 Salary Grid

Similar Value Group	Job Title	% Spread Between Bands	Step 1	Step 2	Step 3	Step 4	Step 5 (Job Rate)
			3% differential between steps				
13	CAO/Clerk	32%	$59.41	$61.20	$63.03	$64.92	**$66.87**
11	Director, Finance/Treasurer	15%	$44.90	$46.25	$47.63	$49.06	**$50.54**
11	Director, Public Works and Parks						
9	Chief Building Official	9%	$38.36	$39.51	$40.70	$41.92	**$43.18**
8	Deputy Clerk	10%	$35.16	$36.22	$37.30	$38.43	**$39.58**
8	Fire Chief (PT)						
7	Deputy Fire Chief (PT)	11%	$32.01	$32.97	$33.96	$34.98	**$36.03**
7	Deputy Treasurer						
7	Development Coordinator (Contract)						
6	Building & Enforcement Inspector Officer	9%	$28.90	$29.76	$30.65	$31.57	**$32.53**
6	Public Works and Parks Foreman						
6	Taxation and Office Administrator						
5	Building & By-law Services Coordinator	9%	$26.61	$27.40	$28.22	$29.07	**$29.95**
5	Chief Fire Prevention Officer (PT)						
5	Heavy Equipment Operator						
5	Legislative Assistant (PT)						
4	Customer Service Representative	37%	$24.32	$25.05	$25.80	$26.58	**$27.36**
4	Equipment Operator						
4	Facility Operator						
3	Administrative Assistant to Fire Chief (PT)		$17.70	$18.24	$18.78	$19.34	**$19.93**
3	Custodian (PT)						
3	Custodian-Office (PT)						

SCHEDULE B: Other On-Call/Casual/Seasonal Staff

Position Title	Department	Hourly Wage
Captain, Training Officer's	Fire & Rescue Services	$27.11
Lieutenant, Acting Captain	Fire & Rescue Services	$25.75
Fire Fighter Class 1 (Third year of service and passed NFPA Level 2)	Fire & Rescue Services	$24.98
Fire Fighter Class 2 (Second year of service)	Fire & Rescue Services	$23.01
Fire Fighter Class 3 (First year of service and passed NFPA Level 1)	Fire & Rescue Services	$21.23
Fire Fighter Class 4 (Successful completion of probationary six month period and performs firefighter duties)	Fire & Rescue Services	$19.62
Fire Fighter in Training (New hire in probationary six month period)	Fire & Rescue Services	$12.73
Equipment Operator	Public Works and Parks	$25.82
Bartenders - first 7 hours of a given shift	Recreation	$15.50
Bartenders - after 7 hours	Recreation	$17.65
Senior Groundskeeper	Parks	$19.65
Intermediate Groundskeeper	Parks	$14.86
Junior Groundskeeper	Parks	$11.94
Student Groundskeeper	Parks	$10.87
Facility Operator	Optimist Recreation Centre	$11.94

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER XX/16

Being a by-law to establish the rates of remuneration to members of Council, Committees, and other Appointments of the Corporation of the Township of Puslinch and repeal By-law No. 022/15.

WHEREAS the Council for the Corporation of the Township of Puslinch deems it appropriate to pass a by-law to establish the rates of remuneration to members of Council, Committees and other Appointments of the Township; and

WHEREAS Section 283 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended allows for a municipality to pay any part of the remuneration and expenses of the members of Council, Committees and other Appointments.

NOW THEREFORE the Council of The Corporation of the Township of Puslinch ("Township") hereby enacts as follows:

1. The Mayor shall receive an annual remuneration of $22,936 for the calendar year from January 1, 2016 to December 31, 2016. For each year thereafter the Mayor shall receive the annual remuneration plus the cost of living increase approved for staff for each year.

2. Each member of Council shall receive an annual remuneration of $15,638 for the calendar year from January 1, 2016 to December 31, 2016. For each year thereafter the members of Council shall receive the annual remuneration plus the cost of living increase approved for staff for each year.

3. That one-third of the remuneration paid to members of Council continues to be considered an expense incidental to the discharge of their duties as a member of Council as per the provisions of subsection 283 (5) of the Municipal Act.

4. That the remuneration of the Planning and Development Advisory Committee, Recreation Committee, Election Compliance Audit Committee, Well Protection Committee, and Heritage Committee for the calendar year from January 1, 2016 to December 31, 2016 be as follows:

    (1) Meetings: Chair - $100.61 per meeting and Members - $88.10 per meeting

    (2) The remuneration payable for the position of Chair is only applicable where a Member of Council is not the Chair.

    (3) For each subsequent year Committee Members shall receive the annual remuneration plus the cost of living increase approved for staff for each year.

5. That the remuneration for other appointments of the Township including Poundkeeper, Fence Viewer, Livestock Valuer, and Dog Control Officer for the calendar year from January 1, 2016 to December 31, 2016 be as follows:

    (1) $97.49 per call

    (2) For each subsequent year the other appointments shall receive the annual remuneration plus the cost of living increase approved for staff for each year.

6. Payment of the remuneration for the Mayor and members of Council shall be made on a monthly basis. Payment of the remuneration for members of Committees shall be made annually and other Appointments shall be paid as work is performed.

7. The Mayor and each member of Council shall be entitled to receive the following benefits which shall be provided, subject to carrier limitations, upon the same terms which are made available to the staff of the Township, including Extended Health Care, Hospital Semi-Private, Dental, Drug, Vision Care, and Out of Province Coverage.

8. Where a member of Council attains the age of 70, the premium that would be paid by the Township for benefit coverage shall be paid directly to the member of Council for the purpose of obtaining coverage and shall be treated as a taxable benefit.

9. Members of Council, Committee members and other Appointments shall be paid mileage for meetings that do not take place at the Puslinch Municipal Complex at the rate established by this By-law. Mileage is considered as an expense and is directly payable and not included in the total remuneration.

10. Reimbursement for mileage at a rate of $0.50 cents/km for members of Council, Committee members and other appointments when required to drive a personal vehicle for Township business purposes.

11. That By-law No. 022/15 is hereby repealed.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 2nd DAY OF MARCH, 2016.

_____
Dennis Lever, Mayor

_____
Karen M. Landry, CAO/Clerk