

LEVY CALCULATED WITH 2025 ASSESSMENT

2025

CODE MUNICIPAL TOTAL (Without Special Area Rates)
Base Tax Rate

	TAXABLE	ASSESSMENT	RATIO	V FACTOR	WTD ASSMNT	TAX RATE	TAX CALC PROOF	% OF TAXES	% BY CLASS
C1N	Commercial:Farmland Awaiting Development 1	335,000	1.0000	65%	217,750	0.00522747	\$ 1,751.20	0.01%	11.98%
C7	Commercial Small Scale On Farm Business		1.1449	100%	0	0.00920759	\$ -	0.00%	
CT	Commercial Taxable: Full	199,363,759	1.1449	100%	228,251,568	0.00920759	\$ 1,835,660.43	7.51%	7.86%
CU	Commercial Taxable: Excess Land	1,785,300	1.1449	70%	1,430,793	0.00644532	\$ 11,506.82	0.05%	
CX	Commercial Taxable: Vacant Land	5,944,700	1.1449	70%	4,764,261	0.00644532	\$ 38,315.47	0.16%	
FT	Farmlands Taxable: Full	509,521,300	0.2500	100%	127,380,325	0.00201057	\$ 1,024,426.79	4.19%	4.19%
IT	Industrial Taxable: Full	50,731,830	1.7451	100%	88,532,117	0.01403456	\$ 711,999.06	2.91%	3.97%
IU	Industrial Taxable: Excess Land	698,915	1.7451	65%	792,790	0.00912247	\$ 6,375.83	0.03%	
IX	Industrial Taxable: Vacant Land	2,441,500	1.7451	65%	2,769,430	0.00912247	\$ 22,272.50	0.09%	
JT	New Construction Industrial		1.7451	100%	0	0.01403456	\$ -	0.00%	
JU	New Construction Industrial: Excess Land		1.7451	65%	0	0.00912247	\$ -	0.00%	
LT	Large Industrial Taxable: Full	12,659,200	1.7451	100%	22,091,570	0.01403456	\$ 177,666.34	0.73%	
LU	Large Industrial Taxable: Excess Land	147,300	1.7451	65%	167,085	0.00912247	\$ 1,343.74	0.01%	
MT	Multi-Residential Taxable: Full	70,661,400	1.7697	100%	125,049,480	0.01423240	\$ 1,005,681.51	4.12%	4.12%
MI	Multi-Residential Taxable: Farmland 1		1.0000	65%	0	0.00522747	\$ -	0.00%	
NT	Multi-Residential Taxable: NEW	27,871,400	1.0000	100%	27,871,400	0.00804227	\$ 224,149.29	0.92%	
PT	Pipeline Taxable: Full	66,588,000	1.0555	100%	70,283,634	0.00848861	\$ 565,239.87	2.31%	2.31%
RT	Residential/Farm Taxable: Full	2,303,360,896	1.0000	100%	2,303,360,896	0.00804227	\$ 18,524,247.11	75.83%	75.89%
RI	Residential/Farm Taxable: Farmland 1	1,347,800	1.0000	65%	876,070	0.00522747	\$ 7,045.59	0.03%	
ST	Shopping Centre Taxable: Full	18,670,400	1.1449	100%	21,375,741	0.00920759	\$ 171,909.45	0.70%	0.70%
SU	Shopping Centre Taxable: Excess Land	32,600	1.1449	70%	26,127	0.00644532	\$ 210.12	0.00%	
TT	Managed Forest Taxable: Full	2,711,200	0.2500	100%	677,800	0.00201057	\$ 5,451.05	0.02%	0.02%
XT	Commercial (New Construction): Taxable Full		1.1449	100%	0	0.00920759	\$ -	0.00%	
XU	Commercial (New Construction) Excess Land		1.1449	70%	0	0.00644532	\$ -	0.00%	
GT	Parking Lot Taxable: Full	25,000	1.1449	100%	28,623	0.00920759	\$ 230.19	0.00%	
TOTAL TAXABLE ASSESSMENT		3,274,897,500			3,025,947,457		24,335,482		99.07%
PAYMENT IN LIEU									
CF	Commercial Payment-in-Lieu: Full	2,098,100	1.1449	100%	2,402,115	0.00920759	\$ 19,318.45	0.08%	
CH	Commercial Taxable: Full, Shared PIL	1,530,000	1.1449	100%	1,751,697	0.00920759	\$ 14,087.62	0.06%	
CG	Commercial Payment-in-Lieu: General	96,000	1.1449	100%	109,910	0.00920759	\$ 883.93	0.00%	
CZ	Commercial Payment-in-Lieu: General Vacant Land	9,700	1.1449	70%	7,774	0.00644532	\$ 62.52	0.00%	
FP	Farm PIL Full, Taxable Tenant of Province	-	0.2500	100%	0	0.00201057	\$ -	0.00%	
IH	Industrial Taxable: Full, Shared PIL	2,379,100	1.7451	100%	4,151,767	0.01403456	\$ 33,389.63	0.14%	
IK	Industrial Taxable: Excess Land, Shared PIL	1,840,100	1.7451	65%	2,087,253	0.00912247	\$ 16,786.25	0.07%	
RG	Residential/Farm Payment-in-Lieu: General	-	1.0000	100%	0	0.00804227	\$ -	0.00%	
RH	Residential/Farm Taxable: Full, Shared PIL	976,000	1.0000	100%	976,000	0.00804227	\$ 7,849.25	0.03%	
RP	Res/Farm PIL: Full, Taxable Tenant of Province	-	1.0000	100%	0	0.00804227	\$ -	0.00%	
TOTAL PIL ASSESSMENT		8,929,000			11,486,516		92,378		
EXEMPT									
E	Exempt	164,798,100	0.0000		0				
TOTAL ASSESSMENT		3,448,624,600			3,037,433,974		24,427,860		

Tax Total	24,427,860	Commercial	\$ 1,921,816.62
		Industrial	\$ 969,833.35
		Farm	\$ 1,024,426.79
Base Municipal Levy	\$24,427,860	Pipeline	\$ 565,239.87
		Residential	\$ 18,539,141.95
Base Tax Rate	0.00804227	Multi Residential	\$ 1,229,830.79
		Shopping Centres	\$ 172,119.57
Capped	\$ 4,293,600.34	Managed Forest	\$ 5,451.05
Non Capped	\$ 20,134,259.66	Total Tax	\$ 24,427,860

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