

2010 TAX RATES CALCULATION

Non-tax revenues	
General Govn't	4,000,328
Protection To Persons-	3,797,836
Transportation services	2,398,457
Environmental Services	222,426
Recreation & Culture	3,259,846
Planning & Development	282,395
General Revenues	4,904,553
BIA	73,500
Education Requisitions	-
County Requisitions	-

2009 Levy
\$ 8,502,856

2010 vs 2009
\$ 632,359

Incr / (Decr)%
7.4%

Growth (1.2% Assessment) 1.0%

6.4%

Amount to be raised (subtracting non-tax revenues from municipal spending):

\$ 9,135,215

To determine the tax rates, the weighted assessment is first to be determined.

Property Class	Assessment Amount	Tax Ratio	Reduction	Weighted Ratio	Weighted Assessment
Residential/Farm	716,209,005	1.0000		1.0000	716,209,005
Multi-Res	16,832,150	2.7400		2.7400	46,120,091
Farmland awaiting dev R1	73,950	1.0000	45%	0.4500	33,278
Commercial CT & XT	96,047,985	1.9018		1.9018	182,664,058
Commercial CU	956,284	1.9018	70%	1.33126	1,273,063
Commercial CX	1,338,387	1.9018	70%	1.33126	1,781,741
Shopping Centre ST	1,922,375	1.9018		1.9018	3,655,973
Shopping Centre SU	10,555	1.9018	70%	1.33126	14,051
Industrial IT	16,479,791	2.6300		2.6300	43,341,850
Industrial IU	83,903	2.6300	65%	1.70950	143,432
Industrial IX	1,560,865	2.6300	65%	1.70950	2,668,299
Industrial JT	862,882	2.6300		2.6300	2,269,380
Large Industrial LT	59,612,074	2.6300		2.63000	156,779,755
Large Industrial LU	2,084,819	2.6300	65%	1.70950	3,563,998
Pipelines	3,279,985	1.2593		1.2593	4,130,485
Farmland	732,039	0.2500		0.2500	183,010
Total:	918,087,049				1,164,831,468

Secondly, the benchmark rate (residential) should be determined:

Amount to be raised	9,135,215	0.00784252 Residential Tax Rate
Weighted Assessment	1,164,831,468	

Once residential rate has been determined, the other tax class rates can be determined by multiplying their ratios by the residential tax rate:

Property Class	Tax Ratio	2010 Rates	2009 Rates	Variance	%
Residential/Farm	1.0000	0.00784252	0.00772636	0.00011616	1.481%
Multi-Res	2.7400	0.02148851	0.02117024	0.00031827	1.481%
Farmland awaiting dev R1	0.4500	0.00352913	0.00347686	0.00005227	1.481%
Commercial CT & XT	1.9018	0.01491491	0.01469400	0.00022091	1.481%
Commercial CU	1.3313	0.01044043	0.01028580	0.00015463	1.481%
Commercial CX	1.3313	0.01044043	0.01028580	0.00015463	1.481%
Shopping Centre ST	1.9018	0.01491491	0.01469400	0.00022091	1.481%
Shopping Centre SU	1.3313	0.01044043	0.01028580	0.00015463	1.481%
Industrial IT	2.6300	0.02062583	0.02032034	0.00030549	1.481%
Industrial IU	1.7095	0.01340679	0.01320822	0.00019857	1.481%
Industrial IX	1.7095	0.01340679	0.01320822	0.00019857	1.481%
Industrial JT	2.6300	0.02062583	0.02032034	0.00030549	1.481%
Large Industrial LT	2.6300	0.02062583	0.02032034	0.00030549	1.481%
Large Industrial LU	1.7095	0.01340679	0.01320822	0.00019857	1.481%
Pipelines	1.2593	0.00987609	0.00972981	0.00014628	1.481%
Farmland	0.2500	0.00196063	0.00193159	0.00002904	1.481%

Municipal Portion only	Average Home	Municipal	County	Education	Tax Levy
Average residence 2010	205000	1,607.72	1,055.32	516.60	\$3,179.64
Average residence 2009	205000	1,583.90	1,055.32	516.60	\$3,155.83
	Net Levy Increase 2010	\$23.81	\$0.00	\$0.00	\$23.81
		1.5%	0.0%	0.0%	0.8%