

## Impacts of 2025 Municipal Tax Rates

### Combined Tax and Payment in Lieu Revenue Breakdown (includes Municipal, Education and Requisition Allowance)

Residential	58.6%
Non-Residential	41.4%

### Municipal Tax Revenue Breakdown

Residential	55.3%
Non-Residential	44.7%

### Municipal and Education Tax Change

Class	Municipal	Education	Total
Combined Res/Other Res	5.7%	6.9%	6.0%
Non-Residential	5.7%	5.4%	5.7%

### Overall Market Value Change (by Assessment Group)

Residential	+7.8%
Other Residential	-2.0%
Combined Res/Other Res	+6.7%
Non-Residential	-1.1%

### Summary of Growth by Class (current growth / last year's assessment)

Residential	+2.4%
Other Residential	+6.1%
Non-Residential	+1.8%

## Residential Property

The Residential subclass applies to residential properties with three or fewer dwelling units on a single titled property. Residential tax impacts are shown for the typical single detached home that experienced the overall market change (+7.8%) within its subclass. Individual tax impacts will vary based on property value and assessment change.

The municipal tax increase exceeds Council's approved tax increase because the typical assessment change is higher than the overall residential market change and the Other Residential tax differential is being phased out, resulting in a 0.3% revenue shift towards this tax subclass. This year marks year two of a five year phase out (a rate differential decrease from 12% to 9%).

### Total Tax Change

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2024	\$431,907	0.0101738	\$4,394		
2025	\$465,500	0.0101391	\$4,720	\$326	7.4%

### Municipal Tax Change

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2024	\$431,907	0.0076648	\$3,310		
2025	\$465,500	0.0076254	\$3,550	\$239	7.2%

### Provincial Education Tax

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2024	\$431,907	0.0025090	\$1,084		
2025	\$465,500	0.0025137	\$1,170	\$86	8.0%

*Figures and percentages shown above are rounded for illustrative purposes.*

### Other Residential Property

The Other Residential subclass applies to all residential properties with four or more dwelling units on a single titled property. The example below is shown per \$100,000 that experiences the overall market change (-2.0%) within its subclass. Individual tax impacts will vary based on property value and assessment change.

The municipal tax change is below Council's approved tax increase because the typical assessment change is lower than the overall residential market change and the Other Residential tax differential is being phased out, resulting in a 2.4% revenue shift away from this subclass. This year marks year two of a five-year phase out (a rate differential decrease from 12% to 9%).

#### Total Tax Change per 100,000 of Assessment

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2024	\$102,026	0.0110936	\$1,132		
2025	\$100,000	0.0108253	\$1,083	-\$49	-4.4%

#### Municipal Tax Change per 100,000 of Assessment

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2024	\$102,026	0.0085846	\$876		
2025	\$100,000	0.0083116	\$831	-\$45	-5.1%

#### Provincial Education Tax Change per 100,000 of Assessment

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2024	\$102,026	0.0025090	\$256		
2025	\$100,000	0.0025137	\$251	-\$5	-1.8%

*Figures and percentages shown above are rounded for illustrative purposes.*

### Mature Area Derelict Residential Property

The Mature Area Derelict Residential subclass can be applied to residential properties in mature neighbourhoods that show serious signs of neglect, are falling into significant disrepair or are unlivable. Individual tax impacts will vary based on property value and assessment change.

Since this subclass contains properties that were previously within either the Residential or Other Residential Subclasses, impacts may differ for individual properties.

#### Total Tax per 100,000 of Assessment

Year	Assessment	Tax Rate	Tax Levy	Difference	%Change
2025	\$100,000	0.0267366	\$2,674	N/A	N/A

#### Municipal Tax per 100,000 of Assessment

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2025	\$100,000	0.0242229	\$2,422	N/A	N/A

#### Provincial Education Tax per 100,000 of Assessment

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2025	\$100,000	0.0025137	\$251	N/A	N/A

*Figures and percentages shown above are rounded for illustrative purposes.*

### Non-Residential Property

The Non-Residential subclass that applies to all property that is not defined as residential or farmland. The example below is shown per \$100,000 that experiences the overall market change (-1.1%) within its class. Individual tax impacts will vary based on property value and assessment change.

#### Total Tax Change per 100,000 of Assessment

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2024	\$101,077	0.0264631	\$2,675		
2025	\$100,000	0.0282724	\$2,827	\$152	5.7%

#### Municipal Tax Change per 100,000 of Assessment

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2024	\$101,077	0.0226627	\$2,291		
2025	\$100,000	0.0242229	\$2,422	\$132	5.8%

#### Provincial Education Tax Change per 100,000 of Assessment

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2024	\$101,077	0.0038004	\$384		
2025	\$100,000	0.0040495	\$405	\$21	5.4%

*Figures and percentages shown above are rounded for illustrative purposes.*