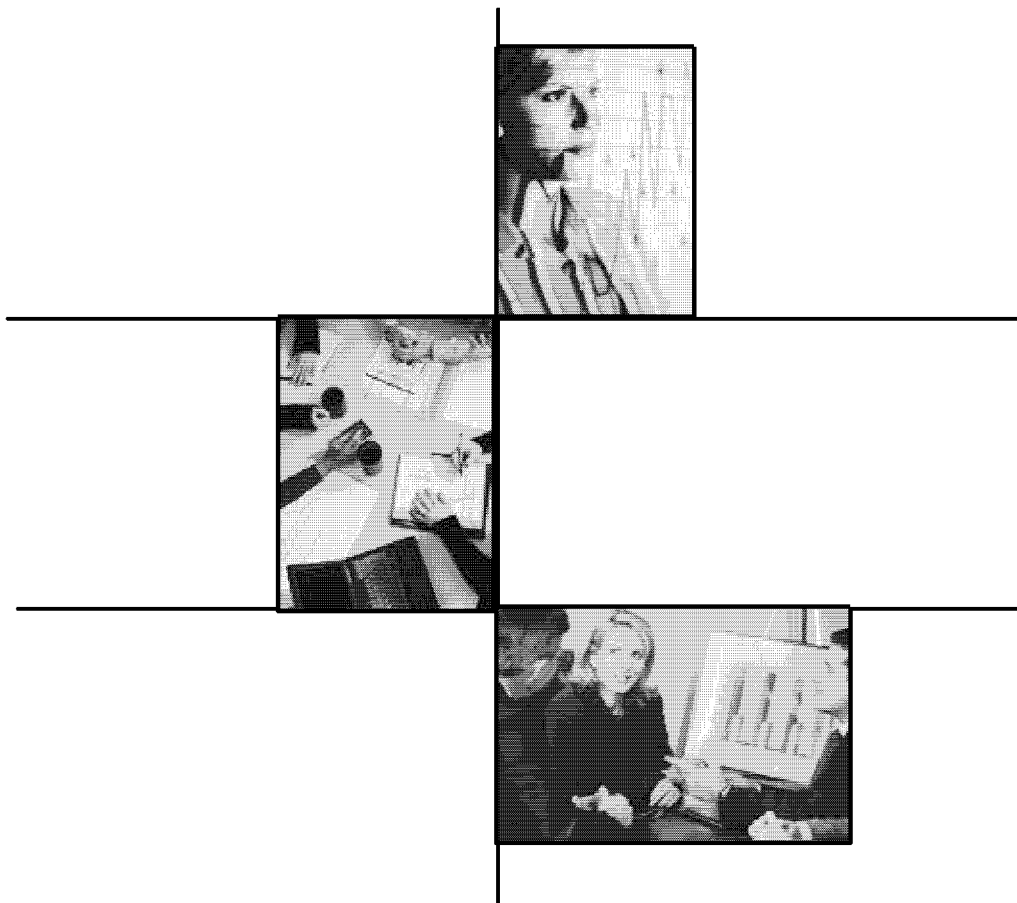


Comparison of Relative Taxes



Comparison of Relative Taxes

Residential

Multi-Residential

Commercial

Industrial

Farmlands

The purpose of this section of the report is to undertake “like” property comparisons across each municipality and across various property types. In total, 11 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; classes where a municipality is typically competing for new growth opportunities.

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. 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.

Given that the selection process of properties is random based on properties meeting the outlined criteria, it would not be appropriate to use the selected property’s capped rate in the Multi-Residential, Industrial and Commercial classes. Using a property’s capped rates on a small sample could result in comparisons of properties in one municipality contributing to the cap and in another municipality benefiting from the cap. This would not provide a reasonable representation of the relative tax burdens in each jurisdiction for a typical property. As such, to provide a true indication of the relative tax burden, the tax liability on sample properties will be used in the comparisons. The tax liability was calculated using the property’s most current assessment and the 2007 tax rates for each municipality.

Notes

Urban rates were used in each municipality. In the case of the City of Hamilton, Ottawa, Norfolk, Greater Sudbury, Kawartha Lakes and Chatham-Kent, where amalgamations occurred and there continues to be area rating, the analysis was done by selecting properties from within the urban centres and applying the respective urban rates.

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.

General Introductory Comments

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 varies significantly across municipalities
- The tax burden within a municipality varies based on the tax ratios used. As such, it is possible for a municipality to have a relative low tax burden in a particular class of property and a relatively high tax burden in another class
- 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
- Access to other sources of revenues such as dividends from hydro utilities, gaming & casino revenues

Methodology and Presentation of Results

“Like properties” were selected using the property descriptions outlined on the next two pages. Every effort was made to select a minimum of 3-8 properties from each municipality and from within each property type.

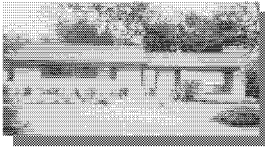
In some cases, a decision was made by the participating municipality to limit the number of property types to be included in the study. As such, for some property types, less municipalities have been included in the sample. In addition, there are some municipalities where like properties were not identified. An average was used across the sample set within each municipality to calculate the relative tax burden. The results are presented using appropriate tax unit values such as per acre (vacant land), per unit (multi-residential, hotels and motels), per sq. ft. (office, industrial, neighbourhood shopping). Number of units, square footages, acres and current value assessment was provided by MPAC.

Property Types

Residential

Residential - Single Family Detached Home (Property Code 301)

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. Comparison of taxes on a per household basis.



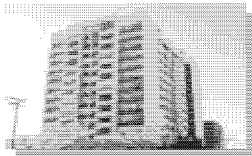
Residential – Senior Executive (Property Code 301)

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

Multi-Residential - Walk-up Apartment (Property Code 340)

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 (Property Code 340)

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

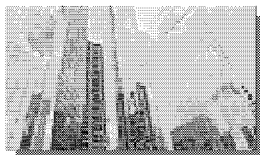
Commercial - Neighbourhood Shopping Centre (Property Code 430)

A neighbourhood shopping centre is typically the smallest type of center comprising 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 (Property Code 402)

Selection was focused on buildings in prime locations within the municipality. Comparison of taxes on a per square foot of gross leaseable area basis.

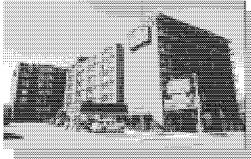


Property Types

***Commercial
Cont'd***

Commercial - Hotel (Property Code 440)

Typically over 100 rooms. Comparison of taxes on a per suite basis



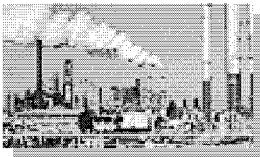
Commercial - Motel (Property Code 450)

Typically newer construction, franchised. Comparison of taxes on a per suite basis

Industrial

Industrial - Vacant Land (Property Code 106)

Selection of properties were based on serviced land under 5 acres
Comparison of taxes on a per acre basis



Industrial - Large Industrial (Property Code 520, 510,513)

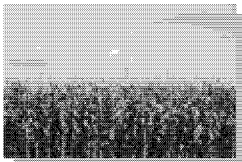
Greater than 125,000 sq. ft.

Comparison of taxes on a per square foot of floor area basis

Industrial - Standard Industrial (Property Code 520, 510,513)

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

Farmland



Farmland Price Per Acre

This has been calculated by receiving information from MPAC on the cost per acre for Class 1 and Class 6 farmland on a per acre basis. This reflects the full range of farmland property.

2007 Total Property Tax Rates (Municipal & Education—sorted alphabetically)

Municipality	Residential	Multi Residential	Commercial Residual	Commercial Office Building	Commercial Park/Vac	Commercial Shopping	Industrial Residual	Industrial Large
Ajax	1.3759%	2.3394%	3.0999%	3.0999%	3.0999%	3.0999%	4.4816%	4.4816%
Amherstburg	1.3286%	2.3457%	2.6789%	2.6778%	1.6453%	2.9186%	4.3412%	6.0030%
Aurora	1.1189%	1.1189%	2.5248%	2.5248%	2.5248%	2.5248%	2.8325%	2.8325%
Barrie	1.3654%	1.4520%	3.1366%	3.1366%	3.1366%	3.1366%	3.3052%	3.3052%
Belleville	1.7347%	3.9557%	4.9565%	4.9565%	4.9565%	4.9565%	6.6099%	6.6099%
Bracebridge	1.3627%	1.3627%	1.9996%	1.9996%	1.9996%	1.9996%	2.1800%	2.1800%
Bradford West Gwillimbury	1.2158%	1.7283%	2.7799%	2.7799%	2.7799%	2.7799%	3.9216%	3.9216%
Brampton	1.1954%	1.8521%	2.7621%	2.7621%	2.7621%	2.7621%	3.1503%	3.1503%
Brantford	1.6505%	3.2248%	4.7078%	4.7078%	4.7078%	4.7078%	6.8882%	6.8882%
Brockville	1.5825%	2.7033%	4.8594%	4.8594%	4.8594%	4.8594%	5.7508%	5.7508%
Burlington	1.0685%	2.0836%	2.5464%	2.5464%	2.5464%	2.5464%	3.8281%	3.8281%
Caledon	0.9343%	1.4068%	2.4233%	2.4233%	2.4233%	2.4233%	2.7664%	2.7664%
Cambridge	1.3723%	2.7467%	4.2027%	4.2027%	4.2027%	4.2027%	5.3323%	5.3323%
Central Elgin	1.6484%	3.5115%	3.7075%	3.7075%	3.7075%	3.7075%	5.8690%	5.8690%
Chatham-Kent	1.8661%	3.7066%	5.1097%	4.1179%	3.4194%	5.8978%	6.5534%	7.8762%
Clarington	1.4146%	2.4116%	3.1559%	3.1559%	3.1559%	3.1559%	4.5690%	4.5690%
Cobourg	1.6605%	3.3587%	4.0838%	4.0838%	4.0838%	4.0838%	6.9837%	6.9837%
Cornwall	1.9561%	4.2390%	5.7459%	5.7459%	5.7459%	5.7459%	7.3992%	7.3992%
East Gwillimbury	1.1075%	1.1075%	2.5110%	2.5110%	2.5110%	2.5110%	2.8168%	2.8168%
Fort Erie	1.5267%	2.8651%	3.8134%	3.8134%	3.8134%	3.8134%	5.9073%	5.9073%
Georgina	1.3409%	1.3409%	2.7927%	2.7927%	2.7927%	2.7927%	3.1374%	3.1374%
Gravenhurst	1.2676%	1.2676%	1.8949%	1.8949%	1.8949%	1.8949%	2.0754%	2.0754%
Grimsby	1.4867%	2.7827%	3.7431%	3.7431%	3.7431%	3.7431%	5.8022%	5.8022%
Guelph	1.3099%	3.1296%	3.8532%	3.8532%	3.8532%	3.8532%	5.3714%	5.3714%
Halton Hills	1.0248%	1.9849%	2.4828%	2.4828%	2.4828%	2.4828%	3.7251%	3.7251%
Hamilton	1.5958%	3.9131%	4.5286%	4.5286%	4.5286%	4.5286%	6.3506%	7.1386%
Huntsville	1.2668%	1.2668%	1.8941%	1.8941%	1.8941%	1.8941%	2.0745%	2.0745%
Kawartha Lakes	1.3920%	2.5123%	3.0000%	3.0000%	3.0000%	3.0000%	4.3030%	4.3030%
King	1.0677%	1.0677%	2.4330%	2.4330%	2.4330%	2.4330%	2.7621%	2.7621%
Kingston	1.5303%	3.6864%	4.4548%	4.4548%	4.4548%	4.4548%	5.9626%	5.9626%
Kitchener	1.3616%	2.7226%	4.1818%	4.1818%	4.1818%	4.1818%	5.3059%	5.3059%
Leamington	1.5771%	2.8316%	2.9453%	3.2050%	1.5474%	3.2088%	4.8233%	6.6697%
Lincoln	1.4297%	2.6654%	3.6429%	3.6429%	3.6429%	3.6429%	5.6524%	5.6524%
London	1.5468%	3.0162%	4.9792%	4.9792%	4.9792%	4.9792%	6.2532%	6.2532%
Markham	1.0204%	1.0204%	2.4059%	2.4059%	2.4059%	2.4059%	2.6972%	2.6972%
Middlesex Centre	1.1366%	1.8082%	2.6177%	2.6177%	2.6177%	2.6177%	3.7957%	3.7957%
Milton	0.9136%	1.7333%	2.3208%	2.3208%	2.3208%	2.3208%	3.4626%	3.4626%
Mississauga	1.0025%	1.5777%	2.5951%	2.5951%	2.5951%	2.5951%	2.9412%	2.9412%
Newmarket	1.1269%	1.1269%	2.5344%	2.5344%	2.5344%	2.5344%	2.8434%	2.8434%
Niagara Falls	1.5383%	2.8890%	3.8338%	3.8338%	3.8338%	3.8338%	5.9378%	5.9378%
Niagara-on-the-Lake	1.1842%	2.1597%	3.2112%	3.2112%	3.2112%	3.2112%	5.0067%	5.0067%
Norfolk	1.3958%	2.1800%	3.8518%	3.8518%	3.8518%	3.8518%	4.5458%	4.5458%
North Bay	1.7766%	3.6578%	5.1316%	5.1316%	5.1316%	5.1316%	3.9821%	3.9821%
North Dumfries	1.0271%	1.9734%	3.5296%	3.5296%	3.5296%	3.5296%	4.4866%	4.4866%
Oakville	1.0073%	1.9454%	2.4573%	2.4573%	2.4573%	2.4573%	3.6838%	3.6838%
Orangeville	1.4324%	3.3955%	2.8033%	2.8033%	2.8033%	2.8033%	4.8455%	4.8455%
Oshawa	1.7092%	2.9615%	3.5831%	3.5831%	3.5831%	3.5831%	5.1999%	5.1999%
Ottawa	1.1947%	1.9393%	3.7454%	4.5249%	2.4541%	3.1155%	4.8554%	4.1695%
Owen Sound	1.4988%	3.5268%	4.7541%	4.2475%	2.3710%	5.1565%	5.3093%	9.1643%
Parry Sound	1.2568%	1.7676%	2.5568%	2.5568%	2.5568%	2.5568%	2.2747%	2.2747%
Pelham	1.4979%	2.8059%	3.7629%	3.7629%	3.7629%	3.7629%	5.8317%	5.8317%
Peterborough	1.4794%	2.7483%	4.2585%	4.2585%	4.2585%	4.2585%	6.0855%	6.0855%
Pickering	1.3526%	2.2959%	3.0661%	3.0661%	3.0661%	3.0661%	4.4290%	4.4290%
Port Colborne	1.8193%	3.4679%	4.3280%	4.3280%	4.3280%	4.3280%	6.6769%	6.6769%
Richmond Hill	1.0234%	1.0234%	2.4095%	2.4095%	2.4095%	2.4095%	2.7013%	2.7013%
Sarnia	1.6183%	3.6517%	4.0952%	3.8654%	2.7463%	5.2439%	5.0851%	7.4590%
Sault Ste. Marie	2.1421%	2.6735%	5.1825%	7.5694%	3.8325%	5.5016%	5.8325%	8.3109%
St. Catharines	1.6302%	3.0784%	3.9955%	3.9955%	3.9955%	3.9955%	6.1796%	6.1796%
St. Thomas	1.5978%	3.5967%	4.5655%	4.5655%	4.5655%	4.5655%	5.6073%	6.7381%
Stratford	1.3914%	2.6924%	4.6545%	4.6545%	4.6545%	4.6545%	6.5985%	6.5985%
Sudbury	1.9768%	3.7909%	4.9311%	4.9311%	4.9311%	4.9311%	6.8239%	7.7346%

2007 Total Property Tax Rates (Municipal & Education—sorted alphabetically cont'd)

Municipality	Residential	Multi Residential	Commercial Residual	Commercial Office Building	Commercial Park/Vac	Commercial Shopping	Industrial Residual	Industrial Large
Thorold	1.4941%	2.7979%	3.7561%	3.7561%	3.7561%	3.7561%	5.8215%	5.8215%
Thunder Bay	1.8792%	4.6897%	5.7292%	5.7292%	5.7292%	5.7292%	7.2627%	7.8529%
Tillsonburg	1.5305%	3.7343%	4.4687%	4.4687%	4.4687%	4.4687%	6.2579%	6.2579%
Timmins	2.1894%	3.5018%	5.2426%	5.2426%	5.2426%	5.2426%	6.6781%	8.3125%
Toronto	0.8528%	2.3522%	4.0933%	4.0933%	4.0933%	4.0933%	4.3693%	4.3693%
Vaughan	1.0148%	1.0148%	2.3992%	2.3992%	2.3992%	2.3992%	2.6895%	2.6895%
Wainfleet	1.5953%	3.0066%	3.9342%	3.9342%	3.9342%	3.9342%	6.0879%	6.0879%
Wasaga Beach	1.0564%	1.4330%	2.5395%	2.5395%	2.5395%	2.5395%	3.6263%	3.6263%
Waterloo	1.3401%	2.6746%	4.1400%	4.1400%	4.1400%	4.1400%	5.2535%	5.2535%
Welland	1.8051%	3.4387%	4.3031%	4.3031%	4.3031%	4.3031%	6.6397%	6.6397%
Wellesley	1.1896%	2.3374%	3.8465%	3.8465%	3.8465%	3.8465%	4.8847%	4.8847%
West Lincoln	1.4784%	2.7657%	3.7285%	3.7285%	3.7285%	3.7285%	5.7804%	5.7804%
Whitby	1.3814%	2.3496%	3.1077%	3.1077%	3.1077%	3.1077%	4.4939%	4.4939%
Whitchurch-Stouffville	1.0310%	1.0310%	2.4187%	2.4187%	2.4187%	2.4187%	2.7118%	2.7118%
Wilmot	1.1811%	2.3182%	3.8298%	3.8298%	3.8298%	3.8298%	4.8637%	4.8637%
Windsor	1.7226%	4.1285%	4.6998%	4.7786%	3.3307%	4.8258%	5.9269%	7.9187%
Woodstock	1.7283%	4.2761%	4.8448%	4.8448%	4.8448%	4.8448%	6.7780%	6.7780%
Woolwich	1.0823%	2.0970%	3.6372%	3.6372%	3.6372%	3.6372%	4.6217%	4.6217%
Average	1.4049%	2.5461%	3.6143%	3.6368%	3.4641%	3.6480%	4.8298%	5.0816%
Median	1.3914%	2.6735%	3.7431%	3.7431%	3.5831%	3.7285%	4.8847%	5.1999%
Min	0.8528%	1.0148%	1.8941%	1.8941%	1.5474%	1.8941%	2.0745%	2.0745%
Max	2.1894%	4.6897%	5.7459%	7.5694%	5.7459%	5.8978%	7.3992%	9.1643%

2007 Education Rates (sorted alphabetically)

Municipality	Residential	Multi Residential	Commercial Residual	Commercial Office Building	Commercial Park/Vac	Commercial Shopping	Industrial Residual	Industrial Large
Ajax	0.2640%	0.2640%	1.4876%	1.4876%	1.4876%	1.4876%	1.9689%	1.9689%
Amherstburg	0.2640%	0.2640%	1.5401%	1.6759%	0.8091%	1.6779%	2.2732%	3.1434%
Aurora	0.2640%	0.2640%	1.4929%	1.4929%	1.4929%	1.4929%	1.6581%	1.6581%
Barrie	0.2640%	0.2640%	1.5582%	1.5582%	1.5582%	1.5582%	1.6352%	1.6352%
Belleville	0.2640%	0.2640%	2.1340%	2.1340%	2.1340%	2.1340%	2.3961%	2.3961%
Bracebridge	0.2640%	0.2640%	0.7910%	0.7910%	0.7910%	0.7910%	0.9715%	0.9715%
Bradford West Gwillimbury	0.2640%	0.2640%	1.5881%	1.5881%	1.5881%	1.5881%	2.4573%	2.4573%
Brampton	0.2640%	0.2640%	1.5539%	1.5539%	1.5539%	1.5539%	1.7811%	1.7811%
Brantford	0.2640%	0.2640%	2.0236%	2.0236%	2.0236%	2.0236%	2.8212%	2.8212%
Brockville	0.2640%	0.2640%	2.2508%	2.2508%	2.2508%	2.2508%	2.2863%	2.2863%
Burlington	0.2640%	0.2640%	1.3747%	1.3747%	1.3747%	1.3747%	1.9296%	1.9296%
Caledon	0.2640%	0.2640%	1.5539%	1.5539%	1.5539%	1.5539%	1.7811%	1.7811%
Cambridge	0.2640%	0.2640%	2.0415%	2.0415%	2.0415%	2.0415%	2.6169%	2.6169%
Central Elgin	0.2640%	0.2640%	1.4404%	1.4404%	1.4404%	1.4404%	2.7886%	2.7886%
Chatham-Kent	0.2640%	0.2640%	1.9582%	1.5781%	1.3104%	2.2602%	2.6490%	3.1837%
Clarington	0.2640%	0.2640%	1.4876%	1.4876%	1.4876%	1.4876%	1.9689%	1.9689%
Cobourg	0.2640%	0.2640%	1.9679%	1.9679%	1.9679%	1.9679%	3.3109%	3.3109%
Cornwall	0.2640%	0.2640%	2.4210%	2.4210%	2.4210%	2.4210%	2.9490%	2.9490%
East Gwillimbury	0.2640%	0.2640%	1.4929%	1.4929%	1.4929%	1.4929%	1.6581%	1.6581%
Fort Erie	0.2640%	0.2640%	1.5929%	1.5929%	1.5929%	1.5929%	2.5865%	2.5865%
Georgina	0.2640%	0.2640%	1.4929%	1.4929%	1.4929%	1.4929%	1.6581%	1.6581%
Gravenhurst	0.2640%	0.2640%	0.7910%	0.7910%	0.7910%	0.7910%	0.9715%	0.9715%
Grimsby	0.2640%	0.2640%	1.5929%	1.5929%	1.5929%	1.5929%	2.5865%	2.5865%
Guelph	0.2640%	0.2640%	1.9288%	1.9288%	1.9288%	1.9288%	2.6208%	2.6208%
Halton Hills	0.2640%	0.2640%	1.3747%	1.3747%	1.3747%	1.3747%	1.9296%	1.9296%
Hamilton	0.2640%	0.2640%	1.7863%	1.7863%	1.7863%	1.7863%	1.7863%	1.7863%
Huntsville	0.2640%	0.2640%	0.7910%	0.7910%	0.7910%	0.7910%	0.9715%	0.9715%
Kawartha Lakes	0.2640%	0.2640%	1.5581%	1.5581%	1.5581%	1.5581%	2.2923%	2.2923%
King	0.2640%	0.2640%	1.4929%	1.4929%	1.4929%	1.4929%	1.6581%	1.6581%
Kingston	0.2640%	0.2640%	1.9807%	1.9807%	1.9807%	1.9807%	2.6763%	2.6763%
Kitchener	0.2640%	0.2640%	2.0415%	2.0415%	2.0415%	2.0415%	2.6169%	2.6169%
Leamington	0.2640%	0.2640%	1.5407%	1.6765%	0.8095%	1.6785%	2.2726%	3.1426%
Lincoln	0.2640%	0.2640%	1.5929%	1.5929%	1.5929%	1.5929%	2.5865%	2.5865%
London	0.2640%	0.2640%	2.4393%	2.4393%	2.4393%	2.4393%	2.8796%	2.8796%
Markham	0.2640%	0.2640%	1.4929%	1.4929%	1.4929%	1.4929%	1.6581%	1.6581%
Middlesex Centre	0.2640%	0.2640%	1.6187%	1.6187%	1.6187%	1.6187%	2.2730%	2.2730%
Milton	0.2640%	0.2640%	1.3747%	1.3747%	1.3747%	1.3747%	1.9296%	1.9296%
Mississauga	0.2640%	0.2640%	1.5539%	1.5539%	1.5539%	1.5539%	1.7811%	1.7811%
Newmarket	0.2640%	0.2640%	1.4929%	1.4929%	1.4929%	1.4929%	1.6581%	1.6581%
Niagara Falls	0.2640%	0.2640%	1.5929%	1.5929%	1.5929%	1.5929%	2.5865%	2.5865%
Niagara-on-the-Lake	0.2640%	0.2640%	1.5929%	1.5929%	1.5929%	1.5929%	2.5865%	2.5865%
Norfolk	0.2640%	0.2640%	1.9358%	1.9358%	1.9358%	1.9358%	2.6298%	2.6298%
North Bay	0.2640%	0.2640%	2.2502%	2.2502%	2.2502%	2.2502%	1.8644%	1.8644%
North Dumfries	0.2640%	0.2640%	2.0415%	2.0415%	2.0415%	2.0415%	2.6169%	2.6169%
Oakville	0.2640%	0.2640%	1.3747%	1.3747%	1.3747%	1.3747%	1.9296%	1.9296%
Orangeville	0.2640%	0.2640%	1.3779%	1.3779%	1.3779%	1.3779%	2.2769%	2.2769%
Oshawa	0.2640%	0.2640%	1.4876%	1.4876%	1.4876%	1.4876%	1.9339%	1.9339%
Ottawa	0.2640%	0.2640%	1.7480%	2.1118%	1.1453%	1.4540%	2.2989%	1.9741%
Owen Sound	0.2640%	0.2640%	1.8435%	1.6471%	0.9194%	1.9996%	1.7930%	3.0948%
Parry Sound	0.2640%	0.2640%	0.9042%	0.9042%	0.9042%	0.9042%	0.7694%	0.7694%
Pelham	0.2640%	0.2640%	1.5929%	1.5929%	1.5929%	1.5929%	2.5865%	2.5865%
Peterborough	0.2640%	0.2640%	1.9600%	1.9600%	1.9600%	1.9600%	2.8890%	2.8890%
Pickering	0.2640%	0.2640%	1.4876%	1.4876%	1.4876%	1.4876%	1.9689%	1.9689%
Port Colborne	0.2640%	0.2640%	1.5929%	1.5929%	1.5929%	1.5929%	2.5865%	2.5865%
Richmond Hill	0.2640%	0.2640%	1.4929%	1.4929%	1.4929%	1.4929%	1.6581%	1.6581%
Samia	0.2640%	0.2640%	1.8491%	1.7453%	1.2400%	2.3678%	2.3038%	3.3793%
Sault Ste. Marie	0.2640%	0.2640%	2.0404%	2.9801%	1.5089%	2.1660%	2.2169%	3.1589%
St. Catharines	0.2640%	0.2640%	1.5929%	1.5929%	1.5929%	1.5929%	2.5865%	2.5865%
St. Thomas	0.2640%	0.2640%	1.9681%	1.9681%	1.9681%	1.9681%	2.6356%	3.1671%
Stratford	0.2640%	0.2640%	2.2833%	2.2833%	2.2833%	2.2833%	2.9681%	2.9681%
Sudbury	0.2640%	0.2640%	1.9840%	1.9840%	1.9840%	1.9840%	2.6132%	2.9619%

2007 Education Rates (sorted alphabetically—cont'd)

Municipality	Residential	Multi Residential	Commercial Residual	Commercial Office Building	Commercial Park/Vac	Commercial Shopping	Industrial Residual	Industrial Large
Thorold	0.2640%	0.2640%	1.5929%	1.5929%	1.5929%	1.5929%	2.5865%	2.5865%
Thunder Bay	0.2640%	0.2640%	2.5751%	2.5751%	2.5751%	2.5751%	3.3377%	3.6089%
Tillsonburg	0.2640%	0.2640%	2.0600%	2.0600%	2.0600%	2.0600%	2.9270%	2.9270%
Timmins	0.2640%	0.2640%	1.8729%	1.8729%	1.8729%	1.8729%	2.4840%	3.0919%
Toronto	0.2640%	0.2640%	1.9758%	1.9758%	1.9758%	1.9758%	2.0599%	2.0599%
Vaughan	0.2640%	0.2640%	1.4929%	1.4929%	1.4929%	1.4929%	1.6581%	1.6581%
Wainfleet	0.2640%	0.2640%	1.5929%	1.5929%	1.5929%	1.5929%	2.5865%	2.5865%
Wasaga Beach	0.2640%	0.2640%	1.5881%	1.5881%	1.5881%	1.5881%	2.4573%	2.4573%
Waterloo	0.2640%	0.2640%	2.0415%	2.0415%	2.0415%	2.0415%	2.6169%	2.6169%
Welland	0.2640%	0.2640%	1.5929%	1.5929%	1.5929%	1.5929%	2.5865%	2.5865%
Wellesley	0.2640%	0.2640%	2.0415%	2.0415%	2.0415%	2.0415%	2.6169%	2.6169%
West Lincoln	0.2640%	0.2640%	1.5929%	1.5929%	1.5929%	1.5929%	2.5865%	2.5865%
Whitby	0.2640%	0.2640%	1.4876%	1.4876%	1.4876%	1.4876%	1.9689%	1.9689%
Whitchurch-Stouffville	0.2640%	0.2640%	1.4929%	1.4929%	1.4929%	1.4929%	1.6581%	1.6581%
Wilmot	0.2640%	0.2640%	2.0415%	2.0415%	2.0415%	2.0415%	2.6169%	2.6169%
Windsor	0.2640%	0.2640%	1.8071%	1.8374%	1.8071%	1.8555%	2.4513%	3.2751%
Woodstock	0.2640%	0.2640%	2.0600%	2.0600%	2.0600%	2.0600%	2.9270%	2.9270%
Woolwich	0.2640%	0.2640%	2.0415%	2.0415%	2.0415%	2.0415%	2.6169%	2.6169%
Average	0.2640%	0.2640%	1.7042%	1.7159%	1.6437%	1.7185%	2.2574%	2.3568%
Median	0.2640%	0.2640%	1.5929%	1.5929%	1.5929%	1.5929%	2.3961%	2.5865%
Min	0.2640%	0.2640%	0.7910%	0.7910%	0.7910%	0.7910%	0.7694%	0.7694%
Max	0.2640%	0.2640%	2.5751%	2.9801%	2.5751%	2.5751%	3.3377%	3.6089%

2007 Municipal Rates (Upper and Lower Tier sorted alphabetically)

Municipality	Residential	Multi Residential	Commercial Residual	Commercial Office Building	Commercial Park/Vac	Commercial Shopping	Industrial Residual	Industrial Large
Ajax	1.1119%	2.0754%	1.6123%	1.6123%	1.6123%	1.6123%	2.5128%	2.5128%
Amherstburg	1.0646%	2.0817%	1.1388%	1.0019%	0.8362%	1.2407%	2.0680%	2.8596%
Aurora	0.8549%	0.8549%	1.0319%	1.0319%	1.0319%	1.0319%	1.1744%	1.1744%
Barrie	1.1014%	1.1880%	1.5784%	1.5784%	1.5784%	1.5784%	1.6700%	1.6700%
Belleville	1.4707%	3.6917%	2.8225%	2.8225%	2.8225%	2.8225%	4.2139%	4.2139%
Bracebridge	1.0987%	1.0987%	1.2086%	1.2086%	1.2086%	1.2086%	1.2086%	1.2086%
Bradford West Gwillimbury	0.9518%	1.4643%	1.1917%	1.1917%	1.1917%	1.1917%	1.4643%	1.4643%
Brampton	0.9314%	1.5881%	1.2081%	1.2081%	1.2081%	1.2081%	1.3692%	1.3692%
Brantford	1.3865%	2.9608%	2.6842%	2.6842%	2.6842%	2.6842%	4.0670%	4.0670%
Brockville	1.3185%	2.4393%	2.6087%	2.6087%	2.6087%	2.6087%	3.4645%	3.4645%
Burlington	0.8045%	1.8196%	1.1717%	1.1717%	1.1717%	1.1717%	1.8985%	1.8985%
Caledon	0.6703%	1.1428%	0.8694%	0.8694%	0.8694%	0.8694%	0.9853%	0.9853%
Cambridge	1.1083%	2.4827%	2.1612%	2.1612%	2.1612%	2.1612%	2.7154%	2.7154%
Central Elgin	1.3844%	3.2475%	2.2671%	2.2671%	2.2671%	2.2671%	3.0804%	3.0804%
Chatham-Kent	1.6021%	3.4426%	3.1515%	2.5398%	2.1090%	3.6376%	3.9043%	4.6924%
Clarington	1.1506%	2.1476%	1.6684%	1.6684%	1.6684%	1.6684%	2.6001%	2.6001%
Cobourg	1.3965%	3.0947%	2.1160%	2.1160%	2.1160%	2.1160%	3.6728%	3.6728%
Cornwall	1.6921%	3.9750%	3.3249%	3.3249%	3.3249%	3.3249%	4.4502%	4.4502%
East Gwillimbury	0.8435%	0.8435%	1.0181%	1.0181%	1.0181%	1.0181%	1.1588%	1.1588%
Fort Erie	1.2627%	2.6011%	2.2205%	2.2205%	2.2205%	2.2205%	3.3208%	3.3208%
Georgina	1.0769%	1.0769%	1.2998%	1.2998%	1.2998%	1.2998%	1.4793%	1.4793%
Gravenhurst	1.0036%	1.0036%	1.1039%	1.1039%	1.1039%	1.1039%	1.1039%	1.1039%
Grimsby	1.2227%	2.5187%	2.1502%	2.1502%	2.1502%	2.1502%	3.2157%	3.2157%
Guelph	1.0459%	2.8656%	1.9244%	1.9244%	1.9244%	1.9244%	2.7506%	2.7506%
Halton Hills	0.7608%	1.7209%	1.1081%	1.1081%	1.1081%	1.1081%	1.7954%	1.7954%
Hamilton	1.3318%	3.6491%	2.7423%	2.7423%	2.7423%	2.7423%	4.5644%	5.3523%
Huntsville	1.0028%	1.0028%	1.1030%	1.1030%	1.1030%	1.1030%	1.1030%	1.1030%
Kawartha Lakes	1.1280%	2.2483%	1.4419%	1.4419%	1.4419%	1.4419%	2.0107%	2.0107%
King	0.8037%	0.8037%	0.9401%	0.9401%	0.9401%	0.9401%	1.1040%	1.1040%
Kingston	1.2663%	3.4224%	2.4741%	2.4741%	2.4741%	2.4741%	3.2863%	3.2863%
Kitchener	1.0976%	2.4586%	2.1403%	2.1403%	2.1403%	2.1403%	2.6891%	2.6891%
Leamington	1.3131%	2.5676%	1.4046%	1.5285%	0.7380%	1.5303%	2.5507%	3.5271%
Lincoln	1.1657%	2.4014%	2.0500%	2.0500%	2.0500%	2.0500%	3.0659%	3.0659%
London	1.2828%	2.7522%	2.5399%	2.5399%	2.5399%	2.5399%	3.3737%	3.3737%
Markham	0.7564%	0.7564%	0.9130%	0.9130%	0.9130%	0.9130%	1.0391%	1.0391%
Middlesex Centre	0.8726%	1.5442%	0.9990%	0.9990%	0.9990%	0.9990%	1.5228%	1.5228%
Milton	0.6496%	1.4693%	0.9461%	0.9461%	0.9461%	0.9461%	1.5330%	1.5330%
Mississauga	0.7385%	1.3137%	1.0412%	1.0412%	1.0412%	1.0412%	1.1600%	1.1600%
Newmarket	0.8629%	0.8629%	1.0415%	1.0415%	1.0415%	1.0415%	1.1853%	1.1853%
Niagara Falls	1.2743%	2.6250%	2.2409%	2.2409%	2.2409%	2.2409%	3.3513%	3.3513%
Niagara-on-the-Lake	0.9202%	1.8957%	1.6183%	1.6183%	1.6183%	1.6183%	2.4202%	2.4202%
Norfolk	1.1318%	1.9160%	1.9160%	1.9160%	1.9160%	1.9160%	1.9160%	1.9160%
North Bay	1.5126%	3.3938%	2.8813%	2.8813%	2.8813%	2.8813%	2.1177%	2.1177%
North Dumfries	0.7631%	1.7094%	1.4881%	1.4881%	1.4881%	1.4881%	1.8697%	1.8697%
Oakville	0.7433%	1.6814%	1.0827%	1.0827%	1.0827%	1.0827%	1.7542%	1.7542%
Orangeville	1.1684%	3.1315%	1.4255%	1.4255%	1.4255%	1.4255%	2.5686%	2.5686%
Oshawa	1.4452%	2.6975%	2.0956%	2.0956%	2.0956%	2.0956%	3.2659%	3.2659%
Ottawa	0.9307%	1.6753%	1.9975%	2.4131%	1.3088%	1.6615%	2.5565%	2.1954%
Owen Sound	1.2348%	3.2628%	2.9106%	2.6004%	1.4516%	3.1569%	3.5163%	6.0695%
Parry Sound	0.9928%	1.5036%	1.6527%	1.6527%	1.6527%	1.6527%	1.5053%	1.5053%
Pelham	1.2339%	2.5419%	2.1700%	2.1700%	2.1700%	2.1700%	3.2452%	3.2452%
Peterborough	1.2154%	2.4843%	2.2986%	2.2986%	2.2986%	2.2986%	3.1965%	3.1965%
Pickering	1.0886%	2.0319%	1.5785%	1.5785%	1.5785%	1.5785%	2.4601%	2.4601%
Port Colborne	1.5553%	3.2039%	2.7351%	2.7351%	2.7351%	2.7351%	4.0904%	4.0904%
Richmond Hill	0.7594%	0.7594%	0.9166%	0.9166%	0.9166%	0.9166%	1.0432%	1.0432%
Sarnia	1.3543%	3.3877%	2.2461%	2.1201%	1.5063%	2.8761%	2.7813%	4.0797%
Sault Ste. Marie	1.8781%	2.4095%	3.1421%	4.5893%	2.3236%	3.3356%	3.6156%	5.1520%
St. Catharines	1.3662%	2.8144%	2.4026%	2.4026%	2.4026%	2.4026%	3.5931%	3.5931%
St. Thomas	1.3338%	3.3327%	2.5975%	2.5975%	2.5975%	2.5975%	2.9717%	3.5710%
Stratford	1.1274%	2.4284%	2.3712%	2.3712%	2.3712%	2.3712%	3.6303%	3.6303%
Sudbury	1.7128%	3.5269%	2.9471%	2.9471%	2.9471%	2.9471%	4.2108%	4.7727%

2007 Municipal Rates (Upper & Lower Tier sorted alphabetically cont'd)

Municipality	Residential	Multi Residential	Commercial Residual	Commercial Office Building	Commercial Park/Vac	Commercial Shopping	Industrial Residual	Industrial Large
Thorold	1.2301%	2.5339%	2.1632%	2.1632%	2.1632%	2.1632%	3.2350%	3.2350%
Thunder Bay	1.6152%	4.4257%	3.1541%	3.1541%	3.1541%	3.1541%	3.9250%	4.2440%
Tillsonburg	1.2665%	3.4703%	2.4087%	2.4087%	2.4087%	2.4087%	3.3310%	3.3310%
Timmins	1.9254%	3.2378%	3.3697%	3.3697%	3.3697%	3.3697%	4.1941%	5.2206%
Toronto	0.5888%	2.0882%	2.1175%	2.1175%	2.1175%	2.1175%	2.3094%	2.3094%
Vaughan	0.7508%	0.7508%	0.9063%	0.9063%	0.9063%	0.9063%	1.0314%	1.0314%
Wainfleet	1.3313%	2.7426%	2.3413%	2.3413%	2.3413%	2.3413%	3.5014%	3.5014%
Wasaga Beach	0.7924%	1.1690%	0.9514%	0.9514%	0.9514%	0.9514%	1.1690%	1.1690%
Waterloo	1.0761%	2.4106%	2.0985%	2.0985%	2.0985%	2.0985%	2.6366%	2.6366%
Welland	1.5411%	3.1747%	2.7102%	2.7102%	2.7102%	2.7102%	4.0532%	4.0532%
Wellesley	0.9256%	2.0734%	1.8050%	1.8050%	1.8050%	1.8050%	2.2678%	2.2678%
West Lincoln	1.2144%	2.5017%	2.1357%	2.1357%	2.1357%	2.1357%	3.1939%	3.1939%
Whitby	1.1174%	2.0856%	1.6202%	1.6202%	1.6202%	1.6202%	2.5250%	2.5250%
Whitchurch-Stouffville	0.7670%	0.7670%	0.9258%	0.9258%	0.9258%	0.9258%	1.0537%	1.0537%
Wilmot	0.9171%	2.0542%	1.7883%	1.7883%	1.7883%	1.7883%	2.2468%	2.2468%
Windsor	1.4586%	3.8645%	2.8928%	2.9413%	1.5236%	2.9703%	3.4755%	4.6435%
Woodstock	1.4643%	4.0121%	2.7848%	2.7848%	2.7848%	2.7848%	3.8510%	3.8510%
Woolwich	0.8183%	1.8330%	1.5957%	1.5957%	1.5957%	1.5957%	2.0048%	2.0048%
Average	1.1409%	2.2821%	1.9101%	1.9209%	1.8204%	1.9294%	2.5719%	2.7244%
Median	1.1274%	2.4095%	1.9975%	2.0500%	1.7883%	1.9244%	2.5686%	2.6366%
Min	0.5888%	0.7508%	0.8694%	0.8694%	0.7380%	0.8694%	0.9853%	0.9853%
Max	1.9254%	4.4257%	3.3697%	4.5893%	3.3697%	3.6376%	4.5644%	6.0695%

2007 Municipal Rates (Upper Tier sorted alphabetically)

	Residential	Multi Residential	Commercial Residual	Commercial Office Building	Commercial Park/Vac	Commercial Shopping	Industrial Residual	Industrial Large
Ajax	0.7337%	1.3695%	1.0639%	1.0639%	1.0639%	1.0639%	1.6581%	1.6581%
Amherstburg	0.3942%	0.7708%	0.4217%	0.4589%	0.2215%	0.4594%	0.7657%	1.0589%
Aurora	0.4957%	0.4957%	0.5983%	0.5983%	0.5983%	0.5983%	0.6810%	0.6810%
Barrie								
Belleville								
Bracebridge	0.6745%	0.6745%	0.7419%	0.7419%	0.7419%	0.7419%	0.7419%	0.7419%
Bradford West Gwillimbury	0.4810%	0.7400%	0.6023%	0.6023%	0.6023%	0.6023%	0.7400%	0.7400%
Brampton	0.4861%	0.8289%	0.6306%	0.6306%	0.6306%	0.6306%	0.7146%	0.7146%
Brantford								
Brockville								
Burlington	0.4210%	0.9523%	0.6132%	0.6132%	0.6132%	0.6132%	0.9936%	0.9936%
Caledon	0.3786%	0.6455%	0.4911%	0.4911%	0.4911%	0.4911%	0.5565%	0.5565%
Cambridge	0.6640%	1.4875%	1.2949%	1.2949%	1.2949%	1.2949%	1.6269%	1.6269%
Central Elgin	0.5580%	1.3090%	0.9138%	0.9138%	0.9138%	0.9138%	1.2416%	1.2416%
Chatham-Kent								
Clarington	0.7365%	1.3746%	1.0679%	1.0679%	1.0679%	1.0679%	1.6643%	1.6643%
Cobourg	0.4917%	1.0895%	0.7450%	0.7450%	0.7450%	0.7450%	1.2931%	1.2931%
Collingwood								
Cornwall								
East Gwillimbury	0.4957%	0.4957%	0.5983%	0.5983%	0.5983%	0.5983%	0.6810%	0.6810%
Fort Erie	0.7667%	1.5795%	1.3484%	1.3484%	1.3484%	1.3484%	2.0165%	2.0165%
Georgina	0.4957%	0.4957%	0.5983%	0.5983%	0.5983%	0.5983%	0.6810%	0.6810%
Gravenhurst	0.6694%	0.6694%	0.7363%	0.7363%	0.7363%	0.7363%	0.7363%	0.7363%
Grimsby	0.7463%	1.5373%	1.3124%	1.3124%	1.3124%	1.3124%	1.9627%	1.9627%
Guelph								
Halton Hills	0.4342%	0.9821%	0.6324%	0.6324%	0.6324%	0.6324%	1.0247%	1.0247%
Hamilton								
Huntsville	0.6724%	0.6724%	0.7396%	0.7396%	0.7396%	0.7396%	0.7396%	0.7396%
Kawartha Lakes								
King	0.4957%	0.4957%	0.5683%	0.5683%	0.5683%	0.5683%	0.6810%	0.6810%
Kingston								
Kitchener	0.6640%	1.4875%	1.2949%	1.2949%	1.2949%	1.2949%	1.6269%	1.6269%
Learnington	0.3942%	0.7708%	0.4217%	0.4589%	0.2215%	0.4594%	0.7657%	1.0589%
Lincoln	0.7474%	1.5396%	1.3144%	1.3144%	1.3144%	1.3144%	1.9657%	1.9657%
London								
Markham	0.4957%	0.4957%	0.5983%	0.5983%	0.5983%	0.5983%	0.6810%	0.6810%
Middlesex Centre	0.4071%	0.7204%	0.4661%	0.4661%	0.4661%	0.4661%	0.7104%	0.7104%
Milton	0.4176%	0.9446%	0.6083%	0.6083%	0.6083%	0.6083%	0.9855%	0.9855%
Mississauga	0.4622%	0.8222%	0.6516%	0.6516%	0.6516%	0.6516%	0.7260%	0.7260%
Newmarket	0.4957%	0.4957%	0.5983%	0.5983%	0.5983%	0.5983%	0.6810%	0.6810%
Niagara Falls	0.7616%	1.5688%	1.3393%	1.3393%	1.3393%	1.3393%	2.0029%	2.0029%
Niagara-on-the-Lake	0.6912%	1.4238%	1.2155%	1.2155%	1.2155%	1.2155%	1.8178%	1.8178%
Norfolk								
North Bay								
North Dumfries	0.5914%	1.3248%	1.1533%	1.1533%	1.1533%	1.1533%	1.4490%	1.4490%
Oakville	0.4155%	0.9399%	0.6052%	0.6052%	0.6052%	0.6052%	0.9806%	0.9806%
Orangeville	0.4303%	1.1533%	0.5250%	0.5250%	0.5250%	0.5250%	0.9460%	0.9460%
Oshawa	0.7449%	1.3903%	1.0801%	1.0801%	1.0801%	1.0801%	1.6833%	1.6833%
Ottawa								
Owen Sound	0.3478%	0.9189%	0.8367%	0.7475%	0.4173%	0.9075%	1.0108%	1.7448%
Parry Sound								
Pelham	0.7488%	1.5426%	1.3169%	1.3169%	1.3169%	1.3169%	1.9695%	1.9695%
Peterborough								
Pickering	0.7297%	1.3620%	1.0581%	1.0581%	1.0581%	1.0581%	1.6490%	1.6490%
Port Colborne	0.8097%	1.6681%	1.4240%	1.4240%	1.4240%	1.4240%	2.1296%	2.1296%
Richmond Hill	0.4957%	0.4957%	0.5983%	0.5983%	0.5983%	0.5983%	0.6810%	0.6810%
Samia	0.5027%	1.2575%	0.8337%	0.7869%	0.5591%	1.0676%	1.0324%	1.5144%
Sault Ste. Marie								
St. Catharines	0.7860%	1.6192%	1.3823%	1.3823%	1.3823%	1.3823%	2.0673%	2.0673%
St. Thomas								
Stratford								
Sudbury								

2007 Municipal Rates (Upper Tier sorted alphabetically cont'd)

	Residential	Multi Residential	Commercial Residual	Commercial Office Building	Commercial Park/Vac	Commercial Shopping	Industrial Residual	Industrial Large
Thorold	0.7619%	1.5696%	1.3399%	1.3399%	1.3399%	1.3399%	2.0039%	2.0039%
Thunder Bay								
Tillsonburg	0.5092%	1.3951%	0.9683%	0.9683%	0.9683%	0.9683%	1.3391%	1.3391%
Timmins								
Toronto								
Vaughan	0.4957%	0.4957%	0.5983%	0.5983%	0.5983%	0.5983%	0.6810%	0.6810%
Wainfleet	0.7601%	1.5658%	1.3367%	1.3367%	1.3367%	1.3367%	1.9991%	1.9991%
Wasaga Beach	0.2751%	0.4233%	0.3445%	0.3445%	0.3445%	0.3445%	0.4233%	0.4233%
Waterloo	0.6640%	1.4875%	1.2949%	1.2949%	1.2949%	1.2949%	1.6269%	1.6269%
Welland	0.7977%	1.6433%	1.4029%	1.4029%	1.4029%	1.4029%	2.0980%	2.0980%
Wellesley	0.5914%	1.3248%	1.1533%	1.1533%	1.1533%	1.1533%	1.4490%	1.4490%
West Lincoln	0.7450%	1.5347%	1.3102%	1.3102%	1.3102%	1.3102%	1.9594%	1.9594%
Whitby	0.7101%	1.3254%	1.0296%	1.0296%	1.0296%	1.0296%	1.6047%	1.6047%
Whitchurch-Stouffville	0.4957%	0.4957%	0.5983%	0.5983%	0.5983%	0.5983%	0.6810%	0.6810%
Wilmot	0.5914%	1.3248%	1.1533%	1.1533%	1.1533%	1.1533%	1.4490%	1.4490%
Windsor								
Woodstock	0.4774%	1.3081%	0.9079%	0.9079%	0.9079%	0.9079%	1.2556%	1.2556%
Woolwich	0.5914%	1.3248%	1.1533%	1.1533%	1.1533%	1.1533%	1.4490%	1.4490%

2007 Municipal Rates (Lower Tier AND Single Tier sorted alphabetically)

	Residential	Multi Residential	Commercial Residual	Commercial Office Building	Commercial Park/Vac	Commercial Shopping	Industrial Residual	Industrial Large
Ajax	0.3782%	0.7059%	0.5484%	0.5484%	0.5484%	0.5484%	0.8547%	0.8547%
Amherstburg	0.6704%	1.3109%	0.7171%	0.7803%	0.3768%	0.7813%	1.3023%	1.8008%
Aurora	0.3592%	0.3592%	0.4335%	0.4335%	0.4335%	0.4335%	0.4934%	0.4934%
Barrie	1.1014%	1.1880%	1.5784%	1.5784%	1.5784%	1.5784%	1.6700%	1.6700%
Belleville	1.4707%	3.6917%	2.8225%	2.8225%	2.8225%	2.8225%	4.2139%	4.2139%
Bracebridge	0.4242%	0.4242%	0.4666%	0.4666%	0.4666%	0.4666%	0.4666%	0.4666%
Bradford West Gwillimbury	0.4708%	0.7243%	0.5894%	0.5894%	0.5894%	0.5894%	0.7243%	0.7243%
Brampton	0.4453%	0.7592%	0.5776%	0.5776%	0.5776%	0.5776%	0.6546%	0.6546%
Bramford	1.3865%	2.9608%	2.6842%	2.6842%	2.6842%	2.6842%	4.0670%	4.0670%
Brockville	1.3185%	2.4393%	2.6087%	2.6087%	2.6087%	2.6087%	3.4645%	3.4645%
Burlington	0.3834%	0.8673%	0.5585%	0.5585%	0.5585%	0.5585%	0.9049%	0.9049%
Caledon	0.2917%	0.4973%	0.3783%	0.3783%	0.3783%	0.3783%	0.4288%	0.4288%
Cambridge	0.4443%	0.9952%	0.8664%	0.8664%	0.8664%	0.8664%	1.0885%	1.0885%
Central Elgin	0.8264%	1.9385%	1.3533%	1.3533%	1.3533%	1.3533%	1.8388%	1.8388%
Chatham-Kent	1.6021%	3.4426%	3.1515%	2.5398%	2.1090%	3.6376%	3.9043%	4.6924%
Clarington	0.4141%	0.7730%	0.6005%	0.6005%	0.6005%	0.6005%	0.9359%	0.9359%
Cobourg	0.9049%	2.0052%	1.3710%	1.3710%	1.3710%	1.3710%	2.3798%	2.3798%
Cornwall	1.6921%	3.9750%	3.3249%	3.3249%	3.3249%	3.3249%	4.4502%	4.4502%
East Gwillimbury	0.3478%	0.3478%	0.4198%	0.4198%	0.4198%	0.4198%	0.4778%	0.4778%
Fort Erie	0.4959%	1.0216%	0.8721%	0.8721%	0.8721%	0.8721%	1.3043%	1.3043%
Georgina	0.5811%	0.5811%	0.7014%	0.7014%	0.7014%	0.7014%	0.7983%	0.7983%
Gravenhurst	0.3342%	0.3342%	0.3676%	0.3676%	0.3676%	0.3676%	0.3676%	0.3676%
Grimsby	0.4764%	0.9814%	0.8378%	0.8378%	0.8378%	0.8378%	1.2530%	1.2530%
Guelph	1.0459%	2.8656%	1.9244%	1.9244%	1.9244%	1.9244%	2.7506%	2.7506%
Halton Hills	0.3266%	0.7387%	0.4757%	0.4757%	0.4757%	0.4757%	0.7707%	0.7707%
Hamilton	1.3318%	3.6491%	2.7423%	2.7423%	2.7423%	2.7423%	4.5644%	5.3523%
Huntsville	0.3304%	0.3304%	0.3635%	0.3635%	0.3635%	0.3635%	0.3635%	0.3635%
Kawartha Lakes	1.1280%	2.2483%	1.4419%	1.4419%	1.4419%	1.4419%	2.0107%	2.0107%
King	0.3080%	0.3080%	0.3717%	0.3717%	0.3717%	0.3717%	0.4231%	0.4231%
Kingston	1.2663%	3.4224%	2.4741%	2.4741%	2.4741%	2.4741%	3.2863%	3.2863%
Kitchener	0.4335%	0.9711%	0.8454%	0.8454%	0.8454%	0.8454%	1.0621%	1.0621%
Leamington	0.9189%	1.7968%	0.9829%	1.0696%	0.5164%	1.0709%	1.7850%	2.4683%
Lincoln	0.4183%	0.8618%	0.7357%	0.7357%	0.7357%	0.7357%	1.1002%	1.1002%
London	1.2828%	2.7522%	2.5399%	2.5399%	2.5399%	2.5399%	3.3737%	3.3737%
Markham	0.2607%	0.2607%	0.3146%	0.3146%	0.3146%	0.3146%	0.3581%	0.3581%
Middlesex Centre	0.4655%	0.8238%	0.5330%	0.5330%	0.5330%	0.5330%	0.8124%	0.8124%
Milton	0.2320%	0.5247%	0.3379%	0.3379%	0.3379%	0.3379%	0.5474%	0.5474%
Mississauga	0.2763%	0.4915%	0.3895%	0.3895%	0.3895%	0.3895%	0.4340%	0.4340%
Newmarket	0.3672%	0.3672%	0.4432%	0.4432%	0.4432%	0.4432%	0.5044%	0.5044%
Niagara Falls	0.5108%	1.0523%	0.8983%	0.8983%	0.8983%	0.8983%	1.3095%	1.3095%
Niagara-on-the-Lake	0.2291%	0.4719%	0.4029%	0.4029%	0.4029%	0.4029%	0.6025%	0.6025%
Norfolk	1.1318%	1.9160%	1.9160%	1.9160%	1.9160%	1.9160%	1.9160%	1.9160%
North Bay	1.5126%	3.3938%	2.8813%	2.8813%	2.8813%	2.8813%	2.1177%	2.1177%
North Dumfries	0.1717%	0.3846%	0.3348%	0.3348%	0.3348%	0.3348%	0.4207%	0.4207%
Oakville	0.3278%	0.7415%	0.4775%	0.4775%	0.4775%	0.4775%	0.7736%	0.7736%
Orangeville	0.7381%	1.9782%	0.9005%	0.9005%	0.9005%	0.9005%	1.6226%	1.6226%
Oshawa	0.7004%	1.3072%	1.0155%	1.0155%	1.0155%	1.0155%	1.5827%	1.5827%
Ottawa	0.9307%	1.6753%	1.9975%	2.4131%	1.3088%	1.6615%	2.5565%	2.1954%
Owen Sound	0.8870%	2.3439%	2.0739%	1.8529%	1.0343%	2.2494%	2.5055%	4.3247%
Parry Sound	0.9928%	1.5036%	1.6527%	1.6527%	1.6527%	1.6527%	1.5053%	1.5053%
Pelham	0.4851%	0.9993%	0.8531%	0.8531%	0.8531%	0.8531%	1.2758%	1.2758%
Peterborough	1.2154%	2.4843%	2.2986%	2.2986%	2.2986%	2.2986%	3.1965%	3.1965%
Pickering	0.3589%	0.6699%	0.5204%	0.5204%	0.5204%	0.5204%	0.8111%	0.8111%
Port Colborne	0.7456%	1.5358%	1.3111%	1.3111%	1.3111%	1.3111%	1.9608%	1.9608%
Richmond Hill	0.2637%	0.2637%	0.3183%	0.3183%	0.3183%	0.3183%	0.3622%	0.3622%
Sarnia	0.8516%	2.1302%	1.4124%	1.3331%	0.9471%	1.8085%	1.7489%	2.5653%
Sault Ste. Marie	1.8781%	2.4095%	3.1421%	4.5893%	2.3236%	3.3356%	3.6156%	5.1520%
St. Catharines	0.5802%	1.1951%	1.0203%	1.0203%	1.0203%	1.0203%	1.5258%	1.5258%
St. Thomas	1.3338%	3.3327%	2.5975%	2.5975%	2.5975%	2.5975%	2.9717%	3.5710%
Stratford	1.1274%	2.4284%	2.3712%	2.3712%	2.3712%	2.3712%	3.6303%	3.6303%
Sudbury	1.7128%	3.5269%	2.9471%	2.9471%	2.9471%	2.9471%	4.2108%	4.7272%

**2007 Municipal Rates (Lower Tier AND Single Tier sorted alphabetically
cont'd)**

	Residential	Multi Residential	Commercial Residual	Commercial Office Building	Commercial Park/Vac	Commercial Shopping	Industrial Residual	Industrial Large
Thorold	0.4681%	0.9643%	0.8232%	0.8232%	0.8232%	0.8232%	1.2312%	1.2312%
Thunder Bay	1.6152%	4.4257%	3.1541%	3.1541%	3.1541%	3.1541%	3.9250%	4.2440%
Tillsonburg	0.7574%	2.0752%	1.4403%	1.4403%	1.4403%	1.4403%	1.9919%	1.9919%
Timmins	1.9254%	3.2378%	3.3697%	3.3697%	3.3697%	3.3697%	4.1941%	5.2206%
Toronto	0.5888%	2.0882%	2.1175%	2.1175%	2.1175%	2.1175%	2.3094%	2.3094%
Vaughan	0.2551%	0.2551%	0.3079%	0.3079%	0.3079%	0.3079%	0.3505%	0.3505%
Wainfleet	0.5712%	1.1767%	1.0046%	1.0046%	1.0046%	1.0046%	1.5023%	1.5023%
Wasaga Beach	0.5172%	0.7457%	0.6069%	0.6069%	0.6069%	0.6069%	0.7457%	0.7457%
Waterloo	0.4121%	0.9231%	0.8036%	0.8036%	0.8036%	0.8036%	1.0097%	1.0097%
Welland	0.7434%	1.5314%	1.3074%	1.3074%	1.3074%	1.3074%	1.9552%	1.9552%
Wellesley	0.3342%	0.7487%	0.6517%	0.6517%	0.6517%	0.6517%	0.8188%	0.8188%
West Lincoln	0.4694%	0.9669%	0.8255%	0.8255%	0.8255%	0.8255%	1.2345%	1.2345%
Whitby	0.4073%	0.7602%	0.5905%	0.5905%	0.5905%	0.5905%	0.9203%	0.9203%
Whitchurch-Stouffville	0.2713%	0.2713%	0.3275%	0.3275%	0.3275%	0.3275%	0.3727%	0.3727%
Wilmot	0.3256%	0.7295%	0.6350%	0.6350%	0.6350%	0.6350%	0.7978%	0.7978%
Windsor	1.4586%	3.8645%	2.8928%	2.9413%	1.5236%	2.9703%	3.4755%	4.6435%
Woodstock	0.9869%	2.7040%	1.8768%	1.8768%	1.8768%	1.8768%	2.5955%	2.5955%
Woolwich	0.2269%	0.5082%	0.4424%	0.4424%	0.4424%	0.4424%	0.5559%	0.5559%

Presentation of “Like” Properties

Given the size of the survey, it is difficult to graphically present 79 municipalities. As such, the survey of “like” property comparisons have been divided into four graphs:

- Populations less than 20,000
- Populations between 20,000-49,999
- Populations between 50,000-99,999
- Populations 100,000 +

This grouping does not suggest which municipalities are most comparable, but is done simply for ease of viewing.

The following table provides the municipal groups sorted from lowest to highest population.

Municipalities with populations less than 20,000	Municipalities with populations 20,000 – 49,999	Municipalities with populations 50,000 – 99,999	Municipalities with populations 100,000 or greater
Parry Sound Wainfleet North Dumfries Wellesley Gravenhurst Central Elgin West Lincoln Niagara-on-the-Lake Tillsonburg Wasaga Beach Middlesex Centre Bracebridge Pelham Wilmot Cobourg Thorold Huntsville Port Colborne King Woolwich	East Gwillimbury Lincoln Amherstburg Owen Sound Brockville Grimsby Bradford W. Gwill. Whitchurch-Stouffville Orangeville Leamington Fort Erie Stratford Woodstock St. Thomas Georgina Timmins Cornwall Aurora Belleville	Welland North Bay Halton Hills Caledon Norfolk Milton Sarnia Newmarket Kawartha Lakes Peterborough Sault Ste. Marie Clarington Niagara Falls Pickering Ajax Brantford Waterloo	Chatham-Kent Thunder Bay Whitby Guelph Kingston Cambridge Barrie St. Catharines Oshawa Sudbury Richmond Hill Burlington Oakville Kitchener Windsor Vaughan Markham London Brampton Hamilton Mississauga Ottawa Toronto

Residential Comparisons - Detached Bungalow

The charts on the following pages provide the relative taxes on a detached bungalow across the entire survey from lowest to highest.

- The inclusion of the CVA bungalow ranking and the net levy per capita in each municipality reflects some of the key factors impacting the relative tax position.
- The taxes in the detached bungalow category of property ranged from \$1,701 to \$4,193.
- Current assessment ranged across the survey from a low of \$101,250 to a high a \$491,594, with an average of \$210,850.
- A municipality's relative tax burden is a function of a municipality's net expenditures and the relative values of like properties
- The significant range in residential housing values, compounded with the range in municipal taxation and municipal programs and services, results in a large range in the relative taxes across the survey

Residential Comparisons - Detached Bungalow (sorted lowest to highest)

Residential - Bungalow Municipality	CVA Ranking	2007 Property Taxes	Relative Tax Burden
Wasaga Beach	low	\$ 1,701	low
Huntsville	low	\$ 2,016	low
Gravenhurst	low	\$ 2,030	low
Woolwich	mid	\$ 2,042	low
Leamington	low	\$ 2,071	low
North Dumfries	mid	\$ 2,075	low
Kawartha Lakes	low	\$ 2,147	low
Parry Sound	mid	\$ 2,147	low
Sault Ste. Marie	low	\$ 2,169	low
Bracebridge	low	\$ 2,188	low
Norfolk	low	\$ 2,212	low
Sudbury	low	\$ 2,254	low
Middlesex Centre	mid	\$ 2,262	low
Guelph	mid	\$ 2,275	low
Tillsonburg	low	\$ 2,305	low
Wilmot	mid	\$ 2,317	low
Wellesley	mid	\$ 2,374	low
Fort Erie	low	\$ 2,377	low
Cornwall	low	\$ 2,421	low
Toronto (East)	high	\$ 2,425	low
Amherstburg	mid	\$ 2,433	low
Thorold	low	\$ 2,433	low
Central Elgin	low	\$ 2,445	low
St. Thomas	low	\$ 2,459	low
Milton	high	\$ 2,463	low
Stratford	mid	\$ 2,494	low
Timmins	low	\$ 2,500	low
Belleville	low	\$ 2,537	mid
Owen Sound	mid	\$ 2,539	mid
Port Colborne	low	\$ 2,547	mid
Kitchener	mid	\$ 2,562	mid
Barrie	mid	\$ 2,563	mid
Brockville	low	\$ 2,567	mid
Chatham-Kent	low	\$ 2,573	mid
Cambridge	mid	\$ 2,576	mid
Wainfleet	low	\$ 2,596	mid
Sarnia	low	\$ 2,600	mid
Halton Hills	high	\$ 2,651	mid
Niagara Falls	mid	\$ 2,669	mid
North Bay	low	\$ 2,702	mid
Kingston	mid	\$ 2,719	mid
Peterborough	mid	\$ 2,756	mid

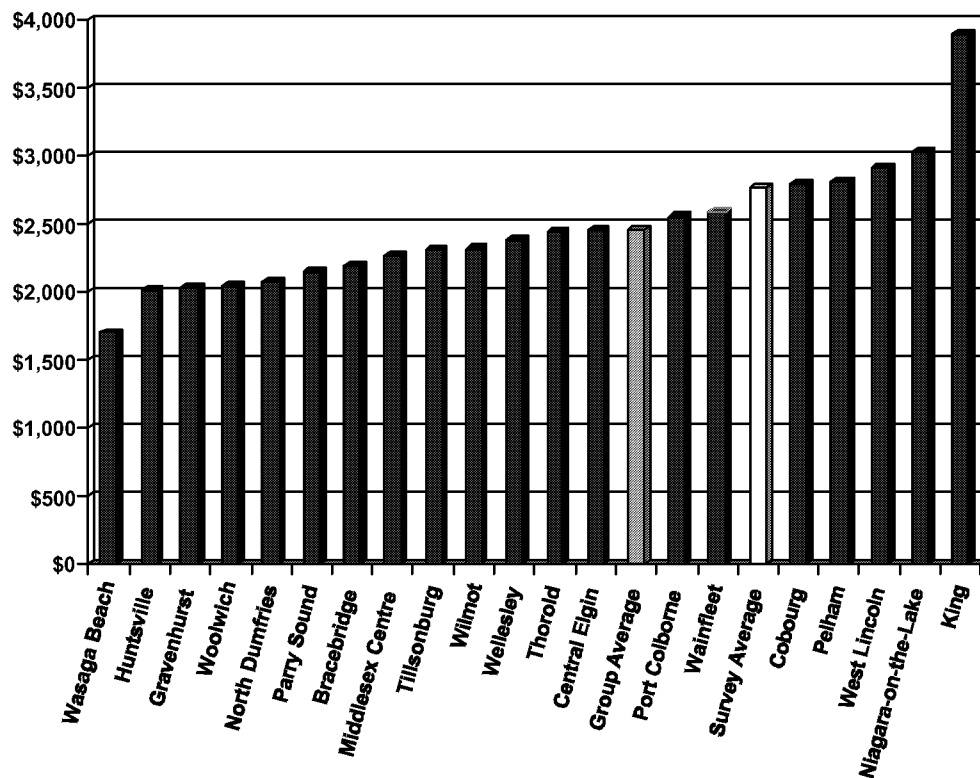
Residential Comparisons - Detached Bungalow (sorted lowest to highest cont'd)

Residential - Bungalow Municipality	CVA Ranking	2007 Property Taxes	Relative Tax Burden
Thunder Bay	low	\$ 2,777	mid
Clarington	mid	\$ 2,787	mid
Cobourg	low	\$ 2,790	mid
Pelham	mid	\$ 2,809	mid
Caledon	high	\$ 2,809	mid
East Gwillimbury	high	\$ 2,821	mid
Burlington	high	\$ 2,823	mid
Woodstock	low	\$ 2,876	mid
Georgina	high	\$ 2,887	mid
Newmarket	high	\$ 2,900	mid
Bradford West Gwillimbury	high	\$ 2,902	mid
London	mid	\$ 2,913	mid
West Lincoln	mid	\$ 2,914	mid
Oakville	high	\$ 2,941	high
Windsor	mid	\$ 2,946	high
Toronto (West)	high	\$ 2,956	high
Waterloo	high	\$ 2,979	high
Lincoln	mid	\$ 2,996	high
Whitchurch Stouffville	high	\$ 3,006	high
Aurora	high	\$ 3,021	high
Niagara-on-the-Lake	high	\$ 3,029	high
Richmond Hill	high	\$ 3,036	high
Ottawa	high	\$ 3,051	high
Welland	low	\$ 3,071	high
Orangeville	high	\$ 3,088	high
Grimsby	mid	\$ 3,115	high
Brantford	mid	\$ 3,126	high
St. Catharines	mid	\$ 3,184	high
Toronto (North)	high	\$ 3,188	high
Brampton	high	\$ 3,200	high
Mississauga	high	\$ 3,221	high
Hamilton	mid	\$ 3,298	high
Whitby	high	\$ 3,322	high
Ajax	high	\$ 3,428	high
Oshawa	mid	\$ 3,572	high
Pickering	high	\$ 3,666	high
Vaughan	high	\$ 3,684	high
King	high	\$ 3,906	high
Markham	high	\$ 4,112	high
Toronto (South)	high	\$ 4,193	high
Average		\$ 2,750	
Median		\$ 2,737	
Min		\$ 1,701	
Max		\$ 4,193	

Residential Comparisons - Detached Bungalow—by Population Group

**Detached Bungalow
Property Taxes -
Municipalities with
populations less than
20,000**

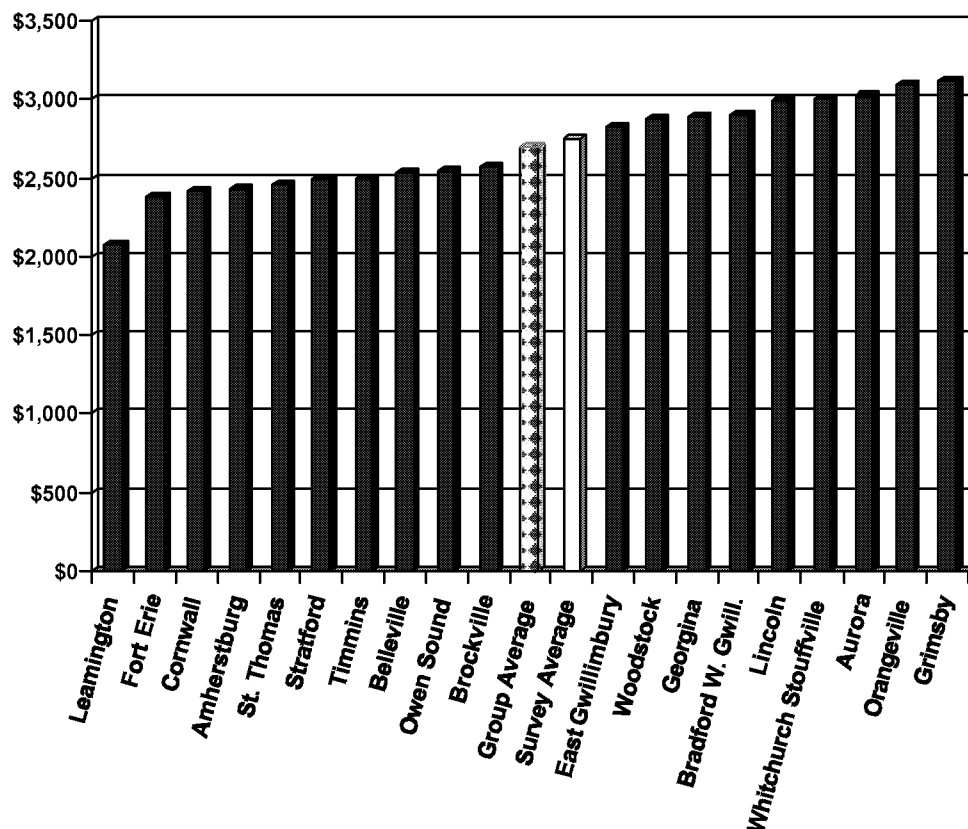
Residential - Bungalow Municipality	2007 Property Taxes	Relative Tax Burden	Average Within Population Range
Wasaga Beach	\$ 1,701	low	
Huntsville	\$ 2,016	low	
Gravenhurst	\$ 2,030	low	
Woolwich	\$ 2,042	low	
North Dumfries	\$ 2,075	low	
Parry Sound	\$ 2,147	low	
Bracebridge	\$ 2,188	low	
Middlesex Centre	\$ 2,262	low	
Tillsonburg	\$ 2,305	low	
Wilmot	\$ 2,317	low	
Wellesley	\$ 2,374	low	
Thorold	\$ 2,433	low	
Central Elgin	\$ 2,445	low	
Port Colborne	\$ 2,547	mid	
Wainfleet	\$ 2,596	mid	
Cobourg	\$ 2,790	mid	
Pelham	\$ 2,809	mid	
West Lincoln	\$ 2,914	mid	
Niagara-on-the-Lake	\$ 3,029	high	
King	\$ 3,906	high	\$ 2,446



Residential Comparisons - Detached Bungalow —by Population Group

**Detached Bungalow
Property Taxes -
Municipalities with
populations 20,000—
49,999**

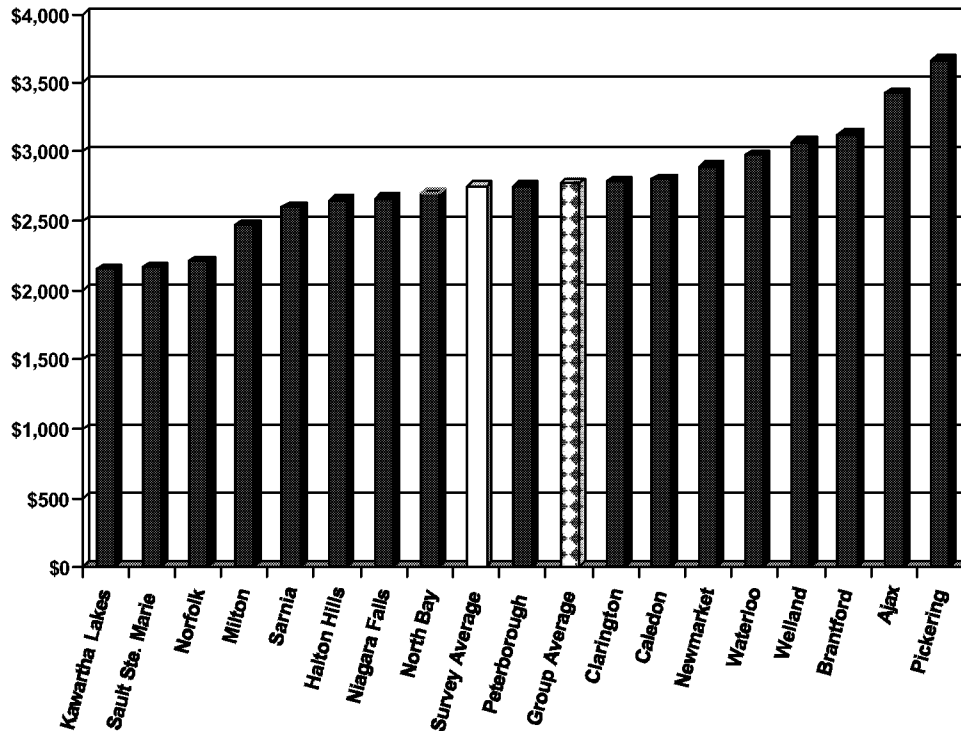
Residential - Bungalow Municipality	2007 Property Taxes	Relative Tax Burden	Average Within Population Range
Leamington	\$ 2,071	low	
Fort Erie	\$ 2,377	low	
Cornwall	\$ 2,421	low	
Amherstburg	\$ 2,433	low	
St. Thomas	\$ 2,459	low	
Stratford	\$ 2,494	low	
Timmins	\$ 2,500	low	
Belleville	\$ 2,537	mid	
Owen Sound	\$ 2,539	mid	
Brockville	\$ 2,567	mid	
East Gwillimbury	\$ 2,821	mid	
Woodstock	\$ 2,876	mid	
Georgina	\$ 2,887	mid	
Bradford West Gwillimbury	\$ 2,902	mid	
Lincoln	\$ 2,996	high	
Whitchurch Stouffville	\$ 3,006	high	
Aurora	\$ 3,021	high	
Orangeville	\$ 3,088	high	
Grimsby	\$ 3,115	high	\$ 2,690



Residential Comparisons - Detached Bungalow —by Population Group

**Detached Bungalow
Property Taxes -
Municipalities with
populations between
50,000—99,999**

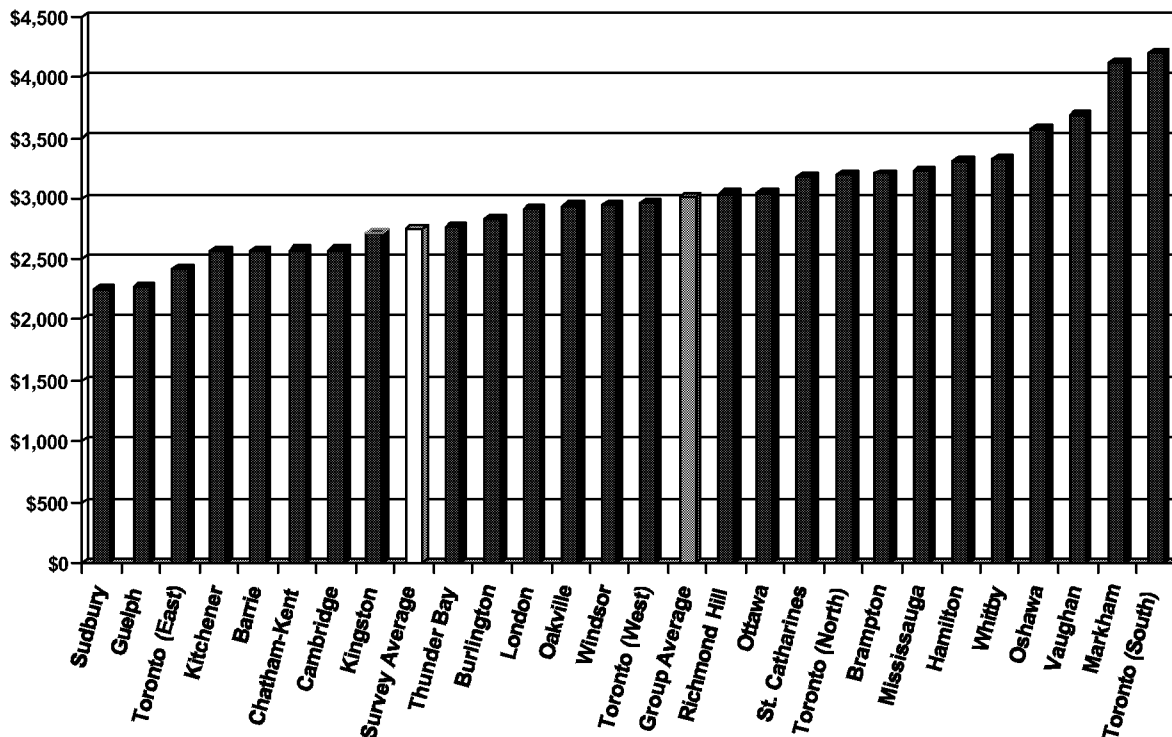
Residential - Bungalow Municipality	2007 Property Taxes	Relative Tax Burden	Average Within Population Range
Kawartha Lakes	\$ 2,147	low	
Sault Ste. Marie	\$ 2,169	low	
Norfolk	\$ 2,212	low	
Milton	\$ 2,463	low	
Sarnia	\$ 2,600	mid	
Halton Hills	\$ 2,651	mid	
Niagara Falls	\$ 2,669	mid	
North Bay	\$ 2,702	mid	
Peterborough	\$ 2,756	mid	
Clarington	\$ 2,787	mid	
Caledon	\$ 2,809	mid	
Newmarket	\$ 2,900	mid	
Waterloo	\$ 2,979	high	
Welland	\$ 3,071	high	
Brantford	\$ 3,126	high	
Ajax	\$ 3,428	high	
Pickering	\$ 3,666	high	
			\$ 2,773



Residential Comparisons — Detached Bungalow—by Population Group

Detached Bungalow Property Taxes - Municipalities with populations 100,000+

Residential - Bungalow Municipality	2007 Property Taxes	Relative Tax Burden	Average Within Population Range
Sudbury	\$ 2,254	low	
Guelph	\$ 2,275	low	
Toronto (East)	\$ 2,425	low	
Kitchener	\$ 2,562	mid	
Barrie	\$ 2,563	mid	
Chatham-Kent	\$ 2,573	mid	
Cambridge	\$ 2,576	mid	
Kingston	\$ 2,719	mid	
Thunder Bay	\$ 2,777	mid	
Burlington	\$ 2,823	mid	
London	\$ 2,913	mid	
Oakville	\$ 2,941	high	
Windsor	\$ 2,946	high	
Toronto (West)	\$ 2,956	high	
Richmond Hill	\$ 3,036	high	
Ottawa	\$ 3,051	high	
St. Catharines	\$ 3,184	high	
Toronto (North)	\$ 3,188	high	
Brampton	\$ 3,200	high	
Mississauga	\$ 3,221	high	
Hamilton	\$ 3,298	high	
Whitby	\$ 3,322	high	
Oshawa	\$ 3,572	high	
Vaughan	\$ 3,684	high	
Markham	\$ 4,112	high	
Toronto (South)	\$ 4,193	high	
			\$ 3,014



Residential Comparisons - Detached Bungalow - by Location

Residential - Bungalow Municipality	By Location	2007 Property Taxes	Relative Tax Burden	Average by Location
Wasaga Beach	Simcoe/Musk./Duff.	\$ 1,701	low	Simcoe/Musk./Duff. \$ 2,329
Huntsville	Simcoe/Musk./Duff.	\$ 2,016	low	
Gravenhurst	Simcoe/Musk./Duff.	\$ 2,030	low	
Parry Sound	Simcoe/Musk./Duff.	\$ 2,147	low	
Bracebridge	Simcoe/Musk./Duff.	\$ 2,188	low	
Barrie	Simcoe/Musk./Duff.	\$ 2,563	mid	
Bradford West Gwillimbury	Simcoe/Musk./Duff.	\$ 2,902	mid	
Orangeville	Simcoe/Musk./Duff.	\$ 3,088	high	

Residential - Bungalow Municipality	By Location	2007 Property Taxes	Relative Tax Burden	Average by Location
Sault Ste. Marie	North	\$ 2,169	low	North \$ 2,480
Sudbury	North	\$ 2,254	low	
Timmins	North	\$ 2,500	low	
North Bay	North	\$ 2,702	mid	
Thunder Bay	North	\$ 2,777	mid	

Residential Comparisons - Detached Bungalow - by Location cont'd

Residential - Bungalow Municipality	By Location	2007 Property Taxes	Relative Tax Burden	Average by Location
Woolwich	Southwest	\$ 2,042	low	
Leamington	Southwest	\$ 2,071	low	
North Dumfries	Southwest	\$ 2,075	low	
Norfolk	Southwest	\$ 2,212	low	
Middlesex Centre	Southwest	\$ 2,262	low	
Guelph	Southwest	\$ 2,275	low	
Tillsonburg	Southwest	\$ 2,305	low	
Wilmot	Southwest	\$ 2,317	low	
Wellesley	Southwest	\$ 2,374	low	
Amherstburg	Southwest	\$ 2,433	low	
Central Elgin	Southwest	\$ 2,445	low	
St. Thomas	Southwest	\$ 2,459	low	
Stratford	Southwest	\$ 2,494	low	
Owen Sound	Southwest	\$ 2,539	mid	
Kitchener	Southwest	\$ 2,562	mid	
Chatham-Kent	Southwest	\$ 2,573	mid	
Cambridge	Southwest	\$ 2,576	mid	
Sarnia	Southwest	\$ 2,600	mid	
Woodstock	Southwest	\$ 2,876	mid	
London	Southwest	\$ 2,913	mid	
Windsor	Southwest	\$ 2,946	high	
Waterloo	Southwest	\$ 2,979	high	
Brantford	Southwest	\$ 3,126	high	
				Southwest
				\$ 2,498

Residential - Bungalow Municipality	By Location	2007 Property Taxes	Relative Tax Burden	Average by Location
Kawartha Lakes	Eastern	\$ 2,147	low	
Cornwall	Eastern	\$ 2,421	low	
Belleville	Eastern	\$ 2,537	mid	
Brockville	Eastern	\$ 2,567	mid	
Kingston	Eastern	\$ 2,719	mid	
Peterborough	Eastern	\$ 2,756	mid	
Cobourg	Eastern	\$ 2,790	mid	
Ottawa	Eastern	\$ 3,051	high	
				Eastern
				\$ 2,623

Residential Comparisons - Detached Bungalow - by Location (cont'd)

Residential - Bungalow Municipality	By Location	2007 Property Taxes	Relative Tax Burden	Average by Location
Fort Erie	Niagara/Hamilton	\$ 2,377	low	Niagara/Hamilton \$ 2,849
Thorold	Niagara/Hamilton	\$ 2,433	low	
Port Colborne	Niagara/Hamilton	\$ 2,547	mid	
Wainfleet	Niagara/Hamilton	\$ 2,596	mid	
Niagara Falls	Niagara/Hamilton	\$ 2,669	mid	
Pelham	Niagara/Hamilton	\$ 2,809	mid	
West Lincoln	Niagara/Hamilton	\$ 2,914	mid	
Lincoln	Niagara/Hamilton	\$ 2,996	high	
Niagara-on-the-Lake	Niagara/Hamilton	\$ 3,029	high	
Welland	Niagara/Hamilton	\$ 3,071	high	
Grimsby	Niagara/Hamilton	\$ 3,115	high	
St. Catharines	Niagara/Hamilton	\$ 3,184	high	
Hamilton	Niagara/Hamilton	\$ 3,298	high	

Residential - Bungalow Municipality	By Location	2007 Property Taxes	Relative Tax Burden	Average by Location
Toronto (East)	GTA	\$ 2,425	low	GTA \$ 3,161
Milton	GTA	\$ 2,463	low	
Halton Hills	GTA	\$ 2,651	mid	
Clarington	GTA	\$ 2,787	mid	
Caledon	GTA	\$ 2,809	mid	
East Gwillimbury	GTA	\$ 2,821	mid	
Burlington	GTA	\$ 2,823	mid	
Georgina	GTA	\$ 2,887	mid	
Newmarket	GTA	\$ 2,900	mid	
Oakville	GTA	\$ 2,941	high	
Toronto (West)	GTA	\$ 2,956	high	
Whitchurch Stouffville	GTA	\$ 3,006	high	
Aurora	GTA	\$ 3,021	high	
Richmond Hill	GTA	\$ 3,036	high	
Toronto (North)	GTA	\$ 3,188	high	
Brampton	GTA	\$ 3,200	high	
Mississauga	GTA	\$ 3,221	high	
Whitby	GTA	\$ 3,322	high	
Ajax	GTA	\$ 3,428	high	
Oshawa	GTA	\$ 3,572	high	
Pickering	GTA	\$ 3,666	high	
Vaughan	GTA	\$ 3,684	high	
King	GTA	\$ 3,906	high	
Markham	GTA	\$ 4,112	high	
Toronto (South)	GTA	\$ 4,193	high	

Residential Comparisons - Senior Executive Home—sorted lowest to highest

The following chart provides the relative taxes on an executive home across the survey from lowest to

Residential - Senior Executive Municipality	CVA Ranking	Relative Tax Burden	2007 Property Taxes
Wasaga Beach	mid	low	\$ 3,703
Toronto (East)	high	low	\$ 3,795
Milton	high	low	\$ 3,832
Caledon	high	low	\$ 3,834
Kawartha Lakes	low	low	\$ 3,930
Sault Ste. Marie	low	low	\$ 4,077
Woolwich	mid	low	\$ 4,124
Stratford	low	low	\$ 4,126
Norfolk	low	low	\$ 4,138
Amherstburg	low	low	\$ 4,168
Parry Sound	mid	low	\$ 4,185
Chatham-Kent	low	low	\$ 4,236
Cobourg	low	low	\$ 4,259
North Bay	low	low	\$ 4,305
Brampton	mid	low	\$ 4,311
Middlesex Centre	mid	low	\$ 4,328
Clarington	low	low	\$ 4,388
Huntsville	mid	low	\$ 4,454
Gravenhurst	mid	low	\$ 4,458
Kitchener	low	low	\$ 4,502
Sarnia	low	low	\$ 4,535
Barrie	mid	low	\$ 4,606
Cambridge	mid	low	\$ 4,619
Newmarket	high	low	\$ 4,662
Aurora	high	mid	\$ 4,685
Mississauga	high	mid	\$ 4,685
Peterborough	mid	mid	\$ 4,739
Guelph	mid	mid	\$ 4,742
Woodstock	low	mid	\$ 4,787
Richmond Hill	high	mid	\$ 4,813
Orangeville	low	mid	\$ 4,824
Kingston	low	mid	\$ 4,856
Thorold	mid	mid	\$ 4,935
Brockville	low	mid	\$ 4,937
Niagara-on-the-Lake	mid	mid	\$ 4,960
Halton Hills	high	mid	\$ 4,963
Bracebridge	mid	mid	\$ 4,977
Sudbury	low	mid	\$ 4,982
Pickering	mid	mid	\$ 5,014
Whitby	mid	mid	\$ 5,024
Grimsby	mid	mid	\$ 5,045

Residential Comparisons - Senior Executive Home—sorted lowest to highest (cont'd)

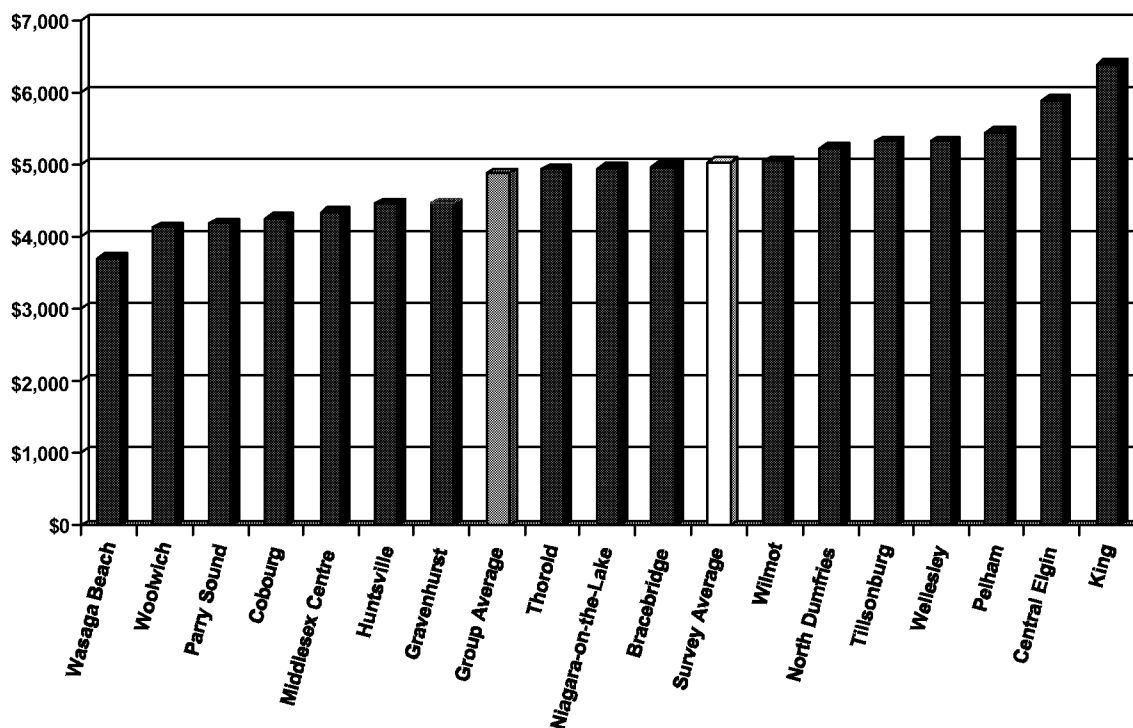
Residential - Senior Executive Municipality	CVA Ranking	Relative Tax Burden	2007 Property Taxes
Wilmot	high	mid	\$ 5,055
Oakville	high	mid	\$ 5,100
Leamington	low	mid	\$ 5,110
Welland	low	mid	\$ 5,154
London	mid	mid	\$ 5,176
Vaughan	high	mid	\$ 5,189
Cornwall	low	mid	\$ 5,216
Burlington	high	mid	\$ 5,222
North Dumfries	high	mid	\$ 5,223
Ajax	mid	mid	\$ 5,224
Niagara Falls	mid	high	\$ 5,243
St. Catharines	low	high	\$ 5,290
Belleville	low	high	\$ 5,308
East Gwillimbury	high	high	\$ 5,324
Tillsonburg	mid	high	\$ 5,324
Wellesley	high	high	\$ 5,326
Hamilton	mid	high	\$ 5,345
Bradford West Gwillimbury	high	high	\$ 5,393
Brantford	low	high	\$ 5,397
Oshawa	low	high	\$ 5,441
Pelham	mid	high	\$ 5,452
Georgina	high	high	\$ 5,518
Markham	high	high	\$ 5,691
Waterloo	high	high	\$ 5,714
Toronto (North)	high	high	\$ 5,761
Whitchurch Stouffville	high	high	\$ 5,774
Central Elgin	mid	high	\$ 5,901
Thunder Bay	low	high	\$ 5,910
Windsor	mid	high	\$ 5,923
Timmins	low	high	\$ 5,988
Owen Sound	high	high	\$ 5,991
Toronto (West)	high	high	\$ 6,146
King	high	high	\$ 6,388
Ottawa	high	high	\$ 6,553
Toronto (South)	high	high	\$ 10,598
Average			\$ 5,038
Median			\$ 4,998
Min			\$ 3,703
Max			\$ 10,598

- The average current value assessment for a senior executive home in the survey is \$390,000
- There is significant range in average housing value across the survey (\$190,000 to \$1.242 million)

Residential Comparisons - Senior Executive —by Population Group

**Senior Executive
Home Property Taxes -
Municipalities with
populations less than
20,000**

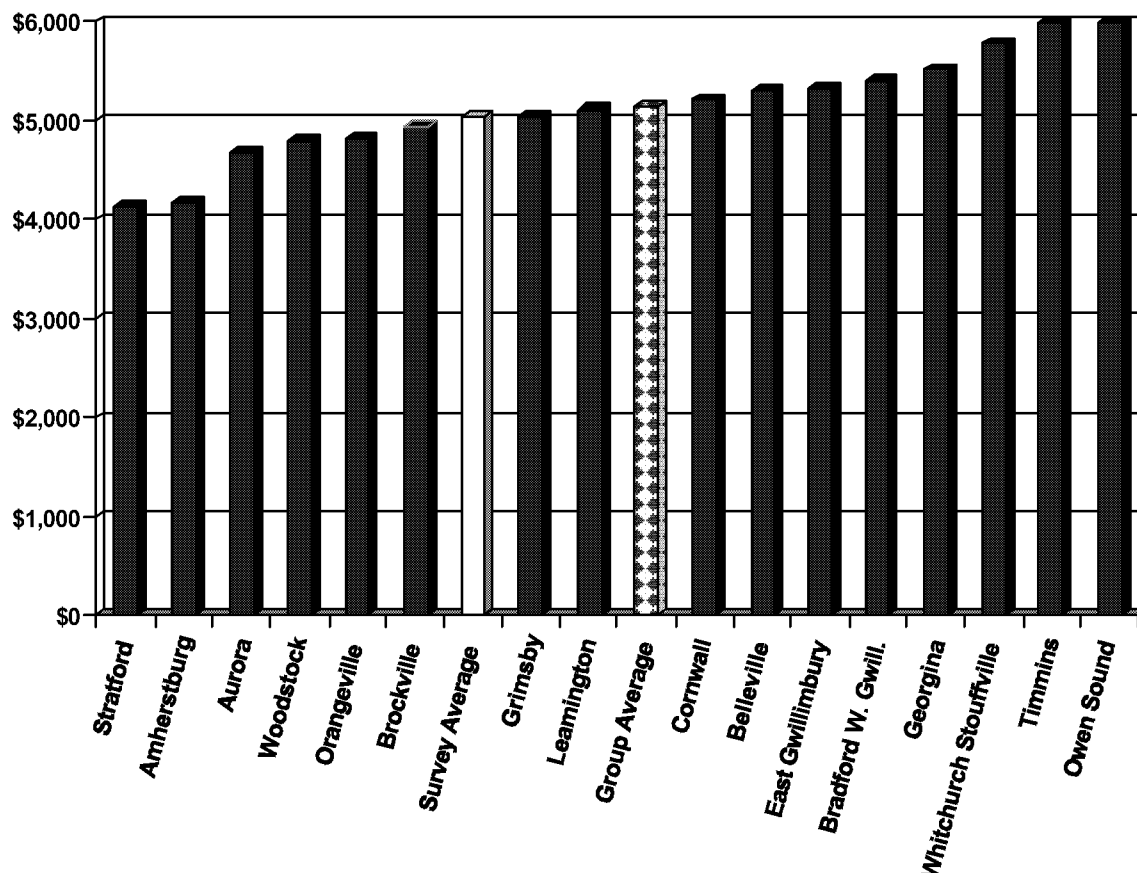
Residential - Senior Executive Municipality	Relative Tax Burden	2007 Property Taxes	Average Within Population Range
Wasaga Beach	low	\$ 3,703	
Woolwich	low	\$ 4,124	
Parry Sound	low	\$ 4,185	
Cobourg	low	\$ 4,259	
Middlesex Centre	low	\$ 4,328	
Huntsville	low	\$ 4,454	
Gravenhurst	low	\$ 4,458	
Thorold	mid	\$ 4,935	
Niagara-on-the-Lake	mid	\$ 4,960	
Bracebridge	mid	\$ 4,977	
Wilmot	mid	\$ 5,055	
North Dumfries	mid	\$ 5,223	
Tillsonburg	high	\$ 5,324	
Wellesley	high	\$ 5,326	
Pelham	high	\$ 5,452	
Central Elgin	high	\$ 5,901	
King	high	\$ 6,388	\$ 4,885



Residential Comparisons - Senior Executive —by Population Group

**Senior Executive
Home Property
Taxes -
Municipalities with
populations
between
20,000 – 49,999**

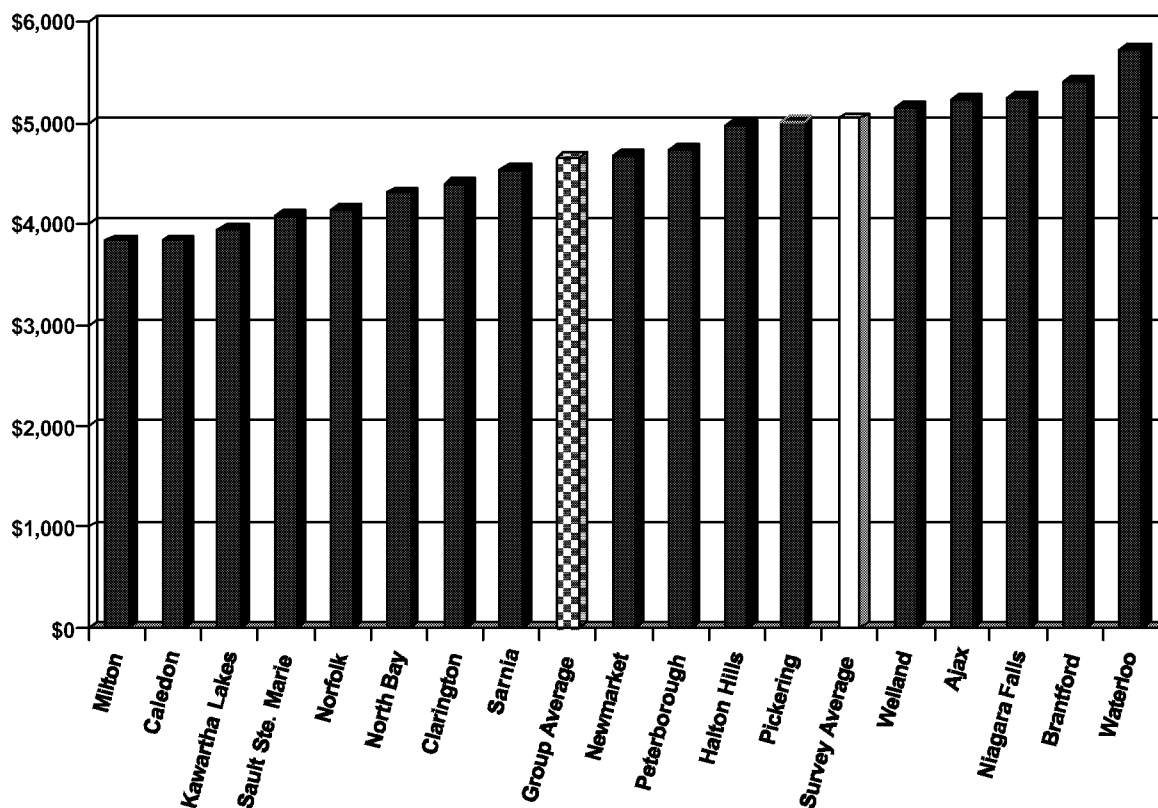
Residential - Senior Executive Municipality	Relative Tax Burden	2007 Property Taxes	Average Within Population Range
Stratford	low	\$ 4,126	
Amherstburg	low	\$ 4,168	
Aurora	mid	\$ 4,685	
Woodstock	mid	\$ 4,787	
Orangeville	mid	\$ 4,824	
Brockville	mid	\$ 4,937	
Grimsby	mid	\$ 5,045	
Leamington	mid	\$ 5,110	
Cornwall	mid	\$ 5,216	
Belleville	high	\$ 5,308	
East Gwillimbury	high	\$ 5,324	
Bradford West Gwillimbury	high	\$ 5,393	
Georgina	high	\$ 5,518	
Whitchurch Stouffville	high	\$ 5,774	
Timmins	high	\$ 5,988	
Owen Sound	high	\$ 5,991	\$ 5,137



Residential Comparisons - Senior Executive —by Population Group

**Senior Executive Home
Property Taxes -
Municipalities with
populations between
50,000—99,999**

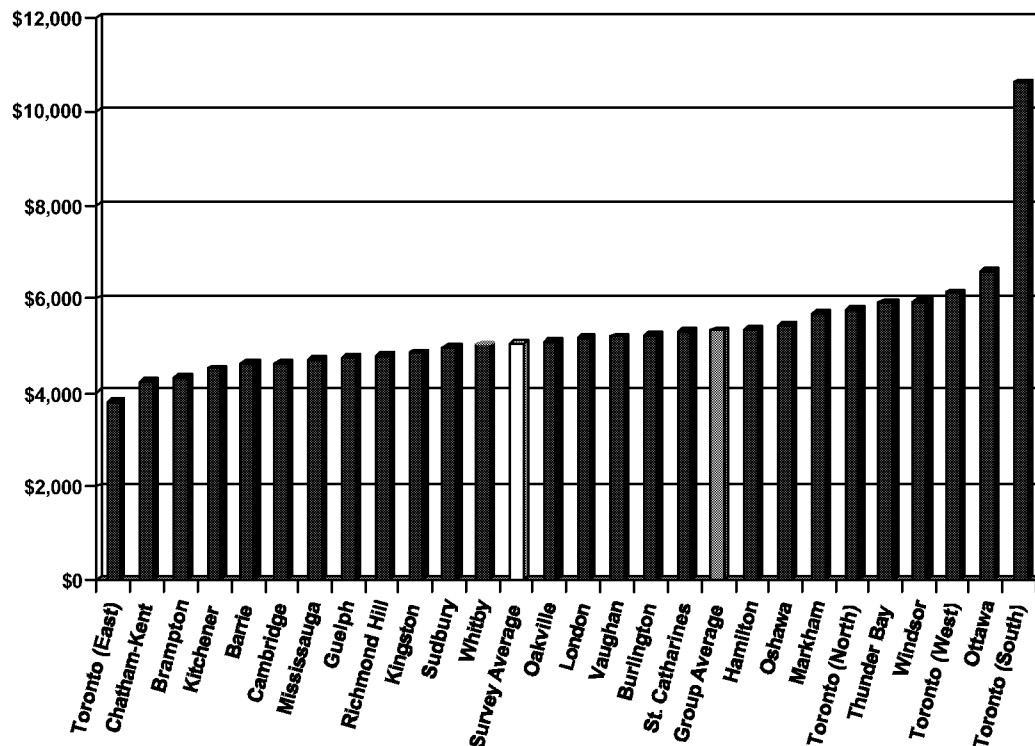
Residential - Senior Executive Municipality	Relative Tax Burden	2007 Property Taxes	Average Within Population Range
Milton	low	\$ 3,832	
Caledon	low	\$ 3,834	
Kawartha Lakes	low	\$ 3,930	
Sault Ste. Marie	low	\$ 4,077	
Norfolk	low	\$ 4,138	
North Bay	low	\$ 4,305	
Clarington	low	\$ 4,388	
Sarnia	low	\$ 4,535	
Newmarket	mid	\$ 4,662	
Peterborough	mid	\$ 4,739	
Halton Hills	mid	\$ 4,963	
Pickering	mid	\$ 5,014	
Welland	mid	\$ 5,154	
Ajax	mid	\$ 5,224	
Niagara Falls	high	\$ 5,243	
Brantford	high	\$ 5,397	
Waterloo	high	\$ 5,714	
			\$ 4,656



Residential Comparisons - Senior Executive —by Population Group

**Senior Executive Home Property Taxes
- Municipalities with populations
greater 100,000 +**

Residential - Senior Executive Municipality	Relative Tax Burden	2007 Property Taxes	Average Within Population Range
Toronto (East)	low	\$ 3,795	
Chatham-Kent	low	\$ 4,236	
Brampton	low	\$ 4,311	
Kitchener	low	\$ 4,502	
Barrie	low	\$ 4,606	
Cambridge	low	\$ 4,619	
Mississauga	mid	\$ 4,685	
Guelph	mid	\$ 4,742	
Richmond Hill	mid	\$ 4,813	
Kingston	mid	\$ 4,856	
Sudbury	mid	\$ 4,982	
Whitby	mid	\$ 5,024	
Oakville	mid	\$ 5,100	
London	mid	\$ 5,176	
Vaughan	mid	\$ 5,189	
Burlington	mid	\$ 5,222	
St. Catharines	high	\$ 5,290	
Hamilton	high	\$ 5,345	
Oshawa	high	\$ 5,441	
Markham	high	\$ 5,691	
Toronto (North)	high	\$ 5,761	
Thunder Bay	high	\$ 5,910	
Windsor	high	\$ 5,923	
Toronto (West)	high	\$ 6,146	
Ottawa	high	\$ 6,553	
Toronto (South)	high	\$ 10,598	\$ 5,328



Residential Comparisons - Senior Executive — by Location

Residential - Senior Executive Municipality	Location	Relative Tax Burden	Total Property Taxes 2007	Average Within Population Range
Wasaga Beach	Simcoe/Musk./Duff.	low	\$ 3,703	\$ 4,575
Parry Sound	Simcoe/Musk./Duff.	low	\$ 4,185	
Huntsville	Simcoe/Musk./Duff.	low	\$ 4,454	
Gravenhurst	Simcoe/Musk./Duff.	low	\$ 4,458	
Barrie	Simcoe/Musk./Duff.	low	\$ 4,606	
Orangeville	Simcoe/Musk./Duff.	mid	\$ 4,824	
Bracebridge	Simcoe/Musk./Duff.	mid	\$ 4,977	
Bradford West Gwillimbury	Simcoe/Musk./Duff.	high	\$ 5,393	

Residential - Senior Executive Municipality	Location	Relative Tax Burden	Total Property Taxes 2007	Average Within Population Range
Kawartha Lakes	Eastern	low	\$ 3,930	\$ 4,975
Cobourg	Eastern	low	\$ 4,259	
Peterborough	Eastern	mid	\$ 4,739	
Kingston	Eastern	mid	\$ 4,856	
Brockville	Eastern	mid	\$ 4,937	
Cornwall	Eastern	mid	\$ 5,216	
Belleville	Eastern	high	\$ 5,308	
Ottawa	Eastern	high	\$ 6,553	

Residential - Senior Executive Municipality	Location	Relative Tax Burden	Total Property Taxes 2007	Average Within Population Range
Woolwich	Southwest	low	\$ 4,124	\$ 4,929
Stratford	Southwest	low	\$ 4,126	
Norfolk	Southwest	low	\$ 4,138	
Amherstburg	Southwest	low	\$ 4,168	
Chatham-Kent	Southwest	low	\$ 4,236	
Middlesex Centre	Southwest	low	\$ 4,328	
Kitchener	Southwest	low	\$ 4,502	
Sarnia	Southwest	low	\$ 4,535	
Cambridge	Southwest	low	\$ 4,619	
Guelph	Southwest	mid	\$ 4,742	
Woodstock	Southwest	mid	\$ 4,787	
Wilmot	Southwest	mid	\$ 5,055	
Leamington	Southwest	mid	\$ 5,110	
London	Southwest	mid	\$ 5,176	
North Dumfries	Southwest	mid	\$ 5,223	
Tillsonburg	Southwest	high	\$ 5,324	
Wellesley	Southwest	high	\$ 5,326	
Brantford	Southwest	high	\$ 5,397	
Waterloo	Southwest	high	\$ 5,714	
Central Elgin	Southwest	high	\$ 5,901	
Windsor	Southwest	high	\$ 5,923	
Owen Sound	Southwest	high	\$ 5,991	

Residential Comparisons - Senior Executive —by Location (cont'd)

Residential - Senior Executive Municipality	Location	Relative Tax Burden	Total Property Taxes 2007	Average Within Population Range
Sault Ste. Marie	North	low	\$ 4,077	\$ 5,052
North Bay	North	low	\$ 4,305	
Sudbury	North	mid	\$ 4,982	
Thunder Bay	North	high	\$ 5,910	
Timmins	North	high	\$ 5,988	

Residential - Senior Executive Municipality	Location	Relative Tax Burden	Total Property Taxes 2007	Average Within Population Range
Fort Erie	Niagara/Hamilton		N/A	\$ 5,178
Thorold	Niagara/Hamilton	mid	\$ 4,935	
Niagara-on-the-Lake	Niagara/Hamilton	mid	\$ 4,960	
Grimsby	Niagara/Hamilton	mid	\$ 5,045	
Welland	Niagara/Hamilton	mid	\$ 5,154	
Niagara Falls	Niagara/Hamilton	mid	\$ 5,243	
St. Catharines	Niagara/Hamilton	high	\$ 5,290	
Hamilton	Niagara/Hamilton	high	\$ 5,345	
Pelham	Niagara/Hamilton	high	\$ 5,452	

Residential - Senior Executive Municipality	Location	Relative Tax Burden	Total Property Taxes 2007	Average Within Population Range
Toronto (East)	GTA	low	\$ 3,795	\$ 5,255
Milton	GTA	low	\$ 3,832	
Caledon	GTA	low	\$ 3,834	
Brampton	GTA	low	\$ 4,311	
Clarington	GTA	low	\$ 4,388	
Newmarket	GTA	mid	\$ 4,662	
Aurora	GTA	mid	\$ 4,685	
Mississauga	GTA	mid	\$ 4,685	
Richmond Hill	GTA	mid	\$ 4,813	
Halton Hills	GTA	mid	\$ 4,963	
Pickering	GTA	mid	\$ 5,014	
Whitby	GTA	mid	\$ 5,024	
Oakville	GTA	mid	\$ 5,100	
Vaughan	GTA	mid	\$ 5,189	
Burlington	GTA	mid	\$ 5,222	
Ajax	GTA	mid	\$ 5,224	
East Gwillimbury	GTA	high	\$ 5,324	
Oshawa	GTA	high	\$ 5,441	
Georgina	GTA	high	\$ 5,518	
Markham	GTA	high	\$ 5,691	
Toronto (North)	GTA	high	\$ 5,761	
Whitchurch-Stouffville	GTA	high	\$ 5,774	
Toronto (West)	GTA	high	\$ 6,146	
King	GTA	high	\$ 6,388	
Toronto (South)	GTA	high	\$ 10,598	

Residential Comparisons - Summary

The following table summarizes the ranking of each municipality in the survey for the residential property classes. In an effort to focus on the trends, rather than the absolutes, the summary provides relative rankings as low, low-mid, mid, mid-high or high.

Municipality	Location	Bungalow Summary	Executive Summary	Blended
Kawartha Lakes	Eastern	low	low	low
Cobourg	Eastern	mid	low	low-mid
Cornwall	Eastern	low	mid	low-mid
Brockville	Eastern	mid	mid	mid
Kingston	Eastern	mid	mid	mid
Peterborough	Eastern	mid	mid	mid
Belleville	Eastern	mid	high	mid-high
Ottawa	Eastern	high	high	high
Milton	GTA	low	low	low
Toronto (East)	GTA	low	low	low
Caledon	GTA	mid	low	low-mid
Clarington	GTA	mid	low	low-mid
Newmarket	GTA	mid	low	low-mid
Brampton	GTA	high	low	mid
Burlington	GTA	mid	mid	mid
Halton Hills	GTA	mid	mid	mid
Aurora	GTA	high	mid	mid-high
East Gwillimbury	GTA	mid	high	mid-high
Georgina	GTA	mid	high	mid-high
Mississauga	GTA	high	mid	mid-high
Oakville	GTA	high	mid	mid-high
Pickering	GTA	high	mid	mid-high
Richmond Hill	GTA	high	mid	mid-high
Vaughan	GTA	high	mid	mid-high
Whitby	GTA	high	mid	mid-high
Ajax	GTA	high	mid	mid-high
King	GTA	high	high	high
Markham	GTA	high	high	high
Oshawa	GTA	high	high	high
Toronto (North)	GTA	high	high	high
Toronto (South)	GTA	high	high	high
Toronto (West)	GTA	high	high	high
Whitchurch-Stouffville	GTA	high	high	high
Fort Erie	Niagara/Hamilton	low		low
Thorold	Niagara/Hamilton	low	mid	low-mid
Port Colborne	Niagara/Hamilton	mid		mid
Wainfleet	Niagara/Hamilton	mid		mid
West Lincoln	Niagara/Hamilton	mid		mid
Niagara Falls	Niagara/Hamilton	mid	high	mid-high
Niagara-on-the-Lake	Niagara/Hamilton	high	mid	mid-high
Grimsby	Niagara/Hamilton	high	mid	mid-high
Pelham	Niagara/Hamilton	mid	high	mid-high
Welland	Niagara/Hamilton	high	mid	mid-high
Hamilton	Niagara/Hamilton	high	high	high
Lincoln	Niagara/Hamilton	high		high
St. Catharines	Niagara/Hamilton	high	high	high

Residential Comparisons - Summary (cont'd)

Municipality	Location	Bungalow Summary	Executive Summary	Blended
Sault Ste. Marie	North	low	low	low
North Bay	North	mid	low	low-mid
Sudbury	North	low	mid	low-mid
Timmins	North	low	high	mid
Thunder Bay	North	mid	high	mid-high
Gravenhurst	Simcoe/Musk./Duff.	low	low	low
Huntsville	Simcoe/Musk./Duff.	low	low	low
Parry Sound	Simcoe/Musk./Duff.	low	low	low
Wasaga Beach	Simcoe/Musk./Duff.	low	low	low
Barrie	Simcoe/Musk./Duff.	mid	low	low-mid
Bracebridge	Simcoe/Musk./Duff.	low	mid	low-mid
Bradford West Gwillimbury	Simcoe/Musk./Duff.	mid	high	mid-high
Orangeville	Simcoe/Musk./Duff.	high	mid	mid-high
Amherstburg	Southwest	low	low	low
Middlesex Centre	Southwest	low	low	low
Norfolk	Southwest	low	low	low
St. Thomas	Southwest	low		low
Stratford	Southwest	low	low	low
Woolwich	Southwest	low	low	low
Cambridge	Southwest	mid	low	low-mid
Chatham-Kent	Southwest	mid	low	low-mid
Guelph	Southwest	low	mid	low-mid
Kitchener	Southwest	mid	low	low-mid
Leamington	Southwest	low	mid	low-mid
North Dumfries	Southwest	low	mid	low-mid
Sarnia	Southwest	mid	low	low-mid
Wilmot	Southwest	low	mid	low-mid
Central Elgin	Southwest	low	high	mid
London	Southwest	mid	mid	mid
Tillsonburg	Southwest	low	high	mid
Wellesley	Southwest	low	high	mid
Woodstock	Southwest	mid	mid	mid
Owen Sound	Southwest	mid	high	mid-high
Brantford	Southwest	high	high	high
Waterloo	Southwest	high	high	high
Windsor	Southwest	high	high	high

Residential Comparisons - Summary

low	low-mid	mid	mid-high	high
Amherstburg	Barrie	Brampton	Ajax	Brantford
Fort Erie	Bracebridge	Brockville	Aurora	Hamilton
Gravenhurst	Caledon	Burlington	Belleville	King
Huntsville	Cambridge	Central Elgin	Bradford West Gwillimbury	Lincoln
Kawartha Lakes	Chatham-Kent	Halton Hills	East Gwillimbury	Markham
Middlesex Centre	Clarington	Kingston	Georgina	Oshawa
Milton	Cobourg	London	Grimsby	Ottawa
Norfolk	Cornwall	Peterborough	Mississauga	St. Catharines
Parry Sound	Guelph	Port Colborne	Niagara Falls	Toronto (North)
Sault Ste. Marie	Kitchener	Tillsonburg	Niagara-on-the-Lake	Toronto (South)
St. Thomas	Leamington	Timmins	Oakville	Toronto (West)
Stratford	Newmarket	Wainfleet	Orangeville	Waterloo
Toronto (East)	North Bay	Wellesley	Owen Sound	Whitchurch Stouffville
Wasaga Beach	North Dumfries	West Lincoln	Pelham	Windsor
Woolwich	Sarnia	Woodstock	Pickering	
	Sudbury		Richmond Hill	
	Thorold		Thunder Bay	
	Wilmot		Vaughan	
			Welland	
			Whitby	

***Multi-Residential Comparisons - Walk-up Apartment
(taxes calculated on a per unit basis)***

- Tax ratios are a reasonably good predictor of a municipality's relative tax position
- Toronto, Hamilton, Guelph, Dufferin (Orangeville), Thunder Bay, Windsor, Woodstock, Owen Sound, Tillsonburg and the City of Kingston have some of the higher tax ratios resulting in higher relative tax burdens
- With low Multi-Residential tax ratios, Barrie, Sault Ste. Marie and York and Muskoka municipalities tended to have lower relative tax burdens in the Multi-Residential Class
- The average CVA per suite was \$52,000, with a range from \$26,000 to \$85,000

Multi-Residential Comparisons - Walk-up Apartment
(taxes calculated on a per unit basis) - sorted from lowest to highest

Multi-Residential - Apartment Walk-up Municipality	CVA Ranking	Relative Tax Burden	2007 Property Taxes/Unit
East Gwillimbury	mid	low	\$ 634
Vaughan	high	low	\$ 713
Norfolk	low	low	\$ 743
Parry Sound	mid	low	\$ 743
Wasaga Beach	mid	low	\$ 749
Huntsville	high	low	\$ 765
Newmarket	high	low	\$ 768
Sault Ste. Marie	low	low	\$ 776
Aurora	high	low	\$ 800
Amherstburg	low	low	\$ 881
Caledon	high	low	\$ 917
Timmins	low	low	\$ 937
Wainfleet	low	low	\$ 977
Bracebridge	high	low	\$ 978
Brockville	low	low	\$ 997
Georgina	high	low	\$ 1,009
Sudbury	low	low	\$ 1,025
Woolwich	mid	low	\$ 1,060
Chatham-Kent	low	low	\$ 1,114
Fort Erie	low	low	\$ 1,115
Lincoln	low	low	\$ 1,119
Niagara Falls	low	low	\$ 1,129
Wilmot	mid	low	\$ 1,155
Mississauga	high	low	\$ 1,161
Thorold	mid	mid	\$ 1,207
West Lincoln	mid	mid	\$ 1,234
Bradford West Gwillimbury	high	mid	\$ 1,235
North Dumfries	low	mid	\$ 1,249
Sarnia	low	mid	\$ 1,276
Milton	high	mid	\$ 1,285
Thunder Bay	low	mid	\$ 1,315
Cambridge	mid	mid	\$ 1,318
Wellesley	mid	mid	\$ 1,324
London	mid	mid	\$ 1,338
Grimsby	mid	mid	\$ 1,354
Peterborough	mid	mid	\$ 1,364
Ottawa	high	mid	\$ 1,365
Kawartha Lakes	mid	mid	\$ 1,391
Brantford	mid	mid	\$ 1,398

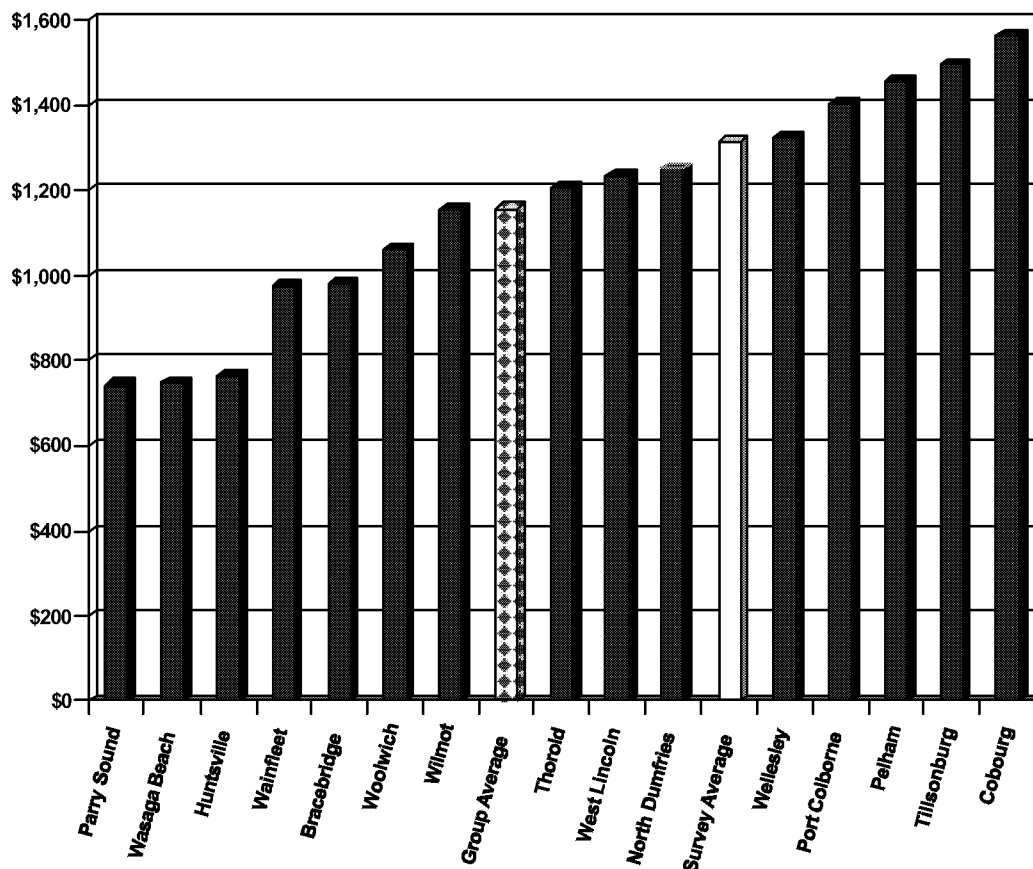
Multi-Residential Comparisons - Walk-up Apartment
(taxes calculated on a per unit basis) - sorted from lowest to highest cont'd

Multi-Residential - Apartment Walk-up Municipality	CVA Ranking	Relative Tax Burden	2007 Property Taxes/Unit
Port Colborne	low	mid	\$ 1,404
Stratford	mid	mid	\$ 1,405
St. Thomas	low	mid	\$ 1,420
Clarington	mid	mid	\$ 1,426
Halton Hills	high	mid	\$ 1,440
St. Catharines	mid	mid	\$ 1,442
Pelham	mid	mid	\$ 1,454
Pickering	high	mid	\$ 1,460
North Bay	low	mid	\$ 1,465
Owen Sound	low	mid	\$ 1,468
Hamilton	low	high	\$ 1,472
Ajax	high	high	\$ 1,491
Tillsonburg	low	high	\$ 1,493
Kitchener	mid	high	\$ 1,505
Burlington	high	high	\$ 1,513
Welland	mid	high	\$ 1,524
Cobourg	mid	high	\$ 1,562
Windsor	low	high	\$ 1,567
Whitby	high	high	\$ 1,576
Brampton	high	high	\$ 1,580
Woodstock	low	high	\$ 1,594
Belleville	low	high	\$ 1,650
Waterloo	high	high	\$ 1,651
Oakville	high	high	\$ 1,663
Cornwall	low	high	\$ 1,684
Guelph	mid	high	\$ 1,710
Toronto (West)	high	high	\$ 1,730
Oshawa	high	high	\$ 1,785
Toronto (East)	high	high	\$ 1,800
Kingston	mid	high	\$ 1,818
Orangeville	mid	high	\$ 1,829
Toronto (North)	high	high	\$ 1,881
Toronto (South)	high	high	\$ 2,088
Average			\$ 1,312
Median			\$ 1,364
Min			\$ 634
Max			\$ 2,088

Trends and Observations - Multi-Residential Walk-Ups
(taxes calculated on a per unit basis) - sorted by Population Group

**Multi-Residential
Walk-up Property
Taxes -
Municipalities with
populations less
than 20,000**

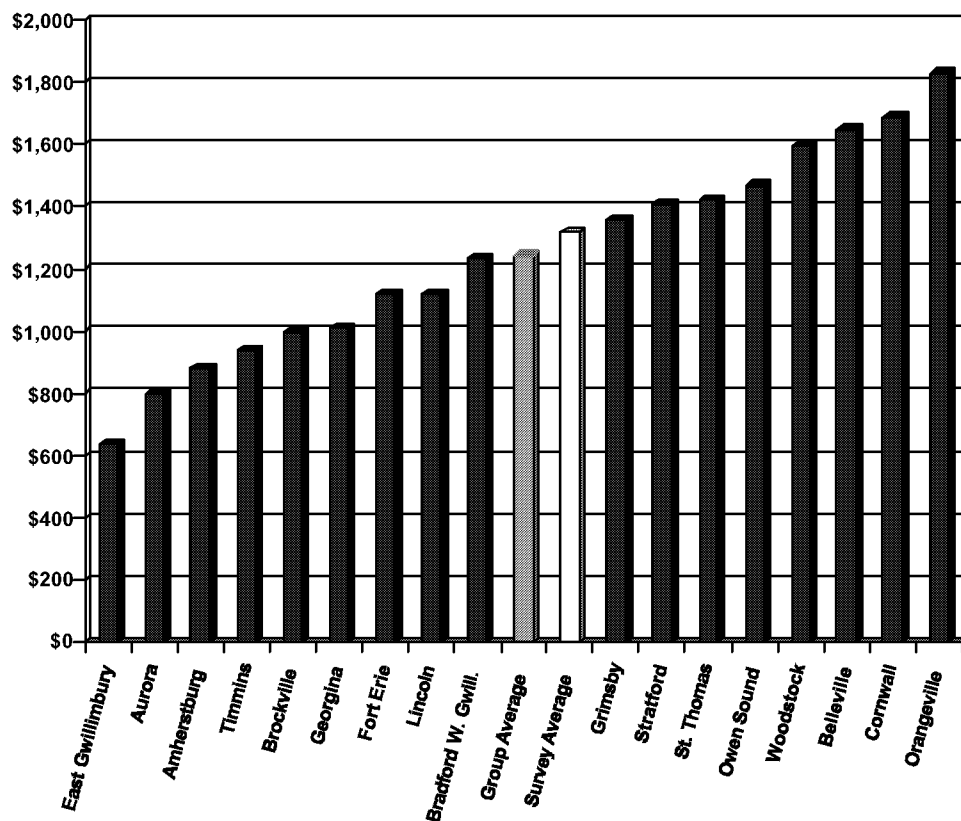
Multi-Residential - Apartment Walk-up Municipality	2007 Property Taxes/Unit	Relative Tax Burden	Average by Population Range
Parry Sound	\$ 743	low	
Wasaga Beach	\$ 749	low	
Huntsville	\$ 765	low	
Wainfleet	\$ 977	low	
Bracebridge	\$ 978	low	
Woolwich	\$ 1,060	low	
Wilmot	\$ 1,155	low	
Thorold	\$ 1,207	mid	
West Lincoln	\$ 1,234	mid	
North Dumfries	\$ 1,249	mid	
Wellesley	\$ 1,324	mid	
Port Colborne	\$ 1,404	mid	
Pelham	\$ 1,454	mid	
Tillsonburg	\$ 1,493	high	
Cobourg	\$ 1,562	high	\$ 1,157



Trends and Observations - Multi-Residential Walk-Ups
(taxes calculated on a per unit basis) - sorted by Population Group

**Multi-Residential
Walk-up Property
Taxes - Municipalities
with populations
between 20,000—
49,999**

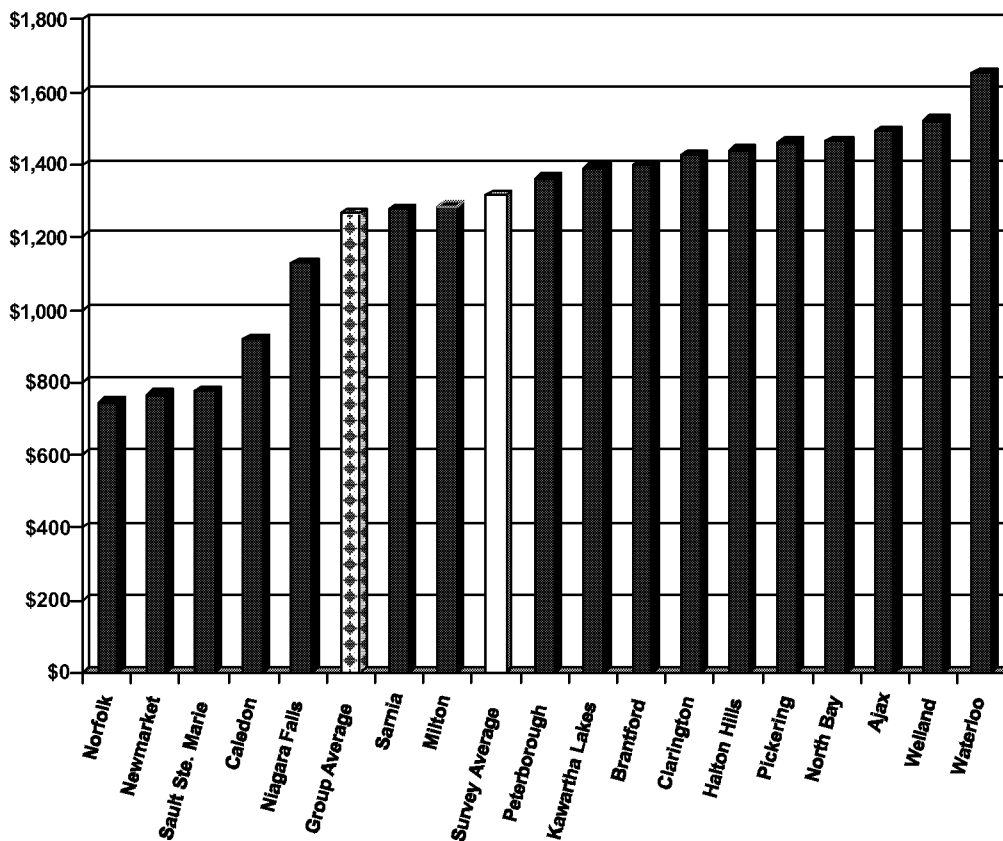
Multi-Residential - Apartment Walk-up Municipality	2007 Property Taxes/Unit	Relative Tax Burden	Average by Population Range
East Gwillimbury	\$ 634	low	
Aurora	\$ 800	low	
Amherstburg	\$ 881	low	
Timmins	\$ 937	low	
Brockville	\$ 997	low	
Georgina	\$ 1,009	low	
Fort Erie	\$ 1,115	low	
Lincoln	\$ 1,119	low	
Bradford West Gwillimbury	\$ 1,235	mid	
Grimsby	\$ 1,354	mid	
Stratford	\$ 1,405	mid	
St. Thomas	\$ 1,420	mid	
Owen Sound	\$ 1,468	mid	
Woodstock	\$ 1,594	high	
Belleville	\$ 1,650	high	
Cornwall	\$ 1,684	high	
Orangeville	\$ 1,829	high	\$ 1,243



Multi-Residential Comparisons - Walk-Up
(taxes calculated on a per unit basis) - sorted by Population Group

**Multi-Residential Walk-up
 Property Taxes -
 Municipalities with
 populations between
 50,000—99,999**

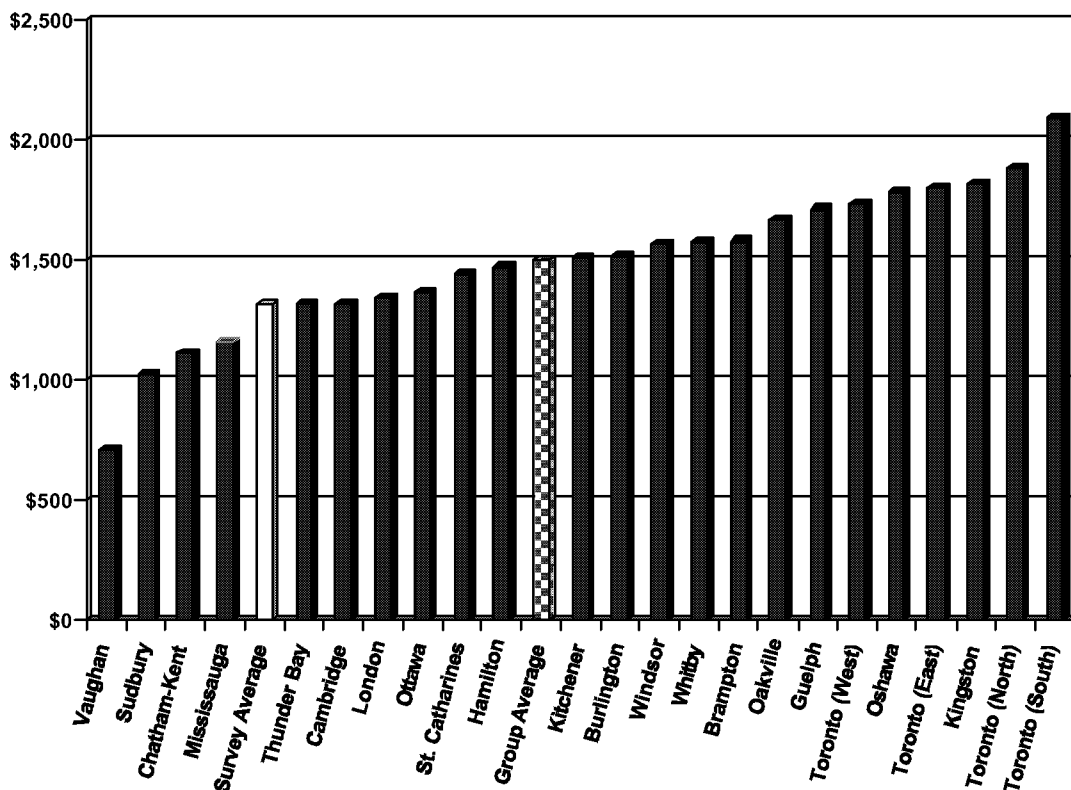
Multi-Residential - Apartment Walk-up Municipality	2007 Property Taxes/Unit	Relative Tax Burden	Average by Population Range
Norfolk	\$ 743	low	
Newmarket	\$ 768	low	
Sault Ste. Marie	\$ 776	low	
Caledon	\$ 917	low	
Niagara Falls	\$ 1,129	low	
Sarnia	\$ 1,276	mid	
Milton	\$ 1,285	mid	
Peterborough	\$ 1,364	mid	
Kawartha Lakes	\$ 1,391	mid	
Brantford	\$ 1,398	mid	
Clarington	\$ 1,426	mid	
Halton Hills	\$ 1,440	mid	
Pickering	\$ 1,460	mid	
North Bay	\$ 1,465	mid	
Ajax	\$ 1,491	high	
Welland	\$ 1,524	high	
Waterloo	\$ 1,651	high	\$ 1,265



Multi-Residential Comparisons - Walk-Up
(taxes calculated on a per unit basis) - sorted by Population Group

Multi-Residential Walk-up Property Taxes - Municipalities with populations 100,000 +

Multi-Residential - Apartment Walk-up Municipality	2007 Property Taxes/Unit	Relative Tax Burden	Average by Population Range
Vaughan	\$ 713	low	
Sudbury	\$ 1,025	low	
Chatham-Kent	\$ 1,114	low	
Mississauga	\$ 1,161	low	
Thunder Bay	\$ 1,315	mid	
Cambridge	\$ 1,318	mid	
London	\$ 1,338	mid	
Ottawa	\$ 1,365	mid	
St. Catharines	\$ 1,442	mid	
Hamilton	\$ 1,472	high	
Kitchener	\$ 1,505	high	
Burlington	\$ 1,513	high	
Windsor	\$ 1,567	high	
Whitby	\$ 1,576	high	
Brampton	\$ 1,580	high	
Oakville	\$ 1,663	high	
Guelph	\$ 1,710	high	
Toronto (West)	\$ 1,730	high	
Oshawa	\$ 1,785	high	
Toronto (East)	\$ 1,800	high	
Kingston	\$ 1,818	high	
Toronto (North)	\$ 1,881	high	
Toronto (South)	\$ 2,088	high	\$ 1,499



Multi-Residential Comparisons - Walk-Up
(taxes calculated on a per unit basis) - sorted by Location

Multi-Residential Apartment Walk-up		2007		Average by Location
Municipality	Location	Property Taxes/Unit	Relative Tax Burden	
Parry Sound	Simcoe/Musk./Duff.	\$ 743	low	\$ 1,050
Wasaga Beach	Simcoe/Musk./Duff.	\$ 749	low	
Huntsville	Simcoe/Musk./Duff.	\$ 765	low	
Bracebridge	Simcoe/Musk./Duff.	\$ 978	low	
Bradford West Gwillimbury	Simcoe/Musk./Duff.	\$ 1,235	mid	
Orangeville	Simcoe/Musk./Duff.	\$ 1,829	high	

Multi-Residential Apartment Walk-up		2007		Average by Location
Municipality	Location	Property Taxes/Unit	Relative Tax Burden	
Sault Ste. Marie	North	\$ 776	low	\$ 1,104
Timmins	North	\$ 937	low	
Sudbury	North	\$ 1,025	low	
Thunder Bay	North	\$ 1,315	mid	
North Bay	North	\$ 1,465	mid	

Multi-Residential Apartment Walk-up		2007		Average by Location
Municipality	Location	Property Taxes/Unit	Relative Tax Burden	
Wainfleet	Niagara/Hamilton	\$ 977	low	\$ 1,286
Fort Erie	Niagara/Hamilton	\$ 1,115	low	
Lincoln	Niagara/Hamilton	\$ 1,119	low	
Niagara Falls	Niagara/Hamilton	\$ 1,129	low	
Thorold	Niagara/Hamilton	\$ 1,207	mid	
West Lincoln	Niagara/Hamilton	\$ 1,234	mid	
Grimsby	Niagara/Hamilton	\$ 1,354	mid	
Port Colborne	Niagara/Hamilton	\$ 1,404	mid	
St. Catharines	Niagara/Hamilton	\$ 1,442	mid	
Pelham	Niagara/Hamilton	\$ 1,454	mid	
Hamilton	Niagara/Hamilton	\$ 1,472	high	
Welland	Niagara/Hamilton	\$ 1,524	high	

Multi-Residential Comparisons - Walk-Up

Multi-Residential Apartment Walk-up		2007		Average by Location
Municipality	Location	Property Taxes/Unit	Relative Tax Burden	
Norfolk	Southwest	\$ 743	low	
Amherstburg	Southwest	\$ 881	low	
Woolwich	Southwest	\$ 1,060	low	
Chatham-Kent	Southwest	\$ 1,114	low	
Wilmot	Southwest	\$ 1,155	low	
North Dumfries	Southwest	\$ 1,249	mid	
Sarnia	Southwest	\$ 1,276	mid	
Cambridge	Southwest	\$ 1,318	mid	
Wellesley	Southwest	\$ 1,324	mid	
London	Southwest	\$ 1,338	mid	
Brantford	Southwest	\$ 1,398	mid	
Stratford	Southwest	\$ 1,405	mid	
St. Thomas	Southwest	\$ 1,420	mid	
Owen Sound	Southwest	\$ 1,468	mid	
Tillsonburg	Southwest	\$ 1,493	high	
Kitchener	Southwest	\$ 1,505	high	
Windsor	Southwest	\$ 1,567	high	
Woodstock	Southwest	\$ 1,594	high	
Waterloo	Southwest	\$ 1,651	high	
Guelph	Southwest	\$ 1,710	high	
				\$ 1,333

Multi-Residential Apartment Walk-up		2007		Average by Location
Municipality	Location	Property Taxes/Unit	Relative Tax Burden	
East Gwillimbury	GTA	\$ 634	low	
Vaughan	GTA	\$ 713	low	
Newmarket	GTA	\$ 768	low	
Aurora	GTA	\$ 800	low	
Caledon	GTA	\$ 917	low	
Georgina	GTA	\$ 1,009	low	
Mississauga	GTA	\$ 1,161	low	
Milton	GTA	\$ 1,285	mid	
Clarington	GTA	\$ 1,426	mid	
Halton Hills	GTA	\$ 1,440	mid	
Pickering	GTA	\$ 1,460	mid	
Ajax	GTA	\$ 1,491	high	
Burlington	GTA	\$ 1,513	high	
Whitby	GTA	\$ 1,576	high	
Brampton	GTA	\$ 1,580	high	
Oakville	GTA	\$ 1,663	high	
Toronto (West)	GTA	\$ 1,730	high	
Oshawa	GTA	\$ 1,785	high	
Toronto (East)	GTA	\$ 1,800	high	
Toronto (North)	GTA	\$ 1,881	high	
Toronto (South)	GTA	\$ 2,088	high	
				\$ 1,368

Multi-Residential Comparisons - Walk-Up
(taxes calculated on a per unit basis) - sorted by Location (cont'd)

Multi-Residential Apartment Walk-up		2007		Average by
Municipality	Location	Property Taxes/Unit	Relative Tax Burden	Location
Brockville	Eastern	\$ 997	low	
Peterborough	Eastern	\$ 1,364	mid	
Ottawa	Eastern	\$ 1,365	mid	
Kawartha Lakes	Eastern	\$ 1,391	mid	
Cobourg	Eastern	\$ 1,562	high	
Belleville	Eastern	\$ 1,650	high	
Cornwall	Eastern	\$ 1,684	high	
Kingston	Eastern	\$ 1,818	high	\$ 1,479

Multi-Residential Comparisons - Mid/High-Rise Apartment

Multi-Residential Apartment High-rise Municipality	CVA Ranking	Relative Tax Burden	2007 Property Taxes per unit
Parry Sound	low	low	\$ 601
East Gwillimbury	mid	low	\$ 702
King	high	low	\$ 825
Whitchurch-Stouffville	high	low	\$ 876
Newmarket	high	low	\$ 885
Markham	high	low	\$ 898
Vaughan	high	low	\$ 911
Georgina	mid	low	\$ 912
Norfolk	low	low	\$ 947
Lincoln	low	low	\$ 979
Aurora	high	low	\$ 988
Sault Ste. Marie	low	low	\$ 997
Pelham	low	low	\$ 1,007
Richmond Hill	high	low	\$ 1,058
Grimsby	low	low	\$ 1,090
Brockville	low	low	\$ 1,109
Thorold	low	low	\$ 1,185
Timmins	low	low	\$ 1,189
Leamington	low	low	\$ 1,190
Barrie	high	low	\$ 1,225
Sudbury	low	low	\$ 1,246
Bradford West Gwillimbury	high	low	\$ 1,252
Ottawa	mid	low	\$ 1,357
Milton	high	mid	\$ 1,367
Halton Hills	high	mid	\$ 1,385
London	low	mid	\$ 1,405
Mississauga	high	mid	\$ 1,425
Stratford	mid	mid	\$ 1,427
Amherstburg	mid	mid	\$ 1,446
Brampton	high	mid	\$ 1,450
Niagara Falls	mid	mid	\$ 1,507
Fort Erie	mid	mid	\$ 1,510
St. Catharines	mid	mid	\$ 1,516
Owen Sound	low	mid	\$ 1,519
Cambridge	mid	mid	\$ 1,527
Brantford	mid	mid	\$ 1,529
North Bay	low	mid	\$ 1,568

- 13 of the 79 municipalities were not represented due to insufficient comparable properties
- The CVA per unit varied across the survey, with a range of \$33,000 to \$103,000 per multi-residential unit, with an average of \$60,000

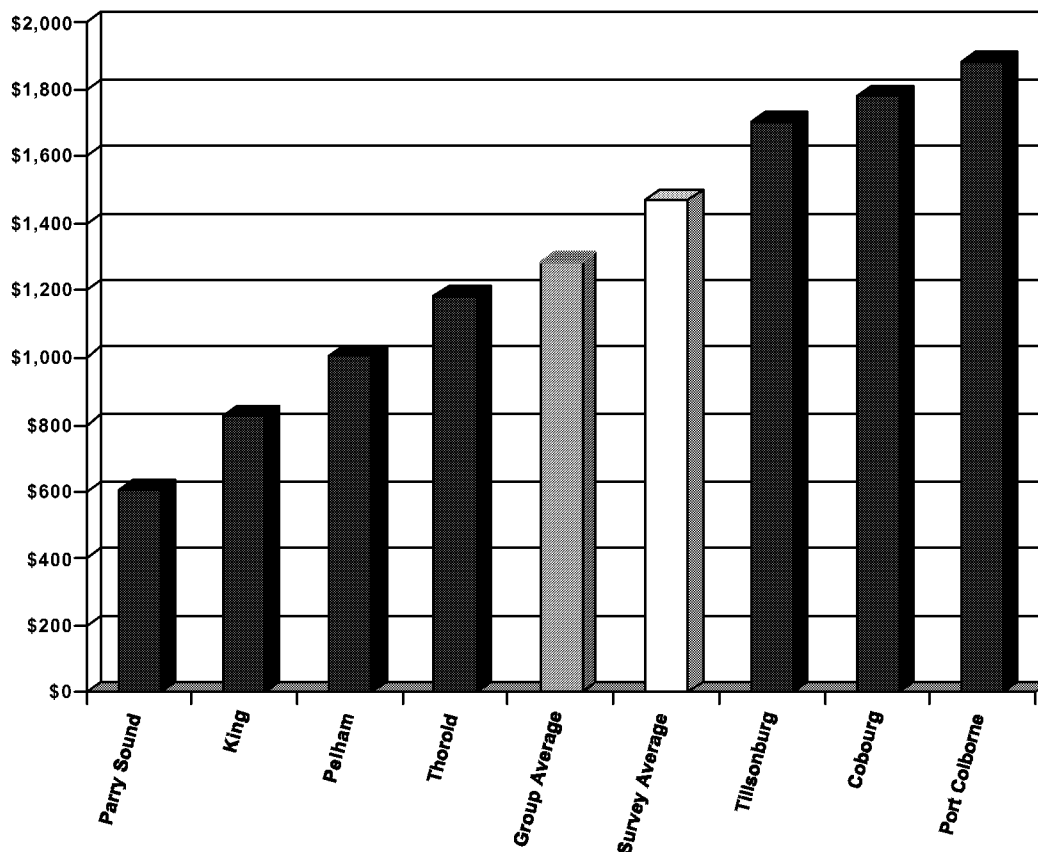
Multi-Residential Comparisons - Mid/High-Rise Apartment (cont'd)

Multi-Residential Apartment High-rise Municipality	CVA Ranking	Relative Tax Burden	2007 Property Taxes per unit
Whitby	mid	mid	\$ 1,602
Chatham-Kent	low	mid	\$ 1,603
Kawartha Lakes	mid	mid	\$ 1,627
Clarington	mid	mid	\$ 1,658
Windsor	low	mid	\$ 1,682
Burlington	high	mid	\$ 1,692
Welland	mid	mid	\$ 1,697
Tillsonburg	low	mid	\$ 1,702
Peterborough	mid	mid	\$ 1,705
Kingston	low	high	\$ 1,734
Sarnia	mid	high	\$ 1,739
Hamilton	low	high	\$ 1,747
Ajax	high	high	\$ 1,753
Toronto (East)	high	high	\$ 1,764
Oakville	high	high	\$ 1,770
Belleville	low	high	\$ 1,784
Cobourg	mid	high	\$ 1,785
Oshawa	mid	high	\$ 1,798
Kitchener	mid	high	\$ 1,802
Thunder Bay	low	high	\$ 1,809
Woodstock	low	high	\$ 1,818
Guelph	mid	high	\$ 1,848
Waterloo	high	high	\$ 1,863
Port Colborne	mid	high	\$ 1,881
Toronto (West)	high	high	\$ 1,882
Cornwall	low	high	\$ 1,892
St. Thomas	mid	high	\$ 1,994
Toronto (North)	high	high	\$ 2,002
Orangeville	mid	high	\$ 2,043
Pickering	high	high	\$ 2,089
Toronto (South)	high	high	\$ 2,115
Average			\$ 1,469
Median			\$ 1,523
Min			\$ 601
Max			\$ 2,115

**Trends and Observations - Mid/High-Rise Apartment
(taxes calculated on a per unit basis) - sorted by Population Group**

**Mid/High-rise
Property Taxes -
Municipalities with
populations less
than 20,000**

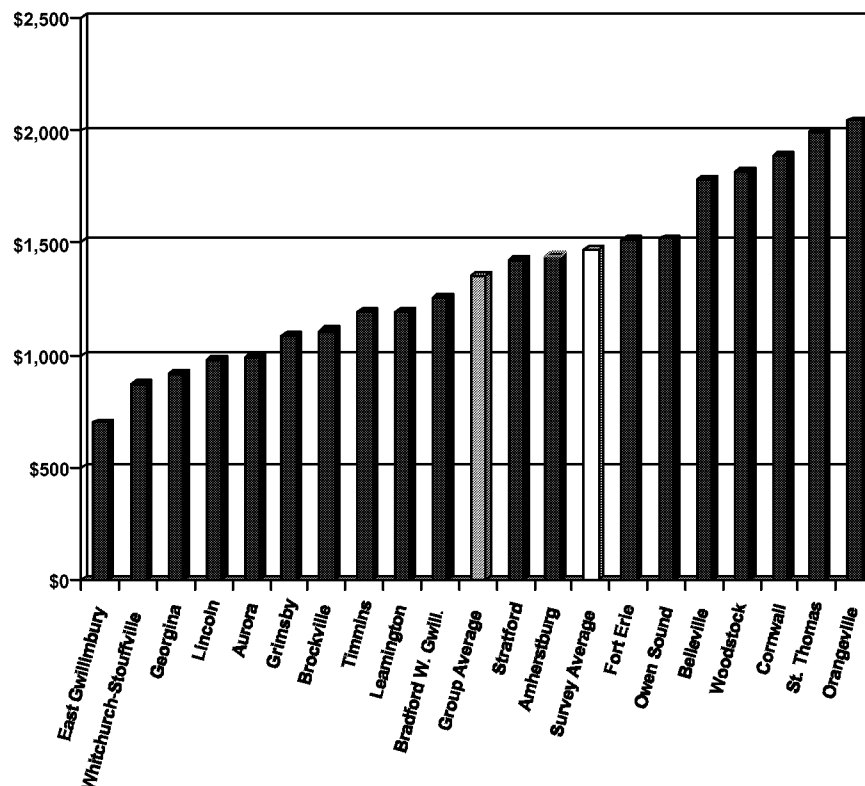
Multi-Residential Apartment High-rise Municipality	Relative Tax Burden	2007 Property Taxes Per Unit	Average by Population Range
Parry Sound	low	\$ 601	\$ 1,284
King	low	\$ 825	
Pelham	low	\$ 1,007	
Thorold	low	\$ 1,185	
Tillsonburg	mid	\$ 1,702	
Cobourg	high	\$ 1,785	
Port Colborne	high	\$ 1,881	



Multi-Residential Comparisons - Mid/High-Rise Apartment
(taxes calculated on a per unit basis) - sorted by Population Group

**Mid/High-Rise
Property Taxes -
Municipalities with
populations between
20,000-49,999**

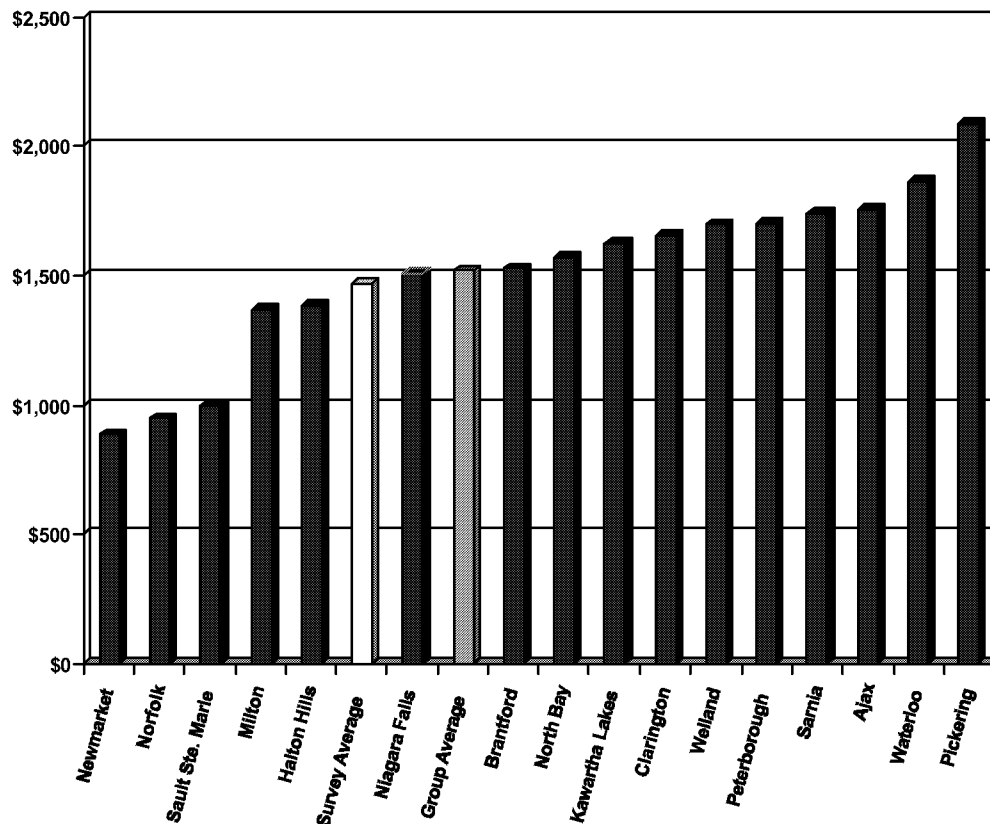
Multi-Residential Apartment High-rise Municipality	Relative Tax Burden	2007 Property Taxes Per Unit	Average by Population Range
East Gwillimbury	low	\$ 702	
Whitchurch-Stouffville	low	\$ 876	
Georgina	low	\$ 912	
Lincoln	low	\$ 979	
Aurora	low	\$ 988	
Grimsby	low	\$ 1,090	
Brockville	low	\$ 1,109	
Timmins	low	\$ 1,189	
Leamington	low	\$ 1,190	
Bradford West Gwillimbury	low	\$ 1,252	
Stratford	mid	\$ 1,427	
Amherstburg	mid	\$ 1,446	
Fort Erie	mid	\$ 1,510	
Owen Sound	mid	\$ 1,519	
Belleville	high	\$ 1,784	
Woodstock	high	\$ 1,818	
Cornwall	high	\$ 1,892	
St. Thomas	high	\$ 1,994	
Orangeville	high	\$ 2,043	
			\$ 1,354



**Multi-Residential Comparisons - Mid/High-Rise Apartment
(taxes calculated on a per unit basis) - sorted by Population Group**

**Mid/High-Rise
Property Taxes -
Municipalities with
populations between
50,000-99,999**

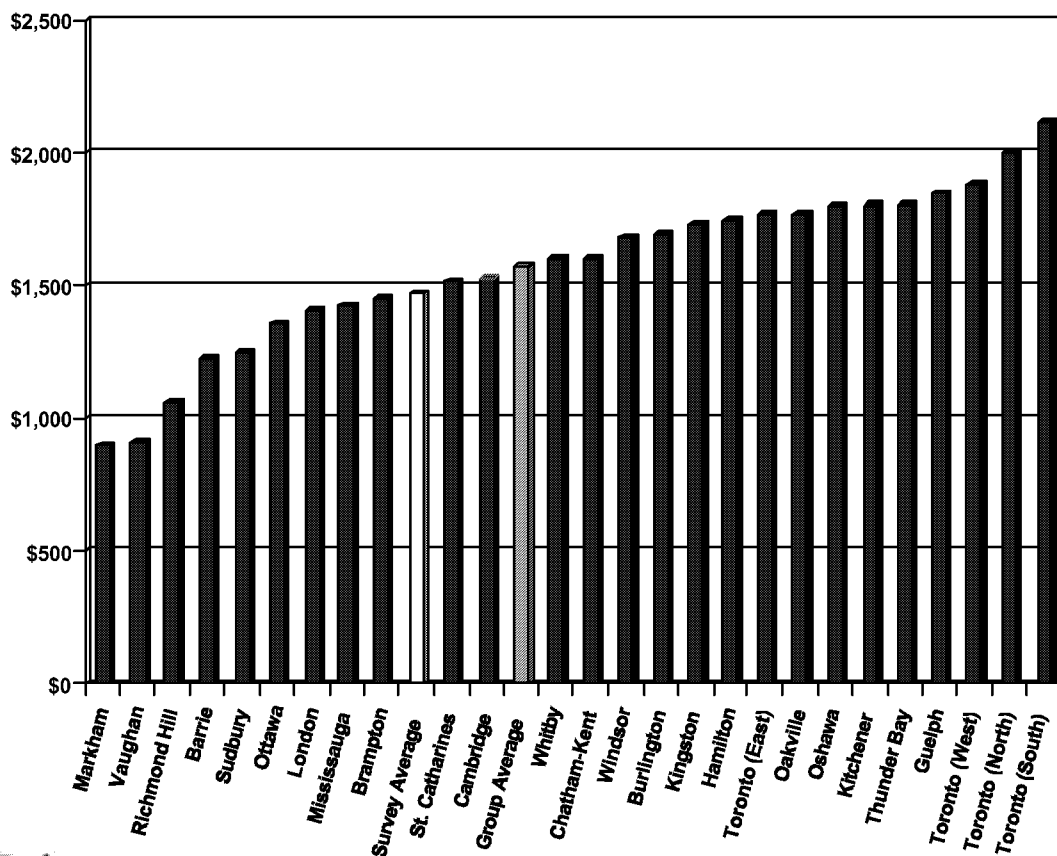
Multi-Residential Apartment High-rise Municipality	Relative Tax Burden	2007 Property Taxes Per Unit	Average by Population Range
Newmarket	low	\$ 885	
Norfolk	low	\$ 947	
Sault Ste. Marie	low	\$ 997	
Milton	mid	\$ 1,367	
Halton Hills	mid	\$ 1,385	
Niagara Falls	mid	\$ 1,507	
Brantford	mid	\$ 1,529	
North Bay	mid	\$ 1,568	
Kawartha Lakes	mid	\$ 1,627	
Clarington	mid	\$ 1,658	
Welland	mid	\$ 1,697	
Peterborough	mid	\$ 1,705	
Sarnia	high	\$ 1,739	
Ajax	high	\$ 1,753	
Waterloo	high	\$ 1,863	
Pickering	high	\$ 2,089	\$ 1,520



**Multi-Residential Comparisons - Mid/High-Rise Apartment
(taxes calculated on a per unit basis) - sorted by Population Group**

**Mid/High-Rise Property Taxes -
Municipalities with populations
100,000+
(Taxes per Unit)**

Multi-Residential Apartment High- rise Municipality	Relative Tax Burden	2007 Property Taxes Per Unit	Average by Population Range
Markham	low	\$ 898	
Vaughan	low	\$ 911	
Richmond Hill	low	\$ 1,058	
Barrie	low	\$ 1,225	
Sudbury	low	\$ 1,246	
Ottawa	low	\$ 1,357	
London	mid	\$ 1,405	
Mississauga	mid	\$ 1,425	
Brampton	mid	\$ 1,450	
St. Catharines	mid	\$ 1,516	
Cambridge	mid	\$ 1,527	
Whitby	mid	\$ 1,602	
Chatham-Kent	mid	\$ 1,603	
Windsor	mid	\$ 1,682	
Burlington	mid	\$ 1,692	
Kingston	high	\$ 1,734	
Hamilton	high	\$ 1,747	
Toronto (East)	high	\$ 1,764	
Oakville	high	\$ 1,770	
Oshawa	high	\$ 1,798	
Kitchener	high	\$ 1,802	
Thunder Bay	high	\$ 1,809	
Guelph	high	\$ 1,848	
Toronto (West)	high	\$ 1,882	
Toronto (North)	high	\$ 2,002	
Toronto (South)	high	\$ 2,115	\$ 1,572



Multi-Residential Comparisons - Mid/High-Rise Apartment
(taxes calculated on a per unit basis) - sorted by Location

Multi-Residential Apartment High-rise Municipality	Location	Relative Tax Burden	2007 Property Taxes Per Unit	Average by Location
Parry Sound	Simcoe/Musk./Duff.	low	\$ 601	\$ 1,280
Barrie	Simcoe/Musk./Duff.	low	\$ 1,225	
Bradford West Gwillimbury	Simcoe/Musk./Duff.	low	\$ 1,252	
Orangeville	Simcoe/Musk./Duff.	high	\$ 2,043	

Multi-Residential Apartment High-rise Municipality	Location	Relative Tax Burden	2007 Property Taxes Per Unit	Average by Location
Sault Ste. Marie	North	low	\$ 997	\$ 1,362
Timmins	North	low	\$ 1,189	
Sudbury	North	low	\$ 1,246	
North Bay	North	mid	\$ 1,568	
Thunder Bay	North	high	\$ 1,809	

Multi-Residential Comparisons - Mid/High-Rise Apartment
(taxes calculated on a per unit basis) - sorted by Location (cont'd)

Multi-Residential Apartment High-rise Municipality	Location	Relative Tax Burden	2007 Property Taxes Per Unit	Average by Location
East Gwillimbury	GTA	low	\$ 702	
King	GTA	low	\$ 825	
Whitchurch-Stouffville	GTA	low	\$ 876	
Newmarket	GTA	low	\$ 885	
Markham	GTA	low	\$ 898	
Vaughan	GTA	low	\$ 911	
Georgina	GTA	low	\$ 912	
Aurora	GTA	low	\$ 988	
Richmond Hill	GTA	low	\$ 1,058	
Milton	GTA	mid	\$ 1,367	
Halton Hills	GTA	mid	\$ 1,385	
Mississauga	GTA	mid	\$ 1,425	
Brampton	GTA	mid	\$ 1,450	
Whitby	GTA	mid	\$ 1,602	
Clarington	GTA	mid	\$ 1,658	
Burlington	GTA	mid	\$ 1,692	
Ajax	GTA	high	\$ 1,753	
Toronto (East)	GTA	high	\$ 1,764	
Oakville	GTA	high	\$ 1,770	
Oshawa	GTA	high	\$ 1,798	
Toronto (West)	GTA	high	\$ 1,882	
Toronto (North)	GTA	high	\$ 2,002	
Pickering	GTA	high	\$ 2,089	
Toronto (South)	GTA	high	\$ 2,115	
				\$ 1,409

Multi-Residential Apartment High-rise Municipality	Location	Relative Tax Burden	2007 Property Taxes Per Unit	Average by Location
Lincoln	Niagara/Hamilton	low	\$ 979	
Pelham	Niagara/Hamilton	low	\$ 1,007	
Grimsby	Niagara/Hamilton	low	\$ 1,090	
Thorold	Niagara/Hamilton	low	\$ 1,185	
Niagara Falls	Niagara/Hamilton	mid	\$ 1,507	
Fort Erie	Niagara/Hamilton	mid	\$ 1,510	
St. Catharines	Niagara/Hamilton	mid	\$ 1,516	
Welland	Niagara/Hamilton	mid	\$ 1,697	
Hamilton	Niagara/Hamilton	high	\$ 1,747	
Port Colborne	Niagara/Hamilton	high	\$ 1,881	
				\$ 1,412

Multi-Residential Comparisons - Mid/High-Rise Apartment
(taxes calculated on a per unit basis) - sorted by Location (cont'd)

Multi-Residential Apartment High-rise Municipality	Location	Relative Tax Burden	2007 Property Taxes Per Unit	Average by Location
Norfolk	Southwest	low	\$ 947	
Leamington	Southwest	low	\$ 1,190	
London	Southwest	mid	\$ 1,405	
Stratford	Southwest	mid	\$ 1,427	
Amherstburg	Southwest	mid	\$ 1,446	
Owen Sound	Southwest	mid	\$ 1,519	
Cambridge	Southwest	mid	\$ 1,527	
Brantford	Southwest	mid	\$ 1,529	
Chatham-Kent	Southwest	mid	\$ 1,603	
Windsor	Southwest	mid	\$ 1,682	
Tillsonburg	Southwest	mid	\$ 1,702	
Sarnia	Southwest	high	\$ 1,739	
Kitchener	Southwest	high	\$ 1,802	
Woodstock	Southwest	high	\$ 1,818	
Guelph	Southwest	high	\$ 1,848	
Waterloo	Southwest	high	\$ 1,863	
St. Thomas	Southwest	high	\$ 1,994	\$ 1,591

Multi-Residential Apartment High-rise Municipality	Location	Relative Tax Burden	2007 Property Taxes Per Unit	Average by Location
Brockville	Eastern	low	\$ 1,109	
Ottawa	Eastern	low	\$ 1,357	
Kawartha Lakes	Eastern	mid	\$ 1,627	
Peterborough	Eastern	mid	\$ 1,705	
Kingston	Eastern	high	\$ 1,734	
Belleville	Eastern	high	\$ 1,784	
Cobourg	Eastern	high	\$ 1,785	
Cornwall	Eastern	high	\$ 1,892	\$ 1,624

Multi-Residential Comparisons - Summary

The following chart summarizes the municipality's ranking in the two Multi-Residential classes by location. As shown in the table, there is a close relationship between the two multi-residential types of property classes

Municipality	Location	Relative Tax Burden Ranking Walk-Up	Relative Tax Burden Ranking Mid/High	Relative Tax Burden Ranking Blended Apartment
Brockville	Eastern	low	low	low
Ottawa	Eastern	mid	low	low-mid
Kawartha Lakes	Eastern	mid	mid	mid
Peterborough	Eastern	mid	mid	mid
Belleville	Eastern	high	high	high
Cobourg	Eastern	high	high	high
Cornwall	Eastern	high	high	high
Kingston	Eastern	high	high	high
Aurora	GTA	low	low	low
Caledon	GTA	low		low
East Gwillimbury	GTA	low	low	low
Georgina	GTA	low	low	low
King	GTA		low	low
Markham	GTA		low	low
Newmarket	GTA	low	low	low
Richmond Hill	GTA		low	low
Vaughan	GTA	low	low	low
Whitchurch-Stouffville	GTA		low	low
Mississauga	GTA	low	mid	low-mid
Clarington	GTA	mid	mid	mid
Halton Hills	GTA	mid	mid	mid
Milton	GTA	mid	mid	mid
Brampton	GTA	high	mid	mid-high
Burlington	GTA	high	mid	mid-high
Pickering	GTA	mid	high	mid-high
Whitby	GTA	high	mid	mid-high
Ajax	GTA	high	high	high
Oakville	GTA	high	high	high
Oshawa	GTA	high	high	high
Toronto (East)	GTA	high	high	high
Toronto (North)	GTA	high	high	high
Toronto (South)	GTA	high	high	high
Toronto (West)	GTA	high	high	high
Lincoln	Niagara/Hamilton	low	low	low
Wainfleet	Niagara/Hamilton	low		low
Fort Erie	Niagara/Hamilton	low	mid	low-mid
Grimsby	Niagara/Hamilton	mid	low	low-mid
Niagara Falls	Niagara/Hamilton	low	mid	low-mid
Niagara-on-the-Lake	Niagara/Hamilton			low-mid
Pelham	Niagara/Hamilton	mid	low	low-mid
Thorold	Niagara/Hamilton	mid	low	low-mid
St. Catharines	Niagara/Hamilton	mid	mid	mid
West Lincoln	Niagara/Hamilton	mid		mid
Port Colborne	Niagara/Hamilton	mid	high	mid-high
Welland	Niagara/Hamilton	high	mid	mid-high
Hamilton	Niagara/Hamilton	high	high	high

Multi-Residential Comparisons - Summary (cont'd)

Municipality	Location	Relative Tax Burden Ranking Walk-Up	Relative Tax Burden Ranking Mid/High	Relative Tax Burden Ranking Blended Apartment
Sault Ste. Marie	North	low	low	low
Sudbury	North	low	low	low
Timmins	North	low	low	low
North Bay	North	mid	mid	mid
Thunder Bay	North	mid	high	mid-high
Barrie	Simcoe/Musk./Duff.		low	low
Bracebridge	Simcoe/Musk./Duff.	low		low
Huntsville	Simcoe/Musk./Duff.	low		low
Parry Sound	Simcoe/Musk./Duff.	low	low	low
Wasaga Beach	Simcoe/Musk./Duff.	low		low
Bradford West Gwillimbury	Simcoe/Musk./Duff.	mid	low	low-mid
Orangeville	Simcoe/Musk./Duff.	high	high	high
Leamington	Southwest		low	low
Norfolk	Southwest	low	low	low
Wilmot	Southwest	low		low
Woolwich	Southwest	low		low
Amherstburg	Southwest	low	mid	low-mid
Chatham-Kent	Southwest	low	mid	low-mid
Brantford	Southwest	mid	mid	mid
Cambridge	Southwest	mid	mid	mid
London	Southwest	mid	mid	mid
North Dumfries	Southwest	mid		mid
Owen Sound	Southwest	mid	mid	mid
Stratford	Southwest	mid	mid	mid
Wellesley	Southwest	mid		mid
Sarnia	Southwest	mid	high	mid-high
St. Thomas	Southwest	mid	high	mid-high
Tillsonburg	Southwest	high	mid	mid-high
Windsor	Southwest	high	mid	mid-high
Guelph	Southwest	high	high	high
Kitchener	Southwest	high	high	high
Waterloo	Southwest	high	high	high
Woodstock	Southwest	high	high	high

Multi-Residential Comparisons - Summary

- There was a high degree of consistency in terms of the relative tax burdens across the two multi-residential property types
- Municipalities with higher tax ratios typically also have higher relative tax burdens in the multi-residential class. The tax ratio is a better predictor in the multi-residential class than the commercial and industrial classes because of the consistent Province-wide residential education rate
- All York municipalities, with a Multi-Residential tax ratio equal to the Residential class have a low relative tax burden
- Toronto, Dufferin, Oxford, Belleville, Northumberland, Guelph, Hamilton, St. Thomas, Thunder Bay, Windsor, Cornwall, Lambton and Kingston with relatively high Multi-Residential tax ratios have Mid-high to High tax burden compared to the other municipalities in the survey

low	low-mid	mid	mid-high	high
Aurora	Amherstburg	Brantford	Brampton	Ajax
Barrie	Bradford West Gwillimbury	Cambridge	Burlington	Belleville
Bracebridge	Chatham-Kent	Clarington	Pickering	Cobourg
Brockville	Fort Erie	Halton Hills	Port Colborne	Cornwall
Caledon	Grimsby	Kawartha Lakes	Sarnia	Guelph
Central Elgin	Mississauga	London	St. Thomas	Hamilton
East Gwillimbury	Niagara Falls	Middlesex Centre	Thunder Bay	Kingston
Georgina	Ottawa	Milton	Tillsonburg	Kitchener
Gravenhurst	Pelham	North Bay	Welland	Oakville
Huntsville	Thorold	North Dumfries	Whitby	Orangeville
King		Owen Sound	Windsor	Oshawa
Leamington		Peterborough		Toronto (East)
Lincoln		St. Catharines		Toronto (North)
Markham		Stratford		Toronto (South)
Newmarket		Wellesley		Toronto (West)
Norfolk		West Lincoln		Waterloo
Parry Sound				Woodstock
Richmond Hill				
Sault Ste. Marie				
Sudbury				
Timmins				
Vaughan				
Wainfleet				
Wasaga Beach				
Whitchurch-Stouffville				
Wilmot				
Woolwich				

Commercial Comparisons - Office Buildings

- 15 of the 79 municipalities were not represented due to insufficient comparable properties
- The CVA per unit varied across the survey, with a range of \$35 to \$166 per square foot, with an average of \$82 per square foot
- The taxes on a per square foot basis ranged from \$1.47 to \$6.72
- The average and median taxes per square foot for office buildings were \$2.94 and \$2.86 respectively
- The average square footage of the office building class is approximately 53,600 sq. ft.
- On average, education comprises 48% of the total taxes
- The addition of a non uniform education tax rate results in a change in the relative tax position across the survey

The charts on the next page provide a sorting from lowest to highest in terms of total taxes for each of the population groupings. The group average and the total survey average are shown on the graph. Education and municipal taxes are shown in different colours to help identify the impact of non-controllable education taxes.

Commercial Comparisons - Office Buildings

Commercial - Office Municipality	CVA Ranking	2007 Municipal Taxes Per Sq.ft.	2007 Education Taxes Per Sq.ft.	2007 Total Taxes Per Sq.ft.	Relative Tax Burden
Kawartha Lakes	low	\$ 0.71	\$ 0.76	\$ 1.47	low
Leamington	low	\$ 0.70	\$ 0.77	\$ 1.47	low
Milton	mid	\$ 0.61	\$ 0.88	\$ 1.49	low
Parry Sound	low	\$ 1.03	\$ 0.56	\$ 1.59	low
Welland	low	\$ 1.02	\$ 0.60	\$ 1.61	low
Amherstburg	mid	\$ 0.78	\$ 1.05	\$ 1.82	low
Whitchurch-Stouffville	mid	\$ 0.70	\$ 1.13	\$ 1.84	low
Sarnia	low	\$ 1.05	\$ 0.86	\$ 1.91	low
Central Elgin	low	\$ 1.17	\$ 0.74	\$ 1.92	low
Niagara-on-the-Lake	low	\$ 0.97	\$ 0.95	\$ 1.92	low
Grimsby	low	\$ 1.12	\$ 0.83	\$ 1.95	low
Bradford West Gwillimbury	mid	\$ 0.84	\$ 1.12	\$ 1.96	low
Halton Hills	mid	\$ 0.89	\$ 1.10	\$ 1.98	low
Norfolk	low	\$ 0.99	\$ 1.00	\$ 1.99	low
Newmarket	mid	\$ 0.82	\$ 1.18	\$ 2.00	low
Port Colborne	low	\$ 1.28	\$ 0.74	\$ 2.02	low
Georgina	mid	\$ 0.96	\$ 1.11	\$ 2.07	low
Timmins	low	\$ 1.36	\$ 0.78	\$ 2.14	low
Fort Erie	low	\$ 1.32	\$ 0.95	\$ 2.27	low
Sault Ste. Marie	low	\$ 1.44	\$ 0.93	\$ 2.37	low
St. Catharines	low	\$ 1.43	\$ 0.95	\$ 2.37	low
St. Thomas	low	\$ 1.36	\$ 1.03	\$ 2.39	low
Hamilton	low	\$ 1.46	\$ 0.95	\$ 2.41	mid
Waterloo	low	\$ 1.28	\$ 1.25	\$ 2.53	mid
Caledon	high	\$ 0.91	\$ 1.62	\$ 2.53	mid
Brockville	low	\$ 1.38	\$ 1.19	\$ 2.58	mid
London	low	\$ 1.32	\$ 1.27	\$ 2.59	mid
Brantford	low	\$ 1.49	\$ 1.12	\$ 2.61	mid
Mississauga	high	\$ 1.06	\$ 1.59	\$ 2.65	mid
Belleville	low	\$ 1.52	\$ 1.15	\$ 2.67	mid
Niagara Falls	mid	\$ 1.58	\$ 1.12	\$ 2.70	mid
Chatham-Kent	low	\$ 1.72	\$ 1.07	\$ 2.79	mid
Oshawa	mid	\$ 1.64	\$ 1.16	\$ 2.80	mid
Markham	high	\$ 1.11	\$ 1.81	\$ 2.92	mid
Peterborough	mid	\$ 1.58	\$ 1.35	\$ 2.93	mid
Vaughan	high	\$ 1.12	\$ 1.84	\$ 2.96	mid
North Bay	low	\$ 1.68	\$ 1.31	\$ 2.99	mid
Thorold	mid	\$ 1.73	\$ 1.27	\$ 3.00	mid
Guelph	mid	\$ 1.51	\$ 1.50	\$ 3.01	mid
Barrie	high	\$ 1.51	\$ 1.49	\$ 3.01	mid
Brampton	high	\$ 1.32	\$ 1.69	\$ 3.02	mid
Richmond Hill	high	\$ 1.16	\$ 1.88	\$ 3.04	mid
Aurora	high	\$ 1.28	\$ 1.85	\$ 3.13	mid
Clarington	high	\$ 1.71	\$ 1.52	\$ 3.23	mid
Stratford	mid	\$ 1.67	\$ 1.61	\$ 3.28	mid

Commercial Comparisons - Office Buildings (cont'd)

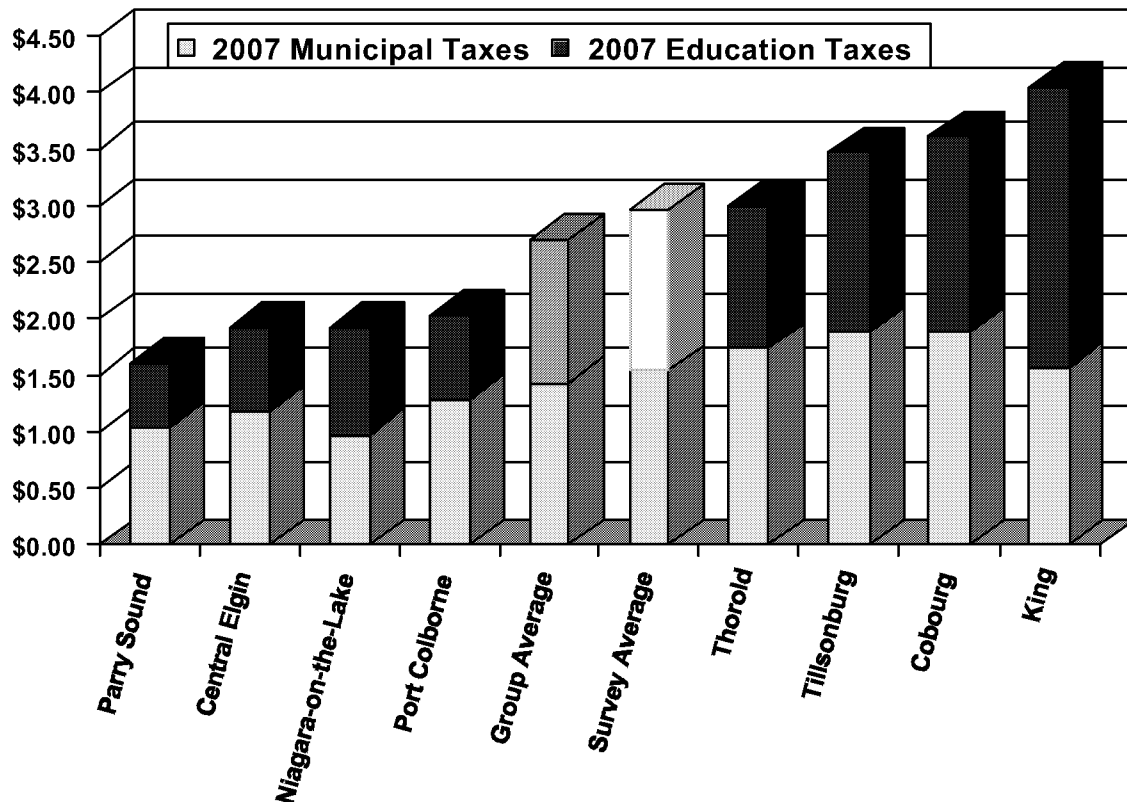
Commercial - Office Municipality	CVA Ranking	2007 Municipal Taxes Per Sq.ft.	2007 Education Taxes Per Sq.ft.	2007 Total Taxes Per Sq.ft.	Relative Tax Burden
Sudbury	mid	\$ 1.98	\$ 1.33	\$ 3.31	high
Oakville	high	\$ 1.46	\$ 1.86	\$ 3.32	high
Windsor	mid	\$ 2.04	\$ 1.28	\$ 3.32	high
Kitchener	mid	\$ 1.71	\$ 1.63	\$ 3.33	high
Ajax	high	\$ 1.74	\$ 1.60	\$ 3.34	high
Burlington	high	\$ 1.60	\$ 1.78	\$ 3.38	high
Whitby	high	\$ 1.80	\$ 1.66	\$ 3.46	high
Tillsonburg	mid	\$ 1.87	\$ 1.60	\$ 3.47	high
Kingston	mid	\$ 1.93	\$ 1.55	\$ 3.48	high
Cambridge	mid	\$ 1.83	\$ 1.72	\$ 3.55	high
Cobourg	high	\$ 1.87	\$ 1.74	\$ 3.60	high
Woodstock	mid	\$ 2.14	\$ 1.59	\$ 3.73	high
Owen Sound	mid	\$ 2.46	\$ 1.56	\$ 4.01	high
King	high	\$ 1.56	\$ 2.48	\$ 4.04	high
Pickering	high	\$ 2.12	\$ 2.00	\$ 4.11	high
Toronto (West)	high	\$ 2.43	\$ 2.26	\$ 4.69	high
Ottawa	high	\$ 2.64	\$ 2.31	\$ 4.95	high
Thunder Bay	mid	\$ 2.76	\$ 2.25	\$ 5.01	high
Cornwall	high	\$ 3.20	\$ 2.33	\$ 5.53	high
Toronto (East)	high	\$ 2.88	\$ 2.69	\$ 5.56	high
Toronto (South)	high	\$ 3.48	\$ 3.25	\$ 6.72	high
Average		\$ 1.53	\$ 1.41	\$ 2.94	
Median		\$ 1.46	\$ 1.29	\$ 2.86	
Min		\$ 0.61	\$ 0.56	\$ 1.47	
Max		\$ 3.48	\$ 3.25	\$ 6.72	

Commercial Comparisons - Office Buildings —by Population Group

**Office Buildings
Property Taxes -
Municipalities with
populations
less than 20,000**

Taxes per Sq. Ft.

Commercial - Office Municipality	2007 Municipal Taxes Per Sq.ft.	2007 Education Taxes Per Sq.ft.	2007 Total Taxes Per Sq.ft.	Relative Tax Burden	Average per Population Range
Parry Sound	\$ 1.03	\$ 0.56	\$ 1.59	low	\$ 2.70
Central Elgin	\$ 1.17	\$ 0.74	\$ 1.92	low	
Niagara-on-the-Lake	\$ 0.97	\$ 0.95	\$ 1.92	low	
Port Colborne	\$ 1.28	\$ 0.74	\$ 2.02	low	
Thorold	\$ 1.73	\$ 1.27	\$ 3.00	mid	
Tillsonburg	\$ 1.87	\$ 1.60	\$ 3.47	high	
Cobourg	\$ 1.87	\$ 1.74	\$ 3.60	high	
King	\$ 1.56	\$ 2.48	\$ 4.04	high	

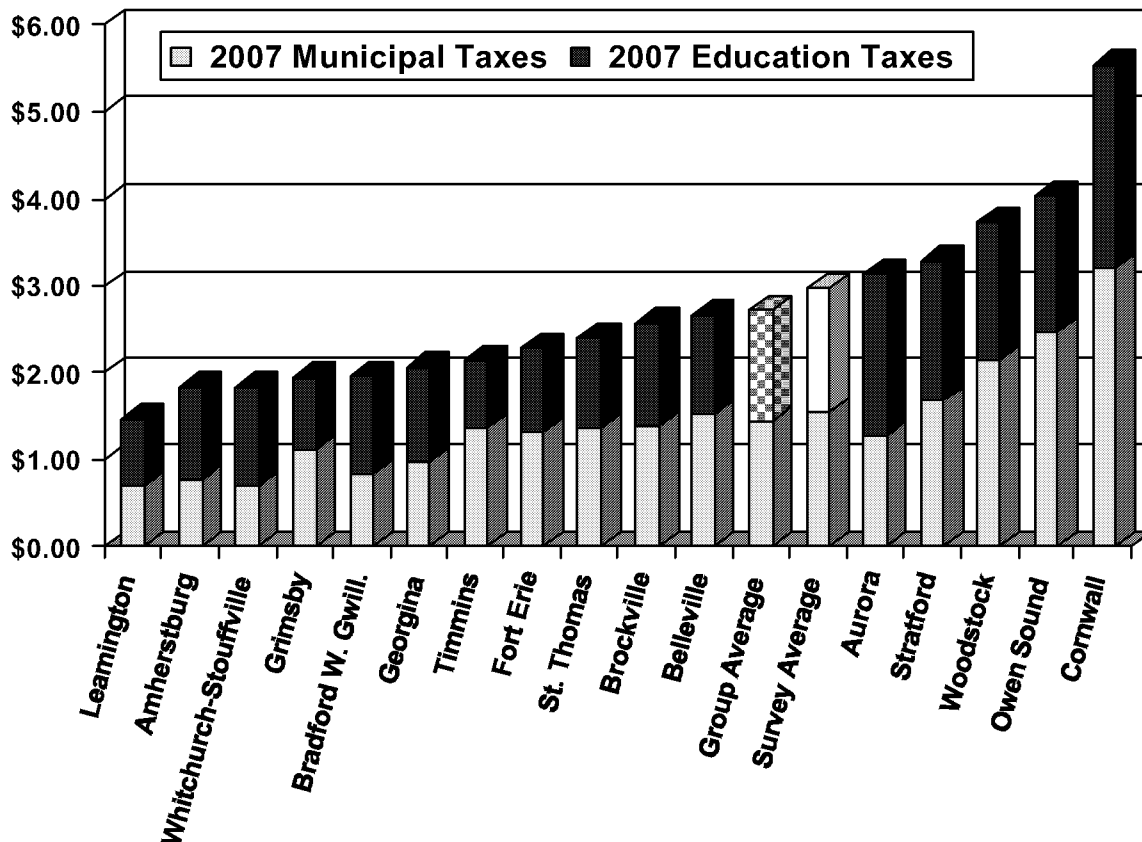


Commercial Comparisons - Office Buildings —by Population Group

Office Buildings Property Taxes - Municipalities with populations between 20,000—49,999

Taxes per Sq. Ft.

Commercial - Office Municipality	2007 Municipal Taxes Per Sq.ft.	2007 Education Taxes Per Sq.ft.	2007 Total Taxes Per Sq.ft.	Relative Tax Burden	Average per Population Range
Leamington	\$ 0.70	\$ 0.77	\$ 1.47	low	
Amherstburg	\$ 0.78	\$ 1.05	\$ 1.82	low	
Whitchurch-Stouffville	\$ 0.70	\$ 1.13	\$ 1.84	low	
Grimsby	\$ 1.12	\$ 0.83	\$ 1.95	low	
Bradford W. Gwill.	\$ 0.84	\$ 1.12	\$ 1.96	low	
Georgina	\$ 0.96	\$ 1.11	\$ 2.07	low	
Timmins	\$ 1.36	\$ 0.78	\$ 2.14	low	
Fort Erie	\$ 1.32	\$ 0.95	\$ 2.27	low	
St. Thomas	\$ 1.36	\$ 1.03	\$ 2.39	low	
Brockville	\$ 1.38	\$ 1.19	\$ 2.58	mid	
Belleville	\$ 1.52	\$ 1.15	\$ 2.67	mid	
Aurora	\$ 1.28	\$ 1.85	\$ 3.13	mid	
Stratford	\$ 1.67	\$ 1.61	\$ 3.28	mid	
Woodstock	\$ 2.14	\$ 1.59	\$ 3.73	high	
Owen Sound	\$ 2.46	\$ 1.56	\$ 4.01	high	
Cornwall	\$ 3.20	\$ 2.33	\$ 5.53	high	\$ 2.68

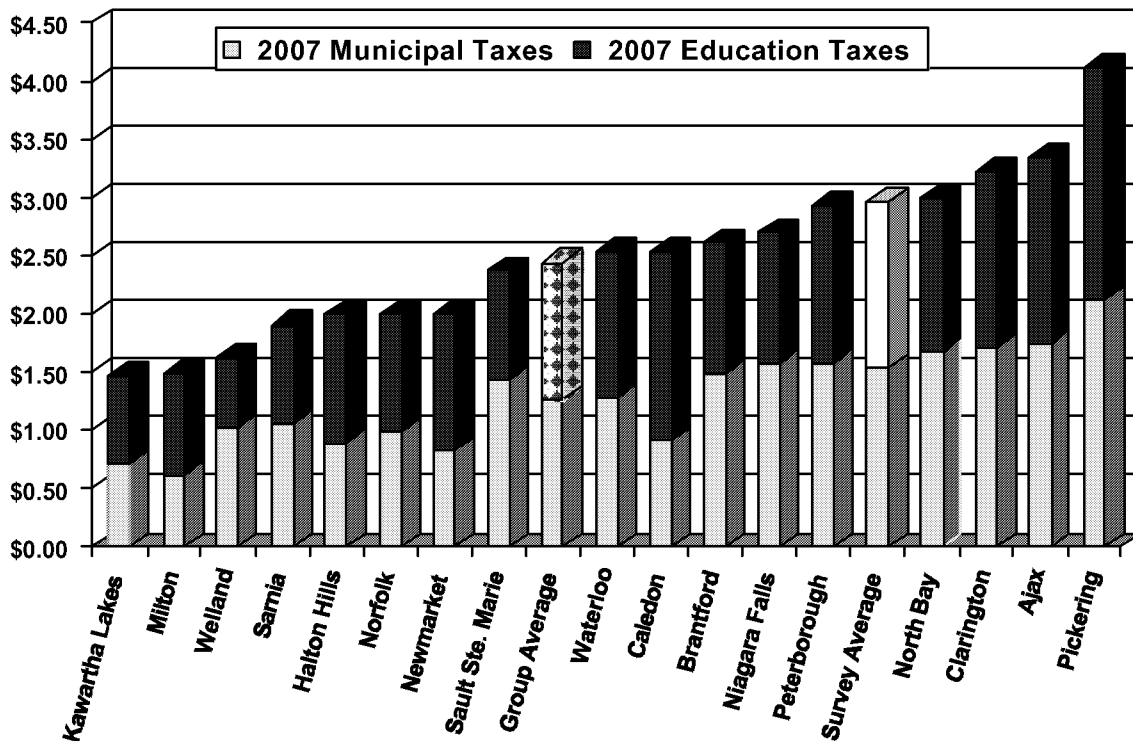


Commercial Comparisons - Office Buildings—by Population Group

Office Buildings Property Taxes - Municipalities with populations between 50,000—99,999

Taxes per Sq. Ft.

Commercial - Office Municipality	2007 Municipal Taxes Per Sq.ft.	2007 Education Taxes Per Sq.ft.	2007 Total Taxes Per Sq.ft.	Relative Tax Burden	Average per Population Range
Kawartha Lakes	\$ 0.71	\$ 0.76	\$ 1.47	low	
Milton	\$ 0.61	\$ 0.88	\$ 1.49	low	
Welland	\$ 1.02	\$ 0.60	\$ 1.61	low	
Sarnia	\$ 1.05	\$ 0.86	\$ 1.91	low	
Halton Hills	\$ 0.89	\$ 1.10	\$ 1.98	low	
Norfolk	\$ 0.99	\$ 1.00	\$ 1.99	low	
Newmarket	\$ 0.82	\$ 1.18	\$ 2.00	low	
Sault Ste. Marie	\$ 1.44	\$ 0.93	\$ 2.37	low	
Waterloo	\$ 1.28	\$ 1.25	\$ 2.53	mid	
Caledon	\$ 0.91	\$ 1.62	\$ 2.53	mid	
Brantford	\$ 1.49	\$ 1.12	\$ 2.61	mid	
Niagara Falls	\$ 1.58	\$ 1.12	\$ 2.70	mid	
Peterborough	\$ 1.58	\$ 1.35	\$ 2.93	mid	
North Bay	\$ 1.68	\$ 1.31	\$ 2.99	mid	
Clarington	\$ 1.71	\$ 1.52	\$ 3.23	mid	
Ajax	\$ 1.74	\$ 1.60	\$ 3.34	high	
Pickering	\$ 2.12	\$ 2.00	\$ 4.11	high	\$ 2.46

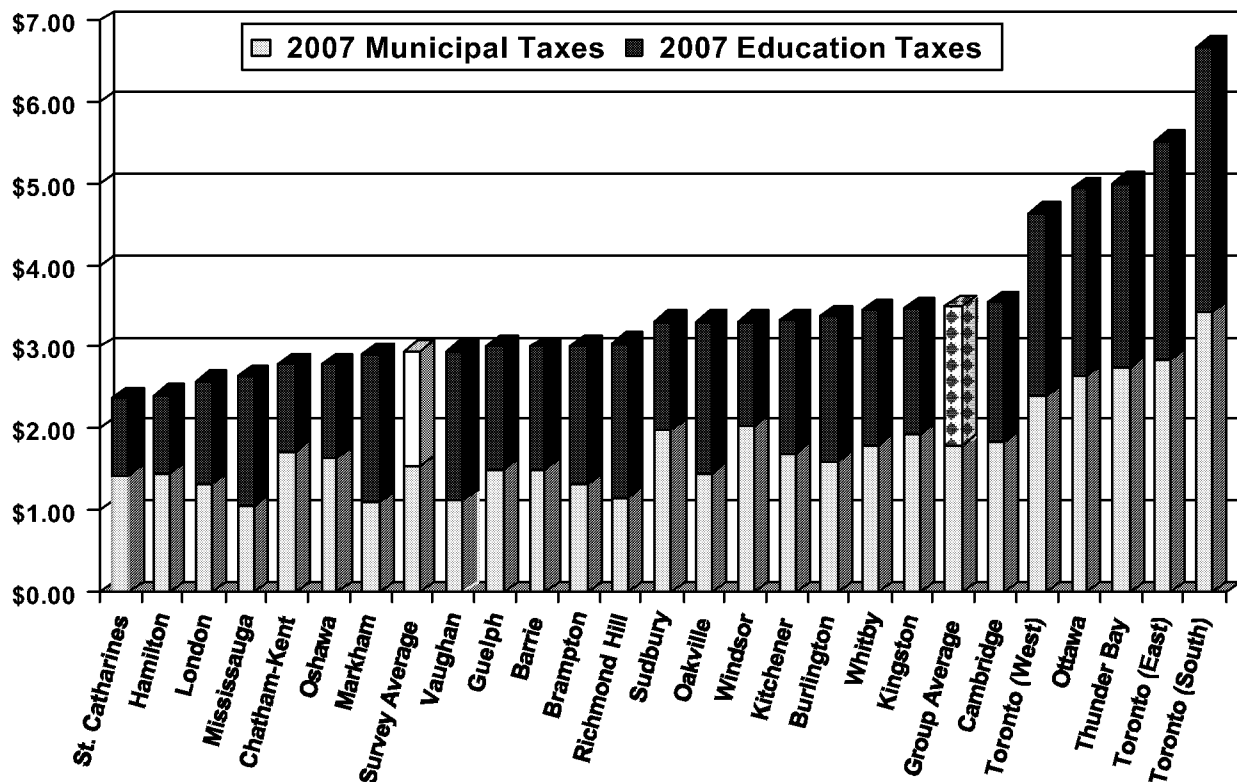


Commercial Comparisons - Office Buildings — by Population Group

**Office Buildings
Property Taxes -
Municipalities with
populations
100,000+**

Taxes per Sq. Ft.

Commercial - Office Municipality	2007 Municipal Taxes Per Sq.ft.	2007 Education Taxes Per Sq.ft.	2007 Total Taxes Per Sq.ft.	Relative Tax Burden	Average per Population Range
St. Catharines	\$ 1.43	\$ 0.95	\$ 2.37	low	
Hamilton	\$ 1.46	\$ 0.95	\$ 2.41	mid	
London	\$ 1.32	\$ 1.27	\$ 2.59	mid	
Mississauga	\$ 1.06	\$ 1.59	\$ 2.65	mid	
Chatham-Kent	\$ 1.72	\$ 1.07	\$ 2.79	mid	
Oshawa	\$ 1.64	\$ 1.16	\$ 2.80	mid	
Markham	\$ 1.11	\$ 1.81	\$ 2.92	mid	
Vaughan	\$ 1.12	\$ 1.84	\$ 2.96	mid	
Guelph	\$ 1.51	\$ 1.50	\$ 3.01	mid	
Barrie	\$ 1.51	\$ 1.49	\$ 3.01	mid	
Brampton	\$ 1.32	\$ 1.69	\$ 3.02	mid	
Richmond Hill	\$ 1.16	\$ 1.88	\$ 3.04	mid	
Sudbury	\$ 1.98	\$ 1.33	\$ 3.31	high	
Oakville	\$ 1.46	\$ 1.86	\$ 3.32	high	
Windsor	\$ 2.04	\$ 1.28	\$ 3.32	high	
Kitchener	\$ 1.71	\$ 1.63	\$ 3.33	high	
Burlington	\$ 1.60	\$ 1.78	\$ 3.38	high	
Whitby	\$ 1.80	\$ 1.66	\$ 3.46	high	
Kingston	\$ 1.93	\$ 1.55	\$ 3.48	high	
Cambridge	\$ 1.83	\$ 1.72	\$ 3.55	high	
Toronto (West)	\$ 2.43	\$ 2.26	\$ 4.69	high	
Ottawa	\$ 2.64	\$ 2.31	\$ 4.95	high	
Thunder Bay	\$ 2.76	\$ 2.25	\$ 5.01	high	
Toronto (East)	\$ 2.88	\$ 2.69	\$ 5.56	high	
Toronto (South)	\$ 3.48	\$ 3.25	\$ 6.72	high	\$ 3.51



Commercial Comparisons - Office Buildings —by Location

Commercial - Office Municipality	Location	2007 Municipal Taxes Per Sq.ft.	2007 Education Taxes Per Sq.ft.	2007 Total Taxes Per Sq.ft.	Relative Tax Burden	Location Average
Parry Sound	Simcoe/Musk./Duff.	\$ 1.03	\$ 0.56	\$ 1.59	low	\$ 2.19
Bradford West Gwillimbury	Simcoe/Musk./Duff.	\$ 0.84	\$ 1.12	\$ 1.96	low	
Barrie	Simcoe/Musk./Duff.	\$ 1.51	\$ 1.49	\$ 3.01	mid	

Commercial - Office Municipality	Location	2007 Municipal Taxes Per Sq.ft.	2007 Education Taxes Per Sq.ft.	2007 Total Taxes Per Sq.ft.	Relative Tax Burden	Location Average
Welland	Niagara/Hamilton	\$ 1.02	\$ 0.60	\$ 1.61	low	\$ 2.25
Niagara-on-the-Lake	Niagara/Hamilton	\$ 0.97	\$ 0.95	\$ 1.92	low	
Grimsby	Niagara/Hamilton	\$ 1.12	\$ 0.83	\$ 1.95	low	
Port Colborne	Niagara/Hamilton	\$ 1.28	\$ 0.74	\$ 2.02	low	
Fort Erie	Niagara/Hamilton	\$ 1.32	\$ 0.95	\$ 2.27	low	
St. Catharines	Niagara/Hamilton	\$ 1.43	\$ 0.95	\$ 2.37	low	
Hamilton	Niagara/Hamilton	\$ 1.46	\$ 0.95	\$ 2.41	mid	
Niagara Falls	Niagara/Hamilton	\$ 1.58	\$ 1.12	\$ 2.70	mid	
Thorold	Niagara/Hamilton	\$ 1.73	\$ 1.27	\$ 3.00	mid	

Commercial - Office Municipality	Location	2007 Municipal Taxes Per Sq.ft.	2007 Education Taxes Per Sq.ft.	2007 Total Taxes Per Sq.ft.	Relative Tax Burden	Location Average
Leamington	Southwest	\$ 0.70	\$ 0.77	\$ 1.47	low	\$ 2.76
Amherstburg	Southwest	\$ 0.78	\$ 1.05	\$ 1.82	low	
Sarnia	Southwest	\$ 1.05	\$ 0.86	\$ 1.91	low	
Central Elgin	Southwest	\$ 1.17	\$ 0.74	\$ 1.92	low	
Norfolk	Southwest	\$ 0.99	\$ 1.00	\$ 1.99	low	
St. Thomas	Southwest	\$ 1.36	\$ 1.03	\$ 2.39	low	
Waterloo	Southwest	\$ 1.28	\$ 1.25	\$ 2.53	mid	
London	Southwest	\$ 1.32	\$ 1.27	\$ 2.59	mid	
Brantford	Southwest	\$ 1.49	\$ 1.12	\$ 2.61	mid	
Chatham-Kent	Southwest	\$ 1.72	\$ 1.07	\$ 2.79	mid	
Guelph	Southwest	\$ 1.51	\$ 1.50	\$ 3.01	mid	
Stratford	Southwest	\$ 1.67	\$ 1.61	\$ 3.28	mid	
Windsor	Southwest	\$ 2.04	\$ 1.28	\$ 3.32	high	
Kitchener	Southwest	\$ 1.71	\$ 1.63	\$ 3.33	high	
Tillsonburg	Southwest	\$ 1.87	\$ 1.60	\$ 3.47	high	
Cambridge	Southwest	\$ 1.83	\$ 1.72	\$ 3.55	high	
Woodstock	Southwest	\$ 2.14	\$ 1.59	\$ 3.73	high	
Owen Sound	Southwest	\$ 2.46	\$ 1.56	\$ 4.01	high	

Commercial Comparisons - Office Buildings —by Location (cont'd)

Commercial - Office Municipality	Location	2007 Municipal Taxes Per Sq.ft.	2007 Education Taxes Per Sq.ft.	2007 Total Taxes Per Sq.ft.	Relative Tax Burden	Location Average
Timmins	North	\$ 1.36	\$ 0.78	\$ 2.14	low	\$ 3.16
Sault Ste. Marie	North	\$ 1.44	\$ 0.93	\$ 2.37	low	
North Bay	North	\$ 1.68	\$ 1.31	\$ 2.99	mid	
Sudbury	North	\$ 1.98	\$ 1.33	\$ 3.31	high	
Thunder Bay	North	\$ 2.76	\$ 2.25	\$ 5.01	high	

Commercial - Office Municipality	Location	2007 Municipal Taxes Per Sq.ft.	2007 Education Taxes Per Sq.ft.	2007 Total Taxes Per Sq.ft.	Relative Tax Burden	Location Average
Kawartha Lakes	Eastern	\$ 0.71	\$ 0.76	\$ 1.47	low	\$ 3.40
Belleville	Eastern	\$ 1.52	\$ 1.15	\$ 2.67	mid	
Brockville	Eastern	\$ 1.38	\$ 1.19	\$ 2.58	mid	
Peterborough	Eastern	\$ 1.58	\$ 1.35	\$ 2.93	mid	
Kingston	Eastern	\$ 1.93	\$ 1.55	\$ 3.48	high	
Cobourg	Eastern	\$ 1.87	\$ 1.74	\$ 3.60	high	
Ottawa	Eastern	\$ 2.64	\$ 2.31	\$ 4.95	high	
Cornwall	Eastern	\$ 3.20	\$ 2.33	\$ 5.53	high	

Commercial - Office Municipality	Location	2007 Municipal Taxes Per Sq.ft.	2007 Education Taxes Per Sq.ft.	2007 Total Taxes Per Sq.ft.	Relative Tax Burden	Location Average
Milton	GTA	\$ 0.61	\$ 0.88	\$ 1.49	low	\$ 3.23
Whitchurch-Stouffville	GTA	\$ 0.70	\$ 1.13	\$ 1.84	low	
Halton Hills	GTA	\$ 0.89	\$ 1.10	\$ 1.98	low	
Newmarket	GTA	\$ 0.82	\$ 1.18	\$ 2.00	low	
Georgina	GTA	\$ 0.96	\$ 1.11	\$ 2.07	low	
Caledon	GTA	\$ 0.91	\$ 1.62	\$ 2.53	mid	
Mississauga	GTA	\$ 1.06	\$ 1.59	\$ 2.65	mid	
Oshawa	GTA	\$ 1.64	\$ 1.16	\$ 2.80	mid	
Markham	GTA	\$ 1.11	\$ 1.81	\$ 2.92	mid	
Vaughan	GTA	\$ 1.12	\$ 1.84	\$ 2.96	mid	
Brampton	GTA	\$ 1.32	\$ 1.69	\$ 3.02	mid	
Richmond Hill	GTA	\$ 1.16	\$ 1.88	\$ 3.04	mid	
Aurora	GTA	\$ 1.28	\$ 1.85	\$ 3.13	mid	
Clarington	GTA	\$ 1.71	\$ 1.52	\$ 3.23	mid	
Oakville	GTA	\$ 1.46	\$ 1.86	\$ 3.32	high	
Ajax	GTA	\$ 1.74	\$ 1.60	\$ 3.34	high	
Burlington	GTA	\$ 1.60	\$ 1.78	\$ 3.38	high	
Whitby	GTA	\$ 1.80	\$ 1.66	\$ 3.46	high	
King	GTA	\$ 1.56	\$ 2.48	\$ 4.04	high	
Pickering	GTA	\$ 2.12	\$ 2.00	\$ 4.11	high	
Toronto (West)	GTA	\$ 2.43	\$ 2.26	\$ 4.69	high	
Toronto (East)	GTA	\$ 2.88	\$ 2.69	\$ 5.56	high	
Toronto (South)	GTA	\$ 3.48	\$ 3.25	\$ 6.72	high	

Commercial Comparisons - Neighbourhood Shopping

- Only 1 of the 79 municipalities was not represented in the neighbourhood category
- Neighbourhood Shopping properties was one of the better commercial comparators in terms of identifying like properties in all but one of the municipalities
- The average square footage of the properties selected was approximately 32,000 square feet
- The average current value assessment across the survey for neighbourhood shopping was \$98 per square foot, ranging from \$44 to \$179 per square foot
- The average relative tax burden in this class was \$3.43 per square foot

The charts on the next page provide a sorting from lowest to highest in terms of total taxes for each of the population groupings. The group average and the total survey average are shown on the graph. Education and municipal taxes are shown in different colours on the graphs to help identify the impact of non-controllable education taxes.

Commercial Comparisons - Neighbourhood Shopping

Municipality	CVA Per Sq.Ft. Ranking	2007 Municipal Taxes Per Sq.Ft.	2007 Education Taxes Per Sq.Ft.	2007 Total Taxes Per Sq.Ft.	Relative Tax Burden
Gravenhurst	low	\$ 0.78	\$ 0.56	\$ 1.35	low
Parry Sound	low	\$ 1.12	\$ 0.61	\$ 1.73	low
East Gwillimbury	low	\$ 0.76	\$ 1.11	\$ 1.86	low
Bracebridge	mid	\$ 1.17	\$ 0.77	\$ 1.94	low
Middlesex Centre	low	\$ 0.82	\$ 1.32	\$ 2.14	low
Leamington	low	\$ 1.04	\$ 1.14	\$ 2.17	low
Stratford	low	\$ 1.11	\$ 1.07	\$ 2.19	low
Amherstburg	mid	\$ 0.97	\$ 1.31	\$ 2.28	low
Timmins	low	\$ 1.47	\$ 0.82	\$ 2.28	low
Wasaga Beach	mid	\$ 0.86	\$ 1.43	\$ 2.29	low
Kawartha Lakes	low	\$ 1.11	\$ 1.20	\$ 2.30	low
Wellesley	low	\$ 1.12	\$ 1.27	\$ 2.38	low
Huntsville	high	\$ 1.41	\$ 1.01	\$ 2.42	low
King	mid	\$ 0.94	\$ 1.49	\$ 2.42	low
Georgina	mid	\$ 1.18	\$ 1.35	\$ 2.53	low
Norfolk	low	\$ 1.27	\$ 1.29	\$ 2.56	low
Thorold	low	\$ 1.48	\$ 1.09	\$ 2.57	low
Niagara-on-the-Lake	low	\$ 1.30	\$ 1.28	\$ 2.58	low
Central Elgin	low	\$ 1.59	\$ 1.01	\$ 2.59	low
West Lincoln	low	\$ 1.49	\$ 1.11	\$ 2.61	low
North Dumfries	low	\$ 1.13	\$ 1.55	\$ 2.68	low
Whitchurch-Stouffville	high	\$ 1.04	\$ 1.68	\$ 2.72	low
Niagara Falls	low	\$ 1.62	\$ 1.15	\$ 2.77	low
Sudbury	low	\$ 1.69	\$ 1.14	\$ 2.83	low
Caledon	high	\$ 1.02	\$ 1.82	\$ 2.84	low
Halton Hills	high	\$ 1.30	\$ 1.61	\$ 2.90	low
Waterloo	low	\$ 1.47	\$ 1.43	\$ 2.91	low
Bradford West Gwillimbury	high	\$ 1.26	\$ 1.68	\$ 2.95	mid
Welland	low	\$ 1.90	\$ 1.12	\$ 3.01	mid
Kingston	low	\$ 1.69	\$ 1.35	\$ 3.04	mid
Whitby	mid	\$ 1.58	\$ 1.45	\$ 3.04	mid
Milton	high	\$ 1.24	\$ 1.80	\$ 3.05	mid
Oshawa	mid	\$ 1.79	\$ 1.27	\$ 3.06	mid
Fort Erie	low	\$ 1.81	\$ 1.30	\$ 3.11	mid
Newmarket	high	\$ 1.29	\$ 1.85	\$ 3.14	mid
Pelham	low	\$ 1.82	\$ 1.34	\$ 3.16	mid
North Bay	low	\$ 1.78	\$ 1.39	\$ 3.17	mid
Ajax	mid	\$ 1.67	\$ 1.54	\$ 3.21	mid
Belleville	low	\$ 1.86	\$ 1.39	\$ 3.25	mid
Kitchener	low	\$ 1.67	\$ 1.59	\$ 3.26	mid
Wilmot	mid	\$ 1.54	\$ 1.73	\$ 3.28	mid
Grimsby	mid	\$ 1.94	\$ 1.34	\$ 3.28	mid

Commercial Comparisons - Neighbourhood Shopping (cont'd)

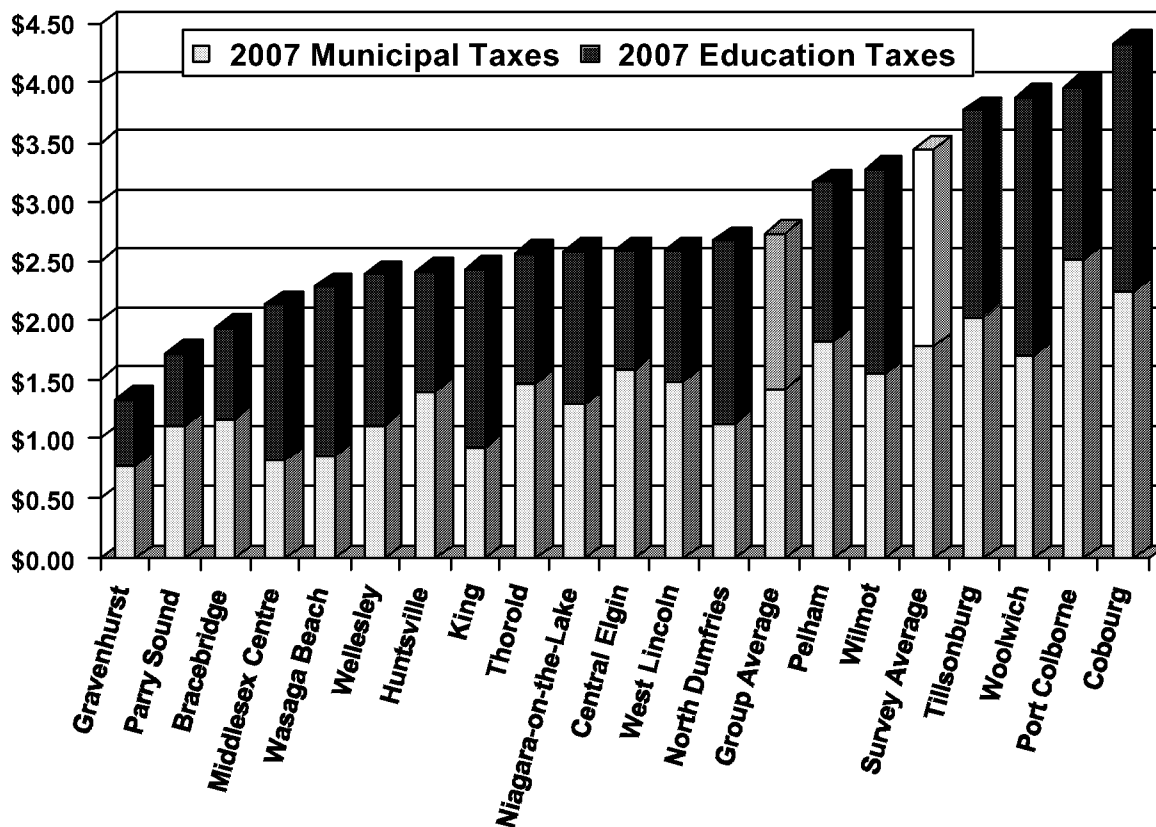
Municipality	CVA Per Sq.Ft. Ranking	2007 Municipal Taxes Per Sq.Ft.	2007 Education Taxes Per Sq.Ft.	2007 Total Taxes Per Sq.Ft.	Relative Tax Burden
Orangeville	high	\$ 1.74	\$ 1.54	\$ 3.28	mid
Lincoln	mid	\$ 1.92	\$ 1.49	\$ 3.41	mid
Burlington	high	\$ 1.59	\$ 1.87	\$ 3.47	mid
Guelph	mid	\$ 1.75	\$ 1.75	\$ 3.50	mid
Oakville	high	\$ 1.55	\$ 1.97	\$ 3.52	mid
Markham	high	\$ 1.34	\$ 2.19	\$ 3.52	mid
Sarnia	mid	\$ 1.96	\$ 1.61	\$ 3.57	mid
Aurora	high	\$ 1.46	\$ 2.11	\$ 3.57	mid
Richmond Hill	high	\$ 1.42	\$ 2.31	\$ 3.73	mid
St. Catharines	mid	\$ 2.25	\$ 1.49	\$ 3.74	mid
Mississauga	high	\$ 1.51	\$ 2.26	\$ 3.77	mid
Tillsonburg	mid	\$ 2.03	\$ 1.74	\$ 3.77	mid
Pickering	high	\$ 1.95	\$ 1.84	\$ 3.79	high
Vaughan	high	\$ 1.44	\$ 2.37	\$ 3.81	high
Barrie	high	\$ 1.94	\$ 1.91	\$ 3.85	high
Woolwich	high	\$ 1.71	\$ 2.17	\$ 3.88	high
Cambridge	mid	\$ 2.03	\$ 1.91	\$ 3.94	high
Brockville	low	\$ 2.12	\$ 1.83	\$ 3.95	high
Clarington	high	\$ 2.09	\$ 1.87	\$ 3.96	high
Port Colborne	mid	\$ 2.51	\$ 1.46	\$ 3.97	high
Windsor	mid	\$ 2.45	\$ 1.53	\$ 3.98	high
Sault Ste. Marie	low	\$ 2.42	\$ 1.57	\$ 3.99	high
Owen Sound	mid	\$ 2.49	\$ 1.58	\$ 4.07	high
Chatham-Kent	low	\$ 2.52	\$ 1.56	\$ 4.08	high
London	mid	\$ 2.20	\$ 2.12	\$ 4.32	high
St. Thomas	mid	\$ 2.46	\$ 1.86	\$ 4.32	high
Woodstock	mid	\$ 2.49	\$ 1.84	\$ 4.34	high
Cobourg	high	\$ 2.25	\$ 2.09	\$ 4.35	high
Peterborough	mid	\$ 2.43	\$ 2.07	\$ 4.51	high
Ottawa	high	\$ 2.43	\$ 2.13	\$ 4.56	high
Brantford	mid	\$ 2.61	\$ 1.97	\$ 4.58	high
Hamilton	mid	\$ 2.89	\$ 1.88	\$ 4.77	high
Brampton	high	\$ 2.11	\$ 2.71	\$ 4.82	high
Thunder Bay	mid	\$ 2.72	\$ 2.22	\$ 4.95	high
Toronto (North)	high	\$ 2.82	\$ 2.63	\$ 5.44	high
Toronto (East)	high	\$ 2.84	\$ 2.65	\$ 5.48	high
Cornwall	mid	\$ 3.42	\$ 2.49	\$ 5.92	high
Toronto (West)	high	\$ 3.28	\$ 3.06	\$ 6.34	high
Toronto (South)	high	\$ 3.79	\$ 3.54	\$ 7.33	high
Average		\$ 1.78	\$ 1.65	\$ 3.43	
Median		\$ 1.69	\$ 1.57	\$ 3.28	
Min		\$ 0.76	\$ 0.56	\$ 1.35	
Max		\$ 3.79	\$ 3.54	\$ 7.33	

Commercial Comparisons - Neighbourhood Shopping - sorted by Population

**Neighbourhood
Shopping Property
Taxes
Municipalities with
populations
less than 20,000**

Taxes per Sq. Ft.

Municipality	2007 Municipal Taxes Per Sq.Ft.	2007 Education Taxes Per Sq.Ft.	2007 Total Taxes Per Sq.Ft.	Relative Tax Burden	Average per Population Range
Gravenhurst	\$ 0.78	\$ 0.56	\$ 1.35	low	
Parry Sound	\$ 1.12	\$ 0.61	\$ 1.73	low	
Bracebridge	\$ 1.17	\$ 0.77	\$ 1.94	low	
Middlesex Centre	\$ 0.82	\$ 1.32	\$ 2.14	low	
Wasaga Beach	\$ 0.86	\$ 1.43	\$ 2.29	low	
Wellesley	\$ 1.12	\$ 1.27	\$ 2.38	low	
Huntsville	\$ 1.41	\$ 1.01	\$ 2.42	low	
King	\$ 0.94	\$ 1.49	\$ 2.42	low	
Thorold	\$ 1.48	\$ 1.09	\$ 2.57	low	
Niagara-on-the-Lake	\$ 1.30	\$ 1.28	\$ 2.58	low	
Central Elgin	\$ 1.59	\$ 1.01	\$ 2.59	low	
West Lincoln	\$ 1.49	\$ 1.11	\$ 2.61	low	
North Dumfries	\$ 1.13	\$ 1.55	\$ 2.68	low	
Pelham	\$ 1.82	\$ 1.34	\$ 3.16	mid	
Wilmot	\$ 1.54	\$ 1.73	\$ 3.28	mid	
Tillsonburg	\$ 2.03	\$ 1.74	\$ 3.77	mid	
Woolwich	\$ 1.71	\$ 2.17	\$ 3.88	high	
Port Colborne	\$ 2.51	\$ 1.46	\$ 3.97	high	
Cobourg	\$ 2.25	\$ 2.09	\$ 4.35	high	\$ 2.74



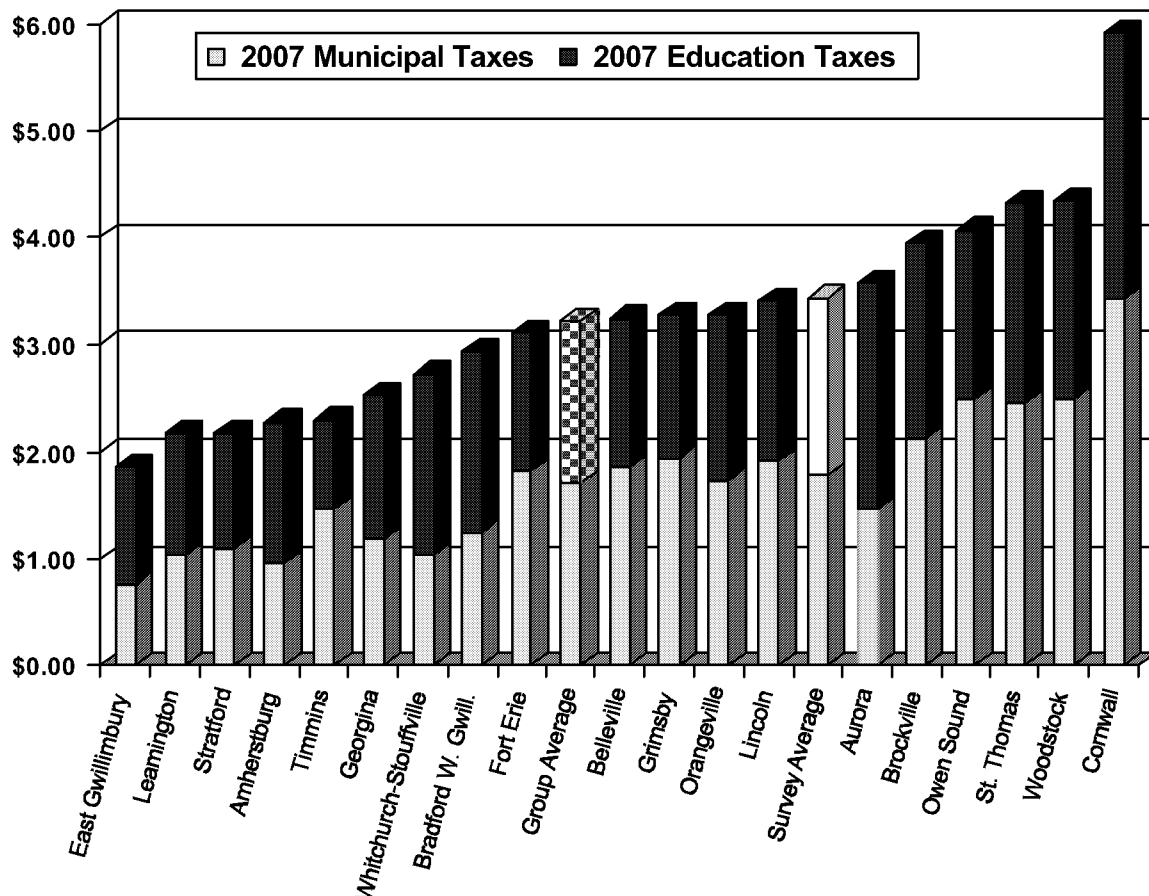
Commercial Comparisons - Neighbourhood Shopping - sorted by Population

Neighbourhood Shopping Property Taxes

Municipalities with populations between **20,000—49,999**

Taxes per Sq. Ft.

Municipality	2007 Municipal Taxes Per Sq.Ft.	2007 Education Taxes Per Sq.Ft.	2007 Total Taxes Per Sq.Ft.	Relative Tax Burden	Average per Population Range
East Gwillimbury	\$ 0.76	\$ 1.11	\$ 1.86	low	
Leamington	\$ 1.04	\$ 1.14	\$ 2.17	low	
Stratford	\$ 1.11	\$ 1.07	\$ 2.19	low	
Amherstburg	\$ 0.97	\$ 1.31	\$ 2.28	low	
Timmins	\$ 1.47	\$ 0.82	\$ 2.28	low	
Georgina	\$ 1.18	\$ 1.35	\$ 2.53	low	
Whitchurch-Stouffville	\$ 1.04	\$ 1.68	\$ 2.72	low	
Bradford West Gwillimbury	\$ 1.26	\$ 1.68	\$ 2.95	mid	
Fort Erie	\$ 1.81	\$ 1.30	\$ 3.11	mid	
Belleville	\$ 1.86	\$ 1.39	\$ 3.25	mid	
Grimsby	\$ 1.94	\$ 1.34	\$ 3.28	mid	
Orangeville	\$ 1.74	\$ 1.54	\$ 3.28	mid	
Lincoln	\$ 1.92	\$ 1.49	\$ 3.41	mid	
Aurora	\$ 1.46	\$ 2.11	\$ 3.57	mid	
Brockville	\$ 2.12	\$ 1.83	\$ 3.95	high	
Owen Sound	\$ 2.49	\$ 1.58	\$ 4.07	high	
St. Thomas	\$ 2.46	\$ 1.86	\$ 4.32	high	
Woodstock	\$ 2.49	\$ 1.84	\$ 4.34	high	
Cornwall	\$ 3.42	\$ 2.49	\$ 5.92	high	\$ 3.24

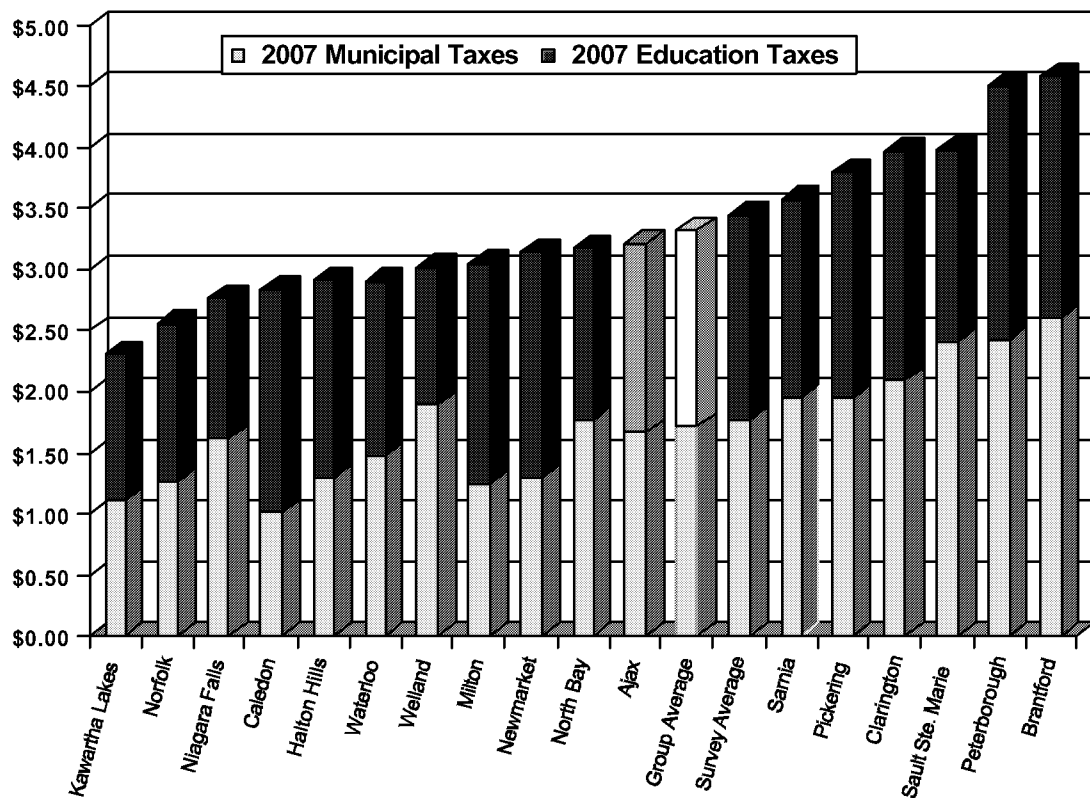


Commercial Comparisons - Neighbourhood Shopping - sorted by Population

**Neighbourhood
Shopping Property
Taxes
Municipalities with
populations
between
50,000—99,999**

Taxes per Sq. Ft.

Municipality	2007 Municipal Taxes Per Sq.Ft.	2007 Education Taxes Per Sq.Ft.	2007 Total Taxes Per Sq.Ft.	Relative Tax Burden	Average per Population Range
Kawartha Lakes	\$ 1.11	\$ 1.20	\$ 2.30	low	
Norfolk	\$ 1.27	\$ 1.29	\$ 2.56	low	
Niagara Falls	\$ 1.62	\$ 1.15	\$ 2.77	low	
Caledon	\$ 1.02	\$ 1.82	\$ 2.84	low	
Halton Hills	\$ 1.30	\$ 1.61	\$ 2.90	low	
Waterloo	\$ 1.47	\$ 1.43	\$ 2.91	low	
Welland	\$ 1.90	\$ 1.12	\$ 3.01	mid	
Milton	\$ 1.24	\$ 1.80	\$ 3.05	mid	
Newmarket	\$ 1.29	\$ 1.85	\$ 3.14	mid	
North Bay	\$ 1.78	\$ 1.39	\$ 3.17	mid	
Ajax	\$ 1.67	\$ 1.54	\$ 3.21	mid	
Samia	\$ 1.96	\$ 1.61	\$ 3.57	mid	
Pickering	\$ 1.95	\$ 1.84	\$ 3.79	high	
Clarington	\$ 2.09	\$ 1.87	\$ 3.96	high	
Sault Ste. Marie	\$ 2.42	\$ 1.57	\$ 3.99	high	
Peterborough	\$ 2.43	\$ 2.07	\$ 4.51	high	
Brantford	\$ 2.61	\$ 1.97	\$ 4.58	high	\$ 3.31

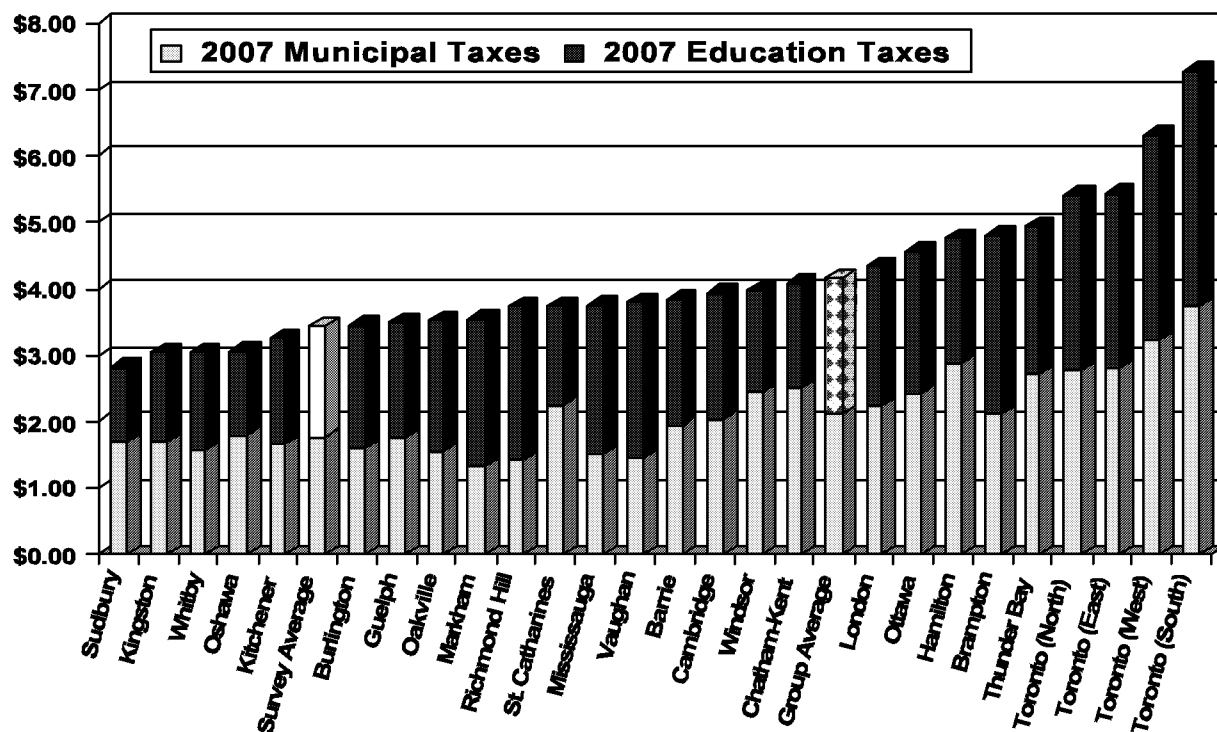


Commercial Comparisons - Neighbourhood Shopping - sorted by Population

**Neighbourhood
Shopping Property
Taxes
Municipalities with
populations
100,000 +**

Taxes per Sq. Ft.

Municipality	2007 Municipal Taxes Per Sq.Ft.	2007 Education Taxes Per Sq.Ft.	2007 Total Taxes Per Sq.Ft.	Relative Tax Burden	Average per Population Range
Sudbury	\$ 1.69	\$ 1.14	\$ 2.83	low	
Kingston	\$ 1.69	\$ 1.35	\$ 3.04	mid	
Whitby	\$ 1.58	\$ 1.45	\$ 3.04	mid	
Oshawa	\$ 1.79	\$ 1.27	\$ 3.06	mid	
Kitchener	\$ 1.67	\$ 1.59	\$ 3.26	mid	
Burlington	\$ 1.59	\$ 1.87	\$ 3.47	mid	
Guelph	\$ 1.75	\$ 1.75	\$ 3.50	mid	
Oakville	\$ 1.55	\$ 1.97	\$ 3.52	mid	
Markham	\$ 1.34	\$ 2.19	\$ 3.52	mid	
Richmond Hill	\$ 1.42	\$ 2.31	\$ 3.73	mid	
St. Catharines	\$ 2.25	\$ 1.49	\$ 3.74	mid	
Mississauga	\$ 1.51	\$ 2.26	\$ 3.77	mid	
Vaughan	\$ 1.44	\$ 2.37	\$ 3.81	high	
Barrie	\$ 1.94	\$ 1.91	\$ 3.85	high	
Cambridge	\$ 2.03	\$ 1.91	\$ 3.94	high	
Windsor	\$ 2.45	\$ 1.53	\$ 3.98	high	
Chatham-Kent	\$ 2.52	\$ 1.56	\$ 4.08	high	
London	\$ 2.20	\$ 2.12	\$ 4.32	high	
Ottawa	\$ 2.43	\$ 2.13	\$ 4.56	high	
Hamilton	\$ 2.89	\$ 1.88	\$ 4.77	high	
Brampton	\$ 2.11	\$ 2.71	\$ 4.82	high	
Thunder Bay	\$ 2.72	\$ 2.22	\$ 4.95	high	
Toronto (North)	\$ 2.82	\$ 2.63	\$ 5.44	high	
Toronto (East)	\$ 2.84	\$ 2.65	\$ 5.48	high	
Toronto (West)	\$ 3.28	\$ 3.06	\$ 6.34	high	
Toronto (South)	\$ 3.79	\$ 3.54	\$ 7.33	high	\$ 4.16



Commercial Comparisons - Neighbourhood Shopping—by Location

Municipality	Location	2007 Municipal Taxes Per Sq.Ft.	2007 Education Taxes Per Sq.Ft.	2007 Total Taxes Per Sq.Ft.	Relative Tax Burden	Location Average
Gravenhurst	Simcoe/Musk./Duff.	\$ 0.78	\$ 0.56	\$ 1.35	low	\$ 2.48
Parry Sound	Simcoe/Musk./Duff.	\$ 1.12	\$ 0.61	\$ 1.73	low	
Bracebridge	Simcoe/Musk./Duff.	\$ 1.17	\$ 0.77	\$ 1.94	low	
Wasaga Beach	Simcoe/Musk./Duff.	\$ 0.86	\$ 1.43	\$ 2.29	low	
Huntsville	Simcoe/Musk./Duff.	\$ 1.41	\$ 1.01	\$ 2.42	low	
Bradford West Gwillimbury	Simcoe/Musk./Duff.	\$ 1.26	\$ 1.68	\$ 2.95	mid	
Orangeville	Simcoe/Musk./Duff.	\$ 1.74	\$ 1.54	\$ 3.28	mid	
Barrie	Simcoe/Musk./Duff.	\$ 1.94	\$ 1.91	\$ 3.85	high	

Municipality	Location	2007 Municipal Taxes Per Sq.Ft.	2007 Education Taxes Per Sq.Ft.	2007 Total Taxes Per Sq.Ft.	Relative Tax Burden	Location Average
Thorold	Niagara/Hamilton	\$ 1.48	\$ 1.09	\$ 2.57	low	\$ 3.25
Niagara-on-the-Lake	Niagara/Hamilton	\$ 1.30	\$ 1.28	\$ 2.58	low	
West Lincoln	Niagara/Hamilton	\$ 1.49	\$ 1.11	\$ 2.61	low	
Niagara Falls	Niagara/Hamilton	\$ 1.62	\$ 1.15	\$ 2.77	low	
Welland	Niagara/Hamilton	\$ 1.90	\$ 1.12	\$ 3.01	mid	
Fort Erie	Niagara/Hamilton	\$ 1.81	\$ 1.30	\$ 3.11	mid	
Pelham	Niagara/Hamilton	\$ 1.82	\$ 1.34	\$ 3.16	mid	
Grimsby	Niagara/Hamilton	\$ 1.94	\$ 1.34	\$ 3.28	mid	
Lincoln	Niagara/Hamilton	\$ 1.92	\$ 1.49	\$ 3.41	mid	
St. Catharines	Niagara/Hamilton	\$ 2.25	\$ 1.49	\$ 3.74	mid	
Port Colborne	Niagara/Hamilton	\$ 2.51	\$ 1.46	\$ 3.97	high	
Hamilton	Niagara/Hamilton	\$ 2.89	\$ 1.88	\$ 4.77	high	

Municipality	Location	2007 Municipal Taxes Per Sq.Ft.	2007 Education Taxes Per Sq.Ft.	2007 Total Taxes Per Sq.Ft.	Relative Tax Burden	Location Average
Middlesex Centre	Southwest	\$ 0.82	\$ 1.32	\$ 2.14	low	\$ 3.34
Leamington	Southwest	\$ 1.04	\$ 1.14	\$ 2.17	low	
Stratford	Southwest	\$ 1.11	\$ 1.07	\$ 2.19	low	
Amherstburg	Southwest	\$ 0.97	\$ 1.31	\$ 2.28	low	
Wellesley	Southwest	\$ 1.12	\$ 1.27	\$ 2.38	low	
Norfolk	Southwest	\$ 1.27	\$ 1.29	\$ 2.56	low	
Central Elgin	Southwest	\$ 1.59	\$ 1.01	\$ 2.59	low	
North Dumfries	Southwest	\$ 1.13	\$ 1.55	\$ 2.68	low	
Waterloo	Southwest	\$ 1.47	\$ 1.43	\$ 2.91	low	
Kitchener	Southwest	\$ 1.67	\$ 1.59	\$ 3.26	mid	
Wilmot	Southwest	\$ 1.54	\$ 1.73	\$ 3.28	mid	
Guelph	Southwest	\$ 1.75	\$ 1.75	\$ 3.50	mid	
Sarnia	Southwest	\$ 1.96	\$ 1.61	\$ 3.57	mid	
Tillsonburg	Southwest	\$ 2.03	\$ 1.74	\$ 3.77	mid	
Woolwich	Southwest	\$ 1.71	\$ 2.17	\$ 3.88	high	
Cambridge	Southwest	\$ 2.03	\$ 1.91	\$ 3.94	high	
Windsor	Southwest	\$ 2.45	\$ 1.53	\$ 3.98	high	
Owen Sound	Southwest	\$ 2.49	\$ 1.58	\$ 4.07	high	
Chatham-Kent	Southwest	\$ 2.52	\$ 1.56	\$ 4.08	high	
St. Thomas	Southwest	\$ 2.46	\$ 1.86	\$ 4.32	high	
London	Southwest	\$ 2.20	\$ 2.12	\$ 4.32	high	
Woodstock	Southwest	\$ 2.49	\$ 1.84	\$ 4.34	high	
Brantford	Southwest	\$ 2.61	\$ 1.97	\$ 4.58	high	

Commercial Comparisons - Neighbourhood Shopping—by Location (cont'd)

Municipality	Location	2007 Municipal Taxes Per Sq.Ft.	2007 Education Taxes Per Sq.Ft.	2007 Total Taxes Per Sq.Ft.	Relative Tax Burden	Location Average
Timmins	North	\$ 1.47	\$ 0.82	\$ 2.28	low	\$ 3.45
Sudbury	North	\$ 1.69	\$ 1.14	\$ 2.83	low	
North Bay	North	\$ 1.78	\$ 1.39	\$ 3.17	mid	
Sault Ste. Marie	North	\$ 2.42	\$ 1.57	\$ 3.99	high	
Thunder Bay	North	\$ 2.72	\$ 2.22	\$ 4.95	high	

Municipality	Location	2007 Municipal Taxes Per Sq.Ft.	2007 Education Taxes Per Sq.Ft.	2007 Total Taxes Per Sq.Ft.	Relative Tax Burden	Location Average
East Gwillimbury	GTA	\$ 0.76	\$ 1.11	\$ 1.86	low	\$ 3.73
King	GTA	\$ 0.94	\$ 1.49	\$ 2.42	low	
Georgina	GTA	\$ 1.18	\$ 1.35	\$ 2.53	low	
Whitchurch-Stouffville	GTA	\$ 1.04	\$ 1.68	\$ 2.72	low	
Caledon	GTA	\$ 1.02	\$ 1.82	\$ 2.84	low	
Halton Hills	GTA	\$ 1.30	\$ 1.61	\$ 2.90	low	
Whitby	GTA	\$ 1.58	\$ 1.45	\$ 3.04	mid	
Milton	GTA	\$ 1.24	\$ 1.80	\$ 3.05	mid	
Oshawa	GTA	\$ 1.79	\$ 1.27	\$ 3.06	mid	
Newmarket	GTA	\$ 1.29	\$ 1.85	\$ 3.14	mid	
Ajax	GTA	\$ 1.67	\$ 1.54	\$ 3.21	mid	
Burlington	GTA	\$ 1.59	\$ 1.87	\$ 3.47	mid	
Oakville	GTA	\$ 1.55	\$ 1.97	\$ 3.52	mid	
Markham	GTA	\$ 1.34	\$ 2.19	\$ 3.52	mid	
Aurora	GTA	\$ 1.46	\$ 2.11	\$ 3.57	mid	
Richmond Hill	GTA	\$ 1.42	\$ 2.31	\$ 3.73	mid	
Mississauga	GTA	\$ 1.51	\$ 2.26	\$ 3.77	mid	
Pickering	GTA	\$ 1.95	\$ 1.84	\$ 3.79	high	
Vaughan	GTA	\$ 1.44	\$ 2.37	\$ 3.81	high	
Clarington	GTA	\$ 2.09	\$ 1.87	\$ 3.96	high	
Brampton	GTA	\$ 2.11	\$ 2.71	\$ 4.82	high	
Toronto (North)	GTA	\$ 2.82	\$ 2.63	\$ 5.44	high	
Toronto (East)	GTA	\$ 2.84	\$ 2.65	\$ 5.48	high	
Toronto (West)	GTA	\$ 3.28	\$ 3.06	\$ 6.34	high	
Toronto (South)	GTA	\$ 3.79	\$ 3.54	\$ 7.33	high	

Municipality	Location	2007 Municipal Taxes Per Sq.Ft.	2007 Education Taxes Per Sq.Ft.	2007 Total Taxes Per Sq.Ft.	Relative Tax Burden	Location Average
Kawartha Lakes	Eastern	\$ 1.11	\$ 1.20	\$ 2.30	low	\$ 3.98
Kingston	Eastern	\$ 1.69	\$ 1.35	\$ 3.04	mid	
Belleville	Eastern	\$ 1.86	\$ 1.39	\$ 3.25	mid	
Brockville	Eastern	\$ 2.12	\$ 1.83	\$ 3.95	high	
Cobourg	Eastern	\$ 2.25	\$ 2.09	\$ 4.35	high	
Peterborough	Eastern	\$ 2.43	\$ 2.07	\$ 4.51	high	
Ottawa	Eastern	\$ 2.43	\$ 2.13	\$ 4.56	high	
Cornwall	Eastern	\$ 3.42	\$ 2.49	\$ 5.92	high	

Commercial Comparisons—Hotels

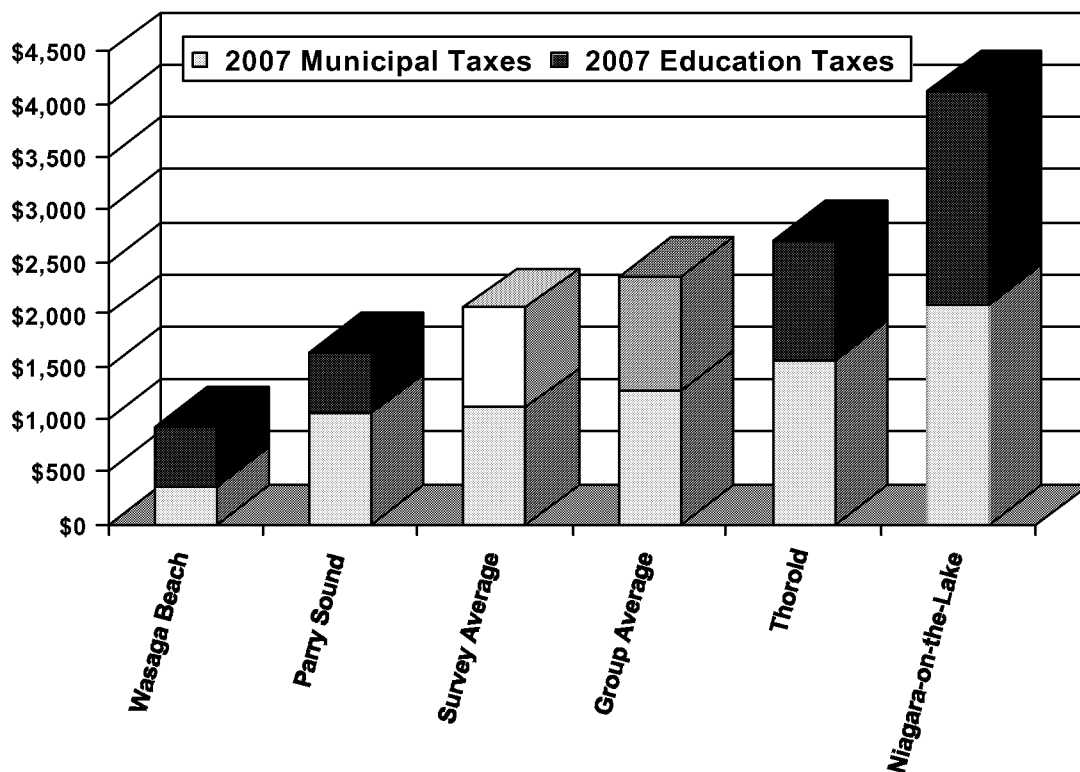
Commercial - Hotels Municipality	CVA Ranking	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden
Samia	low	\$ 451	\$ 372	\$ 823	low
Wasaga Beach	low	\$ 362	\$ 568	\$ 930	low
Norfolk	low	\$ 500	\$ 505	\$ 1,005	low
Lincoln	low	\$ 677	\$ 525	\$ 1,202	low
Chatham-Kent	low	\$ 758	\$ 471	\$ 1,229	low
Timmins	low	\$ 878	\$ 488	\$ 1,365	low
Fort Erie	low	\$ 804	\$ 576	\$ 1,380	low
Milton	mid	\$ 577	\$ 839	\$ 1,416	low
Woodstock	low	\$ 825	\$ 610	\$ 1,435	low
Clarington	mid	\$ 803	\$ 716	\$ 1,519	low
Mississauga	mid	\$ 621	\$ 927	\$ 1,548	low
Stratford	low	\$ 798	\$ 766	\$ 1,564	low
Burlington	high	\$ 737	\$ 865	\$ 1,603	low
Owen Sound	low	\$ 984	\$ 623	\$ 1,608	low
Parry Sound	high	\$ 1,052	\$ 575	\$ 1,627	low
Brampton	mid	\$ 723	\$ 930	\$ 1,653	low
Oakville	high	\$ 777	\$ 987	\$ 1,764	low
Welland	low	\$ 1,112	\$ 654	\$ 1,766	mid
Caledon	high	\$ 648	\$ 1,143	\$ 1,791	mid
Oshawa	mid	\$ 1,088	\$ 772	\$ 1,860	mid
Cornwall	low	\$ 1,084	\$ 789	\$ 1,873	mid
St. Catharines	mid	\$ 1,157	\$ 767	\$ 1,924	mid
Markham	high	\$ 759	\$ 1,240	\$ 1,999	mid
Brockville	low	\$ 1,080	\$ 932	\$ 2,013	mid
Ajax	high	\$ 1,067	\$ 985	\$ 2,052	mid
Brantford	low	\$ 1,172	\$ 884	\$ 2,056	mid
Waterloo	mid	\$ 1,067	\$ 1,037	\$ 2,105	mid
Kitchener	mid	\$ 1,097	\$ 1,047	\$ 2,144	mid
Windsor	low	\$ 1,348	\$ 842	\$ 2,190	mid
Belleville	low	\$ 1,267	\$ 957	\$ 2,223	mid
Hamilton	mid	\$ 1,362	\$ 887	\$ 2,249	mid
Sault Ste. Marie	low	\$ 1,367	\$ 888	\$ 2,255	mid
Guelph	mid	\$ 1,139	\$ 1,139	\$ 2,277	mid
Ottawa	high	\$ 1,245	\$ 1,090	\$ 2,335	high
Vaughan	high	\$ 897	\$ 1,478	\$ 2,375	high
North Bay	mid	\$ 1,397	\$ 1,072	\$ 2,470	high
Cambridge	mid	\$ 1,282	\$ 1,211	\$ 2,492	high
Grimsby	high	\$ 1,471	\$ 1,090	\$ 2,561	high
Kingston	mid	\$ 1,488	\$ 1,191	\$ 2,680	high
Whitby	high	\$ 1,402	\$ 1,288	\$ 2,690	high
London	mid	\$ 1,379	\$ 1,324	\$ 2,703	high
Thorold	high	\$ 1,558	\$ 1,147	\$ 2,706	high
Barrie	high	\$ 1,406	\$ 1,388	\$ 2,795	high
Niagara Falls	high	\$ 1,677	\$ 1,191	\$ 2,868	high
Thunder Bay	mid	\$ 1,621	\$ 1,324	\$ 2,945	high
Sudbury	high	\$ 1,888	\$ 1,271	\$ 3,159	high
Niagara-on-the-Lake	high	\$ 2,086	\$ 2,045	\$ 4,131	high
Average		\$ 1,084	\$ 945	\$ 2,029	
Median		\$ 1,084	\$ 930	\$ 2,013	
Min		\$ 362	\$ 372	\$ 823	
Max		\$ 2,086	\$ 2,045	\$ 4,131	

- The average number of rooms across the survey for hotel properties is 136 rooms
- The average current value assessment per unit for hotels in the survey is \$55,000 per room, however, there was a significant range in terms of CVA values from \$20,000 to \$130,000
- 32 municipalities were not represented in the sample, either due to the municipality's size and lack of a representative property, or because the participating municipality elected not to be included in all property types

Commercial Comparisons - Hotel by Population Group

Hotel Property Taxes - Municipalities with populations less than 20,000 Taxes per Room

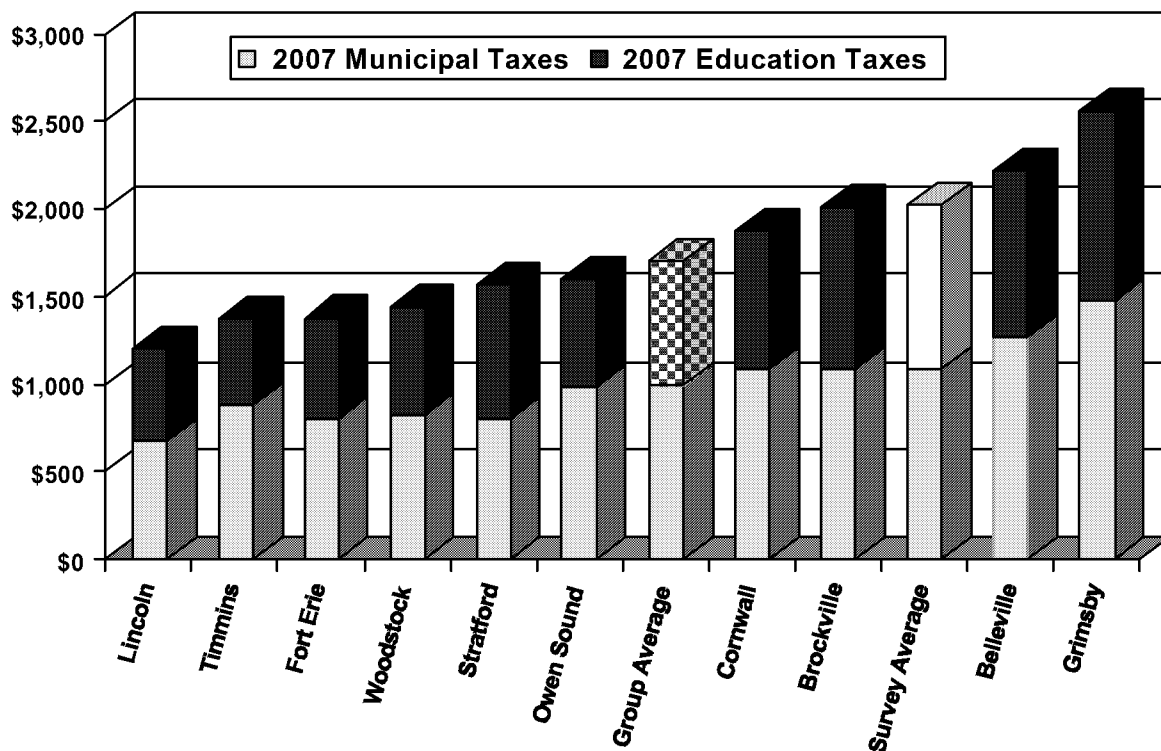
Commercial - Hotels Municipality	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Average per Population Range
Wasaga Beach	\$ 362	\$ 568	\$ 930	low	\$ 2,348
Parry Sound	\$ 1,052	\$ 575	\$ 1,627	low	
Thorold	\$ 1,558	\$ 1,147	\$ 2,706	high	
Niagara-on-the-Lake	\$ 2,086	\$ 2,045	\$ 4,131	high	



Commercial Comparisons - Hotel—by Population Group

Hotel Property Taxes - Municipalities with populations between 20,000—49,999 Taxes per Room

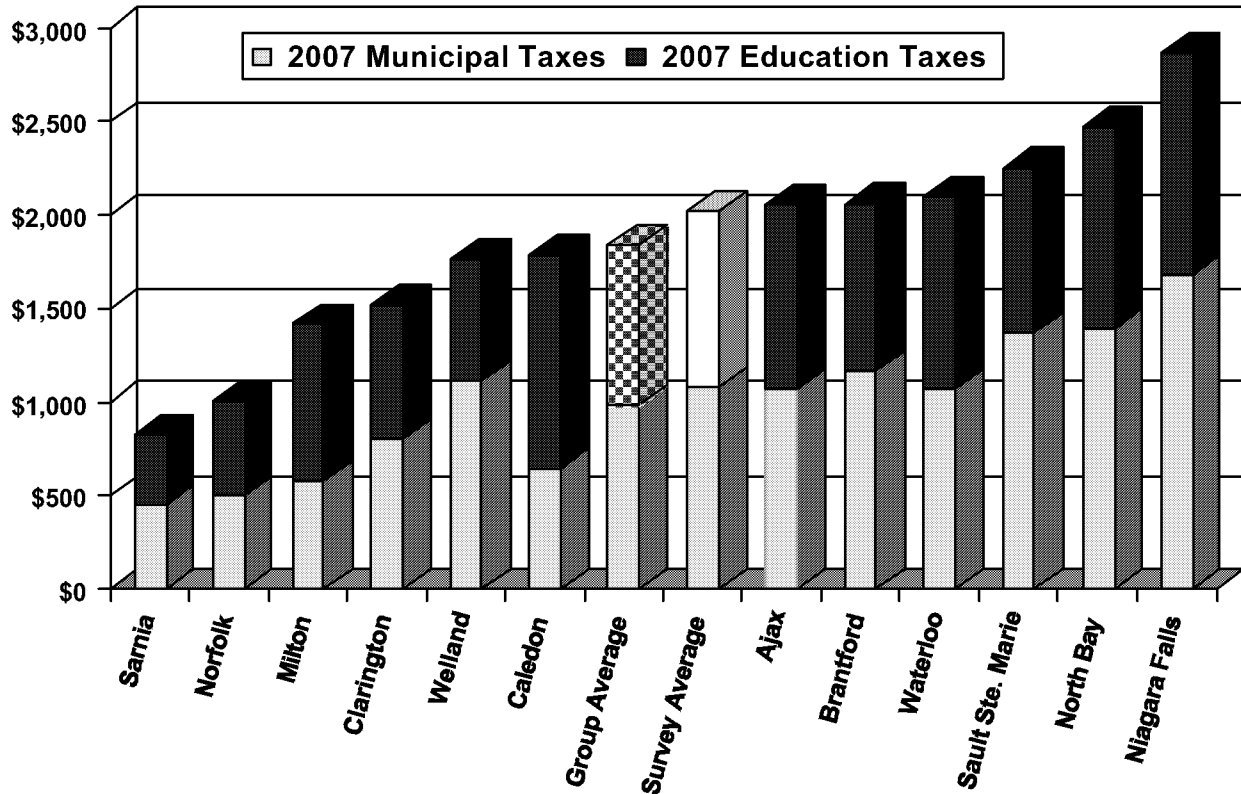
Commercial - Hotels Municipality	CVA Ranking	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Average per Population Range
Lincoln	low	\$ 677	\$ 525	\$ 1,202	low	\$ 1,722
Timmins	low	\$ 878	\$ 488	\$ 1,365	low	
Fort Erie	low	\$ 804	\$ 576	\$ 1,380	low	
Woodstock	low	\$ 825	\$ 610	\$ 1,435	low	
Stratford	low	\$ 798	\$ 766	\$ 1,564	low	
Owen Sound	low	\$ 984	\$ 623	\$ 1,608	low	
Cornwall	low	\$ 1,084	\$ 789	\$ 1,873	mid	
Brockville	low	\$ 1,080	\$ 932	\$ 2,013	mid	
Belleville	low	\$ 1,267	\$ 957	\$ 2,223	mid	
Grimsby	high	\$ 1,471	\$ 1,090	\$ 2,561	high	



Commercial Comparisons - Hotel—by Population Group

Hotel Property Taxes - Municipalities with populations between 50,000—99,999 Taxes per Room

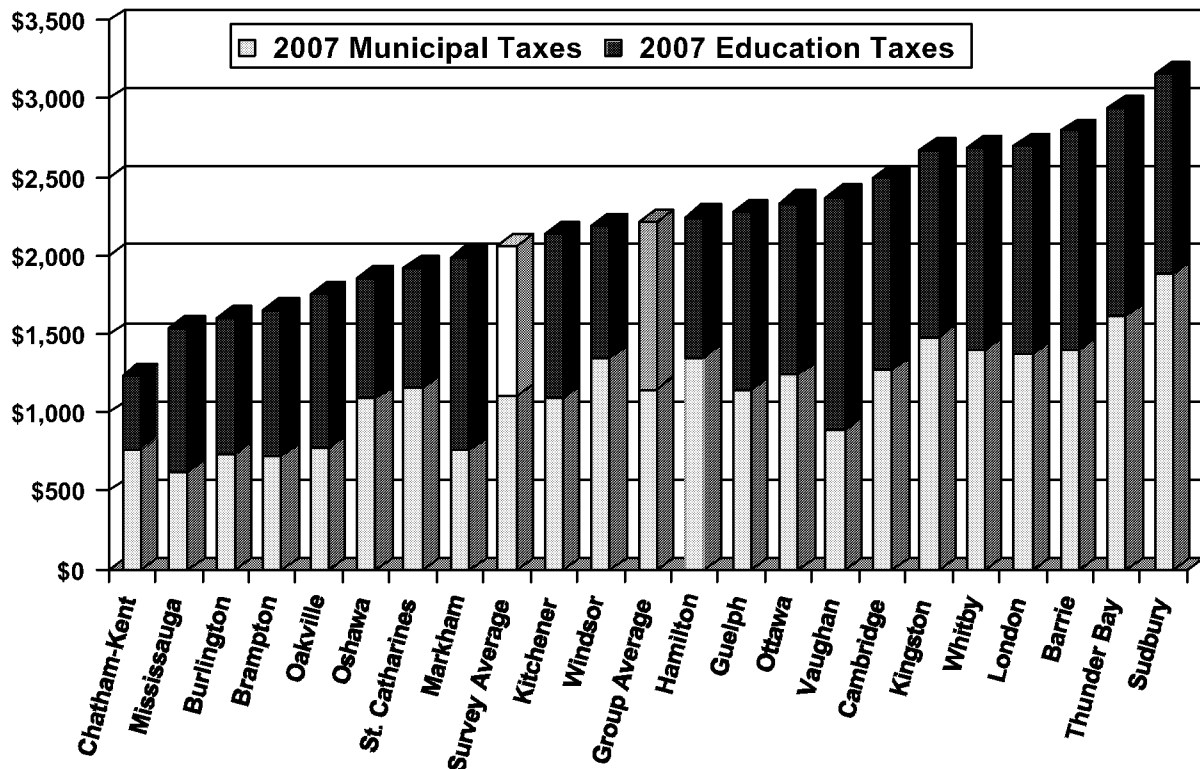
Commercial - Hotels Municipality	CVA Ranking	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Average per Population Range
Sarnia	low	\$ 451	\$ 372	\$ 823	low	\$ 1,844
Norfolk	low	\$ 500	\$ 505	\$ 1,005	low	
Milton	mid	\$ 577	\$ 839	\$ 1,416	low	
Clarington	mid	\$ 803	\$ 716	\$ 1,519	low	
Welland	low	\$ 1,112	\$ 654	\$ 1,766	mid	
Caledon	high	\$ 648	\$ 1,143	\$ 1,791	mid	
Ajax	high	\$ 1,067	\$ 985	\$ 2,052	mid	
Brantford	low	\$ 1,172	\$ 884	\$ 2,056	mid	
Waterloo	mid	\$ 1,067	\$ 1,037	\$ 2,105	mid	
Sault Ste. Marie	low	\$ 1,367	\$ 888	\$ 2,255	mid	
North Bay	mid	\$ 1,397	\$ 1,072	\$ 2,470	high	
Niagara Falls	high	\$ 1,677	\$ 1,191	\$ 2,868	high	



Commercial Comparisons - Hotel—by Population Group

**Hotel Property
Taxes -
Municipalities with
populations
100,000+
Taxes per Room**

Commercial - Hotels Municipality	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Average per Population Range
Chatham-Kent	\$ 758	\$ 471	\$ 1,229	low	
Mississauga	\$ 621	\$ 927	\$ 1,548	low	
Burlington	\$ 737	\$ 865	\$ 1,603	low	
Brampton	\$ 723	\$ 930	\$ 1,653	low	
Oakville	\$ 777	\$ 987	\$ 1,764	low	
Oshawa	\$ 1,088	\$ 772	\$ 1,860	mid	
St. Catharines	\$ 1,157	\$ 767	\$ 1,924	mid	
Markham	\$ 759	\$ 1,240	\$ 1,999	mid	
Kitchener	\$ 1,097	\$ 1,047	\$ 2,144	mid	
Windsor	\$ 1,348	\$ 842	\$ 2,190	mid	
Hamilton	\$ 1,362	\$ 887	\$ 2,249	mid	
Guelph	\$ 1,139	\$ 1,139	\$ 2,277	mid	
Ottawa	\$ 1,245	\$ 1,090	\$ 2,335	high	
Vaughan	\$ 897	\$ 1,478	\$ 2,375	high	
Cambridge	\$ 1,282	\$ 1,211	\$ 2,492	high	
Kingston	\$ 1,488	\$ 1,191	\$ 2,680	high	
Whitby	\$ 1,402	\$ 1,288	\$ 2,690	high	
London	\$ 1,379	\$ 1,324	\$ 2,703	high	
Barrie	\$ 1,406	\$ 1,388	\$ 2,795	high	
Thunder Bay	\$ 1,621	\$ 1,324	\$ 2,945	high	
Sudbury	\$ 1,888	\$ 1,271	\$ 3,159	high	\$ 2,220



Commercial Comparisons - Hotel—by Location

Commercial - Hotels Municipality	Location	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Location Average
Wasaga Beach	Simcoe/Musk./Duff.	\$ 362	\$ 568	\$ 930	low	\$ 1,784
Parry Sound	Simcoe/Musk./Duff.	\$ 1,052	\$ 575	\$ 1,627	low	
Barrie	Simcoe/Musk./Duff.	\$ 1,406	\$ 1,388	\$ 2,795	high	

Commercial - Hotels Municipality	Location	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Location Average
Sarnia	Southwest	\$ 451	\$ 372	\$ 823	low	\$ 1,818
Norfolk	Southwest	\$ 500	\$ 505	\$ 1,005	low	
Chatham-Kent	Southwest	\$ 758	\$ 471	\$ 1,229	low	
Woodstock	Southwest	\$ 825	\$ 610	\$ 1,435	low	
Stratford	Southwest	\$ 798	\$ 766	\$ 1,564	low	
Owen Sound	Southwest	\$ 984	\$ 623	\$ 1,608	low	
Brantford	Southwest	\$ 1,172	\$ 884	\$ 2,056	mid	
Waterloo	Southwest	\$ 1,067	\$ 1,037	\$ 2,105	mid	
Kitchener	Southwest	\$ 1,097	\$ 1,047	\$ 2,144	mid	
Windsor	Southwest	\$ 1,348	\$ 842	\$ 2,190	mid	
Guelph	Southwest	\$ 1,139	\$ 1,139	\$ 2,277	mid	
Cambridge	Southwest	\$ 1,282	\$ 1,211	\$ 2,492	high	
London	Southwest	\$ 1,379	\$ 1,324	\$ 2,703	high	

Commercial - Hotels Municipality	Location	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Location Average
Milton	GTA	\$ 577	\$ 839	\$ 1,416	low	\$ 1,856
Clarington	GTA	\$ 803	\$ 716	\$ 1,519	low	
Mississauga	GTA	\$ 621	\$ 927	\$ 1,548	low	
Burlington	GTA	\$ 737	\$ 865	\$ 1,603	low	
Brampton	GTA	\$ 723	\$ 930	\$ 1,653	low	
Oakville	GTA	\$ 777	\$ 987	\$ 1,764	low	
Caledon	GTA	\$ 648	\$ 1,143	\$ 1,791	mid	
Oshawa	GTA	\$ 1,088	\$ 772	\$ 1,860	mid	
Markham	GTA	\$ 759	\$ 1,240	\$ 1,999	mid	
Ajax	GTA	\$ 1,067	\$ 985	\$ 2,052	mid	
Vaughan	GTA	\$ 897	\$ 1,478	\$ 2,375	high	
Whitby	GTA	\$ 1,402	\$ 1,288	\$ 2,690	high	

Commercial Comparisons - Hotel—by Location (cont'd)

Commercial - Hotels Municipality	Location	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Location Average
Cornwall	Eastern	\$ 1,084	\$ 789	\$ 1,873	mid	\$ 2,225
Brockville	Eastern	\$ 1,080	\$ 932	\$ 2,013	mid	
Belleville	Eastern	\$ 1,267	\$ 957	\$ 2,223	mid	
Ottawa	Eastern	\$ 1,245	\$ 1,090	\$ 2,335	high	
Kingston	Eastern	\$ 1,488	\$ 1,191	\$ 2,680	high	

Commercial - Hotels Municipality	Location	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Location Average
Lincoln	Niagara/Hamilton	\$ 677	\$ 525	\$ 1,202	low	\$ 2,310
Fort Erie	Niagara/Hamilton	\$ 804	\$ 576	\$ 1,380	low	
Welland	Niagara/Hamilton	\$ 1,112	\$ 654	\$ 1,766	mid	
St. Catharines	Niagara/Hamilton	\$ 1,157	\$ 767	\$ 1,924	mid	
Hamilton	Niagara/Hamilton	\$ 1,362	\$ 887	\$ 2,249	mid	
Grimsby	Niagara/Hamilton	\$ 1,471	\$ 1,090	\$ 2,561	high	
Thorold	Niagara/Hamilton	\$ 1,558	\$ 1,147	\$ 2,706	high	
Niagara Falls	Niagara/Hamilton	\$ 1,677	\$ 1,191	\$ 2,868	high	
Niagara-on-the-Lake	Niagara/Hamilton	\$ 2,086	\$ 2,045	\$ 4,131	high	

Commercial - Hotels Municipality	Location	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Location Average
Timmins	North	\$ 878	\$ 488	\$ 1,365	low	\$ 2,439
Sault Ste. Marie	North	\$ 1,367	\$ 888	\$ 2,255	mid	
North Bay	North	\$ 1,397	\$ 1,072	\$ 2,470	high	
Thunder Bay	North	\$ 1,621	\$ 1,324	\$ 2,945	high	
Sudbury	North	\$ 1,888	\$ 1,271	\$ 3,159	high	

Commercial - Motels Municipality	CVA Ranking	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden
Amherstburg	low	\$ 257	\$ 347	\$ 604	low
Kawartha Lakes	low	\$ 352	\$ 355	\$ 707	low
Wainfleet	low	\$ 442	\$ 289	\$ 732	low
Pelham	low	\$ 457	\$ 325	\$ 782	low
Fort Erie	low	\$ 468	\$ 325	\$ 793	low
Wasaga Beach	mid	\$ 303	\$ 497	\$ 800	low
Welland	low	\$ 529	\$ 305	\$ 834	low
Sault Ste. Marie	low	\$ 557	\$ 342	\$ 899	low
Cornwall	low	\$ 581	\$ 326	\$ 907	low
Parry Sound	mid	\$ 587	\$ 321	\$ 908	low
Oshawa	low	\$ 553	\$ 356	\$ 910	low
Cobourg	low	\$ 491	\$ 428	\$ 919	low
Richmond Hill	mid	\$ 363	\$ 575	\$ 938	low
Clarington	mid	\$ 526	\$ 433	\$ 958	low
Chatham-Kent	low	\$ 608	\$ 371	\$ 979	low
Markham	high	\$ 421	\$ 577	\$ 998	low
Leamington	mid	\$ 505	\$ 499	\$ 1,004	low
Owen Sound	low	\$ 754	\$ 286	\$ 1,040	low
Port Colborne	low	\$ 678	\$ 364	\$ 1,042	low
Woodstock	low	\$ 619	\$ 439	\$ 1,058	low
Caledon	mid	\$ 546	\$ 564	\$ 1,110	mid
Ajax	mid	\$ 586	\$ 525	\$ 1,111	mid
Brantford	low	\$ 649	\$ 473	\$ 1,123	mid
Brampton	high	\$ 509	\$ 617	\$ 1,126	mid
Stratford	low	\$ 604	\$ 546	\$ 1,149	mid
Burlington	high	\$ 556	\$ 599	\$ 1,155	mid
St. Thomas	low	\$ 658	\$ 499	\$ 1,157	mid
Ottawa	mid	\$ 635	\$ 556	\$ 1,191	mid
Mississauga	high	\$ 508	\$ 758	\$ 1,266	mid
Niagara Falls	mid	\$ 777	\$ 550	\$ 1,327	mid
Brockville	low	\$ 716	\$ 618	\$ 1,334	mid
Thorold	mid	\$ 903	\$ 456	\$ 1,359	mid
Vaughan	high	\$ 523	\$ 852	\$ 1,375	mid
North Bay	low	\$ 803	\$ 605	\$ 1,408	mid
Tillsonburg	mid	\$ 737	\$ 711	\$ 1,448	mid
Kitchener	mid	\$ 757	\$ 710	\$ 1,467	mid
Sarnia	mid	\$ 808	\$ 665	\$ 1,473	mid
St. Catharines	mid	\$ 903	\$ 597	\$ 1,500	mid
Whitby	high	\$ 806	\$ 702	\$ 1,508	mid
Sudbury	mid	\$ 942	\$ 602	\$ 1,544	high
Norfolk	high	\$ 788	\$ 773	\$ 1,562	high
Grimsby	high	\$ 899	\$ 666	\$ 1,565	high
Guelph	high	\$ 816	\$ 816	\$ 1,633	high
Belleville	mid	\$ 942	\$ 712	\$ 1,655	high
Thunder Bay	mid	\$ 901	\$ 783	\$ 1,683	high
Cambridge	high	\$ 880	\$ 813	\$ 1,694	high
Hamilton	mid	\$ 1,058	\$ 676	\$ 1,734	high
Barrie	high	\$ 889	\$ 872	\$ 1,761	high
Waterloo	high	\$ 970	\$ 940	\$ 1,910	high
Timmins	mid	\$ 1,234	\$ 686	\$ 1,920	high
London	high	\$ 993	\$ 946	\$ 1,939	high
Milton	high	\$ 846	\$ 1,230	\$ 2,076	high
Kingston	high	\$ 1,273	\$ 1,018	\$ 2,290	high
Niagara-on-the-Lake	high	\$ 1,191	\$ 1,129	\$ 2,320	high
Windsor	high	\$ 1,432	\$ 894	\$ 2,326	high
Peterborough	high	\$ 1,270	\$ 1,081	\$ 2,351	high
Pickering	high	\$ 1,234	\$ 1,163	\$ 2,396	high
Average		\$ 730	\$ 617	\$ 1,347	
Median		\$ 678	\$ 597	\$ 1,266	
Min		\$ 257	\$ 286	\$ 604	
Max		\$ 1,432	\$ 1,230	\$ 2,396	

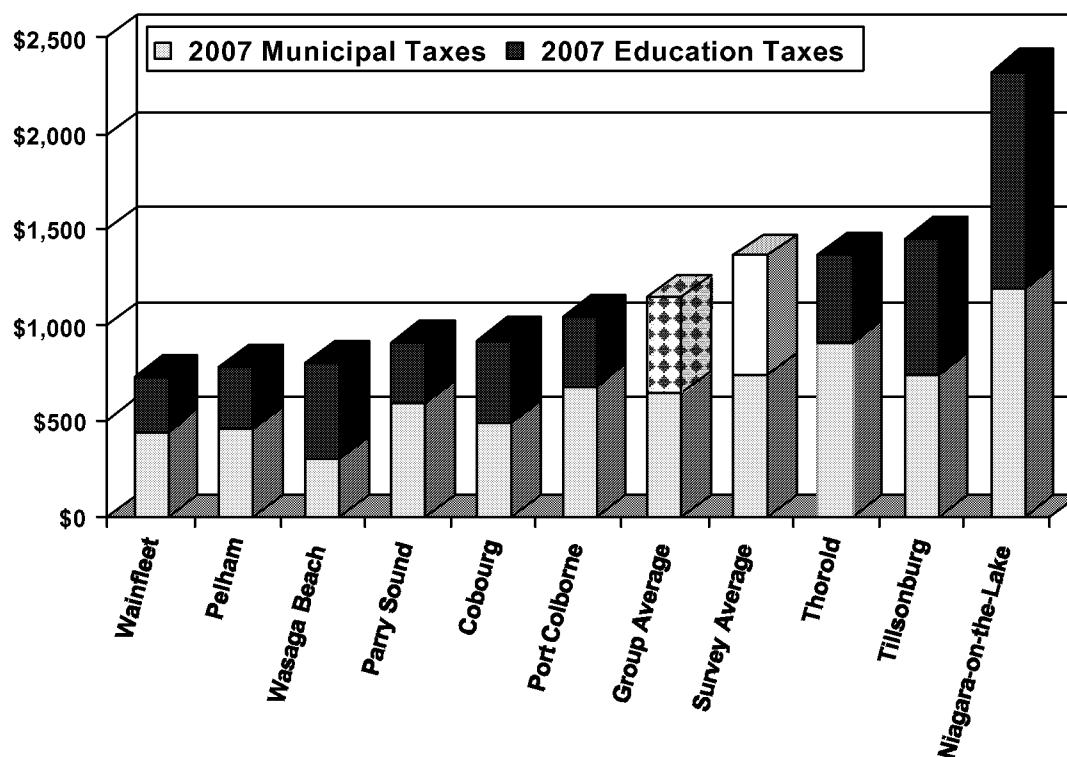
Commercial Comparisons—Motel

- The average per room taxes for motel properties in the survey is \$1,347 per suite
- On average, the motels in the survey have 45 rooms
- 57 municipalities were represented in the comparison

Commercial Comparisons - Motel—by Population Group

Motel Property Taxes - Municipalities with populations less than 20,000
Taxes per Room

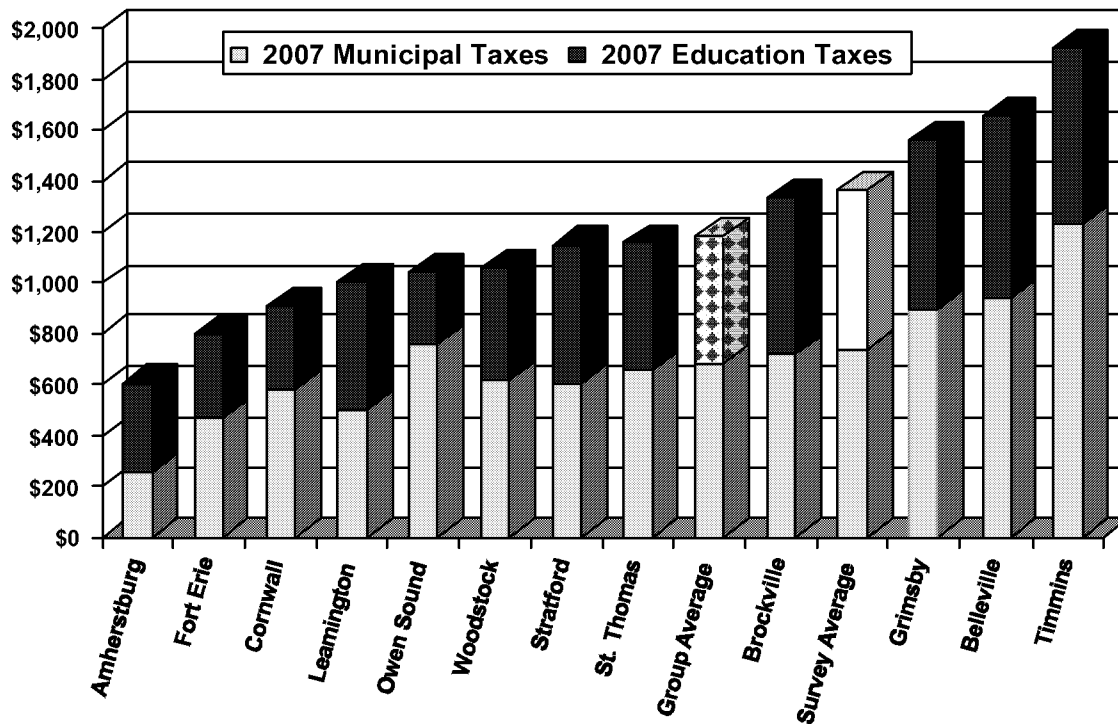
Commercial - Motels Municipality	CVA Ranking	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Average Per Population Range
Wainfleet	low	\$ 442	\$ 289	\$ 732	low	\$ 1,146
Pelham	low	\$ 457	\$ 325	\$ 782	low	
Wasaga Beach	mid	\$ 303	\$ 497	\$ 800	low	
Parry Sound	mid	\$ 587	\$ 321	\$ 908	low	
Cobourg	low	\$ 491	\$ 428	\$ 919	low	
Port Colborne	low	\$ 678	\$ 364	\$ 1,042	low	
Thorold	low	\$ 903	\$ 456	\$ 1,359	mid	
Tillsonburg	mid	\$ 737	\$ 711	\$ 1,448	mid	
Niagara-on-the-Lake	high	\$ 1,191	\$ 1,129	\$ 2,320	high	



Commercial Comparisons - Motel—by Population Group

Motel Property Taxes - Municipalities with populations between 20,000—49,999
Taxes per Room

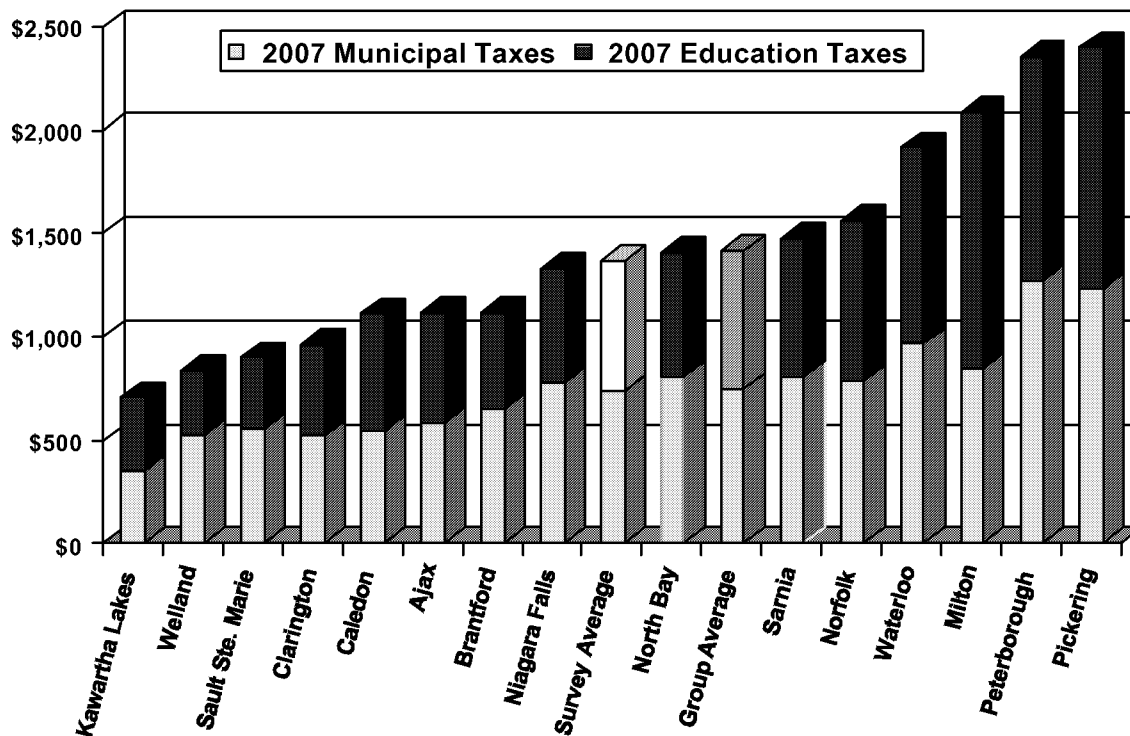
Commercial - Motels Municipality	CVA Ranking	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Average Per Population Range
Amherstburg	low	\$ 257	\$ 347	\$ 604	low	
Fort Erie	low	\$ 468	\$ 325	\$ 793	low	
Cornwall	low	\$ 581	\$ 326	\$ 907	low	
Leamington	mid	\$ 505	\$ 499	\$ 1,004	low	
Owen Sound	mid	\$ 754	\$ 286	\$ 1,040	low	
Woodstock	low	\$ 619	\$ 439	\$ 1,058	low	
Stratford	low	\$ 604	\$ 546	\$ 1,149	mid	
St. Thomas	low	\$ 658	\$ 499	\$ 1,157	mid	
Brockville	mid	\$ 716	\$ 618	\$ 1,334	high	
Grimsby	high	\$ 899	\$ 666	\$ 1,565	high	
Belleville	mid	\$ 942	\$ 712	\$ 1,655	high	
Timmins	mid	\$ 1,234	\$ 686	\$ 1,920	high	
						\$ 1,182



Commercial Comparisons - Motel —by Population Group

Motel Property Taxes - Municipalities with populations between 50,000—99,999 Taxes per Room

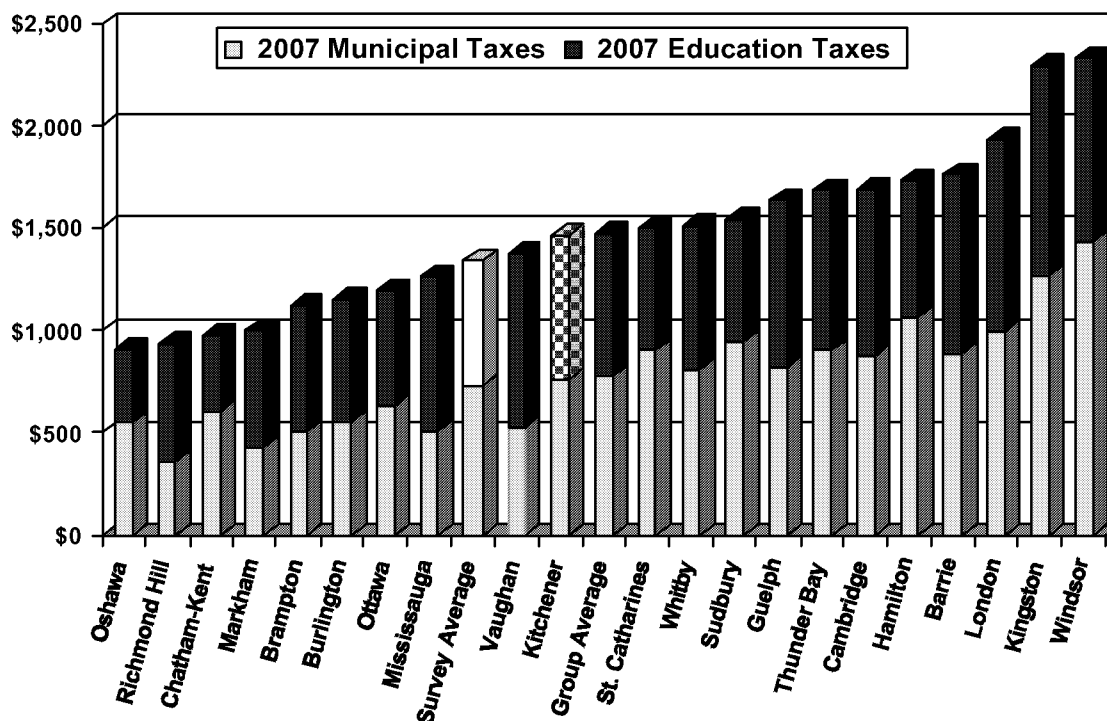
Commercial - Motels Municipality	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Average Per Population Range
Kawartha Lakes	\$ 352	\$ 355	\$ 707	low	
Welland	\$ 529	\$ 305	\$ 834	low	
Sault Ste. Marie	\$ 557	\$ 342	\$ 899	low	
Clarington	\$ 526	\$ 433	\$ 958	low	
Caledon	\$ 546	\$ 564	\$ 1,110	mid	
Ajax	\$ 586	\$ 525	\$ 1,111	mid	
Brantford	\$ 649	\$ 473	\$ 1,123	mid	
Niagara Falls	\$ 777	\$ 550	\$ 1,327	mid	
North Bay	\$ 803	\$ 605	\$ 1,408	mid	
Sarnia	\$ 808	\$ 665	\$ 1,473	mid	
Norfolk	\$ 788	\$ 773	\$ 1,562	high	
Waterloo	\$ 970	\$ 940	\$ 1,910	high	
Milton	\$ 846	\$ 1,230	\$ 2,076	high	
Peterborough	\$ 1,270	\$ 1,081	\$ 2,351	high	
Pickering	\$ 1,234	\$ 1,163	\$ 2,396	high	\$ 1,416



Commercial Comparisons - Motel—by Population Group

Motel Property Taxes - Municipalities with populations 100,000+
Taxes per Room

Commercial - Motels Municipality	CVA Ranking	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Average Per Population Range
Oshawa	low	\$ 553	\$ 356	\$ 910	low	
Richmond Hill	mid	\$ 363	\$ 575	\$ 938	low	
Chatham-Kent	low	\$ 608	\$ 371	\$ 979	low	
Markham	high	\$ 421	\$ 577	\$ 998	low	
Brampton	high	\$ 509	\$ 617	\$ 1,126	mid	
Burlington	high	\$ 556	\$ 599	\$ 1,155	mid	
Ottawa	mid	\$ 635	\$ 556	\$ 1,191	mid	
Mississauga	high	\$ 508	\$ 758	\$ 1,266	mid	
Vaughan	high	\$ 523	\$ 852	\$ 1,375	mid	
Kitchener	mid	\$ 757	\$ 710	\$ 1,467	mid	
St. Catharines	mid	\$ 903	\$ 597	\$ 1,500	mid	
Whitby	high	\$ 806	\$ 702	\$ 1,508	mid	
Sudbury	mid	\$ 942	\$ 602	\$ 1,544	high	
Guelph	high	\$ 816	\$ 816	\$ 1,633	high	
Thunder Bay	low	\$ 901	\$ 783	\$ 1,683	high	
Cambridge	high	\$ 880	\$ 813	\$ 1,694	high	
Hamilton	mid	\$ 1,058	\$ 676	\$ 1,734	high	
Barrie	high	\$ 889	\$ 872	\$ 1,761	high	
London	high	\$ 993	\$ 946	\$ 1,939	high	
Kingston	high	\$ 1,273	\$ 1,018	\$ 2,290	high	
Windsor	high	\$ 1,432	\$ 894	\$ 2,326	high	\$ 1,477



Commercial Comparisons - Motel—by Location

Commercial - Motels Municipality	Location	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Location Average
Wasaga Beach	Simcoe/Musk./Duff.	\$ 303	\$ 497	\$ 800	low	\$ 1,156
Parry Sound	Simcoe/Musk./Duff.	\$ 587	\$ 321	\$ 908	low	
Barrie	Simcoe/Musk./Duff.	\$ 889	\$ 872	\$ 1,761	high	

Commercial - Motels Municipality	Location	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Location Average
Wainfleet	Niagara/Hamilton	\$ 442	\$ 289	\$ 732	low	\$ 1,272
Pelham	Niagara/Hamilton	\$ 457	\$ 325	\$ 782	low	
Fort Erie	Niagara/Hamilton	\$ 468	\$ 325	\$ 793	low	
Welland	Niagara/Hamilton	\$ 529	\$ 305	\$ 834	low	
Port Colborne	Niagara/Hamilton	\$ 678	\$ 364	\$ 1,042	low	
Niagara Falls	Niagara/Hamilton	\$ 777	\$ 550	\$ 1,327	mid	
Thorold	Niagara/Hamilton	\$ 903	\$ 456	\$ 1,359	mid	
St. Catharines	Niagara/Hamilton	\$ 903	\$ 597	\$ 1,500	mid	
Grimsby	Niagara/Hamilton	\$ 899	\$ 666	\$ 1,565	high	
Hamilton	Niagara/Hamilton	\$ 1,058	\$ 676	\$ 1,734	high	
Niagara-on-the-Lake	Niagara/Hamilton	\$ 1,191	\$ 1,129	\$ 2,320	high	

Commercial - Motels Municipality	Location	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Location Average
Oshawa	GTA	\$ 553	\$ 356	\$ 910	low	\$ 1,302
Richmond Hill	GTA	\$ 363	\$ 575	\$ 938	low	
Clarington	GTA	\$ 526	\$ 433	\$ 958	low	
Markham	GTA	\$ 421	\$ 577	\$ 998	low	
Caledon	GTA	\$ 546	\$ 564	\$ 1,110	mid	
Ajax	GTA	\$ 586	\$ 525	\$ 1,111	mid	
Brampton	GTA	\$ 509	\$ 617	\$ 1,126	mid	
Burlington	GTA	\$ 556	\$ 599	\$ 1,155	mid	
Mississauga	GTA	\$ 508	\$ 758	\$ 1,266	mid	
Vaughan	GTA	\$ 523	\$ 852	\$ 1,375	mid	
Whitby	GTA	\$ 806	\$ 702	\$ 1,508	mid	
Milton	GTA	\$ 846	\$ 1,230	\$ 2,076	high	
Pickering	GTA	\$ 1,234	\$ 1,163	\$ 2,396	high	

Commercial Comparisons - Motel—by Location (Cont'd)

Commercial - Motels Municipality	Location	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Location Average
Amherstburg	Southwest	\$ 257	\$ 347	\$ 604	low	\$ 1,386
Chatham-Kent	Southwest	\$ 608	\$ 371	\$ 979	low	
Leamington	Southwest	\$ 505	\$ 499	\$ 1,004	low	
Owen Sound	Southwest	\$ 754	\$ 286	\$ 1,040	low	
Woodstock	Southwest	\$ 619	\$ 439	\$ 1,058	low	
Brantford	Southwest	\$ 649	\$ 473	\$ 1,123	mid	
Stratford	Southwest	\$ 604	\$ 546	\$ 1,149	mid	
St. Thomas	Southwest	\$ 658	\$ 499	\$ 1,157	mid	
Tillsonburg	Southwest	\$ 737	\$ 711	\$ 1,448	mid	
Kitchener	Southwest	\$ 757	\$ 710	\$ 1,467	mid	
Sarnia	Southwest	\$ 808	\$ 665	\$ 1,473	mid	
Norfolk	Southwest	\$ 788	\$ 773	\$ 1,562	high	
Guelph	Southwest	\$ 816	\$ 816	\$ 1,633	high	
Cambridge	Southwest	\$ 880	\$ 813	\$ 1,694	high	
Waterloo	Southwest	\$ 970	\$ 940	\$ 1,910	high	
London	Southwest	\$ 993	\$ 946	\$ 1,939	high	
Windsor	Southwest	\$ 1,432	\$ 894	\$ 2,326	high	

Commercial - Motels Municipality	Location	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Location Average
Kawartha Lakes	Eastern	\$ 352	\$ 355	\$ 707	low	\$ 1,446
Cornwall	Eastern	\$ 581	\$ 326	\$ 907	low	
Cobourg	Eastern	\$ 491	\$ 428	\$ 919	low	
Ottawa	Eastern	\$ 635	\$ 556	\$ 1,191	mid	
Brockville	Eastern	\$ 831	\$ 717	\$ 1,548	high	
Belleville	Eastern	\$ 942	\$ 712	\$ 1,655	high	
Kingston	Eastern	\$ 1,273	\$ 1,018	\$ 2,290	high	
Peterborough	Eastern	\$ 1,270	\$ 1,081	\$ 2,351	high	

Commercial - Motels Municipality	Location	2007 Municipal Taxes Per Suite	2007 Education Taxes Per Suite	2007 Total Taxes Per Suite	Relative Tax Burden	Location Average
Sault Ste. Marie	North	\$ 557	\$ 342	\$ 899	low	\$ 1,491
North Bay	North	\$ 803	\$ 605	\$ 1,408	mid	
Sudbury	North	\$ 942	\$ 602	\$ 1,544	high	
Thunder Bay	North	\$ 901	\$ 783	\$ 1,683	high	
Timmins	North	\$ 1,234	\$ 686	\$ 1,920	high	

Commercial Summary - Office

low	mid	high
Amherstburg	Aurora	Ajax
Bradford West Gwillimbury	Barrie	Burlington
Central Elgin	Belleville	Cambridge
Fort Erie	Brampton	Cobourg
Georgina	Brantford	Cornwall
Grimsby	Brockville	King
Halton Hills	Caledon	Kingston
Kawartha Lakes	Chatham-Kent	Kitchener
Leamington	Clarington	Oakville
Milton	Guelph	Ottawa
Newmarket	Hamilton	Owen Sound
Niagara-on-the-Lake	London	Pickering
Norfolk	Markham	Sudbury
Parry Sound	Mississauga	Thunder Bay
Port Colborne	Niagara Falls	Tillsonburg
Sarnia	North Bay	Toronto (East)
Sault Ste. Marie	Oshawa	Toronto (South)
St. Catharines	Peterborough	Toronto (West)
St. Thomas	Richmond Hill	Whitby
Timmins	Stratford	Windsor
Welland	Thorold	Woodstock
Whitchurch-Stouffville	Vaughan	
	Waterloo	

Commercial Summary - Neighbourhood Shopping

low	mid	high
Amherstburg	Ajax	Barrie
Bracebridge	Aurora	Brampton
Caledon	Belleville	Brantford
Central Elgin	Bradford West Gwillimbury	Brockville
East Gwillimbury	Burlington	Cambridge
Georgina	Fort Erie	Chatham-Kent
Gravenhurst	Grimsby	Clarington
Halton Hills	Guelph	Cobourg
Huntsville	Kingston	Cornwall
Kawartha Lakes	Kitchener	Hamilton
King	Lincoln	London
Leamington	Markham	Ottawa
Middlesex Centre	Milton	Owen Sound
Niagara Falls	Mississauga	Peterborough
Niagara-on-the-Lake	Newmarket	Pickering
Norfolk	North Bay	Port Colborne
North Dumfries	Oakville	Sault Ste. Marie
Parry Sound	Orangeville	St. Thomas
Stratford	Oshawa	Thunder Bay
Sudbury	Pelham	Toronto (East)
Thorold	Richmond Hill	Toronto (North)
Timmins	Sarnia	Toronto (South)
Wasaga Beach	St. Catharines	Toronto (West)
Waterloo	Tillsonburg	Vaughan
Wellesley	Welland	Windsor
West Lincoln	Whitby	Woodstock
Whitchurch-Stouffville	Wilmet	Woolwich

Commercial Summary - Hotel

low	mid	high
Brampton	Ajax	Barrie
Burlington	Belleville	Cambridge
Chatham-Kent	Brantford	Grimsby
Clarington	Brockville	Kingston
Fort Erie	Caledon	London
Lincoln	Cornwall	Niagara Falls
Milton	Guelph	Niagara-on-the-Lake
Mississauga	Hamilton	North Bay
Norfolk	Kitchener	Ottawa
Oakville	Markham	Sudbury
Owen Sound	Oshawa	Thorold
Parry Sound	Sault Ste. Marie	Thunder Bay
Sarnia	St. Catharines	Vaughan
Stratford	Waterloo	Whitby
Timmins	Welland	
Wasaga Beach	Windsor	
Woodstock		

Commercial Summary - Motel

low	mid	high
Amherstburg	Ajax	Barrie
Chatham-Kent	Brampton	Belleville
Clarington	Brantford	Cambridge
Cobourg	Brockville	Grimsby
Cornwall	Burlington	Guelph
Fort Erie	Caledon	Hamilton
Kawartha Lakes	Kitchener	Kingston
Leamington	Mississauga	London
Markham	Niagara Falls	Milton
Oshawa	North Bay	Niagara-on-the-Lake
Owen Sound	Ottawa	Norfolk
Parry Sound	Sarnia	Peterborough
Pelham	St. Catharines	Pickering
Port Colborne	St. Thomas	Sudbury
Richmond Hill	Stratford	Thunder Bay
Sault Ste. Marie	Thorold	Timmins
Wainfleet	Tillsonburg	Waterloo
Wasaga Beach	Vaughan	Windsor
Welland	Whitby	
Woodstock		

Commercial Comparisons - Summary

Municipality		Relative Tax Burden Ranking Office	Relative Tax Burden Ranking Neighbourhood Shopping	Relative Tax Burden Ranking Hotel	Relative Tax Burden Ranking Motel
Location					
Belleville	Eastern	mid	mid	mid	high
Brockville	Eastern	mid	high	mid	mid
Cobourg	Eastern	high	high		low
Cornwall	Eastern	high	high	mid	low
Kawartha Lakes	Eastern	low	low		low
Kingston	Eastern	high	mid	high	high
Ottawa	Eastern	high	high	high	mid
Peterborough	Eastern	mid	high		high
Ajax	GTA	high	mid	mid	mid
Aurora	GTA	mid	mid		
Brampton	GTA	mid	high	low	mid
Burlington	GTA	high	mid	low	mid
Caledon	GTA	mid	low	mid	mid
Clarington	GTA	mid	high	low	low
East Gwillimbury	GTA		low		
Georgina	GTA	low	low		
Halton Hills	GTA	low	low		
King	GTA	high	low		
Markham	GTA	mid	mid	mid	low
Milton	GTA	low	mid	low	high
Mississauga	GTA	mid	mid	low	mid
Newmarket	GTA	low	mid		
Oakville	GTA	high	mid	low	
Oshawa	GTA	mid	mid	mid	low
Pickering	GTA	high	high		high
Richmond Hill	GTA	mid	mid		low
Toronto (East)	GTA	high	high		
Toronto (North)	GTA		high		
Toronto (South)	GTA	high	high		
Toronto (West)	GTA	high	high		
Vaughan	GTA	mid	high	high	mid
Whitby	GTA	high	mid	high	mid
Whitchurch-Stouffville	GTA	low	low		
Fort Erie	Niagara/Hamilton	low	mid	low	low
Grimsby	Niagara/Hamilton	low	mid	high	high
Hamilton	Niagara/Hamilton	mid	high	mid	high
Lincoln	Niagara/Hamilton		mid	low	
Niagara Falls	Niagara/Hamilton	mid	low	high	mid
Niagara-on-the-Lake	Niagara/Hamilton	low	low	high	high
Pelham	Niagara/Hamilton		mid		low
Port Colborne	Niagara/Hamilton	low	high		low
St. Catharines	Niagara/Hamilton	low	mid	mid	mid
Thorold	Niagara/Hamilton	mid	low	high	mid
Wainfleet	Niagara/Hamilton				low
Welland	Niagara/Hamilton	low	mid	mid	low
West Lincoln	Niagara/Hamilton		low		

Commercial Comparisons - Summary (cont'd)

Municipality	Location	Relative Tax Burden Ranking Office	Relative Tax Burden Ranking Neighbourhood Shopping	Relative Tax Burden Ranking Hotel	Relative Tax Burden Ranking Motel
North Bay	North	mid	mid	high	mid
Sault Ste. Marie	North	low	high	mid	low
Sudbury	North	high	low	high	high
Thunder Bay	North	high	high	high	high
Timmins	North	low	low	low	high
Barrie	Simcoe/Musk./Duff.	mid	high	high	high
Bracebridge	Simcoe/Musk./Duff.		low		
Bradford West Gwillimbury	Simcoe/Musk./Duff.	low	mid		
Gravenhurst	Simcoe/Musk./Duff.		low		
Huntsville	Simcoe/Musk./Duff.		low		
Orangeville	Simcoe/Musk./Duff.		mid		
Parry Sound	Simcoe/Musk./Duff.	low	low	low	low
Wasaga Beach	Simcoe/Musk./Duff.		low	low	low
Amherstburg	Southwest	low	low		low
Brantford	Southwest	mid	high	mid	mid
Cambridge	Southwest	high	high	high	high
Central Elgin	Southwest	low	low		
Chatham-Kent	Southwest	mid	high	low	low
Guelph	Southwest	mid	mid	mid	high
Kitchener	Southwest	high	mid	mid	mid
Leamington	Southwest	low	low		low
London	Southwest	mid	high	high	high
Middlesex Centre	Southwest		low		
Norfolk	Southwest	low	low	low	high
North Dumfries	Southwest		low		
Owen Sound	Southwest	high	high	low	low
Sarnia	Southwest	low	mid	low	mid
St. Thomas	Southwest	low	high		mid
Stratford	Southwest	mid	low	low	mid
Tillsonburg	Southwest	high	mid		mid
Waterloo	Southwest	mid	low	mid	high
Wellesley	Southwest		low		
Wilmot	Southwest		mid		
Windsor	Southwest	high	high	mid	high
Woodstock	Southwest	high	high	low	low
Woolwich	Southwest		high		

Industrial Comparisons - Standard Industrial

Industrial - Standard Municipality	CVA Ranking	2007 Municipal Taxes per sq. ft.	2007 Education Taxes per sq. ft.	2007 Total Taxes per sq. ft.	Relative Tax Burden
Parry Sound	mid	\$ 0.63	\$ 0.32	\$ 0.95	low
Huntsville	mid	\$ 0.52	\$ 0.46	\$ 0.97	low
Kawartha Lakes	low	\$ 0.47	\$ 0.53	\$ 1.00	low
Cobourg	low	\$ 0.53	\$ 0.48	\$ 1.01	low
Gravenhurst	mid	\$ 0.54	\$ 0.48	\$ 1.02	low
Bracebridge	high	\$ 0.62	\$ 0.50	\$ 1.11	low
Barrie	mid	\$ 0.60	\$ 0.58	\$ 1.18	low
Kingston	low	\$ 0.65	\$ 0.53	\$ 1.18	low
St. Thomas	low	\$ 0.64	\$ 0.56	\$ 1.20	low
Owen Sound	low	\$ 0.80	\$ 0.41	\$ 1.21	low
North Bay	low	\$ 0.65	\$ 0.57	\$ 1.22	low
Pelham	low	\$ 0.68	\$ 0.54	\$ 1.22	low
Cornwall	low	\$ 0.74	\$ 0.49	\$ 1.23	low
Brockville	low	\$ 0.75	\$ 0.50	\$ 1.25	low
Port Colborne	low	\$ 0.79	\$ 0.51	\$ 1.30	low
Central Elgin	low	\$ 0.70	\$ 0.64	\$ 1.34	low
Norfolk	low	\$ 0.58	\$ 0.77	\$ 1.35	low
Fort Erie	low	\$ 0.78	\$ 0.61	\$ 1.39	low
West Lincoln	low	\$ 0.80	\$ 0.64	\$ 1.44	low
King	high	\$ 0.61	\$ 0.91	\$ 1.51	low
Middlesex Centre	mid	\$ 0.63	\$ 0.93	\$ 1.56	low
Welland	low	\$ 0.97	\$ 0.61	\$ 1.58	low
Kitchener	low	\$ 0.82	\$ 0.80	\$ 1.61	low
Amherstburg	mid	\$ 0.78	\$ 0.86	\$ 1.63	low
Bradford West Gwillimbury	mid	\$ 0.63	\$ 1.04	\$ 1.67	low
Belleville	low	\$ 1.07	\$ 0.61	\$ 1.68	low
Tillsonburg	low	\$ 0.90	\$ 0.79	\$ 1.69	low
Thorold	low	\$ 0.94	\$ 0.75	\$ 1.70	mid
Sarnia	mid	\$ 0.94	\$ 0.78	\$ 1.71	mid
Niagara-on-the-Lake	mid	\$ 0.84	\$ 0.92	\$ 1.76	mid
Richmond Hill	high	\$ 0.69	\$ 1.09	\$ 1.77	mid
London	low	\$ 0.97	\$ 0.83	\$ 1.80	mid
Halton Hills	high	\$ 0.87	\$ 0.94	\$ 1.81	mid
Vaughan	high	\$ 0.70	\$ 1.13	\$ 1.84	mid
Whitchurch-Stouffville	high	\$ 0.72	\$ 1.13	\$ 1.84	mid
Lincoln	low	\$ 0.99	\$ 0.85	\$ 1.85	mid
Sault Ste. Marie	low	\$ 1.16	\$ 0.71	\$ 1.88	mid
Peterborough	low	\$ 0.99	\$ 0.89	\$ 1.88	mid
Waterloo	mid	\$ 0.95	\$ 0.94	\$ 1.89	mid
Guelph	mid	\$ 0.98	\$ 0.94	\$ 1.92	mid
Leamington	mid	\$ 1.03	\$ 0.91	\$ 1.94	mid
Woolwich	mid	\$ 0.85	\$ 1.10	\$ 1.95	mid
Orangeville	mid	\$ 1.04	\$ 0.92	\$ 1.96	mid
Cambridge	mid	\$ 1.00	\$ 0.96	\$ 1.96	mid

Industrial Comparisons - Standard Industrial (cont'd)

Industrial - Standard Municipality	CVA Ranking	2007 Municipal Taxes per sq. ft.	2007 Education Taxes per sq. ft.	2007 Total Taxes per sq. ft.	Relative Tax Burden
Stratford	low	\$ 1.09	\$ 0.89	\$ 1.98	mid
Grimsby	mid	\$ 1.11	\$ 0.90	\$ 2.01	mid
Clarington	mid	\$ 1.16	\$ 0.88	\$ 2.04	mid
Wilmot	mid	\$ 0.95	\$ 1.10	\$ 2.05	mid
Aurora	high	\$ 0.87	\$ 1.23	\$ 2.10	mid
East Gwillimbury	high	\$ 0.85	\$ 1.25	\$ 2.10	mid
Newmarket	high	\$ 0.88	\$ 1.23	\$ 2.12	mid
Brampton	high	\$ 0.92	\$ 1.20	\$ 2.12	mid
Niagara Falls	mid	\$ 1.20	\$ 0.94	\$ 2.14	mid
Caledon	high	\$ 0.77	\$ 1.40	\$ 2.17	mid
Wainfleet	mid	\$ 1.26	\$ 0.91	\$ 2.17	mid
Timmins	low	\$ 1.37	\$ 0.81	\$ 2.17	mid
Oshawa	mid	\$ 1.38	\$ 0.82	\$ 2.20	high
Burlington	high	\$ 1.09	\$ 1.11	\$ 2.20	high
Ajax	mid	\$ 1.24	\$ 0.97	\$ 2.21	high
Brantford	low	\$ 1.30	\$ 0.91	\$ 2.21	high
Pickering	high	\$ 1.27	\$ 1.02	\$ 2.29	high
Hamilton	mid	\$ 1.58	\$ 0.72	\$ 2.30	high
Mississauga	high	\$ 0.91	\$ 1.39	\$ 2.30	high
St. Catharines	mid	\$ 1.35	\$ 0.97	\$ 2.32	high
Markham	high	\$ 0.91	\$ 1.46	\$ 2.37	high
Thunder Bay	low	\$ 1.29	\$ 1.10	\$ 2.39	high
Oakville	high	\$ 1.14	\$ 1.26	\$ 2.40	high
Toronto (South)	high	\$ 1.27	\$ 1.14	\$ 2.41	high
Whitby	high	\$ 1.36	\$ 1.06	\$ 2.42	high
Toronto (North)	high	\$ 1.31	\$ 1.17	\$ 2.48	high
North Dumfries	high	\$ 1.04	\$ 1.46	\$ 2.50	high
Milton	high	\$ 1.12	\$ 1.41	\$ 2.52	high
Georgina	high	\$ 1.20	\$ 1.35	\$ 2.55	high
Sudbury	mid	\$ 1.58	\$ 0.98	\$ 2.56	high
Woodstock	mid	\$ 1.58	\$ 1.20	\$ 2.79	high
Ottawa	high	\$ 1.50	\$ 1.35	\$ 2.86	high
Toronto (West)	high	\$ 1.55	\$ 1.38	\$ 2.93	high
Windsor	high	\$ 1.74	\$ 1.23	\$ 2.97	high
Chatham-Kent	mid	\$ 1.78	\$ 1.21	\$ 2.98	high
Toronto (East)	high	\$ 1.96	\$ 1.75	\$ 3.71	high
Average		\$ 0.99	\$ 0.92	\$ 1.91	
Median		\$ 0.95	\$ 0.91	\$ 1.93	
Min		\$ 0.47	\$ 0.32	\$ 0.95	
Max		\$ 1.96	\$ 1.75	\$ 3.71	

Industrial Comparisons - Standard Industrial

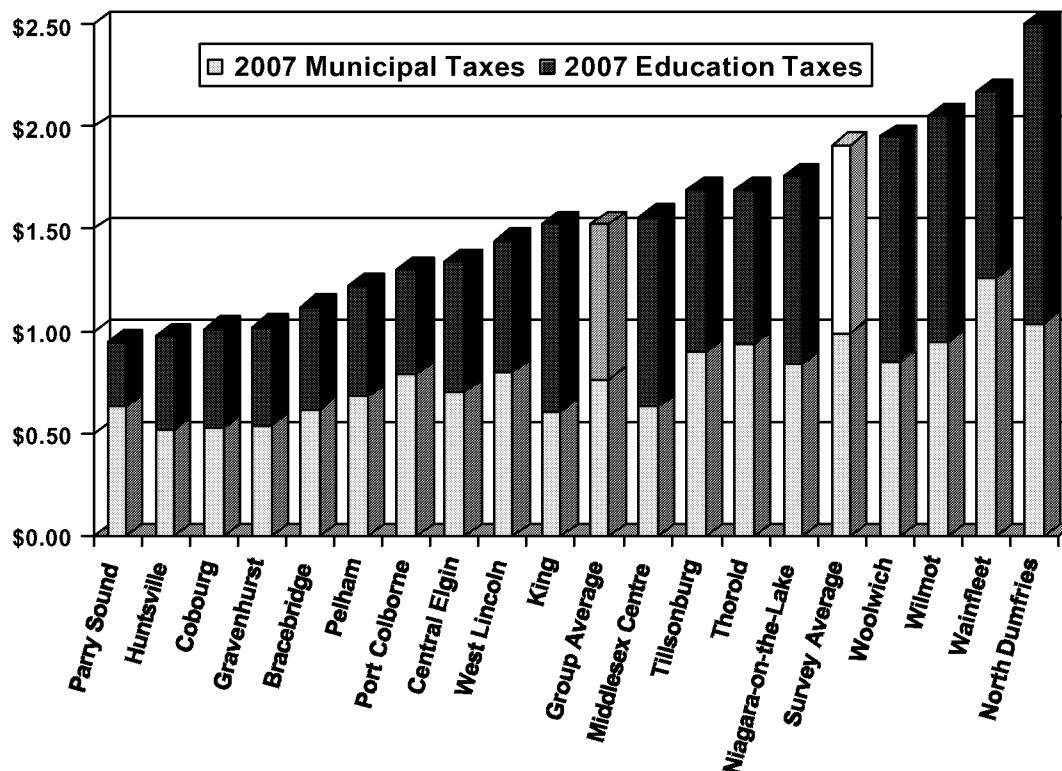
- 77 of the 79 municipalities are represented in the standard industrial comparison (Wellesley and Wasaga Beach did not have representative properties)
- The standard industrial properties have an average current value assessment per square foot of \$44 with a range of \$15 to \$92 per square foot
- Education rates are determined by the Province and are not uniform - as such, the addition of industrial education rates changes the relative position of properties
- The average total taxes of the survey is \$1.91 per square foot

Standard Industrial Comparisons—by Population Group

Standard Industrial Property Taxes - Municipalities with populations less than 20,000

Taxes per Sq. Ft.

Industrial - Standard		2007	2007	2007 Total	Relative Tax	Average Per
Municipality	CVA Ranking	Municipal Taxes per sq. ft.	Education Taxes per sq. ft.	Taxes per sq. ft.	Burden	Population Range
Parry Sound	mid	\$ 0.63	\$ 0.32	\$ 0.95	low	
Huntsville	mid	\$ 0.52	\$ 0.46	\$ 0.97	low	
Cobourg	low	\$ 0.53	\$ 0.48	\$ 1.01	low	
Gravenhurst	mid	\$ 0.54	\$ 0.48	\$ 1.02	low	
Bracebridge	high	\$ 0.62	\$ 0.50	\$ 1.11	low	
Pelham	low	\$ 0.68	\$ 0.54	\$ 1.22	low	
Port Colborne	low	\$ 0.79	\$ 0.51	\$ 1.30	low	
Central Elgin	low	\$ 0.70	\$ 0.64	\$ 1.34	low	
West Lincoln	low	\$ 0.80	\$ 0.64	\$ 1.44	low	
King	high	\$ 0.61	\$ 0.91	\$ 1.51	low	
Middlesex Centre	mid	\$ 0.63	\$ 0.93	\$ 1.56	low	
Tillsonburg	low	\$ 0.90	\$ 0.79	\$ 1.69	low	
Thorold	low	\$ 0.94	\$ 0.75	\$ 1.70	mid	
Niagara-on-the-Lake	mid	\$ 0.84	\$ 0.92	\$ 1.76	mid	
Woolwich	mid	\$ 0.85	\$ 1.10	\$ 1.95	mid	
Wilmot	mid	\$ 0.95	\$ 1.10	\$ 2.05	mid	
Wainfleet	mid	\$ 1.26	\$ 0.91	\$ 2.17	mid	
North Dumfries	high	\$ 1.04	\$ 1.46	\$ 2.50	high	\$ 1.51

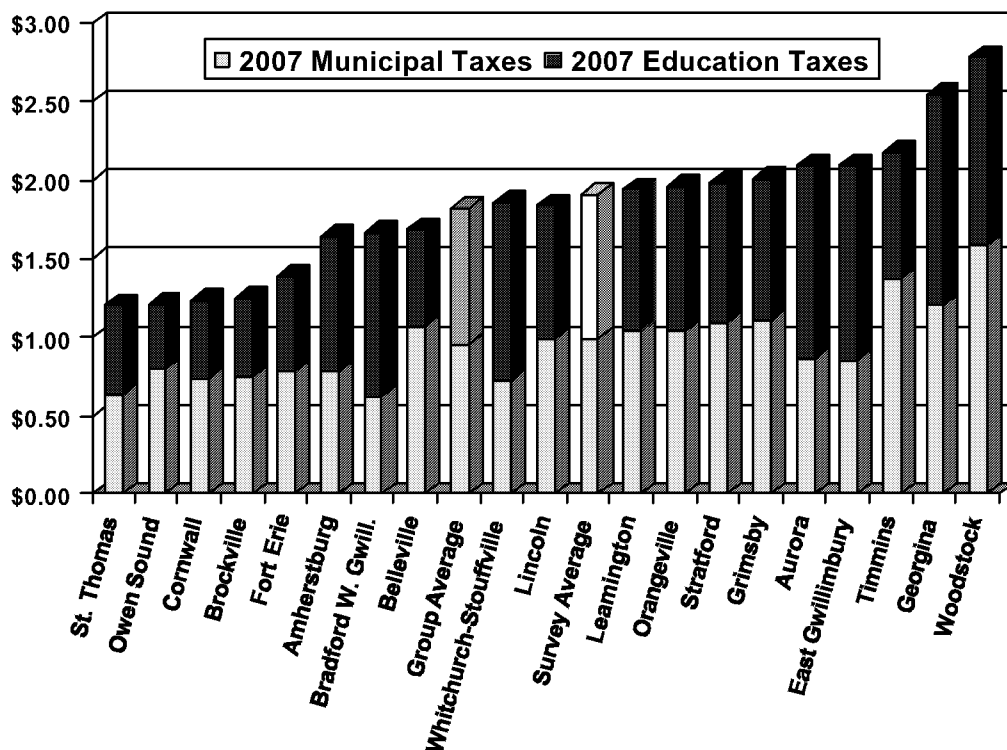


Standard Industrial Comparisons—by Population Group

Standard Industrial Property Taxes - Municipalities with populations between 20,000– 49,999

Taxes per Sq. Ft.

Industrial - Standard Municipality	CVA Ranking	2007 Municipal Taxes per sq. ft.	2007 Education Taxes per sq. ft.	2007 Total Taxes per sq. ft.	Relative Tax Burden	Average Per Population Range
St. Thomas	low	\$ 0.64	\$ 0.56	\$ 1.20	low	
Owen Sound	low	\$ 0.80	\$ 0.41	\$ 1.21	low	
Cornwall	low	\$ 0.74	\$ 0.49	\$ 1.23	low	
Brockville	low	\$ 0.75	\$ 0.50	\$ 1.25	low	
Fort Erie	low	\$ 0.78	\$ 0.61	\$ 1.39	low	
Amherstburg	mid	\$ 0.78	\$ 0.86	\$ 1.63	low	
Bradford West Gwillimbury	mid	\$ 0.63	\$ 1.04	\$ 1.67	low	
Belleville	low	\$ 1.07	\$ 0.61	\$ 1.68	low	
Whitchurch-Stouffville	high	\$ 0.72	\$ 1.13	\$ 1.84	mid	
Lincoln	low	\$ 0.99	\$ 0.85	\$ 1.85	mid	
Leamington	mid	\$ 1.03	\$ 0.91	\$ 1.94	mid	
Orangeville	mid	\$ 1.04	\$ 0.92	\$ 1.96	mid	
Stratford	low	\$ 1.09	\$ 0.89	\$ 1.98	mid	
Grimsby	mid	\$ 1.11	\$ 0.90	\$ 2.01	mid	
Aurora	high	\$ 0.87	\$ 1.23	\$ 2.10	mid	
East Gwillimbury	high	\$ 0.85	\$ 1.25	\$ 2.10	mid	
Timmins	low	\$ 1.37	\$ 0.81	\$ 2.17	mid	
Georgina	high	\$ 1.20	\$ 1.35	\$ 2.55	high	
Woodstock	mid	\$ 1.58	\$ 1.20	\$ 2.79	high	\$ 1.82

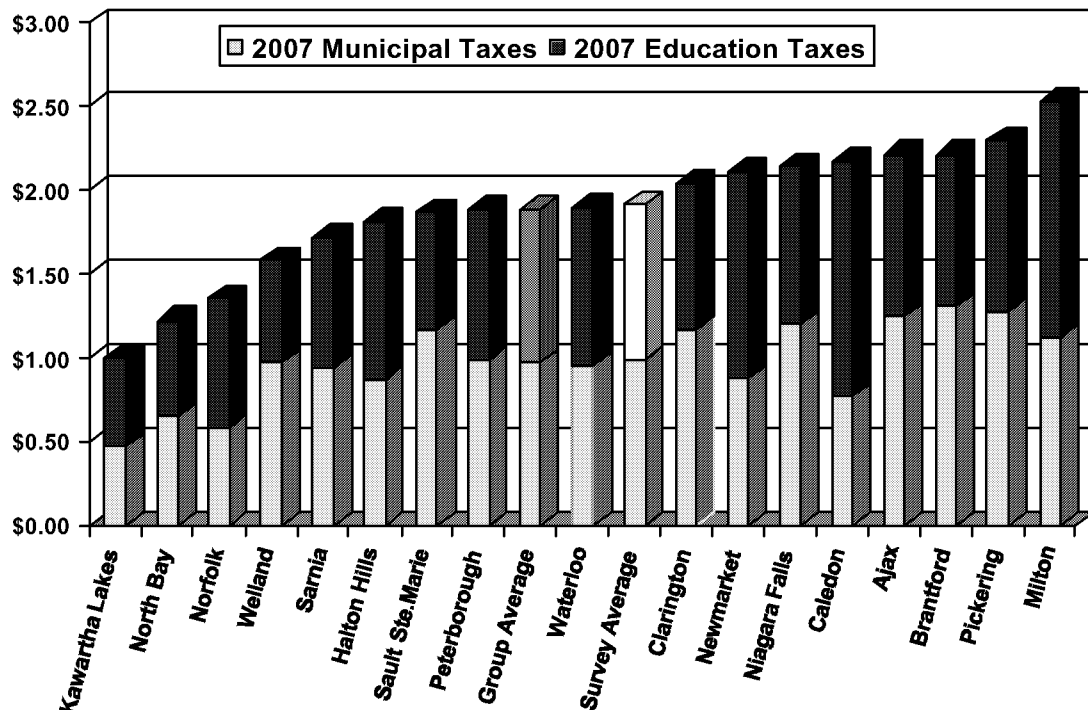


Standard Industrial Comparisons —by Population Group

Standard Industrial Property Taxes - Municipalities with populations between 50,000– 99,999

Taxes per Sq. Ft.

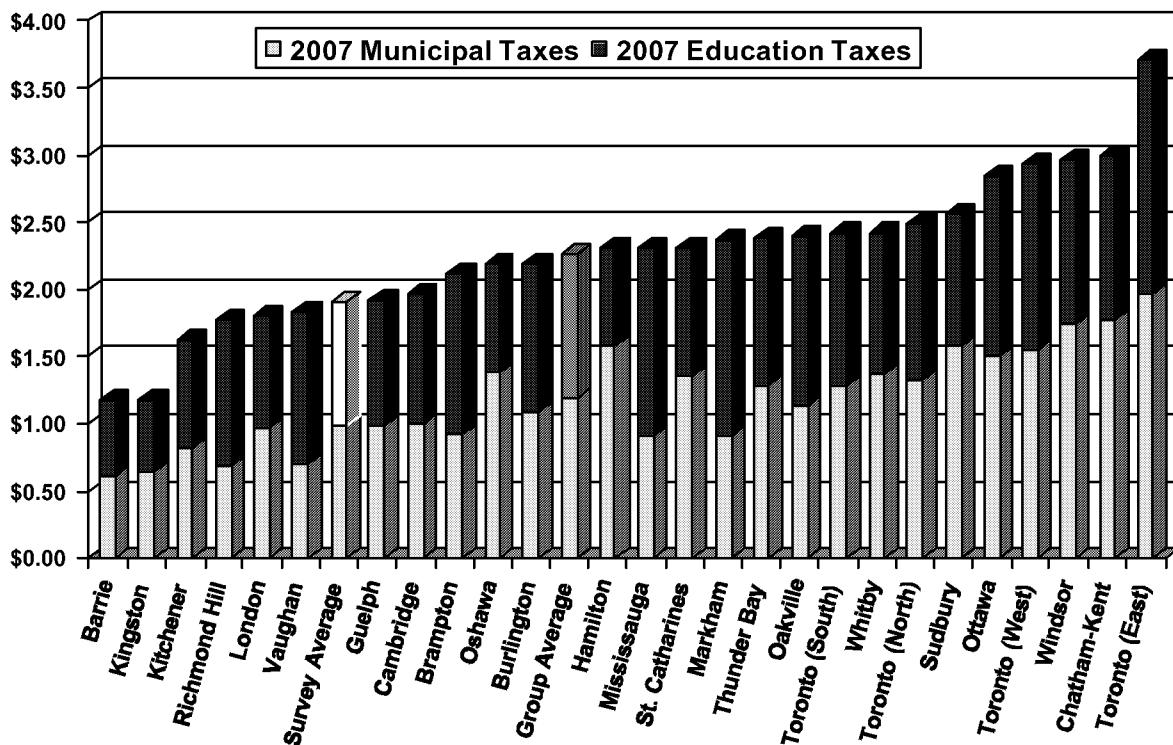
Industrial - Standard Municipality	2007 Municipal Taxes per sq. ft.	2007 Education Taxes per sq. ft.	2007 Total Taxes per sq. ft.	Relative Tax Burden	Average Per Population Range
Kawartha Lakes	\$ 0.47	\$ 0.53	\$ 1.00	low	
North Bay	\$ 0.65	\$ 0.57	\$ 1.22	low	
Norfolk	\$ 0.58	\$ 0.77	\$ 1.35	low	
Welland	\$ 0.97	\$ 0.61	\$ 1.58	low	
Sarnia	\$ 0.94	\$ 0.78	\$ 1.71	mid	
Halton Hills	\$ 0.87	\$ 0.94	\$ 1.81	mid	
Sault Ste.Marie	\$ 1.16	\$ 0.71	\$ 1.88	mid	
Peterborough	\$ 0.99	\$ 0.89	\$ 1.88	mid	
Waterloo	\$ 0.95	\$ 0.94	\$ 1.89	mid	
Clarington	\$ 1.16	\$ 0.88	\$ 2.04	mid	
Newmarket	\$ 0.88	\$ 1.23	\$ 2.12	mid	
Niagara Falls	\$ 1.20	\$ 0.94	\$ 2.14	mid	
Caledon	\$ 0.77	\$ 1.40	\$ 2.17	mid	
Ajax	\$ 1.24	\$ 0.97	\$ 2.21	high	
Brantford	\$ 1.30	\$ 0.91	\$ 2.21	high	
Pickering	\$ 1.27	\$ 1.02	\$ 2.29	high	
Milton	\$ 1.12	\$ 1.41	\$ 2.52	high	\$ 1.88



Standard Industrial Comparisons—by Population Group

**Standard
Industrial Property
Taxes -
Municipalities with
populations
100,000+
Taxes per Sq. Ft.**

Industrial - Standard Municipality	CVA Ranking	2007 Municipal Taxes per sq. ft.	2007 Education Taxes per sq. ft.	2007 Total Taxes per sq. ft.	Relative Tax Burden	Average Per Population Range
Barrie	mid	\$ 0.60	\$ 0.58	\$ 1.18	low	
Kingston	low	\$ 0.65	\$ 0.53	\$ 1.18	low	
Kitchener	low	\$ 0.82	\$ 0.80	\$ 1.61	low	
Richmond Hill	high	\$ 0.69	\$ 1.09	\$ 1.77	mid	
London	low	\$ 0.97	\$ 0.83	\$ 1.80	mid	
Vaughan	high	\$ 0.70	\$ 1.13	\$ 1.84	mid	
Guelph	mid	\$ 0.98	\$ 0.94	\$ 1.92	mid	
Cambridge	mid	\$ 1.00	\$ 0.96	\$ 1.96	mid	
Brampton	high	\$ 0.92	\$ 1.20	\$ 2.12	mid	
Oshawa	mid	\$ 1.38	\$ 0.82	\$ 2.20	high	
Burlington	high	\$ 1.09	\$ 1.11	\$ 2.20	high	
Hamilton	mid	\$ 1.58	\$ 0.72	\$ 2.30	high	
Mississauga	high	\$ 0.91	\$ 1.39	\$ 2.30	high	
St. Catharines	mid	\$ 1.35	\$ 0.97	\$ 2.32	high	
Markham	high	\$ 0.91	\$ 1.46	\$ 2.37	high	
Thunder Bay	low	\$ 1.29	\$ 1.10	\$ 2.39	high	
Oakville	high	\$ 1.14	\$ 1.26	\$ 2.40	high	
Toronto (South)	high	\$ 1.27	\$ 1.14	\$ 2.41	high	
Whitby	high	\$ 1.36	\$ 1.06	\$ 2.42	high	
Toronto (North)	high	\$ 1.31	\$ 1.17	\$ 2.48	high	
Sudbury	mid	\$ 1.58	\$ 0.98	\$ 2.56	high	
Ottawa	high	\$ 1.50	\$ 1.35	\$ 2.86	high	
Toronto (West)	high	\$ 1.55	\$ 1.38	\$ 2.93	high	
Windsor	high	\$ 1.74	\$ 1.23	\$ 2.97	high	
Chatham-Kent	mid	\$ 1.78	\$ 1.21	\$ 2.98	high	
Toronto (East)	high	\$ 1.96	\$ 1.75	\$ 3.71	high	\$ 2.28



Standard Industrial Comparisons—by Location

Industrial - Standard		2006 Municipal Taxes per sq. ft.	2006 Education Taxes per sq. ft.	2006 Total Taxes per sq. ft.	Relative Tax Burden	Location Average
Municipality	Location					
Parry Sound	Simcoe/Musk./Duff.	\$ 0.63	\$ 0.32	\$ 0.95	low	\$ 1.27
Huntsville	Simcoe/Musk./Duff.	\$ 0.52	\$ 0.46	\$ 0.97	low	
Gravenhurst	Simcoe/Musk./Duff.	\$ 0.54	\$ 0.48	\$ 1.02	low	
Bracebridge	Simcoe/Musk./Duff.	\$ 0.62	\$ 0.50	\$ 1.11	low	
Barrie	Simcoe/Musk./Duff.	\$ 0.60	\$ 0.58	\$ 1.18	low	
Bradford West Gwillimbury	Simcoe/Musk./Duff.	\$ 0.63	\$ 1.04	\$ 1.67	low	
Orangeville	Simcoe/Musk./Duff.	\$ 1.04	\$ 0.92	\$ 1.96	mid	

Industrial - Standard		2006 Municipal Taxes per sq. ft.	2006 Education Taxes per sq. ft.	2006 Total Taxes per sq. ft.	Relative Tax Burden	Location Average
Municipality	Location					
Kawartha Lakes	Eastern	\$ 0.47	\$ 0.53	\$ 1.00	low	\$ 1.51
Cobourg	Eastern	\$ 0.53	\$ 0.48	\$ 1.01	low	
Kingston	Eastern	\$ 0.65	\$ 0.53	\$ 1.18	low	
Cornwall	Eastern	\$ 0.74	\$ 0.49	\$ 1.23	low	
Brockville	Eastern	\$ 0.75	\$ 0.50	\$ 1.25	low	
Belleville	Eastern	\$ 1.07	\$ 0.61	\$ 1.68	low	
Peterborough	Eastern	\$ 0.99	\$ 0.89	\$ 1.88	mid	
Ottawa	Eastern	\$ 1.50	\$ 1.35	\$ 2.86	high	

Industrial - Standard		2006 Municipal Taxes per sq. ft.	2006 Education Taxes per sq. ft.	2006 Total Taxes per sq. ft.	Relative Tax Burden	Location Average
Municipality	Location					
Pelham	Niagara/Hamilton	\$ 0.68	\$ 0.54	\$ 1.22	low	\$ 1.78
Port Colborne	Niagara/Hamilton	\$ 0.79	\$ 0.51	\$ 1.30	low	
Fort Erie	Niagara/Hamilton	\$ 0.78	\$ 0.61	\$ 1.39	low	
West Lincoln	Niagara/Hamilton	\$ 0.80	\$ 0.64	\$ 1.44	low	
Welland	Niagara/Hamilton	\$ 0.97	\$ 0.61	\$ 1.58	low	
Thorold	Niagara/Hamilton	\$ 0.94	\$ 0.75	\$ 1.70	mid	
Niagara-on-the-Lake	Niagara/Hamilton	\$ 0.84	\$ 0.92	\$ 1.76	mid	
Lincoln	Niagara/Hamilton	\$ 0.99	\$ 0.85	\$ 1.85	mid	
Grimsby	Niagara/Hamilton	\$ 1.11	\$ 0.90	\$ 2.01	mid	
Niagara Falls	Niagara/Hamilton	\$ 1.20	\$ 0.94	\$ 2.14	mid	
Wainfleet	Niagara/Hamilton	\$ 1.26	\$ 0.91	\$ 2.17	mid	
Hamilton	Niagara/Hamilton	\$ 1.58	\$ 0.72	\$ 2.30	high	
St. Catharines	Niagara/Hamilton	\$ 1.35	\$ 0.97	\$ 2.32	high	

Standard Industrial Comparisons—by Location (cont'd)

Industrial - Standard		2006 Municipal Taxes per sq. ft.	2006 Education Taxes per sq. ft.	2006 Total Taxes per sq. ft.	Relative Tax Burden	Location Average
Municipality	Location					
St. Thomas	Southwest	\$ 0.64	\$ 0.56	\$ 1.20	low	
Owen Sound	Southwest	\$ 0.80	\$ 0.41	\$ 1.21	low	
Central Elgin	Southwest	\$ 0.70	\$ 0.64	\$ 1.34	low	
Norfolk	Southwest	\$ 0.58	\$ 0.77	\$ 1.35	low	
Middlesex Centre	Southwest	\$ 0.63	\$ 0.93	\$ 1.56	low	
Kitchener	Southwest	\$ 0.82	\$ 0.80	\$ 1.61	low	
Amherstburg	Southwest	\$ 0.78	\$ 0.86	\$ 1.63	low	
Tillsonburg	Southwest	\$ 0.90	\$ 0.79	\$ 1.69	low	
Samia	Southwest	\$ 0.94	\$ 0.78	\$ 1.71	mid	
London	Southwest	\$ 0.97	\$ 0.83	\$ 1.80	mid	
Waterloo	Southwest	\$ 0.95	\$ 0.94	\$ 1.89	mid	
Guelph	Southwest	\$ 0.98	\$ 0.94	\$ 1.92	mid	
Leamington	Southwest	\$ 1.03	\$ 0.91	\$ 1.94	mid	
Woolwich	Southwest	\$ 0.85	\$ 1.10	\$ 1.95	mid	
Cambridge	Southwest	\$ 1.00	\$ 0.96	\$ 1.96	mid	
Stratford	Southwest	\$ 1.09	\$ 0.89	\$ 1.98	mid	
Wilmot	Southwest	\$ 0.95	\$ 1.10	\$ 2.05	mid	
Brantford	Southwest	\$ 1.30	\$ 0.91	\$ 2.21	high	
North Dumfries	Southwest	\$ 1.04	\$ 1.46	\$ 2.50	high	
Woodstock	Southwest	\$ 1.58	\$ 1.20	\$ 2.79	high	
Windsor	Southwest	\$ 1.74	\$ 1.23	\$ 2.97	high	
Chatham-Kent	Southwest	\$ 1.78	\$ 1.21	\$ 2.98	high	\$ 1.92

Industrial - Standard		2006 Municipal Taxes per sq. ft.	2006 Education Taxes per sq. ft.	2006 Total Taxes per sq. ft.	Relative Tax Burden	Location Average
Municipality	Location					
North Bay	North	\$ 0.65	\$ 0.57	\$ 1.22	low	
Sault Ste. Marie	North	\$ 1.16	\$ 0.71	\$ 1.88	mid	
Timmins	North	\$ 1.37	\$ 0.81	\$ 2.17	mid	
Thunder Bay	North	\$ 1.29	\$ 1.10	\$ 2.39	high	
Sudbury	North	\$ 1.58	\$ 0.98	\$ 2.56	high	
						\$ 2.04

Standard Industrial Comparisons—by Location (cont'd)

Industrial - Standard		2006 Municipal Taxes per sq. ft.	2006 Education Taxes per sq. ft.	2006 Total Taxes per sq. ft.	Relative Tax Burden	Location Average
Municipality	Location					
King	GTA	\$ 0.61	\$ 0.91	\$ 1.51	low	
Richmond Hill	GTA	\$ 0.69	\$ 1.09	\$ 1.77	mid	
Halton Hills	GTA	\$ 0.87	\$ 0.94	\$ 1.81	mid	
Vaughan	GTA	\$ 0.70	\$ 1.13	\$ 1.84	mid	
Whitchurch-Stouffville	GTA	\$ 0.72	\$ 1.13	\$ 1.84	mid	
Clarington	GTA	\$ 1.16	\$ 0.88	\$ 2.04	mid	
Aurora	GTA	\$ 0.87	\$ 1.23	\$ 2.10	mid	
East Gwillimbury	GTA	\$ 0.85	\$ 1.25	\$ 2.10	mid	
Newmarket	GTA	\$ 0.88	\$ 1.23	\$ 2.12	mid	
Brampton	GTA	\$ 0.92	\$ 1.20	\$ 2.12	mid	
Caledon	GTA	\$ 0.77	\$ 1.40	\$ 2.17	mid	
Oshawa	GTA	\$ 1.38	\$ 0.82	\$ 2.20	high	
Burlington	GTA	\$ 1.09	\$ 1.11	\$ 2.20	high	
Ajax	GTA	\$ 1.24	\$ 0.97	\$ 2.21	high	
Pickering	GTA	\$ 1.27	\$ 1.02	\$ 2.29	high	
Mississauga	GTA	\$ 0.91	\$ 1.39	\$ 2.30	high	
Markham	GTA	\$ 0.91	\$ 1.46	\$ 2.37	high	
Oakville	GTA	\$ 1.14	\$ 1.26	\$ 2.40	high	
Toronto (South)	GTA	\$ 1.27	\$ 1.14	\$ 2.41	high	
Whitby	GTA	\$ 1.36	\$ 1.06	\$ 2.42	high	
Toronto (North)	GTA	\$ 1.31	\$ 1.17	\$ 2.48	high	
Milton	GTA	\$ 1.12	\$ 1.41	\$ 2.52	high	
Georgina	GTA	\$ 1.20	\$ 1.35	\$ 2.55	high	
Toronto (West)	GTA	\$ 1.55	\$ 1.38	\$ 2.93	high	
Toronto (East)	GTA	\$ 1.96	\$ 1.75	\$ 3.71	high	\$ 2.26

Large Industrial Comparisons

Municipality	CVA Ranking	2006 Municipal Taxes per sq. ft.	2006 Education Taxes per sq. ft.	2006 Total Taxes per sq. ft.	Relative Tax Burden
Norfolk	low	\$ 0.18	\$ 0.24	\$ 0.42	low
Clarington	low	\$ 0.31	\$ 0.24	\$ 0.55	low
West Lincoln	low	\$ 0.31	\$ 0.26	\$ 0.57	low
Fort Erie	low	\$ 0.40	\$ 0.32	\$ 0.72	low
Kawartha Lakes	low	\$ 0.35	\$ 0.39	\$ 0.74	low
Amherstburg	low	\$ 0.38	\$ 0.41	\$ 0.79	low
Toronto (South)	low	\$ 0.45	\$ 0.40	\$ 0.84	low
North Bay	mid	\$ 0.47	\$ 0.41	\$ 0.88	low
Niagara-on-the-Lake	low	\$ 0.43	\$ 0.47	\$ 0.90	low
Kingston	low	\$ 0.51	\$ 0.41	\$ 0.92	low
Welland	low	\$ 0.56	\$ 0.37	\$ 0.93	low
Oshawa	low	\$ 0.65	\$ 0.39	\$ 1.03	low
Stratford	low	\$ 0.58	\$ 0.47	\$ 1.05	low
Chatham-Kent	low	\$ 0.62	\$ 0.42	\$ 1.05	low
St. Thomas	low	\$ 0.56	\$ 0.50	\$ 1.06	low
Barrie	high	\$ 0.56	\$ 0.55	\$ 1.10	low
East Gwillimbury	high	\$ 0.47	\$ 0.67	\$ 1.13	low
Kitchener	mid	\$ 0.58	\$ 0.56	\$ 1.14	low
St. Catharines	low	\$ 0.68	\$ 0.49	\$ 1.17	low
Niagara Falls	mid	\$ 0.70	\$ 0.53	\$ 1.22	low
Whitchurch-Stouffville	high	\$ 0.48	\$ 0.75	\$ 1.23	low
Toronto (East)	mid	\$ 0.66	\$ 0.59	\$ 1.24	mid
Hamilton	low	\$ 0.92	\$ 0.33	\$ 1.24	mid
Cornwall	low	\$ 0.75	\$ 0.50	\$ 1.25	mid
Brampton	high	\$ 0.54	\$ 0.71	\$ 1.25	mid
Tillsonburg	low	\$ 0.67	\$ 0.59	\$ 1.25	mid
Brockville	mid	\$ 0.76	\$ 0.50	\$ 1.26	mid
Thorold	mid	\$ 0.71	\$ 0.56	\$ 1.27	mid
Sarnia	low	\$ 0.70	\$ 0.58	\$ 1.27	mid
Orangeville	mid	\$ 0.68	\$ 0.60	\$ 1.28	mid
Aurora	high	\$ 0.54	\$ 0.76	\$ 1.30	mid
Ajax	mid	\$ 0.74	\$ 0.58	\$ 1.32	mid
Markham	high	\$ 0.51	\$ 0.81	\$ 1.32	mid
Vaughan	high	\$ 0.51	\$ 0.82	\$ 1.33	mid
Cambridge	mid	\$ 0.68	\$ 0.65	\$ 1.33	mid
Pickering	mid	\$ 0.74	\$ 0.59	\$ 1.33	mid
Richmond Hill	high	\$ 0.52	\$ 0.83	\$ 1.36	mid
Belleville	mid	\$ 0.87	\$ 0.50	\$ 1.38	mid
Toronto (West)	high	\$ 0.74	\$ 0.66	\$ 1.40	mid
London	mid	\$ 0.76	\$ 0.64	\$ 1.40	mid
Waterloo	mid	\$ 0.71	\$ 0.70	\$ 1.41	mid
Cobourg	low	\$ 0.74	\$ 0.67	\$ 1.41	mid
Guelph	mid	\$ 0.74	\$ 0.70	\$ 1.44	mid
Owen Sound	low	\$ 0.96	\$ 0.49	\$ 1.45	mid
Woolwich	high	\$ 0.63	\$ 0.82	\$ 1.45	mid

Large Industrial Comparisons Cont'd

Municipality	CVA Ranking	2006 Municipal Taxes per sq. ft.	2006 Education Taxes per sq. ft.	2006 Total Taxes per sq. ft.	Relative Tax Burden
Woodstock	mid	\$ 0.84	\$ 0.64	\$ 1.47	high
Milton	high	\$ 0.65	\$ 0.84	\$ 1.48	high
Newmarket	high	\$ 0.64	\$ 0.90	\$ 1.54	high
Sault Ste. Marie	low	\$ 0.96	\$ 0.59	\$ 1.54	high
Port Colborne	mid	\$ 0.94	\$ 0.60	\$ 1.55	high
Mississauga	high	\$ 0.64	\$ 0.98	\$ 1.61	high
Whitby	high	\$ 0.92	\$ 0.71	\$ 1.63	high
Peterborough	mid	\$ 0.86	\$ 0.78	\$ 1.64	high
Halton Hills	high	\$ 0.80	\$ 0.86	\$ 1.67	high
Leamington	mid	\$ 0.90	\$ 0.81	\$ 1.71	high
Caledon	high	\$ 0.61	\$ 1.11	\$ 1.73	high
Brantford	mid	\$ 1.06	\$ 0.73	\$ 1.79	high
Grimsby	high	\$ 0.99	\$ 0.81	\$ 1.80	high
Thunder Bay	mid	\$ 1.01	\$ 0.86	\$ 1.86	high
Ottawa	high	\$ 1.01	\$ 0.91	\$ 1.92	high
Burlington	high	\$ 0.97	\$ 0.98	\$ 1.95	high
Windsor	mid	\$ 1.18	\$ 0.83	\$ 2.02	high
Oakville	high	\$ 0.96	\$ 1.06	\$ 2.02	high
Sudbury	mid	\$ 1.46	\$ 0.91	\$ 2.37	high
Timmins	high	\$ 1.99	\$ 1.18	\$ 3.17	high
Average		\$ 0.71	\$ 0.64	\$ 1.35	
Median		\$ 0.68	\$ 0.60	\$ 1.32	
Min		\$ 0.18	\$ 0.24	\$ 0.42	
Max		\$ 1.99	\$ 1.18	\$ 3.17	

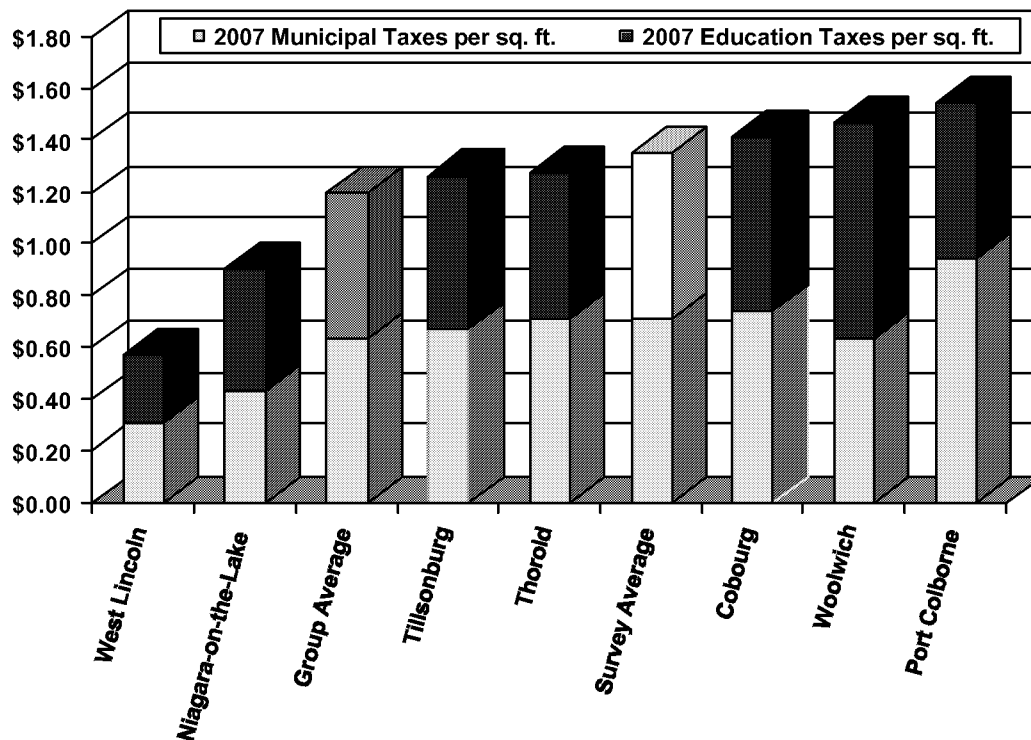
Trends and Observations - Large Industrial

- 65 of the 79 municipalities were represented in the Large Industrial comparison
- Of the municipalities surveyed, Hamilton, Sudbury, Chatham-Kent, Ottawa, Windsor, Timmins, Thunder Bay, St. Thomas, Sault Ste. Marie, and the Counties of Essex, Lambton and Grey established a large industrial class
- The average current value assessment for large industrial properties in the survey is \$29, with a range from \$10 to \$63
- The average square footage of properties included in the survey is 331,000
- The average total taxes in this class is \$1.35 per square foot

Large Industrial Comparisons—by Population Group

Large Industrial - Municipalities with populations less than 20,000 Taxes per Sq. Ft.

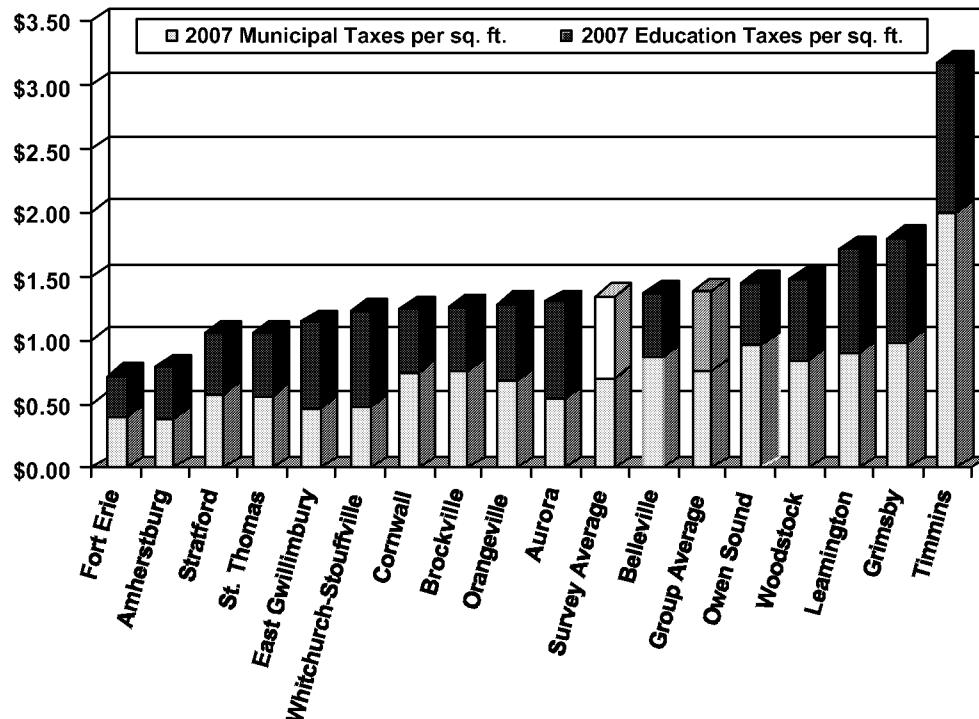
Municipality	2007 Municipal Taxes per sq. ft.	2007 Education Taxes per sq. ft.	2007 Total Taxes per sq. ft.	Relative Tax Burden	Average Per Population Range
West Lincoln	\$ 0.31	\$ 0.26	\$ 0.57	low	\$ 1.20
Niagara-on-the-Lake	\$ 0.43	\$ 0.47	\$ 0.90	low	
Tillsonburg	\$ 0.67	\$ 0.59	\$ 1.25	mid	
Thorold	\$ 0.71	\$ 0.56	\$ 1.27	mid	
Cobourg	\$ 0.74	\$ 0.67	\$ 1.41	mid	
Woolwich	\$ 0.63	\$ 0.83	\$ 1.46	mid	
Port Colborne	\$ 0.94	\$ 0.60	\$ 1.55	high	



Large Industrial Comparisons —by Population Group

Large Industrial - Municipalities with populations between 20,000-49,999 Taxes per Sq. Ft.

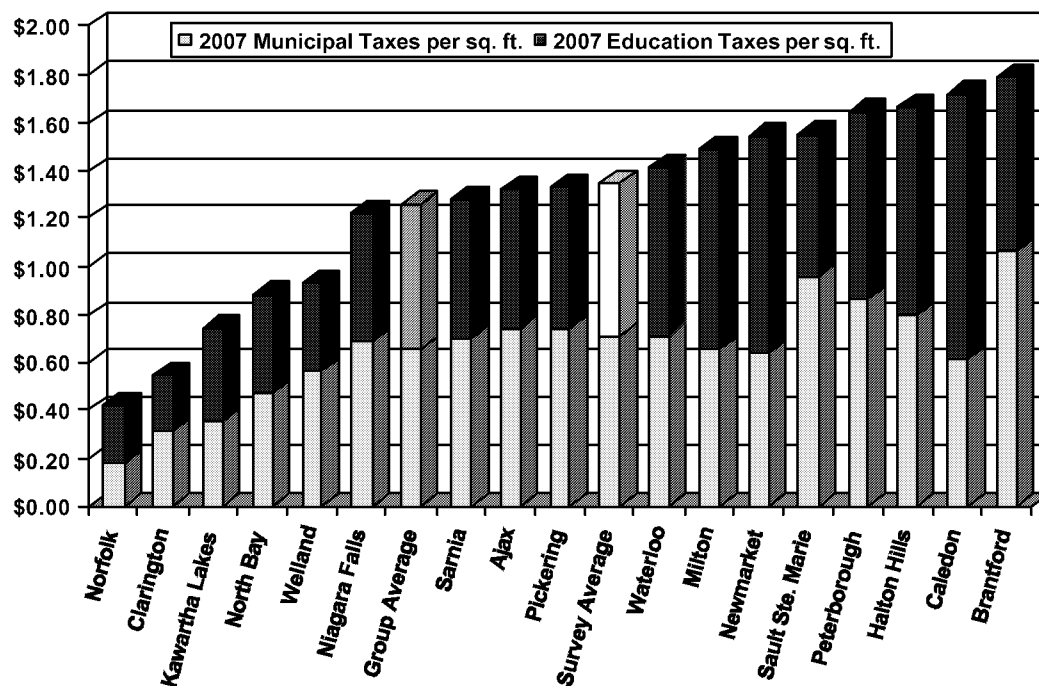
Municipality	2007 Municipal Taxes per sq. ft.	2007 Education Taxes per sq. ft.	2007 Total Taxes per sq. ft.	Relative Tax Burden	Average Per Population Range
Fort Erie	\$ 0.40	\$ 0.32	\$ 0.72	low	
Amherstburg	\$ 0.38	\$ 0.41	\$ 0.79	low	
Stratford	\$ 0.58	\$ 0.47	\$ 1.05	low	
St. Thomas	\$ 0.56	\$ 0.50	\$ 1.06	low	
East Gwillimbury	\$ 0.47	\$ 0.67	\$ 1.13	low	
Whitchurch-Stouffville	\$ 0.48	\$ 0.75	\$ 1.23	low	
Cornwall	\$ 0.75	\$ 0.50	\$ 1.25	mid	
Brockville	\$ 0.76	\$ 0.50	\$ 1.26	mid	
Orangeville	\$ 0.68	\$ 0.60	\$ 1.28	mid	
Aurora	\$ 0.54	\$ 0.76	\$ 1.30	mid	
Belleville	\$ 0.87	\$ 0.50	\$ 1.38	mid	
Owen Sound	\$ 0.96	\$ 0.49	\$ 1.45	mid	
Woodstock	\$ 0.84	\$ 0.64	\$ 1.47	high	
Leamington	\$ 0.90	\$ 0.81	\$ 1.71	high	
Grimsby	\$ 0.99	\$ 0.81	\$ 1.80	high	
Timmins	\$ 1.99	\$ 1.18	\$ 3.17	high	\$ 1.38



Large Industrial Comparisons —by Population Group

Large Industrial - Municipalities with populations between 50,000-99,999 Taxes per Sq. Ft.

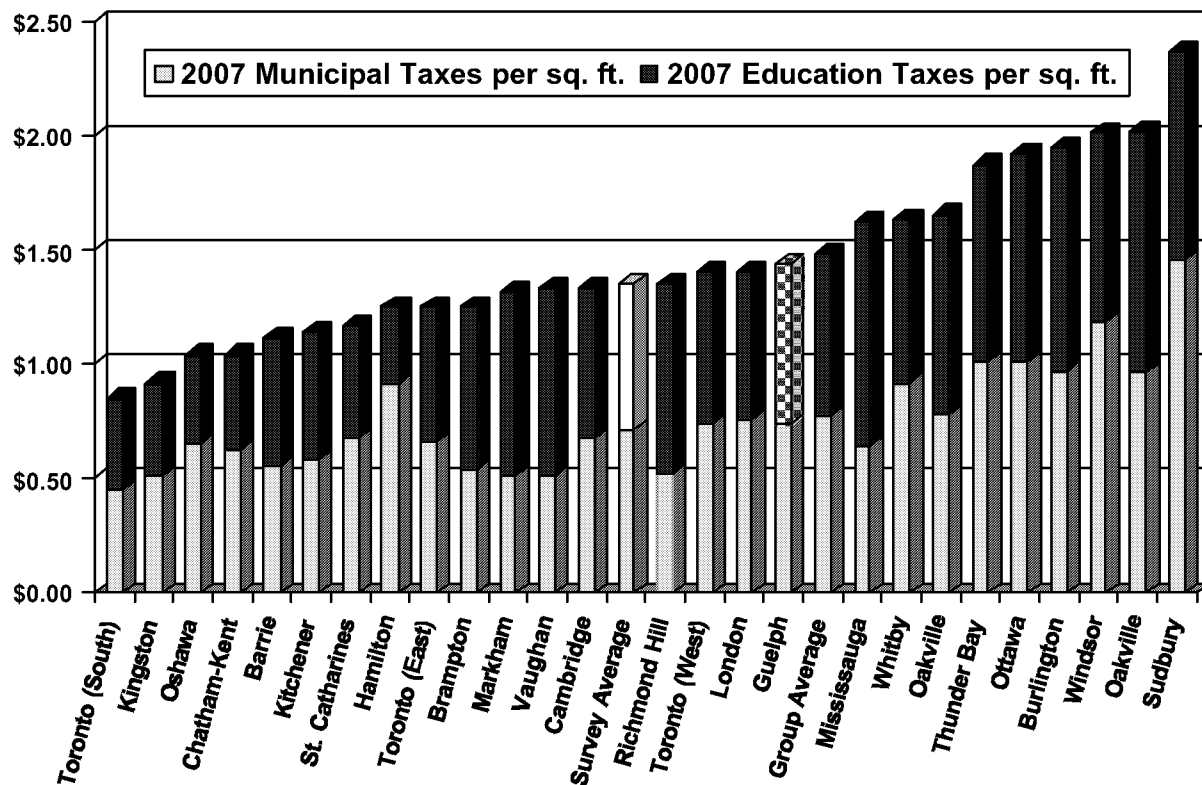
Municipality	2007 Municipal Taxes per sq. ft.	2007 Education Taxes per sq. ft.	2007 Total Taxes per sq. ft.	Relative Tax Burden	Average Per Population Range
Norfolk	\$ 0.18	\$ 0.24	\$ 0.42	low	
Clarington	\$ 0.31	\$ 0.24	\$ 0.55	low	
Kawartha Lakes	\$ 0.35	\$ 0.39	\$ 0.74	low	
North Bay	\$ 0.47	\$ 0.41	\$ 0.88	low	
Welland	\$ 0.56	\$ 0.37	\$ 0.93	low	
Niagara Falls	\$ 0.69	\$ 0.53	\$ 1.22	low	
Sarnia	\$ 0.70	\$ 0.58	\$ 1.27	mid	
Ajax	\$ 0.74	\$ 0.58	\$ 1.32	mid	
Pickering	\$ 0.74	\$ 0.59	\$ 1.33	mid	
Waterloo	\$ 0.71	\$ 0.70	\$ 1.41	mid	
Milton	\$ 0.65	\$ 0.84	\$ 1.48	high	
Newmarket	\$ 0.64	\$ 0.90	\$ 1.54	high	
Sault Ste. Marie	\$ 0.96	\$ 0.59	\$ 1.54	high	
Peterborough	\$ 0.86	\$ 0.78	\$ 1.64	high	
Halton Hills	\$ 0.80	\$ 0.86	\$ 1.67	high	
Caledon	\$ 0.61	\$ 1.11	\$ 1.73	high	
Brantford	\$ 1.06	\$ 0.73	\$ 1.79	high	\$ 1.26



Large Industrial Comparisons —by Population Group

**Large Industrial -
Municipalities
with populations
100,000+
Taxes per Sq. Ft.**

Municipality	CVA Ranking	2007 Municipal Taxes per sq. ft.	2007 Education Taxes per sq. ft.	2007 Total Taxes per sq. ft.	Relative Tax Burden	Average Per Population Range
Toronto (South)	low	\$ 0.45	\$ 0.40	\$ 0.84	low	
Kingston	low	\$ 0.51	\$ 0.41	\$ 0.92	low	
Oshawa	low	\$ 0.65	\$ 0.39	\$ 1.03	low	
Chatham-Kent	low	\$ 0.62	\$ 0.42	\$ 1.05	low	
Barrie	high	\$ 0.56	\$ 0.55	\$ 1.10	low	
Kitchener	mid	\$ 0.58	\$ 0.56	\$ 1.14	low	
St. Catharines	low	\$ 0.68	\$ 0.49	\$ 1.17	low	
Toronto (East)	mid	\$ 0.66	\$ 0.59	\$ 1.24	mid	
Hamilton	low	\$ 0.92	\$ 0.33	\$ 1.24	mid	
Brampton	high	\$ 0.54	\$ 0.71	\$ 1.25	mid	
Markham	high	\$ 0.51	\$ 0.81	\$ 1.32	mid	
Vaughan	high	\$ 0.51	\$ 0.82	\$ 1.33	mid	
Cambridge	mid	\$ 0.68	\$ 0.65	\$ 1.33	mid	
Richmond Hill	high	\$ 0.52	\$ 0.83	\$ 1.36	mid	
Toronto (West)	high	\$ 0.74	\$ 0.66	\$ 1.40	mid	
London	mid	\$ 0.76	\$ 0.64	\$ 1.40	mid	
Guelph	mid	\$ 0.74	\$ 0.70	\$ 1.44	mid	
Mississauga	high	\$ 0.64	\$ 0.98	\$ 1.61	high	
Whitby	high	\$ 0.92	\$ 0.71	\$ 1.63	high	
Thunder Bay	mid	\$ 1.01	\$ 0.86	\$ 1.86	high	
Ottawa	high	\$ 1.01	\$ 0.91	\$ 1.92	high	
Burlington	high	\$ 0.97	\$ 0.98	\$ 1.95	high	
Windsor	mid	\$ 1.18	\$ 0.83	\$ 2.02	high	
Oakville	high	\$ 0.96	\$ 1.06	\$ 2.02	high	
Sudbury	mid	\$ 1.46	\$ 0.91	\$ 2.37	high	\$ 1.44



Large Industrial Comparisons —by Location

Municipality	Location	2006 Municipal Taxes per sq. ft.	2006 Education Taxes per sq. ft.	2006 Total Taxes per sq. ft.	Relative Tax Burden	Location Average
West Lincoln	Niagara/Hamilton	\$ 0.31	\$ 0.26	\$ 0.57	low	\$ 1.14
Fort Erie	Niagara/Hamilton	\$ 0.40	\$ 0.32	\$ 0.72	low	
Niagara-on-the-Lake	Niagara/Hamilton	\$ 0.43	\$ 0.47	\$ 0.90	low	
Welland	Niagara/Hamilton	\$ 0.56	\$ 0.37	\$ 0.93	low	
St. Catharines	Niagara/Hamilton	\$ 0.68	\$ 0.49	\$ 1.17	low	
Niagara Falls	Niagara/Hamilton	\$ 0.69	\$ 0.53	\$ 1.22	low	
Hamilton	Niagara/Hamilton	\$ 0.92	\$ 0.33	\$ 1.24	low	
Thorold	Niagara/Hamilton	\$ 0.71	\$ 0.56	\$ 1.27	mid	
Port Colborne	Niagara/Hamilton	\$ 0.94	\$ 0.60	\$ 1.55	high	
Grimsby	Niagara/Hamilton	\$ 0.99	\$ 0.81	\$ 1.80	high	

Municipality	Location	2006 Municipal Taxes per sq. ft.	2006 Education Taxes per sq. ft.	2006 Total Taxes per sq. ft.	Relative Tax Burden	Location Average
Barrie	Simcoe/Musk./Duff.	\$ 0.56	\$ 0.55	\$ 1.10	low	\$ 1.19
Orangeville	Simcoe/Musk./Duff.	\$ 0.68	\$ 0.60	\$ 1.28	mid	

Municipality	Location	2006 Municipal Taxes per sq. ft.	2006 Education Taxes per sq. ft.	2006 Total Taxes per sq. ft.	Relative Tax Burden	Location Average
Norfolk	Southwest	\$ 0.18	\$ 0.24	\$ 0.42	low	\$ 1.31
Amherstburg	Southwest	\$ 0.38	\$ 0.41	\$ 0.79	low	
Stratford	Southwest	\$ 0.58	\$ 0.47	\$ 1.05	low	
Chatham-Kent	Southwest	\$ 0.62	\$ 0.42	\$ 1.05	low	
St. Thomas	Southwest	\$ 0.56	\$ 0.50	\$ 1.06	low	
Kitchener	Southwest	\$ 0.58	\$ 0.56	\$ 1.14	low	
Tillsonburg	Southwest	\$ 0.67	\$ 0.59	\$ 1.25	mid	
Sarnia	Southwest	\$ 0.70	\$ 0.58	\$ 1.27	mid	
Cambridge	Southwest	\$ 0.68	\$ 0.65	\$ 1.33	mid	
London	Southwest	\$ 0.76	\$ 0.64	\$ 1.40	mid	
Waterloo	Southwest	\$ 0.71	\$ 0.70	\$ 1.41	mid	
Guelph	Southwest	\$ 0.74	\$ 0.70	\$ 1.44	mid	
Owen Sound	Southwest	\$ 0.96	\$ 0.49	\$ 1.45	mid	
Woolwich	Southwest	\$ 0.63	\$ 0.82	\$ 1.45	mid	
Woodstock	Southwest	\$ 0.84	\$ 0.64	\$ 1.47	high	
Leamington	Southwest	\$ 0.90	\$ 0.81	\$ 1.71	high	
Brantford	Southwest	\$ 1.06	\$ 0.73	\$ 1.79	high	
Windsor	Southwest	\$ 1.18	\$ 0.83	\$ 2.02	high	

Large Industrial Comparisons —by Location (cont'd)

Municipality	Location	2006 Municipal Taxes per sq. ft.	2006 Education Taxes per sq. ft.	2006 Total Taxes per sq. ft.	Relative Tax Burden	Location Average
Kawartha Lakes	Eastern	\$ 0.35	\$ 0.39	\$ 0.74	low	\$ 1.32
Kingston	Eastern	\$ 0.51	\$ 0.41	\$ 0.92	low	
Cornwall	Eastern	\$ 0.75	\$ 0.50	\$ 1.25	mid	
Brockville	Eastern	\$ 0.76	\$ 0.50	\$ 1.26	mid	
Belleville	Eastern	\$ 0.87	\$ 0.50	\$ 1.38	mid	
Cobourg	Eastern	\$ 0.74	\$ 0.67	\$ 1.41	mid	
Peterborough	Eastern	\$ 0.86	\$ 0.78	\$ 1.64	high	
Ottawa	Eastern	\$ 1.01	\$ 0.91	\$ 1.92	high	

Municipality	Location	2006 Municipal Taxes per sq. ft.	2006 Education Taxes per sq. ft.	2006 Total Taxes per sq. ft.	Relative Tax Burden	Location Average
Clarington	GTA	\$ 0.31	\$ 0.24	\$ 0.55	low	\$ 1.38
Toronto (South)	GTA	\$ 0.45	\$ 0.40	\$ 0.84	low	
Oshawa	GTA	\$ 0.65	\$ 0.39	\$ 1.03	low	
East Gwillimbury	GTA	\$ 0.47	\$ 0.67	\$ 1.13	low	
Whitchurch-Stouffville	GTA	\$ 0.48	\$ 0.75	\$ 1.23	low	
Toronto (East)	GTA	\$ 0.66	\$ 0.59	\$ 1.24	mid	
Brampton	GTA	\$ 0.54	\$ 0.71	\$ 1.25	mid	
Aurora	GTA	\$ 0.54	\$ 0.76	\$ 1.30	mid	
Ajax	GTA	\$ 0.74	\$ 0.58	\$ 1.32	mid	
Markham	GTA	\$ 0.51	\$ 0.81	\$ 1.32	mid	
Vaughan	GTA	\$ 0.51	\$ 0.82	\$ 1.33	mid	
Pickering	GTA	\$ 0.74	\$ 0.59	\$ 1.33	mid	
Richmond Hill	GTA	\$ 0.52	\$ 0.83	\$ 1.36	mid	
Toronto (West)	GTA	\$ 0.74	\$ 0.66	\$ 1.40	mid	
Milton	GTA	\$ 0.65	\$ 0.84	\$ 1.48	high	
Newmarket	GTA	\$ 0.64	\$ 0.90	\$ 1.54	high	
Mississauga	GTA	\$ 0.64	\$ 0.98	\$ 1.61	high	
Whitby	GTA	\$ 0.92	\$ 0.71	\$ 1.63	high	
Halton Hills	GTA	\$ 0.80	\$ 0.86	\$ 1.67	high	
Caledon	GTA	\$ 0.61	\$ 1.11	\$ 1.73	high	
Burlington	GTA	\$ 0.97	\$ 0.98	\$ 1.95	high	
Oakville	GTA	\$ 0.96	\$ 1.06	\$ 2.02	high	

Large Industrial Comparisons —by Location (cont'd)

Municipality	Location	2006 Municipal Taxes per sq. ft.	2006 Education Taxes per sq. ft.	2006 Total Taxes per sq. ft.	Relative Tax Burden	Location Average
North Bay	North	\$ 0.47	\$ 0.41	\$ 0.88	low	\$ 1.97
Sault Ste. Marie	North	\$ 0.96	\$ 0.59	\$ 1.54	high	
Thunder Bay	North	\$ 1.01	\$ 0.86	\$ 1.86	high	
Sudbury	North	\$ 1.46	\$ 0.91	\$ 2.37	high	
Timmins	North	\$ 1.99	\$ 1.18	\$ 3.17	high	

Industrial Comparisons - Industrial Vacant Land

Vacant Land Summary		2007	2007	2007	Vac. Land
Municipality	CVA Ranking	Municipal Taxes Per Acre	Education Taxes Per Acre	Property Taxes Per Acre	Relative Tax Burden Ranking
Middlesex Centre	low	\$ 233	\$ 348	\$ 581	low
West Lincoln	low	\$ 497	\$ 410	\$ 906	low
Norfolk	low	\$ 451	\$ 619	\$ 1,070	low
North Bay	low	\$ 578	\$ 509	\$ 1,087	low
Sault Ste. Marie	low	\$ 689	\$ 422	\$ 1,111	low
Port Colborne	low	\$ 731	\$ 471	\$ 1,202	low
Owen Sound	low	\$ 820	\$ 418	\$ 1,238	low
St. Thomas	low	\$ 664	\$ 589	\$ 1,254	low
East Gwillimbury	mid	\$ 522	\$ 747	\$ 1,269	low
Cornwall	low	\$ 805	\$ 533	\$ 1,338	low
Sudbury	low	\$ 844	\$ 524	\$ 1,368	low
Stratford	low	\$ 762	\$ 623	\$ 1,385	low
Tillsonburg	low	\$ 743	\$ 652	\$ 1,395	low
Belleville	low	\$ 899	\$ 511	\$ 1,410	low
Parry Sound	mid	\$ 962	\$ 457	\$ 1,419	low
Amherstburg	mid	\$ 695	\$ 764	\$ 1,459	low
Cobourg	low	\$ 783	\$ 706	\$ 1,488	low
Brockville	low	\$ 911	\$ 601	\$ 1,512	low
Wilmot	low	\$ 712	\$ 829	\$ 1,542	low
Fort Erie	low	\$ 871	\$ 691	\$ 1,562	low
Sarnia	low	\$ 901	\$ 746	\$ 1,647	low
Welland	low	\$ 1,048	\$ 681	\$ 1,730	low
Chatham-Kent	low	\$ 1,033	\$ 701	\$ 1,733	low
Leamington	mid	\$ 917	\$ 817	\$ 1,734	mid
Woodstock	low	\$ 987	\$ 750	\$ 1,737	mid
Timmins	low	\$ 1,121	\$ 664	\$ 1,785	mid
Kingston	low	\$ 1,030	\$ 839	\$ 1,869	mid
Woolwich	mid	\$ 862	\$ 1,126	\$ 1,988	mid
Peterborough	mid	\$ 1,116	\$ 1,009	\$ 2,125	mid
Georgina	mid	\$ 1,013	\$ 1,136	\$ 2,149	mid
Thorold	mid	\$ 1,203	\$ 962	\$ 2,165	mid
Clarington	mid	\$ 1,242	\$ 940	\$ 2,182	mid
Brantford	mid	\$ 1,361	\$ 944	\$ 2,305	mid
Orangeville	mid	\$ 1,227	\$ 1,088	\$ 2,314	mid
Lincoln	mid	\$ 1,314	\$ 1,129	\$ 2,443	mid
Bradford West Gwillimbury	mid	\$ 964	\$ 1,617	\$ 2,581	mid
Kitchener	mid	\$ 1,356	\$ 1,319	\$ 2,675	mid
Barrie	high	\$ 1,369	\$ 1,341	\$ 2,710	mid
King	high	\$ 1,098	\$ 1,649	\$ 2,747	mid
Niagara Falls	mid	\$ 1,609	\$ 1,277	\$ 2,886	mid
Waterloo	mid	\$ 1,480	\$ 1,469	\$ 2,949	mid
London	mid	\$ 1,605	\$ 1,370	\$ 2,975	mid
St. Catharines	mid	\$ 1,780	\$ 1,281	\$ 3,061	mid
Guelph	mid	\$ 1,572	\$ 1,498	\$ 3,070	mid
Newmarket	high	\$ 1,301	\$ 1,820	\$ 3,122	mid
Cambridge	mid	\$ 1,627	\$ 1,568	\$ 3,196	mid

Industrial Comparisons - Industrial Vacant Land (cont'd)

Vacant Land Summary		2007	2007	2007	Vac. Land
Municipality	CVA Ranking	Municipal Taxes Per Acre	Education Taxes Per Acre	Property Taxes Per Acre	Relative Tax Burden Ranking
Whitchurch-Stouffville	high	\$ 1,273	\$ 2,004	\$ 3,277	high
Grimsby	mid	\$ 1,828	\$ 1,498	\$ 3,326	high
Niagara-on-the-Lake	mid	\$ 1,605	\$ 1,747	\$ 3,353	high
Whitby	high	\$ 2,259	\$ 1,762	\$ 4,021	high
Windsor	mid	\$ 2,396	\$ 1,690	\$ 4,085	high
Thunder Bay	mid	\$ 2,293	\$ 1,950	\$ 4,243	high
Oshawa	high	\$ 2,743	\$ 1,624	\$ 4,367	high
Milton	high	\$ 2,058	\$ 2,590	\$ 4,648	high
Halton Hills	high	\$ 2,261	\$ 2,431	\$ 4,692	high
Ajax	high	\$ 2,703	\$ 2,118	\$ 4,822	high
Ottawa	high	\$ 2,582	\$ 2,322	\$ 4,904	high
Caledon	high	\$ 1,753	\$ 3,170	\$ 4,923	high
Hamilton	high	\$ 3,017	\$ 1,965	\$ 4,982	high
Pickering	high	\$ 3,129	\$ 2,505	\$ 5,634	high
Burlington	high	\$ 2,803	\$ 2,849	\$ 5,651	high
Aurora	high	\$ 2,356	\$ 3,326	\$ 5,681	high
Mississauga	high	\$ 2,298	\$ 3,528	\$ 5,825	high
Brampton	high	\$ 2,634	\$ 3,399	\$ 6,034	high
Oakville	high	\$ 3,081	\$ 3,389	\$ 6,470	high
Markham	high	\$ 2,847	\$ 4,543	\$ 7,390	high
Richmond Hill	high	\$ 2,969	\$ 4,719	\$ 7,688	high
Vaughan	high	\$ 3,226	\$ 5,185	\$ 8,411	high
Average		\$ 1,477	\$ 1,492	\$ 2,969	
Median		\$ 1,234	\$ 1,132	\$ 2,379	
Minimum		\$ 233	\$ 348	\$ 581	
Maximum		\$ 3,226	\$ 5,185	\$ 8,411	

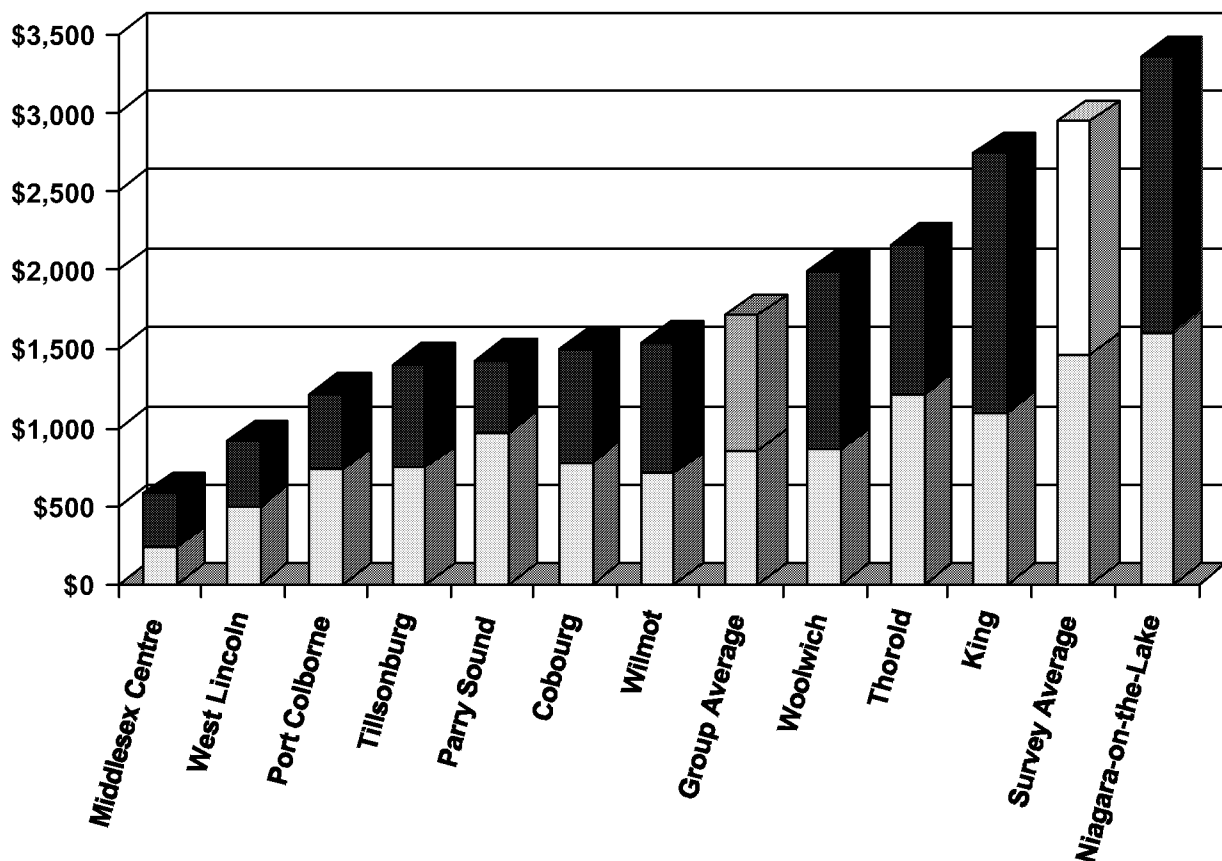
- The average value for an acre of industrial land across the survey is \$110,000. The CVA ranges from \$24,000 to \$481,000 per acre across the survey
- Every effort was made to select serviced properties between 1 and 5 acres. The properties selected were serviced land averaging 2 acres - this provided better comparators upon which to complete the relative tax burden analysis
- The average property tax is \$2,969 per acre

Industrial Comparisons—Industrial Vacant Land—by Population Group

Industrial Vacant Land Property Taxes - Municipalities with populations less than 20,000

Taxes per Acres

Vacant Land Summary		2007	2007	2007	Vac. Land	Average By
Municipality	CVA Ranking	Municipal Taxes Per Acre	Education Taxes Per Acre	Property Taxes Per Acre	Relative Tax Burden Ranking	
Middlesex Centre	low	\$ 233	\$ 348	\$ 581	low	\$ 1,708
West Lincoln	low	\$ 497	\$ 410	\$ 906	low	
Port Colborne	low	\$ 731	\$ 471	\$ 1,202	low	
Tillsonburg	low	\$ 743	\$ 652	\$ 1,395	low	
Parry Sound	mid	\$ 962	\$ 457	\$ 1,419	low	
Cobourg	low	\$ 783	\$ 706	\$ 1,488	low	
Wilmot	low	\$ 712	\$ 829	\$ 1,542	low	
Woolwich	mid	\$ 862	\$ 1,126	\$ 1,988	mid	
Thorold	mid	\$ 1,203	\$ 962	\$ 2,165	mid	
King	high	\$ 1,098	\$ 1,649	\$ 2,747	mid	
Niagara-on-the-Lake	mid	\$ 1,605	\$ 1,747	\$ 3,353	high	

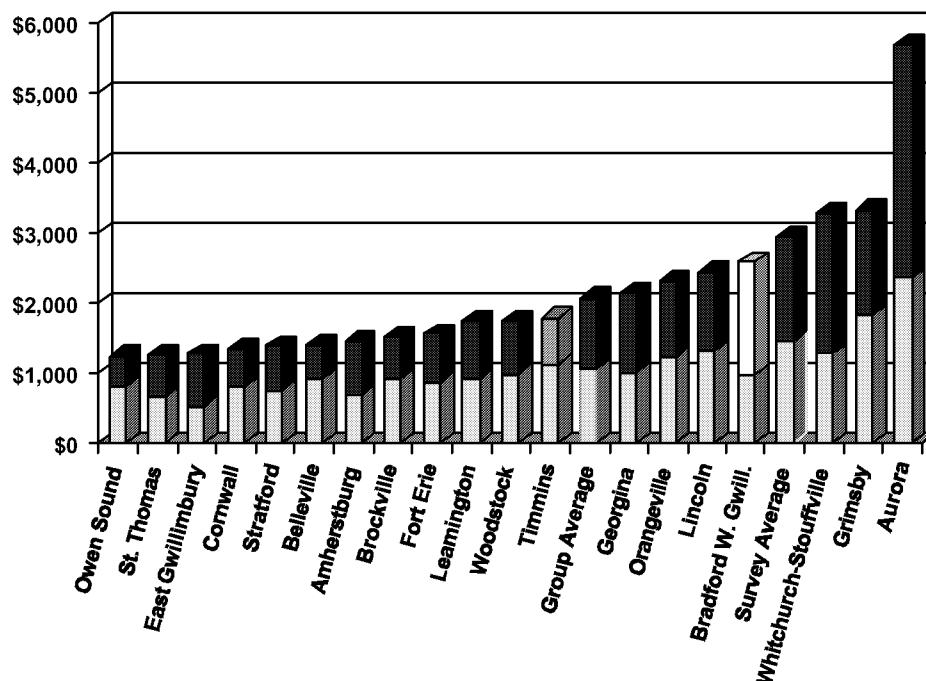


Industrial Comparisons—Industrial Vacant Land —by Population Group

Industrial Vacant Land Property Taxes Municipalities with populations between 20,000– 49,999

Taxes per Acres

Vacant Land Summary		2007	2007	2007	Vac. Land	Average By
Municipality	CVA Ranking	Municipal Taxes Per Acre	Education Taxes Per Acre	Property Taxes Per Acre	Relative Tax Burden Ranking	
Owen Sound	low	\$ 820	\$ 418	\$ 1,238	low	\$ 2,077
St. Thomas	low	\$ 664	\$ 589	\$ 1,254	low	
East Gwillimbury	mid	\$ 522	\$ 747	\$ 1,269	low	
Cornwall	low	\$ 805	\$ 533	\$ 1,338	low	
Stratford	low	\$ 762	\$ 623	\$ 1,385	low	
Belleville	low	\$ 899	\$ 511	\$ 1,410	low	
Amherstburg	mid	\$ 695	\$ 764	\$ 1,459	low	
Brockville	low	\$ 911	\$ 601	\$ 1,512	low	
Fort Erie	low	\$ 871	\$ 691	\$ 1,562	low	
Leamington	mid	\$ 917	\$ 817	\$ 1,734	mid	
Woodstock	low	\$ 987	\$ 750	\$ 1,737	mid	
Timmins	low	\$ 1,121	\$ 664	\$ 1,785	mid	
Georgina	mid	\$ 1,013	\$ 1,136	\$ 2,149	mid	
Orangeville	mid	\$ 1,227	\$ 1,088	\$ 2,314	mid	
Lincoln	mid	\$ 1,314	\$ 1,129	\$ 2,443	mid	
Bradford West Gwillimbury	mid	\$ 964	\$ 1,617	\$ 2,581	mid	
Whitchurch-Stouffville	high	\$ 1,273	\$ 2,004	\$ 3,277	high	
Grimsby	mid	\$ 1,828	\$ 1,498	\$ 3,326	high	
Aurora	high	\$ 2,356	\$ 3,326	\$ 5,681	high	

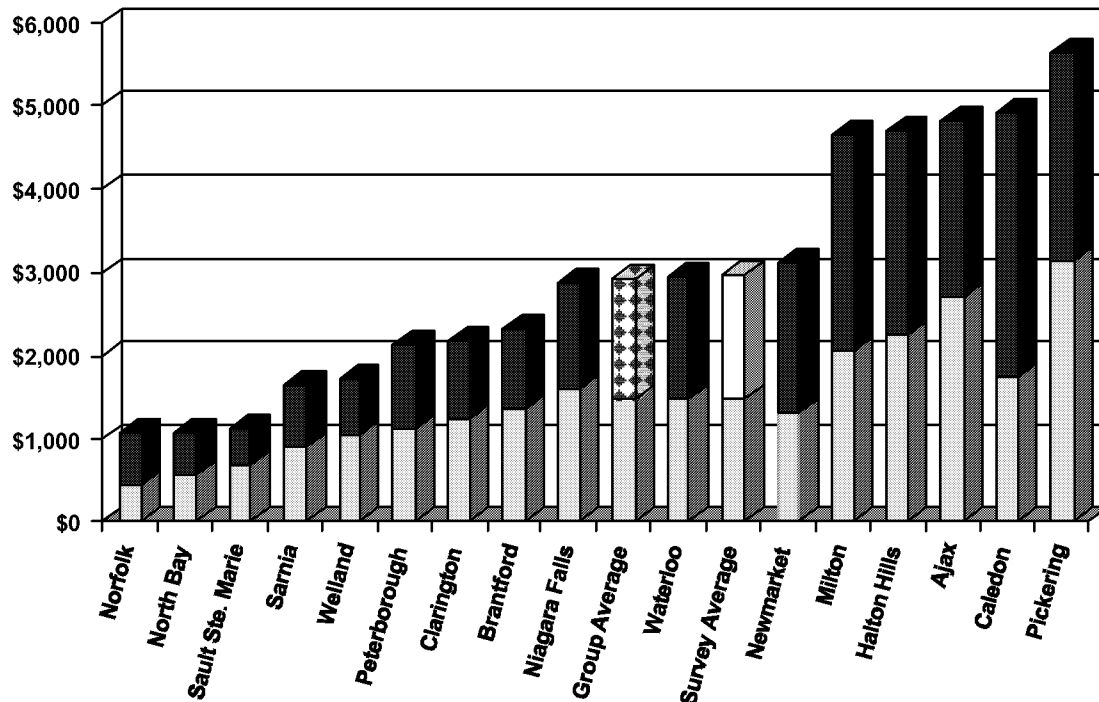


Industrial Comparisons—Industrial Vacant Land —by Population Group

Industrial Vacant Land Property Taxes Municipalities with populations between 50,000– 99,999

Taxes per Acres

Vacant Land Summary		2007	2007	2007	Vac. Land	Average By
Municipality	CVA Ranking	Municipal Taxes Per Acre	Education Taxes Per Acre	Property Taxes Per Acre	Relative Tax Burden Ranking	
Norfolk	low	\$ 451	\$ 619	\$ 1,070	low	\$ 2,933
North Bay	low	\$ 578	\$ 509	\$ 1,087	low	
Sault Ste. Marie	low	\$ 689	\$ 422	\$ 1,111	low	
Sarnia	low	\$ 901	\$ 746	\$ 1,647	low	
Welland	low	\$ 1,048	\$ 681	\$ 1,730	low	
Peterborough	mid	\$ 1,116	\$ 1,009	\$ 2,125	mid	
Clarington	mid	\$ 1,242	\$ 940	\$ 2,182	mid	
Brantford	mid	\$ 1,361	\$ 944	\$ 2,305	mid	
Niagara Falls	mid	\$ 1,609	\$ 1,277	\$ 2,886	mid	
Waterloo	mid	\$ 1,480	\$ 1,469	\$ 2,949	mid	
Newmarket	high	\$ 1,301	\$ 1,820	\$ 3,122	mid	
Milton	high	\$ 2,058	\$ 2,590	\$ 4,648	high	
Halton Hills	high	\$ 2,261	\$ 2,431	\$ 4,692	high	
Ajax	high	\$ 2,703	\$ 2,118	\$ 4,822	high	
Caledon	high	\$ 1,753	\$ 3,170	\$ 4,923	high	
Pickering	high	\$ 3,129	\$ 2,505	\$ 5,634	high	

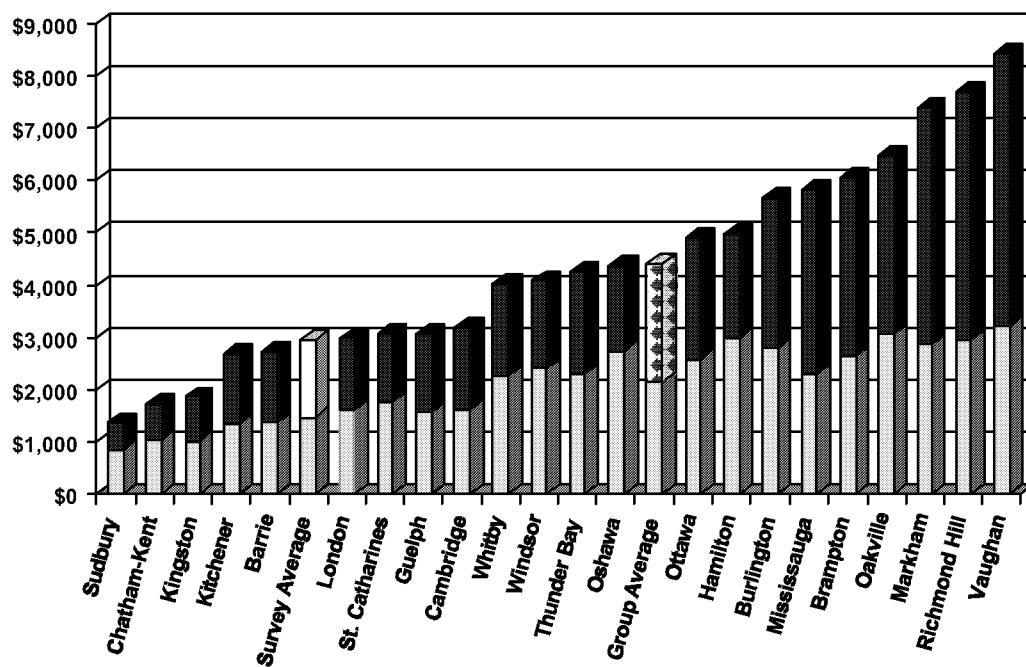


Industrial Comparisons—Industrial Vacant Land —by Population Group

Industrial Vacant Land Property Taxes Municipalities with populations 100,000+

Taxes per Acres

Vacant Land Summary		2007	2007	2007	Vac. Land	
Municipality	CVA	Municipal	Education	Property	Relative	Average By
	Ranking	Taxes	Taxes	Taxes	Tax Burden	Population
		Per Acre	Per Acre	Per Acre	Ranking	
Sudbury	low	\$ 844	\$ 524	\$ 1,368	low	
Chatham-Kent	low	\$ 1,033	\$ 701	\$ 1,733	low	
Kingston	low	\$ 1,030	\$ 839	\$ 1,869	mid	
Kitchener	mid	\$ 1,356	\$ 1,319	\$ 2,675	mid	
Barrie	high	\$ 1,369	\$ 1,341	\$ 2,710	mid	
London	mid	\$ 1,605	\$ 1,370	\$ 2,975	mid	
St. Catharines	mid	\$ 1,780	\$ 1,281	\$ 3,061	mid	
Guelph	mid	\$ 1,572	\$ 1,498	\$ 3,070	mid	
Cambridge	mid	\$ 1,627	\$ 1,568	\$ 3,196	mid	
Whitby	high	\$ 2,259	\$ 1,762	\$ 4,021	high	
Windsor	mid	\$ 2,396	\$ 1,690	\$ 4,085	high	
Thunder Bay	mid	\$ 2,293	\$ 1,950	\$ 4,243	high	
Oshawa	high	\$ 2,743	\$ 1,624	\$ 4,367	high	
Ottawa	high	\$ 2,582	\$ 2,322	\$ 4,904	high	
Hamilton	high	\$ 3,017	\$ 1,965	\$ 4,982	high	
Burlington	high	\$ 2,803	\$ 2,849	\$ 5,651	high	
Mississauga	high	\$ 2,298	\$ 3,528	\$ 5,825	high	
Brampton	high	\$ 2,634	\$ 3,399	\$ 6,034	high	
Oakville	high	\$ 3,081	\$ 3,389	\$ 6,470	high	
Markham	high	\$ 2,847	\$ 4,543	\$ 7,390	high	
Richmond Hill	high	\$ 2,969	\$ 4,719	\$ 7,688	high	
Vaughan	high	\$ 3,226	\$ 5,185	\$ 8,411	high	\$ 4,397



Industrial Comparisons—Industrial Vacant Land —by Location

Vacant Land Summary		2007 Municipal Taxes	2007 Education Taxes	2007 Property Taxes	Vac. Land Relative Tax Burden	Location Average
Municipality	Location	Per Acre	Per Acre	Per Acre	Ranking	
North Bay	North	\$ 578	\$ 509	\$ 1,087	low	\$ 1,919
Sault Ste. Marie	North	\$ 689	\$ 422	\$ 1,111	low	
Sudbury	North	\$ 844	\$ 524	\$ 1,368	low	
Timmins	North	\$ 1,121	\$ 664	\$ 1,785	mid	
Thunder Bay	North	\$ 2,293	\$ 1,950	\$ 4,243	high	

Vacant Land Summary		2007 Municipal Taxes	2007 Education Taxes	2007 Property Taxes	Vac. Land Relative Tax Burden	Location Average
Municipality	Location	Per Acre	Per Acre	Per Acre	Ranking	
Middlesex Centre	Southwest	\$ 233	\$ 348	\$ 581	low	\$ 2,001
Norfolk	Southwest	\$ 451	\$ 619	\$ 1,070	low	
Owen Sound	Southwest	\$ 820	\$ 418	\$ 1,238	low	
St. Thomas	Southwest	\$ 664	\$ 589	\$ 1,254	low	
Stratford	Southwest	\$ 762	\$ 623	\$ 1,385	low	
Tillsonburg	Southwest	\$ 743	\$ 652	\$ 1,395	low	
Amherstburg	Southwest	\$ 695	\$ 764	\$ 1,459	low	
Wilmot	Southwest	\$ 712	\$ 829	\$ 1,542	low	
Sarnia	Southwest	\$ 901	\$ 746	\$ 1,647	low	
Chatham-Kent	Southwest	\$ 1,033	\$ 701	\$ 1,733	low	
Leamington	Southwest	\$ 917	\$ 817	\$ 1,734	mid	
Woodstock	Southwest	\$ 987	\$ 750	\$ 1,737	mid	
Woolwich	Southwest	\$ 862	\$ 1,126	\$ 1,988	mid	
Brantford	Southwest	\$ 1,361	\$ 944	\$ 2,305	mid	
Kitchener	Southwest	\$ 1,356	\$ 1,319	\$ 2,675	mid	
Waterloo	Southwest	\$ 1,480	\$ 1,469	\$ 2,949	mid	
London	Southwest	\$ 1,605	\$ 1,370	\$ 2,975	mid	
Guelph	Southwest	\$ 1,572	\$ 1,498	\$ 3,070	mid	
Cambridge	Southwest	\$ 1,627	\$ 1,568	\$ 3,196	mid	
Windsor	Southwest	\$ 2,396	\$ 1,690	\$ 4,085	high	

Vacant Land Summary		2007 Municipal Taxes	2007 Education Taxes	2007 Property Taxes	Vac. Land Relative Tax Burden	Location Average
Municipality	Location	Per Acre	Per Acre	Per Acre	Ranking	
Parry Sound	Simcoe/Musk./Duff.	\$ 962	\$ 457	\$ 1,419	low	\$ 2,256
Orangeville	Simcoe/Musk./Duff.	\$ 1,227	\$ 1,088	\$ 2,314	mid	
Bradford West Gwillimbury	Simcoe/Musk./Duff.	\$ 964	\$ 1,617	\$ 2,581	mid	
Barrie	Simcoe/Musk./Duff.	\$ 1,369	\$ 1,341	\$ 2,710	mid	

Industrial Comparisons—Industrial Vacant Land —by Location (cont'd)

Vacant Land Summary		2007	2007	2007	Vac. Land	Location
Municipality	Location	Municipal Taxes Per Acre	Education Taxes Per Acre	Property Taxes Per Acre	Relative Tax Burden Ranking	
Cornwall	Eastern	\$ 805	\$ 533	\$ 1,338	low	\$ 2,092
Belleville	Eastern	\$ 899	\$ 511	\$ 1,410	low	
Cobourg	Eastern	\$ 783	\$ 706	\$ 1,488	low	
Brockville	Eastern	\$ 911	\$ 601	\$ 1,512	low	
Kingston	Eastern	\$ 1,030	\$ 839	\$ 1,869	mid	
Peterborough	Eastern	\$ 1,116	\$ 1,009	\$ 2,125	mid	
Ottawa	Eastern	\$ 2,582	\$ 2,322	\$ 4,904	high	

Vacant Land Summary		2007	2007	2007	Vac. Land	Location
Municipality	Location	Municipal Taxes Per Acre	Education Taxes Per Acre	Property Taxes Per Acre	Relative Tax Burden Ranking	
West Lincoln	Niagara/Hamilton	\$ 497	\$ 410	\$ 906	low	\$ 2,511
Port Colborne	Niagara/Hamilton	\$ 731	\$ 471	\$ 1,202	low	
Fort Erie	Niagara/Hamilton	\$ 871	\$ 691	\$ 1,562	low	
Welland	Niagara/Hamilton	\$ 1,048	\$ 681	\$ 1,730	low	
Thorold	Niagara/Hamilton	\$ 1,203	\$ 962	\$ 2,165	mid	
Lincoln	Niagara/Hamilton	\$ 1,314	\$ 1,129	\$ 2,443	mid	
Niagara Falls	Niagara/Hamilton	\$ 1,609	\$ 1,277	\$ 2,886	mid	
St. Catharines	Niagara/Hamilton	\$ 1,780	\$ 1,281	\$ 3,061	mid	
Grimsby	Niagara/Hamilton	\$ 1,828	\$ 1,498	\$ 3,326	high	
Niagara-on-the-Lake	Niagara/Hamilton	\$ 1,605	\$ 1,747	\$ 3,353	high	
Hamilton	Niagara/Hamilton	\$ 3,017	\$ 1,965	\$ 4,982	high	

Vacant Land Summary		2007	2007	2007	Vac. Land	Location
Municipality	Location	Municipal Taxes Per Acre	Education Taxes Per Acre	Property Taxes Per Acre	Relative Tax Burden Ranking	
East Gwillimbury	GTA	\$ 522	\$ 747	\$ 1,269	low	\$ 4,810
Georgina	GTA	\$ 1,013	\$ 1,136	\$ 2,149	mid	
Clarington	GTA	\$ 1,242	\$ 940	\$ 2,182	mid	
King	GTA	\$ 1,098	\$ 1,649	\$ 2,747	mid	
Newmarket	GTA	\$ 1,301	\$ 1,820	\$ 3,122	mid	
Whitchurch-Stouffville	GTA	\$ 1,273	\$ 2,004	\$ 3,277	high	
Whitby	GTA	\$ 2,259	\$ 1,762	\$ 4,021	high	
Oshawa	GTA	\$ 2,743	\$ 1,624	\$ 4,367	high	
Milton	GTA	\$ 2,058	\$ 2,590	\$ 4,648	high	
Halton Hills	GTA	\$ 2,261	\$ 2,431	\$ 4,692	high	
Ajax	GTA	\$ 2,703	\$ 2,118	\$ 4,822	high	
Caledon	GTA	\$ 1,753	\$ 3,170	\$ 4,923	high	
Pickering	GTA	\$ 3,129	\$ 2,505	\$ 5,634	high	
Aurora	GTA	\$ 2,356	\$ 3,326	\$ 5,681	high	
Burlington	GTA	\$ 2,803	\$ 2,849	\$ 5,651	high	
Mississauga	GTA	\$ 2,298	\$ 3,528	\$ 5,825	high	
Brampton	GTA	\$ 2,634	\$ 3,399	\$ 6,034	high	
Oakville	GTA	\$ 3,081	\$ 3,389	\$ 6,470	high	
Markham	GTA	\$ 2,847	\$ 4,543	\$ 7,390	high	
Richmond Hill	GTA	\$ 2,969	\$ 4,719	\$ 7,688	high	
Vaughan	GTA	\$ 3,226	\$ 5,185	\$ 8,411	high	

Industrial Summary

Note that the blended ranking is for Standard Industrial and Large Industrial only.

Industrial - Summary Municipality	Location	Vac. Land Relative Tax Burden Ranking	Standard Relative Tax Burden Ranking	Large Relative Tax Burden Ranking	Relative Tax Burden Industrial Ranking Blended
Belleville	Eastern	low	low	mid	low-mid
Brockville	Eastern	low	low	mid	low-mid
Cobourg	Eastern	low	low	mid	low-mid
Cornwall	Eastern	low	low	mid	low-mid
Kawartha Lakes	Eastern		low	low	low
Kingston	Eastern	mid	low	low	low
Ottawa	Eastern	high	high	high	high
Peterborough	Eastern	mid	mid	high	mid-high
Ajax	GTA	high	high	mid	mid-high
Aurora	GTA	high	mid	mid	mid
Brampton	GTA	high	mid	mid	mid
Burlington	GTA	high	high	high	high
Caledon	GTA	high	mid	high	mid-high
Clarington	GTA	mid	mid	low	low-mid
East Gwillimbury	GTA	low	mid	low	low-mid
Georgina	GTA	mid	high		high
Halton Hills	GTA	high	mid	high	mid-high
King	GTA	mid	low		low
Markham	GTA	high	high	mid	mid-high
Milton	GTA	high	high	high	high
Mississauga	GTA	high	high	high	high
Newmarket	GTA	mid	mid	high	mid-high
Oakville	GTA	high	high	high	high
Oshawa	GTA	high	high	low	mid
Pickering	GTA	high	high	mid	mid-high
Richmond Hill	GTA	high	mid	mid	mid
Toronto (North)	GTA		high		high
Toronto (South)	GTA		high	low	mid
Toronto (East)	GTA		high	mid	mid-high
Toronto (West)	GTA		high	mid	mid-high
Vaughan	GTA	high	mid	mid	mid
Whitby	GTA	high	high	high	high
Whitchurch-Stouffville	GTA	high	mid	low	low-mid
Fort Erie	Niagara/Hamilton	low	low	low	low
Grimsby	Niagara/Hamilton	high	mid	high	mid-high
Hamilton	Niagara/Hamilton	high	high	mid	mid-high
Lincoln	Niagara/Hamilton	mid	mid		mid
Niagara Falls	Niagara/Hamilton	mid	mid	low	low-mid
Niagara-on-the-Lake	Niagara/Hamilton	high	mid	low	low-mid
Pelham	Niagara/Hamilton		low		low
Port Colborne	Niagara/Hamilton	low	low	high	mid
St. Catharines	Niagara/Hamilton	mid	high	low	mid
Thorold	Niagara/Hamilton	mid	mid	mid	mid
Wainfleet	Niagara/Hamilton		mid		mid
Welland	Niagara/Hamilton	low	low	low	low
West Lincoln	Niagara/Hamilton	low	low	low	low

Industrial Summary (cont'd)

Industrial - Summary Municipality	Location	Vac. Land Relative Tax Burden Ranking	Standard Relative Tax Burden Ranking	Large Relative Tax Burden Ranking	Relative Tax Burden Industrial Ranking Blended
North Bay	North	low	low	low	low
Sault Ste. Marie	North	low	mid	high	mid-high
Sudbury	North	low	high	high	high
Thunder Bay	North		high	high	high
Timmins	North	mid	mid	high	mid-high
Barrie	Simcoe/Musk./Duff.	mid	low	low	low
Bracebridge	Simcoe/Musk./Duff.		low		low
Bradford West Gwillimbury	Simcoe/Musk./Duff.	mid	low		low
Gravenhurst	Simcoe/Musk./Duff.		low		low
Huntsville	Simcoe/Musk./Duff.		low		low
Orangeville	Simcoe/Musk./Duff.	mid	mid	mid	mid
Parry Sound	Simcoe/Musk./Duff.	low	low		low
Amherstburg	Southwest	low	low	low	low
Brantford	Southwest	mid	high	high	high
Cambridge	Southwest	mid	mid	mid	mid
Central Elgin	Southwest		low		low
Chatham-Kent	Southwest	low	high	low	mid
Guelph	Southwest	mid	mid	mid	mid
Kitchener	Southwest	mid	low	low	low
Leamington	Southwest	mid	mid	high	mid-high
London	Southwest	mid	mid	mid	mid
Middlesex Centre	Southwest	low	low		low
Norfolk	Southwest	low	low	low	low
North Dumfries	Southwest		high		high
Owen Sound	Southwest	low	low	mid	low-mid
Sarnia	Southwest	low	mid	mid	mid
St. Thomas	Southwest	low	low	low	low
Stratford	Southwest	low	mid	low	low-mid
Tillsonburg	Southwest	low	low	mid	low-mid
Waterloo	Southwest	mid	mid	mid	mid
Wilmot	Southwest	low	mid		mid
Windsor	Southwest	high	high	high	high
Woodstock	Southwest	mid	high	high	high
Woolwich	Southwest	mid	mid	mid	mid

Industrial Comparisons - Summary (Blended Standard Industrial and Large Industrial)

low	low-mid	mid	mid-high	high
Amherstburg	Belleville	Aurora	Ajax	Brantford
Barrie	Brockville	Brampton	Caledon	Burlington
Bracebridge	Clarington	Cambridge	Grimsby	Georgina
Bradford West Gwillimbury	Cobourg	Chatham-Kent	Halton Hills	Milton
Central Elgin	Cornwall	Guelph	Hamilton	Mississauga
Fort Erie	East Gwillimbury	Lincoln	Leamington	North Dumfries
Gravenhurst		London	Markham	Oakville
Huntsville	Niagara Falls	Orangeville	Newmarket	Ottawa
Kawartha Lakes	Niagara-on-the-Lake	Oshawa	Peterborough	Sudbury
King	Owen Sound	Port Colborne	Pickering	Thunder Bay
Kingston	Stratford	Richmond Hill	Sault Ste.Marie	Toronto (North)
Kitchener	Tillsonburg	Sarnia	Timmins	Whitby
Middlesex Centre	Whitchurch-Stouffville	St. Catharines	Toronto (East)	Windsor
Norfolk		Thorold	Toronto (West)	Woodstock
North Bay		Toronto (South)		
Parry Sound		Vaughan		
Pelham		Wainfleet		
St. Thomas		Waterloo		
Welland		Wilmot		
West Lincoln		Woolwich		

Farmland Property Taxes

BMA received requests during the last few years to include a relative tax burden analysis for Farmland properties. The approach undertaken was to contact MPAC to provide the CVA per acre for Class 1 and Class 6 farmland properties to provide the full range of Farmland taxes across the survey. The survey focused on those municipalities with a reasonable proportion of Farmland assessment composition.

Class 1 Farmland property is described as being the highest quality with good drainage, high quality loam texture, is nearly level and there are no physical limitations to the ability to farm the land.

Class 6 Farmland property is described as lower quality land with steep slopes, severe erosion, shallow soil and features that make cultivation impractical.



Farmland Property Taxes

Municipality	CVA Class 1 Farmland	Taxes Per Acre Class 1 Farmland	CVA Class 6 Farmland	Taxes Per Acre Class 6 Farmland
Amherstburg	\$ 4,600	\$ 15.28	\$ 700	\$ 2.33
Aurora	\$ 6,975	\$ 19.51	\$ 1,050	\$ 2.94
Belleville	\$ 1,950	\$ 8.46	\$ 300	\$ 1.30
Brampton	\$ 8,575	\$ 25.63	\$ 1,275	\$ 3.81
Burlington	\$ 8,575	\$ 18.32	\$ 1,275	\$ 2.72
Caledon	\$ 6,850	\$ 16.00	\$ 1,000	\$ 2.34
Cambridge	\$ 4,575	\$ 15.70	\$ 675	\$ 2.32
Central Elgin	\$ 4,950	\$ 20.40	\$ 750	\$ 3.09
Chatham-Kent	\$ 5,150	\$ 21.14	\$ 775	\$ 3.18
Clarington	\$ 4,975	\$ 14.08	\$ 750	\$ 2.12
East Gwillimbury	\$ 18,100	\$ 50.12	\$ 6,325	\$ 17.51
Fort Erie	\$ 2,200	\$ 8.40	\$ 275	\$ 1.05
Georgina	\$ 6,400	\$ 21.45	\$ 2,250	\$ 7.54
Grimsby	\$ 6,100	\$ 22.67	\$ 925	\$ 3.44
Halton Hills	\$ 5,800	\$ 11.89	\$ 875	\$ 1.79
Hamilton	\$ 5,100	\$ 17.69	\$ 775	\$ 2.69
Kawartha Lakes	\$ 2,775	\$ 9.66	\$ 425	\$ 1.48
King	\$ 18,100	\$ 48.31	\$ 6,325	\$ 16.88
Kingston	\$ 1,650	\$ 6.31	\$ 250	\$ 0.96
Kitchener	\$ 4,575	\$ 15.57	\$ 675	\$ 2.30
Leamington	\$ 9,200	\$ 36.27	\$ 1,375	\$ 5.42
Lincoln	\$ 6,100	\$ 21.80	\$ 925	\$ 3.31
London	\$ 5,975	\$ 22.67	\$ 900	\$ 3.41
Markham	\$ 7,875	\$ 20.09	\$ 1,175	\$ 3.00
Milton	\$ 6,200	\$ 11.33	\$ 925	\$ 1.69
Niagara Falls	\$ 3,650	\$ 14.04	\$ 550	\$ 2.12
Niagara-on-the-Lake	\$ 6,000	\$ 17.76	\$ 900	\$ 2.66
Norfolk	\$ 3,300	\$ 11.52	\$ 500	\$ 1.74
North Dumfries	\$ 4,575	\$ 11.75	\$ 675	\$ 1.73
Oshawa	\$ 7,200	\$ 24.61	\$ 1,075	\$ 3.67
Ottawa	\$ 2,500	\$ 5.97	\$ 375	\$ 0.90
Pelham	\$ 3,650	\$ 13.67	\$ 550	\$ 2.06
Port Colborne	\$ 2,200	\$ 10.01	\$ 275	\$ 1.25
Richmond Hill	\$ 7,875	\$ 20.15	\$ 1,175	\$ 3.01
Sarnia	\$ 4,525	\$ 18.31	\$ 675	\$ 2.73
St. Catharines	\$ 6,000	\$ 24.45	\$ 900	\$ 3.67
St. Thomas	\$ 4,950	\$ 19.77	\$ 750	\$ 3.00
Stratford	\$ 5,500	\$ 19.13	\$ 825	\$ 2.87
Thorold	\$ 3,650	\$ 13.63	\$ 550	\$ 2.05
Timmins	\$ 875	\$ 4.79	\$ 125	\$ 0.68
Vaughan	\$ 7,875	\$ 19.98	\$ 1,175	\$ 2.98
Wainfleet	\$ 2,200	\$ 8.77	\$ 275	\$ 1.10
Welland	\$ 3,050	\$ 13.76	\$ 450	\$ 2.03
Wellesley	\$ 4,050	\$ 12.05	\$ 600	\$ 1.78
West Lincoln	\$ 2,925	\$ 10.81	\$ 450	\$ 1.66
Whitby	\$ 7,200	\$ 19.89	\$ 1,075	\$ 2.97
Whitchurch-Stouffville	\$ 6,975	\$ 17.98	\$ 1,050	\$ 2.71
Wilmot	\$ 4,050	\$ 11.96	\$ 600	\$ 1.77
Woolwich	\$ 4,050	\$ 11.96	\$ 600	\$ 1.77
Average	\$ 5,554	\$ 17.46	\$ 1,003	\$ 3.09
Median	\$ 4,975	\$ 16.00	\$ 750	\$ 2.34
Min	\$ 875	\$ 4.79	\$ 125	\$ 0.68
Max	\$ 18,100	\$ 50.12	\$ 6,325	\$ 17.51