

BMA

Management Consulting Inc.

Municipal Study - 2015



Executive Summary— City of Sarnia

Socio-Economic Factors

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

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

Socio-Economic Factors	Sarnia	Total Survey Average	Southwest Average
2015 Population Density per sq. km.	455	548	421
2011-2015 Population Increase	3.6%	7.7%	4.8%
2014 Building Construction Value per Capita	\$ 968	\$ 2,388	\$ 2,468
2014 Estimated Average Household Income	\$ 86,961	\$ 94,793	\$ 93,705
2015 Weighted Median Value of Dwelling	\$ 174,849	\$ 291,497	
2015 Unweighted Assessment per Capita	\$ 88,326	\$ 139,315	\$ 143,767
2015 Weighted Assessment per Capita	\$ 104,340	\$ 145,458	\$ 143,610
2015 % of Residential Unweighted Assessment	77.4%	77.6%	
2014 - 2015 Change in Unweighted Assessment	2.0%	5.0%	4.8%

Financial Indicators

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

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

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

Sustainability

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

2014 Sustainability Indicators	Sarnia	Total Survey Average
Financial Position per Capita	\$ 94	\$ 277
Tax Operating Surplus Ratio	-24%	-8%
Tax Asset Consumption Ratio	39.2%	39.2%
Net Financial Liabilities Ratio	-0.06	-0.32

Vulnerability

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

2014 Vulnerability Indicators	Sarnia	Total Survey Average
Reserves		
Tax Reserves (less WWW) as a % of Taxation	26%	70%
Tax Reserves as a % of Own Source Revenues	20%	49%
Tax Reserves / Capita	\$ 216	\$ 586
Debt		
Tax Debt Charges as % Own Source Revenues	8.4%	4.5%
Total Debt Charges as % Own Source Revenues	5.9%	5.5%
Total Debt Outstanding / Capita	\$ 320	\$ 674
Tax Debt Outstanding / Capita	\$ 121	\$ 478
Debt Outstanding per Own Source Revenue	22.1%	40.8%
Debt to Reserve Ratio	0.9	1.1
Tax Debt O/S per \$100,000 Unweighted Assessment	\$ 361	\$ 568

Flexibility

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

2014 Flexibility Indicators	Sarnia	Total Survey Average
Taxes Receivable as a % of Taxes Levied	2.3%	6.5%
Rates Coverage Ratio	84.2%	88.1%

Analysis of Net Municipal Levy Per Capita and Per Assessment

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

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

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

2015	Sarnia	Total Survey Average	Southwest Average
Net Municipal Levy per Capita	\$ 1,358	\$ 1,449	\$ 1,445
Net Municipal Levy per \$100,000 Unweighted CVA	\$ 1,538	\$ 1,158	\$ 1,107

User Fees

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

2015 Fees	Sarnia	Total Survey Average	Southwest Average
Development Charges - Single Detached	\$ 7,303	\$ 27,571	\$ 16,873
Residential Building Permit Fee	\$ 1,587	\$ 2,153	\$ 1,971
Transit Fare (Adult cash)	\$ 2.75	\$ 2.75	

Comparison of Tax Ratios

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

2015 Tax Ratios	Sarnia	Survey Average
Multi-Residential	2.4000	1.9203
Commercial (Residual))	1.6271	1.6698
Industrial (Residual)	2.0476	2.1761
Industrial (Large)	3.0035	2.4502

Taxes and Comparison of Relative Taxes

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

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

2015 Property Taxes	Sarnia	Total Survey Average	Southwest Average
Detached Bungalow	\$ 2,891	\$ 3,121	\$ 2,848
2 Storey Home	\$ 4,426	\$ 4,318	\$ 4,104
Senior Executive Home	\$ 4,881	\$ 5,937	\$ 5,679
Walk Up Apartment (per Unit)	\$ 1,783	\$ 1,393	\$ 1,319
Mid/High Rise (per Unit)	\$ 2,271	\$ 1,737	\$ 1,887
Neigh. Shopping (per sq. ft.)	\$ 4.09	\$ 3.28	\$ 2.91
Office Building (per sq. ft.)	\$ 2.03	\$ 2.94	\$ 2.79
Hotels (per Suite)	\$ 1,076	\$ 1,595	\$ 1,600
Motels (per Suite)	\$ 1,169	\$ 1,171	\$ 1,160
Industrial Standard (per sq. ft.)	\$ 1.67	\$ 1.65	\$ 1.40
Industrial Large (per sq. ft)	N/A	\$ 1.21	\$ 0.96
Industrial Vacant Land (per Acre)	\$ 1,790	\$ 3,269	\$ 1,816

Comparison of Water and Sewer User Costs

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

2015 Water/Sewer Cost of Service	Sarnia	Survey Average	Southwest Average
Residential - 200 m ³	\$ 967	\$ 922	\$ 987
Commercial - 10,000 m ³	\$ 12,590	\$ 30,734	\$ 32,084
Industrial - 30,000 m ³	\$ 29,158	\$ 89,511	\$ 94,045
Industrial - 100,000 m ³	\$ 69,903	\$ 289,874	\$ 304,780
Industrial - 500,000 m ³	\$ 279,173	\$ 1,415,575	\$ 1,497,303

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

2014 Water/Sewer Financial Indicators	Sarnia	Total Survey Average
Water Operating Surplus	18%	5%
Wastewater Operating Surplus	3%	4%
Water Asset Consumption Ratio	36.5%	33.2%
Wastewater Asset Consumption Ratio	44.9%	33.6%
Water Reserves as % Own Source Revenues	34.9%	72.9%
Wastewater Reserves as % Own Source Revenues	27.3%	96.1%
Water Debt Interest Cover Ratio	3.1%	2.6%
Wastewater Debt Interest Cover Ratio	3.1%	4.4%

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

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

2015 Affordability Indicators	Sarnia	Total Survey Average	Southwest Average
Property Taxes as a % of Household Income	3.0%	3.7%	3.5%
Water/Sewer + Taxes as a % of Household Income	4.1%	4.7%	4.6%

Economic Development Programs

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

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Executive Summary

SECTION 1: Introduction

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

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

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

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



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

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

2015 Municipalities Included in the Study

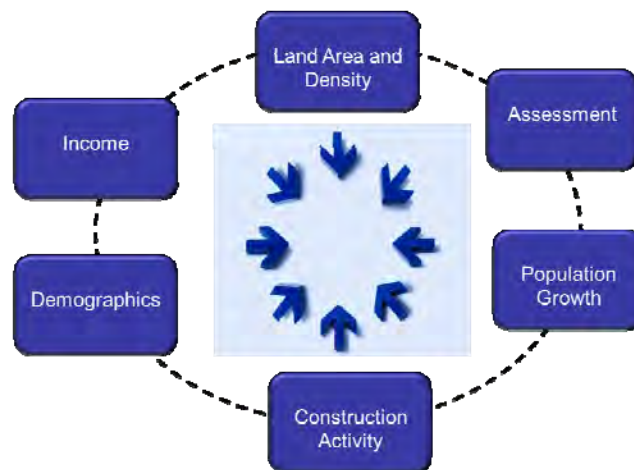
Populations range from 1,700 in population to 2.7 million. The following provides a summary of the municipalities participating by population range and by geographic location:

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

SECTION 2: Socio-Economic Factors

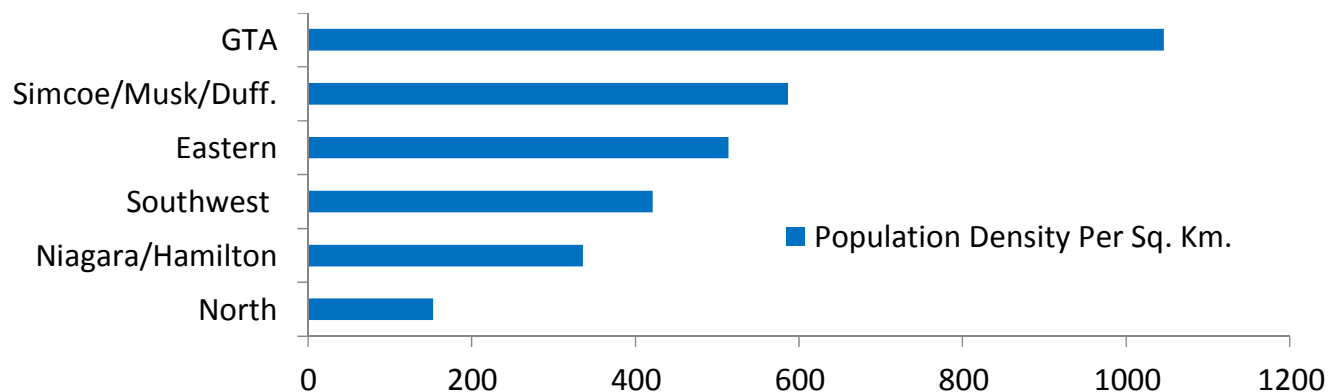
A complete assessment of a municipality’s financial condition should include consideration of socio-economic factors. Socio-economic indicators describe and quantify a municipality’s wealth and economic conditions and provide insight into a municipality’s ability to generate revenue relative to the municipality's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

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



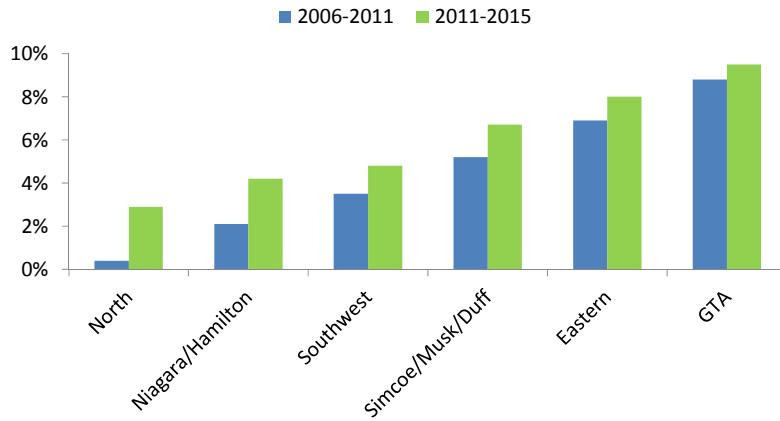
Land Density

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



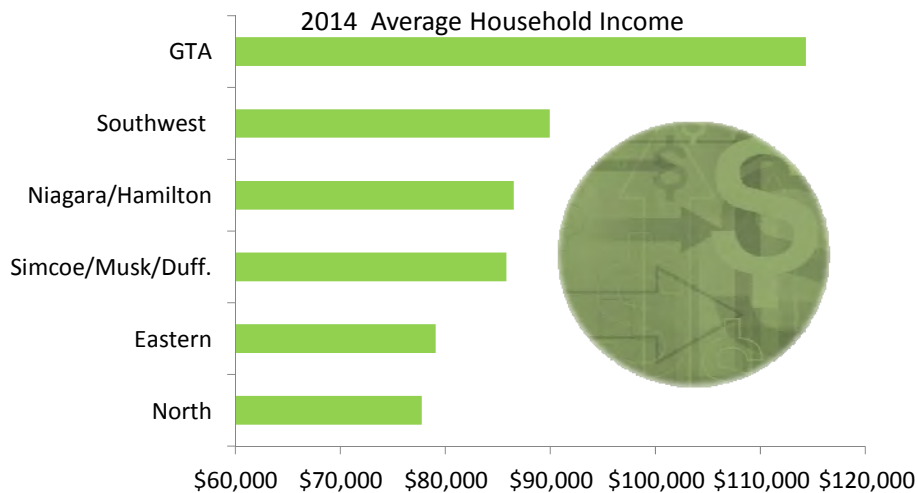
Population Growth

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



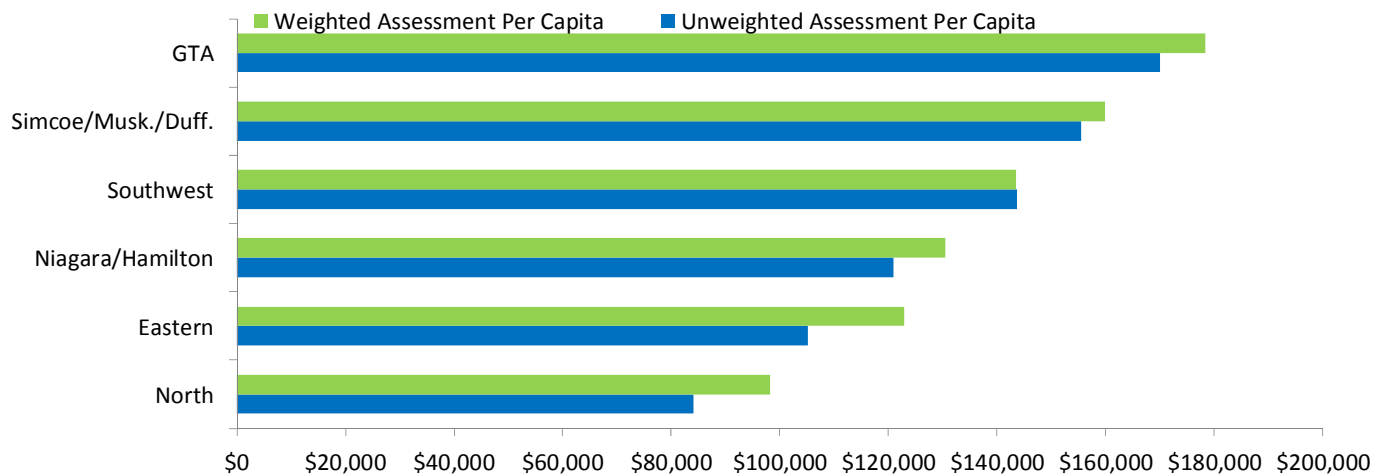
Household Income

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



Assessment Per Capita

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



Assessment Change

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

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



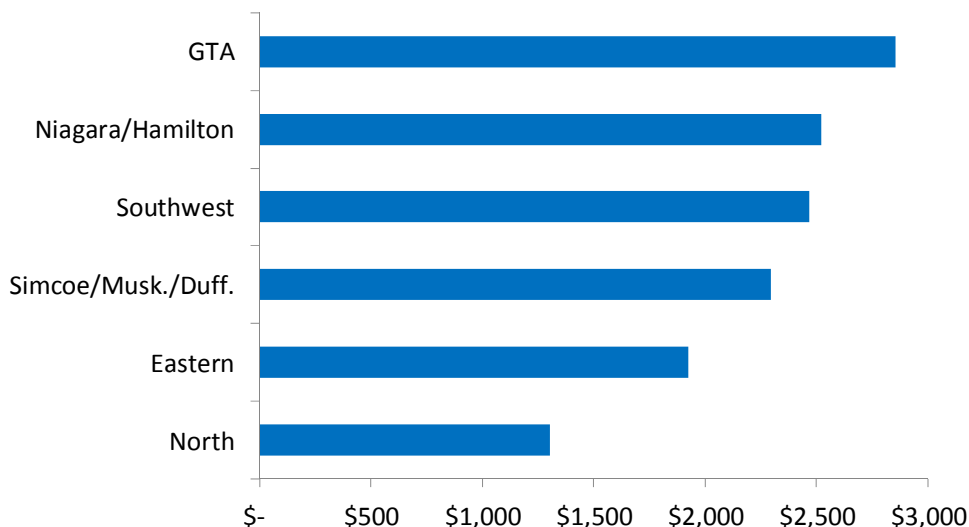
Residential Properties

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

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

Construction Activity

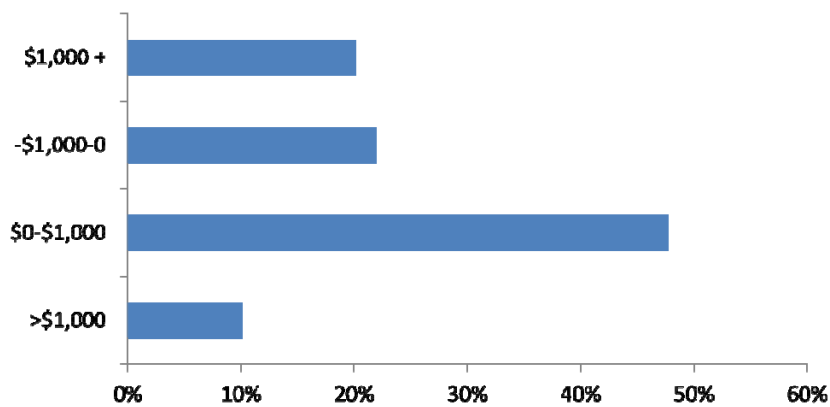
Building permits per capita were analyzed to provide a measure of relative building activity in each municipality and across the geographic locations. The range in activity for 2014 across the entire survey of 104 municipalities was \$323 per capita to \$12,970 per capita, with an average of \$2,388.



SECTION 3: Municipal Financial Sustainability Indicators

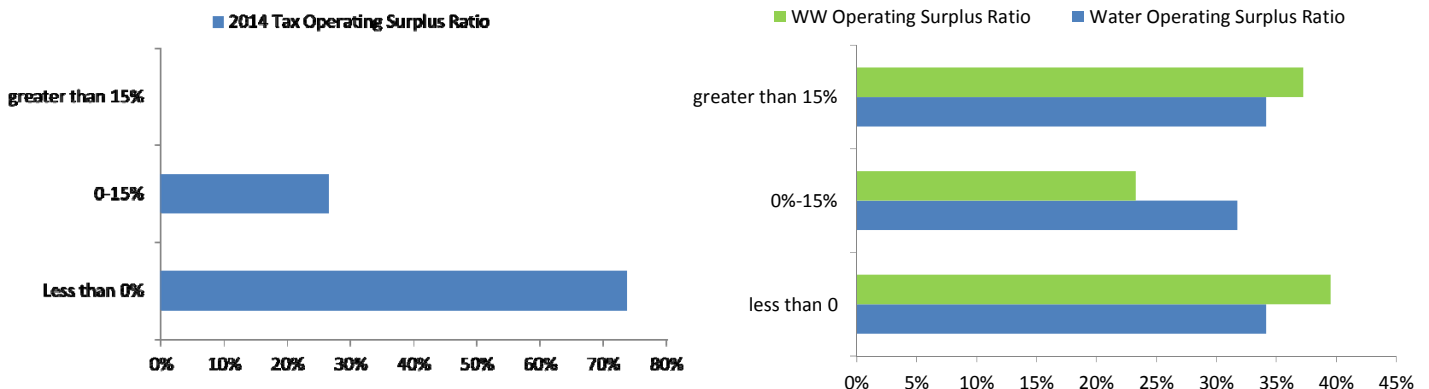
The *Financial Indicators* section of the report includes a number of indicators to assist municipalities in evaluating financial condition. A municipality’s financial position is defined as the total fund balances including equity in business government enterprises less the amount to be recovered in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

Financial Position Per Capita



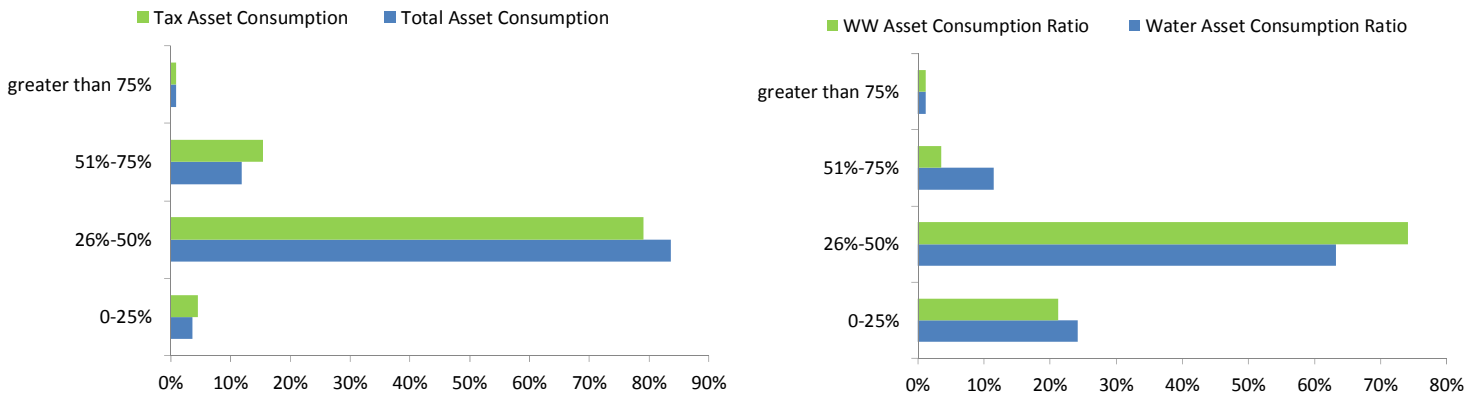
Operating Surplus Ratio

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



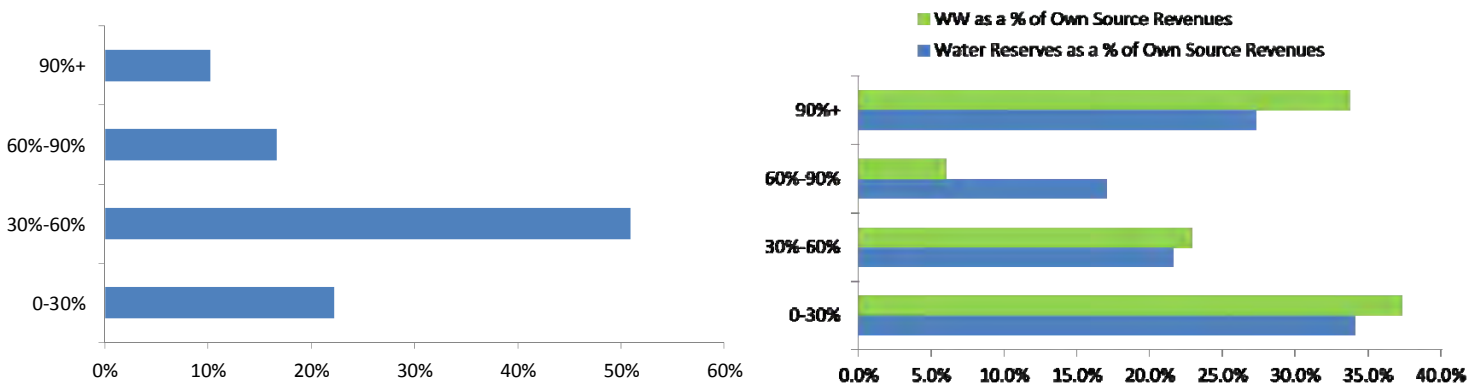
Asset Consumption Ratio

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



Reserves

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



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

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

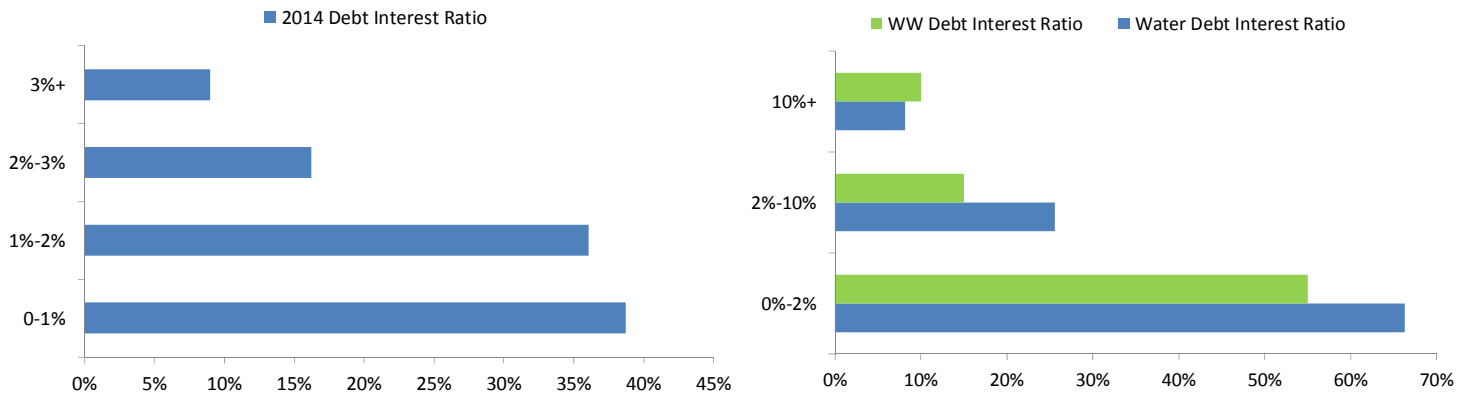
Debt Indicators

Debt indicators can reveal:

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

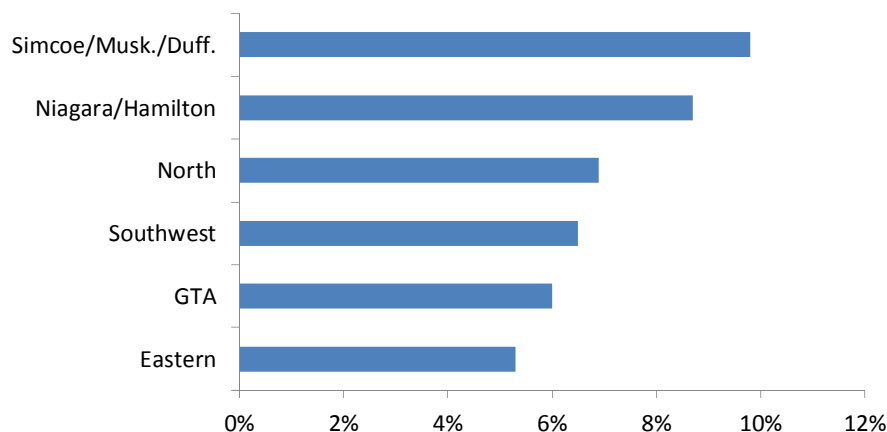


The following graphs summarize the debt interest ratio for tax, water and wastewater for the 104 municipalities surveyed to provide an understanding of the percentage of municipalities within various ranges of the debt interest ratio. This ratio indicates the extent to which a municipality’s operating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



Taxes Receivable as a % of Taxes Levied

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

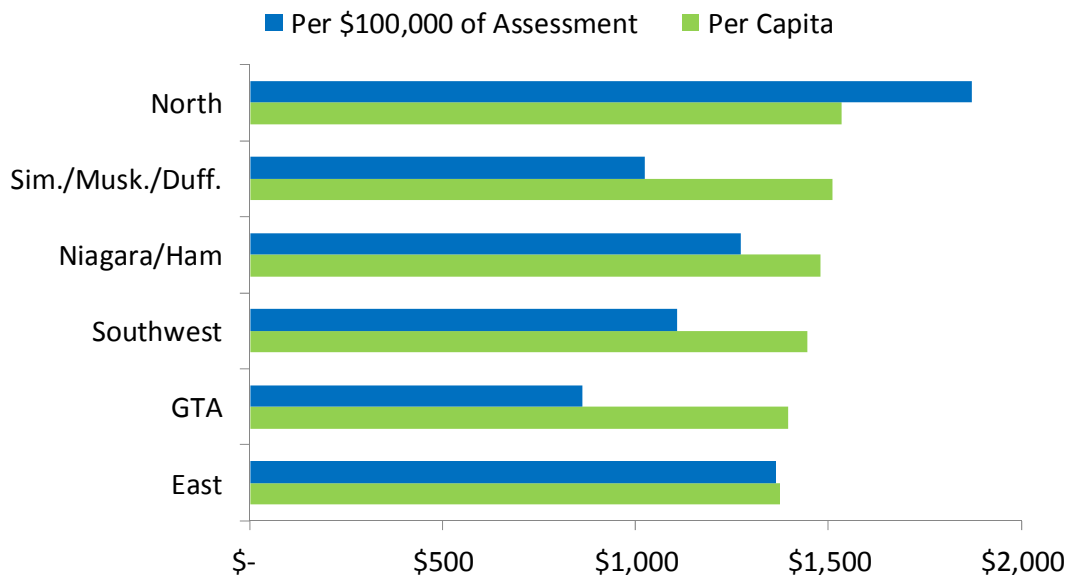


SECTION 4: Revenue & Expenditure Analysis

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

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

- | | |
|--|---|
| <ul style="list-style-type: none"> • Different service levels • Variations in the types of services • Different methods of providing services • User fee policies • Age of infrastructure | <ul style="list-style-type: none"> • Different assessment composition • Varying demand for services • Locational factors • Demographic differences • Socio-economic differences • Urban/rural composition differences |
|--|---|



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

SECTION 5: Select User Fee and Revenue Information

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

Development Charges

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

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

SECTION 6: Tax Policies

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

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

SECTION 7: Comparison of Relative Taxes

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

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

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

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

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

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

SECTION 8: Comparison of Water/Sewer Costs

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

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



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

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



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

SECTION 10: Economic Development Programs

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

Introduction—Municipal Study 2015



Introduction

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

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

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

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

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

For more information please feel free to contact:

BMA Management Consulting Inc.

139 Markland St., Hamilton, L8P 2K3

Phone (905) 528-3206

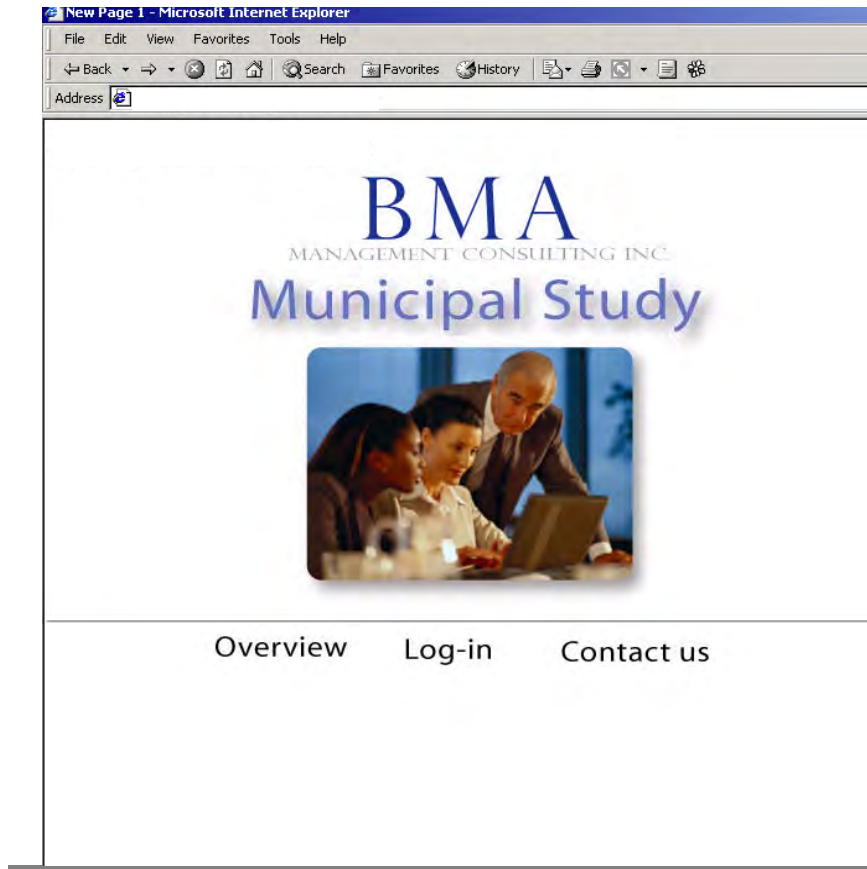
Fax (905) 528-3210

bma@on.aibn.com

Contacts: Jim Bruzzese or Catherine Minshull



Municipal Study Database



User Name
BMA

BMA
Management Consulting Inc.

municipal study

Municipal Comparators

Data

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

Socio Economic Indicators - Assessment Composition

Year: 2014 Municipalities: All

View in Excel

Municipality	2014 Residential	2014 Multi-Res.	2014 Commercial	2014 Industrial	2014 Pipelines	2014 Farmlands	2014 M. Forests
Ajax	86.7%	1.6%	9.7%	1.7%	0.2%	0.2%	0.0%
Aurora	85.2%	1.1%	11.5%	2.1%	0.1%	0.1%	0.0%
Barrie	77.0%	3.2%	17.2%	2.2%	0.2%	0.2%	0.0%
Belleville	70.7%	5.4%	19.6%	2.8%	0.4%	1.0%	0.0%
Blandford-Blenheim							
Bracebridge	87.8%	1.2%	9.0%	1.1%	0.5%	0.1%	0.3%
Brampton	78.9%	2.0%	14.6%	4.1%	0.2%	0.3%	0.0%
Brant	73.6%	0.5%	5.3%	2.8%	0.4%	17.3%	0.1%
Brock	77.5%	0.8%	4.7%	1.0%	0.3%	15.5%	0.2%
Brockville	73.9%	5.7%	16.9%	3.1%	0.3%	0.0%	0.0%
Burlington	78.7%	3.3%	14.3%	3.1%	0.2%	0.4%	0.0%
Caledon	80.0%	0.2%	9.1%	4.2%	0.1%	5.7%	0.5%
Cambridge	75.1%	4.1%	14.6%	5.8%	0.2%	0.2%	0.0%
Central Elgin	77.7%	0.1%	3.6%	0.7%	0.4%	17.2%	0.1%
Central Huron	56.9%	0.8%	5.5%	0.7%	0.6%	35.3%	0.3%
Clarington	85.4%	0.6%	7.0%	2.3%	0.4%	4.0%	0.2%
Collingwood	83.8%	1.8%	12.3%	1.8%	0.2%	0.1%	0.0%
Cornwall	88.5%	5.1%	24.1%	1.9%	0.3%	0.1%	0.0%

Why Participate in a Study?

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



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

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

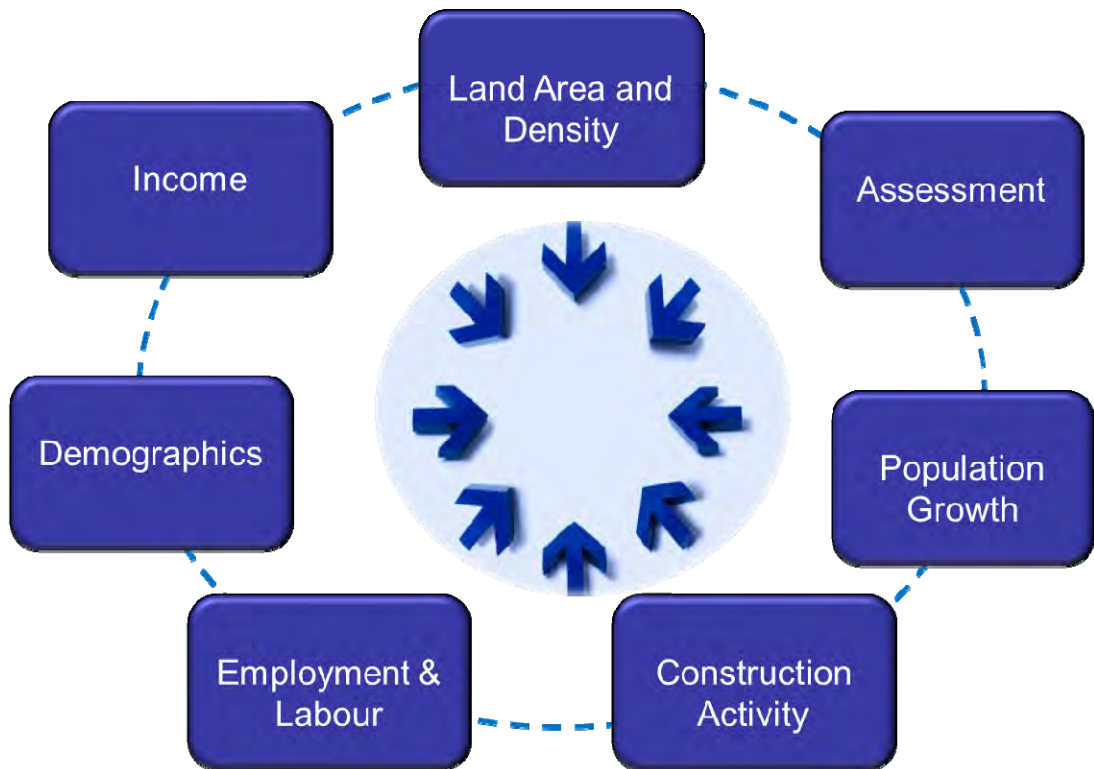
- To help municipal decision-makers in assessing market conditions
- To understand the unique characteristics of each municipality
- To understand the relationship between various controllable and uncontrollable factors in addressing a municipality's competitive opportunities and challenges
- To develop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

Municipalities Represented in the Study

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

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

Socio-Economic Indicators



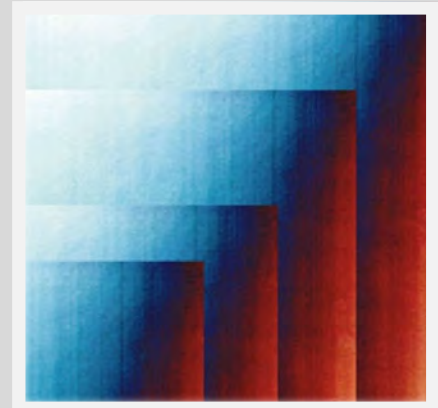
Socio-Economic Indicators

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

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

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

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



Population Statistics (sorted highest to lowest population)

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

Population Statistics (cont'd)

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

Population Statistics (cont'd)

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

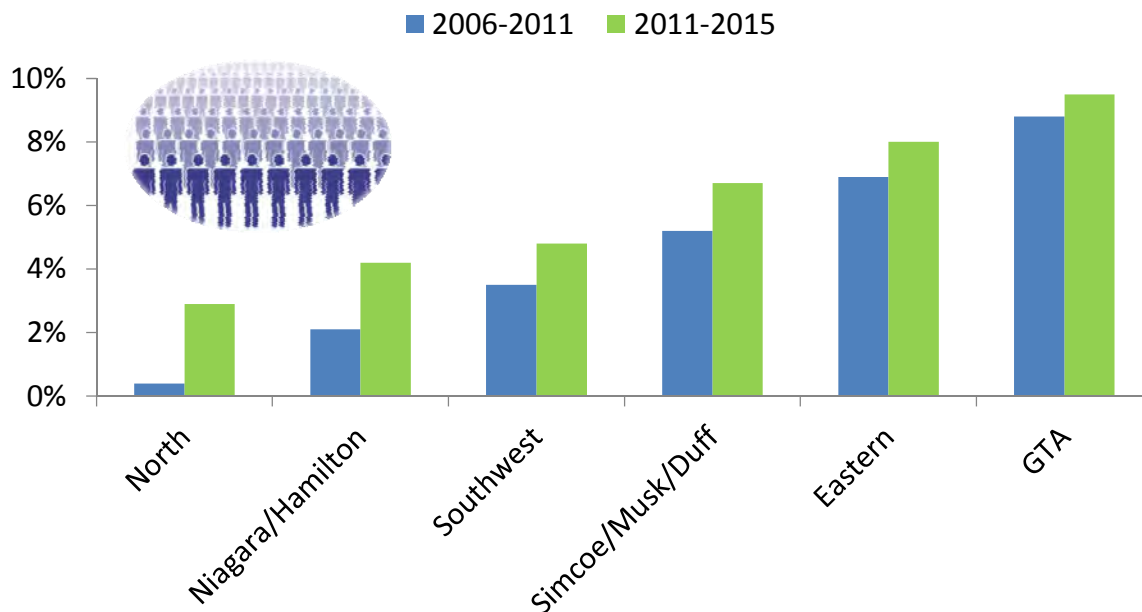
Population Statistics (cont'd)

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

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

Summary of Population Change by Geographic Area

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



GTA Municipalities—% change in population 2006-2015

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

Southwest—% change in population 2006-2015

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

Eastern—% change in population 2006-2015

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

Niagara/Hamilton—% change in population 2006-2015

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

North—% change in population 2006-2015

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

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

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

Age Demographics

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

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

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

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



Source—Stats Canada Census 2011

Age Demographics (cont'd)

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

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

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



Average Household Income

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

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

Source—Manifold Data Mining

Average Household Income by Geographic Location

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

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

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

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



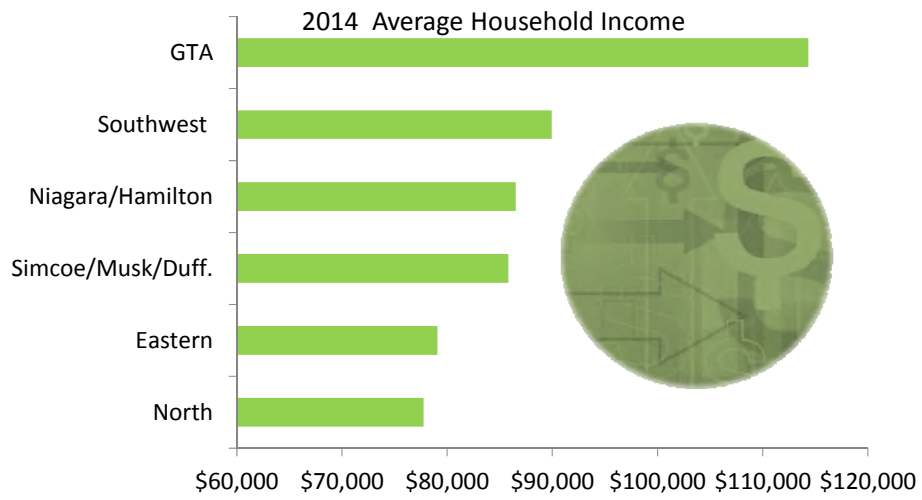
Average Household Income by Geographic Location (cont'd)

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

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

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

Summary Average Household Income by Geographic Location



Land Area and Density

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

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



Land Area and Density (sorted by population density)

Municipality	Land Area (Square Km)	2015 Pop. Density per Sq. Km	Density Ranking	Municipality	Land Area (Square Km)	2015 Pop. Density per Sq. Km	Density Ranking
Greenstone	2,768	2	low	Strathroy-Caradoc	274	82	mid
Smooth Rock Falls	200	7	low	Wilmot	264	82	mid
Grey Highlands	882	11	low	Woolwich	326	82	mid
Timmins	2,979	15	low	Quinte West	494	90	mid
Elliot Lake	715	16	low	Kingsville	247	90	mid
Central Huron	450	17	low	Caledon	688	91	mid
Mapleton	535	19	low	East Gwillimbury	245	99	mid
Meaford	589	20	low	Leamington	262	110	mid
Kincardine	538	21	low	Amherstburg	186	113	mid
The Blue Mountains	287	22	low	Niagara-on-the-Lake	133	124	mid
Wellington North	526	23	low	Innisfil	284	125	mid
Gravenhurst	519	24	low	Pelham	126	138	mid
Prince Edward County	1,050	25	low	Lincoln	163	145	mid
Bracebridge	626	25	low	Clarington	611	151	mid
Brock	423	26	low	Port Colborne	122	154	mid
Minto	301	28	low	Georgina	288	158	mid
Huntsville	711	28	low	North Bay	319	172	mid
Wainfleet	217	29	low	Fort Erie	166	185	mid
Middlesex Centre	588	30	low	Belleville	247	207	mid
Lambton Shores	331	32	low	Thorold	83	219	mid
Puslinch	215	35	low	Halton Hills	276	230	mid
Springwater	536	36	low	Whitchurch-Stouffville	207	246	mid
West Lincoln	388	38	low	Milton	363	287	mid
Erin	298	41	low	Kingston	451	292	mid
Chatham-Kent	2,458	42	low	Thunder Bay	328	337	mid
Wellesley	278	42	low	Sault Ste. Marie	223	346	mid
Guelph-Eramosa	292	44	low	Ottawa	2,790	346	mid
Brant	843	45	low	Wasaga Beach	58	349	mid
Scugog	475	47	low	Penetanguishene	26	358	mid
Greater Sudbury	3,227	52	low	Grimsby	69	393	mid
North Dumfries	187	52	low	Niagara Falls	210	409	mid
King	333	62	low	Pickering	232	412	mid
Centre Wellington	408	68	low	Sarnia	165	455	mid
Kenora	212	75	low	Hamilton	1,117	489	mid
Saugeen Shores	171	81	low	Parry Sound	13	512	mid

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

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

Land Area and Density by Geographic Location

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

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

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

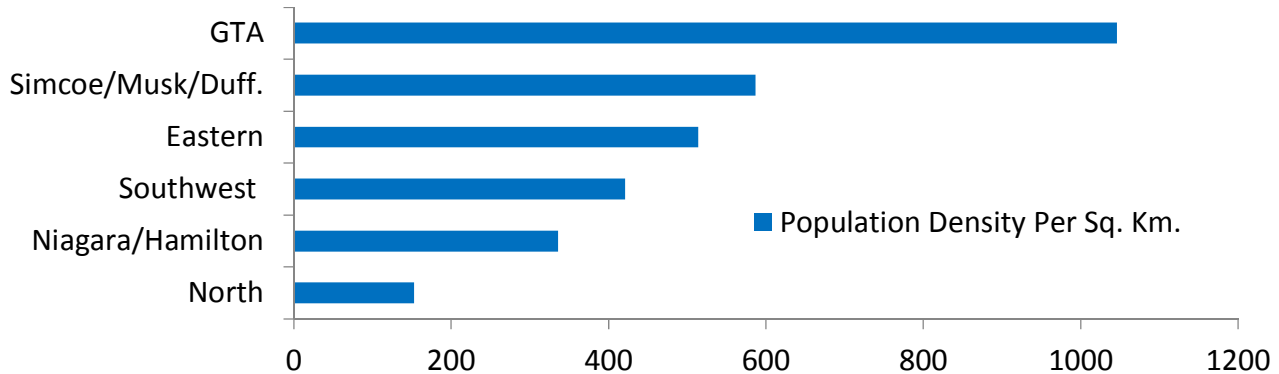
Land Area and Density by Geographic Location (cont'd)

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

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

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

Summary Land Area and Density by Geographic Location



Labour Statistics

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

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

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

Assessment Per Capita (Sorted by Unweighted Assessment)

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

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

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

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

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

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

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

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

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

Eastern Municipalities

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

Niagara/Hamilton Municipalities

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

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

GTA Municipalities

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

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

Northern Municipalities

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

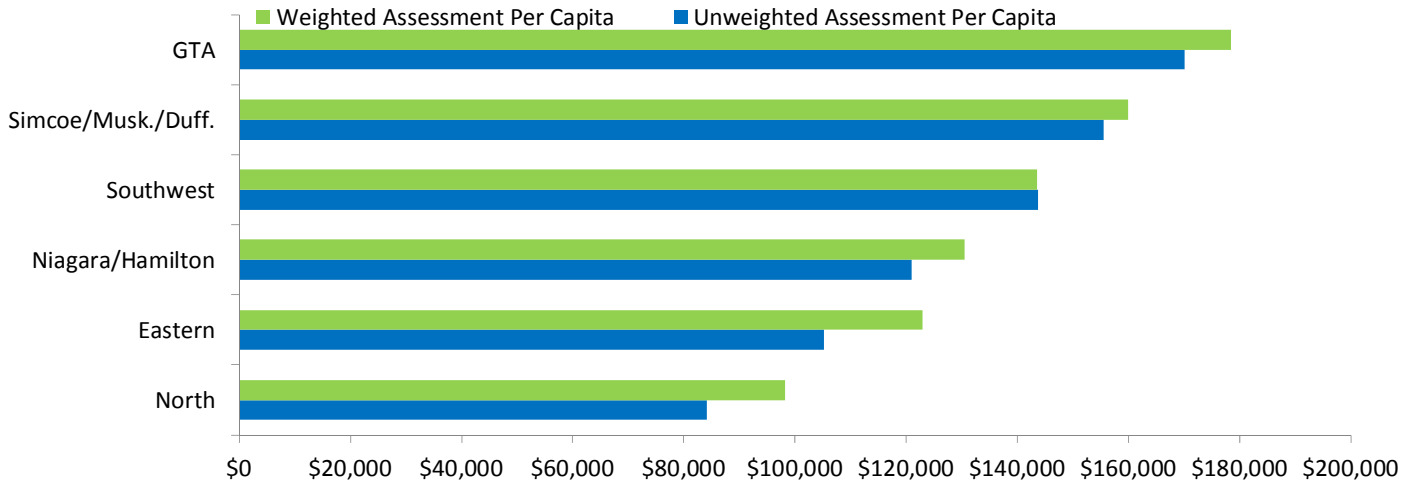
Simcoe/Muskoka/Dufferin Municipalities

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

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

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

Summary Taxable Assessment Per Capita By Location



Unweighted Assessment—Trend

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

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

Unweighted Assessment—Trend (cont'd)

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

Unweighted Assessment—Trend (cont'd)

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

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

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

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

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

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

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

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

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

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

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

Unweighted Assessment Composition (Sorted Alphabetically)

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

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

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

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

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

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

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

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

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

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

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

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

Weighted Assessment Composition (Sorted Alphabetically)

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

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

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

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

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

2015 Shift In Tax Burden—Unweighted to Weighted Residential Assessment

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

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

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

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

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

Residential Property Types Summary

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

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

Residential Property Types Summary (cont'd)

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

Residential Property Types Summary (cont'd)

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

Residential Properties—Median Assessed Values (000's)

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

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

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

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

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

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

Municipality	Single Family Detached	Link Home	Freehold Townhouse / Rowhouse	Semi-Detached	Single on Water	Condo	Seasonal
Belleville	\$ 198	\$ 221	\$ 212	\$ 152	\$ 234	\$ 136	\$ 124
Brockville	\$ 195	\$ 160	\$ 209	\$ 157	\$ 605	\$ 133	\$ 257
Cornwall	\$ 159		\$ 112	\$ 146	\$ 262	\$ 136	
Kingston	\$ 274	\$ 233	\$ 222	\$ 198	\$ 630	\$ 166	\$ 365
Ottawa	\$ 411	\$ 281	\$ 303	\$ 320	\$ 648	\$ 226	\$ 287
Peterborough	\$ 227	\$ 204	\$ 209	\$ 171	\$ 298	\$ 214	\$ 122
Prince Edward County	\$ 205	\$ 157	\$ 230	\$ 127	\$ 395	\$ 224	\$ 273
Quinte West	\$ 191		\$ 185	\$ 142	\$ 275	\$ 175	\$ 184
Eastern Average	\$ 233	\$ 209	\$ 210	\$ 177	\$ 418	\$ 176	\$ 230
Eastern Median	\$ 202	\$ 213	\$ 211	\$ 155	\$ 347	\$ 171	\$ 257

Fort Erie	\$ 182		\$ 240	\$ 134	\$ 442	\$ 214	\$ 636
Grimsby	\$ 329	\$ 257	\$ 256	\$ 221	\$ 560	\$ 207	
Hamilton	\$ 291	\$ 274	\$ 262	\$ 218	\$ 714	\$ 184	\$ 450
Lincoln	\$ 312	\$ 239	\$ 234	\$ 222	\$ 555	\$ 194	
Niagara Falls	\$ 202	\$ 230	\$ 294	\$ 156	\$ 414	\$ 143	\$ 129
Niagara-On-The-Lake	\$ 384	\$ 307	\$ 381	\$ 252	\$ 833	\$ 321	\$ 463
Pelham	\$ 319		\$ 245	\$ 208	\$ 258	\$ 184	
Port Colborne	\$ 163		\$ 240	\$ 119	\$ 578	\$ 114	\$ 529
St. Catharines	\$ 221	\$ 253	\$ 222	\$ 170	\$ 695	\$ 132	\$ 441
Thorold	\$ 210	\$ 162	\$ 220	\$ 165	\$ 417	\$ 90	
Wainfleet	\$ 236				\$ 357		\$ 310
Welland	\$ 185	\$ 140	\$ 226	\$ 149	\$ 414	\$ 104	
West Lincoln	\$ 290		\$ 234	\$ 225	\$ 249	\$ 194	
Niagara/Hamilton Avg.	\$ 256	\$ 233	\$ 254	\$ 187	\$ 499	\$ 173	\$ 422
Median	\$ 236	\$ 246	\$ 240	\$ 189	\$ 442	\$ 184	\$ 450

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

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

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

Municipality	Single Family Detached	Link Home	Freehold Townhouse / Rowhouse	Semi-Detached	Single on Water	Condo	Seasonal
Elliot Lake	\$ 96	\$ 123	\$ 62	\$ 70	\$ 309	\$ 59	\$ 216
Greater Sudbury	\$ 224		\$ 129	\$ 174	\$ 512	\$ 185	\$ 218
Greenstone	\$ 43			\$ 44	\$ 139		\$ 55
Kenora	\$ 154			\$ 89	\$ 339	\$ 266	\$ 276
North Bay	\$ 229	\$ 197	\$ 175	\$ 202	\$ 435	\$ 143	\$ 292
Parry Sound	\$ 200		\$ 293	\$ 188	\$ 216	\$ 187	\$ 535
Sault Ste. Marie	\$ 176	\$ 180	\$ 227	\$ 117	\$ 358	\$ 165	\$ 228
Smooth Rock Falls	\$ 64			\$ 56			\$ 10
Thunder Bay	\$ 178		\$ 73	\$ 113	\$ 119	\$ 153	\$ 86
Timmins	\$ 175	\$ 231		\$ 124	\$ 275	\$ 88	\$ 102
North Average	\$ 154	\$ 183	\$ 160	\$ 118	\$ 300	\$ 156	\$ 202
North Median	\$ 175	\$ 189	\$ 152	\$ 115	\$ 309	\$ 159	\$ 217

Barrie	\$ 286	\$ 234	\$ 212	\$ 212	\$ 867	\$ 183	\$ 665
Bracebridge	\$ 250	\$ 174	\$ 216	\$ 178	\$ 334	\$ 229	\$ 344
Collingwood	\$ 270	\$ 223	\$ 234	\$ 189	\$ 696	\$ 213	\$ 545
Gravenhurst	\$ 219	\$ 185	\$ 301	\$ 185	\$ 476	\$ 304	\$ 419
Huntsville	\$ 234	\$ 206	\$ 303	\$ 200	\$ 480	\$ 249	\$ 380
Innisfil	\$ 298	\$ 279	\$ 229	\$ 244	\$ 702	\$ 717	
Orangeville	\$ 328	\$ 279	\$ 261	\$ 237		\$ 188	
Orillia	\$ 227	\$ 231	\$ 213	\$ 177	\$ 529	\$ 206	\$ 285
Penetanguishene	\$ 211	\$ 220	\$ 221	\$ 153	\$ 621	\$ 234	\$ 586
Springwater	\$ 337	\$ 219		\$ 179	\$ 341	\$ 234	\$ 258
Wasaga Beach	\$ 280	\$ 219	\$ 240	\$ 221	\$ 414	\$ 187	\$ 419
Sim/Musk.Duff. Avg.	\$ 267	\$ 224	\$ 243	\$ 198	\$ 546	\$ 268	\$ 433
Median	\$ 270	\$ 220	\$ 232	\$ 189	\$ 504	\$ 229	\$ 419

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

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

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

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

Municipality	2014 per Capita	% Residential 2014	% Non-Residential 2014
Bracebridge	\$ 323	79%	21%
Greenstone	\$ 472	75%	25%
Smooth Rock Falls	\$ 554	100%	0%
Owen Sound	\$ 725	26%	74%
Newmarket	\$ 811	67%	33%
St. Thomas	\$ 855	79%	21%
Hanover	\$ 861	30%	70%
Port Colborne	\$ 862	25%	75%
Timmins	\$ 897	39%	61%
Thunder Bay	\$ 934	51%	49%
Sarnia	\$ 968	52%	48%
Windsor	\$ 979	50%	50%
Amherstburg	\$ 983	88%	12%
North Bay	\$ 1,010	29%	71%
Kenora	\$ 1,012	49%	51%
St. Catharines	\$ 1,060	39%	61%
Meaford	\$ 1,063	85%	15%
Orangeville	\$ 1,113	70%	30%
Fort Erie	\$ 1,117	76%	24%
Cambridge	\$ 1,138	55%	45%
Penetanguishene	\$ 1,152	79%	21%
Burlington	\$ 1,154	52%	48%
Cornwall	\$ 1,169	42%	58%
Sault Ste. Marie	\$ 1,212	45%	55%
Belleville	\$ 1,223	50%	50%
Strathroy-Caradoc	\$ 1,228	77%	23%
Elliot Lake	\$ 1,252	20%	80%
Richmond Hill	\$ 1,258	77%	23%
Ingersoll	\$ 1,274	90%	10%
Welland	\$ 1,281	57%	43%
Brock	\$ 1,322	80%	20%
Brockville	\$ 1,356	41%	59%
Quinte West	\$ 1,460	51%	49%

Municipality	2014 per Capita	% Residential 2014	% Non-Residential 2014
Guelph-Eramosa	\$ 1,475	100%	0%
Wellington North	\$ 1,513	47%	53%
Wainfleet	\$ 1,539	46%	54%
Mississauga	\$ 1,542	35%	65%
Centre Wellington	\$ 1,562	100%	0%
Whitby	\$ 1,576	53%	47%
Leamington	\$ 1,581	19%	81%
Chatham-Kent	\$ 1,637	100%	0%
Central Huron	\$ 1,688	40%	60%
Minto	\$ 1,709	51%	49%
Pelham	\$ 1,730	77%	23%
Pickering	\$ 1,748	70%	30%
Stratford	\$ 1,843	55%	45%
Erin	\$ 1,855	74%	26%
St. Marys	\$ 1,902	64%	36%
Prince Edward County	\$ 1,942	94%	6%
Brant	\$ 1,960	43%	57%
Georgina	\$ 1,963	92%	8%
Huntsville	\$ 1,965	80%	20%
Thorold	\$ 1,982	79%	21%
Peterborough	\$ 2,044	42%	58%
Greater Sudbury	\$ 2,077	29%	71%
Hamilton	\$ 2,107	63%	37%
London	\$ 2,133	73%	27%
Wilmot	\$ 2,157	63%	37%
Scugog	\$ 2,199	30%	70%
North Dumfries	\$ 2,210	64%	36%
Orillia	\$ 2,249	26%	74%
West Lincoln	\$ 2,266	89%	11%
Grey Highlands	\$ 2,293	63%	37%
Saugeen Shores	\$ 2,365	75%	25%
East Gwillimbury	\$ 2,384	56%	44%
Tillsonburg	\$ 2,436	40%	60%

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

Municipality	2014 per Capita	% Residential 2014	% Non-Residential 2014
Kitchener	\$ 2,452	72%	28%
Woolwich	\$ 2,530	39%	61%
Springwater	\$ 2,542	79%	21%
Kingsville	\$ 2,561	37%	63%
Barrie	\$ 2,576	56%	44%
Markham	\$ 2,637	62%	38%
Whitchurch-Stouffville	\$ 2,647	78%	22%
Middlesex Centre	\$ 2,677	81%	19%
Halton Hills	\$ 2,684	70%	30%
Guelph	\$ 2,699	57%	43%
Vaughan	\$ 2,706	50%	50%
Wasaga Beach	\$ 2,716	89%	11%
Mapleton	\$ 2,777	45%	55%
Ottawa	\$ 2,821	59%	41%
Gravenhurst	\$ 2,977	88%	12%
Toronto	\$ 3,197	54%	46%
Oshawa	\$ 3,201	52%	48%
Clarington	\$ 3,203	75%	25%
Lincoln	\$ 3,239	55%	45%
Puslinch	\$ 3,364	79%	21%
Kingston	\$ 3,392	20%	80%
Brampton	\$ 3,409	77%	23%
Milton	\$ 3,511	71%	29%
Innisfil	\$ 3,530	59%	41%
Parry Sound	\$ 3,607	7%	93%
Waterloo	\$ 3,646	88%	12%
Grimsby	\$ 3,807	89%	11%
Caledon	\$ 3,882	69%	31%
Oakville	\$ 3,994	63%	37%
Collingwood	\$ 4,121	64%	36%
Aurora	\$ 4,749	67%	33%
Kincardine	\$ 4,835	31%	69%
Wellesley	\$ 5,326	25%	75%
The Blue Mountains	\$ 8,035	81%	19%
Niagara-on-the-Lake	\$ 9,264	56%	44%
King	\$ 9,946	84%	16%
Lambton Shores	\$ 12,970	12%	88%
Average	\$ 2,388	60%	40%
Median	\$ 1,965	62%	38%
Maximum	\$ 12,970	100%	93%
Minimum	\$ 323	7%	0%

Building Construction Activity Trend (Grouped by Location)

The table has been sorted by 2014 building construction value per capita by location. The low, medium and high is a ranking for the entire database. This provides an indication within each geographic area of the relative rankings across the entire survey.

Municipality	2012 Building Construction Value (\$000)	2013 Building Construction Value (\$000)	2014 Building Construction Value (\$000)	2014 per Capita	2014 per Capita Ranking
Cornwall	\$ 21,685	\$ 33,454	\$ 55,809	\$ 1,169	low
Belleville	\$ 54,166	\$ 72,772	\$ 62,489	\$ 1,223	low
Brockville	\$ 34,553	\$ 26,348	\$ 30,354	\$ 1,356	low
Quinte West	\$ 70,676	\$ 69,433	\$ 64,834	\$ 1,460	low
Prince Edward County		\$ 47,672	\$ 50,040	\$ 1,942	mid
Peterborough	\$ 143,062	\$ 119,973	\$ 169,074	\$ 2,044	mid
Ottawa	\$ 2,040,861	\$ 2,393,480	\$ 2,681,879	\$ 2,821	high
Kingston	\$ 216,996	\$ 191,551	\$ 441,908	\$ 3,392	high
Eastern Average				\$ 1,926	
Eastern Median				\$ 1,701	
Newmarket	\$ 215,102	\$ 244,802	\$ 69,353	\$ 811	low
Burlington	\$ 426,219	\$ 378,752	\$ 216,215	\$ 1,154	low
Richmond Hill	\$ 366,988	\$ 250,300	\$ 258,100	\$ 1,258	low
Brock	\$ 10,587	\$ 12,166	\$ 14,904	\$ 1,322	low
Mississauga	\$ 856,857	\$ 942,335	\$ 1,170,860	\$ 1,542	mid
Whitby	\$ 263,189	\$ 130,619	\$ 208,030	\$ 1,576	mid
Pickering	\$ 312,351	\$ 278,990	\$ 166,646	\$ 1,748	mid
Georgina	\$ 68,357	\$ 69,107	\$ 89,000	\$ 1,963	mid
Scugog	\$ 19,256	\$ 19,500	\$ 48,800	\$ 2,199	mid
East Gwillimbury		\$ 60,000	\$ 57,000	\$ 2,384	mid
Markham	\$ 1,577,511	\$ 845,300	\$ 885,244	\$ 2,637	high
Whitchurch-Stouffville	\$ 165,885	\$ 71,715	\$ 126,000	\$ 2,647	high
Halton Hills	\$ 246,429	\$ 174,600	\$ 168,573	\$ 2,684	high
Vaughan	\$ 777,900	\$ 1,102,418	\$ 890,895	\$ 2,706	high
Toronto	\$ 7,286,017	\$ 8,784,033	\$ 8,791,779	\$ 3,197	high
Oshawa	\$ 310,210	\$ 369,158	\$ 506,845	\$ 3,201	high
Clarington	\$ 289,538	\$ 289,538	\$ 291,217	\$ 3,203	high
Brampton	\$ 2,458,744	\$ 1,210,569	\$ 2,040,457	\$ 3,409	high
Milton	\$ 593,928	\$ 269,763	\$ 353,662	\$ 3,511	high
Caledon	\$ 129,271	\$ 254,683	\$ 242,365	\$ 3,882	high
Oakville	\$ 942,064	\$ 805,000	\$ 790,275	\$ 3,994	high
Aurora	\$ 94,364	\$ 131,719	\$ 276,059	\$ 4,749	high
King	\$ 2,206	\$ 167,966	\$ 205,415	\$ 9,946	high
GTA Average				\$ 2,857	
GTA Median				\$ 2,647	

Building Construction Activity Trend (cont'd) (Grouped by Location)

Municipality	2012 Building Construction Value (\$000)	2013 Building Construction Value (\$000)	2014 Building Construction Value (\$000)	2014 per Capita	2014 per Capita Ranking
Port Colborne	\$ 22,701	\$ 14,029	\$ 16,194	\$ 862	low
St. Catharines	\$ 95,757	\$ 219,796	\$ 142,521	\$ 1,060	low
Fort Erie	\$ 46,319	\$ 37,864	\$ 34,331	\$ 1,117	low
Welland	\$ 69,952	\$ 61,716	\$ 66,755	\$ 1,281	low
Wainfleet	\$ 12,582	\$ 11,345	\$ 9,819	\$ 1,539	mid
Pelham	\$ 22,926	\$ 19,736	\$ 29,901	\$ 1,730	mid
Thorold	\$ 42,284	\$ 37,126	\$ 36,111	\$ 1,982	mid
Hamilton	\$ 1,499,628	\$ 1,025,786	\$ 1,143,193	\$ 2,107	mid
West Lincoln	\$ 18,690	\$ 30,486	\$ 33,075	\$ 2,266	mid
Lincoln	\$ 37,271	\$ 78,824	\$ 76,181	\$ 3,239	high
Grimsby		\$ 71,572	\$ 102,100	\$ 3,807	high
Niagara-on-the-Lake	\$ 96,586	\$ 184,948	\$ 150,907	\$ 9,264	high
Niagara/Hamilton Avg.				\$ 2,521	
Niagara/Hamilton Median				\$ 1,856	

Greenstone	\$ 1,740	\$ 6,865	\$ 2,243	\$ 472	low
Smooth Rock Falls			\$ 747	\$ 554	low
Timmins	\$ 83,065	\$ 28,562	\$ 39,792	\$ 897	low
Thunder Bay	\$ 216,206	\$ 211,991	\$ 103,354	\$ 934	low
North Bay	\$ 70,163	\$ 70,301	\$ 55,383	\$ 1,010	low
Kenora	\$ 15,315	\$ 23,111	\$ 16,026	\$ 1,012	low
Sault Ste. Marie	\$ 90,119	\$ 122,120	\$ 93,518	\$ 1,212	low
Elliot Lake		\$ 9,015	\$ 14,427	\$ 1,252	low
Greater Sudbury	\$ 247,525	\$ 287,334	\$ 344,303	\$ 2,077	mid
Parry Sound	\$ 9,458	\$ 7,307	\$ 23,599	\$ 3,607	high
North Average				\$ 1,303	
North Median				\$ 1,011	

Bracebridge	\$ 22,041	\$ 10,935	\$ 5,055	\$ 323	low
Orangeville	\$ 50,549	\$ 43,782	\$ 32,649	\$ 1,113	low
Penetanguishene		\$ 7,003	\$ 10,599	\$ 1,152	low
Huntsville	\$ 30,868	\$ 34,385	\$ 39,333	\$ 1,965	mid
Orillia	\$ 28,625	\$ 37,411	\$ 70,979	\$ 2,249	mid
Springwater	\$ 27,916	\$ 35,768	\$ 48,687	\$ 2,542	mid
Barrie	\$ 183,211	\$ 267,243	\$ 369,971	\$ 2,576	high
Wasaga Beach			\$ 53,106	\$ 2,716	high
Gravenhurst	\$ 35,575	\$ 39,629	\$ 36,611	\$ 2,977	high
Innisfil	\$ 77,532	\$ 135,895	\$ 123,878	\$ 3,530	high
Collingwood	\$ 63,979	\$ 61,344	\$ 86,434	\$ 4,121	high
Simcoe/Musk.Duff. Avg.				\$ 2,297	
Simcoe/Musk./Duff. Median				\$ 2,542	

Building Construction Activity Trend (cont'd) (Grouped by Location)

Municipality	2012 Building Construction Value (\$000)	2013 Building Construction Value (\$000)	2014 Building Construction Value (\$000)	2014 per Capita	2014 per Capita Ranking
Owen Sound	\$ 27,049	\$ 15,812	\$ 16,090	\$ 725	low
St. Thomas	\$ 69,005	\$ 36,090	\$ 34,185	\$ 855	low
Hanover	\$ 5,316	\$ 6,019	\$ 6,796	\$ 861	low
Sarnia	\$ 69,261	\$ 67,247	\$ 72,393	\$ 968	low
Windsor	\$ 323,792	\$ 188,459	\$ 208,603	\$ 979	low
Amherstburg			\$ 20,834	\$ 983	low
Meaford	\$ 14,600	\$ 12,429	\$ 12,196	\$ 1,063	low
Cambridge	\$ 179,990	\$ 221,869	\$ 152,326	\$ 1,138	low
Strathroy-Caradoc	\$ 26,085	\$ 58,388	\$ 27,186	\$ 1,228	low
Ingersoll	\$ 17,636	\$ 12,704	\$ 16,160	\$ 1,274	low
Guelph-Eramosa	\$ 18,678	\$ 27,762	\$ 19,225	\$ 1,475	low
Wellington North	\$ 26,050	\$ 9,331	\$ 17,978	\$ 1,513	low
Centre Wellington	\$ 41,791	\$ 23,503	\$ 43,110	\$ 1,562	mid
Leamington			\$ 45,407	\$ 1,581	mid
Chatham-Kent			\$ 168,951	\$ 1,637	mid
Central Huron	\$ 11,004	\$ 14,982	\$ 13,093	\$ 1,688	mid
Minto	\$ 22,496	N/A	\$ 14,358	\$ 1,709	mid
Stratford	\$ 62,679	\$ 57,350	\$ 58,765	\$ 1,843	mid
Erin	\$ 27,590	\$ 22,810	\$ 21,996	\$ 1,855	mid
St. Marys			\$ 12,948	\$ 1,902	mid
Brant	\$ 58,619	\$ 85,858	\$ 73,094	\$ 1,960	mid
London	\$ 778,725	\$ 732,008	\$ 818,532	\$ 2,133	mid
Wilmot	\$ 39,670	\$ 43,610	\$ 45,464	\$ 2,157	mid
North Dumfries	\$ 28,632	\$ 22,759	\$ 21,519	\$ 2,210	mid
Grey Highlands		\$ 23,255	\$ 22,437	\$ 2,293	mid
Saugeen Shores	\$ 36,171	\$ 37,356	\$ 32,091	\$ 2,365	mid
Tillsonburg	\$ 18,982	\$ 19,442	\$ 38,932	\$ 2,436	mid
Kitchener	\$ 415,329	\$ 331,490	\$ 573,063	\$ 2,452	mid
Woolwich	\$ 66,722	\$ 79,814	\$ 65,933	\$ 2,530	mid
Kingsville	\$ 96,291	\$ 88,025	\$ 56,808	\$ 2,561	mid
Middlesex Centre	\$ 37,804	\$ 41,284	\$ 46,737	\$ 2,677	high
Guelph	\$ 274,821	\$ 343,949	\$ 347,942	\$ 2,699	high
Mapleton	N/A	N/A	\$ 28,516	\$ 2,777	high
Puslinch	\$ 63,144	\$ 35,856	\$ 24,807	\$ 3,364	high
Waterloo	\$ 254,547	\$ 372,439	\$ 372,173	\$ 3,646	high
Kincardine			\$ 55,086	\$ 4,835	high
Wellesley	\$ 21,037	\$ 15,059	\$ 61,609	\$ 5,326	high
The Blue Mountains	\$ 47,414	\$ 57,098	\$ 51,498	\$ 8,035	high
Lambton Shores	\$ 29,819	\$ 25,223	\$ 138,115	\$ 12,970	high
Southwest Average				\$ 2,468	
Southwest Median				\$ 1,902	

Summary—2014 Building Construction Activity Per Capita—Total Survey by Location

