

BMA

Management Consulting Inc.

Municipal Study - 2016



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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
2016 Population Density per sq. km.	456	536	380
2011-2016 Population Increase	3.9%	8.7%	5.1%
2015 Building Construction Value per Capita	\$ 981	\$ 2,629	\$ 2,798
2015 Estimated Average Household Income	\$ 89,698	\$ 97,825	\$ 95,282
2016 Weighted Median Value of Dwelling	\$ 174,872	\$ 292,279	\$ 269,547
2016 Unweighted Assessment per Capita	\$ 90,175	\$ 145,978	\$ 151,653
2016 Weighted Assessment per Capita	\$ 106,521	\$ 150,772	\$ 147,845

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.

2015 Sustainability Indicators	Sarnia	Total Survey Average
Financial Position per Capita	\$ 213	\$ 357
Tax Asset Consumption Ratio	39.9%	41.6%
Net Financial Liabilities Ratio	\$ (0.14)	\$ (0.36)

Vulnerability

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

2015 Vulnerability Indicators	Sarnia	Total Survey Average
Reserves		
Tax Reserves (less WWW) as a % of Taxation	27%	72%
Tax Reserves as a % of Own Source Revenues	21%	51%
Tax Reserves / Capita	\$ 241	\$ 641
Debt		
Tax Debt Charges as % Own Source Revenues	6.6%	4.4%
Total Debt Outstanding / Capita	\$ 256	\$ 699
Tax Debt Outstanding / Capita	\$ 101	\$ 489
Debt Outstanding per Own Source Revenue	16.4%	40.5%
Debt to Reserve Ratio	0.6	1.0

Flexibility

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

2015 Flexibility Indicators	Sarnia	Total Survey Average
Taxes Receivable as a % of Taxes Levied	1.9%	6.4%
Rates Coverage Ratio	92.6%	90.1%

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 2016 municipal levy by-laws and the 2016 estimated populations.

2016	Sarnia	Total Survey Average	Southwest Average
Net Municipal Levy per Capita	\$ 1,411	\$ 1,499	\$ 1,499
Net Municipal Levy per \$100,000 Unweighted CVA	\$ 1,565	\$ 1,140	\$ 1,086

User Fees

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

2016 Fees	Sarnia	Total Survey Average	Southwest Average
Development Charges - Single Detached	\$ 7,428	\$ 27,613	\$ 16,721
Residential Building Permit Fee	\$ 1,587	\$ 2,256	\$ 2,148

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.

	Sarnia	Total Survey Average
Multi-Residential	2.4000	1.9424
Commercial (Residual)	1.6271	1.6743
Industrial (Residual)	2.0476	2.1413

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

2016 Property Taxes	Sarnia	Total Survey Average	Southwest Average
Detached Bungalow	\$ 2,934	\$ 3,213	\$ 2,918
2 Storey Home	\$ 4,505	\$ 4,395	\$ 4,184
Senior Executive Home	\$ 4,953	\$ 6,042	\$ 5,792
Walk Up Apartment (per Unit)	\$ 1,947	\$ 1,445	\$ 1,401
Mid/High Rise (per Unit)	\$ 2,368	\$ 1,770	\$ 1,906
Neigh. Shopping (per sq. ft.)	\$ 4.01	\$ 3.31	\$ 2.90
Office Building (per sq. ft.)	\$ 2.03	\$ 2.96	\$ 2.66
Hotels (per Suite)	\$ 1,131	\$ 1,589	\$ 1,458
Motels (per Suite)	\$ 1,198	\$ 1,236	\$ 1,230
Industrial Standard (per sq. ft.)	\$ 1.72	\$ 1.68	\$ 1.42
Industrial Large (per sq. ft.)		\$ 1.20	\$ 0.96
Industrial Vacant Land (per Acre)	\$ 1,899	\$ 3,325	\$ 1,766

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.

2016 Water/Sewer Cost of Service	Sarnia	Survey Average	Southwest Average
Residential - 200 m ³	\$ 995	\$ 976	\$ 1,039
Commercial - 10,000 m ³	\$ 12,948	\$ 32,430	\$ 34,123
Industrial - 30,000 m ³	\$ 29,986	\$ 93,489	\$ 96,370
Industrial - 100,000 m ³	\$ 71,887	\$ 304,460	\$ 308,150
Industrial - 500,000 m ³	\$ 287,087	\$ 1,496,337	\$ 1,551,362

2016 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.

2016 Affordability Indicators	Sarnia	Total Survey Average	Southwest Average
Property Taxes as a % of Household Income	3.0%	3.6%	3.4%
Water/Sewer + Taxes as a % of Household Income	4.1%	4.6%	4.5%

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.



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 2016, 105 Ontario municipalities participated in the Study.

105 Ontario municipalities, representing in excess of 85% of the population.

<i>Populations</i>	<i>Number of Municipalities</i>
100,000 or greater	25
30,000 - 99,999	26
15,000 - 29,999	27
less than 15,000	27
Total	105



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

- 2016 Current Value Assessment
- 2016 Tax Policies
- 2016 Levy By-laws
- 2016 Development Charges
- 2016 Water/Sewer Rates
- 2015 FIRs
- 2016 User Fees
- Economic Development Programs

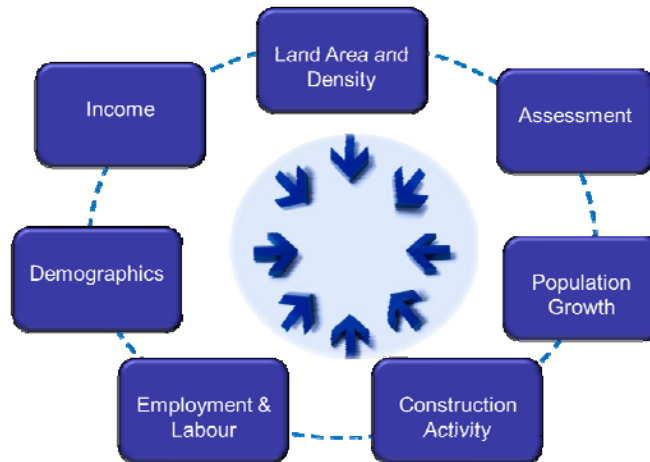
2016 Municipalities Included in the Study

Populations range from 4,700 to 2.8 million. The following provides a summary of the municipalities participating 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	Bracebridge	Aurora	Barrie
Central Elgin	Brockville	Belleville	Brampton
Elliot Lake	Centre Wellington	Brant	Burlington
Erin	Collingwood	Bruce County	Cambridge
Espanola	East Gwillimbury	Caledon	Chatham-Kent
Gravenhurst	Grimsby	Clarington	Greater Sudbury
Greenstone	Huntsville	Cornwall	Guelph
Grey Highlands	Kenora	Fort Erie	Hamilton
Guelph-Eramosa	King	Georgina	Kingston
Ingersoll	Kingsville	Haldimand	Kitchener
Kincardine	Leamington	Halton Hills	London
Lambton Shores	Lincoln	Innisfil	Markham
Mapleton	Middlesex Centre	Newmarket	Milton
Meaford	Niagara-on-the-Lake	Niagara Falls	Mississauga
Minto	Orangeville	Norfolk	Oakville
North Dumfries	Owen Sound	North Bay	Oshawa
North Middlesex	Pelham	Orillia	Ottawa
North Perth	Port Colborne	Peterborough	Richmond Hill
Parry Sound	Prince Edward County	Pickering	St. Catharines
Puslinch	Scugog	Quinte West	Thunder Bay
Saugeen Shores	Springwater	Sarnia	Toronto
St. Marys	Strathroy-Caradoc	Sault Ste. Marie	Vaughan
The Blue Mountains	Tecumseh	St. Thomas	Waterloo
Wainfleet	Thorold	Stratford	Whitby
Wellesley	Tillsonburg	Timmins	Windsor
Wellington North	Wilmot	Welland	
West Lincoln	Woolwich	Wellington County	
		Whitchurch-Stouffville	

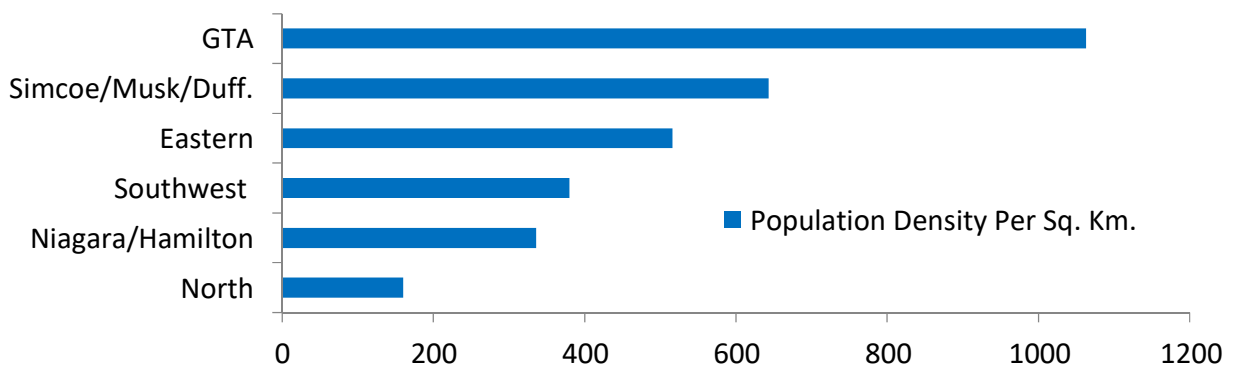
SECTION 2: Socio-Economic Indicators

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 evaluation of socio-economic indicators contributes to the development of sound financial policies.



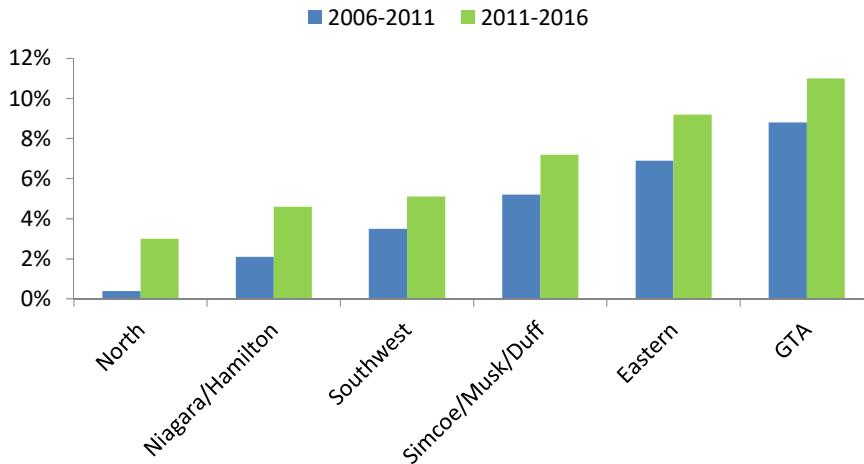
Land Density

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.



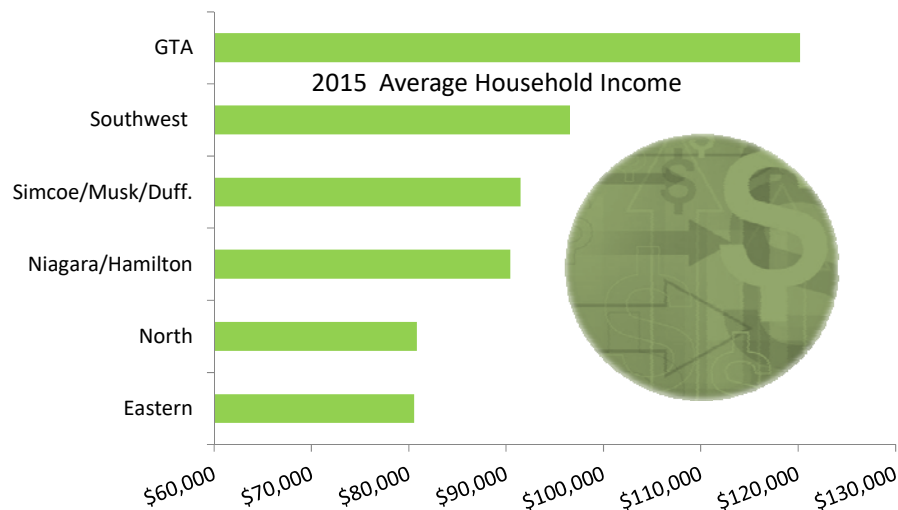
Population Growth

The following graph shows the change in population from 2006-2011 and from 2011-2016. As shown in the graph, the GTA municipalities experienced the largest population percentage growth in both periods. Northern municipalities experienced the lowest percentage of population growth.



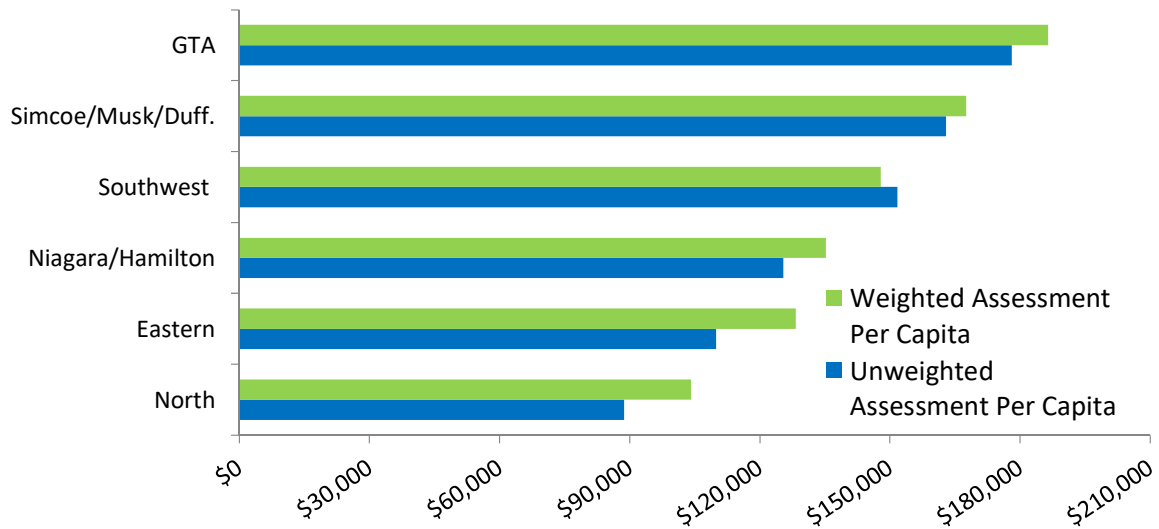
Household Income

Household income is one measure of a community’s ability to pay. While a higher relative household income is a positive indicator of the overall local economy, it may lead to a greater expectation for quality programs and additional challenges in balancing desired levels of service with a willingness to pay for programs and services. The average household income varies by geographic location. The average household income in Northern municipalities was \$80,825 compared with \$120,200 in the GTA.



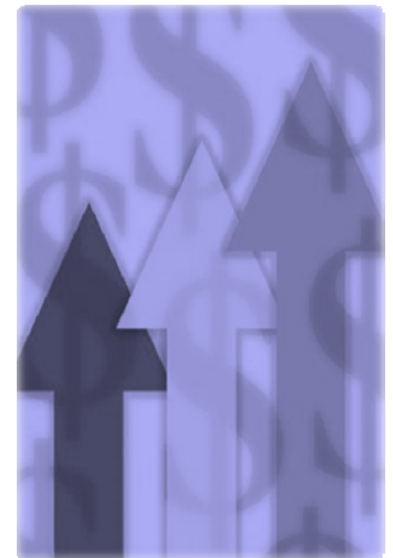
Assessment Per Capita

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. The average assessment per capita is highest in the GTA and lowest in Northern municipalities.



Assessment Change

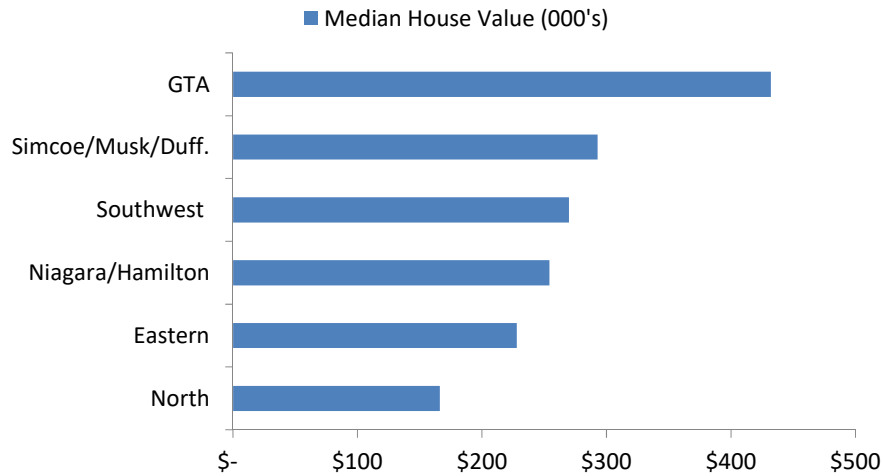
Assessment growth provides an indication of how the base upon which taxes are levied is changing over time. From 2015—2016, the assessment increased by 4.7% on average across the 105 Ontario municipalities. The GTA geographic area experienced the largest increase at 6.1%.



Municipality	2012-2013	2013-2014	2014-2015	2015-2016
Simcoe/Musk.Duf. Avg.	1.8%	3.6%	3.5%	3.5%
Niagara/Hamilton Average	2.9%	3.6%	4.2%	3.7%
Southwest Average	4.1%	4.7%	4.8%	4.4%
Eastern Average	4.4%	5.6%	4.6%	4.8%
North Average	6.1%	6.4%	5.6%	5.0%
GTA Average	6.8%	7.3%	6.5%	6.1%

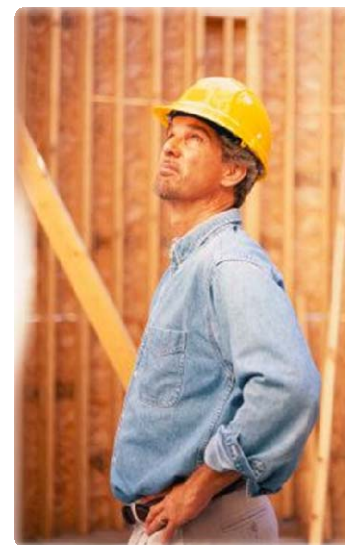
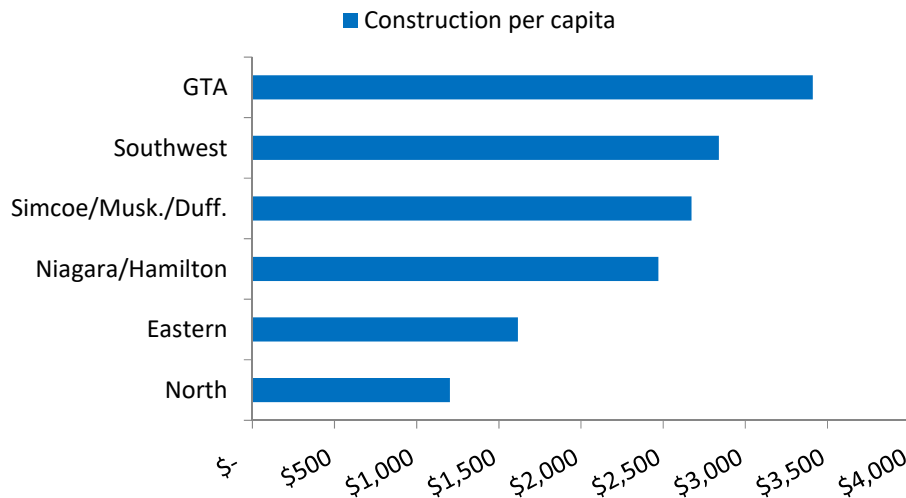
Residential Properties

Residential properties were broken down by property type to provide an indication of the housing mix in each municipality. The following graph reflects the median assessed values for residential properties by geographic location.



Construction Activity

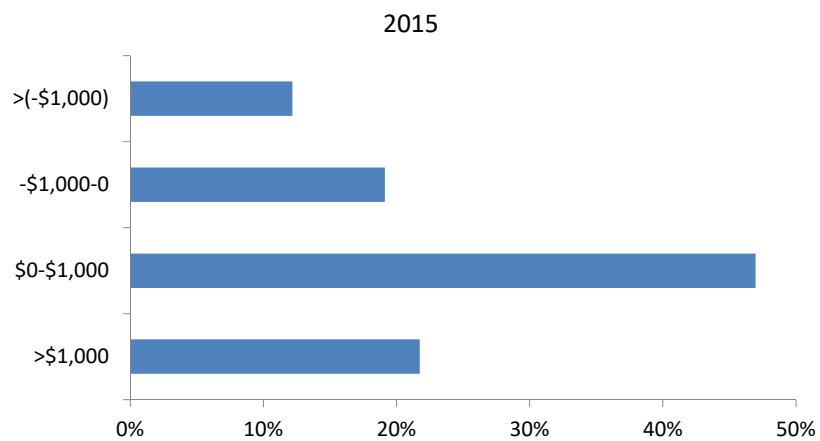
The three year average of building permits per capita were analyzed to provide a measure of relative building activity in each municipality and across the geographic locations. The following reflects the results from 2013-2015.



SECTION 3: Municipal Financial Sustainability Indicators

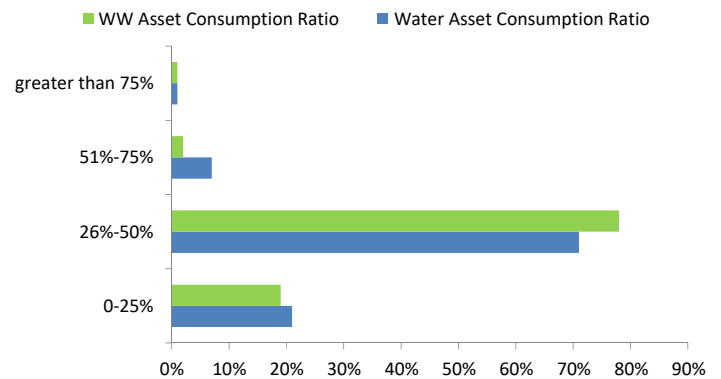
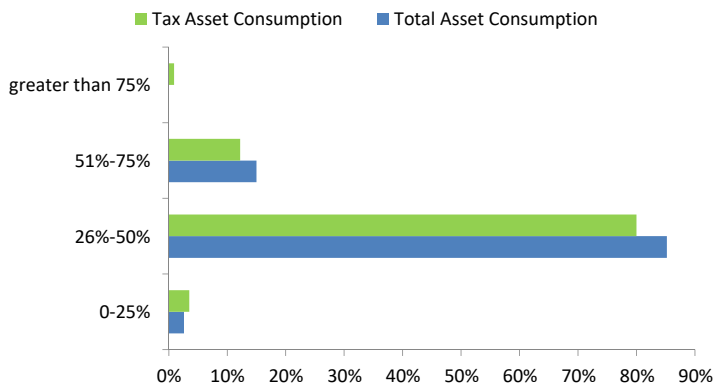
The *Financial Indicators* section of the report includes a number of indicators to assist municipalities in evaluating financial condition. A municipality’s financial position is defined as the total fund balances including equity in business government enterprises less the amount to be recovered in 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 (\$3,082) to a high of \$4,555 per capita. The following graph provides the percentage of municipalities that fall within each range.

Financial Position Per Capita



Asset Consumption Ratio

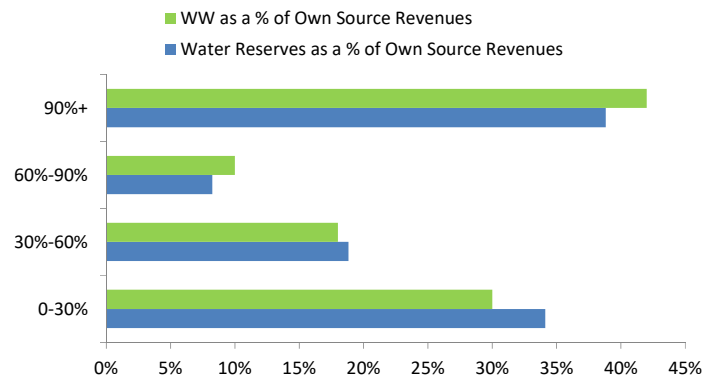
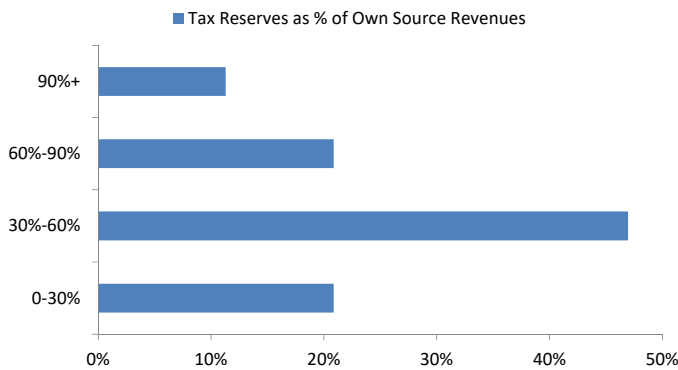
The asset consumption ratio reflects the written down value of the tangible capital assets in relation to the historical costs of the assets. This ratio seeks to highlight the aged condition of the assets and the potential asset replacement needs. A higher ratio may indicate significant replacement needs. 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 graphs reflect the ratio ranges across the survey for tax, water and wastewater assets.



Reserves

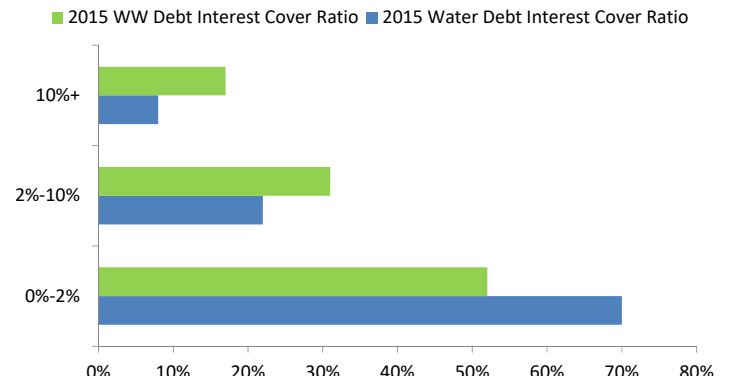
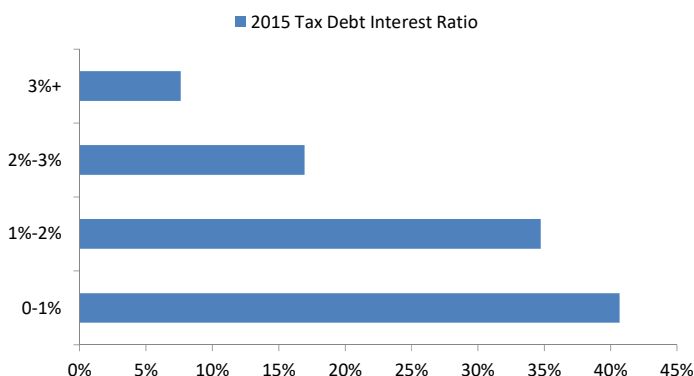
Reserves are a critical component of a municipality’s long-term financing plan. The following graphs provide the range of reserves as a percentage of own source revenues for tax supported services, water and wastewater. The level of reserves required will vary for a number of reasons including:

- 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



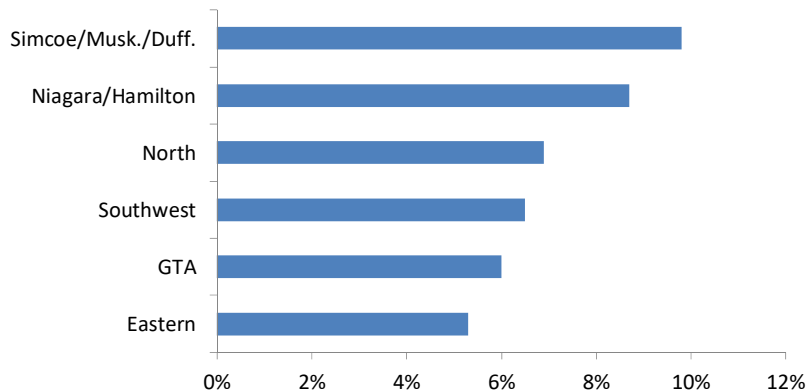
Debt Indicators

Debt indicators can reveal increasing reliance on debt, decreasing flexibility, sudden large increases or decreases in future debt service and the amount of debt that a community can absorb. The following graphs summarize the debt interest ratio for tax, water and wastewater for the 105 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.



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 2015 taxes receivable as a percentage of taxes levied in each of the geographic areas.

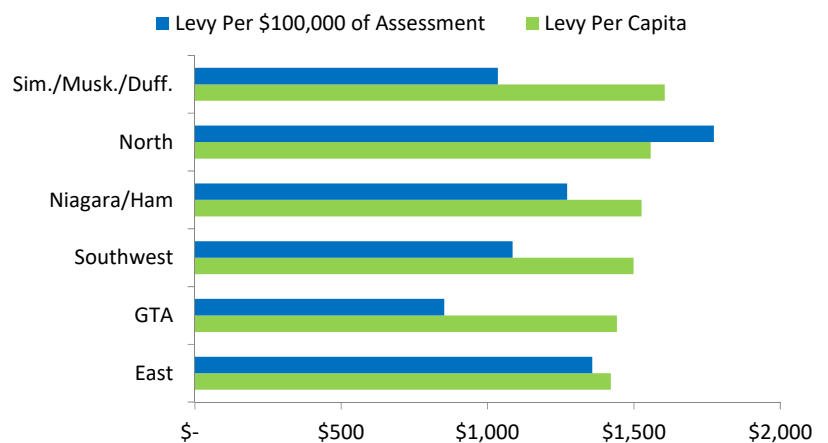


SECTION 4: Revenue & Expenditure Analysis

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:

- Different service levels
- Variations in the types of services
- Different methods of providing services
- User fee policies
- 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 2016 estimated population and the 2016 municipal levies. The net levy on a per capita basis ranged from \$949 to \$4,438 (with an average of \$1,499 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 unweighted assessment basis ranged across the municipalities from \$599 to \$2,413 (with an average of \$1,140 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 2016 development charges. Note: some municipalities do not charge development charges.

2016 Development Charges	Residential	Multiples Dwelling 3+	Apartment units >=2	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
North	\$ 12,425	\$ 7,127	\$ 6,106	\$ 6,106	\$ 6.94	\$ 4.40
Eastern	\$ 14,001	\$ 10,900	\$ 8,884	\$ 6,852	\$ 8.37	\$ 5.41
Southwest	\$ 16,721	\$ 12,941	\$ 9,905	\$ 8,309	\$ 7.01	\$ 5.45
Niagara/Hamilton	\$ 20,970	\$ 13,762	\$ 11,312	\$ 9,193	\$ 16.67	\$ 9.06
Simcoe/Musk./Duff.	\$ 24,553	\$ 20,848	\$ 16,285	\$ 12,028	\$ 9.76	\$ 7.15
GTA	\$ 57,920	\$ 48,669	\$ 36,387	\$ 26,657	\$ 32.46	\$ 18.97
Survey Average	\$ 27,613	\$ 22,083	\$ 16,885	\$ 13,021	\$ 14.93	\$ 9.88
Survey Median	\$ 21,972	\$ 15,425	\$ 12,144	\$ 9,939	\$ 12.12	\$ 8.11
Survey Minimum	\$ 305	\$ 305	\$ 305	\$ 305	\$ 0.44	\$ 0.44
Survey Maximum	\$ 82,332	\$ 72,633	\$ 53,196	\$ 37,062	\$ 49.09	\$ 29.66

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 2016 tax policies that impact the relative tax position was completed. The following table summarizes the range of 2016 tax ratios across the survey.

2016 Tax Ratios	Average	Median	Min.	Max.
Multi-Residential	1.9424	1.9554	1.0000	2.9044
Commercial	1.6743	1.6929	1.0820	2.5042
Industrial	2.1413	2.1984	1.1000	3.1412

SECTION 7: Comparison of Relative Taxes

Like property comparisons were undertaken on 12 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	\$ 3,084	\$ 4,609	\$ 6,196
GTA	\$ 3,802	\$ 4,630	\$ 6,395
Niagara/Hamilton	\$ 3,308	\$ 4,504	\$ 5,807
North	\$ 3,049	\$ 4,777	\$ 6,514
Simcoe/Musk./Duff.	\$ 2,982	\$ 3,990	\$ 5,413
Southwest	\$ 2,918	\$ 4,184	\$ 5,792
Survey Average	\$ 3,213	\$ 4,395	\$ 6,042
Survey Median	\$ 3,195	\$ 4,429	\$ 5,902

Industrial Properties	Standard per sq.ft.	Large per sq.ft.	Vacant Land per acre
Eastern	\$ 1.61	\$ 1.35	\$ 2,841
GTA	\$ 2.18	\$ 1.58	\$ 7,252
Niagara/Hamilton	\$ 1.74	\$ 1.09	\$ 3,220
North	\$ 1.81	\$ 1.28	\$ 2,246
Simcoe/Musk./Duff.	\$ 1.46	\$ 0.99	\$ 2,203
Southwest	\$ 1.42	\$ 0.96	\$ 1,766
Survey Average	\$ 1.68	\$ 1.20	\$ 3,325
Survey Median	\$ 1.68	\$ 1.14	\$ 2,039

Multi-Residential Properties	Walk-Up per Unit	High-Rise per Unit
Eastern	\$ 1,644	\$ 1,947
GTA	\$ 1,421	\$ 1,506
Niagara/Hamilton	\$ 1,759	\$ 1,899
North	\$ 1,262	\$ 1,523
Simcoe/Musk./Duff.	\$ 1,252	\$ 1,892
Southwest	\$ 1,401	\$ 1,906
Survey Average	\$ 1,445	\$ 1,770
Survey Median	\$ 1,472	\$ 1,803

Commercial Properties	Office per sq.ft.	Neigh. Shopping per sq.ft.	Hotel per suite	Motel per suite
Eastern	\$ 3.23	\$ 4.22	\$ 1,782	\$ 1,497
GTA	\$ 3.36	\$ 3.87	\$ 1,353	\$ 1,190
Niagara/Hamilton	\$ 2.77	\$ 3.59	\$ 1,732	\$ 1,133
North	\$ 2.77	\$ 2.95	\$ 1,700	\$ 1,296
Simcoe/Musk./Duff.	\$ 2.94	\$ 3.03	\$ 2,075	\$ 1,140
Southwest	\$ 2.66	\$ 2.90	\$ 1,458	\$ 1,230
Survey Average	\$ 2.96	\$ 3.31	\$ 1,589	\$ 1,236
Survey Median	\$ 2.85	\$ 3.33	\$ 1,573	\$ 1,198

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.

	Residential	Commercial	Industrial	Industrial	Industrial
Volume	200 m ³	10,000 m ³	30,000 m ³	100,000 m ³	500,000 m ³
Meter Size	5/8"	2"	3"	4"	6"
Average	\$ 976	\$ 32,430	\$ 93,489	\$ 304,460	\$ 1,496,337
Median	\$ 950	\$ 30,036	\$ 86,338	\$ 279,748	\$ 1,411,684
Min	\$ 442	\$ 8,385	\$ 19,185	\$ 71,887	\$ 287,087
Max	\$ 1,725	\$ 68,191	\$ 170,780	\$ 570,480	\$ 2,854,480



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	4.2%
Southwest	4.5%
North	4.7%
Niagara/Hamilton	4.9%
Eastern	5.1%
Simcoe/Musk./Duff.	5.2%
Survey Average	4.6%
Survey Median	4.6%
Survey Minimum	3.1%
Survey Maximum	6.8%

SECTION 10: Economic Development Programs

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

Introduction—Municipal Study 2016



Introduction

For the past sixteen 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:

- 2016 current value assessment
- 2016 tax policies
- 2016 levy by-laws
- 2016 development charges
- 2016 water/sewer rates
- 2015 FIRs (as available)
- 2016 user fees
- Economic development programs

105 Ontario municipalities, representing in excess of 85% of the population.

<i>Populations</i>	<i>Number of Municipalities</i>
100,000 or greater	25
30,000 - 99,999	26
15,000 - 29,999	27
less than 15,000	27
Total	105

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

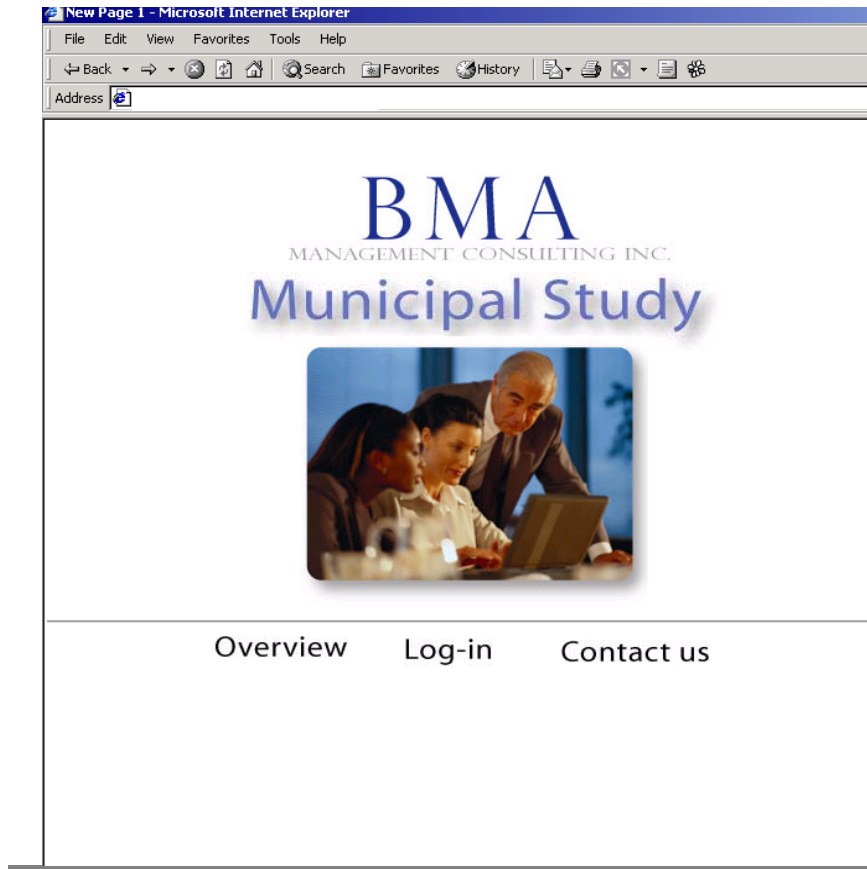
Fax (905) 528-3210

bma@on.aibn.com

Contacts: Jim Bruzzese or Catherine Minshull



Municipal Study Database



http://www.bmaconsult.com/MCD/template.htm Municipal Study

[Cemeteries](#)
[Town of Geor...](#)
[Suggested Sites](#)
[Microsoft](#)

municipal study User Name:

Municipal Comparators **Socio Economic Indicators - Assessment Composition**

Year: 2015 Municipalities: All

View in Excel

Municipality	2015 Residential	2015 Multi-Res.	2015 Commercial	2015 Industrial	2015 Pipelines	2015 Farmlands	2015 M. 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%

[Population](#)
[Density/Land Area](#)
[Assessment Information](#)
[Assessment Composition](#)
[Building Permit Activity](#)
Municipal Financial Indicators
[Municipal Expenditures](#)
[Disc Res as % OSR](#)
[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 % OSR](#)
[Net Levy Lower Tier](#)

http://www.bmaconsult.com/MCD/DataTemplate_AssessComp.htm

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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 105 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:

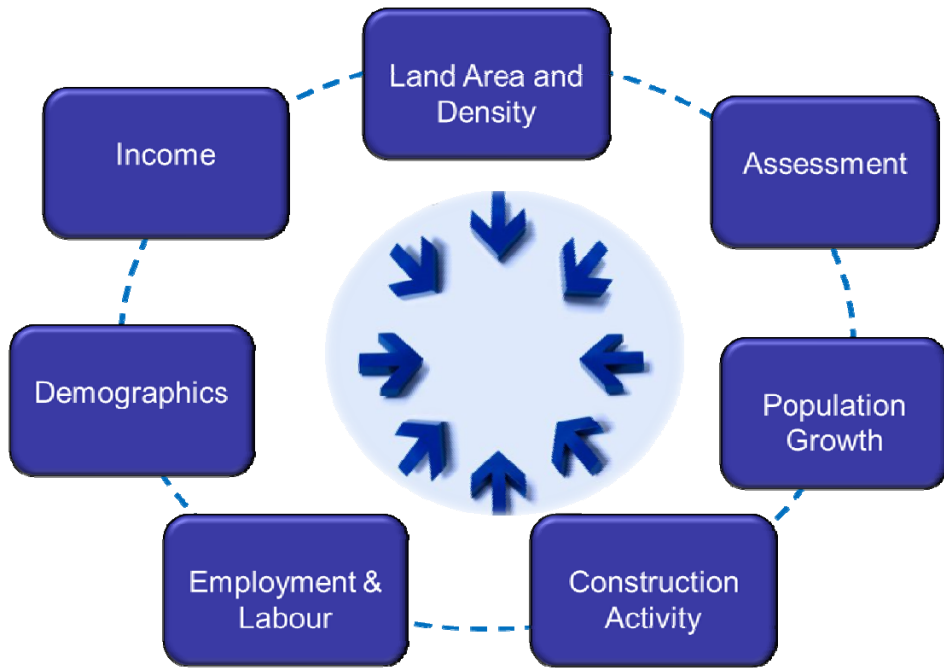
- To help municipal decision-makers in assessing market conditions
- To understand the unique characteristics of each municipality
- To understand the relationship between various controllable and uncontrollable factors in addressing a municipality's competitive opportunities and challenges
- To develop 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 105 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	Bracebridge	Aurora	Barrie
Central Elgin	Brockville	Belleville	Brampton
Elliot Lake	Centre Wellington	Brant	Burlington
Erin	Collingwood	Bruce County	Cambridge
Espanola	East Gwillimbury	Caledon	Chatham-Kent
Gravenhurst	Grimsby	Clarington	Greater Sudbury
Greenstone	Huntsville	Cornwall	Guelph
Grey Highlands	Kenora	Fort Erie	Hamilton
Guelph-Eramosa	King	Georgina	Kingston
Ingersoll	Kingsville	Haldimand	Kitchener
Kincardine	Leamington	Halton Hills	London
Lambton Shores	Lincoln	Innisfil	Markham
Mapleton	Middlesex Centre	Newmarket	Milton
Meaford	Niagara-on-the-Lake	Niagara Falls	Mississauga
Minto	Orangeville	Norfolk	Oakville
North Dumfries	Owen Sound	North Bay	Oshawa
North Middlesex	Pelham	Orillia	Ottawa
North Perth	Port Colborne	Peterborough	Richmond Hill
Parry Sound	Prince Edward County	Pickering	St. Catharines
Puslinch	Scugog	Quinte West	Thunder Bay
Saugeen Shores	Springwater	Sarnia	Toronto
St. Marys	Strathroy-Caradoc	Sault Ste. Marie	Vaughan
The Blue Mountains	Tecumseh	St. Thomas	Waterloo
Wainfleet	Thorold	Stratford	Whitby
Wellesley	Tillsonburg	Timmins	Windsor
Wellington North	Wilmot	Welland	
West Lincoln	Woolwich	Wellington County	
		Whitchurch-Stouffville	

Socio-Economic Indicators



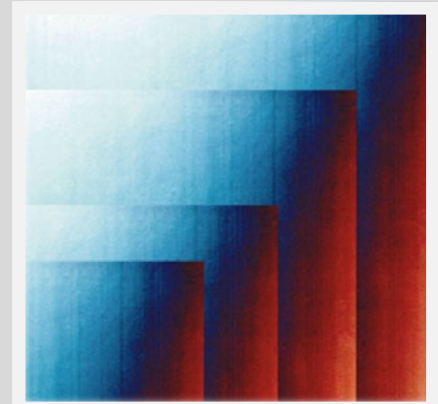
Socio-Economic Indicators

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 (2006-2016)***
- ***Age Demographics***
- ***Average Household Income***
- ***Land Area and Density***
- ***Labour Statistics***
- ***Assessment Per Capita***
- ***Change in Unweighted Assessment (2011-2016)***
- ***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 2006-2016 (sorted highest to lowest population)

Municipality	2006 Population	2011 Population	2016 Population	% Change 2006 - 2011	% Change 2011 - 2016
Toronto	2,503,281	2,615,060	2,793,354	4.5%	6.8%
Ottawa	812,129	883,391	979,281	8.8%	10.9%
Mississauga	668,549	713,443	777,083	6.7%	8.9%
Brampton	433,806	523,911	639,292	20.8%	22.0%
Hamilton	504,559	519,949	548,490	3.1%	5.5%
London	352,395	366,151	389,184	3.9%	6.3%
Markham	261,573	301,709	352,945	15.3%	17.0%
Vaughan	238,866	288,301	351,591	20.7%	22.0%
Kitchener	204,668	219,153	239,462	7.1%	9.3%
Richmond Hill	162,704	185,541	214,792	14.0%	15.8%
Windsor	216,473	210,891	211,292	-2.6%	0.2%
Oakville	165,613	182,520	204,778	10.2%	12.2%
Burlington	164,415	175,779	191,794	6.9%	9.1%
Greater Sudbury	157,857	160,274	166,784	1.5%	4.1%
Oshawa	141,590	149,607	161,487	5.7%	7.9%
Barrie	128,430	135,711	146,495	5.7%	7.9%
Cambridge	120,371	126,748	136,379	5.3%	7.6%
Whitby	111,184	122,022	136,377	9.7%	11.8%
St. Catharines	131,989	131,400	134,292	-0.4%	2.2%
Kingston	117,207	123,363	132,685	5.3%	7.6%
Guelph	114,943	121,688	131,583	5.9%	8.1%
Thunder Bay	109,140	108,359	110,451	-0.7%	1.9%
Milton	53,889	84,362	107,500	56.5%	27.4%
Waterloo	97,475	98,780	102,613	1.3%	3.9%
Chatham-Kent	108,177	103,671	102,315	-4.2%	-1.3%
Pickering	87,838	88,721	95,593	1.0%	7.7%
Clarington	77,820	84,548	93,622	8.6%	10.7%
Newmarket	74,295	79,978	87,817	7.6%	9.8%
Niagara Falls	82,184	82,997	85,946	1.0%	3.6%
Peterborough	74,898	78,698	83,990	5.1%	6.7%
Sault Ste. Marie	74,948	75,141	77,294	0.3%	2.9%
Sarnia	71,419	72,366	75,165	1.3%	3.9%
Norfolk	62,563	63,175	65,412	1.0%	3.5%
Halton Hills	55,289	59,008	64,282	6.7%	8.9%
Caledon	57,050	59,460	63,380	4.2%	6.6%
Aurora	47,629	53,203	60,434	11.7%	13.6%

Population Statistics (sorted highest to lowest population) (cont'd)

Municipality	2006 Population	2011 Population	2016 Population	% Change 2006 - 2011	% Change 2011 - 2016
North Bay	53,966	53,651	54,762	-0.6%	2.1%
Whitchurch-Stouffville	24,390	37,628	54,082	54.3%	43.7%
Welland	50,331	50,631	52,242	0.6%	3.2%
Belleville	48,821	49,454	51,354	1.3%	3.8%
Cornwall	45,965	46,340	47,911	0.8%	3.4%
Georgina	42,346	43,517	45,789	2.8%	5.2%
Haldimand	45,212	44,876	45,738	-0.7%	1.9%
Quinte West	42,697	43,086	44,585	0.9%	3.5%
Timmins	42,997	43,165	44,455	0.4%	3.0%
St. Thomas	36,110	37,905	40,669	5.0%	7.3%
Brant	34,415	35,638	37,763	3.6%	6.0%
Innisfil	31,175	33,079	35,843	6.1%	8.4%
Stratford	30,461	30,886	32,048	1.4%	3.8%
Orillia	30,259	30,586	31,699	1.1%	3.6%
Fort Erie	29,925	29,960	30,778	0.1%	2.7%
Orangeville	26,925	27,975	29,733	3.9%	6.3%
Leamington	28,883	28,403	28,748	-1.7%	1.2%
Centre Wellington	26,049	26,693	28,013	2.5%	4.9%
Woolwich	19,658	23,145	27,591	17.7%	19.2%
Grimsby	23,937	25,325	27,368	5.8%	8.1%
Prince Edward County	25,496	25,258	25,698	-0.9%	1.7%
East Gwillimbury	21,069	22,473	24,468	6.7%	8.9%
Lincoln	21,722	22,487	23,821	3.5%	5.9%
Tecumseh	24,224	23,610	23,665	-2.5%	0.2%
Strathroy-Caradoc	19,977	20,978	22,534	5.0%	7.4%
Brockville	21,957	21,870	22,362	-0.4%	2.2%
Kingsville	20,908	21,362	22,358	2.2%	4.7%
Scugog	21,439	21,569	22,257	0.6%	3.2%
Owen Sound	21,753	21,688	22,196	-0.3%	2.3%
Wilmot	17,097	19,223	21,966	12.4%	14.3%
Collingwood	17,290	19,241	21,780	11.3%	13.2%
King	19,487	19,899	20,816	2.1%	4.6%
Huntsville	18,280	19,056	20,316	4.2%	6.6%
Springwater	17,456	18,223	19,453	4.4%	6.7%
Port Colborne	18,599	18,424	18,744	-0.9%	1.7%
Thorold	18,224	17,931	18,129	-1.6%	1.1%

Population Statistics (sorted highest to lowest population) (cont'd)

Municipality	2006 Population	2011 Population	2016 Population	% Change 2006 - 2011	% Change 2011 - 2016
Middlesex Centre	15,589	16,487	17,811	5.8%	8.0%
Pelham	16,155	16,598	17,461	2.7%	5.2%
Niagara-on-the-Lake	14,587	15,400	16,610	5.6%	7.9%
Tillsonburg	14,822	15,301	16,167	3.2%	5.7%
Kenora	15,177	15,348	15,913	1.1%	3.7%
Bracebridge	15,652	15,409	15,587	-1.6%	1.2%
West Lincoln	13,167	13,837	14,861	5.1%	7.4%
Saugeen Shores	11,720	12,661	13,946	8.0%	10.1%
North Perth	12,254	12,631	13,327	3.1%	5.5%
Central Elgin	12,723	12,743	13,096	0.2%	2.8%
Guelph-Eramosa	N/A	13,458	13,007	N/A	-3.4%
Ingersoll	11,760	12,146	12,839	3.3%	5.7%
Gravenhurst	11,046	11,640	12,533	5.4%	7.7%
Wellington North	11,175	11,477	12,070	2.7%	5.2%
Wellesley	9,789	10,713	11,942	9.4%	11.5%
Meaford	10,948	11,100	11,536	1.4%	3.9%
Kincardine	11,173	11,174	11,468	0.0%	2.6%
Elliot Lake	11,549	11,348	11,459	-1.7%	1.0%
Brock	11,979	11,341	11,068	-5.3%	-2.4%
Erin	11,148	10,770	10,708	-3.4%	-0.6%
Lambton Shores	11,150	10,656	10,490	-4.4%	-1.6%
Mapleton	9,851	9,989	10,383	1.4%	3.9%
North Dumfries	9,063	9,334	9,841	3.0%	5.4%
Grey Highlands	9,480	9,520	9,807	0.4%	3.0%
Minto	8,504	8,334	8,396	-2.0%	0.7%
Puslinch	6,689	7,029	7,549	5.1%	7.4%
St. Marys	6,617	6,655	6,865	0.6%	3.2%
North Middlesex	6,740	6,658	6,756	-1.2%	1.5%
Parry Sound	5,818	6,191	6,726	6.4%	8.6%
Wainfleet	6,601	6,356	6,300	-3.7%	-0.9%
The Blue Mountains	6,825	6,453	6,290	-5.5%	-2.5%
Espanola	5,314	5,364	5,552	0.9%	3.5%
Greenstone	4,906	4,724	4,700	-3.7%	-0.5%
Survey Total	10,226,687	10,883,159	11,830,032	6.4%	8.7%
Provincial Average	12,851,821	13,366,300	13,792,052	4.0%	3.2%

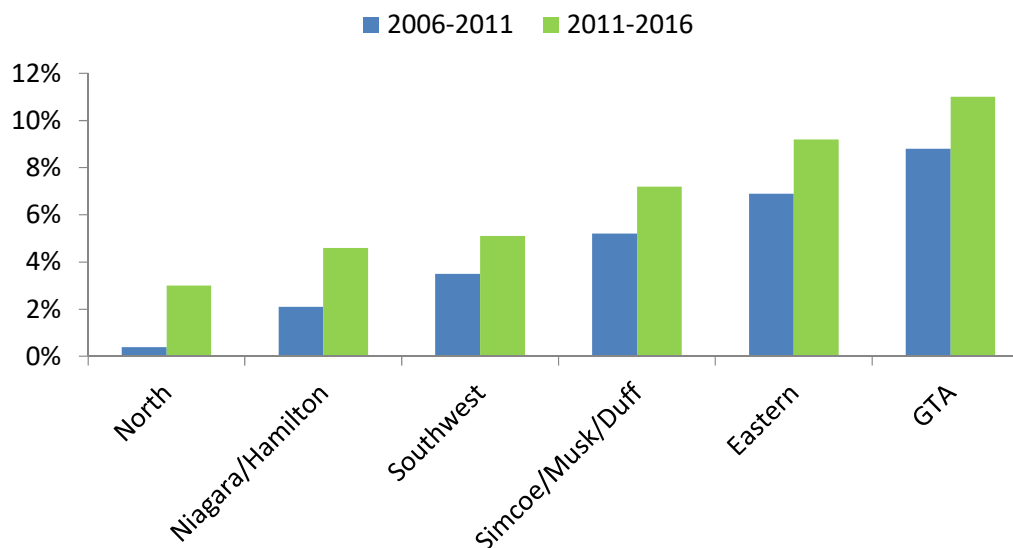
Population Statistics (sorted highest to lowest population) (cont'd)

Municipality	2006 Population	2011 Population	2016 Population	% Change 2006 - 2011	% Change 2011 - 2016
Region Peel	1,159,405	1,296,814	1,479,755	11.9%	14.1%
Region York	892,712	1,032,249	1,212,734	15.6%	17.5%
Region Durham	561,258	608,124	666,498	8.4%	9.6%
Region Halton	439,256	501,669	568,354	14.2%	13.3%
Region Waterloo	478,121	507,096	549,794	6.1%	8.4%
Region Niagara	427,421	431,346	446,552	0.9%	3.5%
District Muskoka	57,563	58,047	59,909	0.8%	3.2%
Wellington County	85,482	86,672	90,126	3.6%	4.0%
Bruce County	60,310	60,264	61,119	-0.1%	1.4%

Source: Stats Canada 2006-2011, Manifold Data Mining, 2016

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 2006-2016

Municipality	2006 Population	2011 Population	2016 Population	% Change 2006 - 2011	% Change 2011 - 2016
Brock	11,979	11,341	11,068	-5.3%	-2.4%
Scugog	21,439	21,569	22,257	0.6%	3.2%
King	19,487	19,899	20,816	2.1%	4.6%
Georgina	42,346	43,517	45,789	2.8%	5.2%
Caledon	57,050	59,460	63,380	4.2%	6.6%
Toronto	2,503,281	2,615,060	2,793,354	4.5%	6.8%
Pickering	87,838	88,721	95,593	1.0%	7.7%
Oshawa	141,590	149,607	161,487	5.7%	7.9%
East Gwillimbury	21,069	22,473	24,468	6.7%	8.9%
Mississauga	668,549	713,443	777,083	6.7%	8.9%
Halton Hills	55,289	59,008	64,282	6.7%	8.9%
Burlington	164,415	175,779	191,794	6.9%	9.1%
Newmarket	74,295	79,978	87,817	7.6%	9.8%
Clarington	77,820	84,548	93,622	8.6%	10.7%
Whitby	111,184	122,022	136,377	9.7%	11.8%
Oakville	165,613	182,520	204,778	10.2%	12.2%
Aurora	47,629	53,203	60,434	11.7%	13.6%
Richmond Hill	162,704	185,541	214,792	14.0%	15.8%
Markham	261,573	301,709	352,945	15.3%	17.0%
Vaughan	238,866	288,301	351,591	20.7%	22.0%
Brampton	433,806	523,911	639,292	20.8%	22.0%
Milton	53,889	84,362	107,500	56.5%	27.4%
Whitchurch-Stouffville	24,390	37,628	54,082	54.3%	43.7%
GTA Weighted Average	5,446,101	5,923,600	6,574,601	8.8%	11.0%
Survey Weighted Average	10,226,687	10,883,159	11,830,032	6.4%	8.7%

Southwest—% change in population 2006-2016

Municipality	2006 Population	2011 Population	2016 Population	% Change 2006 - 2011	% Change 2011 - 2016
Guelph-Eramosa	N/A	13,458	13,007	N/A	-3.4%
The Blue Mountains	6,825	6,453	6,290	-5.5%	-2.5%
Lambton Shores	11,150	10,656	10,490	-4.4%	-1.6%
Chatham-Kent	108,177	103,671	102,315	-4.2%	-1.3%
Erin	11,148	10,770	10,708	-3.4%	-0.6%
Windsor	216,473	210,891	211,292	-2.6%	0.2%
Tecumseh	24,224	23,610	23,665	-2.5%	0.2%
Minto	8,504	8,334	8,396	-2.0%	0.7%
Leamington	28,883	28,403	28,748	-1.7%	1.2%
North Middlesex	6,740	6,658	6,756	-1.2%	1.5%
Haldimand	45,212	44,876	45,738	-0.7%	1.9%
Owen Sound	21,753	21,688	22,196	-0.3%	2.3%
Kincardine	11,173	11,174	11,468	0.0%	2.6%
Central Elgin	12,723	12,743	13,096	0.2%	2.8%
Grey Highlands	9,480	9,520	9,807	0.4%	3.0%
St. Marys	6,617	6,655	6,865	0.6%	3.2%
Norfolk	62,563	63,175	65,412	1.0%	3.5%
Stratford	30,461	30,886	32,048	1.4%	3.8%
Sarnia	71,419	72,366	75,165	1.3%	3.9%
Waterloo	97,475	98,780	102,613	1.3%	3.9%
Meaford	10,948	11,100	11,536	1.4%	3.9%
Mapleton	9,851	9,989	10,383	1.4%	3.9%
Kingsville	20,908	21,362	22,358	2.2%	4.7%
Centre Wellington	26,049	26,693	28,013	2.5%	4.9%
Wellington North	11,175	11,477	12,070	2.7%	5.2%
North Dumfries	9,063	9,334	9,841	3.0%	5.4%
North Perth	12,254	12,631	13,327	3.1%	5.5%
Tillsonburg	14,822	15,301	16,167	3.2%	5.7%
Ingersoll	11,760	12,146	12,839	3.3%	5.7%
Brant	34,415	35,638	37,763	3.6%	6.0%
London	352,395	366,151	389,184	3.9%	6.3%
St. Thomas	36,110	37,905	40,669	5.0%	7.3%
Puslinch	6,689	7,029	7,549	5.1%	7.4%
Strathroy-Caradoc	19,977	20,978	22,534	5.0%	7.4%
Cambridge	120,371	126,748	136,379	5.3%	7.6%
Middlesex Centre	15,589	16,487	17,811	5.8%	8.0%
Guelph	114,943	121,688	131,583	5.9%	8.1%
Kitchener	204,668	219,153	239,462	7.1%	9.3%
Saugeen Shores	11,720	12,661	13,946	8.0%	10.1%
Wellesley	9,789	10,713	11,942	9.4%	11.5%
Wilmot	17,097	19,223	21,966	12.4%	14.3%
Woolwich	19,658	23,145	27,591	17.7%	19.2%
Southwest Weighted Average	1,881,251	1,942,319	2,040,988	3.2%	5.1%
Survey Weighted Average	10,226,687	10,883,159	11,830,032	6.4%	8.7%

Eastern—% change in population 2006-2016

Municipality	2006 Population	2011 Population	2016 Population	% Change 2006 - 2011	% Change 2011 - 2016
Prince Edward County	25,496	25,258	25,698	-0.9%	1.7%
Brockville	21,957	21,870	22,362	-0.4%	2.2%
Cornwall	45,965	46,340	47,911	0.8%	3.4%
Quinte West	42,697	43,086	44,585	0.9%	3.5%
Belleville	48,821	49,454	51,354	1.3%	3.8%
Peterborough	74,898	78,698	83,990	5.1%	6.7%
Kingston	117,207	123,363	132,685	5.3%	7.6%
Ottawa	812,129	883,391	979,281	8.8%	10.9%
Eastern Weighted Average	1,189,170	1,271,460	1,387,866	6.9%	9.2%
Survey Weighted Average	10,226,687	10,883,159	11,830,032	6.4%	8.7%

Niagara/Hamilton—% change in population 2006-2016

Municipality	2006 Population	2011 Population	2016 Population	% Change 2006 - 2011	% Change 2011 - 2016
Wainfleet	6,601	6,356	6,300	-3.7%	-0.9%
Thorold	18,224	17,931	18,129	-1.6%	1.1%
Port Colborne	18,599	18,424	18,744	-0.9%	1.7%
St. Catharines	131,989	131,400	134,292	-0.4%	2.2%
Fort Erie	29,925	29,960	30,778	0.1%	2.7%
Welland	50,331	50,631	52,242	0.6%	3.2%
Niagara Falls	82,184	82,997	85,946	1.0%	3.6%
Pelham	16,155	16,598	17,461	2.7%	5.2%
Hamilton	504,559	519,949	548,490	3.1%	5.5%
Lincoln	21,722	22,487	23,821	3.5%	5.9%
West Lincoln	13,167	13,837	14,861	5.1%	7.4%
Niagara-on-the-Lake	14,587	15,400	16,610	5.6%	7.9%
Grimsby	23,937	25,325	27,368	5.8%	8.1%
Niagara/Hamilton Wgt. Avg.	931,980	951,295	995,042	2.1%	4.6%
Survey Weighted Average	10,226,687	10,883,159	11,830,032	6.4%	8.7%

North—% change in population 2006-2016

Municipality	2006 Population	2011 Population	2016 Population	% Change 2006 - 2011	% Change 2011 - 2016
Greenstone	4,906	4,724	4,700	-3.7%	-0.5%
Elliot Lake	11,549	11,348	11,459	-1.7%	1.0%
Thunder Bay	109,140	108,359	110,451	-0.7%	1.9%
North Bay	53,966	53,651	54,762	-0.6%	2.1%
Sault Ste. Marie	74,948	75,141	77,294	0.3%	2.9%
Timmins	42,997	43,165	44,455	0.4%	3.0%
Espanola	5,314	5,364	5,552	0.9%	3.5%
Kenora	15,177	15,348	15,913	1.1%	3.7%
Greater Sudbury	157,857	160,274	166,784	1.5%	4.1%
Parry Sound	5,818	6,191	6,726	6.4%	8.6%
North Weighted Average	481,672	483,565	498,096	0.4%	3.0%
Survey Weighted Average	10,226,687	10,883,159	11,830,032	6.4%	8.7%

Simcoe/Muskoka/Dufferin—% change in population 2006-2016

Municipality	2006 Population	2011 Population	2016 Population	% Change 2006 - 2011	% Change 2011 - 2016
Bracebridge	15,652	15,409	15,587	-1.6%	1.2%
Orillia	30,259	30,586	31,699	1.1%	3.6%
Orangeville	26,925	27,975	29,733	3.9%	6.3%
Huntsville	18,280	19,056	20,316	4.2%	6.6%
Springwater	17,456	18,223	19,453	4.4%	6.7%
Gravenhurst	11,046	11,640	12,533	5.4%	7.7%
Barrie	128,430	135,711	146,495	5.7%	7.9%
Innisfil	31,175	33,079	35,843	6.1%	8.4%
Collingwood	17,290	19,241	21,780	11.3%	13.2%
Simcoe/Musk./Duff. Weighted Average	296,513	310,920	333,439	4.9%	7.2%
Survey Weighted Average	10,226,687	10,883,159	11,830,032	6.4%	8.7%

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%
Espanola	22%	60%	18%
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%
Thunder Bay	21%	61%	18%
Timmins	24%	62%	14%
North Avg	21%	59%	19%
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%
Springwater	26%	61%	13%
Simcoe/Musk./Duff. Avg	23%	59%	18%
Provincial Average	22%	63%	15%

Municipality	0-19	20-64	65+
Brant	25%	60%	16%
Cambridge	26%	62%	12%
Central Elgin	24%	61%	15%
Centre Wellington	25%	58%	17%
Chatham-Kent	24%	58%	18%
Erin	25%	63%	12%
Grey Highlands	24%	56%	21%
Guelph	24%	63%	13%
Haldimand	25%	60%	16%
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%
Norfolk	22%	59%	19%
North Dumfries	27%	60%	13%
North Middlesex	28%	57%	16%
North Perth	27%	57%	16%
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%
Tecumseh	24%	61%	15%
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%	59%	17%
Provincial Average	22%	63%	15%



Average Household Income

Household income is one measure of a community’s ability to pay for services. While a higher relative household income is a positive indicator of the overall local economy, it may lead to a greater expectation for quality programs and additional challenges in balancing desired levels of service with a willingness to pay for programs and services.

Municipality	2015 Est. Avg. Household Income
Elliot Lake	\$ 60,587
Cornwall	\$ 60,902
Parry Sound	\$ 65,270
Windsor	\$ 67,695
Brockville	\$ 67,898
Chatham-Kent	\$ 71,542
Orillia	\$ 71,747
Owen Sound	\$ 71,845
Welland	\$ 72,003
Belleville	\$ 73,285
Tillsonburg	\$ 73,618
St. Thomas	\$ 73,900
Leamington	\$ 74,313
Fort Erie	\$ 74,590
Peterborough	\$ 75,685
Port Colborne	\$ 75,982
Niagara Falls	\$ 76,033
Gravenhurst	\$ 76,787
St. Catharines	\$ 77,903
Minto	\$ 78,452
Wellington North	\$ 79,186
Norfolk	\$ 79,826
North Bay	\$ 80,167
Strathroy-Caradoc	\$ 80,205
Thunder Bay	\$ 80,607
Thorold	\$ 80,982
Quinte West	\$ 81,208
Sault Ste. Marie	\$ 81,493
Stratford	\$ 81,613
Grey Highlands	\$ 82,231
London	\$ 82,649
Meaford	\$ 82,922
Kenora	\$ 84,097
North Perth	\$ 84,976
Greenstone	\$ 85,235

Municipality	2015 Est. Avg. Household Income
Lambton Shores	\$ 85,483
Oshawa	\$ 85,762
North Middlesex	\$ 86,002
Ingersoll	\$ 86,165
Kitchener	\$ 86,168
Brock	\$ 86,265
St. Marys	\$ 86,545
Collingwood	\$ 86,585
Bracebridge	\$ 86,911
Kingston	\$ 87,259
Espanola	\$ 87,547
Hamilton	\$ 88,120
Wainfleet	\$ 88,518
Huntsville	\$ 89,418
Kingsville	\$ 89,482
Sarnia	\$ 89,698
Georgina	\$ 90,454
Cambridge	\$ 90,504
Greater Sudbury	\$ 90,837
Prince Edward County	\$ 90,878
Haldimand	\$ 91,023
Barrie	\$ 91,293
Timmins	\$ 92,414
Innisfil	\$ 92,741
Guelph	\$ 94,101
Mapleton	\$ 94,714
Brampton	\$ 95,249
Orangeville	\$ 95,545
Central Elgin	\$ 96,454
Toronto	\$ 98,033
West Lincoln	\$ 98,926
Lincoln	\$ 103,539
Mississauga	\$ 103,858
The Blue Mountains	\$ 105,312
Grimsby	\$ 105,443
Centre Wellington	\$ 106,922

Municipality	2015 Est. Avg. Household Income
Ottawa	\$ 107,226
Clarington	\$ 107,888
Niagara-on-the-Lake	\$ 108,022
Tecumseh	\$ 109,110
Brant	\$ 109,777
Wellesley	\$ 112,961
Waterloo	\$ 113,182
Scugog	\$ 113,203
Wilmot	\$ 113,395
Newmarket	\$ 116,210
Burlington	\$ 116,367
Kincardine	\$ 117,522
North Dumfries	\$ 119,042
Markham	\$ 119,535
Pickering	\$ 120,438
Richmond Hill	\$ 121,723
Milton	\$ 123,222
Whitby	\$ 123,661
East Gwillimbury	\$ 124,298
Saugeen Shores	\$ 125,081
Pelham	\$ 125,575
Halton Hills	\$ 126,480
Vaughan	\$ 126,726
Guelph-Eramosa	\$ 130,247
Middlesex Centre	\$ 131,119
Springwater	\$ 132,391
Caledon	\$ 132,945
Whitchurch-Stouffville	\$ 133,922
Woolwich	\$ 134,560
Erin	\$ 137,021
Aurora	\$ 146,160
Puslinch	\$ 149,079
Oakville	\$ 159,596
King	\$ 192,368
Average	\$ 97,825
Median	\$ 90,504

Source—Manifold Data Mining

Average Household Income by Geographic Location

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

Municipality	2015 Est. Avg. Household Income	2015 Income Ranking
Cornwall	\$ 60,902	low
Brockville	\$ 67,898	low
Belleville	\$ 73,285	low
Peterborough	\$ 75,685	low
Quinte West	\$ 81,208	low
Kingston	\$ 87,259	mid
Prince Edward County	\$ 90,878	mid
Ottawa	\$ 107,226	high
Eastern Average	\$ 80,543	

Municipality	2015 Est. Avg. Household Income	2015 Income Ranking
Orillia	\$ 71,747	low
Gravenhurst	\$ 76,787	low
Collingwood	\$ 86,585	mid
Bracebridge	\$ 86,911	mid
Huntsville	\$ 89,418	mid
Barrie	\$ 91,293	mid
Innisfil	\$ 92,741	mid
Orangeville	\$ 95,545	mid
Springwater	\$ 132,391	high
Sim./Musk./Duff. Avg.	\$ 91,491	

Municipality	2015 Est. Avg. Household Income	2015 Income Ranking
Oshawa	\$ 85,762	mid
Brock	\$ 86,265	mid
Georgina	\$ 90,454	mid
Brampton	\$ 95,249	mid
Toronto	\$ 98,033	mid
Mississauga	\$ 103,858	mid
Clarington	\$ 107,888	high
Scugog	\$ 113,203	high
Newmarket	\$ 116,210	high
Burlington	\$ 116,367	high
Markham	\$ 119,535	high
Pickering	\$ 120,438	high
Richmond Hill	\$ 121,723	high
Milton	\$ 123,222	high
Whitby	\$ 123,661	high
East Gwillimbury	\$ 124,298	high
Halton Hills	\$ 126,480	high
Vaughan	\$ 126,726	high
Caledon	\$ 132,945	high
Whitchurch-Stouffville	\$ 133,922	high
Aurora	\$ 146,160	high
Oakville	\$ 159,596	high
King	\$ 192,368	high
GTA Average	\$ 120,190	



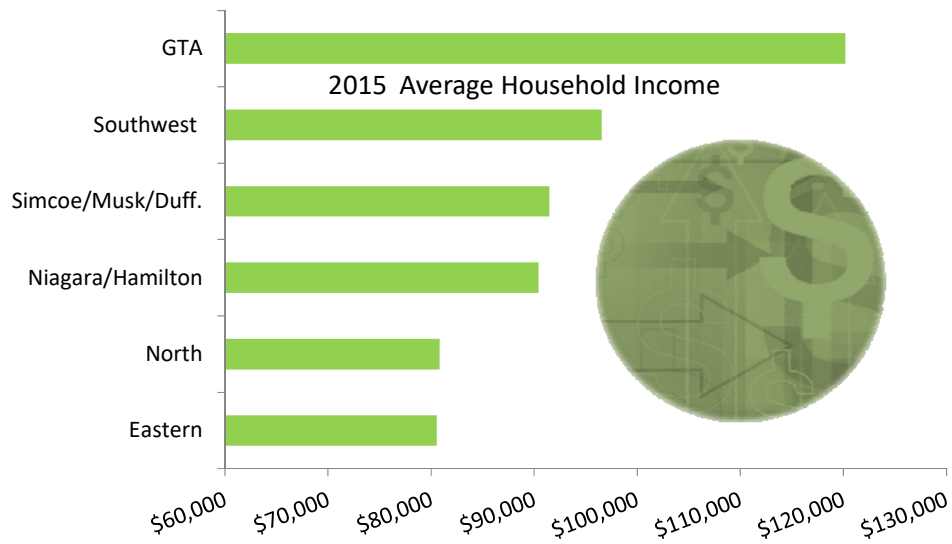
Average Household Income by Geographic Location (cont'd)

Municipality	2015 Est. Avg. Household Income	2015 Income Ranking
Welland	\$ 72,003	low
Fort Erie	\$ 74,590	low
Port Colborne	\$ 75,982	low
Niagara Falls	\$ 76,033	low
St. Catharines	\$ 77,903	low
Thorold	\$ 80,982	low
Hamilton	\$ 88,120	mid
Wainfleet	\$ 88,518	mid
West Lincoln	\$ 98,926	mid
Lincoln	\$ 103,539	mid
Grimsby	\$ 105,443	mid
Niagara-on-the-Lake	\$ 108,022	high
Pelham	\$ 125,575	high
Niagara/Hamilton Avg.	\$ 90,434	

Municipality	2015 Est. Avg. Household Income	2015 Income Ranking
Elliot Lake	\$ 60,587	low
Parry Sound	\$ 65,270	low
North Bay	\$ 80,167	low
Thunder Bay	\$ 80,607	low
Sault Ste. Marie	\$ 81,493	low
Kenora	\$ 84,097	low
Greenstone	\$ 85,235	low
Espanola	\$ 87,547	mid
Greater Sudbury	\$ 90,837	mid
Timmins	\$ 92,414	mid
North Average	\$ 80,825	

Municipality	2015 Est. Avg. Household Income	2015 Income Ranking
Windsor	\$ 67,695	low
Chatham-Kent	\$ 71,542	low
Owen Sound	\$ 71,845	low
Tillsonburg	\$ 73,618	low
St. Thomas	\$ 73,900	low
Leamington	\$ 74,313	low
Minto	\$ 78,452	low
Wellington North	\$ 79,186	low
Norfolk	\$ 79,826	low
Strathroy-Caradoc	\$ 80,205	low
Stratford	\$ 81,613	low
Grey Highlands	\$ 82,231	low
London	\$ 82,649	low
Meaford	\$ 82,922	low
North Perth	\$ 84,976	low
Lambton Shores	\$ 85,483	mid
North Middlesex	\$ 86,002	mid
Ingersoll	\$ 86,165	mid
Kitchener	\$ 86,168	mid
St. Marys	\$ 86,545	mid
Kingsville	\$ 89,482	mid
Sarnia	\$ 89,698	mid
Cambridge	\$ 90,504	mid
Haldimand	\$ 91,023	mid
Guelph	\$ 94,101	mid
Mapleton	\$ 94,714	mid
Central Elgin	\$ 96,454	mid
The Blue Mountains	\$ 105,312	mid
Centre Wellington	\$ 106,922	high
Tecumseh	\$ 109,110	high
Brant	\$ 109,777	high
Wellesley	\$ 112,961	high
Waterloo	\$ 113,182	high
Wilmot	\$ 113,395	high
Kincardine	\$ 117,522	high
North Dumfries	\$ 119,042	high
Saugeen Shores	\$ 125,081	high
Guelph-Eramosa	\$ 130,247	high
Middlesex Centre	\$ 131,119	high
Woolwich	\$ 134,560	high
Erin	\$ 137,021	high
Puslinch	\$ 149,079	high
Southwest Average	\$ 95,282	

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)	2016 Pop. Density per Sq. Km	Density Ranking	Municipality	Land Area (Square Km)	2016 Pop. Density per Sq. Km	Density Ranking
Greenstone	2,768	2	low	Espanola	82	68	mid
Grey Highlands	882	11	low	Centre Wellington	408	69	mid
North Middlesex	598	11	low	Kenora	212	75	mid
Timmins	2,979	15	low	Saugeen Shores	171	82	mid
Elliot Lake	715	16	low	Strathroy-Caradoc	274	82	mid
Mapleton	535	19	low	Wilmot	264	83	mid
Meaford	589	20	low	Woolwich	326	85	mid
Kincardine	538	21	low	Quinte West	494	90	mid
The Blue Mountains	287	22	low	Kingsville	247	91	mid
Wellington North	526	23	low	Caledon	688	92	mid
Gravenhurst	519	24	low	East Gwillimbury	245	100	mid
Prince Edward County	1,050	24	low	Leamington	262	110	mid
Bracebridge	626	25	low	Niagara-on-the-Lake	133	125	mid
Brock	423	26	low	Innisfil	284	126	mid
North Perth	493	27	low	Pelham	126	138	mid
Minto	301	28	low	Lincoln	163	146	mid
Huntsville	711	29	low	Clarington	611	153	mid
Wainfleet	217	29	low	Port Colborne	122	154	mid
Middlesex Centre	588	30	low	Georgina	288	159	mid
Lambton Shores	331	32	low	North Bay	319	172	mid
Puslinch	215	35	low	Fort Erie	166	185	mid
Erin	298	36	low	Belleville	247	208	mid
Springwater	536	36	low	Thorold	83	218	mid
Haldimand	1,252	37	low	Halton Hills	276	233	mid
West Lincoln	388	38	low	Tecumseh	95	249	mid
Norfolk	1,608	41	low	Whitchurch-Stouffville	207	262	mid
Chatham-Kent	2,458	42	low	Kingston	451	294	mid
Wellesley	278	43	low	Milton	363	296	mid
Guelph-Eramosa	292	45	low	Thunder Bay	328	337	mid
Brant	843	45	low	Sault Ste. Marie	223	346	mid
Central Elgin	280	47	low	Ottawa	2,790	351	mid
Scugog	475	47	low	Grimsby	69	397	mid
Greater Sudbury	3,227	52	low	Niagara Falls	210	410	mid
North Dumfries	187	53	low	Pickering	232	413	mid
King	333	62	low	Sarnia	165	456	mid

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

Municipality	Land Area (Square Km)	2016 Pop. Density per Sq. Km	Density Ranking
Hamilton	1,117	491	high
Parry Sound	13	517	high
St. Marys	12	572	high
Welland	81	644	high
Collingwood	33	660	high
Tillsonburg	22	735	high
Cornwall	62	773	high
Owen Sound	24	916	high
London	421	925	high
Whitby	147	931	high
Ingersoll	13	995	high
Burlington	186	1,033	high
Brockville	21	1,070	high
Orillia	29	1,093	high
Oshawa	146	1,109	high
St. Thomas	36	1,145	high
Stratford	27	1,187	high
Cambridge	113	1,209	high
Aurora	50	1,214	high
Vaughan	274	1,286	high
Peterborough	64	1,316	high
St. Catharines	96	1,397	high
Windsor	147	1,437	high
Oakville	139	1,474	high
Guelph	87	1,518	high
Waterloo	64	1,603	high
Markham	213	1,660	high
Kitchener	137	1,751	high
Barrie	77	1,893	high
Orangeville	16	1,905	high
Richmond Hill	101	2,129	high
Newmarket	38	2,291	high
Brampton	266	2,400	high
Mississauga	292	2,658	high
Toronto	630	4,432	high
Average	430	536	
Median	264	154	

Land Area and Density by Geographic Location

Municipality	Land Area (Square Km)	2016 Pop. Density per Sq. Km	Density Ranking
Prince Edward County	1,050	24	low
Quinte West	494	90	mid
Belleville	247	208	mid
Kingston	451	294	mid
Ottawa	2,790	351	mid
Cornwall	62	773	high
Brockville	21	1,070	high
Peterborough	64	1,316	high
Eastern Average	647	516	

Municipality	Land Area (Square Km)	2016 Pop. Density per Sq. Km	Density Ranking
Wainfleet	217	29	low
West Lincoln	388	38	low
Niagara-on-the-Lake	133	125	mid
Pelham	126	138	mid
Lincoln	163	146	mid
Port Colborne	122	154	mid
Fort Erie	166	185	mid
Thorold	83	218	mid
Grimsby	69	397	mid
Niagara Falls	210	410	mid
Hamilton	1,117	491	high
Welland	81	644	high
St. Catharines	96	1,397	high
Niagara/Hamilton Avg.	229	336	

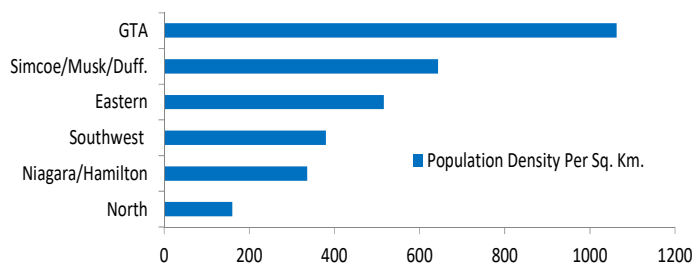
Municipality	Land Area (Square Km)	2016 Pop. Density per Sq. Km	Density Ranking
Brock	423	26	low
Scugog	475	47	low
King	333	62	low
Caledon	688	92	mid
East Gwillimbury	245	100	mid
Clarington	611	153	mid
Georgina	288	159	mid
Halton Hills	276	233	mid
Whitchurch-Stouffville	207	262	mid
Milton	363	296	mid
Pickering	232	413	mid
Whitby	147	931	high
Burlington	186	1,033	high
Oshawa	146	1,109	high
Aurora	50	1,214	high
Vaughan	274	1,286	high
Oakville	139	1,474	high
Markham	213	1,660	high
Richmond Hill	101	2,129	high
Newmarket	38	2,291	high
Brampton	266	2,400	high
Mississauga	292	2,658	high
Toronto	630	4,432	high
GTA Average	288	1,063	

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

Municipality	Land Area (Square Km)	2016 Pop. Density per Sq. Km	Density Ranking
Greenstone	2,768	2	low
Timmins	2,979	15	low
Elliot Lake	715	16	low
Greater Sudbury	3,227	52	low
Espanola	82	68	mid
Kenora	212	75	mid
North Bay	319	172	mid
Thunder Bay	328	337	mid
Sault Ste. Marie	223	346	mid
Parry Sound	13	517	high
North Average	1,087	160	

Municipality	Land Area (Square Km)	2016 Pop. Density per Sq. Km	Density Ranking
Gravenhurst	519	24	low
Bracebridge	626	25	low
Huntsville	711	29	low
Springwater	536	36	low
Innisfil	284	126	mid
Collingwood	33	660	high
Orillia	29	1,093	high
Barrie	77	1,893	high
Orangeville	16	1,905	high
Simcoe/Musk./Duff. Avg.	314	643	

Municipality	Land Area (Square Km)	2016 Pop. Density per Sq. Km	Density Ranking
Grey Highlands	882	11	low
North Middlesex	598	11	low
Mapleton	535	19	low
Meaford	589	20	low
Kincardine	538	21	low
The Blue Mountains	287	22	low
Wellington North	526	23	low
North Perth	493	27	low
Minto	301	28	low
Middlesex Centre	588	30	low
Lambton Shores	331	32	low
Puslinch	215	35	low
Erin	298	36	low
Haldimand	1,252	37	low
Norfolk	1,608	41	low
Chatham-Kent	2,458	42	low
Wellesley	278	43	low
Guelph-Eramosa	292	45	low
Brant	843	45	low
Central Elgin	280	47	low
North Dumfries	187	53	low
Centre Wellington	408	69	mid
Saugeen Shores	171	82	mid
Strathroy-Caradoc	274	82	mid
Wilmot	264	83	mid
Woolwich	326	85	mid
Kingsville	247	91	mid
Leamington	262	110	mid
Tecumseh	95	249	mid
Sarnia	165	456	mid
St. Marys	12	572	high
Tillsonburg	22	735	high
Owen Sound	24	916	high
London	421	925	high
Ingersoll	13	995	high
St. Thomas	36	1,145	high
Stratford	27	1,187	high
Cambridge	113	1,209	high
Windsor	147	1,437	high
Guelph	87	1,518	high
Waterloo	64	1,603	high
Kitchener	137	1,751	high
Southwest Average	397	380	



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		
	2015 (000's)	2016 (000's)	Yearly Variation %	2015 (%)	2016 (%)	Yearly Variation %
Kitchener-Waterloo-Barrie	753.0	760.0	0.9%	5.4%	5.3%	-1.9%
Stratford-Bruce Peninsula	153.5	156.0	1.6%	5.9%	5.8%	-1.7%
London	354.0	355.6	0.5%	6.2%	5.8%	-6.5%
Hamilton-Niagara Peninsula	770.0	779.0	1.2%	6.2%	5.8%	-6.5%
Northwest	103.5	103.1	-0.4%	6.0%	5.8%	-3.3%
Ottawa	736.0	743.0	1.0%	6.5%	6.3%	-3.1%
Toronto	3,580.0	3,625.0	1.3%	7.3%	6.9%	-5.5%
Kingston-Pembroke	218.0	223.0	2.3%	6.9%	7.2%	4.3%
Northeast	272.0	272.5	0.2%	7.9%	7.7%	-2.5%
Muskoka-Kawarthas	182.9	189.0	3.3%	7.8%	7.9%	1.3%
Windsor-Sarnia	320.6	323.4	0.9%	8.6%	8.2%	-4.7%
Ontario	7,443.5	7,529.6	1.2%	6.9%	6.6%	-4.3%

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	2016 Unweighted Assessment per Capita	2016 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Elliot Lake	\$ 46,648	\$ 52,578	low	low
Espanola	\$ 69,348	\$ 86,859	low	low
Windsor	\$ 72,435	\$ 93,320	low	low
St. Thomas	\$ 74,821	\$ 89,407	low	low
Cornwall	\$ 74,980	\$ 100,454	low	low
Timmins	\$ 75,821	\$ 93,498	low	low
Welland	\$ 79,820	\$ 90,122	low	low
Sault Ste. Marie	\$ 80,281	\$ 103,509	low	low
Thunder Bay	\$ 83,471	\$ 105,535	low	low
Owen Sound	\$ 89,077	\$ 111,278	low	low
Sarnia	\$ 90,175	\$ 106,521	low	low
Ingersoll	\$ 91,257	\$ 114,336	low	low
Quinte West	\$ 92,072	\$ 102,174	low	low
Port Colborne	\$ 92,093	\$ 104,231	low	low
Leamington	\$ 93,679	\$ 79,896	low	low
Tillsonburg	\$ 95,643	\$ 115,946	low	low
Belleville	\$ 98,351	\$ 127,005	low	mid
Brockville	\$ 98,546	\$ 122,368	low	mid
Peterborough	\$ 98,805	\$ 113,460	low	low
St. Catharines	\$ 98,890	\$ 115,890	low	low
North Bay	\$ 99,414	\$ 117,761	low	low
Kenora	\$ 100,437	\$ 118,486	low	low
Oshawa	\$ 100,904	\$ 117,513	low	low
London	\$ 100,950	\$ 117,351	low	low
Greater Sudbury	\$ 101,984	\$ 127,446	low	mid
Strathroy-Caradoc	\$ 103,063	\$ 97,805	low	low
Parry Sound	\$ 106,828	\$ 122,732	low	mid
Kitchener	\$ 108,644	\$ 127,898	low	mid
Chatham-Kent	\$ 108,741	\$ 91,325	low	low
Thorold	\$ 109,192	\$ 123,409	low	mid
Minto	\$ 110,416	\$ 97,921	low	low
Cambridge	\$ 110,935	\$ 135,319	low	mid
Stratford	\$ 111,669	\$ 137,242	low	mid
Hamilton	\$ 111,904	\$ 135,905	low	mid
Orillia	\$ 112,011	\$ 134,425	low	mid

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

Municipality	2016 Unweighted Assessment per Capita	2016 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
West Lincoln	\$ 112,456	\$ 106,515	mid	low
Tecumseh	\$ 112,492	\$ 118,055	mid	low
Fort Erie	\$ 113,208	\$ 122,886	mid	mid
St. Marys	\$ 114,027	\$ 132,316	mid	mid
Kingston	\$ 114,794	\$ 138,557	mid	mid
Barrie	\$ 115,335	\$ 124,343	mid	mid
Kingsville	\$ 115,367	\$ 98,347	mid	low
Orangeville	\$ 117,223	\$ 126,981	mid	mid
Niagara Falls	\$ 118,037	\$ 146,985	mid	mid
Clarington	\$ 118,606	\$ 121,954	mid	mid
Brampton	\$ 120,667	\$ 130,901	mid	mid
Haldimand	\$ 121,941	\$ 118,888	mid	low
Greenstone	\$ 122,799	\$ 113,271	mid	low
Whitby	\$ 125,462	\$ 135,604	mid	mid
Norfolk	\$ 127,252	\$ 117,045	mid	low
Wellington North	\$ 128,551	\$ 106,217	mid	low
Guelph	\$ 129,208	\$ 153,757	mid	high
Grimsby	\$ 131,013	\$ 139,709	mid	mid
Pelham	\$ 131,938	\$ 131,591	mid	mid
Lincoln	\$ 133,037	\$ 135,215	mid	mid
Central Elgin	\$ 135,614	\$ 121,129	mid	mid
Georgina	\$ 136,050	\$ 134,249	mid	mid
Wellesley	\$ 141,336	\$ 120,432	mid	low
Woolwich	\$ 141,757	\$ 147,208	mid	mid
Wainfleet	\$ 142,404	\$ 131,840	mid	mid
Wilmot	\$ 143,543	\$ 139,112	mid	mid
Centre Wellington	\$ 143,917	\$ 139,303	mid	mid
Prince Edward County	\$ 149,794	\$ 144,850	mid	mid
Pickering	\$ 150,191	\$ 161,428	mid	high
Brant	\$ 150,731	\$ 144,454	mid	mid
Ottawa	\$ 151,701	\$ 177,415	mid	high
North Perth	\$ 154,352	\$ 114,373	mid	low
Springwater	\$ 154,373	\$ 145,979	mid	mid
Brock	\$ 154,413	\$ 140,925	mid	mid
Waterloo	\$ 157,117	\$ 185,326	mid	high

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

Municipality	2016 Unweighted Assessment per Capita	2016 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Meaford	\$ 157,881	\$ 148,502	high	mid
Newmarket	\$ 160,895	\$ 164,173	high	high
Scugog	\$ 161,159	\$ 155,632	high	high
Innisfil	\$ 163,344	\$ 161,318	high	high
Halton Hills	\$ 168,701	\$ 177,812	high	high
Collingwood	\$ 169,052	\$ 177,852	high	high
Mississauga	\$ 170,580	\$ 191,833	high	high
Whitchurch-Stouffville	\$ 172,234	\$ 170,230	high	high
Milton	\$ 172,302	\$ 186,972	high	high
Huntsville	\$ 180,409	\$ 181,191	high	high
Saugeen Shores	\$ 181,775	\$ 180,502	high	high
Burlington	\$ 181,949	\$ 205,965	high	high
Middlesex Centre	\$ 183,797	\$ 146,488	high	mid
Guelph-Eramosa	\$ 184,320	\$ 169,992	high	high
North Dumfries	\$ 186,253	\$ 200,594	high	high
Mapleton	\$ 186,273	\$ 124,531	high	mid
Kincardine	\$ 189,417	\$ 177,113	high	high
Aurora	\$ 191,014	\$ 193,545	high	high
East Gwillimbury	\$ 191,317	\$ 186,006	high	high
Bracebridge	\$ 194,296	\$ 194,908	high	high
Toronto	\$ 194,908	\$ 273,527	high	high
Markham	\$ 196,790	\$ 199,838	high	high
Grey Highlands	\$ 200,105	\$ 176,517	high	high
North Middlesex	\$ 201,056	\$ 113,067	high	low
Richmond Hill	\$ 201,824	\$ 204,099	high	high
Erin	\$ 207,419	\$ 196,552	high	high
Vaughan	\$ 217,978	\$ 224,233	high	high
Lambton Shores	\$ 231,069	\$ 211,961	high	high
Caledon	\$ 231,527	\$ 229,102	high	high
Oakville	\$ 232,058	\$ 254,759	high	high
Niagara-on-the-Lake	\$ 256,215	\$ 273,247	high	high
Gravenhurst	\$ 260,418	\$ 261,090	high	high
Puslinch	\$ 260,678	\$ 278,018	high	high
King	\$ 343,988	\$ 327,681	high	high
The Blue Mountains	\$ 620,656	\$ 614,129	high	high
Average	\$ 145,978	\$ 150,772		
Median	\$ 131,013	\$ 134,425		

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

Eastern Municipalities

Municipality	2016 Unweighted Assessment per Capita	2016 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Cornwall	\$ 74,980	\$ 100,454	low	low
Quinte West	\$ 92,072	\$ 102,174	low	low
Belleville	\$ 98,351	\$ 127,005	low	mid
Brockville	\$ 98,546	\$ 122,368	low	mid
Peterborough	\$ 98,805	\$ 113,460	low	low
Kingston	\$ 114,794	\$ 138,557	mid	high
Prince Edward County	\$ 149,794	\$ 144,850	mid	mid
Ottawa	\$ 151,701	\$ 177,415	mid	high
Average	\$ 109,880	\$ 128,285		
Median	\$ 98,675	\$ 124,686		

Niagara/Hamilton Municipalities

Municipality	2016 Unweighted Assessment per Capita	2016 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Welland	\$ 79,820	\$ 90,122	low	mid
Port Colborne	\$ 92,093	\$ 104,231	low	low
St. Catharines	\$ 98,890	\$ 115,890	low	high
Thorold	\$ 109,192	\$ 123,409	low	low
Hamilton	\$ 111,904	\$ 135,905	low	high
West Lincoln	\$ 112,456	\$ 106,515	mid	low
Fort Erie	\$ 113,208	\$ 122,886	mid	mid
Niagara Falls	\$ 118,037	\$ 146,985	mid	high
Grimsby	\$ 131,013	\$ 139,709	mid	mid
Pelham	\$ 131,938	\$ 131,591	mid	low
Lincoln	\$ 133,037	\$ 135,215	mid	mid
Wainfleet	\$ 142,404	\$ 131,840	mid	low
Niagara-on-the-Lake	\$ 256,215	\$ 273,247	high	mid
Average	\$ 125,401	\$ 135,196		
Median	\$ 113,208	\$ 131,591		

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

GTA Municipalities

Municipality	2016 Unweighted Assessment per Capita	2016 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Oshawa	\$ 100,904	\$ 117,513	low	high
Clarington	\$ 118,606	\$ 121,954	mid	high
Brampton	\$ 120,667	\$ 130,901	mid	high
Whitby	\$ 125,462	\$ 135,604	mid	high
Georgina	\$ 136,050	\$ 134,249	mid	mid
Pickering	\$ 150,191	\$ 161,428	mid	high
Brock	\$ 154,413	\$ 140,925	mid	low
Newmarket	\$ 160,895	\$ 164,173	high	high
Scugog	\$ 161,159	\$ 155,632	high	mid
Halton Hills	\$ 168,701	\$ 177,812	high	high
Mississauga	\$ 170,580	\$ 191,833	high	high
Whitchurch-Stouffville	\$ 172,234	\$ 170,230	high	high
Milton	\$ 172,302	\$ 186,972	high	high
Burlington	\$ 181,949	\$ 205,965	high	high
Aurora	\$ 191,014	\$ 193,545	high	high
East Gwillimbury	\$ 191,317	\$ 186,006	high	mid
Toronto	\$ 194,908	\$ 273,527	high	high
Markham	\$ 196,790	\$ 199,838	high	high
Richmond Hill	\$ 201,824	\$ 204,099	high	high
Vaughan	\$ 217,978	\$ 224,233	high	high
Caledon	\$ 231,527	\$ 229,102	high	high
Oakville	\$ 232,058	\$ 254,759	high	high
King	\$ 343,988	\$ 327,681	high	mid
Average	\$ 178,066	\$ 186,434		
Median	\$ 172,234	\$ 186,006		

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

Northern Municipalities

Municipality	2016 Unweighted Assessment per Capita	2016 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Elliot Lake	\$ 46,648	\$ 52,578	low	low
Espanola	\$ 69,348	\$ 86,859	low	low
Timmins	\$ 75,821	\$ 93,498	low	mid
Sault Ste. Marie	\$ 80,281	\$ 103,509	low	mid
Thunder Bay	\$ 83,471	\$ 105,535	low	high
North Bay	\$ 99,414	\$ 117,761	low	mid
Kenora	\$ 100,437	\$ 118,486	low	low
Greater Sudbury	\$ 101,984	\$ 127,446	low	high
Parry Sound	\$ 106,828	\$ 122,732	low	low
Greenstone	\$ 122,799	\$ 113,271	mid	low
Average	\$ 88,703	\$ 104,167		
Median	\$ 91,443	\$ 109,403		

Simcoe/Muskoka/Dufferin Municipalities

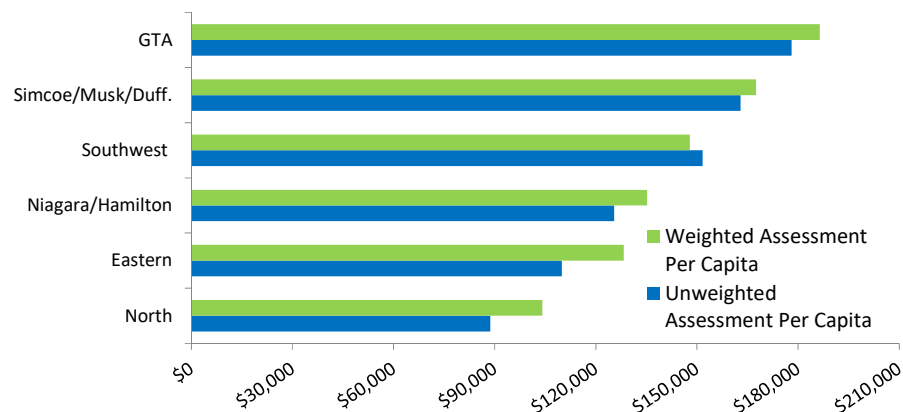
Municipality	2016 Unweighted Assessment per Capita	2016 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Orillia	\$ 112,011	\$ 134,425	low	mid
Barrie	\$ 115,335	\$ 124,343	mid	high
Orangeville	\$ 117,223	\$ 126,981	mid	mid
Springwater	\$ 154,373	\$ 145,979	mid	mid
Innisfil	\$ 163,344	\$ 161,318	high	mid
Collingwood	\$ 169,052	\$ 177,852	high	mid
Huntsville	\$ 180,409	\$ 181,191	high	mid
Bracebridge	\$ 194,296	\$ 194,908	high	mid
Gravenhurst	\$ 260,418	\$ 261,090	high	mid
Average	\$ 162,940	\$ 167,565		
Median	\$ 163,344	\$ 161,318		

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

Municipality	2016		Unweighted Ranking	Weighted Ranking
	Unweighted Assessment per Capita	Weighted Assessment per Capita		
Windsor	\$ 72,435	\$ 93,320	low	high
St. Thomas	\$ 74,821	\$ 89,407	low	mid
Owen Sound	\$ 89,077	\$ 111,278	low	low
Sarnia	\$ 90,175	\$ 106,521	low	high
Ingersoll	\$ 91,257	\$ 114,336	low	low
Leamington	\$ 93,679	\$ 79,896	low	low
Tillsonburg	\$ 95,643	\$ 115,946	low	low
London	\$ 100,950	\$ 117,351	low	high
Strathroy-Caradoc	\$ 103,063	\$ 97,805	low	low
Kitchener	\$ 108,644	\$ 127,898	low	high
Chatham-Kent	\$ 108,741	\$ 91,325	low	high
Minto	\$ 110,416	\$ 97,921	low	low
Cambridge	\$ 110,935	\$ 135,319	low	high
Stratford	\$ 111,669	\$ 137,242	low	mid
Tecumseh	\$ 112,492	\$ 118,055	mid	mid
St. Marys	\$ 114,027	\$ 132,316	mid	low
Kingsville	\$ 115,367	\$ 98,347	mid	low
Haldimand	\$ 121,941	\$ 118,888	mid	mid
Norfolk	\$ 127,252	\$ 117,045	mid	mid
Wellington North	\$ 128,551	\$ 106,217	mid	low
Guelph	\$ 129,208	\$ 153,757	mid	high
Central Elgin	\$ 135,614	\$ 121,129	mid	low

Municipality	2016		Unweighted Ranking	Weighted Ranking
	Unweighted Assessment per Capita	Weighted Assessment per Capita		
Wellesley	\$ 141,336	\$ 120,432	mid	low
Woolwich	\$ 141,757	\$ 147,208	mid	mid
Wilmot	\$ 143,543	\$ 139,112	mid	mid
Centre Wellington	\$ 143,917	\$ 139,303	mid	mid
Brant	\$ 150,731	\$ 144,454	mid	mid
North Perth	\$ 154,352	\$ 114,373	mid	low
Waterloo	\$ 157,117	\$ 185,326	mid	high
Meaford	\$ 157,881	\$ 148,502	high	low
Saugeen Shores	\$ 181,775	\$ 180,502	high	low
Middlesex Centre	\$ 183,797	\$ 146,488	high	low
Guelph-Eramosa	\$ 184,320	\$ 169,992	high	low
North Dumfries	\$ 186,253	\$ 200,594	high	low
Mapleton	\$ 186,273	\$ 124,531	high	low
Kincardine	\$ 189,417	\$ 177,113	high	low
Grey Highlands	\$ 200,105	\$ 176,517	high	low
North Middlesex	\$ 201,056	\$ 113,067	high	low
Erin	\$ 207,419	\$ 196,552	high	low
Lambton Shores	\$ 231,069	\$ 211,961	high	low
Puslinch	\$ 260,678	\$ 278,018	high	low
The Blue Mountains	\$ 620,656	\$ 614,129	high	mid
Average	\$ 151,653	\$ 147,845		
Median	\$ 132,411	\$ 126,215		

Summary Taxable Assessment Per Capita By Location



Unweighted Assessment—Trend

The tables on the next several pages reflect the change in unweighted assessment from 2011-2016. 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 2015-2016 % 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	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015-2016	Ranking 2015-2016
Windsor	1.5%	-3.9%	1.4%	1.2%	1.4%	low
Leamington	N/A	N/A	N/A	N/A	1.7%	low
Fort Erie	5.8%	0.2%	2.0%	1.9%	1.8%	low
Greenstone	N/A	N/A	2.3%	2.2%	1.9%	low
Welland	5.7%	2.4%	2.8%	3.0%	1.9%	low
Owen Sound	N/A	2.9%	3.3%	2.5%	2.0%	low
Port Colborne	5.8%	1.2%	2.7%	3.0%	2.2%	low
Orillia	N/A	N/A	2.7%	2.6%	2.3%	low
Sarnia	5.6%	-0.5%	2.1%	2.0%	2.3%	low
St. Catharines	4.8%	2.4%	3.2%	2.8%	2.4%	low
Huntsville	6.0%	0.6%	2.2%	2.8%	2.4%	low
Bracebridge	6.6%	1.4%	2.9%	2.5%	2.6%	low
Tillsonburg	N/A	N/A	3.6%	3.3%	2.6%	low
Parry Sound	N/A	N/A	N/A	N/A	2.7%	low
Barrie	6.0%	2.5%	3.0%	3.3%	2.8%	low
Belleville	6.6%	3.7%	3.3%	3.9%	2.9%	low
Wainfleet	5.9%	1.6%	3.1%	2.8%	2.9%	low
Peterborough	5.6%	3.9%	3.3%	2.9%	3.0%	low
St. Thomas	5.3%	2.6%	2.1%	3.1%	3.0%	low
St. Marys	5.6%	3.2%	N/A	N/A	3.0%	low
Gravenhurst	6.0%	0.5%	2.7%	3.1%	3.0%	low
Quinte West	7.5%	4.4%	3.5%	4.1%	3.1%	low
Ingersoll	5.8%	3.6%	0.9%	5.4%	3.2%	low
Scugog	N/A	N/A	2.6%	3.9%	3.3%	low
London	5.8%	3.9%	3.7%	4.6%	3.5%	low
Lincoln	6.9%	4.2%	3.9%	4.5%	3.7%	low
Brock	N/A	N/A	3.7%	4.1%	3.7%	low
Cambridge	6.2%	4.0%	4.1%	3.8%	3.7%	low
Stratford	5.5%	3.4%	5.8%	4.0%	3.8%	low
Guelph	6.8%	5.4%	4.3%	6.4%	3.8%	low

Unweighted Assessment—Trend (cont'd)

Municipality	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015- 2016	Ranking 2015-2016
Oshawa	4.6%	2.7%	3.8%	3.2%	3.9%	mid
Collingwood	8.0%	3.5%	5.3%	3.6%	3.9%	mid
Thorold	6.1%	3.9%	3.6%	3.7%	3.9%	mid
North Dumfries	6.7%	4.3%	3.8%	3.6%	3.9%	mid
Pelham	5.5%	3.4%	3.4%	3.3%	4.0%	mid
Whitby	5.5%	4.7%	5.1%	4.3%	4.1%	mid
Woolwich	7.9%	7.9%	4.8%	5.3%	4.2%	mid
Strathroy-Caradoc	N/A	N/A	N/A	4.5%	4.2%	mid
Grimsby	6.6%	4.8%	3.2%	4.8%	4.3%	mid
Puslinch	N/A	N/A	N/A	N/A	4.3%	mid
Orangeville	7.1%	2.9%	4.3%	4.1%	4.3%	mid
Clarington	6.2%	3.1%	7.3%	4.7%	4.4%	mid
Springwater	N/A	-0.7%	4.0%	4.8%	4.4%	mid
Prince Edward County	7.8%	3.2%	5.8%	4.2%	4.4%	mid
Meaford	5.2%	5.7%	5.6%	5.2%	4.5%	mid
Guelph-Eramosa	N/A	N/A	N/A	N/A	4.6%	mid
Minto	N/A	N/A	N/A	N/A	4.6%	mid
Pickering	4.5%	5.5%	5.8%	4.5%	4.6%	mid
Kingsville	3.2%	3.6%	5.2%	4.6%	4.6%	mid
East Gwillimbury	6.0%	8.0%	8.8%	5.5%	4.6%	mid
West Lincoln	6.3%	4.5%	4.9%	3.6%	4.6%	mid
Elliot Lake	N/A	N/A	N/A	5.1%	4.7%	mid
Kingston	6.3%	5.6%	5.9%	5.0%	4.8%	mid
Centre Wellington	N/A	N/A	N/A	N/A	4.8%	mid
Hamilton	6.5%	4.1%	4.3%	4.5%	4.8%	mid
Halton Hills	5.4%	5.4%	8.5%	6.2%	4.8%	mid
Chatham-Kent	3.7%	N/A	N/A	N/A	4.8%	mid
Erin	N/A	N/A	N/A	N/A	4.9%	mid
Greater Sudbury	12.1%	5.9%	8.3%	6.3%	4.9%	mid
Wellesley	9.9%	6.6%	6.5%	5.8%	5.0%	mid
North Bay	7.0%	5.5%	6.1%	4.9%	5.0%	mid
Niagara Falls	5.6%	0.4%	3.7%	7.2%	5.1%	mid
Georgina	5.3%	4.6%	4.9%	4.6%	5.1%	mid
Mississauga	6.1%	5.5%	5.7%	5.5%	5.1%	mid
Saugeen Shores	N/A	N/A	5.9%	6.0%	5.1%	mid

Unweighted Assessment—Trend (cont'd)

Municipality	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015- 2016	Ranking 2015-2016
Wilmot	7.7%	7.3%	5.6%	5.3%	5.2%	high
Burlington	6.1%	5.7%	5.4%	6.2%	5.3%	high
Kitchener	6.4%	6.3%	5.5%	6.1%	5.3%	high
Kincardine	N/A	N/A	N/A	N/A	5.4%	high
Wellington North	N/A	N/A	N/A	N/A	5.5%	high
Newmarket	5.8%	6.6%	8.0%	6.3%	5.6%	high
Whitchurch-Stouffville	12.1%	10.0%	8.4%	6.6%	5.7%	high
The Blue Mountains	5.8%	3.6%	5.6%	5.4%	5.7%	high
Lambton Shores	5.2%	4.9%	6.4%	5.7%	5.7%	high
Timmins	3.9%	5.9%	7.1%	6.5%	5.8%	high
Waterloo	6.4%	6.0%	6.6%	6.0%	5.8%	high
Brant	N/A	N/A	5.9%	5.2%	5.9%	high
Kenora	3.3%	6.0%	6.7%	6.5%	6.1%	high
Innisfil	6.8%	3.8%	4.9%	4.7%	6.1%	high
Sault Ste. Marie	9.9%	5.9%	7.3%	6.3%	6.2%	high
Brockville	5.7%	2.0%	4.7%	3.6%	6.2%	high
Vaughan	8.5%	8.4%	7.7%	7.5%	6.3%	high
Caledon	7.5%	5.7%	7.4%	7.1%	6.3%	high
Niagara-on-the-Lake	6.0%	4.7%	5.8%	9.7%	6.4%	high
Grey Highlands	N/A	N/A	N/A	6.9%	6.4%	high
Middlesex Centre	8.0%	4.6%	7.3%	7.4%	6.6%	high
Cornwall	N/A	N/A	10.6%	6.4%	6.7%	high
Toronto	7.0%	6.4%	6.5%	6.7%	6.7%	high
Oakville	6.1%	6.6%	6.8%	7.7%	6.9%	high
Ottawa	5.8%	8.3%	7.8%	6.5%	7.2%	high
Brampton	6.7%	8.2%	7.7%	7.4%	7.3%	high
Richmond Hill	6.8%	9.2%	8.7%	8.1%	7.5%	high
Thunder Bay	2.7%	7.2%	7.2%	7.1%	7.5%	high
Milton	9.2%	9.9%	8.5%	9.1%	7.6%	high
Markham	6.9%	9.6%	9.3%	8.5%	7.9%	high
Mapleton	N/A	N/A	N/A	N/A	8.4%	high
Aurora	7.0%	6.8%	7.6%	7.3%	8.8%	high
King	7.9%	9.7%	11.7%	10.3%	10.1%	high
Average	6.3%	4.6%	5.2%	5.0%	4.7%	
Median	6.1%	4.5%	5.2%	4.8%	4.6%	

Unweighted Assessment—Trend (Grouped by Location, sorted by 2015-16)

Municipality - Eastern	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015-2016	Ranking 2015-2016
Belleville	6.6%	3.7%	3.3%	3.9%	2.9%	low
Peterborough	5.6%	3.9%	3.3%	2.9%	3.0%	low
Quinte West	7.5%	4.4%	3.5%	4.1%	3.1%	low
Prince Edward County	7.8%	3.2%	5.8%	4.2%	4.4%	mid
Kingston	6.3%	5.6%	5.9%	5.0%	4.8%	mid
Brockville	5.7%	2.0%	4.7%	3.6%	6.2%	high
Cornwall	N/A	N/A	10.6%	6.4%	6.7%	high
Ottawa	5.8%	8.3%	7.8%	6.5%	7.2%	high
Average	6.5%	4.4%	5.6%	4.6%	4.8%	
Median	6.3%	3.9%	5.3%	4.1%	4.6%	

Municipality - Niagara/Hamilton	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015-2016	Ranking 2015-2016
Welland	5.7%	2.4%	2.8%	3.0%	1.9%	low
Fort Erie	5.8%	0.2%	2.0%	1.9%	1.8%	low
St. Catharines	4.8%	2.4%	3.2%	2.8%	2.4%	low
Port Colborne	5.8%	1.2%	2.7%	3.0%	2.2%	low
Wainfleet	5.9%	1.6%	3.1%	2.8%	2.9%	low
Lincoln	6.9%	4.2%	3.9%	4.5%	3.7%	low
Thorold	6.1%	3.9%	3.6%	3.7%	3.9%	mid
Pelham	5.5%	3.4%	3.4%	3.3%	4.0%	mid
Grimsby	6.6%	4.8%	3.2%	4.8%	4.3%	mid
West Lincoln	6.3%	4.5%	4.9%	3.6%	4.6%	mid
Hamilton	6.5%	4.1%	4.3%	4.5%	4.8%	mid
Niagara Falls	5.6%	0.4%	3.7%	7.2%	5.1%	mid
Niagara-on-the-Lake	6.0%	4.7%	5.8%	9.7%	6.4%	high
Average	6.0%	2.9%	3.6%	4.2%	3.7%	
Median	5.9%	2.9%	3.3%	3.5%	3.8%	

Unweighted Assessment—Trend (Grouped by Location, sorted by 2015-16) (cont'd)

Municipality - GTA	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015- 2016	Ranking 2015-2016
Scugog	N/A	N/A	2.6%	3.9%	3.3%	low
Brock	N/A	N/A	3.7%	4.1%	3.7%	low
Oshawa	4.6%	2.7%	3.8%	3.2%	3.9%	mid
East Gwillimbury	6.0%	8.0%	8.8%	5.5%	4.6%	mid
Whitby	5.5%	4.7%	5.1%	4.3%	4.1%	mid
Halton Hills	5.4%	5.4%	8.5%	6.2%	4.8%	mid
Clarington	6.2%	3.1%	7.3%	4.7%	4.4%	mid
Pickering	4.5%	5.5%	5.8%	4.5%	4.6%	mid
Burlington	6.1%	5.7%	5.4%	6.2%	5.3%	mid
Georgina	5.3%	4.6%	4.9%	4.6%	5.1%	mid
Mississauga	6.1%	5.5%	5.7%	5.5%	5.1%	mid
Newmarket	5.8%	6.6%	8.0%	6.3%	5.6%	high
Whitchurch-Stouffville	12.1%	10.0%	8.4%	6.6%	5.7%	high
Oakville	6.1%	6.6%	6.8%	7.7%	6.9%	high
Vaughan	8.5%	8.4%	7.7%	7.5%	6.3%	high
Caledon	7.5%	5.7%	7.4%	7.1%	6.3%	high
Toronto	7.0%	6.4%	6.5%	6.7%	6.7%	high
Milton	9.2%	9.9%	8.5%	9.1%	7.6%	high
Brampton	6.7%	8.2%	7.7%	7.4%	7.3%	high
Richmond Hill	6.8%	9.2%	8.7%	8.1%	7.5%	high
Markham	6.9%	9.6%	9.3%	8.5%	7.9%	high
Aurora	7.0%	6.8%	7.6%	7.3%	8.8%	high
King	7.9%	9.7%	11.7%	10.3%	10.1%	high
Average	6.7%	6.8%	7.3%	6.5%	6.1%	
Median	6.2%	6.6%	7.4%	6.3%	5.6%	

Unweighted Assessment—Trend (Grouped by Location, sorted by 2015-16) (cont'd)

Municipality - Southwest	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015-2016	Ranking 2015-2016
Windsor	1.5%	-3.9%	1.4%	1.2%	1.4%	low
Leamington	N/A	N/A	N/A	N/A	1.7%	low
Owen Sound	N/A	2.9%	3.3%	2.5%	2.0%	low
Sarnia	5.6%	-0.5%	2.1%	2.0%	2.3%	low
Tillsonburg	N/A	N/A	3.6%	3.3%	2.6%	low
St. Thomas	5.3%	2.6%	2.1%	3.1%	3.0%	low
St. Marys	5.6%	3.2%	N/A	N/A	3.0%	low
Ingersoll	5.8%	3.6%	0.9%	5.4%	3.2%	low
London	5.8%	3.9%	3.7%	4.6%	3.5%	low
Cambridge	6.2%	4.0%	4.1%	3.8%	3.7%	low
Stratford	5.5%	3.4%	5.8%	4.0%	3.8%	low
Guelph	6.8%	5.4%	4.3%	6.4%	3.8%	low
North Dumfries	6.7%	4.3%	3.8%	3.6%	3.9%	mid
Woolwich	7.9%	7.9%	4.8%	5.3%	4.2%	mid
Strathroy-Caradoc	N/A	N/A	N/A	4.5%	4.2%	mid
Puslinch	N/A	N/A	N/A	N/A	4.3%	mid
Meaford	5.2%	5.7%	5.6%	5.2%	4.5%	mid
Guelph-Eramosa	N/A	N/A	N/A	N/A	4.6%	mid
Minto	N/A	N/A	N/A	N/A	4.6%	mid
Kingsville	3.2%	3.6%	5.2%	4.6%	4.6%	mid
Centre Wellington	N/A	N/A	N/A	N/A	4.8%	mid
Chatham-Kent	3.7%	N/A	N/A	N/A	4.8%	mid
Erin	N/A	N/A	N/A	N/A	4.9%	mid
Wellesley	9.9%	6.6%	6.5%	5.8%	5.0%	mid
Saugeen Shores	N/A	N/A	5.9%	6.0%	5.1%	mid
Wilmot	7.7%	7.3%	5.6%	5.3%	5.2%	high
Kitchener	6.4%	6.3%	5.5%	6.1%	5.3%	high
Kincardine	N/A	N/A	N/A	N/A	5.4%	high
Wellington North	N/A	N/A	N/A	N/A	5.5%	high
The Blue Mountains	5.8%	3.6%	5.6%	5.4%	5.7%	high
Lambton Shores	5.2%	4.9%	6.4%	5.7%	5.7%	high
Waterloo	6.4%	6.0%	6.6%	6.0%	5.8%	high
Brant	N/A	N/A	5.9%	5.2%	5.9%	high
Grey Highlands	N/A	N/A	N/A	6.9%	6.4%	high
Middlesex Centre	8.0%	4.6%	7.3%	7.4%	6.6%	high
Mapleton	N/A	N/A	N/A	N/A	8.4%	high
Average	5.9%	4.1%	4.6%	4.8%	4.4%	
Median	5.8%	4.0%	5.2%	5.2%	4.6%	

Unweighted Assessment—Trend (Grouped by Location, sorted by 2015-16) (cont'd)

Municipality - North	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015-2016	Ranking 2015-2016
Greenstone	N/A	N/A	2.3%	2.2%	1.9%	low
Parry Sound	N/A	N/A	N/A	N/A	2.7%	low
Elliot Lake	N/A	N/A	N/A	5.1%	4.7%	mid
Greater Sudbury	12.1%	5.9%	8.3%	6.3%	4.9%	mid
North Bay	7.0%	5.5%	6.1%	4.9%	5.0%	mid
Timmins	3.9%	5.9%	7.1%	6.5%	5.8%	high
Kenora	3.3%	6.0%	6.7%	6.5%	6.1%	high
Sault Ste. Marie	9.9%	5.9%	7.3%	6.3%	6.2%	high
Thunder Bay	2.7%	7.2%	7.2%	7.1%	7.5%	high
Average	6.5%	6.1%	6.4%	5.6%	5.0%	
Median	5.5%	5.9%	7.1%	6.3%	5.0%	

Municipality - Simcoe/Musk./Duff.	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015-2016	Ranking 2015-2016
Orillia	N/A	N/A	2.7%	2.6%	2.3%	low
Huntsville	6.0%	0.6%	2.2%	2.8%	2.4%	low
Bracebridge	6.6%	1.4%	2.9%	2.5%	2.6%	low
Barrie	6.0%	2.5%	3.0%	3.3%	2.8%	low
Gravenhurst	6.0%	0.5%	2.7%	3.1%	3.0%	low
Collingwood	8.0%	3.5%	5.3%	3.6%	3.9%	mid
Orangeville	7.1%	2.9%	4.3%	4.1%	4.3%	mid
Springwater	N/A	-0.7%	4.0%	4.8%	4.4%	mid
Innisfil	6.8%	3.8%	4.9%	4.7%	6.1%	high
Average	6.6%	1.8%	3.6%	3.5%	3.5%	
Median	6.6%	2.0%	3.0%	3.3%	3.0%	

Unweighted Assessment Composition (Sorted Alphabetically)

Municipality	Multi-						
	Residential	Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Aurora	86.3%	1.0%	10.7%	1.8%	0.1%	0.1%	0.0%
Barrie	76.4%	3.5%	17.6%	2.1%	0.2%	0.2%	0.0%
Belleville	70.4%	5.4%	20.0%	2.7%	0.4%	0.9%	0.0%
Bracebridge	87.4%	1.2%	9.5%	0.9%	0.5%	0.1%	0.4%
Brampton	79.8%	1.9%	14.2%	3.7%	0.2%	0.3%	0.0%
Brant	71.5%	0.4%	5.0%	3.4%	0.4%	19.1%	0.1%
Brock	77.1%	0.8%	4.7%	1.1%	0.3%	15.8%	0.2%
Brockville	75.1%	5.8%	16.1%	2.7%	0.3%	0.0%	0.0%
Burlington	78.2%	3.7%	14.5%	2.9%	0.2%	0.4%	0.0%
Caledon	79.2%	0.2%	9.3%	4.3%	0.1%	6.3%	0.6%
Cambridge	74.9%	4.3%	14.6%	5.7%	0.2%	0.3%	0.0%
Central Elgin	75.1%	0.2%	4.4%	0.6%	0.4%	19.2%	0.1%
Centre Wellington	78.4%	1.5%	5.3%	1.8%	0.2%	12.6%	0.2%
Chatham-Kent	54.1%	1.6%	8.0%	1.7%	0.8%	33.8%	0.0%
Clarington	85.5%	0.7%	6.9%	2.2%	0.4%	4.0%	0.2%
Collingwood	83.5%	1.8%	12.6%	1.9%	0.2%	0.1%	0.0%
Cornwall	66.8%	5.6%	25.3%	2.2%	0.0%	0.1%	0.0%
East Gwillimbury	83.7%	0.3%	9.1%	1.6%	0.2%	4.9%	0.2%
Elliot Lake	83.3%	5.9%	9.6%	0.5%	0.7%	0.0%	0.0%
Erin	83.3%	0.3%	3.6%	1.2%	0.1%	11.0%	0.5%
Espanola	80.2%	1.7%	12.4%	5.0%	0.4%	0.0%	0.2%
Fort Erie	87.6%	1.4%	7.5%	1.6%	0.4%	1.4%	0.0%
Georgina	89.9%	1.3%	5.9%	0.3%	0.2%	2.3%	0.1%
Gravenhurst	90.6%	0.7%	7.4%	0.3%	0.7%	0.1%	0.2%
Greater Sudbury	80.2%	3.9%	12.4%	3.0%	0.3%	0.1%	0.1%
Greenstone	24.5%	0.6%	16.3%	1.4%	57.3%	0.0%	0.0%
Grey Highlands	76.0%	0.3%	2.5%	2.0%	0.1%	18.0%	1.1%
Grimsby	88.5%	0.7%	7.6%	1.2%	0.2%	1.8%	0.0%
Guelph	79.1%	4.7%	11.7%	4.3%	0.2%	0.0%	0.0%
Guelph-Eramosa	78.8%	0.2%	4.1%	1.1%	0.3%	15.4%	0.1%
Haldimand	74.7%	0.8%	5.0%	3.4%	1.1%	14.8%	0.1%
Halton Hills	83.3%	1.1%	9.6%	2.8%	0.1%	3.0%	0.1%
Hamilton	80.6%	4.7%	10.6%	2.0%	0.4%	1.7%	0.0%
Huntsville	85.4%	0.8%	11.3%	1.2%	0.9%	0.1%	0.4%
Ingersoll	79.4%	2.1%	10.2%	7.9%	0.3%	0.0%	0.0%
Innisfil	86.5%	0.3%	7.2%	0.8%	0.4%	4.7%	0.1%

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

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Kenora	80.9%	1.7%	13.3%	2.0%	2.0%	0.1%	0.0%
Kincardine	67.6%	0.8%	11.0%	4.4%	0.0%	16.1%	0.1%
King	88.8%	0.2%	3.1%	0.8%	0.4%	6.5%	0.3%
Kingston	76.8%	7.1%	14.2%	1.1%	0.3%	0.3%	0.0%
Kingsville	67.2%	0.8%	6.2%	1.5%	0.5%	23.7%	0.0%
Kitchener	79.4%	6.6%	12.3%	1.6%	0.0%	0.1%	0.0%
Lambton Shores	75.1%	0.9%	5.8%	0.6%	0.3%	17.4%	0.0%
Leamington	60.6%	2.1%	10.0%	1.4%	0.7%	25.1%	0.0%
Lincoln	77.8%	0.6%	6.3%	3.1%	0.6%	11.6%	0.0%
London	81.0%	5.0%	11.8%	1.3%	0.2%	0.7%	0.0%
Mapleton	45.9%	0.1%	2.0%	1.7%	0.5%	49.3%	0.4%
Markham	83.1%	1.1%	13.8%	1.8%	0.1%	0.2%	0.0%
Meaford	80.8%	1.5%	5.8%	0.3%	0.4%	10.6%	0.7%
Middlesex Centre	64.5%	0.3%	3.0%	0.4%	3.3%	28.4%	0.1%
Milton	80.8%	0.9%	12.8%	3.1%	0.4%	1.9%	0.1%
Minto	63.5%	1.0%	7.4%	2.3%	0.3%	25.5%	0.0%
Mississauga	72.3%	3.1%	20.5%	4.0%	0.1%	0.0%	0.0%
Newmarket	82.8%	1.6%	13.1%	2.4%	0.1%	0.0%	0.0%
Niagara Falls	67.2%	2.7%	28.0%	1.2%	0.4%	0.6%	0.0%
Niagara-on-the-Lake	76.2%	0.4%	14.3%	0.9%	0.4%	7.8%	0.0%
Norfolk	72.5%	0.9%	6.2%	1.3%	0.6%	18.3%	0.3%
North Bay	78.3%	4.5%	14.1%	1.8%	1.2%	0.0%	0.0%
North Dumfries	71.6%	0.3%	8.8%	6.0%	4.2%	9.0%	0.1%
North Middlesex	36.4%	0.5%	2.0%	0.7%	0.8%	59.3%	0.4%
North Perth	49.2%	0.7%	7.0%	2.0%	0.3%	40.7%	0.0%
Oakville	83.7%	2.0%	12.0%	2.0%	0.1%	0.1%	0.0%
Orangeville	82.6%	2.3%	13.3%	1.6%	0.2%	0.0%	0.0%
Orillia	75.0%	5.1%	18.2%	1.5%	0.3%	0.0%	0.0%
Oshawa	79.1%	5.0%	12.9%	2.3%	0.2%	0.5%	0.0%
Ottawa	78.3%	5.5%	14.6%	0.9%	0.2%	0.6%	0.0%
Owen Sound	74.2%	6.8%	17.2%	1.4%	0.3%	0.1%	0.0%
Parry Sound	74.6%	2.9%	21.1%	1.1%	0.2%	0.1%	0.0%
Pelham	89.8%	0.8%	3.1%	0.2%	0.6%	5.4%	0.1%
Peterborough	78.0%	6.5%	13.9%	1.4%	0.2%	0.1%	0.0%
Pickering	82.0%	0.6%	12.7%	2.5%	0.2%	1.9%	0.0%
Port Colborne	82.8%	2.7%	7.0%	4.4%	0.6%	2.6%	0.0%

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

Municipality	Multi-						
	Residential	Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Prince Edward County	85.9%	1.0%	6.3%	0.6%	0.1%	6.0%	0.1%
Puslinch	79.1%	0.1%	7.3%	6.1%	0.3%	6.6%	0.5%
Quinte West	77.1%	2.7%	15.3%	1.5%	0.8%	2.6%	0.1%
Richmond Hill	87.9%	1.4%	9.1%	1.5%	0.1%	0.1%	0.0%
Sarnia	77.1%	4.2%	13.0%	3.2%	0.7%	1.8%	0.0%
Saugeen Shores	88.9%	1.6%	6.2%	0.1%	0.2%	2.8%	0.1%
Sault Ste. Marie	78.1%	4.4%	14.6%	2.4%	0.4%	0.0%	0.0%
Scugog	81.6%	0.4%	6.7%	1.1%	0.3%	9.6%	0.4%
Springwater	84.4%	0.2%	4.0%	1.2%	0.7%	9.0%	0.5%
St. Catharines	78.9%	5.3%	13.3%	1.6%	0.2%	0.8%	0.0%
St. Marys	80.3%	2.1%	8.8%	7.7%	0.3%	0.8%	0.0%
St. Thomas	82.3%	4.0%	9.6%	3.4%	0.3%	0.4%	0.0%
Stratford	79.0%	4.6%	12.7%	3.2%	0.2%	0.3%	0.0%
Strathroy-Caradoc	72.8%	1.9%	7.6%	2.7%	2.3%	12.6%	0.1%
Tecumseh	77.3%	0.7%	11.5%	6.5%	0.5%	3.6%	0.0%
The Blue Mountains	91.4%	0.1%	4.7%	0.2%	0.1%	3.1%	0.3%
Thorold	79.0%	4.9%	8.6%	3.9%	1.1%	2.3%	0.0%
Thunder Bay	78.2%	3.7%	16.3%	1.4%	0.4%	0.0%	0.0%
Tillsonburg	81.4%	3.4%	10.7%	3.8%	0.3%	0.4%	0.0%
Timmins	77.9%	2.0%	15.5%	4.0%	0.4%	0.2%	0.0%
Toronto	74.5%	6.2%	17.7%	1.5%	0.1%	0.0%	0.0%
Vaughan	77.2%	0.3%	16.3%	5.9%	0.1%	0.2%	0.0%
Wainfleet	84.1%	0.1%	1.9%	0.4%	0.5%	13.0%	0.1%
Waterloo	79.7%	4.9%	13.0%	2.2%	0.2%	0.0%	0.0%
Welland	85.0%	4.1%	8.4%	1.6%	0.5%	0.3%	0.0%
Wellesley	64.1%	0.1%	2.6%	4.4%	0.2%	28.5%	0.1%
Wellington North	55.7%	1.7%	5.8%	2.6%	0.2%	33.7%	0.3%
West Lincoln	77.0%	0.4%	3.9%	1.4%	1.5%	15.8%	0.1%
Whitby	84.7%	2.1%	10.8%	1.8%	0.2%	0.5%	0.0%
Whitchurch-Stouffville	88.0%	0.6%	6.7%	2.0%	0.1%	2.3%	0.1%
Wilmot	81.1%	0.8%	4.3%	1.3%	0.3%	12.0%	0.1%
Windsor	74.0%	3.6%	18.4%	3.5%	0.4%	0.2%	0.0%
Woolwich	71.4%	1.0%	10.7%	3.6%	0.3%	12.9%	0.1%
Average	77.1%	2.2%	10.3%	2.3%	1.0%	7.0%	0.1%
Median	79.0%	1.5%	10.0%	1.8%	0.3%	1.8%	0.0%
Min	24.5%	0.1%	1.9%	0.1%	0.0%	0.0%	0.0%
Max	91.4%	7.1%	28.0%	7.9%	57.3%	59.3%	1.1%

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

Municipality	Residential
The Blue Mountains	91.4%
Gravenhurst	90.6%
Georgina	89.9%
Pelham	89.8%
Saugeen Shores	88.9%
King	88.8%
Grimsby	88.5%
Whitchurch-Stouffville	88.0%
Richmond Hill	87.9%
Fort Erie	87.6%

Municipality	Industrial
Ingersoll	7.9%
St. Marys	7.7%
Tecumseh	6.5%
Puslinch	6.1%
North Dumfries	6.0%
Vaughan	5.9%
Cambridge	5.7%
Espanola	5.0%
Kincardine	4.4%
Port Colborne	4.4%

Municipality	Multi-Residential
Kingston	7.1%
Owen Sound	6.8%
Kitchener	6.6%
Peterborough	6.5%
Toronto	6.2%
Elliot Lake	5.9%
Brockville	5.8%
Cornwall	5.6%
Ottawa	5.5%
Belleville	5.4%

Municipality	Pipelines
Greenstone	57.3%
North Dumfries	4.2%
Middlesex Centre	3.3%
Strathroy-Caradoc	2.3%
Kenora	2.0%
West Lincoln	1.5%
North Bay	1.2%
Haldimand	1.1%
Thorold	1.1%
Huntsville	0.9%

Municipality	Commercial
Niagara Falls	28.0%
Cornwall	25.3%
Parry Sound	21.1%
Mississauga	20.5%
Belleville	20.0%
Windsor	18.4%
Orillia	18.2%
Toronto	17.7%
Barrie	17.6%
Owen Sound	17.2%

Municipality	Farmlands
North Middlesex	59.3%
Mapleton	49.3%
North Perth	40.7%
Chatham-Kent	33.8%
Wellington North	33.7%
Wellesley	28.5%
Middlesex Centre	28.4%
Minto	25.5%
Leamington	25.1%
Kingsville	23.7%

Weighted Assessment Composition (Sorted Alphabetically)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Aurora	85.1%	1.0%	11.6%	2.1%	0.1%	0.0%	0.0%
Barrie	70.9%	3.2%	22.9%	2.7%	0.2%	0.0%	0.0%
Belleville	54.5%	10.7%	29.3%	4.8%	0.4%	0.2%	0.0%
Bracebridge	87.2%	1.2%	10.3%	0.9%	0.4%	0.0%	0.1%
Brampton	75.3%	3.0%	16.7%	4.8%	0.2%	0.1%	0.0%
Brant	74.6%	0.7%	9.9%	9.0%	0.8%	5.0%	0.0%
Brock	84.5%	1.7%	7.3%	2.6%	0.4%	3.5%	0.1%
Brockville	60.5%	8.2%	25.2%	5.6%	0.5%	0.0%	0.0%
Burlington	69.1%	7.4%	17.6%	5.7%	0.2%	0.1%	0.0%
Caledon	80.0%	0.4%	12.2%	6.1%	0.1%	1.1%	0.2%
Cambridge	61.4%	6.2%	23.2%	9.0%	0.2%	0.1%	0.0%
Central Elgin	84.1%	0.4%	8.0%	1.6%	0.5%	5.4%	0.0%
Centre Wellington	81.0%	3.0%	8.0%	4.3%	0.4%	3.3%	0.0%
Chatham-Kent	64.3%	4.1%	17.1%	4.4%	1.3%	8.8%	0.0%
Clarington	83.2%	1.3%	9.5%	4.6%	0.5%	0.8%	0.1%
Collingwood	79.3%	2.6%	15.4%	2.5%	0.2%	0.0%	0.0%
Cornwall	49.8%	9.8%	36.3%	4.0%	0.0%	0.0%	0.0%
East Gwillimbury	86.1%	0.3%	10.2%	1.9%	0.2%	1.3%	0.1%
Elliot Lake	73.9%	10.8%	14.1%	0.6%	0.5%	0.0%	0.0%
Erin	87.9%	0.6%	5.5%	2.7%	0.2%	2.9%	0.1%
Espanola	64.1%	2.7%	17.1%	15.6%	0.4%	0.0%	0.0%
Fort Erie	80.7%	2.6%	11.8%	3.9%	0.6%	0.3%	0.0%
Georgina	91.1%	1.3%	6.5%	0.4%	0.2%	0.6%	0.0%
Gravenhurst	90.4%	0.7%	8.0%	0.3%	0.5%	0.0%	0.0%
Greater Sudbury	64.2%	6.3%	21.1%	7.9%	0.5%	0.0%	0.0%
Greenstone	26.5%	1.4%	23.0%	3.1%	46.0%	0.0%	0.0%
Grey Highlands	86.2%	0.4%	3.7%	4.3%	0.1%	5.1%	0.3%
Grimsby	83.0%	1.3%	12.2%	2.7%	0.3%	0.4%	0.0%
Guelph	66.5%	7.6%	17.9%	7.8%	0.3%	0.0%	0.0%
Guelph-Eramosa	85.4%	0.5%	6.5%	2.8%	0.6%	4.2%	0.0%
Haldimand	76.7%	2.0%	8.0%	7.7%	1.7%	3.8%	0.0%
Halton Hills	79.0%	2.4%	12.2%	5.7%	0.1%	0.6%	0.0%
Hamilton	66.3%	10.5%	17.0%	5.3%	0.6%	0.2%	0.0%
Huntsville	85.0%	0.8%	12.2%	1.3%	0.6%	0.0%	0.1%
Ingersoll	63.4%	4.6%	15.4%	16.2%	0.3%	0.0%	0.0%
Innisfil	87.6%	0.4%	9.1%	1.1%	0.6%	1.2%	0.0%

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

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Kenora	68.5%	2.2%	22.5%	4.3%	2.5%	0.0%	0.0%
Kincardine	72.3%	0.8%	14.4%	8.1%	0.0%	4.3%	0.0%
King	93.2%	0.2%	3.5%	0.9%	0.4%	1.7%	0.1%
Kingston	63.6%	10.6%	23.1%	2.3%	0.3%	0.1%	0.0%
Kingsville	78.8%	1.8%	7.8%	3.8%	0.8%	6.9%	0.0%
Kitchener	67.5%	9.9%	20.1%	2.5%	0.0%	0.0%	0.0%
Lambton Shores	81.8%	1.8%	9.8%	1.4%	0.4%	4.7%	0.0%
Leamington	71.0%	4.9%	12.5%	3.2%	1.0%	7.4%	0.0%
Lincoln	76.5%	1.3%	10.6%	7.7%	1.0%	2.9%	0.0%
London	69.7%	8.2%	19.6%	2.1%	0.4%	0.1%	0.0%
Mapleton	68.7%	0.4%	4.3%	6.2%	1.8%	18.4%	0.1%
Markham	81.8%	1.1%	14.9%	2.1%	0.1%	0.0%	0.0%
Meaford	85.8%	2.3%	8.0%	0.5%	0.4%	2.8%	0.2%
Middlesex Centre	80.9%	0.6%	4.3%	0.8%	4.4%	8.9%	0.0%
Milton	74.5%	1.7%	17.0%	6.0%	0.4%	0.3%	0.0%
Minto	71.6%	2.1%	12.3%	6.1%	0.7%	7.2%	0.0%
Mississauga	64.3%	4.9%	25.4%	5.4%	0.1%	0.0%	0.0%
Newmarket	81.1%	1.5%	14.3%	3.0%	0.1%	0.0%	0.0%
Niagara Falls	53.9%	4.4%	38.7%	2.3%	0.5%	0.1%	0.0%
Niagara-on-the-Lake	71.4%	0.7%	23.4%	2.0%	0.6%	1.8%	0.0%
Norfolk	78.8%	1.7%	11.3%	2.3%	1.0%	5.0%	0.1%
North Bay	66.1%	8.4%	22.3%	2.0%	1.2%	0.0%	0.0%
North Dumfries	66.5%	0.6%	15.7%	10.6%	4.5%	2.1%	0.0%
North Middlesex	64.7%	1.4%	3.7%	2.1%	1.5%	26.4%	0.2%
North Perth	66.4%	2.1%	12.0%	5.1%	0.6%	13.7%	0.0%
Oakville	76.3%	4.1%	15.6%	4.0%	0.1%	0.0%	0.0%
Orangeville	76.3%	5.7%	14.9%	3.0%	0.1%	0.0%	0.0%
Orillia	62.5%	6.4%	28.4%	2.2%	0.6%	0.0%	0.0%
Oshawa	67.9%	8.0%	19.4%	4.3%	0.2%	0.1%	0.0%
Ottawa	66.9%	6.6%	24.4%	1.7%	0.3%	0.1%	0.0%
Owen Sound	59.4%	11.4%	25.6%	2.9%	0.7%	0.0%	0.0%
Parry Sound	64.9%	3.8%	29.8%	1.3%	0.2%	0.0%	0.0%
Pelham	90.0%	1.7%	5.4%	0.4%	1.1%	1.4%	0.0%
Peterborough	67.9%	10.6%	19.1%	2.2%	0.2%	0.0%	0.0%
Pickering	76.3%	1.0%	17.0%	5.1%	0.2%	0.4%	0.0%
Port Colborne	73.1%	4.8%	10.8%	9.9%	0.8%	0.6%	0.0%

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

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Prince Edward County	88.8%	1.5%	7.2%	0.9%	0.1%	1.5%	0.0%
Puslinch	74.1%	0.1%	9.9%	13.6%	0.6%	1.6%	0.1%
Quinte West	69.5%	5.1%	21.0%	3.2%	0.7%	0.6%	0.0%
Richmond Hill	86.9%	1.4%	10.0%	1.7%	0.1%	0.0%	0.0%
Sarnia	65.2%	8.5%	18.8%	6.3%	0.7%	0.4%	0.0%
Saugeen Shores	89.6%	1.6%	7.7%	0.2%	0.2%	0.7%	0.0%
Sault Ste. Marie	60.6%	4.5%	25.5%	8.8%	0.6%	0.0%	0.0%
Scugog	84.5%	0.8%	9.9%	2.4%	0.3%	2.0%	0.1%
Springwater	89.3%	0.3%	5.2%	1.7%	1.0%	2.4%	0.1%
St. Catharines	67.3%	9.0%	19.8%	3.3%	0.3%	0.2%	0.0%
St. Marys	69.2%	2.2%	11.6%	16.4%	0.4%	0.2%	0.0%
St. Thomas	68.8%	8.3%	15.5%	7.0%	0.3%	0.1%	0.0%
Stratford	64.2%	7.8%	20.3%	7.2%	0.3%	0.1%	0.0%
Strathroy-Caradoc	76.6%	3.5%	9.0%	5.0%	2.6%	3.3%	0.0%
Tecumseh	73.6%	1.4%	11.6%	11.9%	0.6%	0.8%	0.0%
The Blue Mountains	92.4%	0.1%	6.0%	0.4%	0.1%	0.8%	0.1%
Thorold	69.9%	6.2%	13.2%	8.4%	1.7%	0.5%	0.0%
Thunder Bay	61.8%	7.8%	26.4%	3.2%	0.8%	0.0%	0.0%
Tillsonburg	67.1%	7.7%	16.6%	8.2%	0.3%	0.1%	0.0%
Timmins	63.2%	2.8%	24.0%	9.1%	0.8%	0.0%	0.0%
Toronto	53.1%	12.5%	31.3%	3.0%	0.1%	0.0%	0.0%
Vaughan	75.0%	0.2%	17.3%	7.2%	0.1%	0.1%	0.0%
Wainfleet	90.8%	0.1%	3.5%	1.1%	1.0%	3.5%	0.0%
Waterloo	67.6%	7.3%	21.3%	3.6%	0.2%	0.0%	0.0%
Welland	75.3%	7.3%	12.9%	3.7%	0.7%	0.1%	0.0%
Wellesley	75.2%	0.3%	6.0%	9.9%	0.2%	8.4%	0.0%
Wellington North	67.5%	3.8%	10.2%	7.6%	0.7%	10.2%	0.1%
West Lincoln	81.3%	0.8%	7.1%	3.8%	2.7%	4.2%	0.0%
Whitby	78.3%	3.6%	14.3%	3.5%	0.2%	0.1%	0.0%
Whitchurch-Stouffville	89.0%	0.6%	7.2%	2.4%	0.1%	0.6%	0.0%
Wilmot	83.7%	1.7%	8.6%	2.5%	0.4%	3.1%	0.0%
Windsor	57.4%	7.1%	28.1%	6.9%	0.6%	0.0%	0.0%
Woolwich	68.7%	1.5%	19.6%	6.7%	0.4%	3.1%	0.0%
Average	73.7%	3.7%	15.0%	4.5%	1.0%	2.0%	0.0%
Median	73.9%	2.2%	14.1%	3.6%	0.4%	0.3%	0.0%
Min	26.5%	0.1%	3.5%	0.2%	0.0%	0.0%	0.0%
Max	93.2%	12.5%	38.7%	16.4%	46.0%	26.4%	0.3%

2016 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	74.5%	53.1%	-28.7%
Cornwall	66.8%	49.8%	-25.4%
Belleville	70.4%	54.5%	-22.6%
Sault Ste. Marie	78.1%	60.6%	-22.4%
Windsor	74.0%	57.4%	-22.4%
Thunder Bay	78.2%	61.8%	-20.9%
Ingersoll	79.4%	63.4%	-20.2%
Espanola	80.2%	64.1%	-20.2%
Greater Sudbury	80.2%	64.2%	-20.0%
Owen Sound	74.2%	59.4%	-20.0%
Niagara Falls	67.2%	53.9%	-19.7%
Brockville	75.1%	60.5%	-19.5%
Timmins	77.9%	63.2%	-18.9%
Stratford	79.0%	64.2%	-18.6%
Cambridge	74.9%	61.4%	-18.0%
Hamilton	80.6%	66.3%	-17.7%
Tillsonburg	81.4%	67.1%	-17.6%
Kingston	76.8%	63.6%	-17.2%
Orillia	75.0%	62.5%	-16.7%
St. Thomas	82.3%	68.8%	-16.4%
Guelph	79.1%	66.5%	-16.0%
North Bay	78.3%	66.1%	-15.6%
Sarnia	77.1%	65.2%	-15.4%
Kenora	80.9%	68.5%	-15.2%
Waterloo	79.7%	67.6%	-15.2%
Kitchener	79.4%	67.5%	-15.1%
St. Catharines	78.9%	67.3%	-14.7%
Ottawa	78.3%	66.9%	-14.5%
Oshawa	79.1%	67.9%	-14.1%

Municipality	Residential Unweighted Assessment	Residential Weighted Assessment	Change % Unweighted to Weighted
London	81.0%	69.7%	-14.0%
St. Marys	80.3%	69.2%	-13.8%
Parry Sound	74.6%	64.9%	-13.0%
Peterborough	78.0%	67.9%	-12.9%
Burlington	78.2%	69.1%	-11.7%
Port Colborne	82.8%	73.1%	-11.7%
Thorold	79.0%	69.9%	-11.5%
Welland	85.0%	75.3%	-11.4%
Elliot Lake	83.3%	73.9%	-11.3%
Mississauga	72.3%	64.3%	-11.1%
Quinte West	77.1%	69.5%	-9.9%
Oakville	83.7%	76.3%	-8.9%
Fort Erie	87.6%	80.7%	-7.9%
Milton	80.8%	74.5%	-7.8%
Orangeville	82.6%	76.3%	-7.7%
Whitby	84.7%	78.3%	-7.5%
Barrie	76.4%	70.9%	-7.2%
North Dumfries	71.6%	66.5%	-7.2%
Pickering	82.0%	76.3%	-7.0%
Puslinch	79.1%	74.1%	-6.3%
Niagara-on-the-Lake	76.2%	71.4%	-6.2%
Grimsby	88.5%	83.0%	-6.2%
Brampton	79.8%	75.3%	-5.6%
Halton Hills	83.3%	79.0%	-5.1%
Collingwood	83.5%	79.3%	-4.9%
Tecumseh	77.3%	73.6%	-4.7%
Woolwich	71.4%	68.7%	-3.7%
Vaughan	77.2%	75.0%	-2.8%
Clarington	85.5%	83.2%	-2.7%

2016 Shift In Tax Burden—Unweighted to Weighted Residential Assessment (cont'd)

Municipality	Residential Unweighted Assessment	Residential Weighted Assessment	Change % Unweighted to Weighted	Municipality	Residential Unweighted Assessment	Residential Weighted Assessment	Change % Unweighted to Weighted
Newmarket	82.8%	81.1%	-2.0%	West Lincoln	77.0%	81.3%	5.6%
Lincoln	77.8%	76.5%	-1.6%	Springwater	84.4%	89.3%	5.7%
Markham	83.1%	81.8%	-1.6%	Meaford	80.8%	85.8%	6.3%
Aurora	86.3%	85.1%	-1.3%	Kincardine	67.6%	72.3%	6.9%
Richmond Hill	87.9%	86.9%	-1.1%	Wainfleet	84.1%	90.8%	8.0%
Huntsville	85.4%	85.0%	-0.4%	Greenstone	24.5%	26.5%	8.4%
Bracebridge	87.4%	87.2%	-0.3%	Guelph-Eramosa	78.8%	85.4%	8.4%
Gravenhurst	90.6%	90.4%	-0.3%	Norfolk	72.5%	78.8%	8.7%
Pelham	89.8%	90.0%	0.3%	Lambton Shores	75.1%	81.8%	9.0%
Saugeen Shores	88.9%	89.6%	0.7%	Brock	77.1%	84.5%	9.6%
Caledon	79.2%	80.0%	1.1%	Central Elgin	75.1%	84.1%	11.9%
The Blue Mountains	91.4%	92.4%	1.1%	Minto	63.5%	71.6%	12.8%
Whitchurch-Stouffville	88.0%	89.0%	1.1%	Grey Highlands	76.0%	86.2%	13.4%
Innisfil	86.5%	87.6%	1.3%	Leamington	60.6%	71.0%	17.1%
Georgina	89.9%	91.1%	1.3%	Kingsville	67.2%	78.8%	17.2%
Haldimand	74.7%	76.7%	2.6%	Wellesley	64.1%	75.2%	17.4%
East Gwillimbury	83.7%	86.1%	2.9%	Chatham-Kent	54.1%	64.3%	19.0%
Wilmot	81.1%	83.7%	3.2%	Wellington North	55.7%	67.5%	21.0%
Centre Wellington	78.4%	81.0%	3.3%	Middlesex Centre	64.5%	80.9%	25.5%
Prince Edward County	85.9%	88.8%	3.4%	North Perth	49.2%	66.4%	34.9%
Scugog	81.6%	84.5%	3.5%	Mapleton	45.9%	68.7%	49.6%
Brant	71.5%	74.6%	4.3%	North Middlesex	36.4%	64.7%	77.8%
King	88.8%	93.2%	5.0%	Average	77.1%	73.7%	-3.3%
Strathroy-Caradoc	72.8%	76.6%	5.2%	Median	79.0%	73.9%	-5.1%
Erin	83.3%	87.9%	5.5%	Min	24.5%	26.5%	-28.7%
				Max	91.4%	93.2%	77.8%

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.

(000's)

Area	Single Family Detached	Link Home	Freehold Town.	Semi-Detached	Single on Water	Condo	Seasonal	Weighted Median Assessed Values
Total Average	\$ 303	\$ 272	\$ 251	\$ 227	\$ 562	\$ 203	\$ 336	\$ 292
Total Median	\$ 254	\$ 238	\$ 233	\$ 197	\$ 464	\$ 191	\$ 293	\$ 266
Eastern Average	\$ 233	\$ 219	\$ 219	\$ 177	\$ 419	\$ 176	\$ 234	\$ 228
Eastern Median	\$ 203	\$ 221	\$ 217	\$ 155	\$ 348	\$ 171	\$ 262	\$ 211
GTA Average	\$ 481	\$ 378	\$ 355	\$ 346	\$ 914	\$ 273	\$ 383	\$ 432
GTA Median	\$ 474	\$ 369	\$ 348	\$ 350	\$ 547	\$ 271	\$ 345	\$ 429
Niagara/Hamilton Avg.	\$ 256	\$ 235	\$ 255	\$ 187	\$ 503	\$ 173	\$ 424	\$ 254
Niagara/Hamilton Median	\$ 236	\$ 248	\$ 240	\$ 189	\$ 447	\$ 185	\$ 450	\$ 266
North Average	\$ 162	\$ 167	\$ 160	\$ 123	\$ 299	\$ 157	\$ 223	\$ 166
North Median	\$ 176	\$ 180	\$ 152	\$ 115	\$ 296	\$ 159	\$ 218	\$ 175
Sim./Musk./Duff. Avg.	\$ 273	\$ 225	\$ 226	\$ 200	\$ 553	\$ 280	\$ 410	\$ 293
Sim./Musk./Duff. Median	\$ 272	\$ 223	\$ 224	\$ 189	\$ 505	\$ 229	\$ 384	\$ 285
Southwest Average	\$ 274	\$ 222	\$ 215	\$ 213	\$ 537	\$ 168	\$ 373	\$ 270
Southwest Median	\$ 244	\$ 212	\$ 216	\$ 188	\$ 467	\$ 165	\$ 353	\$ 242

Building Construction Activity (sorted from lowest to highest 2015 activity per capita)

The table summarizes the 2015 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 2015.

Municipality	% Residential 2015	% Non-Residential 2015	2015 per Capita
Brockville	51%	49%	\$ 590
Cornwall	57%	43%	\$ 782
Greenstone	34%	66%	\$ 786
Chatham-Kent	46%	54%	\$ 827
St. Catharines	57%	43%	\$ 849
Elliot Lake	43%	57%	\$ 871
Port Colborne	35%	65%	\$ 966
Sarnia	45%	55%	\$ 981
Timmins	28%	72%	\$ 1,015
Meaford	100%	0%	\$ 1,066
Espanola	21%	79%	\$ 1,121
Owen Sound	62%	38%	\$ 1,123
North Bay	32%	68%	\$ 1,204
Parry Sound	29%	71%	\$ 1,208
Central Elgin	N/A	N/A	\$ 1,212
Tillsonburg	74%	26%	\$ 1,217
Kingston	47%	53%	\$ 1,218
Ingersoll	77%	23%	\$ 1,236
Belleville	54%	46%	\$ 1,239
Cambridge	53%	47%	\$ 1,252
Kenora	61%	39%	\$ 1,274
Whitby	73%	27%	\$ 1,288
Peterborough	58%	42%	\$ 1,306
Hamilton	86%	14%	\$ 1,324
Lincoln	72%	28%	\$ 1,325
Welland	63%	37%	\$ 1,347
Barrie	30%	70%	\$ 1,367
Windsor	49%	51%	\$ 1,387
Brock	73%	27%	\$ 1,407
Grimsby	88%	12%	\$ 1,420

Municipality	% Residential 2015	% Non-Residential 2015	2015 per Capita
Thunder Bay	29%	71%	\$ 1,425
Greater Sudbury	38%	62%	\$ 1,427
Norfolk	84%	16%	\$ 1,440
Tecumseh	88%	12%	\$ 1,471
Pickering	73%	27%	\$ 1,488
Orillia	57%	43%	\$ 1,504
Wellington North	44%	56%	\$ 1,540
Whitchurch-Stouffville	80%	20%	\$ 1,570
Bracebridge	74%	26%	\$ 1,579
Sault Ste. Marie	46%	54%	\$ 1,625
Wilmot	77%	23%	\$ 1,631
Mississauga	44%	56%	\$ 1,672
Scugog	31%	69%	\$ 1,705
Collingwood	82%	18%	\$ 1,717
North Middlesex	36%	64%	\$ 1,753
St. Marys	85%	15%	\$ 1,807
London	61%	39%	\$ 1,833
Pelham	88%	12%	\$ 1,919
Haldimand	39%	61%	\$ 1,979
Woolwich	30%	70%	\$ 2,108
Ottawa	54%	46%	\$ 2,214
Erin	93%	7%	\$ 2,247
Thorold	58%	42%	\$ 2,250
Brant	31%	69%	\$ 2,286
Kingsville	67%	33%	\$ 2,291
Halton Hills	62%	38%	\$ 2,320
Markham	47%	53%	\$ 2,372
Kitchener	70%	30%	\$ 2,386

Building Construction Activity (sorted from lowest to highest 2015 activity per capita) (cont'd)

Municipality	% Residential 2015	% Non-Residential 2015	2015 per Capita
Fort Erie	42%	58%	\$ 2,407
Wainfleet	75%	25%	\$ 2,444
Leamington	30%	70%	\$ 2,445
North Dumfries	49%	51%	\$ 2,478
Niagara Falls	86%	14%	\$ 2,508
Stratford	67%	33%	\$ 2,521
Quinte West	48%	52%	\$ 2,552
Toronto	32%	68%	\$ 2,572
Saugeen Shores	65%	35%	\$ 2,686
Middlesex Centre	52%	48%	\$ 2,762
Burlington	35%	65%	\$ 2,771
Minto	38%	62%	\$ 2,832
Lambton Shores	47%	53%	\$ 2,894
East Gwillimbury	94%	6%	\$ 2,932
Gravenhurst	86%	14%	\$ 2,967
Prince Edward County	85%	15%	\$ 3,024
Guelph-Eramosa	64%	36%	\$ 3,080
St. Thomas	31%	69%	\$ 3,118
Newmarket	83%	17%	\$ 3,177
Milton	54%	46%	\$ 3,208
Huntsville	87%	13%	\$ 3,218
North Perth	41%	59%	\$ 3,233
Georgina	95%	5%	\$ 3,307
Waterloo	69%	31%	\$ 3,322

Municipality	% Residential 2015	% Non-Residential 2015	2015 per Capita
Centre Wellington	55%	45%	\$ 3,463
Innisfil	59%	41%	\$ 3,490
Oshawa	81%	19%	\$ 3,492
Guelph	69%	31%	\$ 3,835
Clarington	81%	19%	\$ 3,918
Brampton	87%	13%	\$ 4,016
Oakville	77%	23%	\$ 4,097
Wellesley	15%	85%	\$ 4,099
Vaughan	67%	33%	\$ 4,120
Grey Highlands	37%	63%	\$ 4,122
Puslinch	91%	9%	\$ 4,250
Aurora	64%	36%	\$ 4,651
Springwater	91%	9%	\$ 5,530
Mapleton	24%	76%	\$ 5,561
West Lincoln	48%	52%	\$ 5,653
Caledon	82%	18%	\$ 6,699
Kincardine	24%	76%	\$ 6,744
Niagara-on-the-Lake	70%	30%	\$ 7,710
King	93%	7%	\$ 12,261
The Blue Mountains	100%	0%	\$ 16,223
Average	60%	40%	\$ 2,629
Median	59%	41%	\$ 2,230
Maximum	100%	85%	\$ 16,223
Minimum	15%	0%	\$ 590

Building Construction Activity Trend (Grouped by Location)

The table has been sorted by 2015 building construction value per capita by location.

Municipality	Building Construction Value (000's)			3 Year Per Capita Avg
	2013	2014	2015	
Cornwall	\$ 33,454	\$ 55,809	\$ 37,426	\$ 884
Brockville	\$ 26,348	\$ 30,354	\$ 13,202	\$ 1,041
Belleville	\$ 72,772	\$ 62,489	\$ 63,472	\$ 1,297
Peterborough	\$ 119,973	\$ 169,074	\$ 108,954	\$ 1,604
Quinte West	\$ 69,433	\$ 64,834	\$ 113,611	\$ 1,859
Kingston	\$ 191,551	\$ 441,908	\$ 160,298	\$ 2,032
Prince Edward County	\$ 47,672	\$ 50,040	\$ 77,834	\$ 2,271
Ottawa	\$ 2,393,480	\$ 2,681,879	\$ 2,138,273	\$ 2,531
Eastern Average	\$ 369,335	\$ 444,548	\$ 339,134	\$ 1,690
Eastern Median	\$ 71,103	\$ 63,662	\$ 93,394	\$ 1,732

Richmond Hill	\$ 250,300	\$ 258,100	N/A	\$ 1,239
Brock	\$ 12,166	\$ 14,904	\$ 15,712	\$ 1,266
Whitby	\$ 130,619	\$ 208,030	\$ 173,069	\$ 1,291
Mississauga	\$ 942,335	\$ 1,170,860	\$ 1,285,935	\$ 1,490
Scugog	\$ 19,500	\$ 48,800	\$ 37,900	\$ 1,594
Whitchurch-Stouffville	\$ 71,715	\$ 126,000	\$ 80,000	\$ 1,944
Burlington	\$ 378,752	\$ 216,215	\$ 525,815	\$ 1,991
Pickering	\$ 278,990	\$ 166,646	\$ 141,842	\$ 2,097
Georgina	\$ 69,107	\$ 89,000	\$ 150,765	\$ 2,268
Newmarket	\$ 244,802	\$ 69,353	\$ 275,695	\$ 2,296
Markham	\$ 845,300	\$ 885,244	\$ 818,093	\$ 2,532
Halton Hills	\$ 174,600	\$ 168,573	\$ 147,541	\$ 2,606
East Gwillimbury	\$ 60,000	\$ 57,000	\$ 71,000	\$ 2,619
Toronto	\$ 8,784,033	\$ 8,791,779	\$ 7,134,639	\$ 2,997
Oshawa	\$ 369,158	\$ 506,845	\$ 558,703	\$ 3,016
Aurora	\$ 131,719	\$ 276,059	\$ 276,058	\$ 3,077
Milton	\$ 269,763	\$ 353,662	\$ 334,740	\$ 3,157
Brampton	\$ 1,210,569	\$ 2,040,457	\$ 2,490,124	\$ 3,174
Vaughan	\$ 1,102,418	\$ 890,895	\$ 1,405,075	\$ 3,432
Clarington	\$ 289,538	\$ 291,217	\$ 361,916	\$ 3,452
Oakville	\$ 805,000	\$ 790,275	\$ 825,811	\$ 4,078
Caledon	\$ 254,683	\$ 242,365	\$ 421,729	\$ 4,897
King	\$ 167,966	\$ 205,415	\$ 254,374	\$ 10,124
GTA Average	\$ 733,175	\$ 776,856	\$ 808,479	\$ 2,897
GTA Median	\$ 254,683	\$ 242,365	\$ 305,399	\$ 2,606

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

Municipality	Building Construction Value (000's)			3 Year Per Capita Avg
	2013	2014	2015	
Port Colborne	\$ 14,029	\$ 16,194	\$ 18,130	\$ 858
St. Catharines	\$ 219,796	\$ 142,521	\$ 114,141	\$ 1,181
Welland	\$ 61,716	\$ 66,755	\$ 70,323	\$ 1,272
Fort Erie	\$ 37,864	\$ 34,331	\$ 74,083	\$ 1,585
Pelham	\$ 19,736	\$ 29,901	\$ 33,367	\$ 1,599
Hamilton	\$ 1,025,786	\$ 1,143,193	\$ 722,412	\$ 1,778
Wainfleet	\$ 11,345	\$ 9,819	\$ 15,495	\$ 1,917
Thorold	\$ 37,126	\$ 36,111	\$ 40,898	\$ 2,088
Niagara Falls	\$ 215,787	\$ 141,180	\$ 215,200	\$ 2,228
Grimsby	\$ 71,572	\$ 102,100	\$ 38,517	\$ 2,641
Lincoln	\$ 78,824	\$ 76,181	\$ 31,382	\$ 2,646
West Lincoln	\$ 30,486	\$ 33,075	\$ 83,334	\$ 3,342
Niagara-on-the-Lake	\$ 184,948	\$ 150,907	\$ 126,932	\$ 9,481
Niagara/Hamilton Avg	\$ 154,540	\$ 152,482	\$ 121,863	\$ 2,509
Niagara/Hamilton Median	\$ 61,716	\$ 66,755	\$ 70,323	\$ 1,917

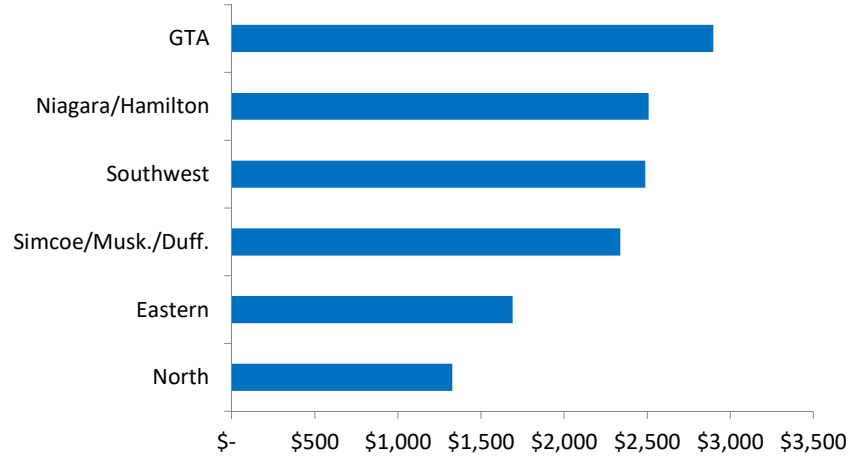
Timmins	\$ 28,562	\$ 39,792	\$ 45,103	\$ 852
Greenstone	\$ 6,865	\$ 2,243	\$ 3,716	\$ 898
Elliot Lake	\$ 9,015	\$ 14,427	\$ 10,010	\$ 970
North Bay	\$ 70,301	\$ 55,383	\$ 66,006	\$ 1,161
Kenora	\$ 23,111	\$ 16,026	\$ 20,236	\$ 1,249
Thunder Bay	\$ 211,991	\$ 103,354	\$ 157,549	\$ 1,424
Sault Ste. Marie	\$ 122,120	\$ 93,518	\$ 125,556	\$ 1,473
Espanola	\$ 9,996	\$ 8,766	\$ 6,266	\$ 1,503
Greater Sudbury	\$ 287,334	\$ 344,303	\$ 237,362	\$ 1,747
Parry Sound	\$ 7,307	\$ 23,599	\$ 8,045	\$ 1,971
North Average	\$ 77,660	\$ 70,141	\$ 68,273	\$ 1,327
North Median	\$ 25,837	\$ 31,696	\$ 32,670	\$ 1,337

Bracebridge	\$ 10,935	\$ 5,055	\$ 24,677	\$ 866
Orangeville	\$ 43,782	\$ 32,649	N/A	\$ 1,303
Orillia	\$ 37,411	\$ 70,979	\$ 47,585	\$ 1,647
Barrie	\$ 267,243	\$ 369,971	\$ 198,452	\$ 1,941
Huntsville	\$ 34,385	\$ 39,333	\$ 64,944	\$ 2,305
Collingwood	\$ 61,344	\$ 86,434	\$ 36,760	\$ 2,948
Gravenhurst	\$ 39,629	\$ 36,611	\$ 36,867	\$ 3,066
Springwater	\$ 35,768	\$ 48,687	\$ 106,828	\$ 3,318
Innisfil	\$ 135,895	\$ 123,878	\$ 123,878	\$ 3,645
Simcoe/Musk./Duff. Avg	\$ 74,044	\$ 90,400	\$ 79,999	\$ 2,338
Simcoe/Musk./Duff. Median	\$ 39,629	\$ 48,687	\$ 56,265	\$ 2,305

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

Municipality	Building Construction Value (000's)			3 Year Per Capita Avg
	2013	2014	2015	
Owen Sound	\$ 15,812	\$ 16,090	\$ 24,945	\$ 853
Sarnia	\$ 67,247	\$ 72,393	\$ 73,574	\$ 950
Meaford	\$ 12,429	\$ 12,196	\$ 12,270	\$ 1,072
Windsor	\$ 188,459	\$ 208,603	\$ 294,220	\$ 1,082
North Middlesex	\$ 5,740	\$ 5,189	\$ 11,844	\$ 1,124
Ingersoll	\$ 12,704	\$ 16,160	\$ 15,784	\$ 1,172
Cambridge	\$ 221,869	\$ 152,326	\$ 169,299	\$ 1,354
Norfolk	\$ 103,480	\$ 88,118	\$ 94,216	\$ 1,456
Tecumseh	\$ 13,105	\$ 20,754	\$ 34,822	\$ 1,471
Chatham-Kent	\$ 216,720	\$ 168,951	\$ 85,229	\$ 1,522
Wellington North	\$ 9,331	\$ 17,978	\$ 18,509	\$ 1,527
Central Elgin	\$ 18,303	\$ 22,020	\$ 15,447	\$ 1,540
Tillsonburg	\$ 19,442	\$ 38,932	\$ 19,570	\$ 1,626
St. Thomas	\$ 36,090	\$ 34,185	\$ 125,821	\$ 1,628
Leamington	\$ 37,144	\$ 45,407	\$ 70,474	\$ 1,773
Haldimand	\$ 111,898	\$ 43,640	\$ 90,517	\$ 1,793
St. Marys	\$ 10,762	\$ 12,948	\$ 12,395	\$ 1,855
Strathroy-Caradoc	\$ 58,388	\$ 27,186	N/A	\$ 1,933
London	\$ 732,008	\$ 818,532	\$ 708,800	\$ 1,962
Wilmot	\$ 43,610	\$ 45,464	\$ 35,146	\$ 1,968
Erin	\$ 22,810	\$ 21,996	\$ 27,464	\$ 2,009
Stratford	\$ 57,350	\$ 58,765	\$ 80,627	\$ 2,055
Centre Wellington	\$ 23,503	\$ 43,110	\$ 96,634	\$ 2,067
Kitchener	\$ 331,490	\$ 573,063	\$ 565,081	\$ 2,092
Brant	\$ 85,858	\$ 73,094	\$ 85,858	\$ 2,188
Guelph-Eramosa	\$ 27,762	\$ 19,225	\$ 39,893	\$ 2,229
Minto	N/A	\$ 14,358	\$ 23,854	\$ 2,271
North Dumfries	\$ 22,759	\$ 21,519	\$ 24,265	\$ 2,346
Woolwich	\$ 79,814	\$ 65,933	\$ 56,640	\$ 2,599
Middlesex Centre	\$ 41,284	\$ 46,737	\$ 48,749	\$ 2,610
Saugeen Shores	\$ 37,356	\$ 32,091	\$ 36,987	\$ 2,615
Grey Highlands	\$ 23,255	\$ 22,437	\$ 40,402	\$ 2,938
Kingsville	\$ 88,025	\$ 56,808	\$ 51,038	\$ 2,946
Guelph	\$ 343,949	\$ 347,942	\$ 500,014	\$ 3,077
North Perth	\$ 33,736	\$ 50,077	\$ 43,089	\$ 3,174
Waterloo	\$ 372,439	\$ 372,173	\$ 340,127	\$ 3,542
Wellesley	\$ 15,059	\$ 61,609	\$ 48,246	\$ 3,583
Puslinch	\$ 35,856	\$ 24,807	\$ 31,828	\$ 3,807
Mapleton	N/A	\$ 28,516	\$ 57,602	\$ 4,169
Kincardine	N/A	\$ 55,086	\$ 77,331	\$ 5,789
Lambton Shores	\$ 25,223	\$ 138,115	\$ 30,581	\$ 6,071
The Blue Mountains	\$ 57,098	\$ 51,498	\$ 102,983	\$ 11,025
Southwest Average	\$ 93,574	\$ 96,334	\$ 107,668	\$ 2,497
Southwest Median	\$ 37,144	\$ 44,524	\$ 49,894	\$ 2,032

Summary—3 Year Average Building Construction Activity Per Capita (2013, 2014, 2015) —Total Survey by Location



Financial Indicators



Financial Sustainability Indicators

As described by the Canadian Institute of Chartered Accountants (CICA), the intent of providing an evaluation of a municipality's financial condition is to evaluate a municipality's financial outlook and performance. This will help form the foundation for the establishment of a long range financial plan.

Key financial and socio-economic indicators have been included to help evaluate each municipality's existing financial condition and to identify future challenges and opportunities. 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. A number of indicators have been included

S

Sustainability

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

V

Vulnerability

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

F

Flexibility

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

"The usefulness of indicators is not in the numbers themselves, but the analysis of what is driving the indicator. It may, therefore, be more useful to consider the combined results of several broad indicators in assessing performance rather than any one indicator on its own."

Source: Local Government Financial Sustainability, Nationally Consistent Frameworks, published by Local Government and Planning Ministers' Council (Australia), May 2007

Financial Indicators

The ***Financial Indicators*** section of the report includes a number of indicators to assist municipalities in evaluating financial condition. Indicators related to Sustainability, Vulnerability and Flexibility have been included. It should be noted that Water and Wastewater indicators have also been included in the Water/Wastewater section of the report.

When the information is plotted over time, these trends can be used to monitor changes in financial condition and alert the municipality to future problems. We are committed to refining and developing additional data to have more efficient and effective benchmarking tools for municipalities.

Sustainability

- ***Financial Position Per Capita***
- ***Net Financial Liabilities Ratio***
- ***Asset Consumption Ratio***

Flexibility

- ***Reserves***
 - ***Tax Discretionary Reserves as a % of Taxation***
 - ***Discretionary Reserves as a % of Own Source Revenues***
 - ***Reserves per Capita***
- ***Debt***
 - ***Tax Debt Interest as a % of Own Source Revenues***
 - ***Debt Charges as a % of Own Source Revenues***
 - ***Total Debt Outstanding Per Capita***
 - ***Debt Outstanding Per Own Source Revenues***
 - ***Debt to Reserve Ratio***
 - ***Tax Debt Outstanding per \$100,000 of Unweighted Assessment***

Vulnerability

- ***Taxes Receivable as a % of Tax Levied***
- ***Rates Coverage Ratio***



Net Financial Position Indicators

Financial position is a key indicator of a municipality’s financial health. Two key financial position indicators have been included to illustrate a municipality’s financial position. The net financial position is a broader measure of a municipality’s indebtedness than debenture debt as it includes all of a municipality’s financial assets and liabilities. Net Financial Liabilities Ratio is total liabilities minus assets as a percentage of own source revenues. This ratio indicates the extent to which financial liabilities could be met by its operating revenue. A ratio greater than zero indicates that total liabilities exceed the total assets.

Formula

Schedule 70 in the Financial Information Return is used in these calculations of Financial Position as well as Own Source Revenues which is taken from Schedule 81.

$$\text{Net Financial Position per Capita} = \frac{\text{Net Financial Position}}{\text{Population}}$$

$$\text{Net Financial Liabilities Ratio} = \frac{\text{Net Financial Position}}{\text{Own Source Revenues}}$$

Target

There is no optimal number or range for these indicators, it varies according to a municipality’s financial position.

Interpretation

It is important that a municipality understands what is driving these indicators and monitors their trends. The financial position provides an indication of the affordability of future municipal spending.



Financial Position Per Capita—Trend

A comparison was made of each municipality's overall financial position (financial assets less liabilities) over time on a per capita basis.

Municipality	2011	2012	2013	2014	2015
Greenstone		\$ (3,658)	\$ (3,734)	\$ (3,669)	\$ (3,082)
Toronto	\$ (1,687)	\$ (1,570)	\$ (1,668)	\$ (1,962)	\$ (2,192)
Ottawa	\$ (1,243)	\$ (1,282)	\$ (1,448)	\$ (1,634)	\$ (1,736)
Barrie	\$ (1,568)	\$ (1,579)	\$ (1,538)	\$ (1,396)	\$ (1,492)
Thunder Bay	\$ (898)	\$ (764)	\$ (954)	\$ (1,349)	\$ (1,447)
Kingston	\$ (916)	\$ (838)	\$ (1,060)	\$ (1,341)	\$ (1,283)
Stratford	\$ (2,004)	\$ (1,943)	\$ (1,621)	\$ (1,581)	\$ (1,267)
Prince Edward County	\$ (1,477)	\$ (1,343)	\$ (1,184)	\$ (1,239)	\$ (1,209)
Brockville	\$ (1,504)	\$ (1,393)	\$ (1,238)	\$ (1,234)	\$ (1,201)
Quinte West	\$ (89)	\$ (235)	\$ (383)	\$ (583)	\$ (1,170)
Owen Sound	\$ (900)	\$ (1,032)	\$ (774)	\$ (700)	\$ (1,099)
Gravenhurst	\$ (1,238)	\$ (1,228)	\$ (1,197)	\$ (1,134)	\$ (1,066)
Timmins	\$ (644)	\$ (488)	\$ (482)	\$ (677)	\$ (923)
North Perth				\$ (856)	
Middlesex Centre	\$ (1,253)	\$ (1,068)	\$ (847)	\$ (766)	\$ (633)
Pelham	\$ (169)	\$ (91)	\$ (133)	\$ (432)	\$ (531)
King	\$ (1,349)	\$ (603)	\$ (766)	\$ (718)	\$ (364)
Port Colborne				\$ (498)	\$ (343)
Belleville	\$ 529	\$ 440	\$ 386	\$ 179	\$ (308)
Meaford	\$ (1,052)	\$ (809)	\$ (521)	\$ (372)	\$ (304)
Oshawa	\$ (643)	\$ (522)	\$ (393)	\$ (340)	\$ (272)
Lambton Shores	\$ (1,405)	\$ (1,110)	\$ (889)	\$ (606)	\$ (262)
Collingwood			\$ (369)	\$ (146)	\$ (244)
Brant County		\$ (430)	\$ (485)	\$ (309)	\$ (187)
St Catharines	\$ 231	\$ 348	\$ 178	\$ (35)	\$ (87)
Whitchurch-Stouffville	\$ (599)	\$ (434)	\$ (329)	\$ (150)	\$ (63)
Orangeville	\$ (522)		\$ (363)	\$ (202)	\$ (60)
Guelph-Eramosa				\$ (50)	\$ (53)
Kingsville	\$ (158)	\$ (7)	\$ (33)	\$ (16)	\$ (22)
Tillsonburg		\$ (218)	\$ (21)	\$ 10	\$ 60
Welland	\$ 311	\$ (6)	\$ 28	\$ 25	\$ 68
Minto				\$ 196	\$ 113
North Bay	\$ 220	\$ 227	\$ 39	\$ 176	\$ 122
Hamilton	\$ 369	\$ 335	\$ 315	\$ 259	\$ 154

Financial Position Per Capita—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Leamington				\$ 63	\$ 162
Erin				\$ 79	\$ 174
Cornwall		\$ 645	\$ 292	\$ 154	\$ 175
Georgina	\$ 10	\$ 59	\$ 132	\$ 192	\$ 205
Huntsville	\$ (169)	\$ (117)	\$ (6)	\$ 133	\$ 206
Sarnia	\$ (3)	\$ 167	\$ 152	\$ 94	\$ 213
St Marys				\$ (91)	\$ 247
Strathroy-Caradoc			\$ (130)	\$ 28	\$ 248
Tecumseh					\$ 316
Grey Highlands	\$ -		\$ 275	\$ 401	\$ 320
Caledon	\$ 352	\$ 422	\$ 517	\$ 359	\$ 355
Saugeen Shores		\$ 298	\$ 358	\$ 360	\$ 358
North Middlesex					\$ 383
Mapleton				\$ 383	\$ 384
Innisfil	\$ 103	\$ 224	\$ 413	\$ 378	\$ 412
Ingersoll	\$ 263	\$ (12)	\$ 43	\$ 242	\$ 431
St Thomas	\$ 693	\$ 718	\$ 814	\$ 653	\$ 434
Chatham-Kent				\$ 241	\$ 440
Espanola					\$ 444
Puslinch				\$ 395	\$ 448
East Gwillimbury	\$ 383	\$ 419	\$ 333	\$ 421	\$ 459
Springwater	\$ 411	\$ 430	\$ 434	\$ 458	\$ 498
London	\$ (24)	\$ 98	\$ 294	\$ 334	\$ 508
Elliot Lake			\$ 228	\$ 335	\$ 510
Wainfleet	\$ 161	\$ 174	\$ 319	\$ 512	\$ 539
Centre Wellington				\$ 580	\$ 571
Guelph	\$ 314	\$ 371	\$ 247	\$ 405	\$ 572
Clarington	\$ 480	\$ 666	\$ 648	\$ 600	\$ 596
Mississauga	\$ 781	\$ 710	\$ 604	\$ 495	\$ 640
Scugog		\$ 420	\$ 534	\$ 625	\$ 647
Windsor	\$ 380	\$ 489	\$ 510	\$ 618	\$ 653
Newmarket	\$ 520	\$ 611	\$ 719	\$ 716	\$ 708
Cambridge	\$ 630	\$ 653	\$ 707	\$ 717	\$ 722
Brampton	\$ 822	\$ 862	\$ 866	\$ 672	\$ 731
Halton Hills	\$ 891	\$ 744	\$ 682	\$ 771	\$ 737

Financial Position Per Capita—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Fort Erie	\$ 341	\$ 324	\$ 530	\$ 654	\$ 759
Sault Ste Marie	\$ 587	\$ 584	\$ 675	\$ 693	\$ 772
Milton	\$ 879	\$ 841	\$ 774	\$ 774	\$ 856
Wellesley	\$ 886	\$ 882	\$ 915	\$ 854	\$ 861
Brock		\$ 561	\$ 601	\$ 766	\$ 868
Kitchener	\$ 731	\$ 705	\$ 764	\$ 802	\$ 872
Aurora	\$ 958	\$ 992	\$ 1,045	\$ 1,119	\$ 899
Burlington	\$ 943	\$ 955	\$ 889	\$ 880	\$ 920
Peterborough	\$ 1,184	\$ 1,210	\$ 1,235	\$ 1,157	\$ 981
Whitby	\$ 930	\$ 949	\$ 994	\$ 994	\$ 999
Woolwich	\$ 857	\$ 932	\$ 912	\$ 915	\$ 1,000
Vaughan	\$ 831	\$ 1,025	\$ 957	\$ 1,029	\$ 1,007
Greater Sudbury	\$ 912	\$ 1,143	\$ 1,126	\$ 906	\$ 1,042
Thorold	\$ 957	\$ 848	\$ 832	\$ 961	\$ 1,052
West Lincoln	\$ 1,081	\$ 1,186	\$ 1,224	\$ 1,104	\$ 1,056
Wilmot	\$ 900	\$ 999	\$ 1,051	\$ 1,091	\$ 1,111
North Dumfries				\$ 1,010	\$ 1,151
Wellington North				\$ 950	\$ 1,177
Niagara Falls	\$ 708	\$ 858	\$ 949		\$ 1,202
Pickering	\$ 1,011	\$ 967	\$ 940	\$ 1,134	\$ 1,205
Waterloo	\$ 898	\$ 981	\$ 1,190	\$ 1,253	\$ 1,238
Parry Sound				\$ 1,347	\$ 1,245
Markham	\$ 1,260	\$ 1,295	\$ 1,327	\$ 1,285	\$ 1,247
Orillia		\$ 621	\$ 817	\$ 776	\$ 1,271
Grimsby				\$ 1,314	\$ 1,276
Lincoln	\$ 1,320	\$ 1,351	\$ 1,212	\$ 1,154	\$ 1,279
Oakville	\$ 1,557	\$ 1,492	\$ 1,620	\$ 1,884	\$ 1,328
Niagara-on-the-Lake	\$ 1,414	\$ 1,353	\$ 1,462	\$ 1,607	\$ 1,421
Haldimand					\$ 1,461
Bracebridge	\$ 959	\$ 1,069	\$ 1,376	\$ 1,555	\$ 1,680
Kincardine				\$ 2,280	\$ 2,570
The Blue Mountains	\$ 1,835	\$ 2,234	\$ 2,706	\$ 3,318	\$ 3,897
Kenora	\$ 1,429	\$ 1,645	\$ 1,740	\$ 1,861	\$ 4,555
Average	\$ 179	\$ 205	\$ 224	\$ 286	\$ 357
Median	\$ 369	\$ 420	\$ 346	\$ 380	\$ 437

Financial Position Per Capita—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Region York	\$ (973)	\$ (953)	\$ (1,218)	\$ (1,362)	\$ (1,215)
Region Waterloo	\$ (343)	\$ (505)	\$ (744)	\$ (987)	\$ (1,044)
Region Niagara	\$ 37	\$ (33)	\$ (1)	\$ (65)	\$ (155)
Region Peel	\$ 62	\$ (12)	\$ (37)	\$ (69)	\$ (101)
District Muskoka	\$ (974)	\$ (573)	\$ (332)	\$ (204)	\$ 38
Region Durham	\$ 1,020	\$ 1,115	\$ 1,121	\$ 1,203	\$ 1,327
Region Halton	\$ 1,370	\$ 1,330	\$ 1,444	\$ 1,600	\$ 1,965
Average	\$ 28	\$ 53	\$ 33	\$ 17	\$ 116
Median	\$ 37	\$ (33)	\$ (37)	\$ (69)	\$ (101)
Bruce County					\$ (161)
Simcoe County					\$ (133)
Dufferin County					\$ (1)
Elgin County					\$ 235
Wellington County				\$ 304	\$ 371
Grey County					\$ 395
Average				\$ 304	\$ 118
Median				\$ 304	\$ 117

Financial Position Per Capita By Geographic Location—Trend

Municipality	2011	2012	2013	2014	2015
Ottawa	\$ (1,243)	\$ (1,282)	\$ (1,448)	\$ (1,634)	\$ (1,736)
Kingston	\$ (916)	\$ (838)	\$ (1,060)	\$ (1,341)	\$ (1,283)
Prince Edward County	\$ (1,477)	\$ (1,343)	\$ (1,184)	\$ (1,239)	\$ (1,209)
Brockville	\$ (1,504)	\$ (1,393)	\$ (1,238)	\$ (1,234)	\$ (1,201)
Quinte West	\$ (89)	\$ (235)	\$ (383)	\$ (583)	\$ (1,170)
Belleville	\$ 529	\$ 440	\$ 386	\$ 179	\$ (308)
Cornwall		\$ 645	\$ 292	\$ 154	\$ 175
Peterborough	\$ 1,184	\$ 1,210	\$ 1,235	\$ 1,157	\$ 981
Eastern Average	\$ (502)	\$ (350)	\$ (425)	\$ (568)	\$ (719)
Eastern Median	\$ (916)	\$ (536)	\$ (722)	\$ (908)	\$ (1,185)

Municipality	2011	2012	2013	2014	2015
Pelham	\$ (169)	\$ (91)	\$ (133)	\$ (432)	\$ (531)
Port Colborne	\$ (131)	\$ (587)		\$ (498)	\$ (343)
St Catharines	\$ 231	\$ 348	\$ 178	\$ (35)	\$ (87)
Welland	\$ 311	\$ (6)	\$ 28	\$ 25	\$ 68
Hamilton	\$ 369	\$ 335	\$ 315	\$ 259	\$ 154
Wainfleet	\$ 161	\$ 174	\$ 319	\$ 512	\$ 539
Fort Erie	\$ 341	\$ 324	\$ 530	\$ 654	\$ 759
Thorold	\$ 957	\$ 848	\$ 832	\$ 961	\$ 1,052
West Lincoln	\$ 1,081	\$ 1,186	\$ 1,224	\$ 1,104	\$ 1,056
Niagara Falls	\$ 708	\$ 858	\$ 949		\$ 1,202
Grimsby				\$ 1,314	\$ 1,276
Lincoln	\$ 1,320	\$ 1,351	\$ 1,212	\$ 1,154	\$ 1,279
Niagara-on-the-Lake	\$ 1,414	\$ 1,353	\$ 1,462	\$ 1,607	\$ 1,421
Niagara/Hamilton Average	\$ 549	\$ 508	\$ 629	\$ 552	\$ 604
Niagara/Hamilton Median	\$ 355	\$ 342	\$ 530	\$ 583	\$ 759

Financial Position Per Capita By Geographic Location—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Toronto	\$ (1,687)	\$ (1,570)	\$ (1,668)	\$ (1,962)	\$ (2,192)
King	\$ (1,349)	\$ (603)	\$ (766)	\$ (718)	\$ (364)
Oshawa	\$ (643)	\$ (522)	\$ (393)	\$ (340)	\$ (272)
Whitchurch-Stouffville	\$ (599)	\$ (434)	\$ (329)	\$ (150)	\$ (63)
Georgina	\$ 10	\$ 59	\$ 132	\$ 192	\$ 205
Caledon	\$ 352	\$ 422	\$ 517	\$ 359	\$ 355
East Gwillimbury	\$ 383	\$ 419	\$ 333	\$ 421	\$ 459
Clarington	\$ 480	\$ 666	\$ 648	\$ 600	\$ 596
Mississauga	\$ 781	\$ 710	\$ 604	\$ 495	\$ 640
Scugog		\$ 420	\$ 534	\$ 625	\$ 647
Newmarket	\$ 520	\$ 611	\$ 719	\$ 716	\$ 708
Brampton	\$ 822	\$ 862	\$ 866	\$ 672	\$ 731
Halton Hills	\$ 891	\$ 744	\$ 682	\$ 771	\$ 737
Milton	\$ 879	\$ 841	\$ 774	\$ 774	\$ 856
Brock		\$ 561	\$ 601	\$ 766	\$ 868
Aurora	\$ 958	\$ 992	\$ 1,045	\$ 1,119	\$ 899
Burlington	\$ 943	\$ 955	\$ 889	\$ 880	\$ 920
Whitby	\$ 930	\$ 949	\$ 994	\$ 994	\$ 999
Vaughan	\$ 831	\$ 1,025	\$ 957	\$ 1,029	\$ 1,007
Pickering	\$ 1,011	\$ 967	\$ 940	\$ 1,134	\$ 1,205
Markham	\$ 1,260	\$ 1,295	\$ 1,327	\$ 1,285	\$ 1,247
Oakville	\$ 1,557	\$ 1,492	\$ 1,620	\$ 1,884	\$ 1,328
GTA Average	\$ 416	\$ 534	\$ 501	\$ 525	\$ 523
GTA Median	\$ 801	\$ 710	\$ 665	\$ 694	\$ 720

Financial Position Per Capita By Geographic Location—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Greenstone		\$ (3,658)	\$ (3,734)	\$ (3,669)	\$ (3,082)
Thunder Bay	\$ (898)	\$ (764)	\$ (954)	\$ (1,349)	\$ (1,447)
Timmins	\$ (644)	\$ (488)	\$ (482)	\$ (677)	\$ (923)
North Bay	\$ 220	\$ 227	\$ 39	\$ 176	\$ 122
Espanola					\$ 444
Elliot Lake			\$ 228	\$ 335	\$ 510
Sault Ste Marie	\$ 587	\$ 584	\$ 675	\$ 693	\$ 772
Greater Sudbury	\$ 912	\$ 1,143	\$ 1,126	\$ 906	\$ 1,042
Parry Sound				\$ 1,347	\$ 1,245
Kenora	\$ 1,429	\$ 1,645	\$ 1,740	\$ 1,861	\$ 4,555
North Average	\$ 268	\$ (187)	\$ (170)	\$ (42)	\$ 324
North Median	\$ 404	\$ 227	\$ 133	\$ 335	\$ 477

Municipality	2011	2012	2013	2014	2015
Barrie	\$ (1,568)	\$ (1,579)	\$ (1,538)	\$ (1,396)	\$ (1,492)
Gravenhurst	\$ (1,238)	\$ (1,228)	\$ (1,197)	\$ (1,134)	\$ (1,066)
Collingwood			\$ (369)	\$ (146)	\$ (244)
Orangeville	\$ (522)		\$ (363)	\$ (202)	\$ (60)
Huntsville	\$ (169)	\$ (117)	\$ (6)	\$ 133	\$ 206
Innisfil	\$ 103	\$ 224	\$ 413	\$ 378	\$ 412
Springwater	\$ 411	\$ 430	\$ 434	\$ 458	\$ 498
Orillia		\$ 621	\$ 817	\$ 776	\$ 1,271
Bracebridge	\$ 959	\$ 1,069	\$ 1,376	\$ 1,555	\$ 1,680
Simcoe/Musk./Duff. Average	\$ (289)	\$ (83)	\$ (48)	\$ 47	\$ 134
Simcoe/Musk./Duff. Median	\$ (169)	\$ 224	\$ (6)	\$ 133	\$ 206

Financial Position Per Capita By Geographic Location—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Stratford	\$ (2,004)	\$ (1,943)	\$ (1,621)	\$ (1,581)	\$ (1,267)
Owen Sound	\$ (900)	\$ (1,032)	\$ (774)	\$ (700)	\$ (1,099)
North Perth					\$ (856)
Middlesex Centre	\$ (1,253)	\$ (1,068)	\$ (847)	\$ (766)	\$ (633)
Meaford	\$ (1,052)	\$ (809)	\$ (521)	\$ (372)	\$ (304)
Lambton Shores	\$ (1,405)	\$ (1,110)	\$ (889)	\$ (606)	\$ (262)
Brant County		\$ (430)	\$ (485)	\$ (309)	\$ (187)
Guelph-Eramosa				\$ (50)	\$ (53)
Kingsville	\$ (158)	\$ (7)	\$ (33)	\$ (16)	\$ (22)
Tillsonburg		\$ (218)	\$ (21)	\$ 10	\$ 60
Minto				\$ 196	\$ 113
Leamington				\$ 63	\$ 162
Erin				\$ 79	\$ 174
Sarnia	\$ (3)	\$ 167	\$ 152	\$ 94	\$ 213
St Marys				\$ (91)	\$ 247
Strathroy-Caradoc			\$ (130)	\$ 28	\$ 248
Tecumseh					\$ 316
Grey Highlands			\$ 275	\$ 401	\$ 320
Saugeen Shores		\$ 298	\$ 358	\$ 360	\$ 358
North Middlesex					\$ 383
Mapleton				\$ 383	\$ 384
Ingersoll	\$ 263	\$ (12)	\$ 43	\$ 242	\$ 431
St Thomas	\$ 693	\$ 718	\$ 814	\$ 653	\$ 434
Chatham-Kent				\$ 241	\$ 440
Puslinch				\$ 395	\$ 448
London	\$ (24)	\$ 98	\$ 294	\$ 334	\$ 508
Centre Wellington				\$ 580	\$ 571
Guelph	\$ 314	\$ 371	\$ 247	\$ 405	\$ 572
Windsor	\$ 380	\$ 489	\$ 510	\$ 618	\$ 653
Cambridge	\$ 630	\$ 653	\$ 707	\$ 717	\$ 722
Wellesley	\$ 886	\$ 882	\$ 915	\$ 854	\$ 861
Kitchener	\$ 731	\$ 705	\$ 764	\$ 802	\$ 872
Woolwich	\$ 857	\$ 932	\$ 912	\$ 915	\$ 1,000
Wilmot	\$ 900	\$ 999	\$ 1,051	\$ 1,091	\$ 1,111
North Dumfries	\$ 895	\$ 980		\$ 1,010	\$ 1,151
Wellington North				\$ 950	\$ 1,177
Waterloo	\$ 898	\$ 981	\$ 1,190	\$ 1,253	\$ 1,238
Haldimand					\$ 1,461
Kincardine				\$ 2,280	\$ 2,570
The Blue Mountains	\$ 1,835	\$ 2,234	\$ 2,706	\$ 3,318	\$ 3,897
Southwest Average	\$ 124	\$ 169	\$ 234	\$ 383	\$ 460
Southwest Median	\$ 347	\$ 298	\$ 261	\$ 347	\$ 384

Net Financial Liabilities Ratio—Trend

Municipality	2011	2012	2013	2014	2015
Kenora	(0.62)	(0.72)	(0.75)	(0.76)	(1.84)
North Dumfries	(1.26)	1.57		(1.59)	(1.69)
Bracebridge	(1.04)	(1.07)	(1.49)	(1.62)	(1.62)
Wellesley	(1.68)	(1.94)	(1.92)	(1.61)	(1.57)
Woolwich	(1.17)	(1.45)	(1.46)	(1.42)	(1.54)
Wilmot	(1.29)	(1.42)	(1.44)	(1.52)	(1.52)
Lincoln	(1.80)	(1.82)	(1.49)	(1.36)	(1.51)
West Lincoln	(1.58)	(1.78)	(1.85)	(1.69)	(1.46)
Grimsby				(1.49)	(1.42)
Pickering	(1.24)	(1.28)	(1.21)	(1.41)	(1.40)
Markham	(1.35)	(1.01)	(1.42)	(1.35)	(1.29)
Kincardine				(1.08)	(1.18)
Whitby	(1.23)	(1.24)	(1.18)	(1.19)	(1.17)
Oakville	(1.32)	(1.31)	(1.37)	(1.56)	(1.10)
Wellington North				(0.83)	(1.03)
Brock		(0.73)	(0.73)	(0.88)	(0.99)
Milton	(1.07)	(0.95)	(0.94)	(0.91)	(0.99)
The Blue Mountains	(0.59)	(0.71)	(0.79)	(0.85)	(0.97)
Vaughan	(0.78)	(0.96)	(0.90)	(0.99)	(0.94)
Scugog		(0.64)	(0.79)	(0.87)	(0.93)
Niagara-on-the-Lake	(0.99)	(0.97)	(1.04)	(1.09)	(0.92)
Waterloo	(0.62)	(0.75)	(0.87)	(0.89)	(0.88)
Burlington	(0.87)	(0.93)	(0.83)	(0.82)	(0.84)
Thorold	(0.86)	(0.73)	(0.63)	(0.76)	(0.82)
Brampton	(1.03)	(1.06)	(1.22)	(0.77)	(0.80)
Halton Hills	(1.08)	(0.92)	(0.83)	(0.87)	(0.80)
Clarington	(0.64)	(0.89)	(0.89)	(0.80)	(0.77)
Mississauga	(0.91)	(0.83)	(0.71)	(0.56)	(0.71)
Puslinch				(0.61)	(0.70)
Niagara Falls	(0.52)	(0.60)	(0.67)		(0.69)
Aurora	(0.84)	(0.86)	(0.94)	(0.94)	(0.67)
Cambridge	(0.54)	(0.58)	(0.62)	(0.63)	(0.63)
Newmarket	(0.49)	(0.55)	(0.63)	(0.63)	(0.60)
Kitchener	(0.47)	(0.49)	(0.52)	(0.54)	(0.60)

Net Financial Liabilities Ratio—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Wainfleet	(0.21)	(0.22)	(0.35)	(0.55)	(0.57)
Centre Wellington				(0.57)	(0.57)
Orillia		(0.30)	(0.38)	(0.35)	(0.54)
Springwater	(0.42)	(0.48)	(0.50)	(0.52)	(0.54)
Fort Erie	(0.26)	(0.23)	(0.39)	(0.48)	(0.53)
Haldimand					(0.53)
Mapleton				(0.60)	(0.52)
Parry Sound				(0.45)	(0.45)
Greater Sudbury	(0.42)	(0.51)	(0.49)	(0.39)	(0.45)
Peterborough	(0.52)	(0.54)	(0.53)	(0.50)	(0.42)
East Gwillimbury	(0.42)	(0.44)	(0.31)	(0.37)	(0.40)
Ingersoll	(0.29)	0.01	(0.04)	(0.20)	(0.35)
Sault Ste Marie	(0.28)	(0.27)	(0.30)	(0.30)	(0.33)
Caledon	(0.37)	(0.44)	(0.49)	(0.33)	(0.31)
Elliot Lake			(0.14)	(0.22)	(0.31)
North Middlesex					(0.28)
Grey Highlands			(0.24)	(0.35)	(0.27)
Windsor	(0.16)	(0.21)	(0.23)	(0.27)	(0.27)
Huntsville	0.22	0.15	0.01	(0.15)	(0.24)
London	0.01	(0.05)	(0.14)	(0.16)	(0.23)
Innisfil	(0.08)	(0.16)	(0.26)	(0.24)	(0.23)
St Thomas	(0.41)	(0.41)	(0.45)	(0.35)	(0.23)
Guelph	(0.14)	(0.16)	(0.10)	(0.16)	(0.22)
Tecumseh					(0.21)
Saugeen Shores		(0.19)	(0.22)	(0.22)	(0.21)
Strathroy-Caradoc			0.12	(0.02)	(0.21)
Chatham-Kent				(0.11)	(0.21)
Erin				(0.10)	(0.20)
Georgina	(0.01)	(0.06)	(0.14)	(0.18)	(0.18)
Espanola					(0.18)
Sarnia		(0.11)	(0.11)	(0.06)	(0.14)
Leamington				(0.04)	(0.09)
St Marys				0.03	(0.09)
Minto				(0.16)	(0.09)
Cornwall		(0.31)	(0.14)	(0.07)	(0.08)

Net Financial Liabilities Ratio—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Hamilton	(0.17)	(0.16)	(0.14)	(0.12)	(0.07)
North Bay	(0.10)	(0.11)	(0.02)	(0.08)	(0.05)
Tillsonburg		0.19	0.02	(0.01)	(0.05)
Welland	(0.24)		(0.02)	(0.02)	(0.05)
Kingsville	0.16	0.01	0.03	0.02	0.02
Orangeville	0.35		0.24	0.13	0.04
Whitchurch-Stouffville	0.48	0.47	0.36	0.15	0.07
Guelph-Eramosa				0.07	0.07
St Catharines	(0.24)	(0.35)	(0.17)	0.03	0.08
Collingwood			0.16	0.06	0.10
Brant County		0.28	0.30	0.12	0.11
Lambton Shores	0.88	0.66	0.52	0.31	0.12
Belleville	(0.25)	(0.21)	(0.18)	(0.08)	0.13
King	0.94	0.30	0.42	0.37	0.18
Meaford	0.76	0.53	0.33	0.23	0.18
Port Colborne	0.12	(0.41)		0.46	0.23
Oshawa	0.66	0.56	0.42	0.35	0.26
Thunder Bay	0.23	0.20	0.24	0.33	0.33
Timmins	0.30	0.22	0.21	0.29	0.38
Middlesex Centre	1.35	0.98	0.73	0.63	0.42
Kingston	0.34	0.31	0.39	0.48	0.46
Stratford	0.81	0.79	0.64	0.63	0.48
Brockville	0.74	0.68	0.58	0.58	0.52
North Perth					0.54
Owen Sound	0.51	0.58	0.41	0.37	0.56
Pelham	0.19	0.10	0.15	0.47	0.57
Prince Edward County	0.97	0.87	0.74	0.72	0.65
Ottawa	0.48	0.50	0.56	0.62	0.66
Toronto	0.54	0.51	0.56	0.65	0.68
Barrie	0.83	0.82	0.78	0.70	0.72
Greenstone		0.94	0.96	0.90	0.73
Quinte West	0.07	0.18	0.29	0.41	0.77
Gravenhurst	1.18	1.21	1.09	0.99	0.85
Average	(0.28)	(0.28)	(0.31)	(0.34)	(0.36)
Median	(0.28)	(0.29)	(0.23)	(0.25)	(0.27)

Net Financial Liabilities Ratio—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Region Durham	(0.76)	(0.86)	(0.85)	(0.88)	(0.96)
Region Halton	(1.17)	(1.12)	(1.25)	(1.37)	(1.64)
District Muskoka	0.51	0.30	0.17	0.10	(0.02)
Region Peel	(0.06)	0.01	0.04	0.07	0.10
Region Niagara	(0.03)	0.03	0.00	0.05	0.12
Region Waterloo	0.29	0.43	0.62	0.80	0.83
Region York	0.86	0.83	1.02	1.11	0.93
Average	(0.05)	(0.05)	(0.04)	(0.02)	(0.09)
Median	(0.03)	0.03	0.04	0.07	0.10
Grey County					(0.51)
Wellington County				(0.27)	(0.32)
Elgin County					(0.28)
Dufferin County					0.00
Bruce County					0.19
Simcoe County					0.21
Average				(0.27)	(0.12)
Median				(0.27)	(0.14)

Total Asset Consumption Ratio

This indicator provides an estimate of the useful life left in the municipality’s capital assets. Municipalities are facing significant infrastructure challenges. Therefore, it is important to keep informed of the age and condition of its capital assets to ensure they are making timely and appropriate investments. This is calculated using Schedule 51 of the Financial Information Return.

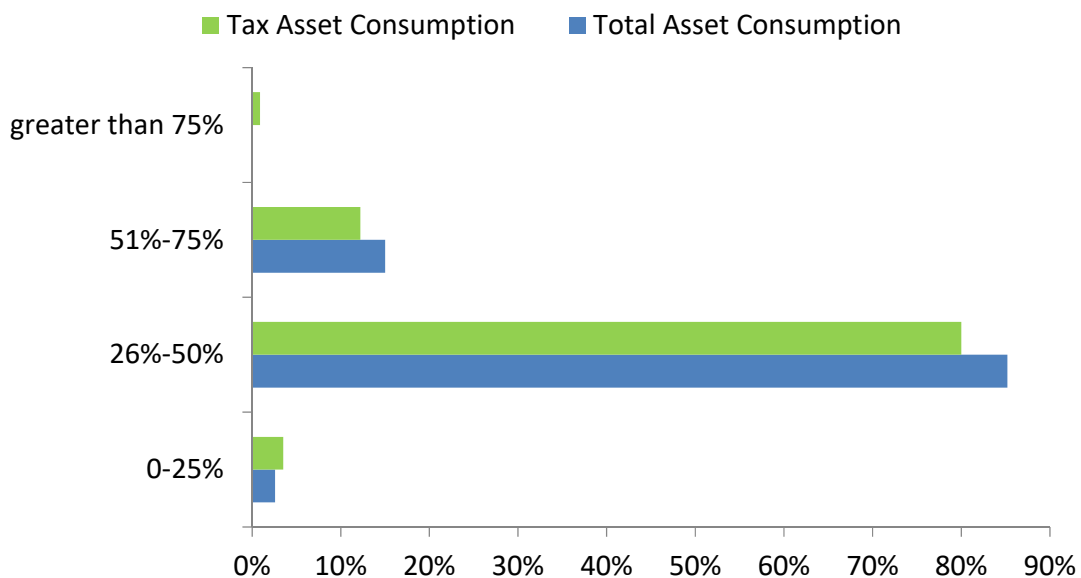
Formula

$$\frac{\text{Total Accumulated Amortization}}{\text{Total Gross Costs of Capital Assets}}$$

Interpretations

This ratio shows the value of the tangible capital assets that have been consumed. 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 Ministry of Municipal Affairs and Housing considers a ratio of 25% or under to be relatively new; 26%-50% to be moderately new; 51%-75% to be moderately old and over 75% to be old.

Summary—2015 Asset Consumption Ratio—Total Survey



Total Asset Consumption Ratio Trend

Municipalities	2011	2012	2013	2014	2015
Vaughan	10.0%	10.4%	10.9%	11.2%	11.5%
Mississauga	15.5%	16.5%	17.4%	18.2%	19.1%
Markham	17.5%	17.5%	18.3%	18.8%	19.4%
Grimsby	23.7%	24.5%	24.4%	25.2%	26.2%
Whitchurch-Stouffville	22.6%	22.4%	24.4%	25.4%	26.6%
Milton	29.3%	29.0%	28.6%	28.5%	26.9%
Barrie	21.7%	23.0%	24.6%	26.1%	27.0%
Woolwich	23.4%	24.7%	25.6%	26.5%	27.5%
Ottawa	26.1%	26.7%	26.9%	26.8%	27.6%
Brampton	25.2%	26.1%	27.4%	27.8%	27.9%
Aurora	24.9%	25.8%	26.4%	28.0%	27.9%
Niagara-on-the-Lake	24.9%	25.5%	26.8%	27.3%	28.0%
Georgina	21.8%	23.6%	25.4%	27.1%	28.6%
Innisfil	27.9%	28.9%	29.3%	29.8%	29.6%
Lambton Shores	23.3%	24.8%	27.2%	28.3%	29.8%
North Middlesex					30.4%
Kitchener	33.2%	33.7%	33.8%	33.9%	30.7%
Middlesex Centre	26.2%	26.8%	28.4%	30.3%	31.2%
St Marys	25.8%	27.7%	28.9%	30.0%	31.4%
Oakville	29.7%	30.0%	31.0%	31.9%	31.5%
North Perth					32.4%
Springwater	26.7%	28.0%	29.5%	31.0%	32.4%
North Dumfries	16.8%	18.0%	19.7%	22.0%	33.8%
Burlington	31.6%	32.3%	32.6%	33.5%	34.1%
Leamington	33.4%	30.4%	31.7%	33.2%	34.2%
Tecumseh					34.3%
London	32.4%	33.0%	33.9%	34.6%	35.3%
Wilmot	42.3%	41.4%	39.0%	41.0%	35.8%
Owen Sound	36.0%	36.2%	37.6%	38.2%	35.9%
Guelph-Eramosa	31.5%	33.4%	33.8%	34.4%	36.1%
Niagara Falls	34.6%	34.9%	36.8%		36.7%
Whitby	31.8%	32.8%	34.1%	35.4%	36.8%
Hamilton	35.9%	35.6%	36.2%	37.1%	36.8%
Kingston	35.0%	35.7%	35.8%	35.9%	36.9%
Waterloo	32.6%	33.7%	35.1%	35.9%	36.9%

Total Asset Consumption Ratio (cont'd)

Municipalities	2011	2012	2013	2014	2015
Ingersoll	35.2%	36.5%	36.2%	36.2%	36.9%
Thorold	35.3%	35.9%	36.7%	36.5%	37.3%
The Blue Mountains	31.9%	33.5%	35.1%	36.5%	37.5%
Newmarket	33.6%	34.7%	35.7%	36.2%	37.5%
Welland	34.4%	33.8%	34.6%	35.9%	37.5%
West Lincoln	32.8%	34.3%	36.0%	36.9%	37.6%
Centre Wellington	36.5%	37.9%	39.0%	37.2%	37.6%
Parry Sound	30.3%	32.3%	34.4%	36.2%	37.6%
Espanola					37.7%
Stratford	33.6%	34.6%	35.7%	36.8%	37.8%
Clarington	34.9%	36.1%	37.4%	37.9%	38.0%
Gravenhurst	37.8%	31.2%	34.1%	35.9%	38.1%
Collingwood	33.4%	34.5%	35.3%	36.8%	38.2%
Orillia	34.2%	34.3%	35.7%	36.7%	38.2%
Port Colborne	41.0%	42.5%	35.4%	37.3%	38.4%
Saugeen Shores	32.0%	33.8%	35.4%	37.4%	38.7%
St Catharines	40.8%	39.9%	40.3%	39.0%	38.8%
Kenora	33.8%	35.9%	36.8%	44.1%	38.9%
Oshawa	35.7%	37.0%	38.3%	38.6%	39.1%
Fort Erie	36.0%	35.5%	36.6%	38.3%	39.4%
King	42.0%	43.6%	44.7%	42.2%	39.4%
Sault Ste Marie	36.4%	36.9%	38.0%	38.3%	39.4%
Peterborough	39.4%	38.0%	38.6%	38.7%	39.5%
Brockville	49.5%	35.9%	37.0%	38.2%	39.5%
Brant County	39.4%	39.0%	39.4%	39.7%	39.5%
Cambridge	38.2%	39.3%	40.4%	40.1%	39.7%
East Gwillimbury	35.7%	37.9%	38.4%	39.2%	40.2%
Orangeville	37.6%	38.4%	39.7%	38.8%	40.2%
Strathroy-Caradoc	36.5%	38.0%	40.3%	40.3%	40.3%
Sarnia	35.3%	36.4%	37.6%	39.2%	40.7%
Windsor	38.2%	37.6%	38.9%	39.2%	41.0%
Lincoln	42.2%	42.5%	43.1%	40.1%	41.3%
Pelham	37.4%	38.9%	39.8%	40.8%	41.3%
North Bay	39.0%	40.3%	41.3%	41.3%	41.5%
Toronto	41.4%	42.0%	42.5%	42.5%	41.6%

Total Asset Consumption Ratio (cont'd)

Municipalities	2011	2012	2013	2014	2015
Cornwall	44.3%	44.7%	45.2%	45.4%	42.0%
Tillsonburg	36.8%	38.5%	39.3%	41.3%	42.2%
Halton Hills	42.5%	44.1%	43.0%	43.4%	42.4%
Belleville	40.8%	40.2%	40.7%	41.7%	42.6%
Guelph	40.8%	40.3%	40.9%	42.1%	43.5%
Prince Edward County	37.0%	38.9%	40.8%	42.4%	43.5%
Erin	38.7%	39.5%	41.2%	42.9%	44.3%
Kincardine	42.4%	41.8%	42.6%	43.9%	44.5%
Minto	42.3%	43.4%	44.1%	44.7%	44.7%
Bracebridge	39.3%	41.7%	43.6%	45.1%	45.2%
Scugog	36.7%	39.0%	41.6%	43.6%	45.6%
Chatham-Kent	41.9%	42.6%	43.9%	45.0%	46.0%
St Thomas	44.0%	44.2%	45.3%	45.9%	46.7%
Huntsville	34.1%	38.0%	41.2%	44.0%	46.8%
Haldimand					47.0%
Wainfleet	45.8%	45.4%	45.9%	47.7%	47.2%
Brock	41.5%	42.6%	44.5%	46.5%	48.2%
Greater Sudbury	46.5%	48.0%	49.1%	49.3%	48.6%
Timmins	46.1%	47.1%	47.5%	48.6%	49.0%
Pickering	49.5%	50.2%	50.7%	52.0%	50.3%
Meaford	46.4%	48.0%	49.5%	51.0%	51.3%
Grey Highlands	44.9%	47.0%	48.2%	50.5%	51.5%
Kingsville	45.1%	46.8%	48.8%	50.4%	52.5%
Wellington North	46.4%	48.0%	49.5%	51.0%	52.6%
Greenstone	46.8%	47.7%	49.0%	50.3%	52.6%
Caledon	49.5%	51.3%	52.6%	55.8%	54.9%
Thunder Bay	52.2%	53.3%	54.4%	55.1%	55.0%
Puslinch				63.2%	64.2%
Mapleton	59.0%	59.8%	61.9%	62.8%	64.6%
Quinte West	62.3%	64.7%	65.8%	66.7%	66.2%
Wellesley	56.5%	59.4%	62.1%	64.6%	67.1%
Elliot Lake	77.6%	76.2%	78.4%	78.8%	78.7%
Average	36.5%	37.1%	38.1%	39.4%	39.8%
Median	36.0%	36.9%	37.6%	38.5%	38.7%

Total Asset Consumption Ratio (cont'd)

Municipalities	2011	2012	2013	2014	2015
Region Halton	23.7%	24.9%	25.7%	26.4%	25.8%
Region Peel	24.6%	25.4%	25.1%	25.5%	26.0%
Region York	30.9%	32.0%	32.0%	32.2%	29.1%
Region Durham	29.3%	30.4%	31.6%	32.0%	33.0%
Region Waterloo	42.0%	42.1%	41.3%	42.1%	41.5%
Region Niagara	40.9%	41.3%	42.4%	42.7%	43.2%
District Muskoka	37.3%	39.2%	41.3%	43.3%	44.0%
Average	32.7%	33.6%	34.2%	34.9%	34.7%
Median	30.9%	32.0%	32.0%	32.2%	33.0%
Simcoe County					32.2%
Wellington County				39.1%	40.6%
Bruce County					41.7%
Dufferin County					41.9%
Elgin County					44.6%
Grey County					58.0%
Average				39.1%	43.2%
Median				39.1%	41.8%

Tax Asset Consumption Ratio

Municipalities	2015	Municipalities	2015	Municipalities	2015
Vaughan	10.2%	Middlesex Centre	37.6%	Scugog	45.6%
Markham	16.4%	East Gwillimbury	37.7%	The Blue Mountains	46.0%
Mississauga	19.1%	Clarington	38.0%	Kincardine	46.0%
Grimsby	24.9%	Gravenhurst	38.1%	Lincoln	46.3%
Barrie	26.7%	Port Colborne	38.2%	Saugeen Shores	46.5%
Milton	26.9%	Kingston	38.2%	Huntsville	46.8%
Brampton	27.9%	Waterloo	38.6%	Wainfleet	47.2%
Ottawa	28.2%	Hamilton	38.8%	Chatham-Kent	47.2%
Aurora	28.9%	Sault Ste Marie	38.8%	King	47.3%
Woolwich	29.0%	Wilmot	38.8%	Erin	47.7%
Whitchurch-Stouffville	29.0%	Oshawa	39.1%	Brock	48.2%
North Perth	31.0%	Welland	39.3%	Belleville	48.7%
Oakville	31.5%	Peterborough	39.3%	Prince Edward County	49.3%
Niagara-on-the-Lake	31.7%	Kenora	39.7%	Meaford	49.7%
Georgina	32.0%	Sarnia	39.9%	Haldimand	50.0%
Kitchener	32.0%	Espanola	40.9%	Pickering	50.3%
Owen Sound	33.1%	Pelham	41.5%	Brockville	50.7%
Innisfil	33.1%	Windsor	41.5%	Grey Highlands	51.8%
Collingwood	33.1%	St Catharines	41.6%	Minto	52.2%
North Dumfries	33.8%	Cambridge	41.7%	Greenstone	52.9%
Niagara Falls	34.0%	Toronto	41.8%	Timmins	53.7%
Burlington	34.1%	Tillsonburg	42.4%	Greater Sudbury	53.7%
Springwater	34.2%	Halton Hills	42.4%	Thunder Bay	53.8%
London	34.5%	St Thomas	42.5%	Strathroy-Caradoc	54.7%
North Middlesex	34.7%	Guelph	42.5%	Caledon	54.9%
St Marys	34.7%	Parry Sound	42.6%	Kingsville	60.6%
Leamington	35.0%	Centre Wellington	43.1%	Wellington North	60.7%
Tecumseh	36.0%	Brant County	43.3%	Puslinch	64.2%
Lambton Shores	36.7%	Thorold	43.5%	Wellesley	67.1%
Whitby	36.8%	West Lincoln	43.6%	Mapleton	67.9%
Orillia	36.8%	Fort Erie	43.9%	Quinte West	71.3%
Newmarket	36.9%	Orangeville	44.9%	Elliot Lake	77.6%
Ingersoll	36.9%	Cornwall	45.2%	Average	41.6%
Stratford	37.1%	Bracebridge	45.2%	Median	41.2%
Guelph-Eramosa	37.1%	North Bay	45.3%		

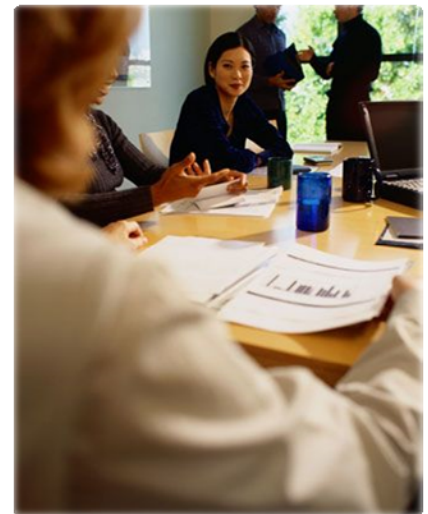
Tax Asset Consumption Ratio

Municipalities	2015
Region Halton	28.2%
Region Durham	38.1%
Region Peel	32.8%
Region York	37.8%
Region Waterloo	37.9%
Region Niagara	39.6%
District Muskoka	49.1%
Average	37.6%
Median	37.9%
Simcoe County	32.2%
Bruce County	41.7%
Wellington County	40.6%
Dufferin County	41.9%
Elgin County	44.6%
Grey County	58.0%
Average	43.2%
Median	41.8%

Reserves

Reserves are a critical component of a municipality’s long-term financing plan. The purpose for maintaining reserves is to:

- Provide stability of tax rates in the face of variable and uncontrollable factors (consumption, interest rates, unemployment rates, changes in subsidies)
- Provide financing for one-time or short-term requirements without permanently impacting the tax and utility rates
- Make provisions for replacements/acquisitions of assets/infrastructure that are currently being consumed and depreciated
- Avoid spikes in funding requirements of the capital budget by reducing their reliance on long-term debt borrowings
- Provide a source of internal financing
- Ensure adequate cash flows
- Provide flexibility to manage debt levels and protect the municipality’s financial position
- Provide for future liabilities incurred in the current year but paid for in the future



Three financial indicators have been included for tax reserves. In each case, the water and wastewater reserves and reserve funds have been excluded as well as obligatory reserve funds.

Reserve Financial Indicator One: Tax Discretionary Reserves as a % of Taxation

This provides the total tax discretionary reserves and reserve funds using Schedule 60 of the Financial Information Returns (columns 2 and 3) in relation to total taxation (Schedule 10 of the Financial Information Return).

Formula

$$\frac{\text{Tax Discretionary Reserves}}{\text{Taxation}}$$

Reserve Financial Indicator Two: Tax Discretionary Reserves per Capita

This provides the total tax discretionary reserves in relation to the population.

Formula

$$\frac{\text{Tax Discretionary Reserves}}{\text{Population}}$$

Reserve Financial Indicator Three: Tax Discretionary Reserves as a % of Own Source Revenues

This indicator shows the total value of funds held in reserves and reserve funds compared to a single year’s own source revenue and is a strong indicator of financial stability. This provides the total tax discretionary reserves and reserve funds using Schedule 60 of the Financial Information Returns (columns 2 and 3) in relation to own source revenues (Schedule 81 of the Financial Information Return, less water and wastewater own source revenues which are on Schedule 12).

Formula

$$\frac{\text{Tax Discretionary Reserves}}{\text{Own Source Revenues}}$$

Interpretations

Reserves offer liquidity which enhances the municipality’s flexibility in addressing operating requirements and in permitting the municipality to temporarily fund capital projects internally, allowing it time to access debt markets and take advantage of favourable conditions. 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

Tax Discretionary Reserves (less WWW) as % of Taxation—Trend

Municipality	2011	2012	2013	2014	2015
Orillia		-36%	-21%	-12%	-5%
Newmarket	25%	27%	32%	15%	-3%
Strathroy-Caradoc			4%	3%	5%
Brockville	9%	11%	12%	14%	13%
St Thomas	27%	25%	27%	20%	18%
Pelham	26%	21%	15%	9%	18%
Ottawa	21%	22%	23%	24%	22%
Orangeville	14%		20%	20%	25%
Tillsonburg		31%	31%	33%	26%
Sarnia	27%	29%	25%	26%	27%
Belleville	22%	22%	23%	24%	28%
North Bay	27%	28%	29%	29%	29%
Sault Ste Marie	26%	27%	28%	28%	30%
Barrie	53%	35%	31%	30%	31%
Quinte West	49%	41%	38%	34%	32%
Timmins	28%	32%	31%	33%	32%
Guelph	49%	42%	41%	36%	33%
Greenstone			27%	28%	35%
Huntsville	46%	45%	51%	60%	39%
St Catharines	80%	78%	56%	53%	41%
Ingersoll	23%	29%	33%	30%	42%
Prince Edward County	31%	32%	39%	38%	42%
Espanola					43%
Kitchener	26%	29%	34%	36%	45%
Toronto	37%	44%	53%	48%	45%
Oshawa	30%	39%	38%	34%	46%
Woolwich	69%	64%	57%	47%	46%
Meaford	9%	19%	37%	45%	46%
Guelph-Eramosa				44%	48%
Erin				48%	49%
North Dumfries				54%	50%
Niagara-on-the-Lake	57%	58%	61%	60%	51%
Stratford	55%	51%	50%	49%	52%
Grey Highlands			63%	48%	52%
Bracebridge	62%	68%	77%	74%	52%

Tax Discretionary Reserves (less WWW) as % of Taxation—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Caledon	76%	82%	79%	74%	54%
Thunder Bay	74%	77%	67%	59%	55%
Wilmot	34%	49%	51%	56%	56%
Windsor	49%	47%	52%	53%	56%
Greater Sudbury	46%	56%	54%	54%	57%
Hamilton	70%	68%	62%	61%	58%
Collingwood			65%	59%	59%
Minto				58%	60%
Peterborough	63%	67%	65%	63%	61%
Georgina	60%	53%	54%	60%	62%
Cambridge	59%	54%	54%	56%	64%
Lambton Shores	26%	33%	32%	45%	64%
Cornwall		73%	64%	66%	66%
Fort Erie	46%	46%	56%	61%	69%
Vaughan	114%	106%	85%	79%	70%
Elliot Lake			65%	71%	70%
Innisfil	61%	66%	82%	76%	70%
Welland	79%	74%	81%	76%	70%
Halton Hills	68%	78%	62%	64%	71%
East Gwillimbury	65%	62%	69%	74%	72%
Gravenhurst	93%	95%	91%	83%	73%
Brampton	78%	75%	68%	71%	73%
Lincoln	95%	97%	101%	78%	75%
Pickering	66%	61%	53%	80%	75%
Kingsville	37%	31%	83%	72%	75%
Waterloo	67%	73%	77%	88%	76%
London	53%	56%	61%	76%	78%
Burlington	74%	76%	79%	78%	80%
Kingston	73%	74%	76%	73%	80%
Mississauga	94%	88%	79%	79%	80%
Niagara Falls	57%	65%	74%	N/A	80%
Grimsby				91%	82%
King	43%	49%	59%	63%	82%
Middlesex Centre	45%	68%	79%	76%	83%
Whitchurch-Stouffville	62%	61%	89%	88%	87%

Tax Discretionary Reserves (less WWW) as % of Taxation—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
St Marys				78%	87%
Port Colborne				41%	89%
North Perth					90%
Wainfleet	48%	54%	66%	87%	90%
The Blue Mountains	93%	83%	83%	82%	91%
Scugog		89%	95%	98%	91%
Centre Wellington				94%	92%
Brant County		25%	30%	100%	94%
Mapleton				55%	94%
Puslinch				82%	94%
Chatham-Kent				86%	98%
Owen Sound	113%	103%	102%	103%	98%
Tecumseh					99%
Markham	153%	149%	156%	111%	99%
Wellesley	99%	105%	115%	100%	101%
Springwater	129%	124%	154%	156%	104%
Whitby	101%	108%	112%	109%	110%
Kincardine				137%	112%
Leamington				104%	112%
Oakville	94%	94%	104%	132%	113%
Kenora	98%	107%	110%	111%	117%
Parry Sound				138%	123%
North Middlesex					125%
Clarington	133%	160%	139%	138%	129%
Saugeen Shores		168%	159%	144%	132%
Wellington North				137%	132%
West Lincoln	117%	134%	155%	157%	133%
Brock		114%	118%	127%	135%
Haldimand					160%
Milton	126%	122%	119%	112%	160%
Aurora	167%	128%	145%	157%	161%
Thorold	200%	189%	182%	193%	207%
Average	65%	66%	67%	70%	72%
Median	59%	61%	62%	64%	70%

Tax Discretionary Reserves (less WWW) as % of Taxation—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Region Waterloo	48%	42%	40%	48%	42%
Region Niagara	45%	41%	42%	43%	47%
District Muskoka	51%	63%	67%	67%	72%
Region Peel	113%	111%	119%	120%	119%
Region Durham	106%	106%	113%	122%	137%
Region Halton	120%	153%	155%	172%	208%
Region York	129%	136%	178%	191%	212%
Average	87%	93%	102%	109%	120%
Median	106%	106%	113%	120%	119%
Elgin County					21%
Dufferin County					50%
Bruce County					55%
Simcoe County					63%
Wellington County				80%	83%
Grey County					90%
Average				80%	60%
Median				80%	59%

Tax Discretionary Reserves as a % of Own Source Revenues—Trend

Municipality	2011	2012	2013	2014	2015
Orillia		-29%	-17%	-10%	-4%
Newmarket	18%	19%	23%	11%	-2%
Strathroy-Caradoc			3%	3%	4%
Brockville	7%	9%	10%	11%	11%
St Thomas	21%	18%	21%	16%	15%
Pelham	22%	18%	13%	7%	16%
Ottawa	15%	16%	16%	17%	16%
Tillsonburg		21%	23%	23%	18%
Kitchener		12%	14%	15%	19%
Orangeville			16%	16%	20%
Sarnia	19%	23%	20%	20%	21%
Sault Ste Marie	18%	20%	20%	21%	22%
Toronto	18%	23%	28%	25%	22%
Thunder Bay	29%	31%	27%	24%	22%
North Bay	20%	21%	22%	22%	23%
Belleville	19%	18%	19%	20%	24%
Timmins	21%	23%	23%	25%	25%
Barrie	42%	28%	25%	24%	25%
Guelph	37%	32%	31%	27%	25%
Greenstone		19%	19%	21%	27%
Huntsville	31%	31%	38%	40%	27%
Quinte West	42%	36%	34%	30%	29%
St Catharines	58%	58%	42%	39%	29%
Niagara-on-the-Lake	33%	35%	38%	37%	32%
Woolwich	37%	44%	40%	33%	32%
Erin				36%	32%
North Dumfries				34%	33%
Oshawa	23%	30%	29%	26%	33%
Prince Edward County	24%	26%	31%	30%	34%
Espanola					34%
Ingersoll	17%	24%	28%	24%	35%
Stratford	36%	34%	35%	34%	36%
Wilmot	22%	32%	31%	36%	37%
Windsor	33%	34%	38%	38%	38%
Guelph-Eramosa				33%	38%

Tax Discretionary Reserves as a % of Own Source Revenues—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Meaford	7%	16%	31%	38%	38%
Minto				36%	39%
Lambton Shores	19%	24%	24%	31%	39%
Caledon	52%	56%	54%	53%	39%
Bracebridge	45%	47%	61%	58%	40%
Greater Sudbury	33%	39%	39%	39%	41%
Grey Highlands			45%	37%	42%
Niagara Falls	38%	39%	46%		42%
Peterborough	42%	45%	43%	44%	43%
Hamilton	50%	50%	46%	46%	44%
Collingwood			52%	45%	46%
Cornwall		49%	44%	46%	47%
Georgina	50%	45%	44%	45%	48%
Welland	51%	52%	51%	53%	48%
Elliot Lake			43%	53%	49%
Waterloo	37%	48%	49%	56%	50%
Cambridge	37%	37%	39%	42%	50%
Vaughan	76%	71%	59%	57%	50%
King	28%	23%	34%	36%	50%
Port Colborne				32%	50%
Mississauga	54%	51%	48%	50%	51%
Middlesex Centre	36%	51%	59%	58%	51%
East Gwillimbury	45%	47%	46%	51%	51%
Brampton	53%	51%	57%	50%	51%
Innisfil	44%	48%	55%	53%	51%
Halton Hills	45%	55%	45%	46%	52%
Kingston	48%	50%	52%	49%	55%
Centre Wellington				53%	56%
Burlington	47%	51%	53%	53%	56%
Pickering	47%	47%	41%	61%	56%
North Perth					58%
Gravenhurst	69%	76%	73%	65%	58%
Fort Erie	36%	35%	47%	51%	59%
Whitchurch-Stouffville	30%	41%	61%	56%	59%
Markham	89%	56%	90%	65%	59%

Tax Discretionary Reserves as a % of Own Source Revenues—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
London	37%	41%	46%	57%	59%
Lincoln	75%	78%	74%	58%	60%
Kingsville	28%	24%	68%	63%	64%
St Marys				57%	64%
Wellesley	64%	78%	82%	66%	65%
Grimsby				74%	65%
The Blue Mountains	68%	64%	64%	57%	66%
Scugog		63%	67%	68%	67%
Kincardine				47%	70%
Whitby	70%	75%	72%	72%	72%
Puslinch				59%	72%
Wainfleet	40%	45%	52%	69%	73%
Mapleton				44%	73%
Chatham-Kent				66%	76%
Brant County		19%	25%	51%	78%
Owen Sound	82%	77%	77%	83%	78%
Tecumseh					79%
Oakville	61%	65%	71%	91%	80%
Springwater	97%	103%	123%	124%	82%
Milton	62%	59%	61%	59%	85%
Kenora	70%	78%	81%	82%	87%
Saugeen Shores		103%	98%	92%	87%
Parry Sound				83%	88%
Haldimand					90%
Leamington				86%	93%
West Lincoln	82%	93%	113%	120%	95%
Clarington	90%	110%	102%	103%	96%
Aurora	101%	80%	99%	100%	99%
North Middlesex					102%
Wellington North				104%	103%
Brock		94%	95%	101%	110%
Thorold	159%	152%	149%	160%	163%
Average	45%	46%	47%	49%	51%
Median	39%	44%	44%	46%	50%

Tax Discretionary Reserves as a % of Own Source Revenues—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Region Niagara	31%	29%	30%	30%	33%
Region Waterloo	37%	33%	32%	39%	34%
District Muskoka	43%	53%	57%	57%	61%
Region Peel	93%	92%	97%	98%	99%
Region Durham	89%	92%	99%	105%	117%
Region York	107%	111%	139%	147%	157%
Region Halton	93%	114%	118%	132%	159%
Average	70%	75%	82%	87%	94%
Median	89%	92%	97%	98%	99%
Elgin County					15%
Dufferin County					38%
Bruce County					42%
Simcoe County					50%
Grey County					65%
Wellington County				65%	67%
Average				65%	46%
Median				65%	46%

2015 Total and Tax Reserve Per Capita

Municipality	Total Reserves Per Capita	Tax Reserves Per Capita
Orillia	\$ 356	\$ (77)
Newmarket	\$ 466	\$ (16)
Strathroy-Caradoc	\$ 564	\$ 35
Pelham	\$ 270	\$ 112
Woolwich	\$ 390	\$ 161
Wilmot	\$ 333	\$ 190
Brockville	\$ 410	\$ 200
Tillsonburg	\$ 210	\$ 210
St Thomas	\$ 688	\$ 213
Kitchener	\$ 215	\$ 216
Guelph-Eramosa	\$ 374	\$ 221
North Dumfries	\$ 223	\$ 224
Huntsville	\$ 232	\$ 232
Erin	\$ 387	\$ 241
Sarnia	\$ 397	\$ 241
Orangeville	\$ 496	\$ 260
St Catharines	\$ 377	\$ 292
Niagara-on-the-Lake	\$ 538	\$ 329
Minto	\$ 1,028	\$ 341
Oshawa	\$ 347	\$ 347
Wellesley	\$ 356	\$ 356
Quinte West	\$ 536	\$ 360
Vaughan	\$ 636	\$ 363
Cambridge	\$ 468	\$ 364
Ottawa	\$ 384	\$ 369
Markham	\$ 554	\$ 397
Centre Wellington	\$ 923	\$ 398
Lincoln	\$ 891	\$ 400
Bracebridge	\$ 412	\$ 412
Sault Ste Marie	\$ 424	\$ 417
Barrie	\$ 612	\$ 422
Whitchurch-Stouffville	\$ 542	\$ 423
North Bay	\$ 590	\$ 425
Grey Highlands	\$ 756	\$ 425
Ingersoll	\$ 430	\$ 430

Municipality	Total Reserves Per Capita	Tax Reserves Per Capita
Grimsby	\$ 733	\$ 446
Caledon	\$ 450	\$ 450
East Gwillimbury	\$ 642	\$ 457
Welland	\$ 461	\$ 459
Mississauga	\$ 461	\$ 461
Belleville	\$ 839	\$ 461
Puslinch	\$ 462	\$ 462
Scugog	\$ 463	\$ 463
Brampton	\$ 466	\$ 466
Mapleton	\$ 707	\$ 475
Halton Hills	\$ 477	\$ 477
Pickering	\$ 483	\$ 483
Kingsville	\$ 799	\$ 490
Timmins	\$ 494	\$ 494
Waterloo	\$ 495	\$ 495
Georgina	\$ 648	\$ 501
West Lincoln	\$ 588	\$ 515
Meaford	\$ 653	\$ 527
Fort Erie	\$ 699	\$ 531
Prince Edward County	\$ 604	\$ 531
Guelph	\$ 1,366	\$ 534
Burlington	\$ 614	\$ 614
Whitby	\$ 615	\$ 615
Springwater	\$ 976	\$ 623
Middlesex Centre	\$ 655	\$ 635
Toronto	\$ 839	\$ 647
Niagara Falls	\$ 715	\$ 652
Elliot Lake	\$ 831	\$ 667
Lambton Shores	\$ 1,308	\$ 677
Espanola	\$ 897	\$ 681
Wainfleet	\$ 686	\$ 686
Port Colborne	\$ 949	\$ 686
Innisfil	\$ 969	\$ 692
North Perth	\$ 659	\$ 708
Gravenhurst	\$ 729	\$ 729

2015 Total and Tax Reserve Per Capita (cont'd)

Municipality	Total Reserves Per Capita	Tax Reserves Per Capita
Milton	\$ 738	\$ 738
Clarington	\$ 747	\$ 747
Wellington North	\$ 1,257	\$ 762
Collingwood	\$ 1,782	\$ 781
Greater Sudbury	\$ 998	\$ 812
Windsor	\$ 876	\$ 819
Stratford	\$ 811	\$ 835
Peterborough	\$ 1,301	\$ 867
Thunder Bay	\$ 891	\$ 873
Tecumseh	\$ 1,234	\$ 873
Hamilton	\$ 1,280	\$ 880
King	\$ 990	\$ 908
Cornwall	\$ 1,090	\$ 914
Brock	\$ 965	\$ 965
Oakville	\$ 970	\$ 970
Leamington	\$ 1,735	\$ 1,006
Greenstone	\$ 1,031	\$ 1,027
Aurora	\$ 1,060	\$ 1,032
North Middlesex	\$ 1,099	\$ 1,058
London	\$ 1,489	\$ 1,094
Saugeen Shores	\$ 1,307	\$ 1,121
Owen Sound	\$ 1,250	\$ 1,141
Brant County	\$ 1,470	\$ 1,171
Kingston	\$ 1,806	\$ 1,316
Chatham-Kent	\$ 1,370	\$ 1,329
Kincardine	\$ 2,701	\$ 1,347
St Marys	\$ 1,734	\$ 1,449
Thorold	\$ 1,898	\$ 1,489
Parry Sound	\$ 2,593	\$ 1,758
Kenora	\$ 1,908	\$ 1,767
The Blue Mountains	\$ 5,580	\$ 1,974
Haldimand	\$ 2,987	\$ 2,180
Average	\$ 884	\$ 641
Median	\$ 694	\$ 508

Municipality	Total Reserves Per Capita	Tax Reserves Per Capita
Region Niagara	\$ 633	\$ 353
Region Waterloo	\$ 455	\$ 364
Region Peel	\$ 1,111	\$ 782
District Muskoka	\$ 1,424	\$ 1,082
Region Durham	\$ 1,563	\$ 1,241
Region Halton	\$ 1,743	\$ 1,408
Region York	\$ 1,833	\$ 1,711
Average	\$ 1,252	\$ 991
Median	\$ 1,424	\$ 1,082
Elgin County	\$ 130	\$ 130
Dufferin County	\$ 288	\$ 288
Simcoe County	\$ 321	\$ 321
Bruce County	\$ 368	\$ 368
Grey County	\$ 497	\$ 497
Wellington County	\$ 774	\$ 774
Average	\$ 396	\$ 396
Median	\$ 345	\$ 345

Debt

The Ministry of Municipal Affairs and Housing regulates the level of debt that may be incurred by municipalities, such that no more than 25% of the total Own Source Revenue can be used to service debt and other long-term obligations without receiving OMB approval. In addition to confirming that the debt is within the legislated limits, Government Finance Officers’ Association (GFOA) recommends the following analysis be undertaken:

Measures of the tax and revenue base, such as:

- Projections of key, relevant economic variables
- Population trends
- Utilization trends for services underlying revenues



Evaluation of trends relating to the government’s financial performance, such as:

- Revenues and expenditures
- Net revenues available after meeting operating requirements
- Reliability of revenues expected to pay debt service
- Unreserved fund balance levels

Debt service obligations such as:

- Existing debt service requirements
- Debt service as a percentage of expenditures, or tax or system revenues

There are six financial debt indicators that have been included in the analysis to provide a clear understanding of the overall debt outstanding and the debt servicing costs.

Financial Debt Indicator One: Tax Debt Interest as % of Own Source Revenues

This ratio indicates the extent to which the municipality’s own source revenues are committed to debt interest charges. This is calculated using Schedule 40 of the Financial Information Returns and the Own Source Revenues in Schedule 81 less Water/WW revenues in Schedule 12.

Formula

$$\frac{\text{Tax Debt Interest}}{\text{Own Source Revenues}}$$

Financial Debt Indicator Two: Debt Charges as a % of Own Source Revenues (Debt Service Ratio)

Debt Service is the amount of principal and interest that a municipality must pay each year to service the debt (principal and interest expenses). As debt service increases it reduces expenditure flexibility. This shows the % of total debt expenditures, including interest as a % of own source revenue. It is a measure of the municipality’s ability to service its debt payments. Schedule 74C has been used for the total debt charges (line 3099) and the tax debt charges (line 3012).

Formula

$$\frac{\text{Debt Principal and Interest Payments}}{\text{Own Source Revenue}}$$

Target

Credit rating agencies consider that principal and interest should be below 10% of Own Source Revenues.

Interpretations

This indicator will trigger a warning if the increase in debt service consistently exceeds the increase in own source revenues.

Financial Debt Indicator Three: Debt Outstanding per Capita

This provides the debt outstanding as reflected on Schedule 74A divided by the population.

Formula

$$\frac{\text{Total Debt Outstanding}}{\text{Population}}$$

Financial Debt Indicator Four: Debt Outstanding Per Own Source Revenues

This provides the debt outstanding as reflected on Schedule 74A divided by the municipality’s own source revenues as reflected in Schedule 81.

Formula

$$\frac{\text{Total Debt Outstanding}}{\text{Own Source Revenue}}$$

Financial Debt Indicator Five: Debt to Reserve Ratio

Formula

$$\frac{\text{Debt Outstanding}}{\text{Reserves and Reserve Funds (Excluding Obligatory Reserve Funds)}}$$

Financial Debt Indicator Six: Debt Outstanding as a % of Unweighted Assessment

This provides the debt outstanding as reflected on Schedule 74A divided by the municipality’s own source revenues as reflected in Municipality’s Levy by-laws.

Formula

$$\frac{\text{Total Debt Outstanding}}{\text{Unweighted Assessment}}$$

Target

This indicator provides a measure for financial prudence by comparing total debt to the total reserve balances. Generally, the benchmark suggested by credit rating agencies for this ratio is 1:1 or in other words, debt should not exceed total reserve and reserve fund balances. A 1:1 ratio reflects that for every dollar of debt there is a dollar of reserves.

Tax Debt Interest as a % of Own Source Revenue—Trend

Municipality	2011	2012	2013	2014	2015
Brampton	0.0%	0.0%	0.0%	0.0%	0.0%
Kenora	0.0%	0.8%	0.7%	0.7%	0.0%
Mapleton				0.0%	0.0%
West Lincoln	0.0%	0.0%	0.0%	0.0%	0.0%
Whitby	0.0%	0.0%	0.0%	0.0%	0.0%
Wilmot	1.8%	1.7%	1.5%	0.0%	0.0%
Georgina	0.2%	0.1%	0.0%	0.0%	0.0%
East Gwillimbury	0.1%	0.0%	0.0%	0.0%	0.0%
Grimsby	0.0%			0.2%	0.1%
Scugog	0.0%	0.8%	0.2%	0.1%	0.1%
Grey Highlands	0.0%	0.0%	0.1%	0.2%	0.2%
North Middlesex					0.2%
Markham	0.0%	0.1%	0.2%	0.2%	0.2%
Wainfleet	0.3%	0.3%	0.3%	0.3%	0.3%
Espanola					0.3%
Aurora	1.0%	0.6%	0.6%	0.4%	0.3%
Wellesley	0.8%	0.8%	0.6%	0.4%	0.3%
Mississauga	0.0%	0.0%	0.1%	0.2%	0.3%
Niagara-on-the-Lake	0.8%	0.7%	0.5%	0.3%	0.3%
Sault Ste Marie	0.7%	0.6%	0.5%	0.4%	0.3%
Cambridge	0.3%	0.4%	0.4%	0.4%	0.3%
Greater Sudbury	0.5%	0.3%	0.3%	0.3%	0.4%
Puslinch				0.5%	0.4%
The Blue Mountains	0.0%	0.4%	0.5%	0.5%	0.4%
Saugeen Shores		0.6%	0.5%	0.5%	0.4%
Sarnia	1.7%	1.5%	0.7%	0.6%	0.5%
Thorold	0.5%	0.6%	0.5%	0.5%	0.5%
Lincoln	0.6%	0.3%	0.5%	0.6%	0.6%
Brock	0.0%	-0.1%	0.7%	0.6%	0.6%
Fort Erie	0.8%	0.7%	0.7%	0.7%	0.6%
Elliot Lake	0.0%	0.0%	1.1%	0.3%	0.6%
Strathroy-Caradoc	0.0%	0.0%	0.7%	0.7%	0.6%
Kincardine				0.4%	0.6%
Orillia		0.2%	0.9%	0.8%	0.7%
Barrie	0.8%	0.7%	0.8%	0.8%	0.7%

Tax Debt Interest as a % of Own Source Revenue—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Thunder Bay	1.0%	1.0%	0.9%	0.8%	0.8%
Erin				1.1%	0.8%
Pickering	1.0%	1.1%	0.9%	0.9%	0.8%
Cornwall		0.8%	1.2%	1.2%	0.9%
Timmins	0.6%	1.1%	1.1%	1.0%	0.9%
Windsor	1.5%	1.5%	1.1%	1.1%	0.9%
Hamilton	1.7%	1.5%	1.3%	1.1%	1.1%
Clarington	2.2%	1.7%	1.3%	1.2%	1.1%
St Thomas	1.6%	1.3%	1.2%	1.3%	1.1%
Guelph	1.7%	1.7%	1.5%	1.6%	1.2%
Meaford	2.0%	1.9%	1.7%	1.3%	1.2%
Vaughan	1.0%	1.1%	1.3%	1.2%	1.2%
Kingsville	0.9%	0.6%	0.6%	1.4%	1.2%
Port Colborne	1.6%	1.0%		1.9%	1.2%
Springwater	1.0%	1.1%	0.9%	1.0%	1.2%
London	1.1%	1.4%	1.3%	1.3%	1.2%
Burlington	1.6%	1.5%	1.4%	1.3%	1.2%
Minto			0.0%	1.4%	1.3%
Quinte West	1.3%	0.9%	1.0%	1.2%	1.3%
Prince Edward County	1.8%	1.8%	1.7%	1.5%	1.3%
Woolwich	1.3%	1.5%	1.5%	1.4%	1.3%
North Dumfries	1.6%	1.7%		1.5%	1.3%
Centre Wellington				1.5%	1.4%
Caledon	2.6%	2.3%	1.9%	1.9%	1.4%
Belleville	0.1%	0.2%	0.8%	1.4%	1.4%
Kitchener	1.3%	1.5%	1.5%	1.4%	1.4%
Pelham	1.3%	1.5%	1.0%	1.1%	1.4%
Chatham-Kent				1.6%	1.4%
Haldimand					1.5%
Owen Sound	2.0%	2.0%	1.6%	1.7%	1.5%
King	1.9%	1.3%	1.5%	1.4%	1.5%
Halton Hills	0.4%	0.8%	1.3%	1.5%	1.5%
Milton	1.9%	1.6%	1.5%	1.3%	1.5%
Ingersoll	1.7%	1.6%	1.2%	1.7%	1.5%
Oakville	1.2%	1.1%	1.0%	0.9%	1.6%

Tax Debt Interest as a % of Own Source Revenue—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Brockville	2.7%	2.4%	2.2%	2.0%	1.6%
Middlesex Centre	0.2%	0.8%	2.5%	2.3%	1.6%
Bracebridge	2.4%	2.0%	2.1%	1.9%	1.7%
North Bay	2.1%	2.0%	1.9%	1.9%	1.7%
Niagara Falls	2.9%	2.7%	2.6%	N/A	1.8%
Peterborough	2.3%	2.1%	1.9%	1.9%	1.8%
Brant County	0.0%	0.8%	1.3%	0.8%	1.9%
Lambton Shores	3.0%	2.7%	2.5%	2.1%	2.0%
Guelph-Eramosa				2.4%	2.0%
Parry Sound				1.9%	2.0%
Oshawa	3.3%	3.0%	2.2%	2.3%	2.1%
Leamington				2.3%	2.1%
Orangeville	0.7%		2.3%	2.3%	2.1%
Newmarket	3.2%	2.8%	2.6%	2.4%	2.2%
Stratford	2.1%	2.8%	2.4%	2.3%	2.3%
St Catharines	2.1%	2.2%	2.2%	2.1%	2.4%
Greenstone	0.0%	2.6%	2.7%	2.6%	2.4%
Wellington North				3.1%	2.5%
Tillsonburg		4.0%	3.9%	2.9%	2.6%
Huntsville	3.8%	3.5%	3.4%	2.8%	2.6%
Kingston	2.2%	2.3%	2.3%	2.8%	2.7%
St Marys			0.0%	3.1%	2.7%
Innisfil	4.8%	4.3%	3.3%	3.0%	2.8%
Tecumseh					2.9%
Collingwood			3.3%	2.8%	2.9%
North Perth					2.9%
Ottawa	2.7%	2.8%	3.0%	3.2%	3.1%
Welland	2.7%	2.9%	2.2%	3.7%	3.2%
Whitchurch-Stouffville	2.4%	4.9%	4.3%	4.0%	3.9%
Waterloo	4.4%	4.8%	4.2%	3.9%	3.9%
Toronto	3.6%	3.9%	4.1%	4.2%	3.9%
Gravenhurst	4.3%	7.0%	7.6%	6.9%	6.0%
Average	1.4%	1.5%	1.5%	1.4%	1.4%
Median	1.3%	1.3%	1.2%	1.3%	1.2%

Tax Debt Interest as a % of Own Source Revenue—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
District Muskoka	1.0%	0.6%	0.6%	0.5%	0.5%
Region Halton	0.3%	0.8%	0.7%	0.6%	0.8%
Region Durham	0.8%	0.8%	0.9%	1.0%	0.9%
Region Peel	1.7%	1.5%	1.4%	1.4%	1.2%
Region Niagara	2.1%	1.8%	1.6%	1.6%	1.7%
Region York	1.7%	0.0%	1.7%	1.9%	1.8%
Region Waterloo	2.2%	1.9%	1.8%	2.3%	2.3%
Average	1.4%	1.1%	1.2%	1.3%	1.3%
Median	1.7%	0.8%	1.4%	1.4%	1.2%
Grey County					0.1%
Elgin County					0.4%
Simcoe County					0.5%
Wellington County				1.6%	1.4%
Dufferin County					2.2%
Bruce County					3.0%
Average				1.6%	1.3%
Median				1.6%	1.0%

2015 Total and Tax Debt Charges as a % of Own Source Revenues

Municipality	2015 Total Debt Charges as a % of Own Source Revenues	2015 Tax Debt Charges as a % of Own Source Revenues
Brampton	0.0%	0.0%
Kenora	0.0%	0.0%
Aurora	2.3%	0.0%
Caledon	4.0%	0.0%
East Gwillimbury	0.2%	0.0%
Kingston	6.3%	0.0%
Markham	0.3%	0.0%
Scugog	0.2%	0.0%
Timmins	1.4%	0.0%
West Lincoln	0.0%	0.0%
Whitby	0.0%	0.0%
Wilmot	0.0%	0.0%
North Dumfries	3.9%	0.1%
Grimsby	0.1%	0.1%
Clarington	5.2%	0.5%
The Blue Mountains	1.8%	0.5%
Windsor	2.1%	0.5%
Georgina	2.9%	0.5%
Wainfleet	1.4%	1.1%
Sault Ste Marie	1.0%	1.2%
Thorold	0.9%	1.2%
Brock	1.6%	1.6%
Mississauga	1.7%	1.7%
Kincardine	6.7%	1.9%
Oakville	4.6%	1.9%
Elliot Lake	1.6%	2.0%
Greater Sudbury	1.9%	2.0%
Centre Wellington	9.3%	2.1%
Innisfil	5.0%	2.1%
Whitchurch-Stouffville	6.6%	2.1%
Chatham-Kent	6.6%	2.1%
Kingsville	11.7%	2.3%
Strathroy-Caradoc	4.8%	2.4%
Wellesley	2.8%	2.5%
Cambridge	1.6%	2.5%

Municipality	2015 Total Debt Charges as a % of Own Source Revenues	2015 Tax Debt Charges as a % of Own Source Revenues
Puslinch	2.6%	2.6%
Halton Hills	7.9%	2.6%
Thunder Bay	5.6%	2.8%
Barrie	8.0%	2.8%
Fort Erie	3.7%	2.8%
Woolwich	2.3%	3.0%
Belleville	4.6%	3.0%
Grey Highlands	2.9%	3.5%
Cornwall	3.0%	3.5%
Lincoln	2.8%	3.5%
St Thomas	3.5%	3.6%
Parry Sound	8.2%	3.7%
Middlesex Centre	8.9%	3.9%
Milton	6.3%	3.9%
Orillia	3.2%	3.9%
Niagara-on-the-Lake	2.8%	4.0%
Bracebridge	4.0%	4.0%
Prince Edward County	7.8%	4.1%
Springwater	3.8%	4.1%
Pickering	4.2%	4.2%
Kitchener	4.2%	4.4%
Guelph	4.1%	4.4%
Erin	3.9%	4.5%
Leamington	10.8%	4.6%
Owen Sound	7.6%	4.6%
Meaford	6.2%	4.6%
Haldimand	4.1%	4.7%
Quinte West	3.9%	4.8%
Peterborough	7.1%	4.8%
Hamilton	4.8%	4.8%
Niagara Falls	5.0%	4.9%
North Middlesex	6.6%	5.0%
Pelham	6.5%	5.1%
Waterloo	5.1%	5.2%
Port Colborne	5.0%	5.3%

Total and Tax Debt Charges as a % of Own Source Revenues (cont'd)

Municipality	2015 Total Debt Charges as a % of Own Source Revenues	2015 Tax Debt Charges as a % of Own Source Revenues
Vaughan	4.5%	5.3%
Newmarket	4.8%	5.4%
Oshawa	5.5%	5.5%
Tecumseh	9.9%	5.8%
Brant County	6.9%	5.8%
Ottawa	7.5%	6.1%
Ingersoll	6.1%	6.1%
Burlington	6.3%	6.3%
Mapleton	5.6%	6.4%
Brockville	5.4%	6.5%
Orangeville	5.1%	6.6%
Stratford	9.8%	6.6%
Sarnia	5.0%	6.6%
Huntsville	6.9%	6.9%
Tillsonburg	7.5%	7.5%
London	7.5%	7.5%
North Perth	6.4%	7.6%
Guelph-Eramosa	6.3%	7.7%
North Bay	9.3%	7.8%
Toronto	7.2%	8.0%
Lambton Shores	6.2%	8.0%
St Marys	6.7%	8.1%
Saugeen Shores	6.4%	8.4%
St Catharines	8.1%	9.2%
King	9.2%	10.4%
Greenstone	9.8%	10.8%
Gravenhurst	11.9%	11.9%
Collingwood	9.9%	12.0%
Minto	9.4%	13.4%
Wellington North	10.0%	13.8%
Welland	11.9%	14.3%
Espanola	13.6%	16.8%
Average	5.2%	4.4%
Median	5.0%	4.0%

Municipality	2015 Total Debt Charges as a % of Own Source Revenues	2015 Tax Debt Charges as a % of Own Source Revenues
Region Peel	8.9%	0.6%
Region York	11.4%	1.1%
Region Halton	6.9%	1.2%
Region Durham	4.3%	2.0%
Region Waterloo	9.0%	6.7%
District Muskoka	7.9%	8.1%
Region Niagara	6.7%	8.3%
Average	7.9%	4.0%
Median	7.9%	2.0%
Elgin County	0.4%	0.4%
Grey County	0.9%	0.9%
Simcoe County	3.7%	3.7%
Wellington County	4.5%	4.0%
Dufferin County	7.1%	7.1%
Bruce County	7.4%	7.4%
Average	4.0%	3.9%
Median	4.1%	3.9%

2015 Total Debt Outstanding Per Capita

Municipality	Total Debt Outstanding Per Capita	Tax Debt Outstanding Per Capita	Municipality	Total Debt Outstanding Per Capita	Tax Debt Outstanding Per Capita
Brampton	\$ -	\$ -	Caledon	\$ 229	\$ 229
Mapleton	\$ -	\$ -	Greater Sudbury	\$ 532	\$ 239
West Lincoln	\$ -	\$ -	North Middlesex	\$ 418	\$ 275
Espanola	\$ 1,086	\$ -	Elliot Lake	\$ 287	\$ 287
Kenora	\$ -	\$ -	Springwater	\$ 336	\$ 295
Whitby	\$ -	\$ -	Guelph-Eramosa	\$ 358	\$ 301
Wilmot	\$ -	\$ -	Windsor	\$ 463	\$ 330
East Gwillimbury	\$ 0	\$ 0	Bracebridge	\$ 330	\$ 330
Grimsby	\$ 1	\$ 1	Wellington North	\$ 604	\$ 333
Georgina	\$ 249	\$ 16	Newmarket	\$ 458	\$ 335
Scugog	\$ 17	\$ 17	Timmins	\$ 779	\$ 344
Wellesley	\$ 22	\$ 21	St Thomas	\$ 434	\$ 357
Wainfleet	\$ 37	\$ 37	Barrie	\$ 1,939	\$ 363
Markham	\$ 39	\$ 39	Kingsville	\$ 762	\$ 365
Puslinch	\$ 46	\$ 46	Burlington	\$ 387	\$ 387
Grey Highlands	\$ 186	\$ 54	Meaford	\$ 719	\$ 391
Thorold	\$ 96	\$ 96	Kitchener	\$ 395	\$ 395
Sarnia	\$ 256	\$ 101	Minto	\$ 925	\$ 406
Cambridge	\$ 161	\$ 104	Pelham	\$ 483	\$ 411
Saugeen Shores	\$ 896	\$ 116	Milton	\$ 415	\$ 415
Sault Ste Marie	\$ 116	\$ 116	Prince Edward County	\$ 1,329	\$ 416
Brock	\$ 118	\$ 118	Leamington	\$ 1,304	\$ 424
Lincoln	\$ 132	\$ 132	Orillia	\$ 443	\$ 443
Niagara-on-the-Lake	\$ 253	\$ 136	Kincardine	\$ 449	\$ 449
Fort Erie	\$ 291	\$ 136	Huntsville	\$ 464	\$ 464
Woolwich	\$ 151	\$ 138	Ingersoll	\$ 492	\$ 492
Vaughan	\$ 169	\$ 141	Chatham-Kent	\$ 1,055	\$ 492
Mississauga	\$ 144	\$ 144	Port Colborne	\$ 704	\$ 499
Erin	\$ 182	\$ 177	The Blue Mountains	\$ 704	\$ 502
North Dumfries	\$ 190	\$ 185	Oshawa	\$ 516	\$ 516
Strathroy-Caradoc	\$ 382	\$ 185	Middlesex Centre	\$ 1,321	\$ 547
Pickering	\$ 186	\$ 186	Cornwall	\$ 547	\$ 547
Aurora	\$ 201	\$ 201	Halton Hills	\$ 548	\$ 548
Centre Wellington	\$ 994	\$ 203	Niagara Falls	\$ 673	\$ 568
Clarington	\$ 217	\$ 217	Hamilton	\$ 716	\$ 574

2015 Total Debt Outstanding Per Capita (cont'd)

Municipality	Total Debt Outstanding Per Capita	Tax Debt Outstanding Per Capita
Guelph	\$ 626	\$ 585
Waterloo	\$ 654	\$ 592
Haldimand	\$ 786	\$ 618
Tillsonburg	\$ 624	\$ 624
Brockville	\$ 861	\$ 627
Owen Sound	\$ 729	\$ 643
Oakville	\$ 648	\$ 648
Whitchurch-Stouffville	\$ 687	\$ 687
North Perth	\$ 1,334	\$ 699
Orangeville	\$ 703	\$ 703
London	\$ 925	\$ 725
St Catharines	\$ 776	\$ 734
Tecumseh	\$ 933	\$ 737
Quinte West	\$ 1,388	\$ 746
Thunder Bay	\$ 1,618	\$ 768
King	\$ 1,021	\$ 771
Innisfil	\$ 776	\$ 776
Lambton Shores	\$ 1,344	\$ 790
Welland	\$ 919	\$ 817
Parry Sound	\$ 2,060	\$ 854
Brant County	\$ 1,180	\$ 916
North Bay	\$ 1,360	\$ 1,010
Peterborough	\$ 1,289	\$ 1,015
Collingwood	\$ 1,574	\$ 1,017
Belleville	\$ 1,564	\$ 1,118
St Marys	\$ 1,471	\$ 1,186
Ottawa	\$ 2,017	\$ 1,590
Stratford	\$ 2,523	\$ 1,632
Kingston	\$ 2,303	\$ 1,659
Gravenhurst	\$ 1,728	\$ 1,728
Toronto	\$ 1,879	\$ 1,879
Greenstone	\$ 3,639	\$ 3,639
Average	\$ 699	\$ 489
Median	\$ 540	\$ 393

Municipality	Total Debt Outstanding Per Capita	Tax Debt Outstanding Per Capita
District Muskoka	\$ 1,291	\$ 213
Region Peel	\$ 992	\$ 215
Region Halton	\$ 629	\$ 220
Region Durham	\$ 306	\$ 246
Region Niagara	\$ 708	\$ 540
Region York	\$ 2,731	\$ 548
Region Waterloo	\$ 1,155	\$ 912
Average	\$ 1,116	\$ 413
Median	\$ 992	\$ 246
Grey County	\$ 32	\$ 32
Simcoe County	\$ 83	\$ 83
Elgin County	\$ 99	\$ 99
Wellington County	\$ 343	\$ 343
Dufferin County	\$ 372	\$ 372
Bruce County	\$ 437	\$ 437
Average	\$ 228	\$ 228
Median	\$ 221	\$ 221

2015 Debt Outstanding Per Own Source Revenues

Municipality	Debt Outstanding as a % of Own Source Revenues
Kenora	0.0%
Whitby	0.0%
Wilmot	0.0%
East Gwillimbury	0.0%
Grimsby	0.1%
Scugog	2.4%
West Lincoln	3.5%
Wainfleet	3.9%
Markham	4.1%
Wellesley	4.1%
Sault Ste Marie	5.0%
Puslinch	7.2%
Thorold	7.5%
Brock	13.4%
Cambridge	14.0%
Aurora	15.0%
Lincoln	15.5%
Grey Highlands	15.6%
Vaughan	15.8%
Mississauga	15.9%
Brampton	16.2%
Niagara-on-the-Lake	16.4%
Sarnia	16.4%
Elliot Lake	17.2%
The Blue Mountains	17.5%
Windsor	18.8%
Orillia	18.9%
Caledon	19.8%
Fort Erie	20.2%
Kincardine	20.6%
Erin	20.9%
Pickering	21.6%
Georgina	22.3%
St Thomas	22.7%
Greater Sudbury	22.8%

Municipality	Debt Outstanding as a % of Own Source Revenues
Woolwich	23.2%
Cornwall	23.8%
Guelph	24.4%
Kitchener	27.1%
Clarington	28.0%
North Dumfries	28.0%
Haldimand	28.3%
Hamilton	30.4%
North Middlesex	30.5%
Bracebridge	31.8%
Strathroy-Caradoc	32.3%
Timmins	32.3%
Burlington	35.4%
Springwater	36.3%
Thunder Bay	37.3%
Owen Sound	37.4%
Brockville	37.6%
Niagara Falls	38.5%
Newmarket	39.0%
Ingersoll	40.5%
Orangeville	42.2%
London	42.7%
Meaford	42.8%
Innisfil	43.5%
Espanola	43.7%
Waterloo	46.6%
Port Colborne	46.7%
Milton	47.7%
Oshawa	49.1%
Guelph-Eramosa	50.0%
Chatham-Kent	50.1%
King	50.2%
Pelham	51.6%
Saugeen Shores	52.7%
Wellington North	53.0%

2015 Debt Outstanding Per Own Source Revenues (cont'd)

Municipality	Debt Outstanding as a % of Own Source Revenues
Oakville	53.7%
Huntsville	53.8%
St Marys	53.9%
Peterborough	54.5%
Tillsonburg	54.7%
Mapleton	56.9%
Toronto	58.5%
Lambton Shores	59.1%
Halton Hills	59.4%
North Bay	60.2%
Tecumseh	63.4%
Welland	65.9%
Belleville	66.9%
Brant County	67.3%
Collingwood	67.4%
St Catharines	67.8%
Kingsville	71.1%
Prince Edward County	71.6%
Minto	72.9%
Parry Sound	74.6%
Whitchurch-Stouffville	75.2%
Leamington	75.9%
Ottawa	76.9%
Kingston	82.6%
North Perth	84.5%
Greenstone	86.1%
Middlesex Centre	86.8%
Quinte West	90.8%
Barrie	93.5%
Stratford	94.8%
Centre Wellington	99.1%
Gravenhurst	137.5%
Average	40.5%
Median	37.5%

Municipality	Debt Outstanding as a % of Own Source Revenues
Region Durham	22.1%
Region Halton	52.5%
Region Niagara	54.2%
District Muskoka	64.4%
Region Waterloo	91.9%
Region Peel	97.9%
Region York	208.5%
Average	84.5%
Median	64.4%
Grey County	4.2%
Elgin County	11.7%
Simcoe County	12.9%
Wellington County	29.7%
Dufferin County	49.2%
Bruce County	50.5%
Average	26.4%
Median	21.3%

Debt To Reserve Ratio—Trend

This includes discretionary reserves and all outstanding debt as reflected on Schedules 60 and 74A of the 2015 FIRs. Note Reserves excludes obligatory reserves.

Municipality	2011	2012	2013	2014	2015
Kenora	0.4	0.3	0.3	0.3	-
Whitby	0.0	0.0	0.0	-	-
Wilmot	0.4	0.2	0.0	-	-
East Gwillimbury	0.0	0.0	0.0	0.0	0.0
Grimsby	-	-	-	0.0	0.0
Scugog	-	0.1	0.0	0.0	0.0
West Lincoln	0.0	0.0	0.0	0.0	0.0
Thorold	0.1	0.1	0.1	0.1	0.1
Wainfleet	0.2	0.1	0.1	0.1	0.1
Wellesley	0.2	0.2	0.1	0.1	0.1
Markham	0.1	0.1	0.0	0.1	0.1
Puslinch				0.2	0.1
Brock		0.2	0.2	0.1	0.1
The Blue Mountains	0.1	0.2	0.2	0.2	0.1
Lincoln	0.1	0.1	0.2	0.1	0.1
Kincardine				0.1	0.2
Aurora	0.2	0.2	0.1	0.1	0.2
Grey Highlands			0.3	0.3	0.2
Haldimand					0.3
Vaughan	0.3	0.4	0.3	0.3	0.3
Sault Ste Marie	0.7	0.5	0.4	0.3	0.3
Clarington	0.4	0.3	0.3	0.3	0.3
Mississauga	0.0	0.0	0.2	0.2	0.3
Brampton	0.0	0.0	0.0	0.4	0.3
Cambridge	0.4	0.3	0.3	0.3	0.3
Springwater	0.4	0.3	0.3	0.4	0.3
Elliot Lake			0.1	0.1	0.3
North Middlesex					0.4
Georgina	0.6	0.7	0.6	0.5	0.4
Pickering	0.6	0.5	0.6	0.4	0.4
Woolwich	0.6	0.6	0.5	0.5	0.4
Fort Erie	0.8	0.8	0.8	0.5	0.4
Guelph	0.8	0.7	0.6	0.5	0.5
Erin				0.6	0.5

Debt To Reserve Ratio—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Niagara-on-the-Lake	0.6	0.5	0.4	0.3	0.5
Wellington North				0.5	0.5
Cornwall		0.4	0.5	0.5	0.5
Caledon	0.8	0.6	0.5	0.5	0.5
Windsor	1.0	0.8	0.6	0.6	0.5
Greater Sudbury	0.4	0.3	0.2	0.2	0.5
Hamilton	0.5	0.6	0.6	0.6	0.6
Milton	0.8	0.6	0.7	0.6	0.6
Owen Sound	0.8	0.9	0.8	0.6	0.6
Mapleton				0.5	0.6
London	1.1	1.0	0.9	0.7	0.6
Burlington	0.8	0.7	0.7	0.7	0.6
St Thomas	0.8	0.9	0.8	0.8	0.6
Sarnia	2.2	1.3	1.2	0.9	0.6
Oakville	0.5	0.4	0.3	0.2	0.7
Strathroy-Caradoc			0.8	0.8	0.7
Saugeen Shores		0.8	0.7	0.7	0.7
Port Colborne	0.7	0.9		1.0	0.7
Leamington				0.8	0.8
Tecumseh					0.8
Chatham-Kent				1.0	0.8
Parry Sound				0.8	0.8
Innisfil	1.9	1.3	0.9	0.8	0.8
Bracebridge	1.0	0.8	0.7	0.6	0.8
Brant County		1.2	1.3	0.8	0.8
St Marys				1.1	0.8
North Dumfries	1.0	2.4		1.0	0.9
Collingwood			1.1	1.2	0.9
Minto				0.8	0.9
Niagara Falls	1.7	1.4	1.2	-	0.9
Kingsville	1.4	1.3	0.9	0.9	1.0
Guelph-Eramosa				-	1.0
Newmarket	1.5	1.2	1.0	1.0	1.0
Peterborough	0.8	0.8	0.8	0.9	1.0
Lambton Shores	4.2	2.6	2.1	1.4	1.0
King	4.9	1.4	1.2	0.8	1.0

Debt To Reserve Ratio—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Centre Wellington				1.1	1.1
Meaford	5.4	3.4	1.6	1.3	1.1
Ingersoll	2.7	1.5	1.5	1.9	1.1
Halton Hills	0.5	1.0	1.2	1.5	1.1
Espanola					1.2
Orillia		(1.4)	(3.3)	5.3	1.2
Whitchurch-Stouffville	2.6	2.2	1.6	1.3	1.3
Kingston	1.1	1.1	1.3	1.3	1.3
Waterloo	1.7	1.4	1.3	1.2	1.3
Orangeville	5.1		3.6	2.1	1.4
Oshawa	2.6	1.8	2.0	2.2	1.5
Timmins	0.6	0.9	0.9	0.7	1.6
Pelham	1.4	1.4	1.3	1.7	1.8
Thunder Bay	1.4	1.3	1.5	1.7	1.8
Kitchener	3.3	3.0	2.5	2.0	1.8
Belleville	0.9	0.9	2.0	1.5	1.9
Wellsand	1.5	2.2	2.0	2.0	2.0
Huntsville	2.6	2.4	1.9	1.4	2.0
Middlesex Centre	1.8	3.6	2.6	2.4	2.0
North Perth					2.0
St Catharines	0.9	1.0	1.3	1.3	2.1
Brockville	8.1	2.8	2.2	2.3	2.1
Prince Edward County	1.5	3.0	3.1	2.9	2.2
Toronto	2.8	2.3	1.9	2.0	2.2
North Bay	2.9	2.7	2.8	2.3	2.3
Gravenhurst	2.3	2.6	2.4	2.4	2.4
Quinte West	1.1	1.3	1.7	2.0	2.6
Tillsonburg		3.7	3.0	2.5	3.0
Stratford	4.1	3.8	3.3	3.0	3.1
Barrie	1.7	3.3	4.2	4.0	3.2
Greenstone		5.4	5.8	5.0	3.5
Ottawa	4.1	5.3	5.8	4.9	5.2
Average	1.4	1.2	1.1	1.0	1.0
Median	0.8	0.9	0.8	0.7	0.7

Debt To Reserve Ratio—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Region Durham	0.2	0.3	0.3	0.3	0.2
Region Halton	0.5	0.5	0.4	0.4	0.4
Region Peel	0.8	1.0	1.0	1.0	0.9
District Muskoka	2.0	1.4	1.2	1.1	0.9
Region Niagara	1.1	0.9	0.8	1.0	1.1
Region York	1.9	2.0	1.7	1.7	1.5
Region Waterloo	1.0	1.3	2.0	2.3	2.5
Average	1.1	1.1	1.1	1.1	1.1
Median	1.0	1.0	1.0	1.0	0.9
Grey County					0.1
Simcoe County					0.3
Wellington County				0.5	0.4
Elgin County					0.8
Bruce County					1.2
Dufferin County					1.3
Average				0.5	0.7
Median				0.5	0.6

Debt Outstanding per \$100,000 of Unweighted Assessment—Trend

Municipality	2011	2012	2013	2014	2015
Kenora	\$ 703	\$ 629	\$ 555	\$ 489	\$ -
Whitby	\$ -	\$ -	\$ -	\$ -	\$ -
Wilmot	\$ 40	\$ 27	\$ 2	\$ -	\$ -
East Gwillimbury	\$ 2	\$ 2	\$ 1	\$ 1	\$ 0
Grimsby	\$ -	\$ -	\$ -	\$ 1	\$ 0
Scugog	\$ -	\$ 29	\$ 12	\$ 11	\$ 10
Wellesley	\$ 63	\$ 50	\$ 38	\$ 27	\$ 16
Puslinch	\$ -	\$ -	\$ -	\$ 24	\$ 18
Markham	\$ 23	\$ 21	\$ 18	\$ 22	\$ 20
West Lincoln	\$ -	\$ -	\$ -	\$ 3	\$ 22
Wainfleet	\$ 42	\$ 36	\$ 42	\$ 35	\$ 26
Vaughan	\$ 115	\$ 129	\$ 113	\$ 99	\$ 75
Brock	\$ -	\$ 105	\$ 95	\$ 86	\$ 77
Mississauga	\$ -	\$ -	\$ 42	\$ 64	\$ 84
Thorold	\$ 130	\$ 119	\$ 108	\$ 98	\$ 88
Grey Highlands			\$ 13	\$ 113	\$ 93
Niagara-on-the-Lake	\$ 144	\$ 133	\$ 103	\$ 80	\$ 98
Caledon	\$ 193	\$ 170	\$ 144	\$ 119	\$ 98
Lincoln	\$ 55	\$ 73	\$ 112	\$ 91	\$ 99
Erin				\$ 121	\$ 100
North Dumfries	\$ 160	\$ 144		\$ 116	\$ 102
Aurora	\$ 105		\$ 60	\$ 40	\$ 103
Woolwich	\$ 140	\$ 137	\$ 125	\$ 114	\$ 104
The Blue Mountains	\$ 104	\$ 193	\$ 160	\$ 129	\$ 114
Brampton	\$ -	\$ -	\$ -	\$ 129	\$ 119
Pickering	\$ 162	\$ 143	\$ 144	\$ 149	\$ 123
Cambridge	\$ 149	\$ 129	\$ 111	\$ 97	\$ 143
Sault Ste Marie	\$ 345	\$ 284	\$ 227	\$ 175	\$ 145
Bracebridge	\$ 239	\$ 224	\$ 206	\$ 188	\$ 170
Clarington	\$ 264	\$ 231	\$ 190	\$ 217	\$ 181
Georgina	\$ 270	\$ 261	\$ 238	\$ 208	\$ 182
Guelph-Eramosa				\$ 221	\$ 193
North Middlesex					\$ 207
Burlington	\$ 242	\$ 232	\$ 219	\$ 212	\$ 210
Springwater	\$ 252	\$ 180	\$ 207	\$ 242	\$ 216

Debt Outstanding per \$100,000 of Unweighted Assessment—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Mapleton				\$ 147	\$ 225
Milton	\$ 252	\$ 215	\$ 212	\$ 169	\$ 234
Kincardine				\$ 170	\$ 237
Huntsville	\$ 364	\$ 340	\$ 312	\$ 283	\$ 256
Fort Erie	\$ 300	\$ 341	\$ 347	\$ 299	\$ 257
Oakville	\$ 189	\$ 157	\$ 135	\$ 108	\$ 275
Newmarket	\$ 464	\$ 414	\$ 362	\$ 319	\$ 281
Sarnia	\$ 632	\$ 534	\$ 420	\$ 361	\$ 283
King	\$ 521	\$ 432	\$ 345	\$ 274	\$ 296
Halton Hills	\$ 123	\$ 298	\$ 279	\$ 370	\$ 321
Kitchener	\$ 473	\$ 504	\$ 481	\$ 417	\$ 360
Pelham	\$ 254	\$ 248	\$ 234	\$ 266	\$ 364
Strathroy-Caradoc			\$ 475	\$ 425	\$ 367
Whitchurch-Stouffville	\$ 511	\$ 448	\$ 427	\$ 1,125	\$ 376
Orillia		\$ 608	\$ 533	\$ 462	\$ 395
Waterloo	\$ 553	\$ 470	\$ 445	\$ 461	\$ 416
Meaford	\$ 628	\$ 682	\$ 598	\$ 523	\$ 455
Wellington North				\$ 517	\$ 468
Innisfil	\$ 757	\$ 685	\$ 577	\$ 515	\$ 471
Guelph	\$ 864	\$ 755	\$ 659	\$ 554	\$ 480
Saugeen Shores		\$ 704	\$ 625	\$ 550	\$ 487
Oshawa	\$ 589	\$ 542	\$ 570	\$ 563	\$ 507
Greater Sudbury	\$ 346	\$ 309	\$ 245	\$ 201	\$ 520
Ingersoll	\$ 513	\$ 446	\$ 547	\$ 615	\$ 536
Niagara Falls	\$ 861	\$ 798	\$ 750		\$ 569
St Thomas	\$ 682	\$ 733	\$ 727	\$ 659	\$ 576
Lambton Shores	\$ 1,117	\$ 865	\$ 740	\$ 656	\$ 586
Orangeville	\$ 598		\$ 625	\$ 636	\$ 596
Elliot Lake			\$ 197	\$ 164	\$ 618
Hamilton	\$ 687	\$ 780	\$ 677	\$ 749	\$ 637
Windsor	\$ 925	\$ 781	\$ 735	\$ 2,773	\$ 642
Haldimand					\$ 642
Tillsonburg		\$ 993	\$ 819	\$ 725	\$ 649
Gravenhurst	\$ 643	\$ 807	\$ 758	\$ 707	\$ 658
Kingsville	\$ 651	\$ 591	\$ 659	\$ 587	\$ 658

Debt Outstanding per 100,000 of Unweighted Assessment—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Centre Wellington				\$ 761	\$ 688
Middlesex Centre	\$ 312	\$ 985	\$ 921	\$ 808	\$ 712
Cornwall		\$ 777	\$ 802	\$ 706	\$ 729
Port Colborne	\$ 434	\$ 369		\$ 559	\$ 766
Brant County		\$ 571	\$ 782	\$ 865	\$ 779
St Catharines	\$ 542	\$ 594	\$ 595	\$ 573	\$ 786
Owen Sound	\$ 1,122	\$ 1,259	\$ 1,100	\$ 953	\$ 819
Tecumseh					\$ 829
Minto				\$ 686	\$ 840
North Perth					\$ 855
Brockville	\$ 1,123	\$ 1,147	\$ 978	\$ 1,021	\$ 875
Prince Edward County	\$ 430	\$ 1,015	\$ 1,110	\$ 1,002	\$ 889
London	\$ 1,181	\$ 1,111	\$ 1,052	\$ 973	\$ 910
Collingwood			\$ 1,077	\$ 1,045	\$ 915
Toronto	\$ 949	\$ 981	\$ 935	\$ 929	\$ 957
Chatham-Kent				\$ 1,110	\$ 977
Timmins	\$ 341	\$ 617	\$ 555	\$ 501	\$ 1,027
Welland	\$ 913	\$ 1,315	\$ 1,287	\$ 1,217	\$ 1,150
St Marys				\$ 1,426	\$ 1,288
Peterborough	\$ 1,097	\$ 1,239	\$ 1,199	\$ 1,185	\$ 1,296
Ottawa	\$ 1,277	\$ 1,470	\$ 1,528	\$ 1,362	\$ 1,311
North Bay	\$ 1,358	\$ 1,331	\$ 1,364	\$ 1,214	\$ 1,369
Leamington				\$ 1,537	\$ 1,395
Quinte West	\$ 633	\$ 740	\$ 936	\$ 1,054	\$ 1,505
Espanola					\$ 1,556
Belleville	\$ 385	\$ 387	\$ 1,139	\$ 1,028	\$ 1,587
Barrie	\$ 1,208	\$ 1,576	\$ 1,807	\$ 1,744	\$ 1,666
Parry Sound				\$ 2,078	\$ 1,909
Thunder Bay	\$ 2,428	\$ 2,377	\$ 2,109	\$ 1,984	\$ 1,941
Kingston	\$ 1,618	\$ 1,699	\$ 1,914	\$ 1,813	\$ 1,989
Stratford	\$ 2,852	\$ 2,597	\$ 2,300	\$ 2,061	\$ 2,255
Greenstone		\$ 3,331	\$ 3,515	\$ 3,242	\$ 2,979
Average	\$ 508	\$ 583	\$ 569	\$ 589	\$ 573
Median	\$ 355	\$ 439	\$ 436	\$ 443	\$ 435

Debt Outstanding per 100,000 of Unweighted Assessment—Trend (cont'd)

Municipality	2011	2012	2013	2014	2015
Region Durham	\$ -	\$ 288	\$ 291	\$ 297	\$ 249
Region Halton	\$ 299	\$ 363	\$ 319	\$ 307	\$ 315
District Muskoka	\$ -	\$ -	\$ -	\$ -	\$ 315
Region Niagara	\$ 601	\$ 537	\$ 488	\$ 552	\$ 623
Region Peel	\$ 607	\$ 709	\$ 782	\$ 710	\$ 642
Region Waterloo	\$ 630	\$ 469	\$ 698	\$ 955	\$ 926
Region York	\$ 1,099	\$ 1,176	\$ 1,261	\$ 1,339	\$ 1,333
Average	\$ 462	\$ 506	\$ 549	\$ 594	\$ 629
Median	\$ 601	\$ 469	\$ 488	\$ 552	\$ 623
Grey County					\$ 20
Simcoe County					\$ 48
Elgin County					\$ 79
Bruce County					\$ 204
Wellington County				\$ 242	\$ 208
Dufferin County					\$ 227
Average				\$ 242	\$ 131
Median				\$ 242	\$ 141

Taxes Receivable as a % of Taxes Levied

This ratio is a strong indicator of the strength of a local economy and the ability of residents to pay their annual taxes. This is calculated using Schedule 72A of the Financial Information Returns.

Formula

$$\frac{\text{Taxes Receivable}}{\text{Taxes Levied}}$$

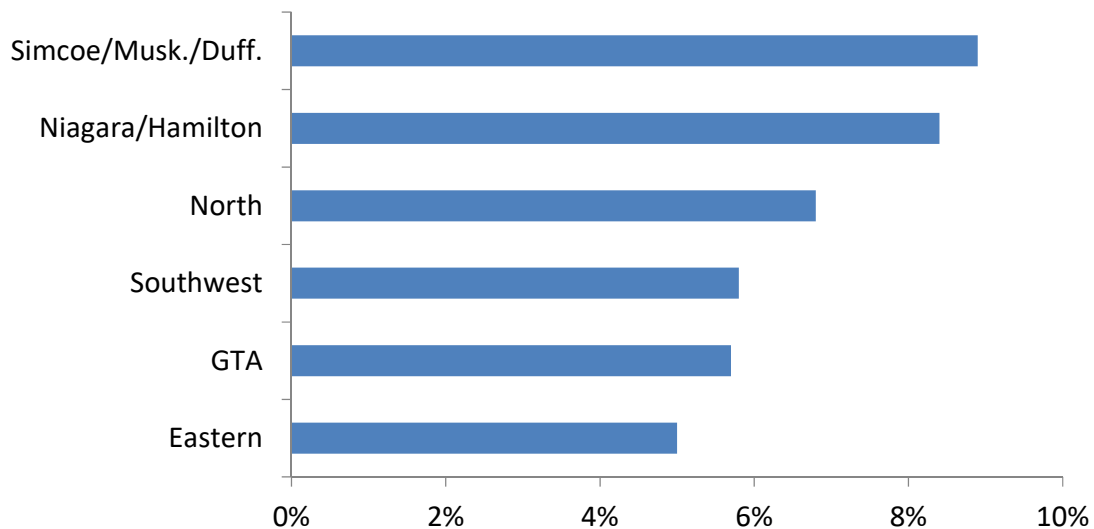
Target

Credit Rating agencies consider over 8% a negative factor.

Interpretations

If this percentage increases over time, it may indicate a decline in the municipality’s economic health.

Taxes Receivable as a % of Tax Levied—By Location



Taxes Receivable as a % of Tax Levied—Trend By Location

Municipality	2011	2012	2013	2014	2015
Oshawa	2.9%	2.7%	2.6%	1.8%	2.2%
Mississauga	3.7%	3.3%	2.6%	2.7%	2.7%
Burlington	3.9%	3.6%	3.1%	3.3%	2.8%
Newmarket	4.3%	4.0%	4.0%	3.4%	3.2%
Milton	7.9%	4.6%	3.7%	4.5%	3.2%
Oakville	4.8%	4.5%	3.8%	3.5%	3.8%
Toronto	4.3%	3.9%	4.1%	4.3%	4.0%
Whitby	5.5%	5.3%	4.8%	4.5%	4.4%
Halton Hills	6.5%	5.6%	6.0%	5.2%	4.6%
Markham	5.8%	7.1%	5.4%	4.9%	4.6%
Clarington	7.9%	7.6%	5.4%	4.8%	4.6%
Brampton	7.2%	6.1%	6.0%	6.2%	5.1%
Caledon	10.8%	8.8%	7.9%	6.8%	5.3%
Vaughan	6.3%	5.2%	7.5%	5.1%	5.3%
Aurora	6.6%	6.9%	6.6%	5.7%	5.9%
Georgina	9.7%	8.0%	7.6%	7.9%	6.5%
East Gwillimbury		9.1%	9.1%	7.5%	6.7%
Pickering	9.6%	9.3%	8.4%	7.3%	7.6%
Whitchurch-Stouffville	9.5%	8.1%	7.4%	7.5%	8.4%
Brock		13.8%	12.3%	10.6%	8.7%
Scugog		10.0%	10.4%	9.8%	10.0%
King	12.7%	13.3%	14.3%	15.1%	15.1%
GTA Average	6.8%	6.8%	6.5%	6.0%	5.7%
GTA Median	6.5%	6.5%	6.0%	5.1%	4.9%

Taxes Receivable as a % of Tax Levied—Trend By Location (cont'd)

Municipality	2011	2012	2013	2014	2015
Belleville	5.0%	4.0%	2.7%	3.5%	2.6%
Kingston	4.7%	4.0%	3.6%	2.9%	2.9%
Peterborough	3.0%	3.2%	3.6%	3.7%	3.2%
Cornwall		3.8%	4.0%	3.4%	3.6%
Ottawa	3.7%	3.1%	3.5%	4.3%	4.7%
Quinte West	7.1%	7.1%	7.6%	7.9%	5.7%
Brockville	7.5%	7.0%	4.9%	5.5%	7.5%
Prince Edward County	10.6%	10.1%	11.7%	10.9%	9.8%
Eastern Average	5.9%	5.3%	5.2%	5.3%	5.0%
Eastern Median	5.0%	4.0%	3.8%	4.0%	4.1%

Municipality	2011	2012	2013	2014	2015
Niagara-on-the-Lake	8.2%	6.9%	7.1%	5.8%	4.8%
Grimsby				6.6%	5.4%
Port Colborne				5.8%	5.9%
St Catharines	5.8%	5.8%	6.1%	6.2%	6.4%
Thorold	8.1%	7.0%	8.5%	6.1%	7.3%
Pelham	8.4%	8.6%	8.1%	7.2%	7.7%
Niagara Falls	9.9%	8.5%	8.7%		7.9%
Lincoln	8.6%	8.4%	9.2%	7.4%	8.2%
Hamilton	8.5%	8.5%	8.5%	8.6%	8.4%
Fort Erie	10.4%	11.3%	10.9%	10.0%	9.1%
Wainfleet	11.6%	10.6%	11.8%	11.4%	9.5%
Welland	9.1%	9.9%	12.5%	12.4%	14.0%
West Lincoln	14.5%	15.3%	14.1%	16.4%	14.8%
Niagara/Hamilton Average	9.4%	9.2%	9.6%	8.7%	8.4%
Niagara/Hamilton Median	8.6%	8.5%	8.7%	7.3%	7.9%

Taxes Receivable as a % of Tax Levied—Trend By Location (cont'd)

Municipality	2011	2012	2013	2014	2015
Kenora	1.9%	2.4%	1.9%	2.3%	1.5%
Greater Sudbury	2.5%	2.7%	2.8%	2.3%	2.5%
Elliot Lake			3.4%	3.8%	4.2%
North Bay	4.8%	4.1%	4.2%	4.8%	4.5%
Espanola					5.2%
Timmins	10.5%	8.7%	6.6%	7.2%	6.5%
Parry Sound				6.8%	6.7%
Thunder Bay	4.0%	3.5%	6.3%	5.4%	7.1%
Sault Ste Marie	4.1%	7.1%	12.8%	11.7%	11.0%
Greenstone		19.7%	18.2%	18.3%	18.6%
North Average	4.6%	6.9%	7.0%	6.9%	6.8%
North Median	4.1%	4.1%	5.3%	5.4%	5.8%

Municipality	2011	2012	2013	2014	2015
Orangeville	5.6%		5.2%	3.0%	1.9%
Barrie	7.0%	6.4%	6.0%	6.3%	5.9%
Collingwood			7.9%	8.5%	7.2%
Gravenhurst	6.4%	10.1%	13.7%	11.5%	8.8%
Orillia		12.2%	10.9%	11.4%	10.0%
Innisfil		10.1%	9.0%	9.5%	10.2%
Springwater	11.2%	11.6%	12.5%	11.7%	10.2%
Bracebridge	13.5%	12.9%	13.0%	12.2%	10.3%
Huntsville	8.8%	8.0%	14.1%	15.4%	15.7%
Simcoe/Musk./Duff. Average	8.8%	10.2%	10.3%	9.9%	8.9%
Simcoe/Musk./Duff. Median	7.9%	10.1%	10.9%	11.4%	10.0%

Taxes Receivable as a % of Tax Levied—Trend By Location (cont'd)

Municipality	2011	2012	2013	2014	2015
London	2.3%	1.9%	1.6%	2.1%	1.9%
Sarnia	6.4%	7.2%	5.0%	2.3%	1.9%
Guelph	3.4%	2.2%	1.6%	1.9%	2.2%
North Perth					2.6%
Owen Sound	3.6%	4.9%	4.7%	4.0%	2.6%
Wellesley	3.8%	4.0%	3.9%	3.8%	3.1%
Wilmot	5.4%	5.0%	4.1%	4.7%	3.3%
St Thomas	3.3%	2.3%	2.7%	2.1%	3.4%
Tillsonburg		4.7%	3.9%	4.4%	3.9%
Stratford	5.4%	5.3%	5.1%	4.8%	4.4%
Brant County		6.9%	7.0%	5.2%	4.5%
Saugeen Shores		5.3%	4.8%	4.7%	4.5%
Woolwich	3.9%	4.1%	5.4%	4.2%	4.6%
Puslinch				5.2%	4.6%
Kingsville	6.2%	5.5%	5.5%	5.5%	4.7%
Chatham-Kent				6.8%	4.8%
Centre Wellington				5.5%	4.8%
Ingersoll	5.5%	6.0%	6.0%	5.1%	4.9%
Waterloo	6.0%	3.8%	6.7%	4.8%	4.9%
St Marys				4.8%	4.9%
Kitchener	6.6%	6.3%	5.7%	6.2%	5.2%
Kincardine				6.7%	5.4%
Strathroy-Caradoc			8.3%	8.1%	5.7%
Tecumseh					5.7%
Leamington				6.3%	5.8%
Middlesex Centre	6.5%	5.6%	5.3%	5.4%	5.9%
Mapleton				6.9%	6.3%
North Dumfries	6.5%	6.7%		6.0%	6.3%
Guelph-Eramosa				7.2%	6.6%
North Middlesex					6.9%
Cambridge	8.5%	9.1%	9.0%	9.1%	7.4%
Wellington North				8.7%	7.5%
Meaford	6.1%	6.8%	6.2%	7.9%	8.1%
Lambton Shores	8.6%	8.3%	8.5%	8.0%	8.2%
Windsor	10.8%	10.0%	9.8%	9.7%	8.6%
Minto				10.4%	9.8%
The Blue Mountains	12.0%	13.7%	16.1%	15.3%	9.8%
Erin				13.1%	10.8%
Haldimand					11.3%
Grey Highlands			14.2%	14.6%	15.9%
Southwest Average	6.0%	5.9%	6.3%	6.4%	5.8%
Southwest Median	6.0%	5.5%	5.4%	5.5%	5.1%

Rates Coverage Ratio

The Rates Coverage Ratio provides a measure of the municipality's ability to cover its costs through its own sources of revenue. According to the Ministry of Municipal Affairs and Housing, a basic target is 40%-60%; an intermediate is 60%-90% and an advanced target is 90% or greater.

Municipality	OSR as a % of Total Expenditures
Parry Sound	61.6%
St Thomas	61.9%
Cornwall	62.3%
Wellesley	63.6%
Oakville	64.8%
Peterborough	71.1%
Chatham-Kent	71.4%
Windsor	71.9%
Huntsville	75.0%
Greater Sudbury	75.1%
Elliot Lake	76.9%
Ottawa	77.0%
Scugog	77.0%
Wilmot	77.9%
Stratford	78.4%
Hamilton	79.1%
Puslinch	80.1%
Grey Highlands	80.2%
London	80.3%
Guelph-Eramosa	80.8%
Kingsville	80.9%
Prince Edward County	82.2%
Toronto	82.3%
Gravenhurst	82.5%
Mapleton	82.9%
Timmins	83.5%
Greenstone	83.5%
North Middlesex	83.7%
Quinte West	83.8%
Vaughan	85.4%
Bracebridge	85.5%
Kingston	86.0%
Milton	86.1%
Brant County	86.4%
Brock	86.4%

Municipality	OSR as a % of Total Expenditures
Brampton	86.6%
Guelph	86.6%
Clarington	87.2%
Centre Wellington	87.3%
Minto	87.7%
Saugeen Shores	87.9%
Thunder Bay	88.0%
Springwater	88.4%
Woolwich	88.6%
West Lincoln	88.6%
Burlington	88.6%
Sault Ste Marie	89.0%
Markham	89.2%
Kenora	89.7%
Owen Sound	89.9%
Barrie	90.4%
North Bay	90.5%
Mississauga	90.5%
Halton Hills	90.6%
East Gwillimbury	90.6%
Espanola	90.8%
St Marys	91.1%
Whitchurch-Stouffville	91.3%
Welland	92.5%
Sarnia	92.6%
Cambridge	92.8%
Waterloo	93.0%
Pelham	93.1%
Grimsby	93.4%
Georgina	94.8%
Newmarket	95.1%
St Catharines	95.3%
Tillsonburg	95.7%
Thorold	96.2%
Niagara-on-the-Lake	96.7%

Municipality	OSR as a % of Total Expenditures
Brockville	97.0%
Collingwood	97.3%
Caledon	97.5%
North Perth	97.7%
Strathroy-Caradoc	97.8%
Meaford	98.0%
Belleville	98.9%
Lincoln	99.0%
Wellington North	99.2%
Whitby	99.3%
Wainfleet	99.3%
Leamington	99.4%
Oshawa	99.5%
The Blue Mountains	99.6%
Tecumseh	99.6%
Pickering	100.5%
Erin	101.6%
Port Colborne	102.3%
Middlesex Centre	102.4%
Kitchener	102.5%
Orangeville	103.2%
Fort Erie	103.7%
Orillia	103.9%
Kincardine	105.0%
Aurora	105.4%
Innisfil	107.2%
North Dumfries	107.8%
Haldimand	108.2%
King	109.7%
Lambton Shores	110.0%
Ingersoll	112.0%
Niagara Falls	118.0%
Average	90.1%
Median	90.4%

Rates Coverage Ratio Cont'd

Municipality	OSR as a % of Total Expenditures
Region Niagara	68.8%
Region Peel	72.3%
Region Waterloo	75.4%
District Muskoka	82.3%
Region Durham	83.9%
Region York	87.7%
Region Halton	90.9%
Average	80.2%
Median	82.3%
Simcoe County	50.1%
Wellington County	57.2%
Grey County	58.4%
Elgin County	64.0%
Bruce County	65.6%
Dufferin County	68.2%
Average	60.6%
Median	61.2%