TOWN OF LAKESHORE, 419 Notre Dame, Belle River, ON, N0R 1A0

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2017 TAX RATES

Class	RTC / RTQ	Municipal	County	School	Total	BIA LEVY in Belle River
Residential	RT	0.0058894	0.0046956	0.0017900	0.0123750	
Residential - Awaiting Dev	R1	0.0014723	0.0011739	0.0004475	0.0030937	
Multi-residential	MT	0.0115161	0.0091818	0.0017900	0.0224879	
Commercial - Full	CT	0.0063726	0.0050809	0.0135574	0.0250109	0.0027362
Comm - Vac Unit/Excess Land	CU	0.0044608	0.0035566	0.0094902	0.0175076	0.0019153
Comm-Parking Lt/Vac Land	CX	0.0033098	0.0026389	0.0070334	0.0129821	0.0014211
Parking Lot	GT	0.0033098	0.0026389	0.0070334	0.0129821	0.0014211
Comm-Farmland Awaiting Dev	C1	0.0014723	0.0011739	0.0004475	0.0030937	
New Construction Comm - Full	XT	0.0063726	0.0050809	0.0114000	0.0228535	0.0027362
New Construction Comm - Excess Land	XU	0.0044608	0.0035566	0.0079800	0.0159974	0.0019153
Industrial - Full	IT	0.0114402	0.0091212	0.0139000	0.0344614	
Industrial - Vac Unit/Excess Land	IU	0.0074361	0.0059288	0.0090350	0.0223999	
Industrial - Vacant Land	IX	0.0074361	0.0059288	0.0090350	0.0223999	
Industrial - Awaiting Dev	I1	0.0014723	0.0011739	0.0004475	0.0030937	
New Construction Industrial - Full	JT	0.0114402	0.0091212	0.0114000	0.0319614	
New Construction Industrial - Excess Land	JU	0.0074361	0.0059288	0.0074100	0.0207749	
New Construction Industrial - Vacant Land	JX	0.0074361	0.0059288	0.0074100	0.0207749	
Large Industrial - Full	LT	0.0158195	0.0126129	0.0139000	0.0423324	
Lrg Indust. - Vac Unit/Excess Land	LU	0.0102827	0.0081984	0.0090350	0.0275161	
New Construction Large Industrial - Full	KT	0.0158195	0.0126129	0.0114000	0.0398324	
New Construction Large Ind - Excess/Vac Land	KU	0.0102827	0.0081984	0.0074100	0.0258911	
Pipeline - Full	PT	0.0076739	0.0061184	0.0139000	0.0276923	
Farmlands	FT	0.0014723	0.0011739	0.0004475	0.0030937	
Managed Forests	TT	0.0014723	0.0011739	0.0004475	0.0030937	

NOTE: Shopping Centre class has been eliminated - ST & SU are now equivalent of CT & CU

Overall percentage increase in Residential Tax Rate = 1.111%

Municipal Increase = 2.604 %

County increase = 1.656 %

Education decrease = 4.787 %

- percentages do not include special area rates or garbage charges

Tax Increase on the average house with $200,000 assessment

	2016	2017	
Municipal	$ 1,147.99	$ 1,177.88	$ 29.89
County	$ 923.82	$ 939.12	$ 15.30
Education	$ 376.00	$ 358.00	$ (18.00)
	$ 2,447.81	$ 2,475.00	$ 27.19

calculations do not include special area rates or garbage charges