BMA

Management Consulting Inc.

Municipal Study 2018

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Executive Summary—City of Brampton

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	Brampton	Total Survey Average	GTA
2018 Population Density per sq. km.	2,436	547	1,119
2011-2016 Population Increase %	13.3%	4.8%	6.0%
2017 Building Construction Value per Capita	$ 2,231	$ 3,028	$ 3,541
2018 Estimated Average Household Income	$ 102,663	$ 102,194	$ 127,780
2018 Weighted Median Value of Dwelling	$ 473,728	$ 340,734	$ 555,650
2018 Unweighted Assessment per Capita	$ 140,308	$ 154,140	$ 205,410
2018 Weighted Assessment per Capita	$ 149,135	$ 156,898	$ 216,974

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.

2017 Sustainability Indicators	Brampton	Total Survey Average
Financial Position per Capita	$ 661	$ 435
Tax Asset Consumption Ratio	30.2%	43.8%
Net Financial Liabilities Ratio	(0.7)	(0.4)

Vulnerability

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

2017 Vulnerability Indicators	Brampton	Total Survey Average
Reserves		
Tax Reserves (less WWW) as % of Taxation	83.5%	72.7%
Tax Reserves as % of Own Source Revenues	59.3%	52.3%
Tax Reserves / Capita	$ 579	$ 684
Debt		
Tax Debt Charges as % of Own Source Revenues	0.0%	4.4%
Total Debt Outstanding / Capita	$ 137	$ 731
Tax Debt Outstanding / Capita	$ 137	$ 507
Debt Outstanding per Own Source Revenue	14.0%	40.9%
Debt to Reserve Ratio	0.2	1.0

Flexibility

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

2017 Flexibility Indicators	Brampton	Total Survey Average
Taxes Receivable as % of Taxes Levied	5.0%	6.0%
Rates Coverage Ratio	88.2%	92.1%

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 2018 municipal levy by-laws and the 2018 estimated populations.

2018	Brampton	Total Survey Average	GTA
Net Municipal Levy per Capita	$ 1,286	$ 1,527	$ 1,509
Net Municipal Levy per $100,000 Unweighted CVA	$ 917	$ 1,111	$ 776

User Fees

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

2018 Fees	Brampton	Total Survey Average	GTA
Development Charges - Single Detached	$ 87,320	$ 33,411	$ 72,422
Residential Building Permit Fee	$ 2,351	$ 2,270	$ 2,457

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.

2018 Tax Ratios	Brampton	Total Survey Average
Multi-Residential	1.7050	1.7902
Commercial (Residual)	1.2971	1.6871
Industrial (Residual)	1.4700	2.1826

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

2018 Property Taxes	Brampton	Total Survey Average	GTA
Detached Bungalow	$ 4,185	$ 3,397	$ 4,188
2 Storey Home	$ 5,162	$ 4,524	$ 4,955
Senior Executive Home	$ 6,706	$ 6,286	$ 6,859
Walk Up Apartment (per Unit)	$ 1,614	$ 1,382	$ 1,401
Mid/High Rise (per Unit)	$ 1,840	$ 1,715	$ 1,544
Neigh. Shopping (per sq. ft.)	$ 5.26	$ 3.63	$ 4.21
Office Building (per sq. ft.)	$ 3.72	$ 3.04	$ 3.41
Hotels (per Suite)	$ 1,603	$ 1,602	$ 1,417
Motels (per Suite)	$ 1,302	$ 1,240	$ 1,208
Industrial Standard (per sq. ft.)	$ 2.42	$ 1.67	$ 2.19
Industrial Large (per sq. ft)	$ 1.81	$ 1.11	$ 1.58
Industrial Vacant Land (per Acre)	$ 15,888	$ 3,673	$ 8,602

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.

2018 Water/Sewer Cost of Service	Brampton	Total Survey Average	GTA
Residential - 200 m^3	$ 463	$ 1,074	$ 867
Commercial - 10,000 m^3	$ 24,700	$ 36,054	$ 34,997
Industrial - 30,000 m^3	$ 74,100	$ 102,824	$ 102,741
Industrial - 100,000 m^3	$ 247,000	$ 334,031	$ 334,530
Industrial - 500,000 m^3	$ 1,235,000	$ 1,647,471	$ 1,643,297

2018 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.

2018 Affordability Indicators	Brampton	Total Survey Average	GTA
Property Taxes as a % of Household Income	4.8%	3.8%	3.8%
Water/Sewer + Taxes as a % of Household Income	5.2%	4.9%	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

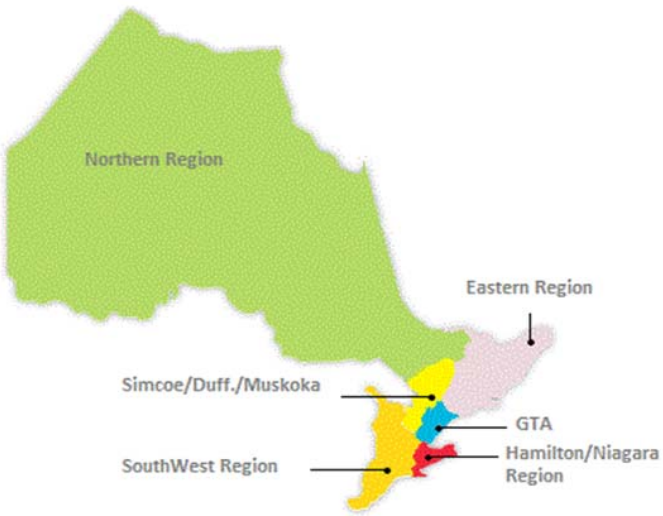
SECTION 1: Introduction

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.

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

Populations	Number of Municipalities
100,000 or greater	26
30,000 - 99,999	27
15,000 - 29,999	24
0 - 14,999	31
Total	**108**



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

- 2018 Current Value Assessment
- 2018 Tax Policies
- 2018 Levy By-laws
- 2018 Development Charges
- 2018 Water/Sewer Rates
- 2017 FIRs
- 2018 User Fees
- Economic Development Programs

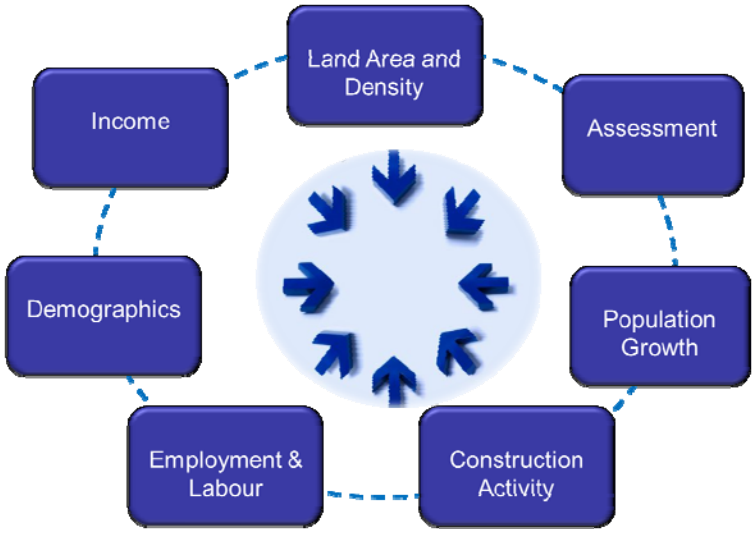
2018 Municipalities Included in the Study

The following provides a summary of the municipalities participating by population range:

Populations 15,000 or less	Populations 15,000 – 29,999	Populations 30,000 – 99,999	Populations >100,000
Bancroft	Bracebridge	Aurora	Barrie
Brock	Brockville	Belleville	Brampton
Brockton	Centre Wellington	Brant	Brantford
Central Elgin	Collingwood	Bruce County	Burlington
Elliot Lake	East Gwillimbury	Caledon	Cambridge
Erin	Grimsby	Clarington	Chatham-Kent
Espanola	Huntsville	Cornwall	Durham Region
Gravenhurst	Kenora	Fort Erie	Greater Sudbury
Greenstone	King	Georgina	Guelph
Grey Highlands	Lincoln	Grey County	Halton Region
Guelph-Eramosa	Middlesex Centre	Haldimand	Hamilton
Ingersoll	Midland	Halton Hills	Kingston
Kincardine	Niagara-on-the-Lake	Innisfil	Kitchener
Lambton Shores	Owen Sound	Muskoka District	London
Mapleton	Pelham	Newmarket	Markham
Meaford	Port Colborne	Niagara Falls	Milton
Minto	Prince Edward County	Norfolk	Mississauga
North Dumfries	Springwater	North Bay	Niagara Region
North Middlesex	Strathroy-Caradoc	Orangeville	Oakville
North Perth	Thorold	Orillia	Oshawa
North Stormont	Tillsonburg	Peterborough	Ottawa
Parry Sound	West Lincoln	Pickering	Peel Region
Penetanguishene	Wilmot	Quinte West	Richmond Hill
Puslinch	Woolwich	Sarnia	Simcoe County
Saugeen Shores		Sault Ste. Marie	St. Catharines
St. Marys		St. Thomas	Thunder Bay
Tay		Stratford	Toronto
Tiny		Timmins	Vaughan
Wainfleet		Welland	Waterloo Region
Wellesley		Wellington County	Waterloo
Wellington North		Whitchurch-Stouffville	Whitby
			Windsor
			York Region

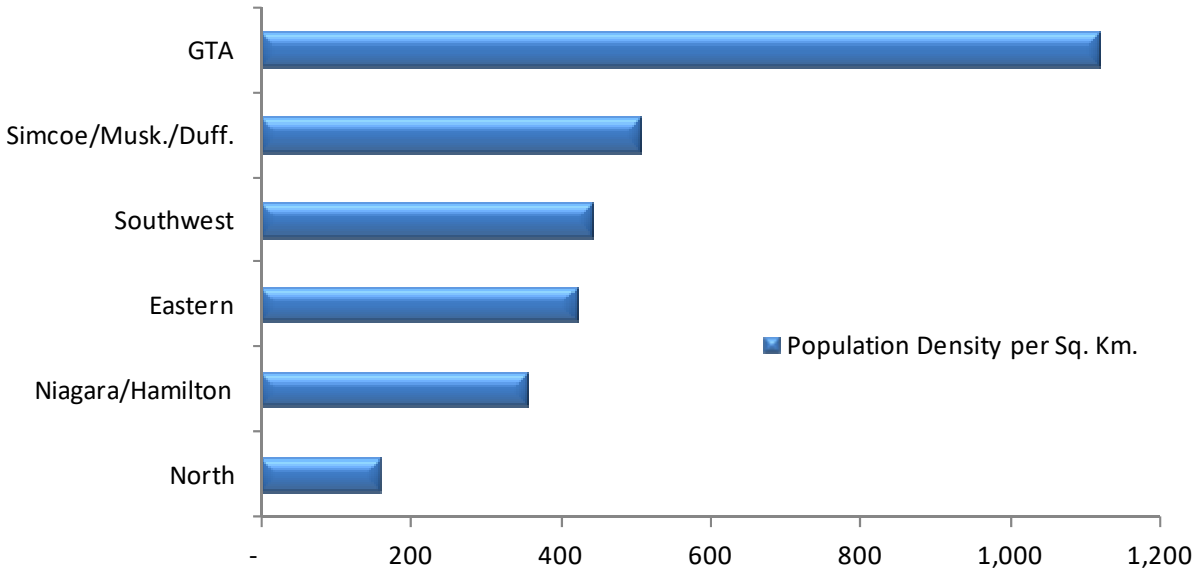
SECTION 2: Socio-Economic Indicators

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.



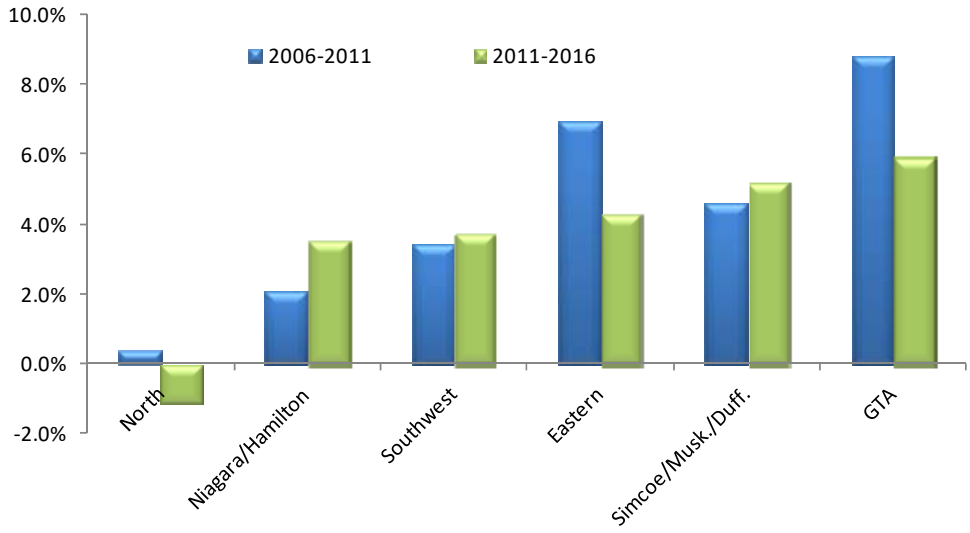
Land Density

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.



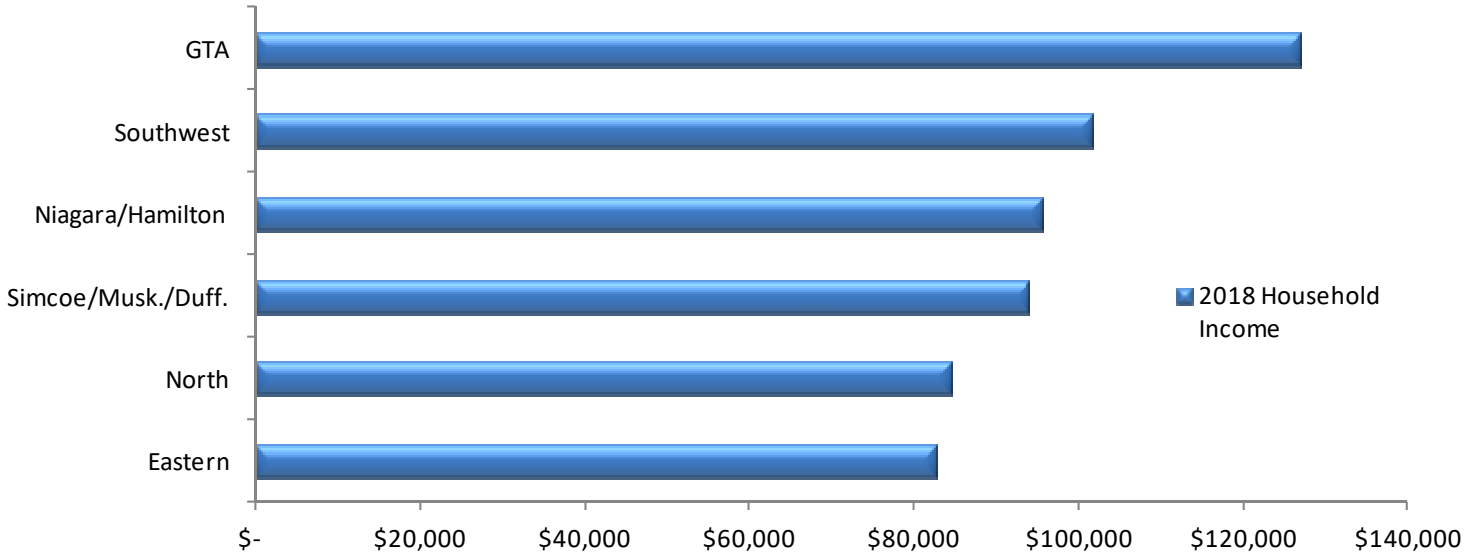
Population Growth

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.



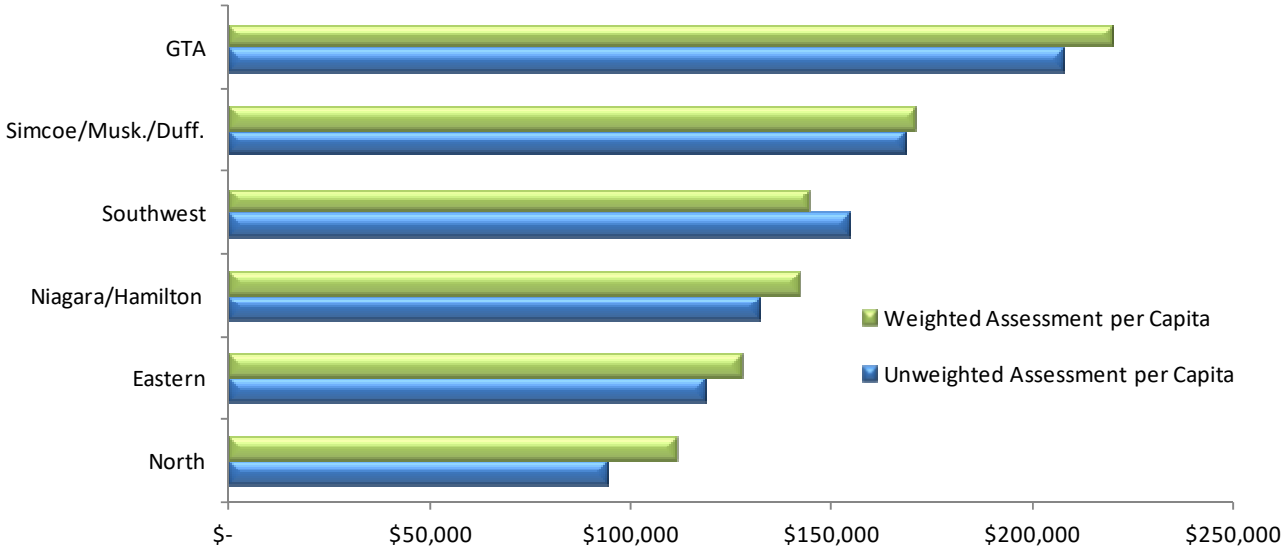
Household Income

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 $84,288 compared with $115,474 in the GTA.

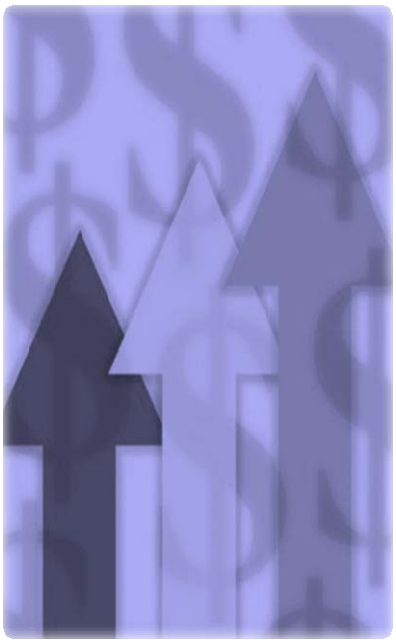


Assessment Per Capita

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

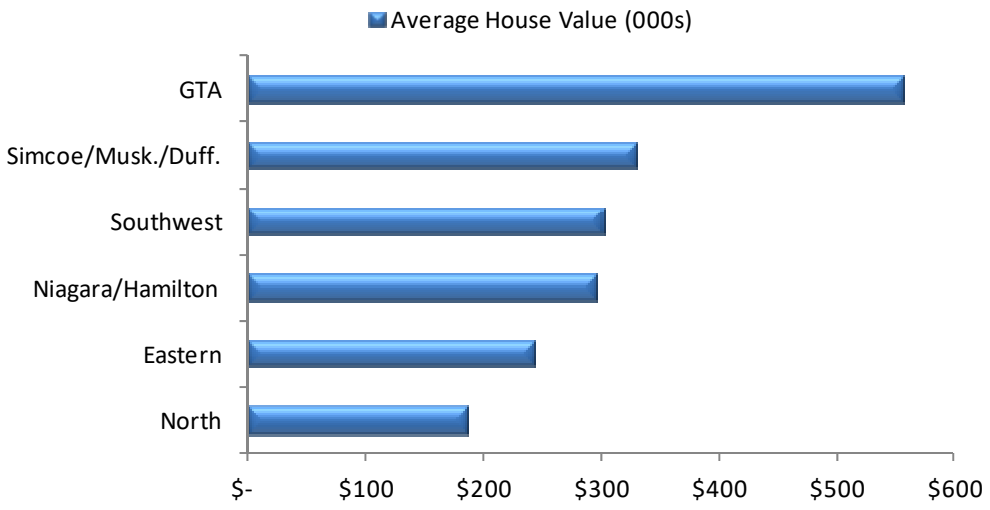


Assessment growth provides an indication of how the base upon which taxes are levied is changing over time. From 2017—2018, the assessment increased by 6.2% on average across the 108 Ontario municipalities. The GTA geographic area experienced the largest increase at 9.8%.

Municipalities Grouped by Location	2014-2015	2015-2016	2016-2017	2017-2018
Eastern	4.1%	4.8%	2.4%	3.9%
North	5.6%	5.0%	0.7%	4.1%
Southwest	4.8%	4.5%	5.1%	6.0%
Simcoe/Musk./Duff.	3.5%	3.5%	4.2%	6.5%
Niagara/Hamilton	4.2%	3.7%	4.4%	7.0%
GTA	6.4%	6.0%	8.7%	9.8%

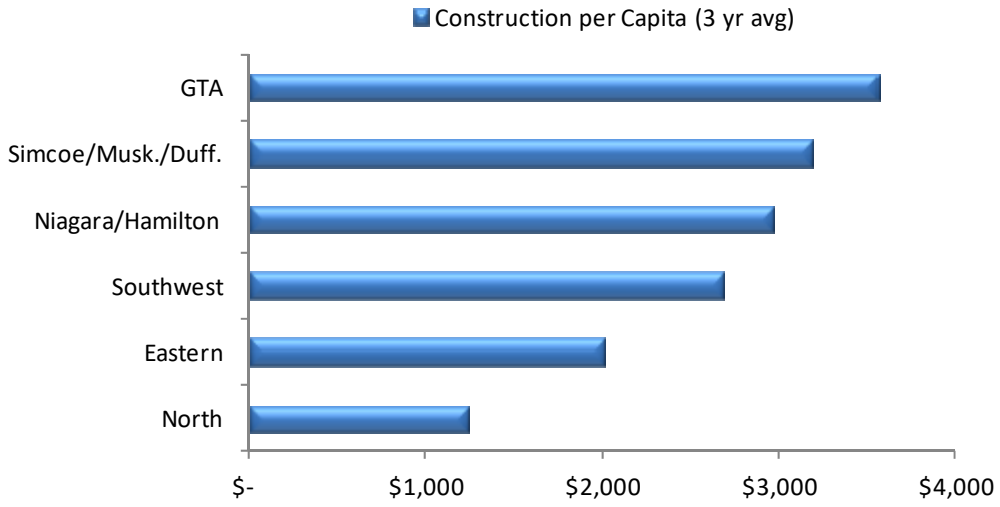
Residential Properties

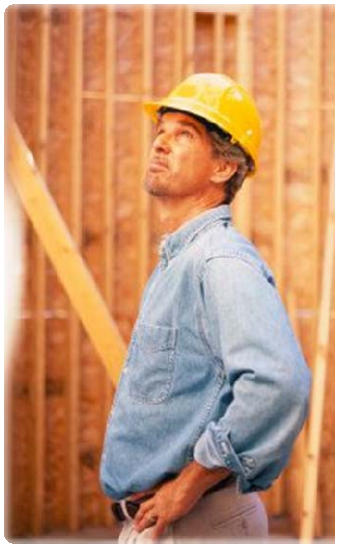
Residential properties were broken down by property type to provide an indication of the housing mix in each municipality. The following graph reflects the average assessed values for residential properties by geographic location.



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 2015-2017.

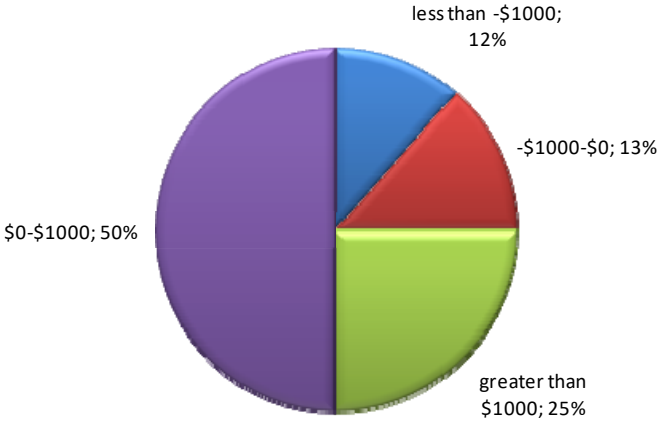




SECTION 3: Municipal Financial Sustainability Indicators

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 ($2,460) to a high of $4,914 per capita. The following graph provides the percentage of municipalities that fall within each range.

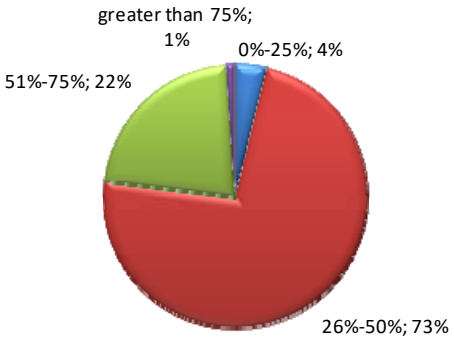
Financial Position Per Capita



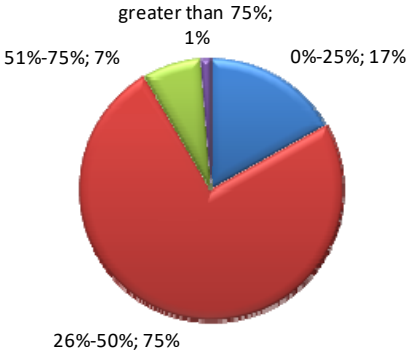
Asset Consumption Ratio

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.

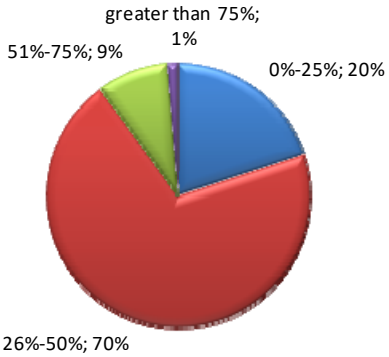
Tax



Water



Wastewater

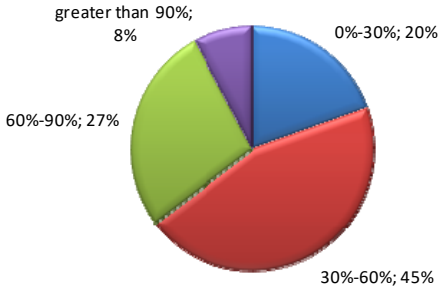


Reserves

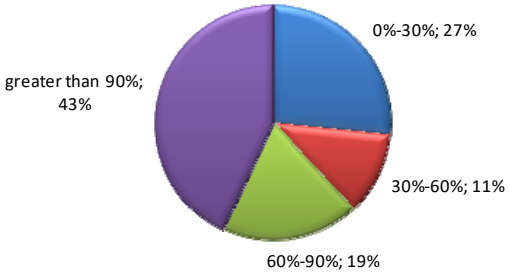
Reserves are a critical component of a municipality's long-term financing plan. The following graphs provide the range of reserves as a percentage of own source revenues for tax supported services, water and wastewater. The level of reserves required will vary for a number of reasons including:

- 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

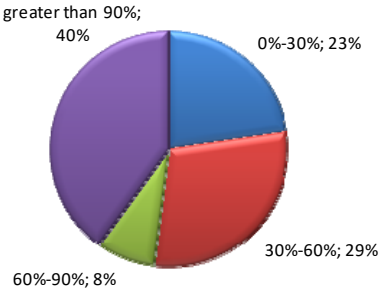
Tax % of OSR



Water % of OSR



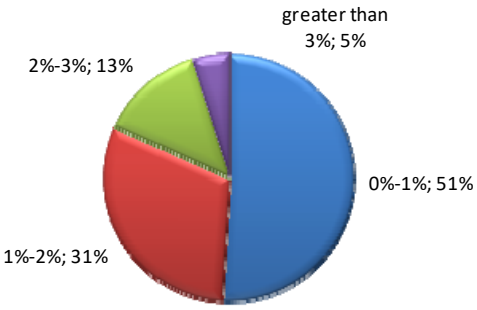
WW % of OSR



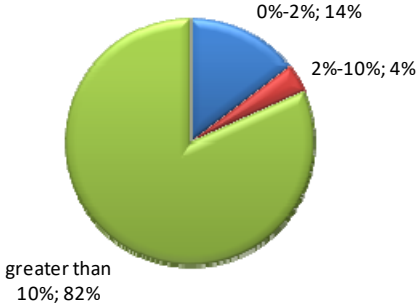
Debt Indicators

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 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.

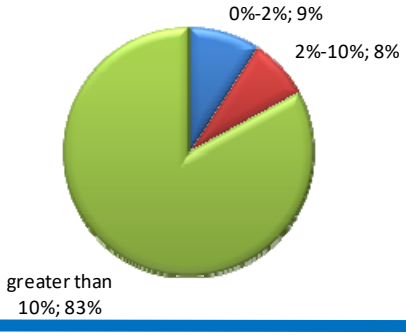
Tax



Water

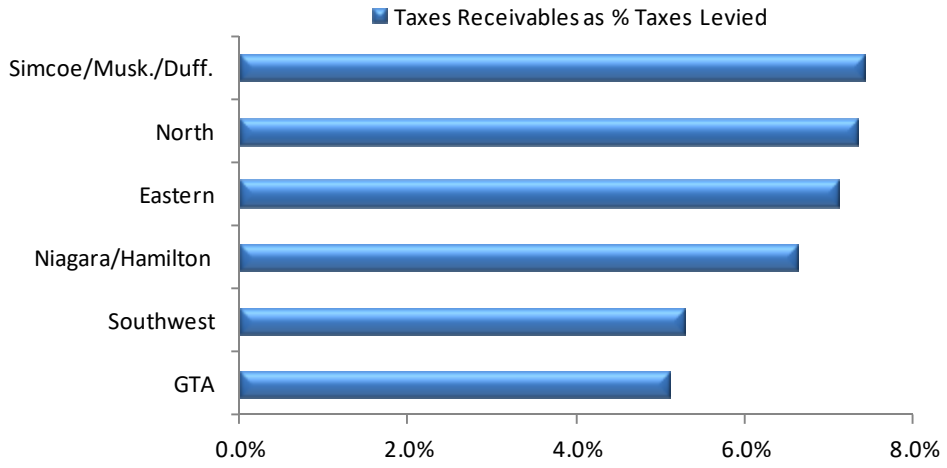


WW



Taxes Receivable as a % of Taxes Levied

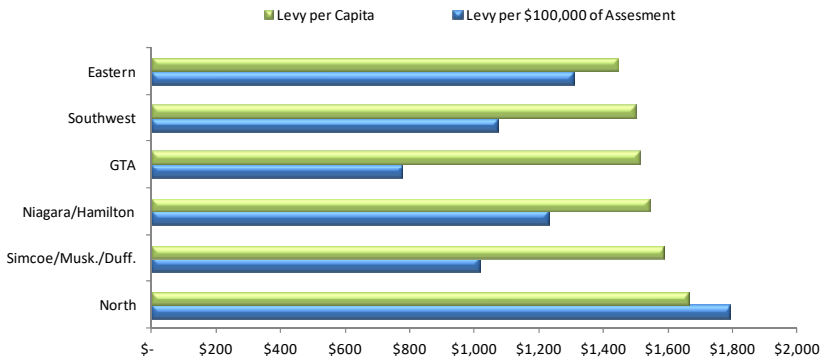
Every year, a percentage of property owners is unable to pay property taxes. If this percentage increases over time, it may indicate an overall decline in the municipality's economic health. Additionally, as uncollected property taxes rise, liquidity decreases. If the percentage of uncollected property taxes increases, over time, it may indicate an overall decline in the municipality's economic health. The following graph provides a summary of the 2017 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

- 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



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:

Net municipal levy per capita was calculated using Manifold Data Mining 2018 estimated population and the 2018 municipal levies. The net levy on a per capita basis ranged from $1,006 to $3,038 (with an average of $1,527 per capita). Net levy per $100,000 of assessment is also provided. The net levy on a per $100,000 of unweighted assessment basis ranged across the municipalities from $538 to $2,328 (with an average of $1,111 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 2018 development charges. Note: some municipalities do not charge development charges.

2018 Development Charges	Residential	Multiples Dwelling 3+	Apartment units >=2 (per unit)	Apartment units < 2 (per unit)	Non-Residential Commercial (per sq.ft.)	Non-Residential Industrial (per sq.ft.)
North	$ 13,789	$ 7,645	$ 6,624	$ 6,624	$ 7.61	$ 4.63
Eastern	$ 15,360	$ 11,682	$ 9,562	$ 7,374	$ 9.17	$ 5.43
Southwest	$ 20,235	$ 15,639	$ 12,058	$ 10,239	$ 7.95	$ 6.27
Simcoe/Musk./Duff.	$ 25,843	$ 21,705	$ 16,842	$ 13,480	$ 9.20	$ 7.31
Niagara/Hamilton	$ 27,231	$ 19,513	$ 18,055	$ 11,481	$ 16.40	$ 8.54
GTA	$ 72,422	$ 59,269	$ 43,903	$ 32,204	$ 42.65	$ 21.32

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 2018 tax policies that impact the relative tax position was completed. The following table summarizes the range of 2018 tax ratios across the survey.

2018 Tax Ratios	Average	Median	Min.	Max.
Multi-Residential	1.7902	1.8831	1.0000	2.6342
Commercial	1.6871	1.6929	1.1000	2.8476
Industrial	2.1826	2.2150	1.1000	4.7186

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
North	$ 3,153	$ 4,817	$ 6,570
Eastern	$ 3,185	$ 4,401	$ 6,273
Southwest	$ 3,093	$ 4,322	$ 6,004
Simcoe/Musk./Duff.	$ 3,014	$ 4,037	$ 5,703
Niagara/Hamilton	$ 3,518	$ 4,693	$ 6,328
GTA	$ 4,188	$ 4,955	$ 6,859
Survey Average	$ 3,397	$ 4,524	$ 6,286
Survey Median	$ 3,345	$ 4,636	$ 6,223

Industrial Properties	Standard per sq.ft.	Large per sq.ft.	Vacant Land per acre
North	$ 1.90	$ 1.00	$ 2,609
Eastern	$ 1.48	$ 1.19	$ 2,579
Southwest	$ 1.42	$ 0.86	$ 2,007
Simcoe/Musk./Duff.	$ 1.31	$ 1.03	$ 1,949
Niagara/Hamilton	$ 1.88	$ 0.90	$ 3,669
GTA	$ 2.19	$ 1.58	$ 8,602
Survey Average	$ 1.67	$ 1.11	$ 3,673
Survey Median	$ 1.69	$ 1.08	$ 2,106

Multi-Residential Properties	Walk-Up per Unit	High-Rise per Unit
North	$ 1,329	$ 1,636
Eastern	$ 1,561	$ 2,091
Southwest	$ 1,377	$ 1,771
Simcoe/Musk./Duff.	$ 1,026	$ 1,615
Niagara/Hamilton	$ 1,618	$ 1,752
GTA	$ 1,401	$ 1,544
Survey Average	$ 1,382	$ 1,715
Survey Median	$ 1,365	$ 1,744

Commercial Properties	Office per sq.ft.	Neigh. Shopping per sq.ft.	Hotel per suite	Motel per suite
North	$ 3.01	$ 3.35	$ 1,417	$ 1,270
Eastern	$ 3.18	$ 3.99	$ 1,902	$ 1,420
Southwest	$ 2.97	$ 3.33	$ 1,521	$ 1,296
Simcoe/Musk./Duff.	$ 2.78	$ 3.28	$ 1,848	$ 1,094
Niagara/Hamilton	$ 2.80	$ 3.87	$ 1,870	$ 1,117
GTA	$ 3.41	$ 4.21	$ 1,417	$ 1,208
Survey Average	$ 3.04	$ 3.63	$ 1,602	$ 1,240
Survey Median	$ 3.05	$ 3.74	$ 1,467	$ 1,208

SECTION 8: Comparison of Water/Sewer Costs

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

Volume Meter Size	Residential 200 m^3 5/8"	Commercial 10,000 m^3 2"	Industrial 30,000 m^3 3"	Industrial 100,000 m^3 4"	Industrial 500,000 m^3 6"
Average	$ 1,074	$ 36,054	$ 102,824	$ 334,031	$ 1,647,471
Median	$ 1,038	$ 33,087	$ 96,928	$ 313,040	$ 1,541,796
Min	$ 463	$ 9,626	$ 22,026	$ 89,898	$ 370,994
Max	$ 2,090	$ 86,527	$ 186,000	$ 620,000	$ 3,100,000

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	4.5%
Southwest	4.8%
North	4.9%
Niagara/Hamilton	5.1%
Simcoe/Musk./Duff.	5.4%
Eastern	5.5%

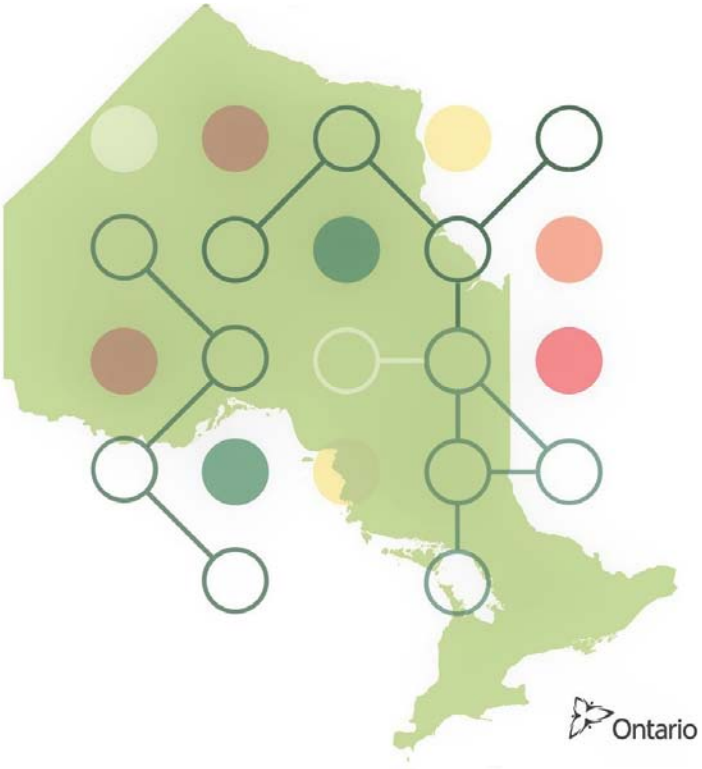
SECTION 10: Economic Development Programs

Business Retention & Expansion Programs

Downtown/Area Specific Programs

Brownfield Redevelopment

Introduction—Municipal Study 2018



Introduction

For the past seventeen years, BMA Management Consulting Inc. has annually completed a municipal comparative study on behalf of participating Ontario municipalities. This report brings together a group of indicators to give an overall snapshot for each municipality. The analysis was completed using the most recent information available as provided by the participating municipalities including:

- 2018 current value assessment
- 2018 tax policies
- 2018 levy by-laws
- 2018 development charges
- 2018 water/sewer rates
- 2017 FIRs (as available)
- 2018 user fees
- Economic development programs

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

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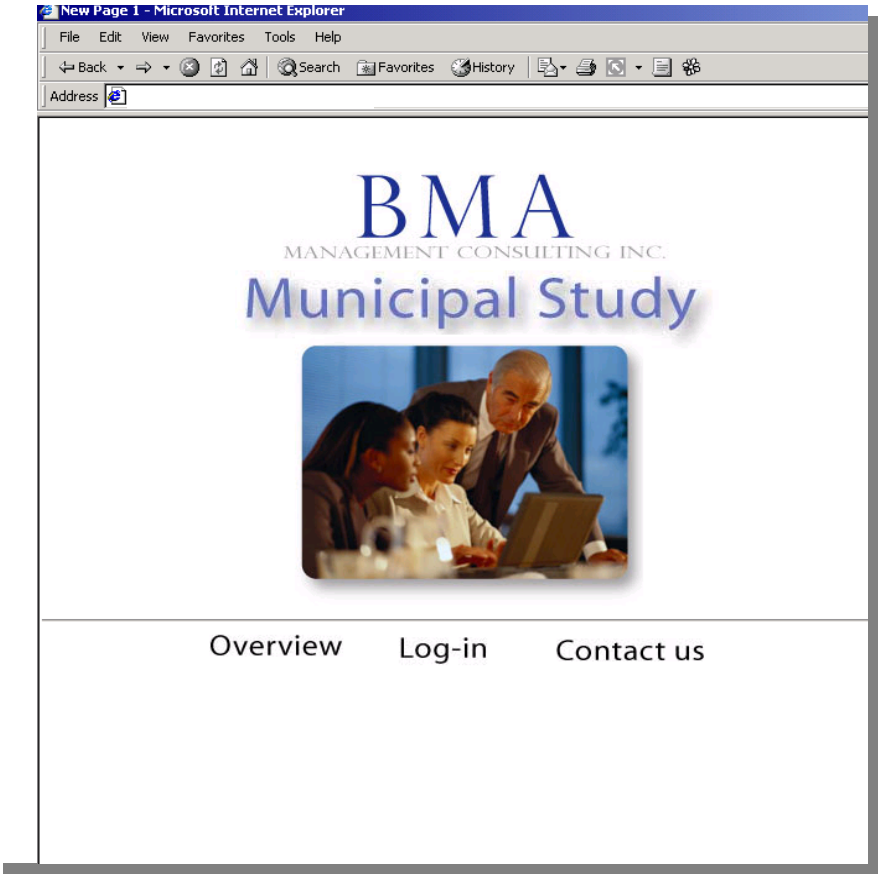
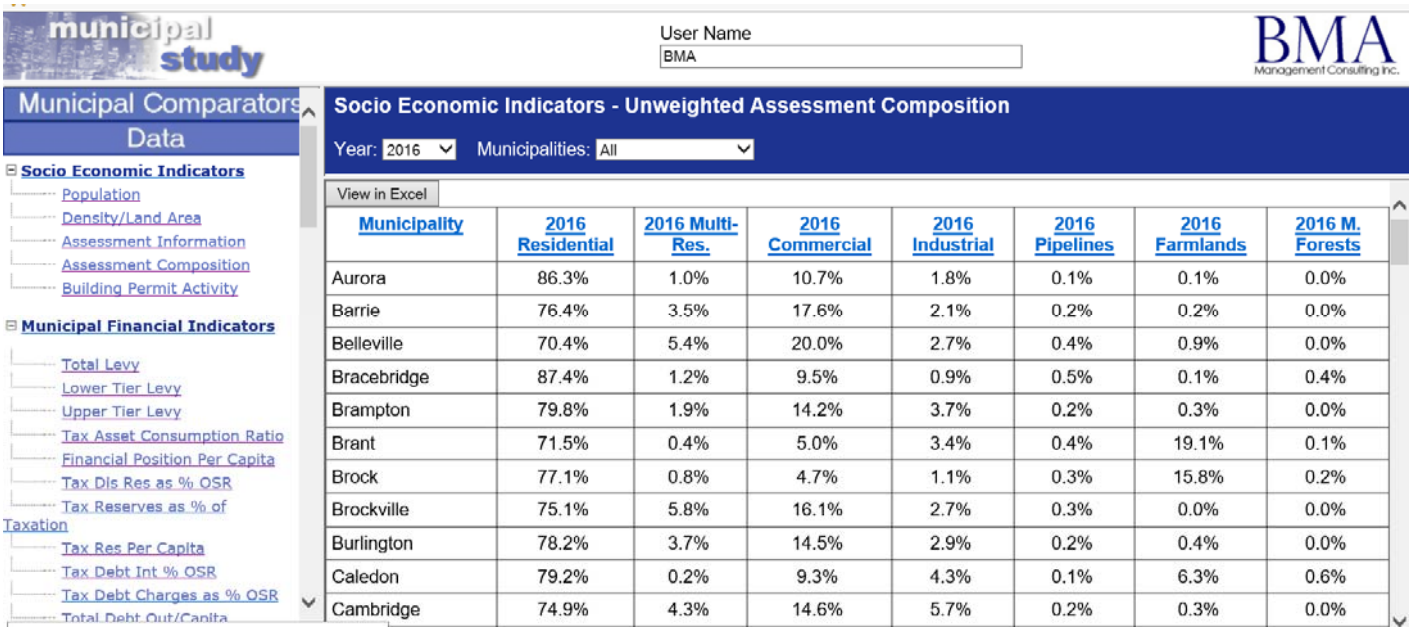
Contacts: Jim Bruzzese or Catherine Minshull

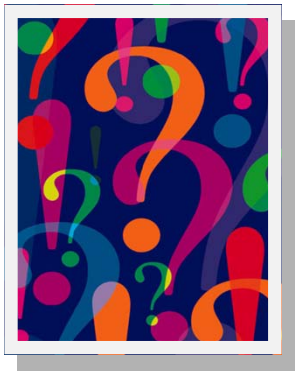
Municipal Study Database





Municipality	2016 Residential	2016 Multi-Res.	2016 Commercial	2016 Industrial	2016 Pipelines	2016 Farmlands	2016 M. 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%

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 108 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:

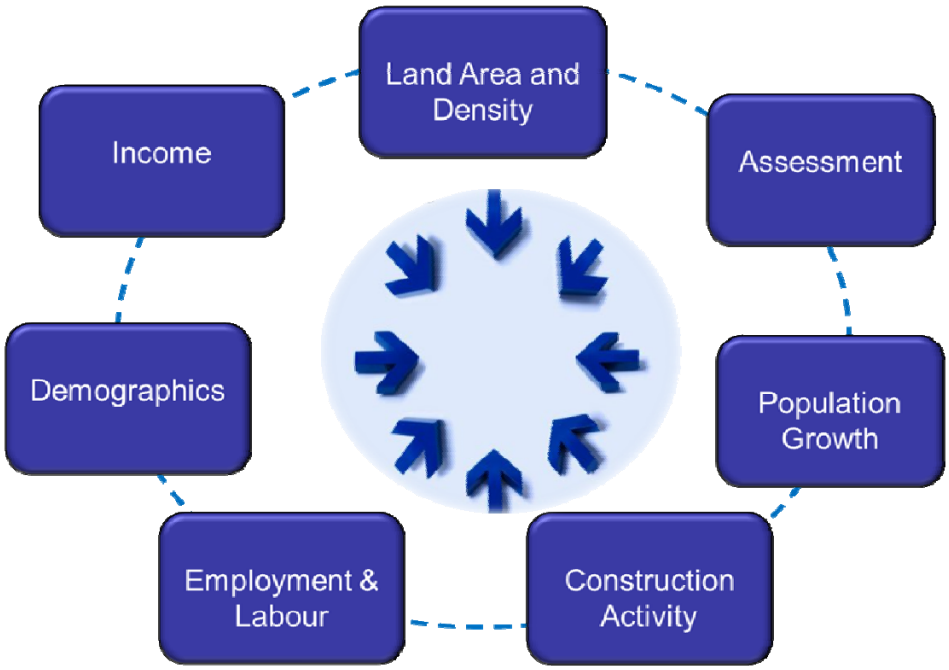
- To help municipal decision-makers in assessing market conditions
- To understand the unique characteristics of each municipality
- To understand the relationship between various controllable and uncontrollable factors in addressing a municipality's competitive opportunities and challenges
- To develop 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

The following summarizes the municipalities by population range:

Populations 15,000 or less	Populations 15,000 – 29,999	Populations 30,000 – 99,999	Populations >100,000
Bancroft	Bracebridge	Aurora	Barrie
Brock	Brockville	Belleville	Brampton
Brockton	Centre Wellington	Brant	Brantford
Central Elgin	Collingwood	Bruce County	Burlington
Elliot Lake	East Gwillimbury	Caledon	Cambridge
Erin	Grimsby	Clarington	Chatham-Kent
Espanola	Huntsville	Cornwall	Durham Region
Gravenhurst	Kenora	Fort Erie	Greater Sudbury
Greenstone	King	Georgina	Guelph
Grey Highlands	Lincoln	Grey County	Halton Region
Guelph-Eramosa	Middlesex Centre	Haldimand	Hamilton
Ingersoll	Midland	Halton Hills	Kingston
Kincardine	Niagara-on-the-Lake	Innisfil	Kitchener
Lambton Shores	Owen Sound	Muskoka District	London
Mapleton	Pelham	Newmarket	Markham
Meaford	Port Colborne	Niagara Falls	Milton
Minto	Prince Edward County	Norfolk	Mississauga
North Dumfries	Springwater	North Bay	Niagara Region
North Middlesex	Strathroy-Caradoc	Orangeville	Oakville
North Perth	Thorold	Orillia	Oshawa
North Stormont	Tillsonburg	Peterborough	Ottawa
Parry Sound	West Lincoln	Pickering	Peel Region
Penetanguishene	Wilmot	Quinte West	Richmond Hill
Puslinch	Woolwich	Sarnia	Simcoe County
Saugeen Shores		Sault Ste. Marie	St. Catharines
St. Marys		St. Thomas	Thunder Bay
Tay		Stratford	Toronto
Tiny		Timmins	Vaughan
Wainfleet		Welland	Waterloo Region
Wellesley		Wellington County	Waterloo
Wellington North		Whitchurch-Stouffville	Whitby
			Windsor
			York Region

Socio-Economic Indicators

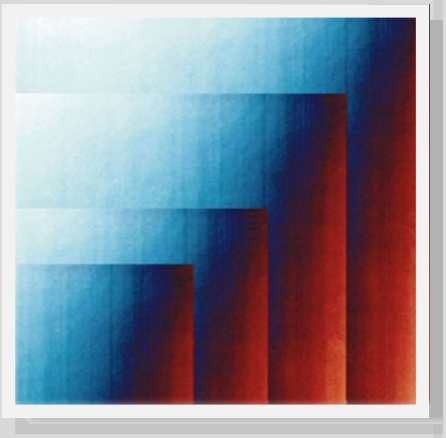


Socio-Economic Indicators

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 (2006-2018)***
    - ***Note: Manifold Data Mining estimates for 2018 includes the undercount, normally 3-5% of population***
- ***Age Demographics***
- ***Average Household Income***
- ***Land Area and Density***
- ***Labour Statistics***
- ***Assessment Per Capita***
- ***Change in Unweighted Assessment (2013-2018)***
- ***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 2006-2018 (sorted highest to lowest population)

Municipality	2006 Stats Canada	2011 Stats Canada	2016 Stats Canada	2018 Manifold Data Mining	% Change 2006-2011	% Change 2011-2016
Toronto	2,503,281	2,615,060	2,731,571	2,890,660	4.5%	4.5%
Ottawa	812,129	883,391	934,243	993,556	8.8%	5.8%
Mississauga	668,549	713,443	721,599	772,000	6.7%	1.1%
Brampton	433,806	523,911	593,638	648,883	20.8%	13.3%
Hamilton	504,559	519,949	536,917	565,591	3.1%	3.3%
London	352,395	366,151	383,822	406,751	3.9%	4.8%
Markham	261,573	301,709	328,966	354,135	15.3%	9.0%
Vaughan	238,866	288,301	306,233	334,499	20.7%	6.2%
Kitchener	204,668	219,153	233,222	248,635	7.1%	6.4%
Windsor	216,473	210,891	217,188	228,533	-2.6%	3.0%
Richmond Hill	162,704	185,541	195,022	206,889	14.0%	5.1%
Oakville	165,613	182,520	193,832	206,478	10.2%	6.2%
Burlington	164,415	175,779	183,314	193,853	6.9%	4.3%
Oshawa	141,590	149,607	159,458	170,096	5.7%	6.6%
Greater Sudbury	157,857	160,274	161,531	168,518	1.5%	0.8%
Barrie	128,430	135,711	141,434	149,374	5.7%	4.2%
Guelph	114,943	121,688	131,794	141,485	5.9%	8.3%
St. Catharines	131,989	131,400	133,113	139,152	-0.4%	1.3%
Cambridge	120,371	126,748	129,920	136,454	5.3%	2.5%
Whitby	111,184	122,022	128,377	136,235	9.7%	5.2%
Kingston	117,207	123,363	123,798	128,937	5.3%	0.4%
Milton	53,889	84,362	110,128	119,498	56.5%	30.5%
Thunder Bay	109,140	108,359	107,909	112,042	-0.7%	-0.4%
Waterloo	97,475	98,780	104,986	111,868	1.3%	6.3%
Chatham-Kent	108,177	103,671	101,647	104,889	-4.2%	-2.0%
Brantford	90,192	93,650	97,496	103,036	3.8%	4.1%
Clarington	77,820	84,548	92,013	98,976	8.6%	8.8%
Pickering	87,838	88,721	91,771	96,747	1.0%	3.4%
Niagara Falls	82,184	82,997	88,071	93,786	1.0%	6.1%
Newmarket	74,295	79,978	84,224	89,420	7.6%	5.3%
Peterborough	74,898	78,698	81,032	85,227	5.1%	3.0%
Sault Ste. Marie	74,948	75,141	73,368	75,584	0.3%	-2.4%

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

Municipality	2006 Stats Canada	2011 Stats Canada	2016 Stats Canada	2018 Manifold Data Mining	% Change 2006-2011	% Change 2011-2016
Sarnia	71,419	72,366	71,594	74,143	1.3%	-1.1%
Caledon	57,050	59,460	66,502	72,326	4.2%	11.8%
Norfolk	62,563	63,175	64,044	66,969	1.0%	1.4%
Halton Hills	55,289	59,008	61,161	64,522	6.7%	3.6%
Aurora	47,629	53,203	55,445	58,618	11.7%	4.2%
Welland	50,331	50,631	52,293	55,088	0.6%	3.3%
Belleville	48,821	49,454	50,716	53,277	1.3%	2.6%
North Bay	53,966	53,651	51,553	52,773	-0.6%	-3.9%
Whitchurch-Stouffville	24,390	37,628	45,837	51,571	54.3%	21.8%
Cornwall	45,965	46,340	46,589	48,556	0.8%	0.5%
Georgina	42,346	43,517	45,418	48,045	2.8%	4.4%
Haldimand	45,212	44,876	45,608	47,738	-0.7%	1.6%
Quinte West	42,697	43,086	43,577	45,533	0.9%	1.1%
Timmins	42,997	43,165	41,788	42,904	0.4%	-3.2%
St. Thomas	36,110	37,905	38,909	40,889	5.0%	2.6%
Innisfil	31,175	33,079	36,566	39,745	6.1%	10.5%
Brant	34,415	35,638	36,707	38,626	3.6%	3.0%
Stratford	30,461	30,886	31,465	32,959	1.4%	1.9%
Orillia	30,259	30,586	31,166	32,656	1.1%	1.9%
Fort Erie	29,925	29,960	30,710	32,254	0.1%	2.5%
Orangeville	26,925	27,975	28,900	30,450	3.9%	3.3%
Centre Wellington	26,049	26,693	28,191	29,963	2.5%	5.6%
Grimsby	23,937	25,325	27,314	29,274	5.8%	7.9%
King	19,487	19,899	24,512	27,703	2.1%	23.2%
Woolwich	19,658	23,145	25,006	26,819	17.7%	8.0%
East Gwillimbury	21,069	22,473	23,991	25,610	6.7%	6.8%
Prince Edward County	25,496	25,258	24,735	25,512	-0.9%	-2.1%
Lincoln	21,722	22,487	23,787	25,297	3.5%	5.8%
Collingwood	17,290	19,241	21,793	23,815	11.3%	13.3%
Owen Sound	21,753	21,688	21,341	22,053	-0.3%	-1.6%
Brockville	21,957	21,870	21,346	21,987	-0.4%	-2.4%
Wilmot	17,097	19,223	20,545	21,939	12.4%	6.9%

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

Municipality	2006 Stats Canada	2011 Stats Canada	2016 Stats Canada	2018 Manifold Data Mining	% Change 2006-2011	% Change 2011-2016
Strathroy-Caradoc	19,977	20,978	20,867	21,656	5.0%	-0.5%
Huntsville	18,280	19,056	19,816	20,931	4.2%	4.0%
Springwater	17,456	18,223	19,059	20,178	4.4%	4.6%
Thorold	18,224	17,931	18,801	19,925	-1.6%	4.9%
Niagara-on-the-Lake	14,587	15,400	17,511	19,166	5.6%	13.7%
Port Colborne	18,599	18,424	18,306	18,990	-0.9%	-0.6%
Middlesex Centre	15,589	16,487	17,262	18,283	5.8%	4.7%
Pelham	16,155	16,598	17,110	18,010	2.7%	3.1%
Midland	16,330	16,572	16,864	17,661	1.5%	1.8%
Bracebridge	15,652	15,409	16,010	16,903	-1.6%	3.9%
Tillsonburg	14,822	15,301	15,872	16,749	3.2%	3.7%
Kenora	15,177	15,348	15,096	15,597	1.1%	-1.6%
West Lincoln	13,167	13,837	14,500	15,363	5.1%	4.8%
Saugeen Shores	11,720	12,661	13,715	14,724	8.0%	8.3%
North Perth	12,254	12,631	13,130	13,867	3.1%	4.0%
Guelph-Eramosa	12,066	13,458	12,854	13,569	11.5%	-4.5%
Ingersoll	11,760	12,146	12,757	13,529	3.3%	5.0%
Gravenhurst	11,046	11,640	12,311	13,094	5.4%	5.8%
Central Elgin	12,723	12,743	12,607	13,056	0.2%	-1.1%
Wellington North	11,175	11,477	11,914	12,576	2.7%	3.8%
Tiny	10,754	11,232	11,787	12,495	4.4%	4.9%
Brock	11,979	11,341	11,642	12,234	-5.3%	2.7%
Erin	11,148	10,770	11,439	12,185	-3.4%	6.2%
Wellesley	9,789	10,713	11,260	11,944	9.4%	5.1%
Kincardine	11,173	11,174	11,389	11,935	0.0%	1.9%
Meaford	10,948	11,100	10,991	11,386	1.4%	-1.0%
Mapleton	9,851	9,989	10,527	11,179	1.4%	5.4%
Lambton Shores	11,150	10,656	10,631	11,049	-4.4%	-0.2%
North Dumfries	9,063	9,334	10,215	11,012	3.0%	9.4%
Elliot Lake	11,549	11,348	10,741	10,930	-1.7%	-5.3%
Tay	9,748	9,736	10,033	10,560	-0.1%	3.1%
Grey Highlands	9,480	9,520	9,804	10,316	0.4%	3.0%

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

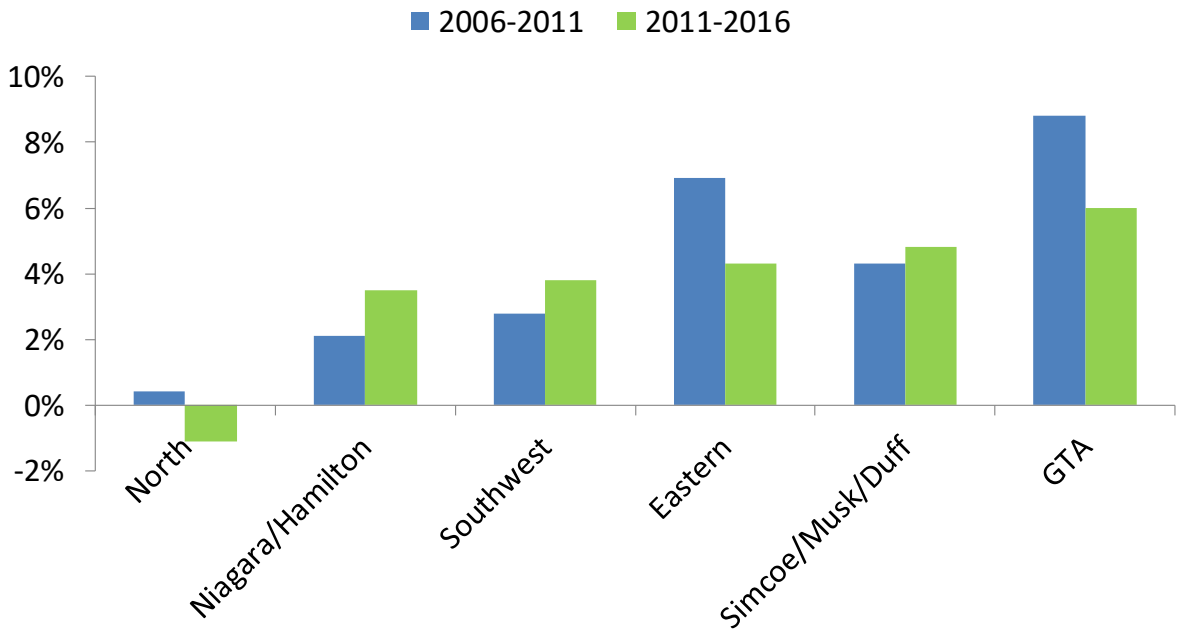
Municipality	2006 Stats Canada	2011 Stats Canada	2016 Stats Canada	2018 Manifold Data Mining	% Change 2006-2011	% Change 2011-2016
Brockton	9,641	9,432	9,461	9,852	-2.2%	0.3%
Penetanguishene	9,354	9,111	8,962	9,260	-2.6%	-1.6%
Minto	8,504	8,334	8,671	9,161	-2.0%	4.0%
St. Marys	6,617	6,655	7,265	7,823	0.6%	9.2%
Puslinch	6,689	7,029	7,336	7,760	5.1%	4.4%
North Stormont	6,769	6,775	6,873	7,189	0.1%	1.4%
Parry Sound	5,818	6,191	6,408	6,756	6.4%	3.5%
Wainfleet	6,601	6,356	6,372	6,633	-3.7%	0.3%
North Middlesex	6,740	6,658	6,352	6,484	-1.2%	-4.6%
Espanola	5,314	5,364	4,996	5,051	0.9%	-6.9%
Greenstone	4,906	4,724	4,636	4,786	-3.7%	-1.9%
Bancroft	3,838	3,880	3,881	4,037	1.1%	0.0%
Survey Total	10,293,100	10,942,150	11,468,780	12,177,245	6.3%	4.8%
Provincial Total	12,851,821	13,366,300	13,792,052	14,125,923	4.0%	3.2%

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

Municipality	2006 Stats Canada	2011 Stats Canada	2016 Stats Canada	2018 Manifold Data Mining	% Change 2006-2011	% Change 2011-2016
Peel Region	1,159,405	1,296,814	1,381,739	1,493,209	11.9%	6.5%
York Region	892,712	1,032,249	1,109,909	1,188,226	15.6%	7.5%
Durham Region	561,258	608,124	645,862	688,082	8.4%	6.2%
Halton Region	439,256	501,669	548,435	584,351	14.2%	9.3%
Waterloo Region	478,121	507,096	535,154	568,671	6.1%	5.5%
Niagara Region	427,421	431,346	447,888	472,938	0.9%	3.8%
Simcoe County	263,515	279,766	307,050	315,744	6.2%	9.8%
Wellington County	85,482	86,672	90,932	96,393	1.4%	4.9%
Bruce County	60,310	60,264	68,147	71,733	-0.1%	13.1%
Muskoka District	57,563	58,047	60,599	64,144	0.8%	4.4%
Grey County	89,073	92,568	93,830	N/A	3.9%	1.4%

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 2006-2018

Municipality	2006 Stats Canada	2011 Stats Canada	2016 Stats Canada	2018 Manifold Data Mining	% Change 2006-2011	% Change 2011-2016
Mississauga	668,549	713,443	721,599	772,000	6.7%	1.1%
Brock	11,979	11,341	11,642	12,234	-5.3%	2.7%
Pickering	87,838	88,721	91,771	96,747	1.0%	3.4%
Halton Hills	55,289	59,008	61,161	64,522	6.7%	3.6%
Aurora	47,629	53,203	55,445	58,618	11.7%	4.2%
Burlington	164,415	175,779	183,314	193,853	6.9%	4.3%
Georgina	42,346	43,517	45,418	48,045	2.8%	4.4%
Toronto	2,503,281	2,615,060	2,731,571	2,890,660	4.5%	4.5%
Richmond Hill	162,704	185,541	195,022	206,889	14.0%	5.1%
Whitby	111,184	122,022	128,377	136,235	9.7%	5.2%
Newmarket	74,295	79,978	84,224	89,420	7.6%	5.3%
Oakville	165,613	182,520	193,832	206,478	10.2%	6.2%
Vaughan	238,866	288,301	306,233	334,499	20.7%	6.2%
Oshawa	141,590	149,607	159,458	170,096	5.7%	6.6%
East Gwillimbury	21,069	22,473	23,991	25,610	6.7%	6.8%
Clarington	77,820	84,548	92,013	98,976	8.6%	8.8%
Markham	261,573	301,709	328,966	354,135	15.3%	9.0%
Caledon	57,050	59,460	66,502	72,326	4.2%	11.8%
Brampton	433,806	523,911	593,638	648,883	20.8%	13.3%
Whitchurch-Stouffville	24,390	37,628	45,837	51,571	54.3%	21.8%
King	19,487	19,899	24,512	27,703	2.1%	23.2%
Milton	53,889	84,362	110,128	119,498	56.5%	30.5%
GTA Average	5,424,662	5,902,031	6,254,654	6,678,998	8.8%	6.0%
Survey Total	10,293,100	10,942,150	11,468,780	12,177,245	6.3%	4.8%

Southwest—% change in population 2006-2018

Municipality	2006 Stats Canada	2011 Stats Canada	2016 Stats Canada	2018 Manifold Data Mining	% Change 2006-2011	% Change 2011-2016
North Middlesex	6,740	6,658	6,352	6,484	-1.2%	-4.6%
Guelph-Eramosa	12,066	13,458	12,854	13,569	11.5%	-4.5%
Chatham-Kent	108,177	103,671	101,647	104,889	-4.2%	-2.0%
Owen Sound	21,753	21,688	21,341	22,053	-0.3%	-1.6%
Central Elgin	12,723	12,743	12,607	13,056	0.2%	-1.1%
Sarnia	71,419	72,366	71,594	74,143	1.3%	-1.1%
Meaford	10,948	11,100	10,991	11,386	1.4%	-1.0%
Strathroy-Caradoc	19,977	20,978	20,867	21,656	5.0%	-0.5%
Lambton Shores	11,150	10,656	10,631	11,049	-4.4%	-0.2%
Brockton	9,641	9,432	9,461	9,852	-2.2%	0.3%
Norfolk	62,563	63,175	64,044	66,969	1.0%	1.4%
Haldimand	45,212	44,876	45,608	47,738	-0.7%	1.6%
Stratford	30,461	30,886	31,465	32,959	1.4%	1.9%
Kincardine	11,173	11,174	11,389	11,935	0.0%	1.9%
Cambridge	120,371	126,748	129,920	136,454	5.3%	2.5%
St. Thomas	36,110	37,905	38,909	40,889	5.0%	2.6%
Grey Highlands	9,480	9,520	9,804	10,316	0.4%	3.0%
Windsor	216,473	210,891	217,188	228,533	-2.6%	3.0%
Brant	34,415	35,638	36,707	38,626	3.6%	3.0%
Tillsonburg	14,822	15,301	15,872	16,749	3.2%	3.7%
Wellington North	11,175	11,477	11,914	12,576	2.7%	3.8%
North Perth	12,254	12,631	13,130	13,867	3.1%	4.0%
Minto	8,504	8,334	8,671	9,161	-2.0%	4.0%
Brantford	90,192	93,650	97,496	103,036	3.8%	4.1%
Puslinch	6,689	7,029	7,336	7,760	5.1%	4.4%
Middlesex Centre	15,589	16,487	17,262	18,283	5.8%	4.7%
London	352,395	366,151	383,822	406,751	3.9%	4.8%
Ingersoll	11,760	12,146	12,757	13,529	3.3%	5.0%
Wellesley	9,789	10,713	11,260	11,944	9.4%	5.1%
Mapleton	9,851	9,989	10,527	11,179	1.4%	5.4%
Centre Wellington	26,049	26,693	28,191	29,963	2.5%	5.6%
Erin	11,148	10,770	11,439	12,185	-3.4%	6.2%
Waterloo	97,475	98,780	104,986	111,868	1.3%	6.3%
Kitchener	204,668	219,153	233,222	248,635	7.1%	6.4%
Wilmot	17,097	19,223	20,545	21,939	12.4%	6.9%
Woolwich	19,658	23,145	25,006	26,819	17.7%	8.0%
Guelph	114,943	121,688	131,794	141,485	5.9%	8.3%
Saugeen Shores	11,720	12,661	13,715	14,724	8.0%	8.3%
St. Marys	6,617	6,655	7,265	7,823	0.6%	9.2%
North Dumfries	9,063	9,334	10,215	11,012	3.0%	9.4%
Southwest Average	1,912,310	1,965,573	2,039,804	2,153,844	2.8%	3.8%
Survey Total	10,293,100	10,942,150	11,468,780	12,168,981	6.3%	4.8%

Eastern—% change in population 2006-2018

Municipality	2006 Stats Canada	2011 Stats Canada	2016 Stats Canada	2018 Manifold Data Mining	% Change 2006-2011	% Change 2011-2016
Brockville	21,957	21,870	21,346	21,987	-0.4%	-2.4%
Prince Edward County	25,496	25,258	24,735	25,512	-0.9%	-2.1%
Bancroft	3,838	3,880	3,881	4,037	1.1%	0.0%
Kingston	117,207	123,363	123,798	128,937	5.3%	0.4%
Cornwall	45,965	46,340	46,589	48,556	0.8%	0.5%
Quinte West	42,697	43,086	43,577	45,533	0.9%	1.1%
North Stormont	6,769	6,775	6,873	7,189	0.1%	1.4%
Belleville	48,821	49,454	50,716	53,277	1.3%	2.6%
Peterborough	74,898	78,698	81,032	85,227	5.1%	3.0%
Ottawa	812,129	883,391	934,243	993,556	8.8%	5.8%
Eastern Average	1,199,777	1,282,115	1,336,790	1,413,811	6.9%	4.3%
Survey Total	10,293,100	10,942,150	11,468,780	12,168,981	6.3%	4.8%

Niagara/Hamilton—% change in population 2006-2018

Municipality	2006 Stats Canada	2011 Stats Canada	2016 Stats Canada	2018 Manifold Data Mining	% Change 2006-2011	% Change 2011-2016
Port Colborne	18,599	18,424	18,306	18,990	-0.9%	-0.6%
Wainfleet	6,601	6,356	6,372	6,633	-3.7%	0.3%
St. Catharines	131,989	131,400	133,113	139,152	-0.4%	1.3%
Fort Erie	29,925	29,960	30,710	32,254	0.1%	2.5%
Pelham	16,155	16,598	17,110	18,010	2.7%	3.1%
Hamilton	504,559	519,949	536,917	565,591	3.1%	3.3%
Welland	50,331	50,631	52,293	55,088	0.6%	3.3%
West Lincoln	13,167	13,837	14,500	15,363	5.1%	4.8%
Thorold	18,224	17,931	18,801	19,925	-1.6%	4.9%
Lincoln	21,722	22,487	23,787	25,297	3.5%	5.8%
Niagara Falls	82,184	82,997	88,071	93,786	1.0%	6.1%
Grimsby	23,937	25,325	27,314	29,274	5.8%	7.9%
Niagara-on-the-Lake	14,587	15,400	17,511	19,166	5.6%	13.7%
Niagara/Hamilton Average	931,980	951,295	984,805	1,038,529	2.1%	3.5%
Survey Total	10,293,100	10,942,150	11,468,780	12,168,981	6.3%	4.8%

North—% change in population 2006-2018

Municipality	2006 Stats Canada	2011 Stats Canada	2016 Stats Canada	2018 Manifold Data Mining	% Change 2006-2011	% Change 2011-2016
Espanola	5,314	5,364	4,996	5,051	0.9%	-6.9%
Elliot Lake	11,549	11,348	10,741	10,930	-1.7%	-5.3%
North Bay	53,966	53,651	51,553	52,773	-0.6%	-3.9%
Timmins	42,997	43,165	41,788	42,904	0.4%	-3.2%
Sault Ste. Marie	74,948	75,141	73,368	75,584	0.3%	-2.4%
Greenstone	4,906	4,724	4,636	4,786	-3.7%	-1.9%
Kenora	15,177	15,348	15,096	15,597	1.1%	-1.6%
Thunder Bay	109,140	108,359	107,909	112,042	-0.7%	-0.4%
Greater Sudbury	157,857	160,274	161,531	168,518	1.5%	0.8%
Parry Sound	5,818	6,191	6,408	6,756	6.4%	3.5%
North Average	481,672	483,565	478,026	494,941	0.4%	-1.1%
Survey Total	10,293,100	10,942,150	11,468,780	12,168,981	6.3%	4.8%

Simcoe/Muskoka/Dufferin—% change in population 2006-2018

Municipality	2006 Stats Canada	2011 Stats Canada	2016 Stats Canada	2018 Manifold Data Mining	% Change 2006-2011	% Change 2011-2016
Penetanguishene	9,354	9,111	8,962	9,260	-2.6%	-1.6%
Midland	16,330	16,572	16,864	17,661	1.5%	1.8%
Orillia	30,259	30,586	31,166	32,656	1.1%	1.9%
Tay	9,748	9,736	10,033	10,560	-0.1%	3.1%
Orangeville	26,925	27,975	28,900	30,450	3.9%	3.3%
Bracebridge	15,652	15,409	16,010	16,903	-1.6%	3.9%
Huntsville	18,280	19,056	19,816	20,931	4.2%	4.0%
Barrie	128,430	135,711	141,434	149,374	5.7%	4.2%
Springwater	17,456	18,223	19,059	20,178	4.4%	4.6%
Tiny	10,754	11,232	11,787	12,495	4.4%	4.9%
Gravenhurst	11,046	11,640	12,311	13,094	5.4%	5.8%
Innisfil	31,175	33,079	36,566	39,745	6.1%	10.5%
Collingwood	17,290	19,241	21,793	23,815	11.3%	13.3%
Simcoe/Musk./Duff. Avg	342,699	357,571	374,701	397,122	4.3%	4.8%
Survey Total	10,293,100	10,942,150	11,468,780	12,168,981	6.3%	4.8%

Population of Ontario Regions, 2017 and 2041

The ***Ministry of Finance*** produces an updated set of population projections every year to provide a demographic outlook reflecting the most up-to-date trends and historical data.

- Ontario's population is projected to grow by 30.2%, or almost 4.3 million, over the next 24 years, from an estimated 14.2 million on July 1, 2017 to almost 18.5 million by July 1, 2041.

- The annual rate of growth of Ontario's population is projected to ease gradually from 1.8% to 0.9% over the projection period.

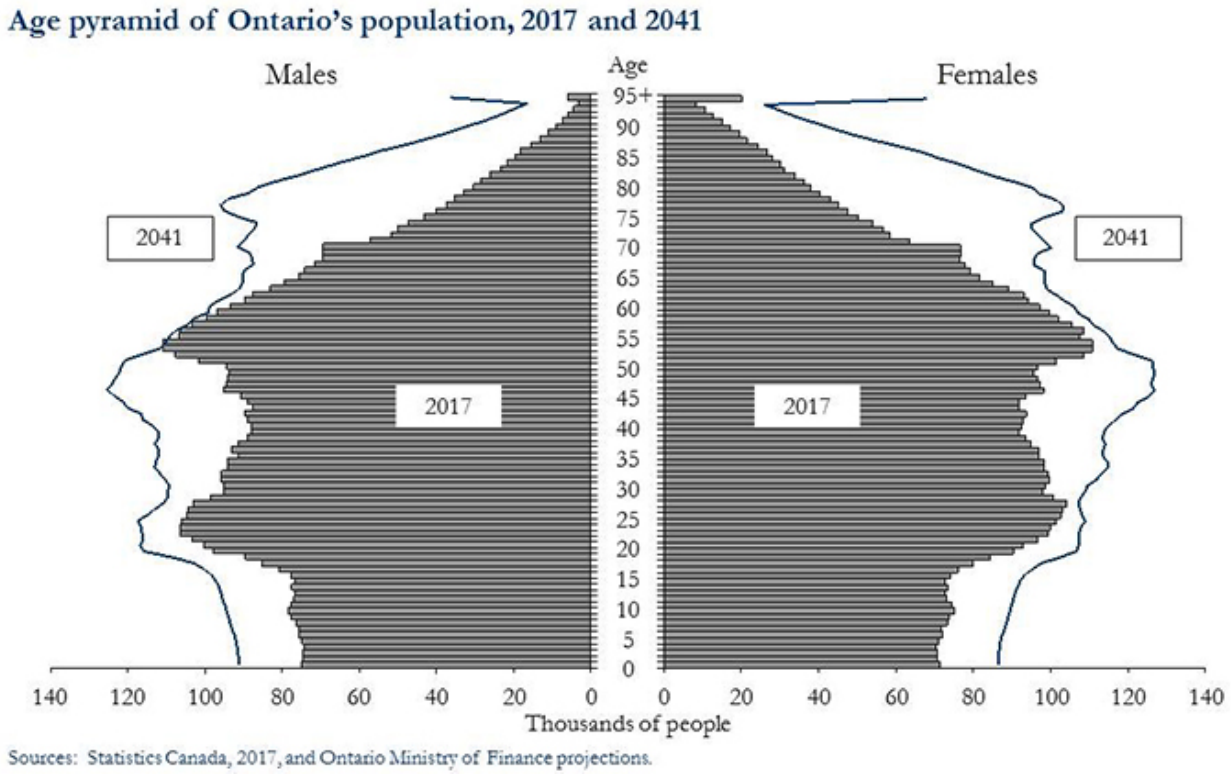
- Net migration is projected to account for 76% of all population growth in the province over the 2017–2041 period, with natural increase accounting for the remaining 24%. In the second half of the projections, the contribution of natural increase moderates as baby boomers increasingly reach senior years and the number of deaths increases more rapidly.

- The number of children aged 0–14 is projected to increase gradually over the projection period, from 2.2 million in 2017 to 2.7 million by 2041. The children's share of population is projected to decrease gradually from 15.7% in 2017 to 14.8% by 2041.

- The Greater Toronto Area (GTA) is projected to be the fastest growing region of the province, with its population increasing by 2.8 million, or 40.8%, to reach almost 9.7 million by 2041. The GTA's share of provincial population is projected to rise from 48.3% in 2017 to 52.3% in 2041.

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.



- By 2041, there will be more people in every age group in Ontario compared to 2017, with a sharp increase in the number of seniors. Baby boomers will have swelled the ranks of seniors; children of the baby boom echo generation will be of school-age; and the baby boom echo cohorts, along with a new generation of immigrants, will have bolstered the population aged 15–64.
- The number of seniors aged 65 and over is projected to almost double from about 2.4 million, or 16.7% of population in 2017, to almost 4.6 million, or 24.8%, by 2041. In 2015, for the first time, seniors accounted for a larger share of population than children aged 0–14.
- The number of Ontarians aged 15–64 is projected to increase from 9.6 million in 2017 to 11.2 million by 2041. This age group is projected to decline as a share of total population, from 67.6% in 2017 to 60.4% by 2041. As baby boomers continue to turn age 65, the growth in population aged 15–64 slows until 2027–28 and then accelerates over the remainder of the projection.
- The median age of Ontario's population is projected to rise from 41 years in 2017 to 44 years in 2041. The median age for women climbs from 42 to 45 years over the projection period while for men it is projected to increase from 40 to 43 years.
- All regions see a shift to an older age structure. The GTA is expected to remain the region with the youngest age structure as a result of strong international migration and positive natural increase.

Age Demographics 2016 Stats Canada

Municipality	0-19	20-44	45-64	65+
Bancroft	18%	22%	29%	31%
Belleville	21%	29%	28%	21%
Brockville	18%	26%	30%	26%
Cornwall	21%	28%	28%	23%
Kingston	20%	33%	27%	19%
North Stormont	24%	30%	31%	14%
Ottawa	23%	34%	28%	15%
Peterborough	20%	31%	26%	22%
Prince Edward County	16%	21%	33%	30%
Quinte West	22%	28%	30%	19%
Eastern Avg	20%	28%	29%	22%
Provincial Average	22%	32%	28%	17%

Municipality	0-19	20-44	45-64	65+
Fort Erie	19%	24%	33%	24%
Grimsby	23%	29%	29%	19%
Hamilton	22%	32%	28%	17%
Lincoln	23%	27%	28%	21%
Niagara Falls	21%	29%	30%	20%
Niagara-on-the-Lake	16%	21%	32%	31%
Pelham	21%	23%	32%	24%
Port Colborne	19%	25%	32%	25%
St. Catharines	20%	31%	28%	22%
Thorold	22%	33%	29%	16%
Wainfleet	22%	25%	34%	18%
Welland	20%	29%	29%	21%
West Lincoln	27%	29%	29%	15%
Niagara/Hamilton Avg	21%	27%	30%	21%
Provincial Average	22%	32%	28%	17%

Municipality	0-19	20-44	45-64	65+
Aurora	25%	30%	32%	13%
Brampton	27%	36%	25%	11%
Brock	22%	27%	31%	21%
Burlington	23%	30%	28%	19%
Caledon	26%	29%	31%	13%
Clarington	25%	33%	28%	14%
East Gwillimbury	23%	30%	32%	15%
Georgina	23%	31%	32%	15%
Halton Hills	26%	29%	31%	13%
King	25%	29%	31%	15%
Markham	23%	32%	29%	15%
Milton	32%	37%	22%	9%
Mississauga	24%	33%	29%	14%
Newmarket	25%	31%	31%	14%
Oakville	27%	29%	30%	15%
Oshawa	22%	32%	29%	17%
Pickering	23%	31%	31%	15%
Richmond Hill	24%	31%	31%	15%
Toronto	20%	38%	27%	16%
Vaughan	26%	32%	28%	14%
Whitby	27%	32%	29%	13%
Whitchurch-Stouffville	26%	32%	26%	16%
GTA Avg	25%	31%	29%	15%
Provincial Average	22%	32%	28%	17%

Source—Stats Canada Census 2016

Age Demographics (cont'd)

Municipality	0-19	20-44	45-64	65+
Elliot Lake	14%	18%	30%	38%
Espanola	19%	27%	32%	22%
Greater Sudbury	21%	31%	29%	18%
Greenstone	22%	27%	33%	18%
Kenora	21%	29%	31%	19%
North Bay	21%	31%	29%	20%
Parry Sound	18%	26%	29%	27%
Sault Ste. Marie	19%	28%	30%	22%
Thunder Bay	20%	31%	29%	20%
Timmins	23%	31%	30%	15%
North Avg	20%	28%	30%	22%
Provincial Average	22%	32%	28%	17%

Municipality	0-19	20-44	45-64	65+
Barrie	25%	34%	27%	14%
Bracebridge	19%	25%	31%	25%
Collingwood	19%	26%	28%	26%
Gravenhurst	16%	24%	33%	28%
Huntsville	20%	27%	32%	22%
Innisfil	24%	30%	31%	15%
Midland	19%	26%	31%	25%
Orangeville	26%	33%	27%	14%
Orillia	19%	29%	28%	24%
Penetanguishene	18%	26%	32%	24%
Springwater	25%	28%	33%	15%
Tay	19%	26%	34%	21%
Tiny	17%	22%	35%	26%
Simcoe/Musk./Duff. Avg	20%	27%	31%	21%
Provincial Average	22%	32%	28%	17%

Municipality	0-19	20-44	45-64	65+
Brant	23%	27%	31%	19%
Brantford	24%	31%	28%	17%
Brockton	22%	26%	30%	21%
Cambridge	25%	33%	28%	15%
Central Elgin	22%	25%	34%	20%
Centre Wellington	24%	27%	29%	20%
Chatham-Kent	22%	27%	30%	21%
Erin	23%	25%	37%	15%
Grey Highlands	22%	25%	31%	22%
Guelph	23%	36%	26%	15%
Guelph-Eramosa	23%	26%	33%	17%
Haldimand	23%	27%	31%	18%
Ingersoll	25%	30%	29%	16%
Kincardine	21%	27%	30%	22%
Kitchener	23%	36%	27%	14%
Lambton Shores	16%	21%	33%	29%
London	22%	34%	27%	17%
Mapleton	36%	30%	24%	10%
Meaford	18%	22%	32%	28%
Middlesex Centre	26%	26%	30%	17%
Minto	24%	27%	28%	20%
Norfolk	21%	26%	31%	22%
North Dumfries	26%	28%	31%	14%
North Middlesex	25%	27%	29%	19%
North Perth	27%	30%	25%	18%
Owen Sound	20%	27%	28%	25%
Puslinch	21%	23%	35%	22%
Sarnia	20%	29%	29%	22%
Saugeen Shores	19%	27%	30%	24%
St. Marys	22%	28%	27%	23%
St. Thomas	23%	29%	28%	19%
Stratford	21%	29%	30%	21%
Strathroy-Caradoc	23%	28%	29%	20%
Tillsonburg	20%	26%	26%	28%
Waterloo	23%	36%	27%	14%
Wellesley	35%	29%	25%	12%
Wellington North	25%	27%	28%	21%
Wilmot	26%	29%	27%	19%
Windsor	22%	32%	28%	18%
Woolwich	28%	30%	26%	17%
Southwest Avg	23%	28%	29%	19%
Provincial Average	22%	32%	28%	17%

Source—Stats Canada Census 2016

2018 Estimated 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	
Elliot Lake	$ 62,158
Cornwall	$ 62,750
Bancroft	$ 65,292
Parry Sound	$ 67,600
Owen Sound	$ 70,778
Brockville	$ 71,084
Midland	$ 72,919
Welland	$ 73,910
Windsor	$ 74,671
St. Thomas	$ 74,793
Orillia	$ 74,970
Port Colborne	$ 76,517
Chatham-Kent	$ 77,014
Tillsonburg	$ 77,240
Belleville	$ 77,388
Peterborough	$ 79,479
Niagara Falls	$ 79,768
St. Catharines	$ 80,012
Wellington North	$ 80,639
Brantford	$ 80,735
Fort Erie	$ 81,046
North Bay	$ 82,320
Quinte West	$ 82,770
Sault Ste. Marie	$ 82,955
Minto	$ 83,431
Thorold	$ 83,547
Tay	$ 83,731
Penetanguishene	$ 83,774
Gravenhurst	$ 83,879
Stratford	$ 84,065
Espanola	$ 84,143
Norfolk	$ 84,393
Greenstone	$ 86,104
London	$ 86,126
Thunder Bay	$ 87,350
Meaford	$ 87,359

Municipality	
St. Marys	$ 88,756
Strathroy-Caradoc	$ 88,913
Lambton Shores	$ 88,976
Collingwood	$ 89,612
Oshawa	$ 90,192
Ingersoll	$ 90,487
North Perth	$ 90,553
Kitchener	$ 90,901
North Stormont	$ 91,502
Kingston	$ 91,580
Brockton	$ 92,228
Bracebridge	$ 92,397
Prince Edward County	$ 92,682
Brock	$ 92,943
Hamilton	$ 93,423
Huntsville	$ 94,047
North Middlesex	$ 94,212
Sarnia	$ 94,588
Kenora	$ 96,224
Timmins	$ 96,423
Haldimand	$ 96,891
Barrie	$ 97,290
Greater Sudbury	$ 97,604
Cambridge	$ 97,643
Georgina	$ 98,312
Guelph	$ 100,108
Tiny	$ 100,784
Orangeville	$ 101,444
Brampton	$ 102,663
Grey Highlands	$ 102,808
Wainfleet	$ 103,485
Centre Wellington	$ 106,318
Mapleton	$ 107,206
Innisfil	$ 107,643
West Lincoln	$ 107,846
Toronto	$ 107,968

Municipality	
Mississauga	$ 109,999
Central Elgin	$ 110,954
Ottawa	$ 111,599
Brant	$ 111,853
Lincoln	$ 113,606
Waterloo	$ 114,438
Clarington	$ 116,511
Grimsby	$ 116,929
Markham	$ 118,152
Niagara-on-the-Lake	$ 118,156
Wilmot	$ 120,075
Saugeen Shores	$ 120,585
Richmond Hill	$ 121,671
Kincardine	$ 122,567
Newmarket	$ 123,590
Pickering	$ 124,559
Burlington	$ 125,873
Pelham	$ 126,655
Wellesley	$ 127,485
Woolwich	$ 128,111
Milton	$ 128,664
Whitby	$ 128,665
North Dumfries	$ 133,048
East Gwillimbury	$ 135,968
Halton Hills	$ 136,293
Guelph-Eramosa	$ 136,490
Springwater	$ 139,363
Vaughan	$ 139,474
Middlesex Centre	$ 141,189
Whitchurch-Stouffville	$ 142,060
Erin	$ 142,361
Caledon	$ 145,664
Aurora	$ 155,457
Puslinch	$ 179,036
Oakville	$ 179,132
King	$ 187,349
Average	$ 102,194
Median	$ 95,406

Source—Manifold Data Mining

2018 Average Household Income by Geographic Location

The following table provides the estimated average household income in 2018 for each of the municipalities. Source—Manifold Data Mining, summarized by geographic area.

Municipality	2018 Est. Avg. Household Income	2018 Income Ranking
Cornwall	$ 62,750	low
Bancroft	$ 65,292	low
Brockville	$ 71,084	low
Belleville	$ 77,388	low
Peterborough	$ 79,479	low
Quinte West	$ 82,770	low
North Stormont	$ 91,502	mid
Kingston	$ 91,580	mid
Prince Edward County	$ 92,682	mid
Ottawa	$ 111,599	high
Eastern Avg	$ 82,613	

Municipality	2018 Est. Avg. Household Income	2018 Income Ranking
Midland	$ 72,919	low
Orillia	$ 74,970	low
Tay	$ 83,731	low
Penetanguishene	$ 83,774	low
Gravenhurst	$ 83,879	low
Collingwood	$ 89,612	mid
Bracebridge	$ 92,397	mid
Huntsville	$ 94,047	mid
Barrie	$ 97,290	mid
Tiny	$ 100,784	mid
Orangeville	$ 101,444	mid
Innisfil	$ 107,643	mid
Springwater	$ 139,363	high
Simcoe/Musk./Duff. Avg	$ 93,989	

Municipality	2018 Est. Avg. Household Income	2018 Income Ranking
Oshawa	$ 90,192	mid
Brock	$ 92,943	mid
Georgina	$ 98,312	mid
Brampton	$ 102,663	mid
Toronto	$ 107,968	mid
Mississauga	$ 109,999	high
Clarington	$ 116,511	high
Markham	$ 118,152	high
Richmond Hill	$ 121,671	high
Newmarket	$ 123,590	high
Pickering	$ 124,559	high
Burlington	$ 125,873	high
Milton	$ 128,664	high
Whitby	$ 128,665	high
East Gwillimbury	$ 135,968	high
Halton Hills	$ 136,293	high
Vaughan	$ 139,474	high
Whitchurch-Stouffville	$ 142,060	high
Caledon	$ 145,664	high
Aurora	$ 155,457	high
Oakville	$ 179,132	high
King	$ 187,349	high
GTA Avg	$ 127,780	

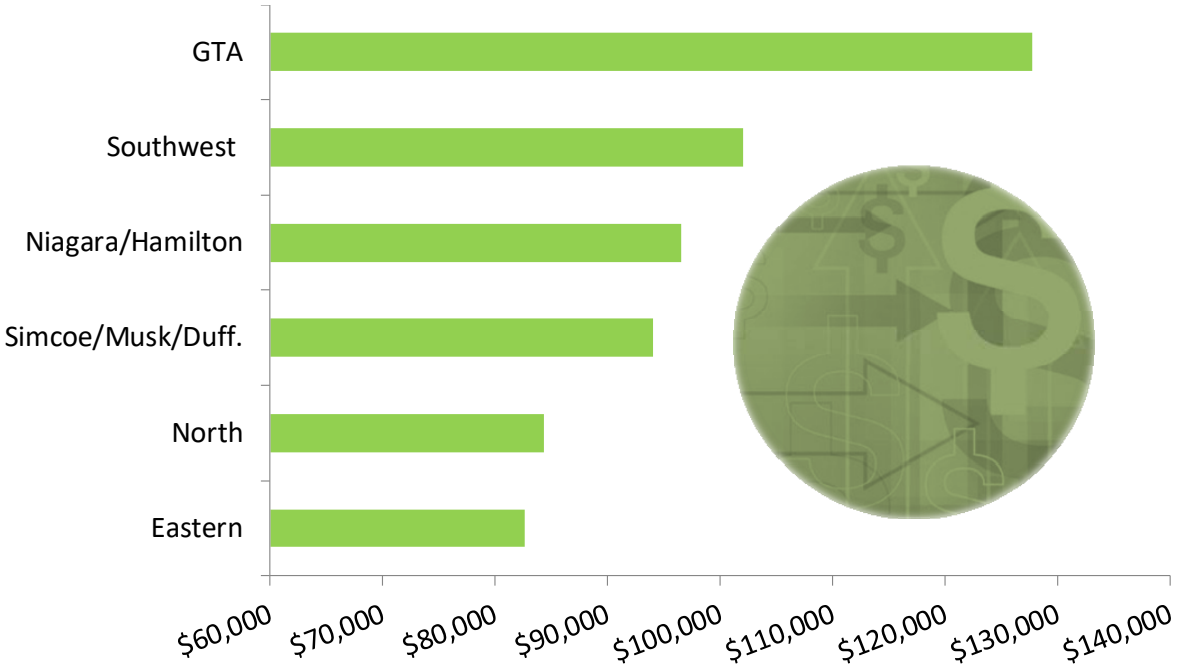
Average Household Income by Geographic Location (cont'd)

Municipality	2018 Est. Avg. Household Income	2018 Income Ranking
Welland	$ 73,910	low
Port Colborne	$ 76,517	low
Niagara Falls	$ 79,768	low
St. Catharines	$ 80,012	low
Fort Erie	$ 81,046	low
Thorold	$ 83,547	low
Hamilton	$ 93,423	mid
Wainfleet	$ 103,485	mid
West Lincoln	$ 107,846	mid
Lincoln	$ 113,606	high
Grimsby	$ 116,929	high
Niagara-on-the-Lake	$ 118,156	high
Pelham	$ 126,655	high
Niagara/Hamilton Avg	$ 96,531	

Municipality	2018 Est. Avg. Household Income	2018 Income Ranking
Elliot Lake	$ 62,158	low
Parry Sound	$ 67,600	low
North Bay	$ 82,320	low
Sault Ste. Marie	$ 82,955	low
Espanola	$ 84,143	low
Greenstone	$ 86,104	low
Thunder Bay	$ 87,350	low
Kenora	$ 96,224	mid
Timmins	$ 96,423	mid
Greater Sudbury	$ 97,604	mid
North Avg	$ 84,288	

Municipality	2018 Est. Avg. Household Income	2018 Income Ranking
Owen Sound	$ 70,778	low
Windsor	$ 74,671	low
St. Thomas	$ 74,793	low
Chatham-Kent	$ 77,014	low
Tillsonburg	$ 77,240	low
Wellington North	$ 80,639	low
Brantford	$ 80,735	low
Minto	$ 83,431	low
Stratford	$ 84,065	low
Norfolk	$ 84,393	low
London	$ 86,126	low
Meaford	$ 87,359	low
St. Marys	$ 88,756	mid
Strathroy-Caradoc	$ 88,913	mid
Lambton Shores	$ 88,976	mid
Ingersoll	$ 90,487	mid
North Perth	$ 90,553	mid
Kitchener	$ 90,901	mid
Brockton	$ 92,228	mid
North Middlesex	$ 94,212	mid
Sarnia	$ 94,588	mid
Haldimand	$ 96,891	mid
Cambridge	$ 97,643	mid
Guelph	$ 100,108	mid
Grey Highlands	$ 102,808	mid
Centre Wellington	$ 106,318	mid
Mapleton	$ 107,206	mid
Central Elgin	$ 110,954	high
Brant	$ 111,853	high
Waterloo	$ 114,438	high
Wilmot	$ 120,075	high
Saugeen Shores	$ 120,585	high
Kincardine	$ 122,567	high
Wellesley	$ 127,485	high
Woolwich	$ 128,111	high
North Dumfries	$ 133,048	high
Guelph-Eramosa	$ 136,490	high
Middlesex Centre	$ 141,189	high
Erin	$ 142,361	high
Puslinch	$ 179,036	high
Southwest Avg	$ 102,001	

Summary 2018 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 (Sq. Km)	2018 Pop. Density Per Sq.	Density Ranking
Greenstone	2,767	2	low
North Middlesex	598	11	low
Grey Highlands	883	12	low
North Stormont	516	14	low
Timmins	2,979	14	low
Elliot Lake	715	15	low
Brockton	565	17	low
Bancroft	230	18	low
Meaford	589	19	low
Mapleton	535	21	low
Kincardine	538	22	low
Wellington North	526	24	low
Prince Edward County	1,050	24	low
Gravenhurst	518	25	low
Bracebridge	628	27	low
North Perth	493	28	low
Brock	423	29	low
Huntsville	710	29	low
Minto	301	30	low
Wainfleet	217	31	low
Middlesex Centre	588	31	low
Lambton Shores	331	33	low
Puslinch	215	36	low
Tiny	337	37	low
Springwater	536	38	low
Haldimand	1,252	38	low
West Lincoln	388	40	low
Erin	298	41	low
Norfolk	1,608	42	low
Chatham-Kent	2,458	43	low
Wellesley	278	43	low
Brant	843	46	low
Guelph-Eramosa	292	47	low
Central Elgin	280	47	low
Greater Sudbury	3,228	52	low
North Dumfries	187	59	low

Municipality	Land Area (Sq. Km)	2018 Pop. Density Per Sq.	Density Ranking
Espanola	83	61	mid
Centre Wellington	408	74	mid
Kenora	212	74	mid
Tay	139	76	mid
Strathroy-Caradoc	271	80	mid
Woolwich	326	82	mid
King	333	83	mid
Wilmot	264	83	mid
Saugeen Shores	171	86	mid
Quinte West	494	92	mid
East Gwillimbury	245	105	mid
Caledon	688	105	mid
Pelham	126	142	mid
Niagara-on-the-Lake	133	144	mid
Innisfil	263	151	mid
Lincoln	163	155	mid
Port Colborne	122	156	mid
Clarington	611	162	mid
North Bay	319	165	mid
Georgina	288	167	mid
Fort Erie	166	194	mid
Belleville	247	215	mid
Halton Hills	276	234	mid
Thorold	83	240	mid
Whitchurch-Stouffville	206	250	mid
Kingston	415	311	mid
Milton	363	329	mid
Sault Ste. Marie	223	339	mid
Thunder Bay	328	341	mid
Ottawa	2,790	356	mid
Penetanguishene	26	362	mid
Pickering	232	418	mid
Grimsby	69	425	mid
Niagara Falls	210	447	mid
Sarnia	165	450	mid
Midland	35	500	mid

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

Municipality	Land Area (Sq. Km)	2018 Pop. Density Per Sq.	Density Ranking
Parry Sound	13	504	high
Hamilton	1,117	506	high
St. Marys	12	628	high
Welland	81	680	high
Collingwood	34	705	high
Tillsonburg	22	750	high
Cornwall	62	789	high
Owen Sound	24	909	high
Whitby	147	929	high
London	420	968	high
Burlington	186	1,044	high
Brockville	21	1,055	high
Ingersoll	13	1,061	high
Orillia	29	1,143	high
St. Thomas	36	1,148	high
Stratford	28	1,165	high
Oshawa	146	1,168	high
Aurora	50	1,176	high
Vaughan	274	1,193	high
Cambridge	113	1,207	high
Peterborough	64	1,326	high
Brantford	72	1,422	high
St. Catharines	96	1,448	high
Oakville	139	1,487	high
Barrie	99	1,508	high
Windsor	146	1,561	high
Guelph	87	1,622	high
Markham	212	1,668	high
Waterloo	64	1,747	high
Kitchener	137	1,818	high
Orangeville	16	1,951	high
Richmond Hill	101	2,046	high
Newmarket	38	2,326	high
Brampton	266	2,436	high
Mississauga	292	2,640	high
Toronto	630	4,587	high
Average	423	547	
Median	255	164	

Land Area and Density by Geographic Location

	Land Area (Sq. Km)	2018 Population Density Per Sq. Km	Density Ranking
North Stormont	516	14	low
Bancroft	230	18	low
Prince Edward County	1,050	24	low
Quinte West	494	92	mid
Belleville	247	215	mid
Kingston	415	311	mid
Ottawa	2,790	356	mid
Cornwall	62	789	high
Brockville	21	1,055	high
Peterborough	64	1,326	high
Eastern Avg	589	420	
Median	331	263	

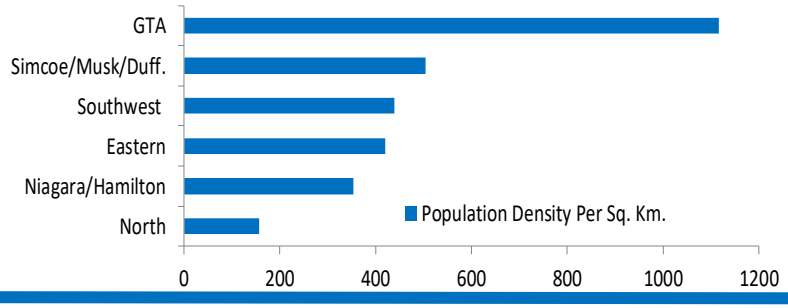
Municipality	Land Area (Sq. Km)	2018 Population Density Per Sq. Km	Density Ranking
Wainfleet	217	31	low
West Lincoln	388	40	low
Pelham	126	142	mid
Niagara-on-the-Lake	133	144	mid
Lincoln	163	155	mid
Port Colborne	122	156	mid
Fort Erie	166	194	mid
Thorold	83	240	mid
Grimsby	69	425	mid
Niagara Falls	210	447	mid
Hamilton	1,117	506	high
Welland	81	680	high
St. Catharines	96	1,448	high
Niagara/Hamilton Avg	229	354	
Median	133	194	

Municipality	Land Area (Sq. Km)	2018 Population Density Per Sq. Km	Density Ranking
Brock	423	29	low
King	333	83	mid
East Gwillimbury	245	105	mid
Caledon	688	105	mid
Clarington	611	162	mid
Georgina	288	167	mid
Halton Hills	276	234	mid
Whitchurch-Stouffville	206	250	mid
Milton	363	329	mid
Pickering	232	418	mid
Whitby	147	929	high
Burlington	186	1,044	high
Oshawa	146	1,168	high
Aurora	50	1,176	high
Vaughan	274	1,193	high
Oakville	139	1,487	high
Markham	212	1,668	high
Richmond Hill	101	2,046	high
Newmarket	38	2,326	high
Brampton	266	2,436	high
Mississauga	292	2,640	high
Toronto	630	4,587	high
GTA Avg	279	1,117	
Median	256	987	

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

Municipality	Land Area (Sq. Km)	2018 Population Density Per Sq. Km	Density Ranking
Greenstone	2,767	2	low
Timmins	2,979	14	low
Elliot Lake	715	15	low
Greater Sudbury	3,228	52	low
Espanola	83	61	mid
Kenora	212	74	mid
North Bay	319	165	mid
Sault Ste. Marie	223	339	mid
Thunder Bay	328	341	mid
Parry Sound	13	504	high
North Avg	1,087	157	
Median	324	67	

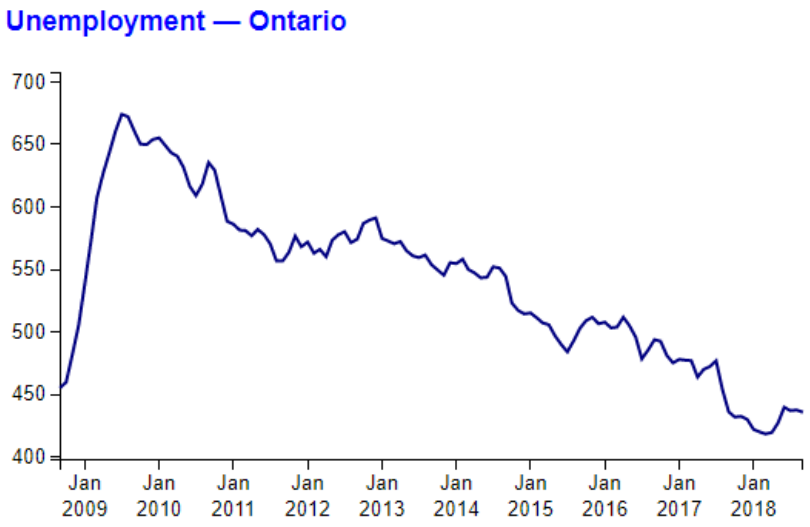
Municipality	Land Area (Sq. Km)	2018 Population Density Per Sq. Km	Density Ranking
Gravenhurst	518	25	low
Bracebridge	628	27	low
Huntsville	710	29	low
Tiny	337	37	low
Springwater	536	38	low
Tay	139	76	mid
Innisfil	263	151	mid
Penetanguishene	26	362	mid
Midland	35	500	mid
Collingwood	34	705	high
Orillia	29	1,143	high
Barrie	99	1,508	high
Orangeville	16	1,951	high
Simcoe/Musk./Duff. Avg	259	504	
Median	139	151	

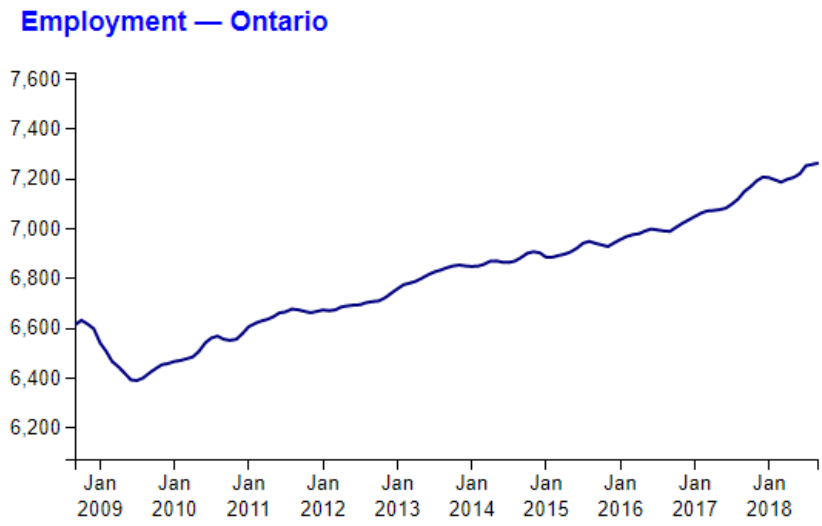


Municipality	Land Area (Sq. Km)	2018 Population Density Per Sq. Km	Density Ranking
North Middlesex	598	11	low
Grey Highlands	883	12	low
Brockton	565	17	low
Meaford	589	19	low
Mapleton	535	21	low
Kincardine	538	22	low
Wellington North	526	24	low
North Perth	493	28	low
Minto	301	30	low
Middlesex Centre	588	31	low
Lambton Shores	331	33	low
Puslinch	215	36	low
Haldimand	1,252	38	low
Erin	298	41	low
Norfolk	1,608	42	low
Chatham-Kent	2,458	43	low
Wellesley	278	43	low
Brant	843	46	low
Guelph-Eramosa	292	47	low
Central Elgin	280	47	low
North Dumfries	187	59	low
Centre Wellington	408	74	mid
Strathroy-Caradoc	271	80	mid
Woolwich	326	82	mid
Wilmot	264	83	mid
Saugeen Shores	171	86	mid
Sarnia	165	450	mid
St. Marys	12	628	high
Tillsonburg	22	750	high
Owen Sound	24	909	high
London	420	968	high
Ingersoll	13	1,061	high
St. Thomas	36	1,148	high
Stratford	28	1,165	high
Cambridge	113	1,207	high
Brantford	72	1,422	high
Windsor	146	1,561	high
Guelph	87	1,622	high
Waterloo	64	1,747	high
Kitchener	137	1,818	high
Southwest Avg	411	439	
Median	286	53	

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.





Labour Statistics CMA

CMA	Employment Rate Sept 2018	Employment % Change 2017-2018	Participation Rate	Participation Rate % Change 2017-2018	Unemployment Rate Sept 2018	Unemployment Rate % Change 2017-2018
Barrie	67.0%	-0.9%	71.2%	-1.1%	5.8%	-0.2%
Brantford	58.3%	-3.8%	61.9%	-3.8%	5.8%	0.4%
Greater Sudbury	57.4%	-0.5%	61.3%	-0.3%	6.4%	0.4%
Guelph	65.2%	-3.7%	67.7%	-5.5%	3.6%	-2.3%
Hamilton	61.1%	-4.2%	64.4%	-3.8%	5.2%	1.0%
Kingston	60.6%	-1.1%	64.2%	-1.1%	5.5%	0.1%
Kitchener/Cambridge/ Waterloo	68.0%	0.7%	71.7%	1.0%	5.1%	0.3%
London	58.3%	2.5%	61.4%	2.4%	5.2%	-0.2%
Oshawa	65.2%	1.5%	69.1%	2.2%	5.6%	0.8%
Ottawa-Gatineau	64.1%	0.6%	67.1%	-0.3%	4.5%	-1.3%
Peterborough	61.5%	1.5%	65.2%	1.1%	5.6%	-1.2%
St Catharines-Niagara	56.9%	0.3%	61.5%	1.0%	7.5%	1.0%
Thunder Bay	61.4%	1.5%	64.8%	1.7%	5.3%	0.2%
Toronto	61.4%	-0.6%	65.4%	-0.6%	6.1%	0.0%
Windsor	55.4%	-2.2%	59.7%	-1.4%	7.3%	1.6%
Ontario	60.9%	-0.2%	64.5%	-0.3%	5.7%	0.0%

Source: Stats Canada

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	2018 Unweighted Assessment per Capita	2018 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Elliot Lake	$ 49,556	$ 55,809	low	low
Windsor	$ 70,740	$ 89,181	low	low
Espanola	$ 74,662	$ 95,740	low	low
Cornwall	$ 77,046	$ 101,758	low	low
St. Thomas	$ 79,492	$ 94,092	low	low
Timmins	$ 80,049	$ 96,701	low	low
Welland	$ 82,100	$ 91,809	low	low
Sault Ste. Marie	$ 87,701	$ 112,497	low	low
Owen Sound	$ 90,150	$ 109,736	low	low
Thunder Bay	$ 92,226	$ 114,994	low	low
Ingersoll	$ 92,868	$ 113,347	low	low
Bancroft	$ 94,650	$ 95,422	low	low
Port Colborne	$ 96,242	$ 107,878	low	low
Quinte West	$ 96,974	$ 106,167	low	low
Sarnia	$ 97,322	$ 112,509	low	low
Tillsonburg	$ 98,390	$ 116,633	low	low
Brockville	$ 99,130	$ 121,702	low	low
Belleville	$ 99,663	$ 126,825	low	mid
Brantford	$ 102,171	$ 122,952	low	low
St. Catharines	$ 103,081	$ 119,650	low	low
Greater Sudbury	$ 104,015	$ 127,985	low	mid
North Bay	$ 104,307	$ 124,452	low	mid
Peterborough	$ 104,810	$ 118,983	low	low
London	$ 105,144	$ 120,661	low	low
Parry Sound	$ 105,525	$ 122,599	low	low
St. Marys	$ 105,921	$ 120,810	low	low
Penetanguishene	$ 108,151	$ 111,153	low	low
Thorold	$ 109,101	$ 121,396	low	low
Midland	$ 110,881	$ 117,659	low	low
Kenora	$ 111,838	$ 132,512	low	mid
Fort Erie	$ 111,853	$ 119,871	low	low
Kitchener	$ 116,058	$ 136,243	low	mid
Minto	$ 116,637	$ 99,007	low	low
Oshawa	$ 116,675	$ 131,036	low	mid
Stratford	$ 117,383	$ 142,680	low	mid
Orillia	$ 118,401	$ 140,299	low	mid

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

Municipality	2018 Unweighted Assessment per Capita	2018 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Niagara Falls	$ 119,136	$ 145,134	mid	mid
Chatham-Kent	$ 119,182	$ 95,494	mid	low
Strathroy-Caradoc	$ 120,420	$ 112,270	mid	low
Cambridge	$ 121,506	$ 147,676	mid	mid
Hamilton	$ 123,694	$ 146,819	mid	mid
Tay	$ 124,259	$ 122,533	mid	low
Orangeville	$ 127,343	$ 136,426	mid	mid
Kingston	$ 128,262	$ 146,747	mid	mid
Barrie	$ 129,721	$ 139,665	mid	mid
Greenstone	$ 130,518	$ 127,794	mid	mid
West Lincoln	$ 130,985	$ 121,413	mid	low
Haldimand	$ 131,748	$ 125,004	mid	mid
Clarington	$ 133,155	$ 136,930	mid	mid
Guelph	$ 139,291	$ 165,252	mid	high
Norfolk	$ 139,339	$ 123,997	mid	low
Brockton	$ 139,798	$ 106,270	mid	low
Brampton	$ 140,308	$ 149,135	mid	mid
Lincoln	$ 141,793	$ 142,067	mid	mid
Pelham	$ 142,156	$ 141,412	mid	mid
Grimsby	$ 143,810	$ 153,059	mid	mid
Wellington North	$ 147,042	$ 114,949	mid	low
Central Elgin	$ 148,557	$ 128,634	mid	mid
Whitby	$ 150,288	$ 161,449	mid	mid
Centre Wellington	$ 152,007	$ 144,000	mid	mid
Wainfleet	$ 153,135	$ 138,714	mid	mid
Georgina	$ 154,729	$ 153,478	mid	mid
Brock	$ 155,114	$ 137,843	mid	mid
North Stormont	$ 157,983	$ 105,544	mid	low
Wilmot	$ 159,381	$ 150,091	mid	mid
Meaford	$ 161,150	$ 146,718	mid	mid
Brant	$ 161,479	$ 154,147	mid	mid
Ottawa	$ 164,103	$ 194,028	mid	high
Waterloo	$ 164,531	$ 194,966	mid	high
Woolwich	$ 165,349	$ 166,951	mid	high
Prince Edward County	$ 165,730	$ 157,062	mid	mid
Wellesley	$ 167,265	$ 136,354	mid	mid

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

Municipality	2018 Unweighted Assessment per Capita	2018 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Collingwood	$ 170,793	$ 177,145	high	high
Pickering	$ 175,091	$ 187,269	high	high
Springwater	$ 177,271	$ 165,762	high	high
Saugeen Shores	$ 177,948	$ 174,964	high	high
Innisfil	$ 179,107	$ 175,252	high	high
Milton	$ 183,143	$ 197,531	high	high
Huntsville	$ 184,033	$ 184,555	high	high
Bracebridge	$ 186,068	$ 186,348	high	high
North Perth	$ 187,449	$ 127,259	high	mid
North Dumfries	$ 188,250	$ 198,361	high	high
Newmarket	$ 190,605	$ 197,521	high	high
Halton Hills	$ 191,864	$ 202,944	high	high
Mississauga	$ 195,204	$ 220,161	high	high
Kincardine	$ 196,159	$ 175,934	high	high
Guelph-Eramosa	$ 201,118	$ 181,487	high	high
Erin	$ 202,247	$ 186,496	high	high
Middlesex Centre	$ 205,689	$ 155,170	high	mid
Burlington	$ 207,355	$ 234,312	high	high
Grey Highlands	$ 209,673	$ 176,167	high	high
Mapleton	$ 213,981	$ 135,649	high	mid
Whitchurch-Stouffvill	$ 220,586	$ 220,377	high	high
Toronto	$ 222,667	$ 320,682	high	high
Caledon	$ 236,060	$ 235,797	high	high
East Gwillimbury	$ 240,312	$ 235,891	high	high
Markham	$ 241,816	$ 249,067	high	high
Aurora	$ 244,870	$ 250,861	high	high
Lambton Shores	$ 245,964	$ 216,573	high	high
Niagara-on-the-Lake	$ 259,936	$ 274,476	high	high
Gravenhurst	$ 261,645	$ 262,220	high	high
North Middlesex	$ 263,607	$ 135,367	high	mid
Richmond Hill	$ 264,402	$ 270,035	high	high
Oakville	$ 272,192	$ 296,552	high	high
Vaughan	$ 272,434	$ 286,894	high	high
Puslinch	$ 276,942	$ 290,895	high	high
Tiny	$ 305,257	$ 298,534	high	high
King	$ 310,146	$ 297,667	high	high
Average	**$ 154,140**	**$ 156,898**		
Median	**$ 141,974**	**$ 139,982**		

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

Eastern Municipalities

Municipality	2018 Unweighted Assessment per Capita	2018 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Cornwall	$ 77,046	$ 101,758	low	low
Bancroft	$ 94,650	$ 95,422	low	low
Quinte West	$ 96,974	$ 106,167	low	low
Brockville	$ 99,130	$ 121,702	low	low
Belleville	$ 99,663	$ 126,825	low	mid
Peterborough	$ 104,810	$ 118,983	low	low
Kingston	$ 128,262	$ 146,747	mid	mid
North Stormont	$ 157,983	$ 105,544	mid	low
Ottawa	$ 164,103	$ 194,028	mid	high
Prince Edward County	$ 165,730	$ 157,062	mid	mid
Eastern Avg	$ 118,835	$ 127,424		
Median	$ 102,236	$ 120,342		

Niagara/Hamilton Municipalities

Municipality	2018 Unweighted Assessment per Capita	2018 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Welland	$ 82,100	$ 91,809	low	low
Port Colborne	$ 96,242	$ 107,878	low	low
St. Catharines	$ 103,081	$ 119,650	low	low
Thorold	$ 109,101	$ 121,396	low	low
Fort Erie	$ 111,853	$ 119,871	low	low
Niagara Falls	$ 119,136	$ 145,134	mid	mid
Hamilton	$ 123,694	$ 146,819	mid	mid
West Lincoln	$ 130,985	$ 121,413	mid	low
Lincoln	$ 141,793	$ 142,067	mid	mid
Pelham	$ 142,156	$ 141,412	mid	mid
Grimsby	$ 143,810	$ 153,059	mid	mid
Wainfleet	$ 153,135	$ 138,714	mid	mid
Niagara-on-the-Lake	$ 259,936	$ 274,476	high	high
Niagara/Hamilton Avg	$ 132,079	$ 140,285		
Median	$ 123,694	$ 138,714		

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

GTA Municipalities

Municipality	2018 Unweighted Assessment per Capita	2018 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Oshawa	$ 116,675	$ 131,036	low	mid
Clarington	$ 133,155	$ 136,930	mid	mid
Brampton	$ 140,308	$ 149,135	mid	mid
Whitby	$ 150,288	$ 161,449	mid	mid
Georgina	$ 154,729	$ 153,478	mid	mid
Brock	$ 155,114	$ 137,843	mid	mid
Pickering	$ 175,091	$ 187,269	high	high
Milton	$ 183,143	$ 197,531	high	high
Newmarket	$ 190,605	$ 197,521	high	high
Halton Hills	$ 191,864	$ 202,944	high	high
Mississauga	$ 195,204	$ 220,161	high	high
Burlington	$ 207,355	$ 234,312	high	high
Whitchurch-Stouffville	$ 220,586	$ 220,377	high	high
Toronto	$ 222,667	$ 320,682	high	high
Caledon	$ 236,060	$ 235,797	high	high
East Gwillimbury	$ 240,312	$ 235,891	high	high
Markham	$ 241,816	$ 249,067	high	high
Aurora	$ 244,870	$ 250,861	high	high
Richmond Hill	$ 264,402	$ 270,035	high	high
Oakville	$ 272,192	$ 296,552	high	high
Vaughan	$ 272,434	$ 286,894	high	high
King	$ 310,146	$ 297,667	high	high
GTA Avg	$ 205,410	$ 216,974		
Median	$ 201,279	$ 220,269		

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

Northern Municipalities

Municipality	2018 Unweighted Assessment per Capita	2018 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Elliot Lake	$ 49,556	$ 55,809	low	low
Espanola	$ 74,662	$ 95,740	low	low
Timmins	$ 80,049	$ 96,701	low	low
Sault Ste. Marie	$ 87,701	$ 112,497	low	low
Thunder Bay	$ 92,226	$ 114,994	low	low
Greater Sudbury	$ 104,015	$ 127,985	low	mid
North Bay	$ 104,307	$ 124,452	low	mid
Parry Sound	$ 105,525	$ 122,599	low	low
Kenora	$ 111,838	$ 132,512	low	mid
Greenstone	$ 130,518	$ 127,794	mid	mid
North Avg	$ 94,040	$ 111,108		
Median	$ 98,121	$ 118,797		

Simcoe/Muskoka/Dufferin Municipalities

Municipality	2018 Unweighted Assessment per Capita	2018 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Penetanguishene	$ 108,151	$ 111,153	low	low
Midland	$ 110,881	$ 117,659	low	low
Orillia	$ 118,401	$ 140,299	low	mid
Tay	$ 124,259	$ 122,533	mid	low
Orangeville	$ 127,343	$ 136,426	mid	mid
Barrie	$ 129,721	$ 139,665	mid	mid
Collingwood	$ 170,793	$ 177,145	high	high
Springwater	$ 177,271	$ 165,762	high	high
Innisfil	$ 179,107	$ 175,252	high	high
Huntsville	$ 184,033	$ 184,555	high	high
Bracebridge	$ 186,068	$ 186,348	high	high
Gravenhurst	$ 261,645	$ 262,220	high	high
Tiny	$ 305,257	$ 298,534	high	high
Simcoe/Musk./Duff. Avg	$ 167,918	$ 170,581		
Median	$ 170,793	$ 165,762		

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

Municipality	2018 Unweighted Assessment per Capita	2018 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Windsor	$ 70,740	$ 89,181	low	low
St. Thomas	$ 79,492	$ 94,092	low	low
Owen Sound	$ 90,150	$ 109,736	low	low
Ingersoll	$ 92,868	$ 113,347	low	low
Sarnia	$ 97,322	$ 112,509	low	low
Tillsonburg	$ 98,390	$ 116,633	low	low
Brantford	$ 102,171	$ 122,952	low	low
London	$ 105,144	$ 120,661	low	low
St. Marys	$ 105,921	$ 120,810	low	low
Kitchener	$ 116,058	$ 136,243	low	mid
Minto	$ 116,637	$ 99,007	low	low
Stratford	$ 117,383	$ 142,680	low	mid
Chatham-Kent	$ 119,182	$ 95,494	mid	low
Strathroy-Caradoc	$ 120,420	$ 112,270	mid	low
Cambridge	$ 121,506	$ 147,676	mid	mid
Haldimand	$ 131,748	$ 125,004	mid	mid
Guelph	$ 139,291	$ 165,252	mid	high
Norfolk	$ 139,339	$ 123,997	mid	low
Brockton	$ 139,798	$ 106,270	mid	low
Wellington North	$ 147,042	$ 114,949	mid	low
Central Elgin	$ 148,557	$ 128,634	mid	mid
Centre Wellington	$ 152,007	$ 144,000	mid	mid
Wilmot	$ 159,381	$ 150,091	mid	mid
Meaford	$ 161,150	$ 146,718	mid	mid
Brant	$ 161,479	$ 154,147	mid	mid
Waterloo	$ 164,531	$ 194,966	mid	high
Woolwich	$ 165,349	$ 166,951	mid	high
Wellesley	$ 167,265	$ 136,354	mid	mid
Saugeen Shores	$ 177,948	$ 174,964	high	high
North Perth	$ 187,449	$ 127,259	high	mid
North Dumfries	$ 188,250	$ 198,361	high	high
Kincardine	$ 196,159	$ 175,934	high	high
Guelph-Eramosa	$ 201,118	$ 181,487	high	high
Erin	$ 202,247	$ 186,496	high	high
Middlesex Centre	$ 205,689	$ 155,170	high	mid
Grey Highlands	$ 209,673	$ 176,167	high	high
Mapleton	$ 213,981	$ 135,649	high	mid
Lambton Shores	$ 245,964	$ 216,573	high	high
North Middlesex	$ 263,607	$ 135,367	high	mid
Puslinch	$ 276,942	$ 290,895	high	high
Southwest Avg	$ 152,484	$ 143,624		
Median	$ 147,800	$ 135,946		

Unweighted Assessment—Trend

The tables on the next several pages reflect the change in unweighted assessment from 2013-2018. 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 2017-2018 % change in assessment.

	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	Ranking 2017 - 2018
Meaford	5.6%	5.2%	4.5%	0.4%	0.3%	low
Owen Sound	3.3%	2.5%	2.0%	-0.9%	1.4%	low
Brockville	4.7%	3.6%	6.2%	-2.5%	1.5%	low
North Bay	6.1%	4.9%	5.1%	-1.1%	2.3%	low
Elliot Lake	N/A	5.1%	4.7%	-1.0%	2.3%	low
St. Marys	N/A	N/A	3.0%	3.1%	2.7%	low
Windsor	1.4%	1.2%	1.4%	2.9%	2.7%	low
Timmins	7.1%	6.5%	5.8%	-1.0%	2.9%	low
Bracebridge	2.9%	2.5%	2.6%	0.9%	3.0%	low
Peterborough	3.3%	2.9%	3.0%	4.5%	3.0%	low
Brant	5.9%	5.2%	5.9%	6.3%	3.1%	low
Gravenhurst	2.7%	3.1%	3.0%	1.7%	3.3%	low
Belleville	3.3%	3.9%	2.9%	1.5%	3.6%	low
Saugeen Shores	5.9%	6.0%	5.1%	-0.3%	3.6%	low
Huntsville	2.2%	2.8%	2.4%	1.4%	3.7%	low
Ottawa	7.8%	6.5%	7.2%	5.8%	3.8%	low
Fort Erie	2.0%	1.9%	1.8%	-0.2%	3.8%	low
Sarnia	2.1%	2.0%	2.3%	2.5%	3.8%	low
London	3.7%	4.6%	3.5%	4.7%	4.0%	low
Greater Sudbury	8.3%	6.3%	4.9%	-1.0%	4.1%	low
Port Colborne	2.7%	3.0%	2.2%	1.5%	4.3%	low
Parry Sound	N/A	N/A	2.7%	-5.0%	4.5%	low
St. Thomas	2.1%	3.1%	3.0%	2.3%	4.5%	low
Sault Ste. Marie	7.3%	6.3%	6.2%	2.2%	4.5%	low
Prince Edward County	5.8%	4.2%	4.4%	5.0%	4.6%	low
Quinte West	3.5%	4.1%	3.1%	2.8%	4.6%	low
Stratford	5.8%	4.0%	3.8%	3.3%	4.7%	low
Kingston	5.9%	1.3%	4.8%	3.7%	4.7%	low
Greenstone	2.3%	2.2%	1.9%	3.4%	4.7%	low
Ingersoll	0.9%	5.4%	3.2%	2.3%	4.8%	low
Welland	2.8%	3.0%	1.9%	3.4%	4.9%	low
Tillsonburg	3.6%	3.3%	2.6%	1.5%	5.0%	low

Unweighted Assessment—Trend (cont'd)

	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	Ranking 2017 - 2018
Cambridge	4.1%	3.8%	3.7%	4.3%	5.1%	mid
Kenora	6.7%	6.5%	6.1%	3.8%	5.1%	mid
St. Catharines	3.2%	2.8%	2.4%	2.7%	5.1%	mid
Kitchener	5.5%	6.1%	5.3%	5.3%	5.3%	mid
Central Elgin	N/A	N/A	N/A	3.6%	5.4%	mid
Collingwood	N/A	3.6%	3.9%	4.6%	5.6%	mid
Kincardine	N/A	N/A	5.4%	2.0%	5.6%	mid
Cornwall	10.6%	6.4%	6.7%	-1.4%	5.7%	mid
Strathroy-Caradoc	N/A	4.5%	4.2%	6.2%	5.7%	mid
Orillia	2.7%	2.6%	2.3%	3.0%	5.7%	mid
Wilmot	5.6%	5.3%	5.2%	4.9%	5.8%	mid
Erin	N/A	N/A	4.9%	4.8%	5.9%	mid
Brock	3.7%	4.1%	3.7%	4.9%	5.9%	mid
Thunder Bay	7.2%	7.1%	7.5%	5.6%	6.1%	mid
Brantford	N/A	N/A	N/A	N/A	6.1%	mid
Thorold	3.6%	3.7%	3.9%	3.4%	6.2%	mid
Grey Highlands	N/A	6.9%	6.4%	3.7%	6.3%	mid
Orangeville	4.3%	4.1%	4.3%	4.6%	6.4%	mid
Lambton Shores	6.4%	5.7%	5.7%	5.3%	6.5%	mid
Wainfleet	3.1%	2.8%	2.9%	6.3%	6.5%	mid
Woolwich	4.8%	5.3%	4.2%	6.4%	6.5%	mid
Pelham	3.4%	3.3%	4.0%	4.3%	6.5%	mid
Centre Wellington	N/A	N/A	4.8%	5.9%	6.6%	mid
North Dumfries	3.8%	3.6%	3.9%	6.0%	6.7%	mid
Mississauga	5.7%	5.5%	5.1%	6.6%	6.7%	mid
Barrie	3.0%	3.3%	2.8%	7.5%	6.7%	mid
Guelph	4.3%	6.4%	3.8%	8.6%	6.7%	mid
Chatham-Kent	N/A	N/A	4.8%	5.3%	6.8%	mid
Puslinch	N/A	N/A	4.3%	2.0%	7.1%	mid
Guelph-Eramosa	N/A	N/A	4.6%	6.2%	7.2%	mid
Halton Hills	8.5%	6.2%	4.8%	6.4%	7.2%	mid
Minto	N/A	N/A	4.6%	7.5%	7.3%	mid
Hamilton	4.3%	4.5%	4.8%	6.3%	7.3%	mid
Haldimand	N/A	N/A	N/A	5.1%	7.3%	mid

Unweighted Assessment—Trend (cont'd)

	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	Ranking 2017 - 2018
Lincoln	3.9%	4.5%	3.7%	5.2%	7.6%	high
Middlesex Centre	7.3%	7.4%	6.6%	6.6%	7.8%	high
Burlington	5.4%	6.2%	5.3%	6.9%	7.8%	high
Waterloo	6.6%	6.0%	5.8%	5.6%	8.1%	high
Caledon	7.4%	7.1%	6.3%	7.3%	8.4%	high
Toronto	6.5%	6.7%	6.7%	8.8%	8.7%	high
Grimsby	3.2%	4.8%	4.3%	7.9%	8.8%	high
Brampton	7.7%	7.4%	7.3%	8.4%	8.8%	high
Wellesley	6.5%	5.8%	5.0%	8.7%	8.9%	high
Niagara-on-the-Lake	5.8%	9.7%	6.4%	7.4%	9.0%	high
Wellington North	N/A	N/A	5.5%	9.3%	9.1%	high
Vaughan	7.7%	7.5%	6.3%	9.0%	9.1%	high
Whitby	5.1%	4.3%	4.1%	9.6%	9.2%	high
Clarington	7.3%	4.7%	4.4%	8.6%	9.3%	high
Georgina	4.9%	4.6%	5.1%	8.7%	9.8%	high
Milton	8.5%	9.1%	7.6%	7.6%	9.8%	high
Oakville	6.8%	7.7%	6.9%	7.5%	10.0%	high
Oshawa	3.8%	3.2%	3.8%	10.6%	10.2%	high
West Lincoln	4.9%	3.6%	4.5%	9.4%	10.2%	high
Newmarket	8.0%	6.3%	5.6%	9.3%	10.4%	high
Whitchurch-Stouffville	8.4%	6.6%	5.7%	10.4%	10.6%	high
Markham	9.3%	8.5%	7.9%	11.5%	10.6%	high
King	11.7%	10.3%	10.1%	8.4%	10.7%	high
Mapleton	N/A	N/A	8.4%	11.5%	10.9%	high
Niagara Falls	3.7%	7.2%	5.0%	-0.9%	11.2%	high
Aurora	7.6%	7.3%	8.8%	11.5%	11.5%	high
Richmond Hill	8.7%	8.1%	7.5%	13.0%	11.7%	high
North Middlesex	N/A	N/A	N/A	12.6%	11.8%	high
Springwater	4.0%	4.8%	4.4%	6.3%	12.1%	high
North Perth	N/A	N/A	N/A	12.6%	12.2%	high
Innisfil	4.9%	4.7%	6.1%	8.0%	12.5%	high
Pickering	5.8%	4.5%	4.6%	3.8%	13.7%	high
East Gwillimbury	8.8%	5.5%	4.6%	13.4%	15.9%	high
Average	5.3%	5.0%	4.7%	5.1%	6.7%	
Median	5.1%	4.8%	4.6%	5.2%	6.4%	

Unweighted Assessment—Trend (Grouped by Location, sorted by 2017-2018)

Eastern	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	Ranking 2017 - 2018
Brockville	4.7%	3.6%	6.2%	-2.5%	1.5%	low
Peterborough	3.3%	2.9%	3.0%	4.5%	3.0%	low
Belleville	3.3%	3.9%	2.9%	1.5%	3.6%	low
Ottawa	7.8%	6.5%	7.2%	5.8%	3.8%	low
Prince Edward County	5.8%	4.2%	4.4%	5.0%	4.6%	low
Quinte West	3.5%	4.1%	3.1%	2.8%	4.6%	low
Kingston	5.9%	1.3%	4.8%	3.7%	4.7%	low
Cornwall	10.6%	6.4%	6.7%	-1.4%	5.7%	mid
Average	5.6%	4.1%	4.8%	2.4%	3.9%	
Median	5.3%	4.0%	4.6%	3.3%	4.2%	

Niagara/Hamilton	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	Ranking 2017 - 2018
Fort Erie	2.0%	1.9%	1.8%	-0.2%	3.8%	low
Port Colborne	2.7%	3.0%	2.2%	1.5%	4.3%	low
Welland	2.8%	3.0%	1.9%	3.4%	4.9%	low
St. Catharines	3.2%	2.8%	2.4%	2.7%	5.1%	mid
Thorold	3.6%	3.7%	3.9%	3.4%	6.2%	mid
Wainfleet	3.1%	2.8%	2.9%	6.3%	6.5%	mid
Pelham	3.4%	3.3%	4.0%	4.3%	6.5%	mid
Hamilton	4.3%	4.5%	4.8%	6.3%	7.3%	mid
Lincoln	3.9%	4.5%	3.7%	5.2%	7.6%	high
Grimsby	3.2%	4.8%	4.3%	7.9%	8.8%	high
Niagara-on-the-Lake	5.8%	9.7%	6.4%	7.4%	9.0%	high
West Lincoln	4.9%	3.6%	4.5%	9.4%	10.2%	high
Niagara Falls	3.7%	7.2%	5.0%	-0.9%	11.2%	high
Average	3.6%	4.2%	3.7%	4.4%	7.0%	
Median	3.4%	3.6%	3.9%	4.3%	6.5%	

Unweighted Assessment—Trend (Grouped by Location, sorted by 2017-2018) (cont'd)

GTA	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	Ranking 2017 - 2018
Brock	3.7%	4.1%	3.7%	4.9%	5.9%	mid
Mississauga	5.7%	5.5%	5.1%	6.6%	6.7%	mid
Halton Hills	8.5%	6.2%	4.8%	6.4%	7.2%	mid
Burlington	5.4%	6.2%	5.3%	6.9%	7.8%	high
Caledon	7.4%	7.1%	6.3%	7.3%	8.4%	high
Toronto	6.5%	6.7%	6.7%	8.8%	8.7%	high
Brampton	7.7%	7.4%	7.3%	8.4%	8.8%	high
Vaughan	7.7%	7.5%	6.3%	9.0%	9.1%	high
Whitby	5.1%	4.3%	4.1%	9.6%	9.2%	high
Clarington	5.6%	4.7%	4.4%	8.6%	9.3%	high
Georgina	4.9%	4.6%	5.1%	8.7%	9.8%	high
Milton	8.5%	9.1%	7.6%	7.6%	9.8%	high
Oakville	6.8%	7.7%	6.9%	7.5%	10.0%	high
Oshawa	3.8%	3.2%	3.8%	10.6%	10.2%	high
Newmarket	8.0%	6.3%	5.6%	9.3%	10.4%	high
Whitchurch-Stouffville	8.4%	6.6%	5.7%	10.4%	10.6%	high
Markham	9.3%	8.5%	7.9%	11.5%	10.6%	high
King	11.7%	10.3%	10.1%	8.4%	10.7%	high
Aurora	7.6%	7.3%	8.8%	11.5%	11.5%	high
Richmond Hill	8.7%	8.1%	7.5%	13.0%	11.7%	high
Pickering	5.8%	4.5%	4.6%	3.8%	13.7%	high
East Gwillimbury	8.8%	5.5%	4.6%	13.4%	15.9%	high
Average	7.1%	6.4%	6.0%	8.7%	9.8%	
Median	7.5%	6.5%	5.7%	8.6%	9.8%	

Unweighted Assessment—Trend (Grouped by Location, sorted by 2017-18) (cont'd)

Southwest	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	Ranking 2017 - 2018
Meaford	5.6%	5.2%	4.5%	0.4%	0.3%	low
Owen Sound	3.3%	2.5%	2.0%	-0.9%	1.4%	low
St. Marys	N/A	N/A	3.0%	3.1%	2.7%	low
Windsor	1.4%	1.2%	1.4%	2.9%	2.7%	low
Brant	5.9%	5.2%	5.9%	6.3%	3.1%	low
Saugeen Shores	5.9%	6.0%	5.1%	-0.3%	3.6%	low
Sarnia	2.1%	2.0%	2.3%	2.5%	3.8%	low
London	3.7%	4.6%	3.5%	4.7%	4.0%	low
St. Thomas	2.1%	3.1%	3.0%	2.3%	4.5%	low
Stratford	5.8%	4.0%	3.8%	3.3%	4.7%	low
Ingersoll	0.9%	5.4%	3.2%	2.3%	4.8%	low
Tillsonburg	3.6%	3.3%	2.6%	1.5%	5.0%	low
Cambridge	4.1%	3.8%	3.7%	4.3%	5.1%	mid
Kitchener	5.5%	6.1%	5.3%	5.3%	5.3%	mid
Central Elgin	N/A	N/A	N/A	3.6%	5.4%	mid
Kincardine	N/A	N/A	5.4%	2.0%	5.6%	mid
Strathroy-Caradoc	N/A	4.5%	4.2%	6.2%	5.7%	mid
Wilmot	5.6%	5.3%	5.2%	4.9%	5.8%	mid
Erin	N/A	N/A	4.9%	4.8%	5.9%	mid
Brantford	N/A	N/A	N/A	N/A	6.1%	mid
Grey Highlands	N/A	6.9%	6.4%	3.7%	6.3%	mid
Lambton Shores	6.4%	5.7%	5.7%	5.3%	6.5%	mid
Woolwich	4.8%	5.3%	4.2%	6.4%	6.5%	mid
Centre Wellington	N/A	N/A	4.8%	5.9%	6.6%	mid
North Dumfries	3.8%	3.6%	3.9%	6.0%	6.7%	mid
Guelph	4.3%	6.4%	3.8%	8.6%	6.7%	mid
Chatham-Kent	N/A	N/A	4.8%	5.3%	6.8%	mid
Puslinch	N/A	N/A	4.3%	2.0%	7.1%	mid
Guelph-Eramosa	N/A	N/A	4.6%	6.2%	7.2%	mid
Minto	N/A	N/A	4.6%	7.5%	7.3%	mid
Haldimand	N/A	N/A	N/A	5.1%	7.3%	mid
Middlesex Centre	7.3%	7.4%	6.6%	6.6%	7.8%	high
Waterloo	6.6%	6.0%	5.8%	5.6%	8.1%	high
Wellesley	6.5%	5.8%	5.0%	8.7%	8.9%	high
Wellington North	N/A	N/A	5.5%	9.3%	9.1%	high
Mapleton	N/A	N/A	8.4%	11.5%	10.9%	high
North Middlesex	N/A	N/A	N/A	12.6%	11.8%	high
North Perth	N/A	N/A	N/A	12.6%	12.2%	high
Average	4.5%	4.8%	4.5%	5.1%	6.0%	
Median	4.8%	5.2%	4.6%	5.1%	6.0%	

Unweighted Assessment—Trend (Grouped by Location, sorted by 2017-18) (cont'd)

North	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	Ranking 2017 - 2018
North Bay	6.1%	4.9%	5.1%	-1.1%	2.3%	low
Elliot Lake	N/A	5.1%	4.7%	-1.0%	2.3%	low
Timmins	7.1%	6.5%	5.8%	-1.0%	2.9%	low
Greater Sudbury	8.3%	6.3%	4.9%	-1.0%	4.1%	low
Parry Sound	N/A	N/A	2.7%	-5.0%	4.5%	low
Sault Ste. Marie	7.3%	6.3%	6.2%	2.2%	4.5%	low
Greenstone	2.3%	2.2%	1.9%	3.4%	4.7%	low
Kenora	6.7%	6.5%	6.1%	3.8%	5.1%	mid
Thunder Bay	7.2%	7.1%	7.5%	5.6%	6.1%	mid
Average	6.4%	5.6%	5.0%	0.7%	4.1%	
Median	7.1%	6.3%	5.1%	-1.0%	4.5%	

Simcoe/Musk./Duff.	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	Ranking 2017 - 2018
Bracebridge	2.9%	2.5%	2.6%	0.9%	3.0%	low
Gravenhurst	2.7%	3.1%	3.0%	1.7%	3.3%	low
Huntsville	2.2%	2.8%	2.4%	1.4%	3.7%	low
Collingwood	N/A	3.6%	3.9%	4.6%	5.6%	mid
Orillia	2.7%	2.6%	2.3%	3.0%	5.7%	mid
Orangeville	4.3%	4.1%	4.3%	4.6%	6.4%	mid
Barrie	3.0%	3.3%	2.8%	7.5%	6.7%	mid
Springwater	4.0%	4.8%	4.4%	6.3%	12.1%	high
Innisfil	4.9%	4.7%	6.1%	8.0%	12.5%	high
Average	3.3%	3.5%	3.5%	4.2%	6.5%	
Median	2.9%	3.3%	3.0%	4.6%	5.7%	

2018 Unweighted Assessment Composition (Sorted Alphabetically)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Aurora	87.6%	0.9%	9.5%	1.8%	0.1%	0.1%	0.0%
Bancroft	74.6%	4.6%	18.1%	0.7%	0.0%	0.5%	1.5%
Barrie	76.4%	4.1%	17.0%	2.1%	0.2%	0.2%	0.0%
Belleville	70.8%	5.5%	19.2%	2.7%	0.4%	1.4%	0.0%
Bracebridge	87.7%	1.4%	8.7%	1.1%	0.5%	0.1%	0.5%
Brampton	80.9%	1.9%	13.5%	3.3%	0.2%	0.2%	0.0%
Brant	70.2%	0.4%	4.9%	4.0%	0.4%	20.0%	0.1%
Brantford	75.7%	4.3%	15.0%	4.3%	0.2%	0.4%	0.0%
Brock	75.4%	0.8%	4.0%	1.0%	0.2%	18.2%	0.3%
Brockton	57.1%	1.9%	5.7%	0.7%	0.2%	34.1%	0.2%
Brockville	76.1%	6.5%	14.5%	2.5%	0.4%	0.0%	0.0%
Burlington	78.9%	3.7%	14.0%	2.7%	0.2%	0.4%	0.0%
Caledon	79.3%	0.2%	10.5%	3.5%	0.1%	5.7%	0.7%
Cambridge	75.2%	4.4%	14.9%	5.1%	0.2%	0.3%	0.0%
Central Elgin	73.2%	0.1%	3.6%	0.5%	0.3%	22.0%	0.1%
Centre Wellington	77.4%	1.0%	5.1%	1.6%	0.2%	14.5%	0.2%
Chatham-Kent	50.8%	1.4%	7.0%	1.5%	0.8%	38.4%	0.0%
Clarington	85.8%	0.9%	6.7%	2.1%	0.4%	3.9%	0.2%
Collingwood	84.2%	1.8%	12.2%	1.6%	0.1%	0.1%	0.0%
Cornwall	68.4%	5.5%	23.6%	2.0%	0.3%	0.2%	0.0%
East Gwillimbury	86.7%	0.3%	6.8%	1.2%	0.2%	4.6%	0.2%
Elliot Lake	80.5%	7.6%	10.5%	0.6%	0.8%	0.0%	0.0%
Erin	80.4%	0.2%	3.2%	1.2%	0.1%	14.4%	0.6%
Espanola	83.6%	1.6%	11.1%	3.0%	0.5%	0.1%	0.2%
Fort Erie	88.5%	1.1%	7.2%	1.3%	0.4%	1.5%	0.0%
Georgina	90.3%	1.2%	5.5%	0.3%	0.2%	2.5%	0.1%
Gravenhurst	90.8%	0.9%	7.1%	0.3%	0.7%	0.1%	0.2%
Greater Sudbury	80.1%	4.0%	13.0%	2.3%	0.3%	0.1%	0.0%
Greenstone	26.4%	0.6%	15.9%	1.1%	55.9%	0.0%	0.0%
Grey Highlands	70.3%	0.3%	2.3%	2.2%	0.1%	23.5%	1.4%
Grimsby	88.4%	0.7%	7.8%	1.1%	0.2%	1.8%	0.0%
Guelph	78.6%	4.6%	12.4%	4.2%	0.2%	0.0%	0.0%
Guelph-Eramosa	75.7%	0.2%	4.2%	1.1%	0.2%	18.4%	0.1%
Haldimand	73.9%	0.7%	4.6%	2.7%	1.1%	16.9%	0.1%
Halton Hills	83.4%	0.9%	9.4%	3.0%	0.1%	3.0%	0.1%
Hamilton	82.0%	4.1%	10.0%	1.6%	0.4%	1.9%	0.0%

2018 Unweighted Assessment Composition (Sorted Alphabetically) (cont'd)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Huntsville	86.0%	0.9%	10.4%	1.2%	0.9%	0.1%	0.5%
Ingersoll	81.0%	1.9%	10.1%	6.6%	0.3%	0.1%	0.0%
Innisfil	87.1%	0.2%	6.4%	0.8%	0.4%	5.1%	0.1%
Kenora	82.3%	1.7%	11.9%	2.1%	2.0%	0.1%	0.0%
Kincardine	62.8%	0.9%	10.4%	4.6%	0.0%	21.2%	0.2%
King	88.6%	0.2%	3.5%	0.8%	0.3%	6.4%	0.3%
Kingston	76.4%	8.0%	13.8%	1.1%	0.3%	0.4%	0.0%
Kitchener	79.4%	6.7%	12.4%	1.4%	0.0%	0.1%	0.0%
Lambton Shores	71.5%	0.7%	5.5%	0.7%	0.2%	21.3%	0.0%
Lincoln	77.5%	0.6%	6.1%	2.8%	0.5%	12.4%	0.0%
London	81.5%	3.7%	12.4%	1.2%	0.2%	0.9%	0.0%
Mapleton	41.5%	0.1%	1.8%	1.9%	0.5%	54.0%	0.3%
Markham	84.8%	1.0%	12.3%	1.6%	0.1%	0.2%	0.0%
Meaford	80.6%	1.8%	2.8%	0.2%	0.5%	13.3%	0.9%
Middlesex Centre	59.4%	0.3%	2.8%	0.3%	3.1%	34.0%	0.1%
Midland	75.8%	4.0%	16.8%	2.9%	0.2%	0.2%	0.0%
Milton	81.9%	0.7%	11.5%	3.5%	0.5%	1.8%	0.2%
Minto	60.8%	0.5%	6.6%	2.3%	0.2%	29.5%	0.1%
Mississauga	72.7%	3.7%	19.8%	3.7%	0.1%	0.0%	0.0%
Newmarket	84.0%	1.5%	12.2%	2.1%	0.1%	0.0%	0.0%
Niagara Falls	69.5%	2.7%	25.6%	1.1%	0.4%	0.7%	0.0%
Niagara-on-the-Lake	74.7%	0.3%	14.7%	0.9%	0.3%	8.9%	0.0%
Norfolk	70.0%	0.7%	5.7%	1.2%	0.6%	21.5%	0.4%
North Bay	76.6%	4.6%	15.6%	1.8%	1.3%	0.0%	0.0%
North Dumfries	70.2%	0.2%	8.7%	5.4%	4.2%	11.1%	0.1%
North Middlesex	30.3%	0.4%	1.8%	0.7%	0.7%	65.8%	0.4%
North Perth	44.1%	0.6%	5.7%	1.9%	0.2%	47.5%	0.0%
North Stormont	49.4%	0.4%	2.6%	0.5%	0.2%	46.8%	0.2%
Oakville	84.5%	1.9%	11.5%	1.8%	0.1%	0.1%	0.0%
Orangeville	83.4%	2.0%	12.9%	1.6%	0.1%	0.0%	0.0%
Orillia	75.5%	5.5%	17.1%	1.6%	0.2%	0.0%	0.0%
Oshawa	79.2%	5.8%	12.5%	1.9%	0.2%	0.4%	0.0%
Ottawa	75.6%	5.4%	17.0%	1.0%	0.2%	0.8%	0.0%
Owen Sound	75.0%	7.0%	16.2%	1.4%	0.3%	0.1%	0.0%
Parry Sound	72.7%	3.7%	22.2%	1.1%	0.2%	0.1%	0.0%
Pelham	89.5%	0.7%	3.4%	0.1%	0.6%	5.6%	0.1%

2018 Unweighted Assessment Composition (Sorted Alphabetically) (cont'd)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Penetanguishene	89.5%	2.2%	5.9%	2.0%	0.3%	0.1%	0.1%
Peterborough	78.3%	7.3%	12.9%	1.3%	0.2%	0.1%	0.0%
Pickering	82.9%	0.8%	12.2%	2.1%	0.2%	1.8%	0.0%
Port Colborne	82.9%	2.1%	7.3%	4.3%	0.5%	2.8%	0.0%
Prince Edward County	84.7%	1.4%	4.6%	0.6%	0.1%	8.4%	0.2%
Puslinch	79.1%	0.1%	7.8%	4.8%	0.3%	7.3%	0.6%
Quinte West	76.7%	2.6%	14.6%	1.6%	0.8%	3.7%	0.1%
Richmond Hill	89.2%	1.2%	8.3%	1.2%	0.1%	0.1%	0.0%
Sarnia	77.4%	3.9%	12.5%	3.2%	0.7%	2.3%	0.0%
Saugeen Shores	88.5%	1.6%	5.6%	0.1%	0.2%	3.9%	0.1%
Sault Ste. Marie	78.0%	5.4%	14.5%	1.6%	0.4%	0.0%	0.0%
Springwater	84.2%	0.2%	3.6%	0.9%	0.6%	9.9%	0.5%
St. Catharines	78.9%	5.1%	13.6%	1.4%	0.2%	0.8%	0.0%
St. Marys	82.8%	1.6%	7.9%	6.8%	0.3%	0.7%	0.0%
St. Thomas	82.7%	4.0%	9.4%	3.1%	0.3%	0.4%	0.0%
Stratford	79.2%	4.6%	12.3%	3.2%	0.2%	0.4%	0.0%
Strathroy-Caradoc	70.6%	2.3%	7.1%	2.5%	2.2%	15.1%	0.1%
Tay	92.0%	0.0%	4.0%	0.5%	0.3%	2.7%	0.5%
Thorold	80.3%	4.7%	8.2%	3.3%	1.1%	2.3%	0.0%
Thunder Bay	79.1%	4.0%	15.3%	1.3%	0.3%	0.0%	0.0%
Tillsonburg	82.4%	3.3%	10.0%	3.5%	0.3%	0.6%	0.0%
Timmins	80.1%	2.0%	14.7%	2.6%	0.5%	0.2%	0.0%
Tiny	94.5%	0.2%	1.2%	0.1%	0.3%	3.1%	0.5%
Toronto	74.5%	6.7%	17.5%	1.3%	0.1%	0.0%	0.0%
Vaughan	78.7%	0.3%	15.5%	5.2%	0.1%	0.2%	0.0%
Wainfleet	81.3%	0.0%	2.0%	0.4%	0.5%	15.6%	0.1%
Waterloo	74.6%	9.4%	13.7%	2.0%	0.1%	0.0%	0.0%
Welland	85.4%	3.7%	8.5%	1.5%	0.4%	0.4%	0.0%
Wellesley	59.5%	0.1%	2.4%	4.4%	0.2%	33.2%	0.2%
Wellington North	52.4%	1.1%	5.4%	2.3%	0.2%	38.4%	0.2%
West Lincoln	75.1%	0.3%	3.5%	1.6%	1.3%	18.1%	0.1%
Whitby	86.0%	2.1%	9.7%	1.6%	0.2%	0.4%	0.0%
Whitchurch-Stouffville	88.8%	0.6%	6.5%	1.7%	0.1%	2.2%	0.2%
Wilmot	78.6%	0.8%	4.0%	1.1%	0.3%	15.0%	0.1%
Windsor	75.8%	4.0%	15.8%	3.9%	0.4%	0.2%	0.0%
Woolwich	69.7%	0.9%	9.9%	3.3%	0.3%	15.8%	0.1%
Average	**76.6%**	**2.3%**	**9.9%**	**2.0%**	**0.9%**	**8.0%**	**0.1%**
Median	**78.9%**	**1.6%**	**9.8%**	**1.6%**	**0.3%**	**1.4%**	**0.0%**
Min	**26.4%**	**0.0%**	**1.2%**	**0.1%**	**0.0%**	**0.0%**	**0.0%**
Max	**94.5%**	**9.4%**	**25.6%**	**6.8%**	**55.9%**	**65.8%**	**1.5%**

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

Municipality	Residential
Tiny	94.5%
Tay	92.0%
Gravenhurst	90.8%
Georgina	90.3%
Pelham	89.5%
Penetanguishene	89.5%
Richmond Hill	89.2%
Whitchurch-Stouffville	88.8%
King	88.6%
Saugeen Shores	88.5%

Municipality	Industrial
St. Marys	6.8%
Ingersoll	6.6%
North Dumfries	5.4%
Vaughan	5.2%
Cambridge	5.1%
Puslinch	4.8%
Kincardine	4.6%
Wellesley	4.4%
Port Colborne	4.3%
Brantford	4.3%

Municipality	Multi-Residential
Waterloo	9.4%
Kingston	8.0%
Elliot Lake	7.6%
Peterborough	7.3%
Owen Sound	7.0%
Toronto	6.7%
Kitchener	6.7%
Brockville	6.5%
Oshawa	5.8%
Orillia	5.5%

Municipality	Pipelines
Greenstone	55.9%
North Dumfries	4.2%
Middlesex Centre	3.1%
Strathroy-Caradoc	2.2%
Kenora	2.0%
West Lincoln	1.3%
North Bay	1.3%
Thorold	1.1%
Haldimand	1.1%
Huntsville	0.9%

Municipality	Commercial
Niagara Falls	25.6%
Cornwall	23.6%
Parry Sound	22.2%
Mississauga	19.8%
Belleville	19.2%
Bancroft	18.1%
Toronto	17.5%
Orillia	17.1%
Barrie	17.0%
Ottawa	17.0%

Municipality	Farmlands
North Middlesex	65.8%
Mapleton	54.0%
North Perth	47.5%
North Stormont	46.8%
Chatham-Kent	38.4%
Wellington North	38.4%
Brockton	34.1%
Middlesex Centre	34.0%
Wellesley	33.2%
Minto	29.5%

2018 Weighted Assessment Composition (Sorted Alphabetically)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Aurora	85.5%	0.9%	11.2%	2.3%	0.1%	0.0%	0.0%
Bancroft	74.0%	5.2%	19.5%	0.8%	0.0%	0.1%	0.4%
Barrie	70.9%	3.8%	22.4%	2.6%	0.2%	0.0%	0.0%
Belleville	55.6%	10.2%	28.6%	4.9%	0.4%	0.3%	0.0%
Bracebridge	87.6%	1.4%	9.4%	1.0%	0.4%	0.0%	0.1%
Brampton	76.1%	3.0%	16.3%	4.4%	0.2%	0.0%	0.0%
Brant	73.5%	0.7%	9.6%	10.3%	0.7%	5.0%	0.0%
Brantford	62.9%	6.5%	22.3%	7.9%	0.3%	0.1%	0.0%
Brock	84.8%	1.8%	6.4%	2.4%	0.3%	4.1%	0.1%
Brockton	75.1%	2.5%	9.2%	1.6%	0.2%	11.2%	0.1%
Brockville	62.0%	9.4%	22.8%	5.3%	0.5%	0.0%	0.0%
Burlington	69.8%	6.5%	17.9%	5.5%	0.2%	0.1%	0.0%
Caledon	79.4%	0.4%	13.9%	5.1%	0.1%	1.0%	0.2%
Cambridge	61.9%	6.2%	23.7%	8.0%	0.2%	0.1%	0.0%
Central Elgin	84.6%	0.3%	6.9%	1.4%	0.5%	6.4%	0.0%
Centre Wellington	81.7%	2.0%	7.9%	4.0%	0.4%	3.8%	0.0%
Chatham-Kent	63.3%	3.6%	17.2%	4.0%	1.2%	10.6%	0.0%
Clarington	83.4%	1.7%	9.3%	4.3%	0.5%	0.8%	0.1%
Collingwood	81.2%	2.2%	14.4%	2.0%	0.2%	0.0%	0.0%
Cornwall	51.8%	9.6%	34.3%	3.9%	0.4%	0.0%	0.0%
East Gwillimbury	88.3%	0.3%	8.3%	1.7%	0.1%	1.2%	0.1%
Elliot Lake	71.5%	13.5%	13.8%	0.7%	0.5%	0.0%	0.0%
Erin	87.2%	0.4%	5.1%	3.0%	0.2%	3.9%	0.2%
Espanola	65.2%	2.5%	16.6%	15.3%	0.4%	0.0%	0.0%
Fort Erie	82.6%	2.0%	11.3%	3.1%	0.6%	0.4%	0.0%
Georgina	91.0%	1.2%	6.6%	0.4%	0.1%	0.6%	0.0%
Gravenhurst	90.6%	0.9%	7.7%	0.3%	0.5%	0.0%	0.0%
Greater Sudbury	65.1%	6.1%	20.7%	7.5%	0.5%	0.0%	0.0%
Greenstone	27.0%	1.2%	22.7%	2.8%	46.3%	0.0%	0.0%
Grey Highlands	83.6%	0.5%	3.5%	4.9%	0.1%	7.0%	0.4%
Grimsby	83.1%	1.2%	12.4%	2.6%	0.3%	0.4%	0.0%
Guelph	66.3%	6.9%	19.1%	7.5%	0.3%	0.0%	0.0%
Guelph-Eramosa	83.9%	0.5%	6.9%	2.9%	0.6%	5.1%	0.0%
Haldimand	77.9%	1.4%	8.1%	6.4%	1.7%	4.4%	0.0%
Halton Hills	78.9%	1.7%	12.8%	5.9%	0.1%	0.6%	0.0%
Hamilton	69.1%	8.6%	16.5%	4.8%	0.7%	0.3%	0.0%
Huntsville	85.8%	0.9%	11.2%	1.3%	0.6%	0.0%	0.1%

2018 Weighted Assessment Composition (Sorted Alphabetically) (cont'd)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Ingersoll	66.4%	3.7%	15.6%	14.0%	0.3%	0.0%	0.0%
Innisfil	89.0%	0.3%	7.9%	1.0%	0.5%	1.3%	0.0%
Kenora	69.5%	2.2%	21.4%	4.4%	2.5%	0.0%	0.0%
Kincardine	70.0%	1.0%	14.2%	8.9%	0.0%	5.9%	0.0%
King	92.3%	0.2%	4.4%	1.1%	0.3%	1.7%	0.1%
Kingston	66.8%	7.0%	23.6%	2.3%	0.3%	0.1%	0.0%
Kitchener	67.6%	9.7%	20.4%	2.2%	0.0%	0.0%	0.0%
Lambton Shores	81.2%	1.3%	10.0%	1.7%	0.4%	5.5%	0.0%
Lincoln	77.4%	1.1%	10.3%	7.1%	0.9%	3.1%	0.0%
London	71.0%	5.8%	20.7%	2.0%	0.4%	0.1%	0.0%
Mapleton	65.5%	0.3%	4.1%	7.0%	1.6%	21.3%	0.1%
Markham	82.3%	1.0%	14.5%	2.1%	0.1%	0.1%	0.0%
Meaford	88.5%	2.8%	3.9%	0.4%	0.5%	3.6%	0.3%
Middlesex Centre	78.8%	0.6%	4.3%	0.8%	4.4%	11.3%	0.0%
Midland	71.4%	4.8%	19.6%	3.8%	0.3%	0.0%	0.0%
Milton	76.0%	1.2%	15.3%	6.6%	0.5%	0.3%	0.0%
Minto	71.6%	1.1%	11.5%	6.4%	0.6%	8.7%	0.0%
Mississauga	64.5%	4.7%	25.6%	5.1%	0.1%	0.0%	0.0%
Newmarket	81.1%	1.5%	14.4%	2.9%	0.1%	0.0%	0.0%
Niagara Falls	57.1%	4.3%	35.6%	2.3%	0.5%	0.1%	0.0%
Niagara-on-the-Lake	70.8%	0.6%	23.9%	2.0%	0.6%	2.1%	0.0%
Norfolk	78.7%	1.4%	10.7%	2.2%	1.0%	6.0%	0.1%
North Bay	64.2%	8.0%	24.4%	2.1%	1.2%	0.0%	0.0%
North Dumfries	66.6%	0.5%	15.9%	9.7%	4.7%	2.6%	0.0%
North Middlesex	59.0%	1.2%	3.9%	2.2%	1.5%	32.1%	0.2%
North Perth	64.8%	1.5%	10.4%	5.2%	0.5%	17.5%	0.0%
North Stormont	74.0%	0.6%	6.0%	1.5%	0.4%	17.5%	0.1%
Oakville	77.6%	3.5%	15.1%	3.6%	0.1%	0.0%	0.0%
Orangeville	77.9%	4.5%	14.6%	3.0%	0.1%	0.0%	0.0%
Orillia	63.7%	6.6%	26.9%	2.2%	0.6%	0.0%	0.0%
Oshawa	70.6%	9.6%	16.0%	3.5%	0.2%	0.1%	0.0%
Ottawa	64.0%	6.3%	27.5%	1.9%	0.3%	0.1%	0.0%
Owen Sound	61.6%	10.4%	24.8%	2.4%	0.7%	0.0%	0.0%
Parry Sound	62.6%	4.7%	31.2%	1.3%	0.2%	0.0%	0.0%
Pelham	90.0%	1.4%	5.9%	0.3%	1.1%	1.4%	0.0%
Penetanguishene	87.1%	2.7%	7.1%	2.7%	0.4%	0.0%	0.0%
Peterborough	69.0%	11.6%	17.3%	1.9%	0.2%	0.0%	0.0%

2018 Weighted Assessment Composition (Sorted Alphabetically) (cont'd)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Pickering	77.5%	1.4%	16.4%	4.1%	0.2%	0.3%	0.0%
Port Colborne	73.9%	3.7%	11.2%	9.6%	0.8%	0.6%	0.0%
Prince Edward County	89.3%	2.1%	5.3%	0.9%	0.1%	2.2%	0.0%
Puslinch	75.3%	0.2%	11.1%	11.0%	0.6%	1.7%	0.1%
Quinte West	70.0%	4.8%	20.2%	3.4%	0.7%	0.8%	0.0%
Richmond Hill	87.3%	1.2%	9.9%	1.5%	0.1%	0.0%	0.0%
Sarnia	66.9%	6.7%	18.6%	6.6%	0.8%	0.4%	0.0%
Saugeen Shores	90.0%	1.6%	7.0%	0.2%	0.2%	1.0%	0.0%
Sault Ste. Marie	60.8%	4.6%	25.3%	8.5%	0.6%	0.0%	0.0%
Springwater	90.1%	0.2%	4.7%	1.3%	0.9%	2.6%	0.1%
St. Catharines	68.0%	8.3%	20.2%	3.0%	0.3%	0.2%	0.0%
St. Marys	72.6%	1.5%	10.6%	14.7%	0.5%	0.2%	0.0%
St. Thomas	69.8%	7.9%	15.4%	6.5%	0.3%	0.1%	0.0%
Stratford	65.1%	7.4%	20.0%	7.0%	0.3%	0.1%	0.0%
Strathroy-Caradoc	75.7%	4.4%	8.6%	4.7%	2.5%	4.1%	0.0%
Tay	93.3%	0.0%	4.8%	0.7%	0.4%	0.7%	0.1%
Thorold	72.2%	5.8%	12.6%	7.1%	1.7%	0.5%	0.0%
Thunder Bay	63.4%	7.5%	25.8%	2.5%	0.7%	0.0%	0.0%
Tillsonburg	69.5%	6.5%	15.9%	7.6%	0.3%	0.1%	0.0%
Timmins	66.3%	2.9%	24.6%	5.2%	0.9%	0.0%	0.0%
Tiny	96.6%	0.3%	1.6%	0.2%	0.4%	0.8%	0.1%
Toronto	51.7%	11.4%	34.3%	2.5%	0.1%	0.0%	0.0%
Vaughan	74.7%	0.3%	17.8%	7.0%	0.1%	0.0%	0.0%
Wainfleet	89.8%	0.1%	3.7%	1.1%	1.0%	4.3%	0.0%
Waterloo	63.0%	11.2%	22.3%	3.2%	0.1%	0.0%	0.0%
Welland	76.4%	6.4%	12.9%	3.5%	0.7%	0.1%	0.0%
Wellesley	72.9%	0.3%	5.8%	10.5%	0.3%	10.2%	0.0%
Wellington North	67.1%	2.7%	10.3%	7.0%	0.7%	12.3%	0.1%
West Lincoln	81.0%	0.7%	6.4%	4.4%	2.5%	4.9%	0.0%
Whitby	80.1%	3.6%	13.0%	3.0%	0.2%	0.1%	0.0%
Whitchurch-Stouffville	88.9%	0.6%	7.6%	2.2%	0.1%	0.5%	0.0%
Wilmot	83.5%	1.6%	8.2%	2.3%	0.4%	4.0%	0.0%
Windsor	60.1%	6.3%	24.8%	8.2%	0.6%	0.0%	0.0%
Woolwich	69.0%	1.4%	19.0%	6.3%	0.4%	3.9%	0.0%
Average	**74.1%**	**3.5%**	**14.6%**	**4.2%**	**1.0%**	**2.5%**	**0.0%**
Median	**73.7%**	**2.1%**	**14.1%**	**3.1%**	**0.4%**	**0.3%**	**0.0%**
Min	**27.0%**	**0.0%**	**1.6%**	**0.2%**	**0.0%**	**0.0%**	**0.0%**
Max	**96.6%**	**13.5%**	**35.6%**	**15.3%**	**46.3%**	**32.1%**	**0.4%**

2018 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 64% 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%	51.7%	-30.6%
Cornwall	68.4%	51.8%	-24.3%
Sault Ste. Marie	78.0%	60.8%	-22.0%
Espanola	83.6%	65.2%	-22.0%
Belleville	70.8%	55.6%	-21.4%
Windsor	75.8%	60.1%	-20.7%
Thunder Bay	79.1%	63.4%	-19.8%
Greater Sudbury	80.1%	65.1%	-18.7%
Brockville	76.1%	62.0%	-18.5%
Ingersoll	81.0%	66.4%	-18.1%
Niagara Falls	69.5%	57.1%	-17.9%
Owen Sound	75.0%	61.6%	-17.8%
Stratford	79.2%	65.1%	-17.7%
Cambridge	75.2%	61.9%	-17.7%
Timmins	80.1%	66.3%	-17.2%
Brantford	75.7%	62.9%	-16.9%
North Bay	76.6%	64.2%	-16.2%
Hamilton	82.0%	69.1%	-15.8%
Guelph	78.6%	66.3%	-15.7%
Tillsonburg	82.4%	69.5%	-15.7%
St. Thomas	82.7%	69.8%	-15.7%
Waterloo	74.6%	63.0%	-15.6%
Orillia	75.5%	63.7%	-15.6%
Kenora	82.3%	69.5%	-15.6%
Ottawa	75.6%	64.0%	-15.4%
Kitchener	79.4%	67.6%	-14.8%
Parry Sound	72.7%	62.6%	-13.9%
St. Catharines	78.9%	68.0%	-13.8%
Sarnia	77.4%	66.9%	-13.5%
London	81.5%	71.0%	-12.9%
Kingston	76.4%	66.8%	-12.6%
St. Marys	82.8%	72.6%	-12.3%
Peterborough	78.3%	69.0%	-11.9%
Burlington	78.9%	69.8%	-11.5%
Mississauga	72.7%	64.5%	-11.3%
Elliot Lake	80.5%	71.5%	-11.2%

Municipality	Residential Unweighted Assessment	Residential Weighted Assessment	Change % Unweighted to Weighted
Oshawa	79.2%	70.6%	-11.0%
Port Colborne	82.9%	73.9%	-10.8%
Welland	85.4%	76.4%	-10.6%
Thorold	80.3%	72.2%	-10.1%
Quinte West	76.7%	70.0%	-8.7%
Oakville	84.5%	77.6%	-8.2%
Milton	81.9%	76.0%	-7.3%
Barrie	76.4%	70.9%	-7.1%
Whitby	86.0%	80.1%	-6.9%
Fort Erie	88.5%	82.6%	-6.7%
Orangeville	83.4%	77.9%	-6.7%
Pickering	82.9%	77.5%	-6.5%
Grimsby	88.4%	83.1%	-6.0%
Brampton	80.9%	76.1%	-5.9%
Midland	75.8%	71.4%	-5.8%
Halton Hills	83.4%	78.9%	-5.5%
Niagara-on-the-Lake	74.7%	70.8%	-5.3%
North Dumfries	70.2%	66.6%	-5.1%
Vaughan	78.7%	74.7%	-5.0%
Puslinch	79.1%	75.3%	-4.8%
Collingwood	84.2%	81.2%	-3.6%
Newmarket	84.0%	81.1%	-3.5%
Markham	84.8%	82.3%	-2.9%
Clarington	85.8%	83.4%	-2.8%
Penetanguishene	89.5%	87.1%	-2.7%
Aurora	87.6%	85.5%	-2.4%
Richmond Hill	89.2%	87.3%	-2.1%
Woolwich	69.7%	69.0%	-1.0%
Bancroft	74.6%	74.0%	-0.8%
Huntsville	86.0%	85.8%	-0.3%
Gravenhurst	90.8%	90.6%	-0.2%
Lincoln	77.5%	77.4%	-0.2%
Bracebridge	87.7%	87.6%	-0.2%
Whitchurch-Stouffville	88.8%	88.9%	0.1%
Caledon	79.3%	79.4%	0.1%
Pelham	89.5%	90.0%	0.5%

2018 Shift In Tax Burden—Unweighted to Weighted Residential Assessment (cont'd)

Municipality	Residential Unweighted Assessment	Residential Weighted Assessment	Change % Unweighted to Weighted
Georgina	90.3%	91.0%	0.8%
Tay	92.0%	93.3%	1.4%
Saugeen Shores	88.5%	90.0%	1.7%
East Gwillimbury	86.7%	88.3%	1.9%
Greenstone	26.4%	27.0%	2.1%
Innisfil	87.1%	89.0%	2.2%
Tiny	94.5%	96.6%	2.3%
King	88.6%	92.3%	4.2%
Brant	70.2%	73.5%	4.7%
Haldimand	73.9%	77.9%	5.4%
Prince Edward County	84.7%	89.3%	5.5%
Centre Wellington	77.4%	81.7%	5.6%
Wilmot	78.6%	83.5%	6.2%
Springwater	84.2%	90.1%	6.9%
Strathroy-Caradoc	70.6%	75.7%	7.3%
West Lincoln	75.1%	81.0%	7.9%
Erin	80.4%	87.2%	8.4%
Meaford	80.6%	88.5%	9.8%
Wainfleet	81.3%	89.8%	10.4%
Guelph-Eramosa	75.7%	83.9%	10.8%
Kincardine	62.8%	70.0%	11.5%
Norfolk	70.0%	78.7%	12.4%
Brock	75.4%	84.8%	12.5%
Lambton Shores	71.5%	81.2%	13.6%
Central Elgin	73.2%	84.6%	15.5%
Minto	60.8%	71.6%	17.8%
Grey Highlands	70.3%	83.6%	19.0%
Wellesley	59.5%	72.9%	22.6%
Chatham-Kent	50.8%	63.3%	24.8%
Wellington North	52.4%	67.1%	27.9%
Brockton	57.1%	75.1%	31.5%
Middlesex Centre	59.4%	78.8%	32.6%
North Perth	44.1%	64.8%	47.1%
North Stormont	49.4%	74.0%	49.7%
Mapleton	41.5%	65.5%	57.7%
North Middlesex	30.3%	59.0%	94.7%
Average	**76.6%**	**74.1%**	**-1.6%**
Median	**78.9%**	**73.7%**	**-5.1%**
Min	**26.4%**	**27.0%**	**-30.6%**
Max	**94.5%**	**96.6%**	**94.7%**

Residential Property Types Summary

Residential properties were broken down by the main property types to provide an indication of the housing mix and the median assessment values in each of the area.

(*000's)*

Area	Single Family Detached	Home Link	Freehold Town.	Semi-Detached	Single on Water	Condo	Seasonal	Weighted Median Assessed Values
Total Average	$ 357	$ 300	$ 285	$ 253	$ 673	$ 228	$ 405	$ 342
Total Median	$ 281	$ 256	$ 264	$ 208	$ 550	$ 216	$ 362	$ 306
GTA Average	$ 636	$ 452	$ 424	$ 422	$ 1,181	$ 322	$ 506	$ 556
GTA Median	$ 600	$ 450	$ 410	$ 426	$ 718	$ 321	$ 486	$ 538
Niagara/Hamilton Average	$ 305	$ 270	$ 280	$ 214	$ 598	$ 208	$ 449	$ 299
Niagara/Hamilton Median	$ 279	$ 278	$ 277	$ 202	$ 538	$ 204	$ 510	$ 309
Eastern Average	$ 252	$ 236	$ 234	$ 189	$ 449	$ 202	$ 264	$ 248
Eastern Median	$ 224	$ 238	$ 227	$ 169	$ 343	$ 203	$ 242	$ 220
North Average	$ 180	$ 184	$ 163	$ 134	$ 330	$ 184	$ 233	$ 185
North Median	$ 197	$ 192	$ 168	$ 130	$ 303	$ 196	$ 200	$ 203
Southwest Average	$ 308	$ 240	$ 231	$ 227	$ 627	$ 190	$ 401	$ 301
Southwest Median	$ 264	$ 221	$ 231	$ 198	$ 551	$ 184	$ 362	$ 272
Simcoe/Musk./Duff. Average	$ 293	$ 238	$ 271	$ 214	$ 661	$ 244	$ 581	$ 330
Simcoe/Musk./Duff. Median	$ 272	$ 230	$ 266	$ 200	$ 655	$ 244	$ 528	$ 326

The weighted median assessed value for residential properties range from an average of $185,000 in northern municipalities to $556,000 in the GTA.

Building Construction Activity (sorted from lowest to highest 2017 activity per capita)

The table summarizes the 2017 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 2017.

Municipality	% Res. 2017	% Non-Res. 2017	2017 per Capita
East Gwillimbury	98%	2%	$ 223
Chatham-Kent	94%	6%	$ 374
Greenstone	76%	24%	$ 482
Elliot Lake	78%	22%	$ 486
Cornwall	52%	48%	$ 621
Espanola	68%	32%	$ 814
Georgina	87%	13%	$ 1,174
Haldimand	0%	100%	$ 1,175
Thunder Bay	32%	68%	$ 1,280
Bancroft	57%	43%	$ 1,285
Timmins	22%	78%	$ 1,287
Sault Ste. Marie	37%	63%	$ 1,365
St. Catharines	N/A	N/A	$ 1,411
Port Colborne	82%	18%	$ 1,447
Grimsby	82%	18%	$ 1,451
Sarnia	40%	60%	$ 1,454
Whitby	52%	48%	$ 1,459
Tillsonburg	84%	16%	$ 1,476
Parry Sound	73%	27%	$ 1,506
Windsor	39%	61%	$ 1,549
Hamilton	64%	36%	$ 1,550
North Bay	36%	64%	$ 1,603
Kenora	58%	42%	$ 1,625
Mississauga	41%	59%	$ 1,636
Markham	41%	59%	$ 1,644
Richmond Hill	0%	0%	$ 1,756
Peterborough	53%	47%	$ 1,758
Brockton	0%	100%	$ 1,776
Mapleton	57%	43%	$ 1,857
Owen Sound	33%	67%	$ 1,966
Brantford	53%	47%	$ 1,968
Kitchener	66%	34%	$ 2,004
Norfolk	65%	35%	$ 2,087
Brant	53%	47%	$ 2,133
Ingersoll	91%	9%	$ 2,144
Brampton	88%	12%	$ 2,231
Greater Sudbury	25%	75%	$ 2,279
Belleville	0%	100%	$ 2,290
Caledon	75%	25%	$ 2,298
Lincoln	61%	39%	$ 2,309
St. Marys	N/A	N/A	$ 2,366
North Stormont	71%	29%	$ 2,392
Guelph-Eramosa	78%	22%	$ 2,444
St. Thomas	80%	20%	$ 2,550
Orillia	77%	23%	$ 2,560
Penetanguishene	98%	2%	$ 2,601
Stratford	50%	50%	$ 2,646
Quinte West	76%	24%	$ 2,684
Whitchurch-Stouffville	78%	22%	$ 2,695
Ottawa	66%	34%	$ 2,723
Wainfleet	80%	20%	$ 2,724
Fort Erie	70%	30%	$ 2,731
London	74%	26%	$ 2,763
North Middlesex	23%	77%	$ 2,790
Barrie	68%	32%	$ 2,826
Wellesley	37%	63%	$ 2,834
Cambridge	44%	56%	$ 2,838
Waterloo	69%	31%	$ 2,860
Bracebridge	43%	57%	$ 2,879
Welland	39%	61%	$ 2,942
Newmarket	70%	30%	$ 2,943
Wellington North	29%	71%	$ 3,001
Wilmot	60%	40%	$ 3,030
Burlington	60%	40%	$ 3,031
Tay	95%	5%	$ 3,043
Guelph	57%	43%	$ 3,066
Strathroy-Caradoc	100%	0%	$ 3,072
Pickering	N/A	N/A	$ 3,085
Kingston	31%	69%	$ 3,105
Woolwich	52%	48%	$ 3,109
Minto	59%	41%	$ 3,140
Orangeville	40%	60%	$ 3,232

Building Construction Activity (sorted from lowest to highest 2017 activity per capita) (cont'd)

Municipality	% Res. 2017	% Non-Res. 2017	2017 per Capita
Erin	78%	22%	$ 3,233
Tiny	100%	0%	$ 3,570
Oshawa	N/A	N/A	$ 3,612
Meaford	66%	34%	$ 3,822
Huntsville	85%	15%	$ 3,833
Clarington	87%	13%	$ 3,835
Lambton Shores	66%	34%	$ 4,197
Middlesex Centre	72%	28%	$ 4,246
Grey Highlands	54%	46%	$ 4,431
Brockville	6%	94%	$ 4,443
Thorold	96%	4%	$ 4,554
Collingwood	94%	6%	$ 4,567
North Dumfries	51%	49%	$ 4,573
Centre Wellington	78%	22%	$ 4,646
Toronto	45%	55%	$ 4,957
Kincardine	39%	61%	$ 5,155
Saugeen Shores	93%	7%	$ 5,209
Brock	92%	8%	$ 5,278
Gravenhurst	92%	8%	$ 5,279
West Lincoln	36%	64%	$ 5,544
Halton Hills	46%	54%	$ 5,633
Vaughan	48%	52%	$ 5,705
Pelham	87%	13%	$ 5,788
North Perth	53%	47%	$ 5,842
Oakville	74%	26%	$ 5,984
Puslinch	95%	5%	$ 6,175
Niagara-on-the-Lake	50%	50%	$ 6,989
Innisfil	89%	11%	$ 6,997
Springwater	90%	10%	$ 7,164
King	18%	82%	$ 7,317
Milton	78%	22%	$ 7,857
Average	**58%**	**36%**	**$ 3,033**
Median	**60%**	**34%**	**$ 2,731**

Building Construction Activity Trend (Grouped by Location)

Eastern Municipality	Building Construction Value (000's) 2015	2016	2017	3 Year Per Capita Avg
Cornwall	$ 37,426	$ 16,405	$ 30,149	$ 585
Bancroft	$ 4,537	$ 5,644	$ 5,186	$ 1,269
Peterborough	$ 108,954	$ 108,954	$ 149,806	$ 1,470
Brockville	$ 13,202	$ 17,010	$ 97,688	$ 1,943
Belleville	$ 63,472	$ 121,538	$ 122,013	$ 1,975
Kingston	$ 160,298	$ 218,600	$ 400,313	$ 2,030
North Stormont	$ 12,129	$ 18,723	$ 17,196	$ 2,228
Ottawa	$ 2,138,273	$ 2,646,159	$ 2,705,350	$ 2,590
Quinte West	$ 113,611	$ 141,395	$ 122,200	$ 2,827
Prince Edward County	$ 77,834	$ 83,204	N/A	$ 3,194
Eastern Average	**$ 294,656**	**$ 366,048**	**$ 405,545**	**$ 1,880**
Eastern Median	**$ 63,472**	**$ 108,954**	**$ 122,013**	**$ 1,975**

GTA Municipality	Building Construction Value (000's) 2015	2016	2017	3 Year Per Capita Avg
East Gwillimbury	$ 71,000	N/A	$ 5,706	$ 1,578
Whitby	$ 173,069	$ 280,107	$ 198,721	$ 1,643
Mississauga	$ 1,285,935	$ 1,455,510	$ 1,262,657	$ 1,775
Richmond Hill	$ 284,097	$ 613,200	$ 363,325	$ 2,084
Markham	$ 818,093	$ 883,308	$ 582,098	$ 2,234
Georgina	$ 150,765	$ 104,777	$ 56,405	$ 2,263
Pickering	$ 141,842	$ 210,728	$ 298,448	$ 2,290
Whitchurch-Stouffville	$ 80,000	$ 140,000	$ 139,000	$ 2,440
Brock	$ 15,712	$ 16,485	$ 64,569	$ 2,700
Burlington	$ 525,815	$ 431,921	$ 587,588	$ 2,720
Newmarket	$ 275,695	$ 262,628	$ 263,195	$ 3,080
Brampton	$ 2,731,791	$ 1,961,496	$ 1,447,772	$ 3,314
Oshawa	$ 558,703	$ 454,975	$ 614,344	$ 3,319
Toronto	$ 7,134,639	$ 10,297,233	$ 14,329,509	$ 3,766
Clarington	$ 361,916	$ 340,630	$ 379,537	$ 3,818
Halton Hills	$ 147,541	$ 248,173	$ 363,426	$ 4,003
Caledon	$ 421,729	$ 262,630	$ 166,235	$ 4,315
Vaughan	$ 1,405,075	$ 1,148,939	$ 1,908,214	$ 4,526
Aurora	$ 276,058	$ 278,362	N/A	$ 4,836
Oakville	$ 825,811	$ 913,947	$ 1,235,513	$ 4,932
Milton	$ 334,740	$ 596,372	$ 938,908	$ 5,494
King	$ 254,374	$ 334,595	$ 202,693	$ 11,076
GTA Average	**$ 830,655**	**$ 1,011,239**	**$ 1,209,898**	**$ 3,555**
GTA Median	**$ 309,418**	**$ 340,630**	**$ 363,426**	**$ 3,197**

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

Niagara/Hamilton Municipality	Building Construction Value (000's) 2015	2016	2017	3 Year Per Capita Avg
St. Catharines	$ 114,141	$ 149,549	$ 196,370	$ 1,128
Hamilton	$ 722,412	$ 613,665	$ 876,475	$ 1,339
Port Colborne	$ 18,130	$ 32,494	$ 27,480	$ 1,396
Lincoln	$ 31,382	$ 40,333	$ 58,422	$ 1,777
Welland	$ 70,323	$ 81,772	$ 162,077	$ 1,951
Grimsby	$ 38,517	$ 120,100	$ 42,479	$ 2,423
Wainfleet	$ 15,495	$ 15,687	$ 18,069	$ 2,543
Fort Erie	$ 74,083	$ 94,804	$ 88,075	$ 2,742
Niagara Falls	$ 215,200	$ 279,671	N/A	$ 2,842
Thorold	$ 40,898	$ 55,860	$ 90,748	$ 3,259
West Lincoln	$ 83,334	$ 50,382	$ 85,170	$ 4,890
Pelham	$ 33,367	$ 126,873	$ 104,245	$ 5,041
Niagara-on-the-Lake	$ 126,932	N/A	$ 133,956	$ 7,350
Niagara/Hamilton Avg	**$ 121,863**	**$ 138,433**	**$ 156,964**	**$ 2,975**
Niagara/Hamilton Med	**$ 70,323**	**$ 88,288**	**$ 89,412**	**$ 2,543**

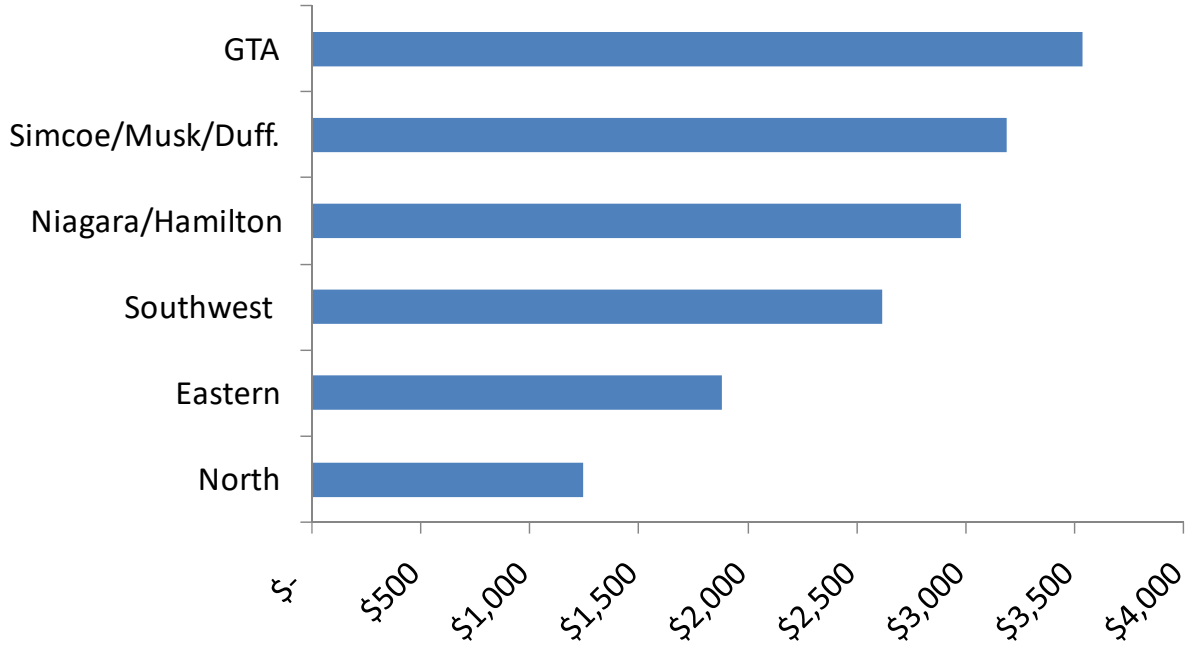
North Municipality	Building Construction Value (000's) 2015	2016	2017	3 Year Per Capita Avg
Elliot Lake	$ 10,010	$ 5,976	$ 5,313	$ 638
Greenstone	$ 3,716	$ 4,058	$ 2,306	$ 715
Timmins	$ 45,103	$ 32,653	$ 55,231	$ 1,028
Espanola	$ 6,226	$ 6,860	$ 4,112	$ 1,098
Thunder Bay	$ 157,549	$ 93,789	$ 143,390	$ 1,191
Sault Ste. Marie	$ 125,556	$ 75,822	$ 103,149	$ 1,341
North Bay	$ 66,006	$ 76,258	$ 84,620	$ 1,429
Parry Sound	$ 8,045	$ 12,431	$ 10,173	$ 1,551
Kenora	$ 20,236	$ 32,201	$ 25,352	$ 1,677
Greater Sudbury	$ 237,362	$ 254,506	$ 384,024	$ 1,760
North Average	**$ 67,981**	**$ 59,456**	**$ 81,767**	**$ 1,243**
North Median	**$ 32,670**	**$ 32,427**	**$ 40,292**	**$ 1,266**

Simcoe/Musk./Duff. Municipality	Building Construction Value (000's) 2015	2016	2017	3 Year Per Capita Avg
Barrie	$ 198,452	$ 151,050	$ 422,093	$ 1,754
Midland	$ 15,435	$ 48,610	N/A	$ 1,813
Penetanguishene	$ 8,779	$ 21,372	$ 24,087	$ 1,952
Bracebridge	$ 24,677	$ 31,752	$ 48,659	$ 2,147
Tay	$ 8,114	$ 31,324	$ 32,139	$ 2,259
Orangeville	N/A	$ 66,469	$ 98,403	$ 2,766
Tiny	$ 24,944	$ 36,816	$ 44,613	$ 2,838
Orillia	$ 47,585	$ 167,310	$ 83,595	$ 3,144
Huntsville	$ 64,944	$ 80,513	$ 80,226	$ 3,705
Collingwood	$ 36,760	$ 106,381	$ 108,753	$ 3,722
Gravenhurst	$ 36,867	$ 40,225	$ 69,127	$ 3,838
Innisfil	$ 123,878	$ 158,593	$ 278,101	$ 4,941
Springwater	$ 106,828	$ 133,712	$ 144,558	$ 6,570
Simcoe/Musk./Duff. Av	**$ 58,105**	**$ 82,625**	**$ 119,529**	**$ 3,188**
Simcoe/Musk./Duff. M	**$ 36,814**	**$ 66,469**	**$ 81,910**	**$ 2,838**

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

Southwest Municipality	Building Construction Value (000's) 2015	2016	2017	3 Year Per Capita Avg
Chatham-Kent	$ 85,229	$ 26,626	$ 39,186	$ 488
Owen Sound	$ 24,945	$ 15,350	$ 43,365	$ 1,270
Sarnia	$ 73,574	$ 103,399	$ 107,784	$ 1,293
Windsor	$ 294,220	$ 317,281	$ 354,014	$ 1,466
Brantford	$ 103,685	$ 184,084	$ 202,748	$ 1,587
Tillsonburg	$ 19,570	$ 35,819	$ 24,726	$ 1,650
Haldimand	$ 90,517	$ 91,619	$ 56,097	$ 1,721
Norfolk	$ 94,216	$ 109,958	$ 139,762	$ 1,723
Central Elgin	$ 15,447	$ 28,752	N/A	$ 1,730
Ingersoll	$ 15,784	$ 25,444	$ 29,010	$ 1,792
Brockton	$ 17,861	$ 18,023	$ 17,500	$ 1,806
St. Marys	$ 12,395	$ 14,205	$ 18,506	$ 2,043
Brant	$ 85,858	$ 72,248	$ 82,372	$ 2,129
Meaford	$ 12,270	$ 18,152	$ 43,521	$ 2,180
Wilmot	$ 35,146	$ 39,777	$ 66,481	$ 2,199
Strathroy-Caradoc	$ 37,498	$ 38,239	$ 66,530	$ 2,234
Cambridge	$ 169,299	$ 356,417	$ 387,236	$ 2,278
Wellington North	$ 18,509	$ 30,497	$ 37,736	$ 2,367
St. Thomas	$ 125,821	$ 60,878	$ 104,249	$ 2,411
Kitchener	$ 565,081	$ 739,739	$ 498,219	$ 2,521
North Middlesex	$ 11,844	$ 20,377	$ 18,089	$ 2,584
Stratford	$ 80,627	$ 85,170	$ 87,198	$ 2,624
Woolwich	$ 56,640	$ 70,121	$ 83,376	$ 2,674
Erin	$ 27,464	$ 30,580	$ 39,400	$ 2,718
London	$ 708,800	$ 1,410,120	$ 1,123,805	$ 2,756
Minto	$ 23,854	$ 21,292	$ 28,762	$ 2,809
Guelph-Eramosa	$ 39,893	$ 40,780	$ 33,167	$ 2,899
Middlesex Centre	$ 48,749	$ 46,806	$ 77,635	$ 3,240
Wellesley	$ 48,246	$ 34,777	$ 33,855	$ 3,341
Guelph	$ 500,014	$ 463,247	$ 433,798	$ 3,472
Mapleton	$ 57,602	$ 34,254	$ 20,755	$ 3,557
Lambton Shores	$ 30,581	$ 38,932	$ 46,370	$ 3,584
Saugeen Shores	$ 36,987	$ 43,620	$ 76,696	$ 3,692
Grey Highlands	$ 40,402	$ 25,731	$ 45,711	$ 3,726
Waterloo	$ 340,127	$ 529,025	$ 319,979	$ 3,740
North Dumfries	$ 24,265	$ 49,783	$ 50,355	$ 3,975
Centre Wellington	$ 96,634	$ 151,126	$ 139,196	$ 4,490
North Perth	$ 43,089	$ 61,682	$ 81,008	$ 4,591
Kincardine	$ 77,331	$ 26,981	$ 61,522	$ 4,756
Puslinch	$ 31,828	$ 44,020	$ 47,920	$ 5,475
Southwest Average	**$ 107,438**	**$ 141,305**	**$ 134,729**	**$ 2,618**
Southwest Median	**$ 48,246**	**$ 40,780**	**$ 64,002**	**$ 2,521**

Summary—3 Year Average Building Construction Activity Per Capita (2015, 2016, 2017) — 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

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.

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

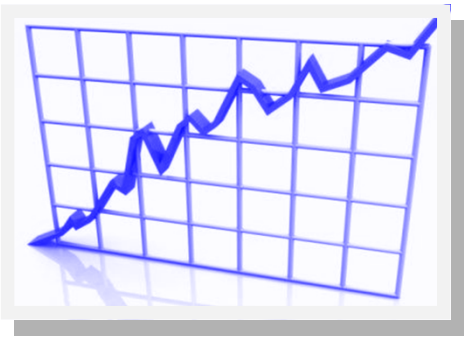
$$\text{Net Financial Liabilities Ratio} = \frac{\text{Net Financial Position}}{\text{Own Source Revenues}}$$

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 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***

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	2013	2014	2015	2016	2017
Toronto	$ (1,668)	$ (1,962)	$ (2,192)	$ (2,379)	$ (2,460)
Ottawa	$ (1,448)	$ (1,634)	$ (1,736)	$ (1,998)	$ (2,299)
Greenstone	$ (3,734)	$ (3,669)	$ (3,082)	$ (2,610)	$ (2,117)
Bancroft					$ (2,053)
Pelham	$ (133)	$ (432)	$ (531)	$ (803)	$ (1,764)
Quinte West	$ (383)	$ (583)	$ (1,170)	$ (1,657)	$ (1,575)
Kingston	$ (1,060)	$ (1,341)	$ (1,283)	$ (1,365)	$ (1,434)
Port Colborne		$ (498)	$ (343)	$ (741)	$ (1,404)
Owen Sound	$ (774)	$ (700)	$ (1,099)	$ (1,288)	$ (1,379)
Prince Edward County	$ (1,184)	$ (1,239)	$ (1,209)	$ (1,446)	$ (1,366)
Brockville	$ (1,238)	$ (1,234)	$ (1,201)	$ (1,271)	$ (1,334)
Thunder Bay	$ (954)	$ (1,349)	$ (1,447)	$ (1,572)	$ (1,301)
Timmins	$ (482)	$ (677)	$ (923)	$ (990)	$ (961)
North Perth	$ (1,171)		$ (856)	$ (899)	$ (959)
Barrie	$ (1,538)	$ (1,396)	$ (1,492)	$ (1,329)	$ (938)
Stratford	$ (1,621)	$ (1,581)	$ (1,267)	$ (1,002)	$ (773)
Belleville	$ 386	$ 179	$ (308)	$ (456)	$ (639)
Gravenhurst	$ (1,197)	$ (1,134)	$ (1,066)	$ (829)	$ (520)
Penetanguishene					$ (399)
St. Thomas	$ 814	$ 653	$ 434	$ 128	$ (275)
Norfolk				$ (132)	$ (267)
Whitchurch - Stouffville	$ (329)	$ (150)	$ (63)	$ (166)	$ (212)
Middlesex Centre	$ (847)	$ (766)	$ (633)	$ (408)	$ (152)
Guelph-Eramosa		$ (50)	$ (53)	$ (205)	$ (74)
Oshawa	$ (393)	$ (340)	$ (272)	$ (170)	$ (23)
Orangeville	$ (363)	$ (202)	$ (60)	$ (198)	$ (21)
North Stormont	$ 223	$ (91)	$ (119)	$ (62)	$ 11
Meaford	$ (521)	$ (372)	$ (304)	$ (95)	$ 73
St. Catharines	$ 178	$ (35)	$ (87)	$ (19)	$ 88
Minto		$ 196	$ 113	$ (11)	$ 98
King	$ (766)	$ (718)	$ (364)	$ (201)	$ 100
Cornwall	$ 292	$ 154	$ 175	$ 36	$ 126
Brant County	$ (485)	$ (309)	$ (187)	$ (373)	$ 142
Erin		$ 79	$ 174	$ 172	$ 146
Mapleton		$ 383	$ 384		$ 178
St. Marys		$ (91)	$ 247	$ 269	$ 183

Financial Position Per Capita—Trend (cont'd)

Municipality	2013	2014	2015	2016	2017
Tillsonburg	$ (21)	$ 10	$ 60	$ 52	$ 230
Georgina	$ 132	$ 192	$ 205	$ 246	$ 243
Brockton					$ 277
Wainfleet	$ 319	$ 512	$ 539	$ 424	$ 347
Welland	$ 28	$ 25	$ 68	$ 220	$ 365
Tay					$ 379
Grey Highlands	$ 275	$ 401	$ 320	$ 398	$ 384
Huntsville	$ (6)	$ 133	$ 206	$ 282	$ 425
Hamilton	$ 315	$ 259	$ 154	$ 263	$ 435
Collingwood	$ (369)	$ (146)	$ (244)	$ 241	$ 448
Caledon	$ 517	$ 359	$ 355	$ 460	$ 462
North Bay	$ 39	$ 176	$ 122	$ 323	$ 464
Puslinch		$ 395	$ 448	$ 492	$ 528
Saugeen Shores	$ 358	$ 360	$ 358	$ 518	$ 590
Springwater	$ 434	$ 458	$ 498	$ 581	$ 649
Cambridge	$ 707	$ 717	$ 722	$ 726	$ 650
Sarnia	$ 152	$ 94	$ 213	$ 376	$ 652
Lambton Shores	$ (889)	$ (606)	$ (262)	$ 222	$ 655
Tiny					$ 656
Brampton	$ 866	$ 672	$ 731	$ 688	$ 661
London	$ 294	$ 334	$ 508	$ 613	$ 670
Clarington	$ 648	$ 600	$ 596	$ 655	$ 677
Windsor	$ 510	$ 618	$ 653	$ 731	$ 715
Milton	$ 774	$ 774	$ 856	$ 970	$ 717
Guelph	$ 247	$ 405	$ 572	$ 658	$ 719
Peterborough	$ 1,235	$ 1,157	$ 981	$ 915	$ 758
Centre Wellington		$ 580	$ 571	$ 836	$ 817
Strathroy-Caradoc	$ (130)	$ 28	$ 248	$ 638	$ 832
Ingersoll	$ 43	$ 242	$ 431	$ 640	$ 856
North Middlesex			$ 383	$ 685	$ 887
Kitchener	$ 764	$ 802	$ 872	$ 918	$ 888
Wellesley	$ 915	$ 854	$ 861	$ 904	$ 890
Fort Erie	$ 530	$ 654	$ 759	$ 829	$ 890
Elliot Lake	$ 228	$ 335	$ 510	$ 748	$ 892
East Gwillimbury	$ 333	$ 421	$ 459	$ 522	$ 894
Burlington	$ 889	$ 880	$ 920	$ 905	$ 927

Financial Position Per Capita—Trend (cont'd)

Municipality	2013	2014	2015	2016	2017
Newmarket	$ 719	$ 716	$ 708	$ 881	$ 927
Espanola			$ 444		$ 934
Mississauga	$ 604	$ 495	$ 640	$ 691	$ 948
Chatham-Kent		$ 241	$ 440	$ 704	$ 948
Sault Ste. Marie	$ 675	$ 693	$ 772	$ 727	$ 983
Parry Sound		$ 1,347	$ 1,245	$ 1,228	$ 995
Brock	$ 601	$ 766	$ 868	$ 953	$ 1,039
Whitby	$ 994	$ 994	$ 999	$ 1,097	$ 1,051
Woolwich	$ 912	$ 915	$ 1,000	$ 1,169	$ 1,100
Halton Hills	$ 682	$ 771	$ 737	$ 992	$ 1,117
Brantford				$ 1,132	$ 1,132
Greater Sudbury	$ 1,126	$ 906	$ 1,042	$ 1,226	$ 1,162
Grimsby		$ 1,314	$ 1,276	$ 1,444	$ 1,174
Lincoln	$ 1,212	$ 1,154	$ 1,279	$ 1,313	$ 1,197
Thorold	$ 832	$ 961	$ 1,052	$ 1,196	$ 1,213
Markham	$ 1,327	$ 1,285	$ 1,247	$ 1,223	$ 1,262
Waterloo	$ 1,190	$ 1,253	$ 1,238	$ 1,259	$ 1,283
North Dumfries		$ 1,010	$ 1,151	$ 1,238	$ 1,291
Orillia	$ 817	$ 776	$ 1,271	$ 1,357	$ 1,310
West Lincoln	$ 1,224	$ 1,104	$ 1,056	$ 1,068	$ 1,343
Richmond Hill				$ 1,421	$ 1,350
Wilmot	$ 1,051	$ 1,091	$ 1,111	$ 1,249	$ 1,403
Pickering	$ 940	$ 1,134	$ 1,205	$ 1,288	$ 1,454
Niagara-on-the-Lake	$ 1,462	$ 1,607	$ 1,421	$ 1,541	$ 1,456
Oakville	$ 1,620	$ 1,884	$ 1,328	$ 1,522	$ 1,486
Wellington North		$ 950	$ 1,177	$ 1,493	$ 1,589
Bracebridge	$ 1,376	$ 1,555	$ 1,680	$ 1,839	$ 1,666
Vaughan	$ 957	$ 1,029	$ 1,007	$ 1,124	$ 1,688
Haldimand			$ 1,461	$ 1,513	$ 1,688
Kincardine		$ 2,280	$ 2,570	$ 2,366	$ 2,578
Kenora	$ 1,740	$ 1,861	$ 4,555	$ 4,799	$ 4,634
Innisfil	$ 413	$ 378	$ 412	$ 4,983	$ 4,914
Average	**$ 166**	**$ 251**	**$ 320**	**$ 438**	**$ 435**
Median	**$ 317**	**$ 378**	**$ 437**	**$ 613**	**$ 651**

Financial Position Per Capita—Trend (cont'd)

Municipality	2013	2014	2015	2016	2017
Region Waterloo	$ (744)	$ (987)	$ (1,044)	$ (1,229)	$ (1,272)
Region York	$ (1,218)	$ (1,362)	$ (1,215)	$ (1,209)	$ (1,052)
Region Niagara	$ (1)	$ (65)	$ (155)	$ (223)	$ (180)
Region Peel	$ (37)	$ (69)	$ (101)	$ 8	$ 71
District Muskoka	$ (332)	$ (204)	$ 38	$ 303	$ 600
Region Durham	$ 1,121	$ 1,203	$ 1,327	$ 1,579	$ 1,799
Region Halton	$ 1,444	$ 1,600	$ 1,965	$ 2,097	$ 2,108
Average	**$ 33**	**$ 17**	**$ 116**	**$ 189**	**$ 296**
Median	**$ (37)**	**$ (69)**	**$ (101)**	**$ 8**	**$ 71**
Simcoe County			$ (133)	$ (137)	$ (67)
Bruce County			$ (161)	$ (90)	$ (58)
Dufferin County			$ (1)	$ 65	$ 83
Wellington County		$ 304	$ 371	$ 442	$ 186
Grey County			$ 395	$ 378	$ 326
Elgin County			$ 235	$ 262	$ 339
Average		**$ 304**	**$ 118**	**$ 153**	**$ 135**
Median		**$ 304**	**$ 117**	**$ 163**	**$ 134**

Financial Position Per Capita By Geographic Location—Trend

Municipality	2013	2014	2015	2016	2017
Ottawa	$ (1,448)	$ (1,634)	$ (1,736)	$ (1,998)	$ (2,299)
Bancroft					$ (2,053)
Quinte West	$ (383)	$ (583)	$ (1,170)	$ (1,657)	$ (1,575)
Kingston	$ (1,060)	$ (1,341)	$ (1,283)	$ (1,365)	$ (1,434)
Prince Edward County	$ (1,184)	$ (1,239)	$ (1,209)	$ (1,446)	$ (1,366)
Brockville	$ (1,238)	$ (1,234)	$ (1,201)	$ (1,271)	$ (1,334)
Belleville	$ 386	$ 179	$ (308)	$ (456)	$ (639)
North Stormont	$ 223	$ (91)	$ (119)	$ (62)	$ 11
Cornwall	$ 292	$ 154	$ 175	$ 36	$ 126
Peterborough	$ 1,235	$ 1,157	$ 981	$ 915	$ 758
Eastern Average	**$ (353)**	**$ (515)**	**$ (652)**	**$ (812)**	**$ (980)**
Eastern Median	**$ (383)**	**$ (583)**	**$ (1,170)**	**$ (1,271)**	**$ (1,350)**

Municipality	2013	2014	2015	2016	2017
Toronto	$ (1,668)	$ (1,962)	$ (2,192)	$ (2,379)	$ (2,460)
Whitchurch - Stouffville	$ (329)	$ (150)	$ (63)	$ (166)	$ (212)
Oshawa	$ (393)	$ (340)	$ (272)	$ (170)	$ (23)
King	$ (766)	$ (718)	$ (364)	$ (201)	$ 100
Georgina	$ 132	$ 192	$ 205	$ 246	$ 243
Caledon	$ 517	$ 359	$ 355	$ 460	$ 462
Brampton	$ 866	$ 672	$ 731	$ 688	$ 661
Clarington	$ 648	$ 600	$ 596	$ 655	$ 677
Milton	$ 774	$ 774	$ 856	$ 970	$ 717
East Gwillimbury	$ 333	$ 421	$ 459	$ 522	$ 894
Burlington	$ 889	$ 880	$ 920	$ 905	$ 927
Newmarket	$ 719	$ 716	$ 708	$ 881	$ 927
Mississauga	$ 604	$ 495	$ 640	$ 691	$ 948
Brock	$ 601	$ 766	$ 868	$ 953	$ 1,039
Whitby	$ 994	$ 994	$ 999	$ 1,097	$ 1,051
Halton Hills	$ 682	$ 771	$ 737	$ 992	$ 1,117
Markham	$ 1,327	$ 1,285	$ 1,247	$ 1,223	$ 1,262
Richmond Hill				$ 1,421	$ 1,350
Pickering	$ 940	$ 1,134	$ 1,205	$ 1,288	$ 1,454
Oakville	$ 1,620	$ 1,884	$ 1,328	$ 1,522	$ 1,486
Vaughan	$ 957	$ 1,029	$ 1,007	$ 1,124	$ 1,688
GTA Average	**$ 500**	**$ 520**	**$ 517**	**$ 641**	**$ 681**
GTA Median	**$ 682**	**$ 716**	**$ 731**	**$ 893**	**$ 927**

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

Municipality	2013	2014	2015	2016	2017
Greenstone	$ (3,734)	$ (3,669)	$ (3,082)	$ (2,610)	$ (2,117)
Thunder Bay	$ (954)	$ (1,349)	$ (1,447)	$ (1,572)	$ (1,301)
Timmins	$ (482)	$ (677)	$ (923)	$ (990)	$ (961)
North Bay	$ 39	$ 176	$ 122	$ 323	$ 464
Elliot Lake	$ 228	$ 335	$ 510	$ 748	$ 892
Espanola			$ 444		$ 934
Sault Ste. Marie	$ 675	$ 693	$ 772	$ 727	$ 983
Parry Sound	$ -	$ 1,347	$ 1,245	$ 1,228	$ 995
Greater Sudbury	$ 1,126	$ 906	$ 1,042	$ 1,226	$ 1,162
Kenora	$ 1,740	$ 1,861	$ 4,555	$ 4,799	$ 4,634
North Average	**$ (151)**	**$ (42)**	**$ 324**	**$ 431**	**$ 568**
North Median	**$ 39**	**$ 335**	**$ 477**	**$ 727**	**$ 913**

Municipality	2013	2014	2015	2016	2017
Barrie	$ (1,538)	$ (1,396)	$ (1,492)	$ (1,329)	$ (938)
Gravenhurst	$ (1,197)	$ (1,134)	$ (1,066)	$ (829)	$ (520)
Penetanguishene					$ (399)
Orangeville	$ (363)	$ (202)	$ (60)	$ (198)	$ (21)
Tay					$ 379
Huntsville	$ (6)	$ 133	$ 206	$ 282	$ 425
Collingwood	$ (369)	$ (146)	$ (244)	$ 241	$ 448
Springwater	$ 434	$ 458	$ 498	$ 581	$ 649
Tiny					$ 656
Orillia	$ 817	$ 776	$ 1,271	$ 1,357	$ 1,310
Bracebridge	$ 1,376	$ 1,555	$ 1,680	$ 1,839	$ 1,666
Innisfil	$ 413	$ 378	$ 412	$ 4,983	$ 4,914
Simcoe/Musk./Duff. Average	**$ (48)**	**$ 47**	**$ 134**	**$ 770**	**$ 714**
Simcoe/Musk./Duff. Median	**$ (6)**	**$ 133**	**$ 206**	**$ 282**	**$ 437**

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

Municipality	2013	2014	2015	2016	2017
Owen Sound	$ (774)	$ (700)	$ (1,099)	$ (1,288)	$ (1,379)
North Perth	$ (1,171)		$ (856)	$ (899)	$ (959)
Stratford	$ (1,621)	$ (1,581)	$ (1,267)	$ (1,002)	$ (773)
St. Thomas	$ 814	$ 653	$ 434	$ 128	$ (275)
Norfolk				$ (132)	$ (267)
Middlesex Centre	$ (847)	$ (766)	$ (633)	$ (408)	$ (152)
Guelph-Eramosa		$ (50)	$ (53)	$ (205)	$ (74)
Meaford	$ (521)	$ (372)	$ (304)	$ (95)	$ 73
Minto		$ 196	$ 113	$ (11)	$ 98
Brant County	$ (485)	$ (309)	$ (187)	$ (373)	$ 142
Erin		$ 79	$ 174	$ 172	$ 146
Mapleton		$ 383	$ 384		$ 178
St. Marys		$ (91)	$ 247	$ 269	$ 183
Tillsonburg	$ (21)	$ 10	$ 60	$ 52	$ 230
Brockton					$ 277
Grey Highlands	$ 275	$ 401	$ 320	$ 398	$ 384
Puslinch		$ 395	$ 448	$ 492	$ 528
Saugeen Shores	$ 358	$ 360	$ 358	$ 518	$ 590
Cambridge	$ 707	$ 717	$ 722	$ 726	$ 650
Sarnia	$ 152	$ 94	$ 213	$ 376	$ 652
Lambton Shores	$ (889)	$ (606)	$ (262)	$ 222	$ 655
London	$ 294	$ 334	$ 508	$ 613	$ 670
Windsor	$ 510	$ 618	$ 653	$ 731	$ 715
Guelph	$ 247	$ 405	$ 572	$ 658	$ 719
Centre Wellington		$ 580	$ 571	$ 836	$ 817
Strathroy-Caradoc	$ (130)	$ 28	$ 248	$ 638	$ 832
Ingersoll	$ 43	$ 242	$ 431	$ 640	$ 856
North Middlesex			$ 383	$ 685	$ 887
Kitchener	$ 764	$ 802	$ 872	$ 918	$ 888
Wellesley	$ 915	$ 854	$ 861	$ 904	$ 890
Chatham-Kent		$ 241	$ 440	$ 704	$ 948
Woolwich	$ 912	$ 915	$ 1,000	$ 1,169	$ 1,100
Brantford				$ 1,132	$ 1,132
Waterloo	$ 1,190	$ 1,253	$ 1,238	$ 1,259	$ 1,283
North Dumfries		$ 1,010	$ 1,151	$ 1,238	$ 1,291
Wilmot	$ 1,051	$ 1,091	$ 1,111	$ 1,249	$ 1,403
Wellington North		$ 950	$ 1,177	$ 1,493	$ 1,589
Haldimand			$ 1,461	$ 1,513	$ 1,688
Kincardine		$ 2,280	$ 2,570	$ 2,366	$ 2,578
Southwest Average	**$ 49**	**$ 315**	**$ 391**	**$ 478**	**$ 543**
Southwest Median	**$ 200**	**$ 360**	**$ 408**	**$ 613**	**$ 652**

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

Municipality	2013	2014	2015	2016	2017
Pelham	$ (133)	$ (432)	$ (531)	$ (803)	$ (1,764)
Port Colborne		$ (498)	$ (343)	$ (741)	$ (1,404)
St. Catharines	$ 178	$ (35)	$ (87)	$ (19)	$ 88
Wainfleet	$ 319	$ 512	$ 539	$ 424	$ 347
Welland	$ 28	$ 25	$ 68	$ 220	$ 365
Hamilton	$ 315	$ 259	$ 154	$ 263	$ 435
Fort Erie	$ 530	$ 654	$ 759	$ 829	$ 890
Grimsby		$ 1,314	$ 1,276	$ 1,444	$ 1,174
Lincoln	$ 1,212	$ 1,154	$ 1,279	$ 1,313	$ 1,197
Thorold	$ 832	$ 961	$ 1,052	$ 1,196	$ 1,213
West Lincoln	$ 1,224	$ 1,104	$ 1,056	$ 1,068	$ 1,343
Niagara-on-the-Lake	$ 1,462	$ 1,607	$ 1,421	$ 1,541	$ 1,456
Niagara/Hamilton Average	**$ 629**	**$ 552**	**$ 604**	**$ 619**	**$ 445**
Niagara/Hamilton Median	**$ 530**	**$ 583**	**$ 759**	**$ 829**	**$ 663**

Municipality	2013	2014	2015	2016	2017
Region Waterloo	$ (744)	$ (987)	$ (1,044)	$ (1,229)	$ (1,272)
Region York	$ (1,218)	$ (1,362)	$ (1,215)	$ (1,209)	$ (1,052)
Region Niagara	$ (1)	$ (65)	$ (155)	$ (223)	$ (180)
Region Peel	$ (37)	$ (69)	$ (101)	$ 8	$ 71
District Muskoka	$ (332)	$ (204)	$ 38	$ 303	$ 600
Region Durham	$ 1,121	$ 1,203	$ 1,327	$ 1,579	$ 1,799
Region Halton	$ 1,444	$ 1,600	$ 1,965	$ 2,097	$ 2,108
Average	**$ 33**	**$ 17**	**$ 116**	**$ 189**	**$ 296**
Median	**$ (37)**	**$ (69)**	**$ (101)**	**$ 8**	**$ 71**
Simcoe County			$ (133)	$ (137)	$ (67)
Bruce County			$ (161)	$ (90)	$ (58)
Dufferin County			$ (1)	$ 65	$ 83
Wellington County		$ 304	$ 371	$ 442	$ 186
Grey County			$ 395	$ 378	$ 326
Elgin County			$ 235	$ 262	$ 339
Average	**$ -**	**$ 304**	**$ 118**	**$ 153**	**$ 135**
Median	**$ -**	**$ 304**	**$ 117**	**$ 163**	**$ 134**

Net Financial Liabilities Ratio—Trend

Municipality	2013	2014	2015	2016	2017
Innisfil	(0.26)	(0.24)	(0.23)	(3.08)	(3.15)
North Dumfries		(1.59)	(1.69)	(1.71)	(1.81)
Wilmot	(1.44)	(1.52)	(1.52)	(1.57)	(1.77)
Kenora	(0.75)	(0.76)	(1.84)	(1.81)	(1.76)
Pickering	(1.21)	(1.41)	(1.40)	(1.45)	(1.66)
Wellesley	(1.92)	(1.61)	(1.57)	(1.52)	(1.57)
Bracebridge	(1.49)	(1.62)	(1.62)	(1.69)	(1.52)
Woolwich	(1.46)	(1.42)	(1.54)	(1.41)	(1.51)
Wellington North		(0.83)	(1.03)	(1.24)	(1.37)
Vaughan	(0.90)	(0.99)	(0.94)	(0.86)	(1.36)
Lincoln	(1.49)	(1.36)	(1.51)	(1.44)	(1.35)
Grimsby		(1.49)	(1.42)	(1.49)	(1.32)
Markham	(1.42)	(1.35)	(1.29)	(1.16)	(1.25)
Kincardine		(1.08)	(1.18)	(1.08)	(1.17)
Brock	(0.73)	(0.88)	(0.99)	(1.08)	(1.16)
Halton Hills	(0.83)	(0.87)	(0.80)	(1.00)	(1.15)
Richmond Hill				(1.20)	(1.14)
West Lincoln	(1.85)	(1.69)	(1.46)	(1.40)	(1.12)
Oakville	(1.37)	(1.56)	(1.10)	(1.16)	(1.12)
Whitby	(1.18)	(1.19)	(1.17)	(1.12)	(0.98)
Mississauga	(0.71)	(0.56)	(0.71)	(0.66)	(0.93)
Waterloo	(0.87)	(0.89)	(0.88)	(0.87)	(0.92)
Thorold	(0.63)	(0.76)	(0.82)	(0.87)	(0.91)
Niagara-on-the-Lake	(1.04)	(1.09)	(0.92)	(0.97)	(0.90)
Milton	(0.94)	(0.91)	(0.99)	(1.14)	(0.85)
Clarington	(0.89)	(0.80)	(0.77)	(0.79)	(0.85)
Burlington	(0.83)	(0.82)	(0.84)	(0.79)	(0.80)
Centre Wellington		(0.57)	(0.57)	(0.71)	(0.79)
Puslinch		(0.61)	(0.70)	(0.68)	(0.76)
Newmarket	(0.63)	(0.63)	(0.60)	(0.68)	(0.74)
Haldimand			(0.53)	(0.67)	(0.74)
Ingersoll	(0.04)	(0.20)	(0.35)	(0.51)	(0.71)
Brampton	(1.22)	(0.77)	(0.80)	(0.67)	(0.68)
Springwater	(0.50)	(0.52)	(0.54)	(0.58)	(0.65)
Strathroy-Caradoc	0.12	(0.02)	(0.21)	(0.49)	(0.62)
Fort Erie	(0.39)	(0.48)	(0.53)	(0.53)	(0.59)

Net Financial Liabilities Ratio—Trend (cont'd)

Municipality	2013	2014	2015	2016	2017
Kitchener	(0.52)	(0.54)	(0.60)	(0.61)	(0.58)
Tiny					(0.57)
Elliot Lake	(0.14)	(0.22)	(0.31)	(0.45)	(0.55)
Orillia	(0.38)	(0.35)	(0.54)	(0.55)	(0.54)
Cambridge	(0.62)	(0.63)	(0.63)	(0.58)	(0.53)
North Middlesex			(0.28)	(0.43)	(0.50)
East Gwillimbury	(0.31)	(0.37)	(0.40)	(0.26)	(0.49)
Brantford				(0.47)	(0.49)
Greater Sudbury	(0.49)	(0.39)	(0.45)	(0.50)	(0.47)
Huntsville	0.01	(0.15)	(0.24)	(0.32)	(0.45)
Sault Ste. Marie	(0.30)	(0.30)	(0.33)	(0.31)	(0.41)
Caledon	(0.49)	(0.33)	(0.31)	(0.38)	(0.40)
Chatham-Kent		(0.11)	(0.21)	(0.32)	(0.40)
Sarnia	(0.11)	(0.06)	(0.14)	(0.22)	(0.39)
Espanola					(0.36)
Parry Sound		(0.45)	(0.45)	(0.41)	(0.34)
Lambton Shores	0.52	0.31	0.12	(0.11)	(0.34)
Saugeen Shores	(0.22)	(0.22)	(0.21)	(0.28)	(0.33)
Wainfleet	(0.35)	(0.55)	(0.57)	(0.45)	(0.31)
Peterborough	(0.53)	(0.50)	(0.42)	(0.36)	(0.31)
London	(0.14)	(0.16)	(0.23)	(0.27)	(0.30)
Grey Highlands	(0.24)	(0.35)	(0.27)	(0.31)	(0.30)
Windsor	(0.23)	(0.27)	(0.27)	(0.30)	(0.30)
Guelph	(0.10)	(0.16)	(0.22)	(0.25)	(0.28)
Tay					(0.28)
Welland	(0.02)	(0.02)	(0.05)	(0.15)	(0.25)
Georgina	(0.14)	(0.18)	(0.18)	(0.21)	(0.21)
Mapleton		(0.60)	(0.52)		(0.21)
Collingwood	0.16	0.06	0.10	(0.10)	(0.20)
Brockton					(0.20)
Tillsonburg	0.02	(0.01)	(0.05)	(0.04)	(0.19)
North Bay	(0.02)	(0.08)	(0.05)	(0.13)	(0.19)
Hamilton	(0.14)	(0.12)	(0.07)	(0.11)	(0.18)
Erin		(0.10)	(0.20)	(0.20)	(0.18)
Minto		(0.16)	(0.09)	0.01	(0.08)
St. Catharines	(0.17)	0.03	0.08	0.02	(0.07)

Net Financial Liabilities Ratio—Trend (cont'd)

Municipality	2013	2014	2015	2016	2017
St. Marys		0.03	(0.09)	(0.10)	(0.07)
Brant County	0.30	0.12	0.11	0.20	(0.06)
King	0.42	0.37	0.18	0.12	(0.06)
Cornwall	(0.14)	(0.07)	(0.08)	(0.01)	(0.05)
Meaford	0.33	0.23	0.18	0.05	(0.04)
North Stormont	(0.21)	0.10	0.13	0.09	(0.02)
Orangeville	0.24	0.13	0.04	0.11	0.01
Oshawa	0.42	0.35	0.26	0.15	0.02
Guelph-Eramosa		0.07	0.07	0.25	0.09
Middlesex Centre	0.73	0.63	0.42	0.25	0.10
St. Thomas	(0.45)	(0.35)	(0.23)	(0.06)	0.13
Norfolk				0.07	0.15
Whitchurch - Stouffville	0.36	0.15	0.07	0.15	0.19
Penetanguishene					0.23
Belleville	(0.18)	(0.08)	0.13	0.19	0.26
Stratford	0.64	0.63	0.48	0.36	0.28
Thunder Bay	0.24	0.33	0.33	0.37	0.30
Timmins	0.21	0.29	0.38	0.38	0.36
Gravenhurst	1.09	0.99	0.85	0.61	0.38
Barrie	0.78	0.70	0.72	0.59	0.42
Kingston	0.39	0.48	0.46	0.45	0.47
Greenstone	0.96	0.90	0.73	0.59	0.48
North Perth		0.88	0.54	0.49	0.49
Brockville	0.58	0.58	0.52	0.52	0.55
Owen Sound	0.41	0.37	0.56	0.62	0.66
Prince Edward County	0.74	0.72	0.65	0.73	0.69
Toronto	0.56	0.65	0.68	0.70	0.76
Ottawa	0.56	0.62	0.66	0.71	0.84
Port Colborne		0.46	0.23	0.57	0.90
Quinte West	0.29	0.41	0.77	1.01	0.93
Bancroft					1.12
Pelham	0.15	0.47	0.57	0.74	1.63
Average	**(0.29)**	**(0.31)**	**(0.35)**	**(0.40)**	**(0.40)**
Median	**(0.22)**	**(0.22)**	**(0.27)**	**(0.32)**	**(0.34)**

Net Financial Liabilities Ratio—Trend (cont'd)

Municipality	2013	2014	2015	2016	2017
Region Halton	(1.25)	(1.37)	(1.64)	(1.67)	(1.75)
Region Durham	(0.85)	(0.88)	(0.96)	(1.06)	(1.22)
District Muskoka	0.17	0.10	(0.02)	(0.15)	(0.30)
Region Peel	0.04	0.07	0.10	(0.01)	(0.07)
Region Niagara	0.00	0.05	0.12	0.17	0.14
Region York	1.02	1.11	0.93	0.86	0.75
Region Waterloo	0.62	0.80	0.83	0.91	0.97
Average	**(0.04)**	**(0.02)**	**(0.09)**	**(0.13)**	**(0.21)**
Median	**0.04**	**0.07**	**0.10**	**(0.01)**	**(0.07)**
Grey County			(0.51)	(0.51)	(0.43)
Elgin County			(0.28)	(0.31)	(0.39)
Wellington County		(0.27)	(0.32)	(0.36)	(0.38)
Dufferin County			0.00	(0.09)	(0.10)
Bruce County			0.19	0.11	0.07
Simcoe County			0.21	0.22	0.10
Average	**-**	**(0.27)**	**(0.12)**	**(0.16)**	**(0.19)**
Median	**-**	**(0.27)**	**(0.14)**	**(0.20)**	**(0.24)**

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.

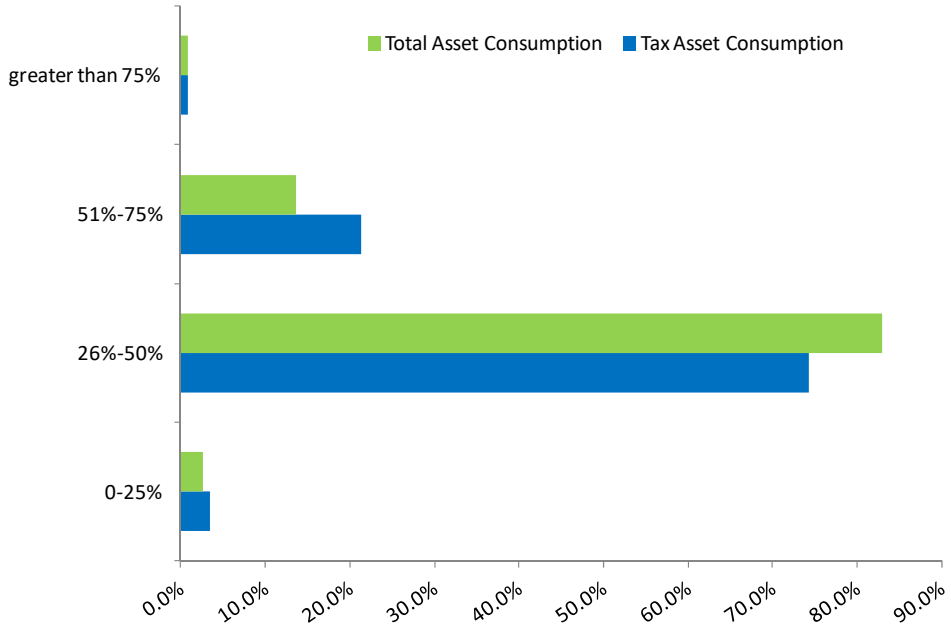
Formula

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

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—2017 Asset Consumption Ratio—Total Survey



Total Asset Consumption Ratio Trend

Municipalities	2013	2014	2015	2016	2017
Vaughan	10.9%	11.2%	11.5%	12.0%	12.0%
Markham	18.3%	18.8%	19.4%	19.9%	19.8%
Mississauga	17.4%	18.2%	19.1%	19.6%	20.4%
Grimsby	24.4%	25.2%	26.2%	27.2%	27.1%
Penetanguishene					27.4%
Whitchurch - Stouffville	24.4%	25.4%	26.6%	26.9%	27.5%
Milton	28.6%	28.5%	26.9%	28.3%	29.0%
Ottawa	26.9%	26.8%	27.6%	28.4%	29.2%
Barrie	24.6%	26.1%	27.0%	28.1%	29.4%
Woolwich	25.6%	26.5%	27.5%	29.0%	29.8%
Niagara-on-the-Lake	26.8%	27.3%	28.0%	29.1%	30.2%
Brampton	27.4%	27.8%	27.9%	29.0%	30.2%
Lambton Shores	27.2%	28.3%	29.8%	29.4%	31.0%
Kitchener	33.8%	33.9%	30.7%	30.4%	31.4%
St. Marys	28.9%	30.0%	31.4%	31.7%	31.9%
Oakville	31.0%	31.9%	31.5%	32.0%	31.9%
Georgina	25.4%	27.1%	28.6%	30.3%	31.9%
Middlesex Centre	28.4%	30.3%	31.2%	32.1%	32.6%
Tay					33.1%
North Middlesex			30.4%	32.2%	33.7%
Innisfil	29.3%	29.8%	29.6%	33.4%	33.9%
North Perth			32.4%	32.7%	34.0%
Springwater	29.5%	31.0%	32.4%	33.8%	35.2%
Owen Sound	37.6%	38.2%	35.9%	35.0%	35.5%
Burlington	32.6%	33.5%	34.1%	34.9%	35.8%
London	33.9%	34.6%	35.3%	35.9%	36.2%
North Stormont	32.6%	32.5%	33.5%	35.1%	36.9%
Guelph-Eramosa	33.8%	34.4%	36.1%	37.6%	37.1%
King	44.7%	42.2%	39.4%	39.3%	37.7%
Newmarket	35.7%	36.2%	37.5%	37.3%	37.7%
East Gwillimbury	38.4%	39.2%	40.2%	37.5%	37.9%
Hamilton	36.2%	37.1%	36.8%	37.0%	37.9%
Port Colborne	35.4%	37.3%	38.4%	39.3%	38.0%
Kingston	35.8%	35.9%	36.9%	36.7%	38.0%
West Lincoln	36.0%	36.9%	37.6%	37.0%	38.0%
Whitby	34.1%	35.4%	36.8%	37.8%	38.4%

Total Asset Consumption Ratio (cont'd)

Municipalities	2013	2014	2015	2016	2017
Ingersoll	36.2%	36.2%	36.9%	37.1%	38.6%
Parry Sound	34.4%	36.2%	37.6%	38.1%	38.6%
Brockville	37.0%	38.2%	39.5%	39.7%	38.8%
Waterloo	35.1%	35.9%	36.9%	38.1%	38.9%
Stratford	35.7%	36.8%	37.8%	39.0%	38.9%
Orillia	35.7%	36.7%	38.2%	38.3%	39.0%
Centre Wellington	39.0%	37.2%	37.6%	38.7%	39.1%
Toronto	42.5%	42.5%	41.6%	40.9%	39.3%
Espanola			37.7%		39.3%
Brant County	39.4%	39.7%	39.5%	38.6%	39.5%
Collingwood	35.3%	36.8%	38.2%	38.1%	39.6%
Thorold	36.7%	36.5%	37.3%	39.2%	39.7%
Welland	34.6%	35.9%	37.5%	38.5%	39.7%
Clarington	37.4%	37.9%	38.0%	38.8%	40.0%
Wilmot	39.0%	41.0%	35.8%	38.3%	40.1%
Cambridge	40.4%	40.1%	39.7%	39.1%	40.4%
Oshawa	38.3%	38.6%	39.1%	39.9%	40.6%
Peterborough	38.6%	38.7%	39.5%	40.4%	40.8%
Norfolk				39.9%	41.0%
St. Catharines	40.3%	39.0%	38.8%	40.0%	41.0%
Belleville	40.7%	41.7%	42.6%	42.0%	41.1%
Saugeen Shores	35.4%	37.4%	38.7%	40.1%	41.3%
Sault Ste. Marie	38.0%	38.3%	39.4%	40.1%	41.6%
Fort Erie	36.6%	38.3%	39.4%	40.6%	41.9%
Richmond Hill	39.0%			41.5%	42.2%
Sarnia	37.6%	39.2%	40.7%	41.9%	42.3%
Lincoln	43.1%	40.1%	41.3%	41.6%	42.8%
Cornwall	45.2%	45.4%	42.0%	42.3%	42.8%
Strathroy-Caradoc	40.3%	40.3%	40.3%	42.3%	42.8%
Windsor	38.9%	39.2%	41.0%	42.3%	43.0%
Orangeville	39.7%	38.8%	40.2%	42.7%	43.7%
Pelham	39.8%	40.8%	41.3%	42.7%	43.7%
Tillsonburg	39.3%	41.3%	42.2%	43.9%	44.1%
North Bay	41.3%	41.3%	41.5%	42.8%	44.5%
Timmins	47.5%	48.6%	49.0%	42.2%	44.5%
St. Thomas	45.3%	45.9%	46.7%	46.6%	44.6%

Total Asset Consumption Ratio (cont'd)

Municipalities	2013	2014	2015	2016	2017
Prince Edward County	40.8%	42.4%	43.5%	43.6%	44.9%
Guelph	40.9%	42.1%	43.5%	44.0%	45.0%
Wainfleet	45.9%	47.7%	47.2%	47.8%	45.1%
Halton Hills	43.0%	43.4%	42.4%	43.6%	45.3%
Minto	44.1%	44.7%	44.7%	45.7%	46.3%
Kenora	36.8%	44.1%	38.9%	39.9%	46.8%
Erin	41.2%	42.9%	44.3%	45.5%	46.9%
Haldimand			47.0%	47.3%	47.5%
Bracebridge	43.6%	45.1%	45.2%	46.6%	47.7%
Chatham-Kent	43.9%	45.0%	46.0%	47.4%	47.9%
Brantford				47.5%	48.2%
Brockton					48.3%
Bancroft					49.0%
Pickering	50.7%	52.0%	50.3%	50.6%	50.2%
Greater Sudbury	49.1%	49.3%	48.6%	49.7%	50.3%
Kincardine	42.6%	43.9%	44.5%	44.6%	50.5%
Huntsville	41.2%	44.0%	46.8%	48.4%	50.7%
Meaford	49.5%	51.0%	51.3%	51.5%	51.2%
Caledon	52.6%	55.8%	54.9%	53.2%	51.2%
Brock	44.5%	46.5%	48.2%	49.8%	51.6%
Wellington North	49.5%	51.0%	52.6%	53.4%	54.2%
Grey Highlands	48.2%	50.5%	51.5%	53.3%	54.7%
Greenstone	49.0%	50.3%	52.6%	54.1%	55.1%
Tiny					55.1%
Thunder Bay	54.4%	55.1%	55.0%	55.2%	56.6%
Gravenhurst	34.1%	35.9%	38.1%	40.5%	57.1%
North Dumfries	19.7%	22.0%	33.8%	34.8%	62.1%
Mapleton	61.9%	62.8%	64.6%		63.9%
Quinte West	65.8%	66.7%	66.2%	66.8%	65.4%
Puslinch		63.2%	64.2%	65.1%	65.7%
Wellesley	62.1%	64.6%	67.1%	69.2%	71.6%
Elliot Lake	78.4%	78.8%	78.7%	79.3%	79.6%
Average	**38.0%**	**38.8%**	**39.6%**	**40.2%**	**41.8%**
Median	**37.6%**	**38.3%**	**38.7%**	**39.3%**	**40.5%**

Total Asset Consumption Ratio (cont'd)

Municipalities	2013	2014	2015	2016	2017
Region York	32.0%	32.2%	29.1%	27.9%	26.6%
Region Halton	25.7%	26.4%	25.8%	26.4%	27.1%
Region Peel	25.1%	25.5%	26.0%	27.0%	28.2%
Region Durham	31.6%	32.0%	33.0%	32.8%	33.6%
Region Waterloo	41.3%	42.1%	41.5%	42.4%	34.7%
Region Niagara	42.4%	42.7%	43.2%	41.6%	42.5%
District Muskoka	41.3%	43.3%	44.0%	46.0%	47.8%
Average	**34.2%**	**34.9%**	**34.7%**	**34.9%**	**34.4%**
Median	**32.0%**	**32.2%**	**33.0%**	**32.8%**	**33.6%**
Simcoe County			32.2%	33.0%	34.4%
Wellington County		39.1%	40.6%	41.9%	42.6%
Dufferin County			41.9%	42.2%	43.1%
Bruce County			41.7%	42.3%	43.6%
Elgin County			44.6%	45.7%	46.5%
Grey County			58.0%	59.3%	59.6%
Average		**39.1%**	**43.2%**	**44.1%**	**45.0%**
Median		**39.1%**	**41.8%**	**42.2%**	**43.4%**

Tax Asset Consumption Ratio

Municipalities	2017
Vaughan	10.7%
Markham	16.7%
Mississauga	20.4%
Grimsby	25.3%
Barrie	28.1%
Milton	29.0%
Ottawa	30.0%
Brampton	30.2%
Whitchurch - Stouffville	30.4%
Woolwich	31.7%
Oakville	31.9%
North Perth	32.8%
Kitchener	32.9%
Penetanguishene	33.4%
Innisfil	33.9%
Niagara-on-the-Lake	34.0%
East Gwillimbury	34.1%
St. Marys	34.4%
Collingwood	34.5%
London	35.0%
Burlington	35.8%
Georgina	35.9%
Owen Sound	36.7%
Tay	36.8%
Springwater	37.2%
Orillia	37.4%
Newmarket	37.7%
North Middlesex	38.0%
Port Colborne	38.2%
Middlesex Centre	38.4%
Whitby	38.4%
Ingersoll	38.6%
Stratford	38.6%
Lambton Shores	39.2%
Toronto	39.4%
St. Thomas	39.4%

Municipalities	2017
Hamilton	39.9%
Guelph-Eramosa	39.9%
Peterborough	40.0%
Clarington	40.0%
Kingston	40.5%
Waterloo	40.6%
Oshawa	40.6%
North Stormont	41.2%
Sault Ste. Marie	41.4%
Sarnia	41.7%
Welland	41.8%
Norfolk	41.9%
Brant County	42.5%
Espanola	42.6%
Parry Sound	42.8%
West Lincoln	42.9%
Cambridge	43.3%
Windsor	43.3%
Wilmot	43.4%
Pelham	43.7%
Centre Wellington	44.0%
Richmond Hill	44.0%
St. Catharines	44.3%
King	44.3%
Tillsonburg	44.4%
Guelph	44.8%
Wainfleet	45.1%
Halton Hills	45.3%
Thorold	45.7%
Brockville	45.7%
Belleville	45.7%
Cornwall	46.2%
Fort Erie	46.8%
Bracebridge	47.7%
Lincoln	47.9%
Orangeville	48.2%

Tax Asset Consumption Ratio

Municipalities	2017
North Bay	48.6%
Chatham-Kent	48.6%
Saugeen Shores	48.9%
Kenora	49.7%
Meaford	49.8%
Erin	50.1%
Pickering	50.2%
Prince Edward County	50.4%
Huntsville	50.7%
Caledon	51.2%
Haldimand	51.3%
Brock	51.6%
Brockton	51.9%
Kincardine	52.4%
Brantford	52.7%
Minto	53.9%
Timmins	54.8%
Grey Highlands	55.0%
Greater Sudbury	55.4%
Strathroy-Caradoc	56.8%
Tiny	56.9%
Thunder Bay	56.9%
Greenstone	57.1%
Gravenhurst	57.1%
Bancroft	61.5%
North Dumfries	62.1%
Wellington North	62.3%
Puslinch	65.7%
Mapleton	67.2%
Quinte West	70.1%
Wellesley	71.6%
Elliot Lake	78.4%
Average	**43.8%**
Median	**43.1%**

Municipalities	2017
Region Waterloo	29.8%
Region Halton	30.1%
Region York	33.4%
Region Peel	35.8%
Region Durham	38.0%
Region Niagara	38.7%
District Muskoka	52.0%
Average	**36.8%**
Median	**35.8%**
Simcoe County	34.4%
Wellington County	42.6%
Dufferin County	43.1%
Bruce County	43.6%
Elgin County	46.5%
Grey County	59.6%
Average	**45.0%**
Median	**43.4%**

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	2013	2014	2015	2016	2017
Orillia	-21%	-12%	-5%	-17%	-33%
Pelham	15%	9%	18%	25%	-7%
Newmarket	32%	15%	-3%	2%	3%
Brockville	12%	14%	13%	15%	17%
St. Thomas	27%	20%	18%	25%	21%
Strathroy-Caradoc	4%	3%	5%	21%	24%
Tillsonburg	31%	33%	26%	23%	28%
Markham	156%	111%	99%	80%	29%
Ottawa	23%	24%	22%	23%	29%
Barrie	31%	30%	31%	31%	30%
Guelph	41%	36%	33%	36%	30%
Sault Ste. Marie	28%	28%	30%	28%	32%
Prince Edward County	39%	38%	42%	39%	33%
Brantford				42%	36%
Timmins	31%	33%	32%	34%	36%
Greenstone	27%	28%	35%	38%	37%
Belleville	23%	24%	28%	33%	38%
Orangeville	20%	20%	25%	33%	38%
Tiny					39%
Quinte West	38%	34%	32%	35%	39%
North Bay	29%	29%	29%	38%	42%
Bancroft					42%
Sarnia	25%	26%	27%	32%	43%
Greater Sudbury	54%	54%	57%	52%	44%
Wilmot	51%	56%	56%	42%	45%
St. Catharines	56%	53%	41%	43%	45%
Kitchener	34%	36%	45%	45%	46%
Huntsville	51%	60%	39%	40%	47%
Toronto	53%	48%	45%	45%	47%
Whitchurch - Stouffville	89%	88%	87%	67%	49%
Woolwich	57%	47%	46%	53%	49%
Windsor	52%	53%	56%	56%	50%
Niagara-on-the-Lake	61%	60%	51%	63%	52%
Waterloo	77%	88%	76%	55%	54%
Stratford	50%	49%	52%	53%	55%
Caledon	79%	74%	54%	57%	55%

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

Municipality	2013	2014	2015	2016	2017
Erin		48%	49%	57%	56%
Guelph-Eramosa		44%	48%	51%	56%
Grey Highlands	63%	48%	52%	58%	57%
Meaford	37%	45%	46%	48%	59%
Hamilton	62%	61%	58%	56%	59%
Thunder Bay	67%	59%	55%	52%	59%
Oshawa	38%	34%	46%	52%	59%
Espanola					60%
Grimsby		91%	82%	65%	61%
Collingwood	65%	59%	59%	53%	61%
Penetanguishene					62%
Lincoln	101%	78%	75%	70%	62%
Cornwall	64%	66%	66%	62%	63%
Peterborough	65%	63%	61%	64%	63%
Cambridge	54%	56%	64%	64%	63%
Minto		58%	60%	57%	68%
North Stormont	57%	50%	48%	64%	70%
Ingersoll	33%	30%	42%	55%	70%
Innisfil	82%	76%	70%	63%	71%
Georgina	54%	60%	62%	65%	71%
Centre Wellington		94%	92%	114%	71%
Wainfleet	66%	87%	90%	80%	75%
Fort Erie	56%	61%	69%	73%	77%
St. Marys		78%	87%	82%	78%
Bracebridge	77%	74%	52%	59%	80%
Mississauga	79%	79%	80%	85%	81%
Norfolk				86%	81%
Vaughan	85%	79%	70%	102%	83%
Brampton	68%	71%	73%	76%	83%
Burlington	79%	78%	80%	84%	84%
Welland	81%	76%	70%	80%	84%
Kincardine		137%	112%	93%	85%
Kingston	76%	73%	80%	80%	86%
King	59%	63%	82%	83%	86%
Gravenhurst	91%	83%	73%	76%	86%
London	61%	76%	78%	81%	88%

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

Municipality	2013	2014	2015	2016	2017
Owen Sound	102%	103%	98%	91%	90%
Tay					90%
Brant County	30%	100%	94%	92%	92%
Lambton Shores	32%	45%	64%	77%	93%
Middlesex Centre	79%	76%	83%	93%	93%
Port Colborne		41%	89%	94%	94%
Chatham-Kent		86%	98%	94%	95%
North Perth			90%	91%	95%
Parry Sound		138%	123%	111%	95%
Halton Hills	62%	64%	71%	87%	96%
Brockton					96%
Kenora	110%	111%	117%	106%	98%
Wellington North		137%	132%	103%	98%
Wellesley	115%	100%	101%	105%	101%
Springwater	154%	156%	104%	101%	101%
Puslinch		82%	94%	93%	102%
Oakville	104%	132%	113%	112%	104%
Elliot Lake	65%	71%	70%	100%	105%
Pickering	53%	80%	75%	74%	110%
Whitby	112%	109%	110%	111%	111%
North Dumfries	0%	54%	50%	63%	111%
Clarington	139%	138%	129%	120%	119%
Milton	119%	112%	160%	171%	124%
Saugeen Shores	159%	144%	132%	129%	126%
Mapleton		55%	94%		131%
North Middlesex			125%	141%	154%
Brock	118%	127%	135%	150%	155%
Richmond Hill				189%	173%
Thorold	182%	193%	207%	192%	196%
West Lincoln	155%	157%	133%	124%	204%
East Gwillimbury	69%	74%	72%	156%	208%
Average	**65%**	**68%**	**70%**	**74%**	**73%**
Median	**61%**	**61%**	**69%**	**65%**	**68%**

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

Municipality	2013	2014	2015	2016	2017
Region Waterloo	40%	48%	42%	44%	41%
Region Niagara	42%	43%	47%	45%	46%
District Muskoka	67%	67%	72%	79%	91%
Region Peel	119%	120%	119%	126%	127%
Region Durham	113%	122%	137%	150%	165%
Region Halton	155%	172%	208%	219%	214%
Region York	178%	191%	212%	223%	223%
Average	**102%**	**109%**	**120%**	**126%**	**130%**
Median	**113%**	**120%**	**119%**	**126%**	**127%**
Elgin County			21%	32%	48%
Bruce County			55%	57%	58%
Dufferin County			50%	59%	66%
Wellington County		80%	83%	75%	79%
Grey County			90%	87%	85%
Simcoe County			63%	69%	87%
Average		**80%**	**60%**	**63%**	**71%**
Median		**80%**	**59%**	**64%**	**73%**

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

Municipality	2013	2014	2015	2016	2017
Orillia	-17%	-10%	-4%	-13%	-27%
Pelham	13%	7%	16%	20%	-6%
Newmarket	23%	11%	-2%	2%	2%
Brockville	10%	11%	11%	11%	13%
St. Thomas	21%	16%	15%	20%	17%
Markham	90%	65%	59%	49%	18%
Strathroy-Caradoc	3%	3%	4%	16%	18%
Kitchener	14%	15%	19%	20%	19%
Tillsonburg	23%	23%	18%	17%	20%
Ottawa	16%	17%	16%	16%	21%
Guelph	31%	27%	25%	28%	23%
Toronto	28%	25%	22%	22%	23%
Barrie	25%	24%	25%	25%	24%
Sault Ste. Marie	20%	21%	22%	21%	24%
Thunder Bay	27%	24%	22%	23%	24%
Timmins	23%	25%	25%	26%	26%
Brantford				30%	26%
Prince Edward County	31%	30%	34%	31%	27%
Greenstone	19%	21%	27%	29%	28%
Wilmot	31%	36%	37%	28%	28%
Niagara-on-the-Lake	38%	37%	32%	38%	29%
Orangeville	16%	16%	20%	28%	30%
Whitchurch - Stouffville	61%	56%	59%	47%	31%
Belleville	19%	20%	24%	28%	31%
Woolwich	40%	33%	32%	31%	32%
St. Catharines	42%	39%	29%	31%	32%
Huntsville	38%	40%	27%	29%	32%
North Bay	22%	22%	23%	30%	33%
Greater Sudbury	39%	39%	41%	38%	33%
Tiny					33%
Windsor	38%	38%	38%	36%	33%
Sarnia	20%	20%	21%	26%	34%
Quinte West	34%	30%	29%	32%	35%
Waterloo	49%	56%	50%	35%	35%
Bancroft					36%
Stratford	35%	34%	36%	37%	37%

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

Municipality	2013	2014	2015	2016	2017
Caledon	54%	53%	39%	40%	40%
Minto		36%	39%	37%	43%
Erin		36%	32%	45%	43%
Oshawa	29%	26%	33%	37%	43%
Centre Wellington		53%	56%	60%	44%
Hamilton	46%	46%	44%	42%	44%
Cornwall	44%	46%	47%	44%	44%
Guelph-Eramosa		33%	38%	40%	45%
Peterborough	43%	44%	43%	45%	45%
Innisfil	55%	53%	51%	41%	46%
Grey Highlands	45%	37%	42%	46%	47%
Espanola			34%		47%
North Stormont	0%	0%	0%	43%	47%
Cambridge	39%	42%	50%	49%	48%
Meaford	31%	38%	38%	40%	48%
Lincoln	74%	58%	60%	55%	48%
Penetanguishene					49%
Collingwood	52%	45%	46%	43%	50%
Grimsby	0%	74%	65%	51%	50%
Mississauga	48%	50%	51%	52%	50%
St. Marys		57%	64%	60%	51%
Wainfleet	52%	69%	73%	67%	53%
Vaughan	59%	57%	50%	70%	55%
Welland	51%	53%	48%	57%	56%
Brant County	25%	51%	78%	77%	57%
Kincardine		47%	70%	69%	58%
Kingston	52%	49%	55%	56%	58%
Burlington	53%	53%	56%	59%	58%
North Perth	58%		58%	56%	58%
Ingersoll	28%	24%	35%	46%	59%
Georgina	44%	45%	48%	52%	59%
Brampton	57%	50%	51%	53%	59%
Bracebridge	61%	58%	40%	45%	61%
Whitby	72%	72%	72%	70%	63%
Fort Erie	47%	51%	59%	62%	65%
Norfolk				70%	66%

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

Municipality	2013	2014	2015	2016	2017
Brockton					66%
King	34%	36%	50%	59%	66%
London	46%	57%	59%	60%	67%
Wellesley	82%	66%	65%	68%	68%
Middlesex Centre	59%	58%	51%	59%	68%
Milton	61%	59%	85%	94%	68%
North Dumfries		34%	33%	39%	69%
Chatham-Kent		66%	76%	73%	69%
Gravenhurst	73%	65%	58%	62%	69%
Lambton Shores	24%	31%	39%	54%	70%
Parry Sound		83%	88%	80%	71%
Oakville	71%	91%	80%	79%	72%
Halton Hills	45%	46%	52%	65%	72%
Puslinch		59%	72%	66%	72%
Owen Sound	77%	83%	78%	73%	72%
Wellington North		104%	103%	78%	74%
Port Colborne	0%	32%	50%	73%	74%
Kenora	81%	82%	87%	79%	76%
Tay					77%
Springwater	123%	124%	82%	78%	80%
Saugeen Shores	98%	92%	87%	84%	83%
Elliot Lake	43%	53%	49%	79%	86%
Pickering	41%	61%	56%	57%	86%
West Lincoln	113%	120%	95%	94%	90%
Clarington	102%	103%	96%	91%	91%
East Gwillimbury	46%	51%	51%	63%	101%
Mapleton		44%	73%		106%
Richmond Hill				122%	112%
North Middlesex			102%	112%	116%
Brock	95%	101%	110%	120%	119%
Haldimand			90%	139%	138%
Thorold	149%	160%	163%	158%	160%
Average	**45%**	**47%**	**49%**	**52%**	**52%**
Median	**43%**	**45%**	**48%**	**49%**	**48%**

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

Municipality	2013	2014	2015	2016	2017
Region Niagara	30%	30%	33%	32%	32%
Region Waterloo	32%	39%	34%	36%	34%
District Muskoka	57%	57%	61%	67%	77%
Region Peel	97%	98%	99%	105%	106%
Region Durham	99%	105%	117%	128%	135%
Region York	139%	147%	157%	175%	167%
Region Halton	118%	132%	159%	171%	170%
Average	**82%**	**87%**	**94%**	**102%**	**103%**
Median	**97%**	**98%**	**99%**	**105%**	**106%**
Elgin County			15%	25%	37%
Bruce County			42%	45%	46%
Dufferin County			38%	45%	49%
Wellington County		65%	67%	61%	64%
Grey County			65%	66%	65%
Simcoe County			50%	55%	67%
Average		**65%**	**46%**	**49%**	**55%**
Median		**65%**	**46%**	**50%**	**57%**

2017 Total and Tax Reserve Per Capita

Municipality	Total Reserves Per Capita	Tax Reserves Per Capita
Orillia	$ (97)	$ (538)
Pelham	$ 108	$ (50)
Newmarket	$ 593	$ 18
Markham	$ 325	$ 122
Wilmot	$ 378	$ 158
Strathroy-Caradoc	$ 924	$ 180
Woolwich	$ 467	$ 188
Kitchener	$ 244	$ 222
Tillsonburg	$ 237	$ 237
St. Thomas	$ 650	$ 254
North Stormont	$ 412	$ 264
Brockville	$ 490	$ 271
Whitchurch - Stouffville	$ 377	$ 280
Guelph-Eramosa	$ 485	$ 284
Erin	$ 493	$ 302
Huntsville	$ 305	$ 305
Niagara-on-the-Lake	$ 647	$ 318
Centre Wellington	$ 893	$ 322
St. Catharines	$ 417	$ 337
Grimsby	$ 642	$ 339
Waterloo	$ 351	$ 351
Lincoln	$ 874	$ 358
Minto	$ 980	$ 370
Cambridge	$ 545	$ 377
Wellesley	$ 384	$ 384
Tiny	$ 747	$ 384
Orangeville	$ 723	$ 421
Sarnia	$ 623	$ 427
Barrie	$ 767	$ 438
Prince Edward County	$ 539	$ 454
Caledon	$ 456	$ 456
Oshawa	$ 465	$ 465
Vaughan	$ 820	$ 478
Sault Ste. Marie	$ 481	$ 481
Quinte West	$ 721	$ 485
North Dumfries	$ 490	$ 490

Municipality	Total Reserves Per Capita	Tax Reserves Per Capita
Guelph	$ 1,388	$ 490
Ottawa	$ 560	$ 495
Brantford	$ 1,002	$ 502
Puslinch	$ 504	$ 504
Bancroft	$ 506	$ 506
Mississauga	$ 510	$ 510
Grey Highlands	$ 922	$ 518
Timmins	$ 564	$ 564
Milton	$ 575	$ 575
Welland	$ 602	$ 576
Wellington North	$ 1,308	$ 577
Brampton	$ 579	$ 579
Wainfleet	$ 590	$ 590
Georgina	$ 784	$ 612
Fort Erie	$ 754	$ 619
Belleville	$ 1,176	$ 641
Springwater	$ 1,061	$ 650
Penetanguishene		$ 662
North Bay	$ 883	$ 663
Bracebridge	$ 665	$ 665
Whitby	$ 672	$ 672
Burlington	$ 675	$ 675
Greater Sudbury	$ 865	$ 676
Toronto	$ 1,010	$ 678
Halton Hills	$ 695	$ 695
Ingersoll	$ 712	$ 712
Innisfil	$ 715	$ 715
Tay	$ 1,096	$ 715
Windsor	$ 760	$ 716
Clarington	$ 726	$ 726
Meaford	$ 975	$ 729
Pickering	$ 756	$ 756
Brockton	$ 992	$ 795
Middlesex Centre	$ 961	$ 796
Collingwood	$ 1,842	$ 801
Mapleton	$ 1,014	$ 802

2017 Total and Tax Reserve Per Capita (cont'd)

Municipality	Total Reserves Per Capita	Tax Reserves Per Capita
Port Colborne	$ 939	$ 817
Cornwall	$ 1,042	$ 881
North Perth	$ 1,005	$ 886
Hamilton	$ 1,312	$ 887
West Lincoln	$ 1,000	$ 913
Richmond Hill	$ 1,126	$ 921
Stratford	$ 940	$ 923
Peterborough	$ 1,379	$ 933
Thunder Bay	$ 989	$ 938
King	$ 966	$ 949
Oakville	$ 950	$ 950
Gravenhurst	$ 956	$ 956
Espanola	$ 1,316	$ 973
Lambton Shores	$ 1,811	$ 994
Norfolk	$ 1,330	$ 995
Brock	$ 1,069	$ 1,069
Elliot Lake	$ 1,418	$ 1,093
Kincardine	$ 2,740	$ 1,100
Greenstone	$ 1,125	$ 1,125
Saugeen Shores	$ 1,347	$ 1,138
Owen Sound	$ 1,312	$ 1,141
St. Marys	$ 1,426	$ 1,151
Brant County	$ 1,535	$ 1,178
London	$ 1,674	$ 1,262
Chatham-Kent	$ 1,429	$ 1,347
East Gwillimbury	$ 1,843	$ 1,482
Parry Sound	$ 2,577	$ 1,494
Kingston	$ 2,113	$ 1,522
Thorold	$ 2,056	$ 1,555
North Middlesex	$ 1,713	$ 1,569
Kenora	$ 1,929	$ 1,576
Haldimand	$ 3,127	$ 2,613
Average	**$ 931**	**$ 684**
Median	**$ 820**	**$ 645**

Municipality	Total Reserves Per Capita	Tax Reserves Per Capita
Region Niagara	$ 604	$ 337
Region Waterloo	$ 525	$ 371
Region Peel	$ 1,254	$ 865
District Muskoka	$ 1,823	$ 1,351
Region Halton	$ 1,837	$ 1,480
Region Durham	$ 1,934	$ 1,528
Region York	$ 2,159	$ 1,955
Average	**$ 1,448**	**$ 1,127**
Median	**$ 1,823**	**$ 1,351**
Wellington County	$ 311	$ 311
Elgin County	$ 326	$ 326
Bruce County	$ 361	$ 361
Dufferin County	$ 391	$ 391
Simcoe County	$ 429	$ 429
Grey County	$ 496	$ 496
Average	**$ 386**	**$ 386**
Median	**$ 376**	**$ 376**

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	2013	2014	2015	2016	2017
Brampton	0.0%	0.0%	0.0%	0.0%	0.0%
East Gwillimbury	0.0%	0.0%	0.0%	0.0%	0.0%
Erin	0.0%	1.1%	0.8%	0.8%	0.0%
Espanola			0.3%		0.0%
Mapleton	0.0%	0.0%	0.0%	0.0%	0.0%
Richmond Hill	0.0%	0.0%	0.0%	0.0%	0.0%
Tiny					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	1.5%	0.0%	0.0%	0.0%	0.0%
Kenora	0.7%	0.7%	0.0%	0.0%	0.0%
North Middlesex			0.2%	0.1%	0.1%
Wainfleet	0.3%	0.3%	0.3%	0.2%	0.1%
Grimsby	0.0%	0.2%	0.1%	0.0%	0.1%
Puslinch	0.0%	0.5%	0.4%	0.3%	0.2%
Markham	0.2%	0.2%	0.2%	0.2%	0.2%
Sarnia	0.7%	0.6%	0.5%	0.2%	0.2%
Wellesley	0.6%	0.4%	0.3%	0.1%	0.2%
Sault Ste. Marie	0.5%	0.4%	0.3%	0.3%	0.2%
Thorold	0.5%	0.5%	0.5%	0.3%	0.3%
Saugeen Shores	0.5%	0.5%	0.4%	0.4%	0.3%
Greater Sudbury	0.3%	0.3%	0.4%	0.3%	0.3%
Cambridge	0.4%	0.4%	0.3%	0.4%	0.3%
Niagara-on-the-Lake	0.5%	0.3%	0.3%	0.5%	0.4%
Penetanguishene					0.4%
Grey Highlands	0.1%	0.2%	0.2%	0.1%	0.4%
Mississauga	0.1%	0.2%	0.3%	0.4%	0.4%
Georgina	0.0%	0.0%	0.0%	0.3%	0.4%
Brock	0.7%	0.6%	0.6%	0.5%	0.4%
Vaughan	1.3%	1.2%	1.2%	1.0%	0.4%
Orillia	0.9%	0.8%	0.7%	0.5%	0.4%
Fort Erie	0.7%	0.7%	0.6%	0.6%	0.5%
Brantford				0.3%	0.5%
Kincardine	0.0%	0.4%	0.6%	0.9%	0.6%
Strathroy-Caradoc	0.7%	0.7%	0.6%	0.7%	0.7%
Thunder Bay	0.9%	0.8%	0.8%	0.7%	0.7%

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

Municipality	2013	2014	2015	2016	2017
Timmins	1.1%	1.0%	0.9%	0.8%	0.8%
Clarington	1.3%	1.2%	1.1%	0.9%	0.8%
Tay					0.8%
Barrie	0.8%	0.8%	0.7%	0.8%	0.8%
Pickering	0.9%	0.9%	0.8%	0.8%	0.8%
Hamilton	1.3%	1.1%	1.1%	0.9%	0.9%
Cornwall	1.2%	1.2%	0.9%	1.0%	0.9%
Windsor	1.1%	1.1%	0.9%	0.9%	0.9%
Meaford	1.7%	1.3%	1.2%	1.0%	0.9%
Lincoln	0.5%	0.6%	0.6%	0.8%	0.9%
Springwater	0.9%	1.0%	1.2%	1.1%	0.9%
Elliot Lake	1.1%	0.3%	0.6%	1.0%	0.9%
North Dumfries	0.0%	1.5%	1.3%	1.1%	1.0%
Chatham-Kent	0.0%	1.6%	1.4%	1.3%	1.0%
Caledon	1.9%	1.9%	1.4%	1.2%	1.0%
Centre Wellington	0.0%	1.5%	1.4%	1.0%	1.0%
London	1.3%	1.3%	1.2%	1.1%	1.0%
St. Thomas	1.2%	1.3%	1.1%	1.0%	1.0%
North Bay	1.9%	1.9%	1.7%	1.1%	1.0%
Brockton					1.0%
Prince Edward County	1.7%	1.5%	1.3%	1.0%	1.1%
Woolwich	1.5%	1.4%	1.3%	1.0%	1.1%
Kitchener	1.5%	1.4%	1.4%	0.0%	1.1%
Norfolk				1.0%	1.1%
Greenstone	2.7%	2.6%	2.4%	2.0%	1.1%
Ingersoll	1.2%	1.7%	1.5%	1.3%	1.1%
Orangeville	2.3%	2.3%	2.1%	1.5%	1.1%
Halton Hills	1.3%	1.5%	1.5%	1.3%	1.2%
Burlington	1.4%	1.3%	1.2%	1.3%	1.2%
Owen Sound	1.6%	1.7%	1.5%	1.5%	1.2%
Guelph	1.5%	1.6%	1.2%	1.4%	1.2%
Brant County	1.3%	0.8%	1.9%	1.7%	1.3%
Bracebridge	2.1%	1.9%	1.7%	1.4%	1.3%
King	1.5%	1.4%	1.5%	1.4%	1.4%
Brockville	2.2%	2.0%	1.6%	1.4%	1.4%
Milton	1.5%	1.3%	1.5%	1.5%	1.5%

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

Municipality	2013	2014	2015	2016	2017
Oakville	1.0%	0.9%	1.6%	1.7%	1.5%
Bancroft					1.6%
Middlesex Centre	2.5%	2.3%	1.6%	1.5%	1.6%
Haldimand			1.5%	1.7%	1.6%
Guelph-Eramosa	0.0%	2.4%	2.0%	1.7%	1.6%
Newmarket	2.6%	2.4%	2.2%	1.9%	1.7%
Parry Sound	0.0%	1.9%	2.0%	2.0%	1.7%
Wellington North	0.0%	3.1%	2.5%	2.0%	1.8%
Oshawa	2.2%	2.3%	2.1%	1.9%	1.8%
Peterborough	1.9%	1.9%	1.8%	1.9%	1.8%
Innisfil	3.3%	3.0%	2.8%	2.1%	1.9%
Lambton Shores	2.5%	2.1%	2.0%	2.0%	1.9%
Stratford	2.4%	2.3%	2.3%	2.2%	1.9%
Huntsville	3.4%	2.8%	2.6%	2.5%	2.0%
Tillsonburg	3.9%	2.9%	2.6%	2.4%	2.0%
St. Marys	0.0%	3.1%	2.7%	2.5%	2.1%
Quinte West	1.0%	1.2%	1.3%	1.9%	2.1%
Port Colborne	0.0%	1.9%	1.2%	1.5%	2.2%
St. Catharines	2.2%	2.1%	2.4%	2.4%	2.3%
North Stormont	0.0%	0.0%	0.0%	2.1%	2.3%
Collingwood	3.3%	2.8%	2.9%	2.6%	2.3%
Belleville	0.8%	1.4%	1.4%	2.1%	2.4%
Minto	0.0%	1.4%	1.3%	2.0%	2.5%
North Perth	4.7%		2.9%	2.9%	2.5%
Welland	2.2%	3.7%	3.2%	3.0%	2.7%
Whitchurch - Stouffville	4.3%	4.0%	3.9%	3.8%	2.9%
Kingston	2.3%	2.8%	2.7%	2.9%	2.9%
Ottawa	3.0%	3.2%	3.1%	3.1%	3.0%
Waterloo	4.2%	3.9%	3.9%	3.6%	3.3%
Toronto	4.1%	4.2%	3.9%	3.9%	3.8%
Pelham	1.0%	1.1%	1.4%	1.9%	4.6%
Gravenhurst	7.6%	6.9%	6.0%	5.4%	4.7%
Average	**1.3%**	**1.4%**	**1.3%**	**1.2%**	**1.2%**
Median	**1.0%**	**1.2%**	**1.2%**	**1.0%**	**1.0%**

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

Municipality	2013	2014	2015	2016	2017
District Muskoka	0.6%	0.5%	0.5%	0.5%	0.4%
Region Durham	0.9%	1.0%	0.9%	0.8%	0.6%
Region Halton	0.7%	0.6%	0.8%	0.8%	0.7%
Region Peel	1.4%	1.4%	1.2%	1.1%	0.9%
Region York	1.7%	1.9%	1.8%	2.0%	1.9%
Region Waterloo	1.8%	2.3%	2.3%	2.1%	2.4%
Region Niagara	1.6%	1.6%	1.7%	2.7%	2.6%
Average	**1.2%**	**1.3%**	**1.3%**	**1.4%**	**1.4%**
Median	**1.4%**	**1.4%**	**1.2%**	**1.1%**	**0.9%**
Grey County			0.1%	0.1%	0.0%
Elgin County			0.4%	0.4%	0.4%
Simcoe County			0.5%	0.6%	0.5%
Wellington County		1.6%	1.4%	1.3%	1.1%
Dufferin County			2.2%	1.9%	1.6%
Bruce County			3.0%	2.6%	2.2%
Average		**1.6%**	**1.3%**	**1.1%**	**1.0%**
Median		**1.6%**	**1.0%**	**0.9%**	**0.8%**

2017 Total and Tax Debt Charges as a % of Own Source Revenues

Municipality	2017 Total Debt Charges as a % of Own Source Revenues	2017 Tax Debt Charges as a % of Own Source Revenues
Brampton	0.0%	0.0%
East Gwillimbury	0.0%	0.0%
Kenora	0.0%	0.0%
Kingston	6.5%	0.0%
Markham	0.3%	0.0%
North Perth	4.8%	0.0%
Richmond Hill	0.0%	0.0%
Timmins	3.6%	0.0%
Tiny	0.0%	0.0%
West Lincoln	0.0%	0.0%
Whitby	0.0%	0.0%
Wilmot	0.0%	0.0%
North Dumfries	3.3%	0.1%
Grimsby	0.2%	0.2%
Caledon	4.0%	0.4%
Clarington	4.8%	0.4%
Windsor	2.0%	0.5%
Thorold	0.6%	0.8%
Brock	1.0%	1.0%
Wainfleet	1.2%	1.0%
Georgina	3.3%	1.1%
Sault Ste. Marie	1.5%	1.2%
Chatham-Kent	5.4%	1.4%
Strathroy-Caradoc	5.6%	1.5%
Tay	6.4%	1.5%
Innisfil	5.0%	1.7%
Wellesley	1.8%	1.8%
Whitchurch - Stouffville	5.8%	1.9%
Centre Wellington	8.0%	1.9%
Brantford	3.3%	2.3%
Puslinch	2.3%	2.3%
Oakville	4.7%	2.5%
Woolwich	2.1%	2.5%
Halton Hills	7.4%	2.5%
St. Thomas	3.0%	2.6%
Mississauga	2.6%	2.6%

Municipality	2017 Total Debt Charges as a % of Own Source Revenues	2017 Tax Debt Charges as a % of Own Source Revenues
Greater Sudbury	2.2%	2.6%
Penetanguishene	2.1%	2.7%
Elliot Lake	2.3%	2.9%
Thunder Bay	5.4%	3.1%
Vaughan	2.3%	3.1%
Brant County	4.4%	3.1%
Fort Erie	3.7%	3.3%
Kincardine	3.3%	3.4%
Niagara-on-the-Lake	2.4%	3.4%
Orillia	2.9%	3.5%
Springwater	6.6%	3.6%
Bracebridge	3.6%	3.6%
Prince Edward County	7.1%	3.6%
Erin	3.2%	3.7%
Parry Sound	8.0%	3.8%
Espanola	3.0%	3.8%
North Middlesex	4.5%	3.8%
Cambridge	2.5%	3.9%
Middlesex Centre	8.8%	3.9%
Barrie	8.5%	4.2%
Kitchener	3.8%	4.2%
Meaford	5.7%	4.3%
Milton	8.6%	4.3%
Pickering	4.4%	4.4%
Grey Highlands	3.8%	4.4%
Lincoln	4.1%	4.8%
Waterloo	4.8%	4.8%
Newmarket	4.3%	4.9%
Sarnia	3.7%	5.0%
Hamilton	5.1%	5.3%
Owen Sound	8.9%	5.5%
Cornwall	4.7%	5.5%
Huntsville	5.5%	5.5%
Ingersoll	5.6%	5.6%
Peterborough	9.4%	5.6%
Belleville	7.1%	5.6%

2017 Total and Tax Debt Charges as a % of Own Source Revenues (cont'd)

Municipality	2017 Total Debt Charges as a % of Own Source Revenues	2017 Tax Debt Charges as a % of Own Source Revenues
Oshawa	5.7%	5.7%
Norfolk	5.6%	5.7%
Brockton	5.7%	6.1%
Haldimand	5.3%	6.3%
Stratford	9.1%	6.4%
Orangeville	5.6%	6.4%
Ottawa	7.9%	6.6%
London	7.0%	6.7%
North Bay	9.0%	6.9%
Saugeen Shores	5.4%	7.0%
Burlington	7.1%	7.1%
St. Marys	6.0%	7.1%
Pelham	11.7%	7.2%
Brockville	6.1%	7.3%
Tillsonburg	7.6%	7.6%
Guelph	7.8%	7.8%
Quinte West	6.6%	8.1%
North Stormont	7.8%	8.4%
Toronto	7.8%	8.7%
Port Colborne	7.0%	9.5%
King	8.2%	9.6%
St. Catharines	8.6%	9.8%
Guelph-Eramosa	8.0%	10.1%
Gravenhurst	10.3%	10.3%
Greenstone	9.8%	10.7%
Collingwood	9.2%	11.2%
Lambton Shores	8.3%	11.4%
Bancroft	9.8%	12.9%
Wellington North	9.8%	13.0%
Welland	9.0%	13.2%
Minto	12.4%	16.5%
Average	**5.1%**	**4.4%**
Median	**5.1%**	**3.8%**

Municipality	2017 Total Debt Charges as a % of Own Source Revenues	2017 Tax Debt Charges as a % of Own Source Revenues
Region Peel	9.4%	0.6%
District Muskoka	6.1%	0.8%
Region York	23.1%	1.4%
Region Durham	6.3%	1.8%
Region Halton	5.5%	1.9%
Region Niagara	7.1%	8.7%
Region Waterloo	9.8%	8.9%
Average	**9.6%**	**3.4%**
Median	**7.1%**	**1.8%**
Grey County	0.0%	0.0%
Elgin County	0.4%	0.4%
Wellington County	4.0%	3.5%
Simcoe County	3.6%	3.6%
Dufferin County	6.0%	6.0%
Bruce County	7.0%	7.0%
Average	**3.5%**	**3.4%**
Median	**3.8%**	**3.5%**

2017 Total Debt Outstanding Per Capita

Municipality	Total Debt Outstanding Per Capita	Tax Debt Outstanding Per Capita
East Gwillimbury	$ -	$ -
Espanola	$ 1,112	$ -
Richmond Hill	$ -	$ -
Whitby	$ -	$ -
Wilmot	$ -	$ -
Kenora	$ -	$ -
Tiny	$ 3	$ 3
Puslinch	$ 15	$ 15
West Lincoln	$ 17	$ 17
Wainfleet	$ 27	$ 27
Markham	$ 35	$ 35
Georgina	$ 232	$ 44
Thorold	$ 59	$ 59
Wellesley	$ 60	$ 60
Sault Ste. Marie	$ 171	$ 83
Niagara-on-the-Lake	$ 157	$ 87
Saugeen Shores	$ 707	$ 88
Brock	$ 94	$ 94
Sarnia	$ 167	$ 98
Woolwich	$ 135	$ 124
Penetanguishene	$ 128	$ 128
Grimsby	$ 133	$ 133
North Dumfries	$ 139	$ 135
Brampton	$ 137	$ 137
Centre Wellington	$ 807	$ 145
Fort Erie	$ 261	$ 151
Vaughan	$ 179	$ 158
Clarington	$ 173	$ 173
Caledon	$ 175	$ 175
North Middlesex	$ 286	$ 185
Strathroy-Caradoc	$ 344	$ 191
Greater Sudbury	$ 460	$ 192
Wellington North	$ 407	$ 192
Lincoln	$ 195	$ 195
Cambridge	$ 292	$ 198
Mississauga	$ 202	$ 202

Municipality	Total Debt Outstanding Per Capita	Tax Debt Outstanding Per Capita
Springwater	$ 240	$ 240
Elliot Lake	$ 244	$ 244
Windsor	$ 373	$ 265
Newmarket	$ 377	$ 270
Tay	$ 980	$ 283
Meaford	$ 572	$ 288
Guelph-Eramosa	$ 559	$ 293
Orillia	$ 307	$ 307
Grey Highlands	$ 445	$ 312
Kincardine	$ 312	$ 312
Kitchener	$ 313	$ 313
Timmins	$ 1,234	$ 322
Pickering	$ 325	$ 325
Erin	$ 348	$ 348
Ingersoll	$ 358	$ 358
King	$ 551	$ 377
Owen Sound	$ 961	$ 380
Chatham-Kent	$ 847	$ 382
Huntsville	$ 382	$ 382
North Stormont	$ 382	$ 382
Milton	$ 412	$ 412
Halton Hills	$ 433	$ 433
Burlington	$ 459	$ 459
Oshawa	$ 472	$ 472
Norfolk	$ 895	$ 475
Minto	$ 992	$ 489
Brockton	$ 511	$ 511
Prince Edward County	$ 1,600	$ 518
Hamilton	$ 739	$ 523
Waterloo	$ 572	$ 527
Brantford	$ 771	$ 529
Barrie	$ 2,061	$ 531
Orangeville	$ 1,026	$ 533
Middlesex Centre	$ 1,178	$ 540
Oakville	$ 579	$ 579
Innisfil	$ 596	$ 596

2017 Total Debt Outstanding Per Capita (cont'd)

Municipality	Total Debt Outstanding Per Capita	Tax Debt Outstanding Per Capita
Tillsonburg	$ 601	$ 601
Whitchurch - Stouffville	$ 602	$ 602
London	$ 778	$ 616
Bracebridge	$ 641	$ 641
Haldimand	$ 1,000	$ 657
Lambton Shores	$ 1,059	$ 672
Cornwall	$ 910	$ 684
St. Thomas	$ 824	$ 693
Bancroft	$ 1,568	$ 717
Welland	$ 830	$ 730
St. Catharines	$ 783	$ 756
Mapleton	$ 900	$ 762
Guelph	$ 788	$ 769
North Bay	$ 1,110	$ 787
Collingwood	$ 1,176	$ 795
Brockville	$ 1,191	$ 818
Thunder Bay	$ 1,777	$ 868
Parry Sound	$ 2,076	$ 891
St. Marys	$ 1,223	$ 1,052
Brant County	$ 1,366	$ 1,068
North Perth	$ 1,163	$ 1,072
Port Colborne	$ 1,287	$ 1,117
Quinte West	$ 2,233	$ 1,136
Peterborough	$ 1,482	$ 1,175
Stratford	$ 2,082	$ 1,331
Belleville	$ 1,814	$ 1,377
Gravenhurst	$ 1,489	$ 1,489
Pelham	$ 1,772	$ 1,707
Ottawa	$ 2,417	$ 1,731
Kingston	$ 2,855	$ 1,913
Toronto	$ 2,168	$ 2,168
Greenstone	$ 3,335	$ 3,335
Average	**$ 731**	**$ 507**
Median	**$ 555**	**$ 379**

Municipality	Total Debt Outstanding Per Capita	Tax Debt Outstanding Per Capita
Region Durham	$ 167	$ 132
District Muskoka	$ 1,063	$ 157
Region Peel	$ 976	$ 176
Region Halton	$ 548	$ 189
Region Niagara	$ 733	$ 589
Region York	$ 2,911	$ 763
Region Waterloo	$ 1,224	$ 854
Average	**$ 1,089**	**$ 408**
Median	**$ 976**	**$ 189**
Grey County	$ 17	$ 17
Simcoe County	$ 58	$ 58
Elgin County	$ 94	$ 94
Wellington County	$ 114	$ 114
Dufferin County	$ 280	$ 280
Bruce County	$ 301	$ 301
Average	**$ 144**	**$ 144**
Median	**$ 104**	**$ 104**

2017 Debt Outstanding Per Own Source Revenues

Municipality	Debt Outstanding as a % of Own Source Revenues
East Gwillimbury	0.0%
Kenora	0.0%
Richmond Hill	0.0%
Whitby	0.0%
Wilmot	0.0%
Tiny	0.2%
West Lincoln	1.4%
Puslinch	2.2%
Wainfleet	2.4%
Markham	3.4%
Thorold	4.4%
Sault Ste. Marie	7.2%
Penetanguishene	7.3%
Niagara-on-the-Lake	9.8%
Sarnia	9.9%
Brock	10.4%
Wellesley	10.7%
Orillia	12.7%
Brampton	14.0%
Kincardine	14.1%
Vaughan	14.4%
Grimsby	14.9%
Elliot Lake	15.0%
Caledon	15.2%
Windsor	15.4%
North Middlesex	16.3%
Fort Erie	17.2%
Woolwich	18.6%
Greater Sudbury	18.7%
North Dumfries	19.4%
Mississauga	19.8%
Georgina	20.5%
Kitchener	20.6%
Clarington	21.6%
Lincoln	22.1%
Cambridge	23.6%

Municipality	Debt Outstanding as a % of Own Source Revenues
Springwater	24.2%
Strathroy-Caradoc	25.8%
Ingersoll	29.5%
Newmarket	30.1%
Guelph	30.6%
Meaford	30.8%
Hamilton	31.3%
King	33.0%
Brantford	33.5%
Grey Highlands	34.6%
London	35.0%
Wellington North	35.1%
Chatham-Kent	35.8%
Brockton	36.1%
Pickering	37.0%
Innisfil	38.2%
Cornwall	38.9%
Burlington	39.5%
St. Thomas	39.5%
Saugeen Shores	39.9%
Huntsville	40.2%
Waterloo	41.1%
Thunder Bay	41.2%
Espanola	42.5%
Erin	42.7%
Oakville	43.6%
Haldimand	43.8%
Oshawa	43.9%
Halton Hills	44.6%
St. Marys	45.4%
North Bay	45.6%
Owen Sound	45.8%
Timmins	46.3%
Milton	49.0%
Brockville	49.1%
Norfolk	49.3%

2017 Debt Outstanding Per Own Source Revenues (cont'd)

Municipality	Debt Outstanding as a % of Own Source Revenues
Tillsonburg	50.9%
Collingwood	52.6%
Whitchurch - Stouffville	53.8%
Lambton Shores	54.5%
Welland	55.7%
Orangeville	56.6%
North Stormont	56.8%
Brant County	58.7%
Bracebridge	58.7%
North Perth	59.6%
Peterborough	60.5%
St. Catharines	65.2%
Toronto	67.2%
Guelph-Eramosa	69.6%
Parry Sound	71.0%
Tay	71.6%
Belleville	72.9%
Stratford	74.7%
Greenstone	75.2%
Centre Wellington	78.4%
Prince Edward County	80.4%
Minto	80.8%
Middlesex Centre	80.9%
Port Colborne	82.7%
Bancroft	85.8%
Ottawa	88.8%
Barrie	92.8%
Kingston	93.2%
Mapleton	105.9%
Gravenhurst	108.2%
Quinte West	131.4%
Pelham	163.7%
Average	**40.9%**
Median	**38.5%**

Municipality	Debt Outstanding as a % of Own Source Revenues
Region Durham	11.4%
Region Halton	45.6%
District Muskoka	53.0%
Region Niagara	57.6%
Region Peel	91.1%
Region Waterloo	93.5%
Region York	206.9%
Average	**79.9%**
Median	**57.6%**
Grey County	2.2%
Simcoe County	9.0%
Elgin County	10.7%
Wellington County	23.5%
Dufferin County	35.4%
Bruce County	38.8%
Average	**19.9%**
Median	**17.1%**

Debt To Reserve Ratio—Trend

This includes discretionary reserves and all outstanding debt as reflected on Schedules 60 and 74A of the 2017 FIRs. Note Reserves excludes obligatory reserves.

Municipality	2013	2014	2015	2016	2017
Orillia	(3.3)	5.3	1.2	1.2	(3.1)
East Gwillimbury	0.0	0.0	0.0		-
Kenora	0.3	0.3			-
Richmond Hill					-
Whitby	0.0				-
Wilmot	0.0				-
Tiny					0.0
West Lincoln	0.0	0.0	0.0	0.0	0.0
Thorold	0.1	0.1	0.1	0.0	0.0
Puslinch		0.2	0.1	0.1	0.0
Wainfleet	0.1	0.1	0.1	0.0	0.0
Brock	0.2	0.1	0.1	0.1	0.1
Markham	0.0	0.1	0.1	0.1	0.1
Kincardine		0.1	0.2	0.1	0.1
Wellesley	0.1	0.1	0.1	0.2	0.2
Penetanguishene					0.2
North Middlesex			0.4	0.3	0.2
Elliot Lake	0.1	0.1	0.3	0.2	0.2
Grimsby				0.0	0.2
Vaughan	0.3	0.3	0.3	0.2	0.2
Lincoln	0.2	0.1	0.1	0.3	0.2
Springwater	0.3	0.4	0.3	0.3	0.2
Brampton	0.0	0.4	0.3	0.3	0.2
Clarington	0.3	0.3	0.3	0.3	0.2
Niagara-on-the-Lake	0.4	0.3	0.5	0.3	0.2
Sarnia	1.2	0.9	0.6	0.5	0.3
North Dumfries		1.0	0.9	0.6	0.3
Woolwich	0.5	0.5	0.4	0.3	0.3
Georgina	0.6	0.5	0.4	0.4	0.3
Wellington North		0.5	0.5	0.4	0.3
Haldimand			0.3	0.3	0.3
Fort Erie	0.8	0.5	0.4	0.4	0.3
Sault Ste. Marie	0.4	0.3	0.3	0.3	0.4
Strathroy-Caradoc	0.8	0.8	0.7	0.5	0.4
Caledon	0.5	0.5	0.5	0.5	0.4
Mississauga	0.2	0.2	0.3	0.3	0.4

Debt To Reserve Ratio—Trend (cont'd)

Municipality	2013	2014	2015	2016	2017
Pickering	0.6	0.4	0.4	0.5	0.4
London	0.9	0.7	0.6	0.5	0.5
Grey Highlands	0.3	0.3	0.2	0.4	0.5
Windsor	0.6	0.6	0.5	0.5	0.5
Ingersoll	1.5	1.9	1.1	0.8	0.5
Brockton					0.5
Saugeen Shores	0.7	0.7	0.7	0.6	0.5
Greater Sudbury	0.2	0.2	0.5	0.5	0.5
Cambridge	0.3	0.3	0.3	0.4	0.5
Hamilton	0.6	0.6	0.6	0.7	0.6
Guelph	0.6	0.5	0.5	0.7	0.6
King	1.2	0.8	1.0	0.8	0.6
Lambton Shores	2.1	1.4	1.0	0.8	0.6
Meaford	1.6	1.3	1.1	0.8	0.6
Chatham-Kent		1.0	0.8	0.7	0.6
Oakville	0.3	0.2	0.7	0.6	0.6
Halton Hills	1.2	1.5	1.1	0.8	0.6
Newmarket	1.0	1.0	1.0	0.8	0.6
Collingwood	1.1	1.2	0.9	0.9	0.6
Norfolk				0.5	0.7
Burlington	0.7	0.7	0.6	0.8	0.7
Erin		0.6	0.5	0.8	0.7
Milton	0.7	0.6	0.6	0.4	0.7
Owen Sound	0.8	0.6	0.6	0.8	0.7
Brantford					0.8
Parry Sound		0.8	0.8	0.8	0.8
Innisfil	0.9	0.8	0.8	1.1	0.8
Espanola			1.2		0.8
St. Marys		1.1	0.8	0.8	0.9
Cornwall	0.5	0.5	0.5	0.8	0.9
Mapleton		0.5	0.6		0.9
Brant County	1.3	0.8	0.8	0.7	0.9
Tay					0.9
Centre Wellington		1.1	1.1	0.9	0.9
North Stormont				1.1	0.9
Bracebridge	0.7	0.6	0.8	0.6	1.0

Debt To Reserve Ratio—Trend (cont'd)

Municipality	2013	2014	2015	2016	2017
Minto		0.8	0.9	1.3	1.0
Oshawa	2.0	2.2	1.5	1.3	1.0
Peterborough	0.8	0.9	1.0	1.0	1.1
Guelph-Eramosa			1.0	1.4	1.2
North Perth			2.0	1.4	1.2
Middlesex Centre	2.6	2.4	2.0	1.5	1.2
Huntsville	1.9	1.4	2.0	1.7	1.3
North Bay	2.8	2.3	2.3	1.6	1.3
St. Thomas	0.8	0.8	0.6	0.6	1.3
Kitchener	2.5	2.0	1.8	1.6	1.3
Kingston	1.3	1.3	1.3	1.2	1.4
Port Colborne		1.0	0.7	0.7	1.4
Welland	2.0	2.0	2.0	1.6	1.4
Orangeville	3.6	2.1	1.4	1.0	1.4
Belleville	2.0	1.5	1.9	1.8	1.5
Gravenhurst	2.4	2.4	2.4	2.0	1.6
Whitchurch - Stouffville	1.6	1.3	1.3	1.4	1.6
Waterloo	1.3	1.2	1.3	1.7	1.6
Thunder Bay	1.5	1.7	1.8	2.0	1.8
St. Catharines	1.3	1.3	2.1	1.8	1.9
Toronto	1.9	2.0	2.2	2.1	2.1
Timmins	0.9	0.7	1.6	2.3	2.2
Stratford	3.3	3.0	3.1	2.7	2.2
Brockville	2.2	2.3	2.1	2.6	2.4
Tillsonburg	3.0	2.5	3.0	3.1	2.5
Barrie	4.2	4.0	3.2	3.0	2.7
Greenstone	5.8	5.0	3.5	3.2	3.0
Prince Edward County	3.1	2.9	2.2	2.1	3.0
Bancroft					3.1
Quinte West	1.7	2.0	2.6	3.2	3.1
Ottawa	5.8	4.9	5.2	5.0	4.3
Pelham	1.3	1.7	1.8	3.7	16.4
Average	1.1	1.1	1.0	1.0	1.0
Median	0.8	0.8	0.8	0.7	0.6

Debt To Reserve Ratio—Trend (cont'd)

Municipality	2013	2014	2015	2016	2017
Region Durham	0.3	0.3	0.2	0.1	0.1
Region Halton	0.4	0.4	0.4	0.3	0.3
District Muskoka	1.2	1.1	0.9	0.7	0.6
Region Peel	1.0	1.0	0.9	0.9	0.8
Region Niagara	0.8	1.0	1.1	1.2	1.2
Region York	1.7	1.7	1.5	1.4	1.3
Region Waterloo	2.0	2.3	2.5	2.4	2.3
Average	1.1	1.1	1.1	1.0	0.9
Median	1.0	1.0	0.9	0.9	0.8
Grey County			0.1	0.0	0.0
Simcoe County			0.3	0.2	0.1
Elgin County			0.8	0.5	0.3
Wellington County		0.5	0.4	0.5	0.4
Dufferin County			1.3	0.9	0.7
Bruce County			1.2	1.0	0.8
Average		**0.5**	**0.7**	**0.5**	**0.4**
Median		**0.5**	**0.6**	**0.5**	**0.3**

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

Municipality	2013	2014	2015	2016	2017
East Gwillimbury	$ 1	$ 1	$ 0		$ -
Kenora	$ 555	$ 489			$ -
Richmond Hill					$ -
Whitby					$ -
Wilmot	$ 2				$ -
Tiny					$ 1
Puslinch		$ 24	$ 18	$ 12	$ 6
West Lincoln		$ 3	$ 22	$ 17	$ 13
Markham	$ 18	$ 22	$ 20	$ 17	$ 14
Wainfleet	$ 42	$ 35	$ 26	$ 17	$ 17
Wellesley	$ 38	$ 27	$ 16	$ 45	$ 36
Thorold	$ 108	$ 98	$ 88	$ 63	$ 54
Niagara-on-the-Lake	$ 103	$ 80	$ 98	$ 79	$ 60
Brock	$ 95	$ 86	$ 77	$ 68	$ 60
Vaughan	$ 113	$ 99	$ 75	$ 66	$ 66
North Dumfries		$ 116	$ 102	$ 88	$ 74
Caledon	$ 144	$ 119	$ 98	$ 95	$ 74
Woolwich	$ 125	$ 114	$ 104	$ 92	$ 82
Grimsby		$ 1	$ 0	$ 2	$ 92
Brampton			$ 119	$ 108	$ 97
Mississauga	$ 42	$ 64	$ 84	$ 95	$ 103
North Middlesex			$ 207	$ 152	$ 109
Penetanguishene					$ 118
Clarington	$ 190	$ 217	$ 181	$ 149	$ 130
Springwater	$ 207	$ 242	$ 216	$ 188	$ 135
Lincoln	$ 112	$ 91	$ 99	$ 170	$ 138
Georgina	$ 238	$ 208	$ 182	$ 182	$ 150
Kincardine		$ 170	$ 237	$ 201	$ 159
Sarnia	$ 420	$ 361	$ 283	$ 237	$ 172
Erin		$ 121	$ 100	$ 196	$ 172
King	$ 345	$ 274	$ 296	$ 233	$ 178
Pickering	$ 144	$ 149	$ 123	$ 144	$ 185
Sault Ste. Marie	$ 227	$ 175	$ 145	$ 122	$ 196
Newmarket	$ 362	$ 319	$ 281	$ 238	$ 198
Huntsville	$ 312	$ 283	$ 256	$ 234	$ 207
Grey Highlands	$ 13	$ 113	$ 93	$ 168	$ 212

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

Municipality	2013	2014	2015	2016	2017
Oakville	$ 135	$ 108	$ 275	$ 238	$ 213
Burlington	$ 219	$ 212	$ 210	$ 252	$ 221
Milton	$ 212	$ 169	$ 234	$ 192	$ 225
Halton Hills	$ 279	$ 370	$ 321	$ 279	$ 226
Fort Erie	$ 347	$ 299	$ 257	$ 285	$ 233
Cambridge	$ 111	$ 97	$ 143	$ 166	$ 240
North Stormont				$ 259	$ 242
Orillia	$ 533	$ 462	$ 395	$ 329	$ 259
Kitchener	$ 481	$ 417	$ 360	$ 310	$ 270
Whitchurch - Stouffville	$ 427	$ 1,125	$ 376	$ 321	$ 273
Wellington North		$ 517	$ 468	$ 367	$ 277
Guelph-Eramosa		$ 221	$ 193	$ 324	$ 278
Strathroy-Caradoc	$ 475	$ 425	$ 367	$ 357	$ 286
Innisfil	$ 577	$ 515	$ 471	$ 405	$ 333
Bracebridge	$ 206	$ 188	$ 170	$ 156	$ 345
Waterloo	$ 445	$ 461	$ 416	$ 373	$ 348
Meaford	$ 598	$ 523	$ 455	$ 404	$ 355
Brockton					$ 365
Ingersoll	$ 547	$ 615	$ 536	$ 464	$ 385
Saugeen Shores	$ 625	$ 550	$ 487	$ 448	$ 397
Oshawa	$ 570	$ 563	$ 507	$ 485	$ 405
Mapleton		$ 147	$ 225		$ 421
Lambton Shores	$ 740	$ 656	$ 586	$ 509	$ 431
Greater Sudbury	$ 245	$ 201	$ 520	$ 491	$ 442
Elliot Lake	$ 197	$ 164	$ 618	$ 556	$ 492
Windsor	$ 735	$ 2,773	$ 642	$ 584	$ 527
Centre Wellington		$ 761	$ 688	$ 605	$ 531
Guelph	$ 659	$ 554	$ 480	$ 738	$ 566
Gravenhurst	$ 758	$ 707	$ 658	$ 618	$ 569
Middlesex Centre	$ 921	$ 808	$ 712	$ 624	$ 573
Hamilton	$ 677	$ 749	$ 637	$ 725	$ 598
Tillsonburg	$ 819	$ 725	$ 649	$ 618	$ 610
North Perth	$ 1,078		$ 855	$ 727	$ 620
Norfolk					$ 642
Collingwood	$ 1,077	$ 1,045	$ 915	$ 818	$ 688
Chatham-Kent	$ -	$ 1,110	$ 977	$ 845	$ 710

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

Municipality	2013	2014	2015	2016	2017
London	$ 1,052	$ 973	$ 910	$ 799	$ 740
Brantford					$ 755
Haldimand			$ 642	$ 676	$ 759
St. Catharines	$ 595	$ 573	$ 786	$ 771	$ 759
Tay					$ 789
Orangeville	$ 625	$ 636	$ 596	$ 511	$ 806
Brant County	$ 782	$ 865	$ 779	$ 700	$ 846
Minto		$ 686	$ 840	$ 1,018	$ 851
Prince Edward County	$ 1,110	$ 1,002	$ 889	$ 791	$ 966
Toronto	$ 935	$ 929	$ 957	$ 917	$ 974
Welland	$ 1,287	$ 1,217	$ 1,150	$ 1,092	$ 1,011
St. Thomas	$ 727	$ 659	$ 576	$ 586	$ 1,036
North Bay	$ 1,364	$ 1,214	$ 1,369	$ 1,189	$ 1,064
Owen Sound	$ 1,100	$ 953	$ 819	$ 1,214	$ 1,066
St. Marys		$ 1,426	$ 1,288	$ 1,153	$ 1,155
Cornwall	$ 802	$ 706	$ 729	$ 1,176	$ 1,181
Brockville	$ 978	$ 1,021	$ 875	$ 1,195	$ 1,202
Pelham	$ 234	$ 266	$ 364	$ 887	$ 1,246
Port Colborne		$ 559	$ 766	$ 670	$ 1,337
Peterborough	$ 1,199	$ 1,185	$ 1,296	$ 1,428	$ 1,414
Ottawa	$ 1,528	$ 1,362	$ 1,311	$ 1,307	$ 1,473
Espanola			$ 1,556		$ 1,490
Timmins	$ 555	$ 501	$ 1,027	$ 1,648	$ 1,542
Barrie	$ 1,807	$ 1,744	$ 1,666	$ 1,706	$ 1,589
Bancroft					$ 1,656
Stratford	$ 2,300	$ 2,061	$ 2,255	$ 2,019	$ 1,774
Belleville	$ 1,139	$ 1,028	$ 1,587	$ 2,003	$ 1,821
Thunder Bay	$ 2,109	$ 1,984	$ 1,941	$ 1,979	$ 1,926
Parry Sound		$ 2,078	$ 1,909	$ 2,111	$ 1,967
Kingston	$ 1,914	$ 1,813	$ 1,989	$ 1,791	$ 2,226
Quinte West	$ 936	$ 1,054	$ 1,505	$ 2,169	$ 2,303
Greenstone	$ 3,515	$ 3,242	$ 2,979	$ 2,913	$ 2,555
Average	**$ 616**	**$ 608**	**$ 590**	**$ 602**	**$ 579**
Median	**$ 507**	**$ 462**	**$ 461**	**$ 404**	**$ 351**

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

Municipality	2013	2014	2015	2016	2017
Region Durham	$ 291	$ 297	$ 249	$ 193	$ 119
Region Halton	$ 319	$ 307	$ 315	$ 292	$ 245
District Muskoka	$ 377		$ 315	$ 294	$ 266
Region Peel	$ 782	$ 710	$ 642	$ 633	$ 556
Region Niagara	$ 488	$ 552	$ 623	$ 607	$ 619
Region Waterloo	$ 698	$ 955	$ 926	$ 948	$ 918
Region York	$ 1,261	$ 1,339	$ 1,333	$ 1,261	$ 1,167
Average	**$ 602**	**$ 693**	**$ 629**	**$ 604**	**$ 556**
Median	**$ 488**	**$ 631**	**$ 623**	**$ 607**	**$ 556**
Elgin County			$ 79	$ 86	$ -
Dufferin County			$ 227	$ 201	$ -
Grey County			$ 20	$ 13	$ 10
Simcoe County			$ 48	$ 39	$ 32
Wellington County		$ 242	$ 208	$ 190	$ 158
Bruce County			$ 204	$ 190	$ 161
Average		**$ 242**	**$ 131**	**$ 120**	**$ 60**
Median		**$ 242**	**$ 141**	**$ 138**	**$ 21**

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

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

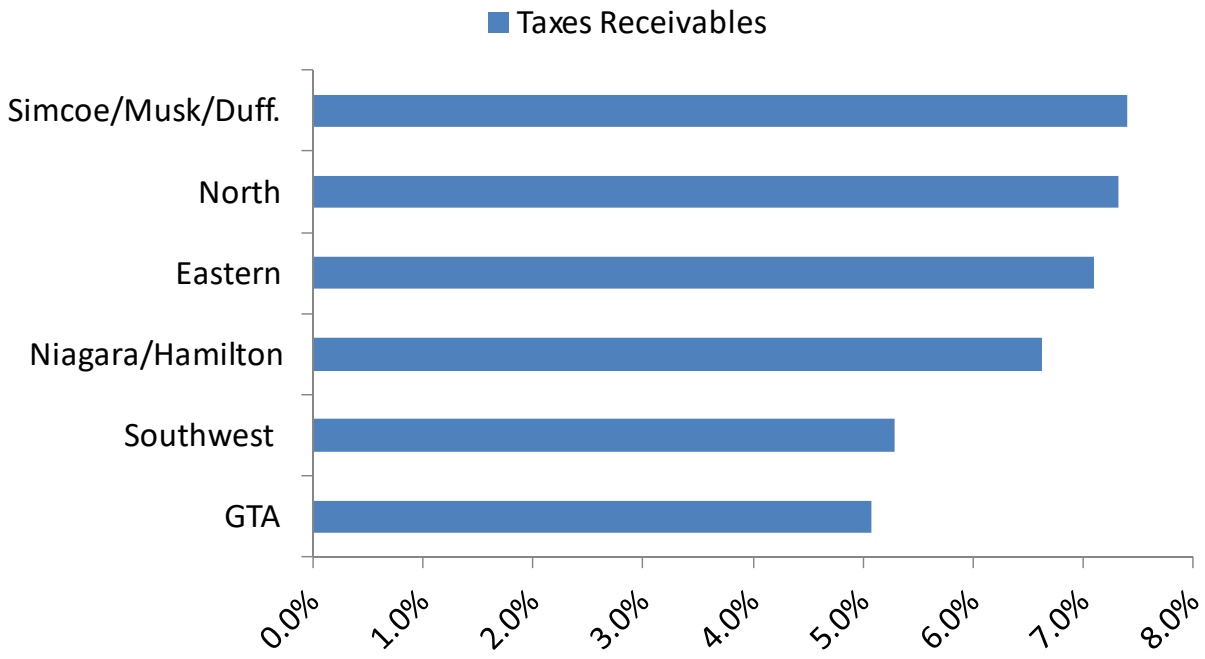
Target

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	2013	2014	2015	2016	2017
Mississauga	2.6%	2.7%	2.7%	2.3%	2.1%
Newmarket	4.0%	3.4%	3.2%	2.7%	2.3%
Burlington	3.1%	3.3%	2.8%	2.8%	2.6%
Oshawa	2.6%	1.8%	2.2%	1.8%	2.8%
Milton	3.7%	4.5%	3.2%	3.4%	3.5%
Oakville	3.8%	3.5%	3.8%	3.7%	3.6%
Markham	5.4%	4.9%	4.6%	4.2%	3.8%
Halton Hills	6.0%	5.2%	4.6%	4.1%	4.0%
Toronto	4.1%	4.3%	4.0%	4.2%	4.0%
Clarington	5.4%	4.8%	4.6%	4.3%	4.5%
Whitby	4.8%	4.5%	4.4%	3.9%	4.6%
Brampton	6.0%	6.2%	5.1%	4.5%	5.0%
Vaughan	7.5%	5.1%	5.3%	4.7%	5.0%
Richmond Hill	0.0%			5.1%	5.4%
Caledon	7.9%	6.8%	5.3%	5.5%	5.5%
Brock	12.3%	10.6%	8.7%	7.4%	6.7%
East Gwillimbury	9.1%	7.5%	6.7%	5.8%	6.8%
Georgina	7.6%	7.9%	6.5%	6.2%	7.0%
Pickering	8.4%	7.3%	7.6%	7.5%	7.7%
Whitchurch - Stouffville	7.4%	7.5%	8.4%	8.2%	8.0%
King	14.3%	15.1%	15.1%	11.8%	11.9%
GTA Average	**6.0%**	**5.8%**	**5.5%**	**4.9%**	**5.1%**
GTA Median	**5.7%**	**5.1%**	**4.6%**	**4.4%**	**4.6%**

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

Municipality	2013	2014	2015	2016	2017
Kingston	3.6%	2.9%	2.9%	2.3%	2.1%
Peterborough	3.6%	3.7%	3.2%	2.3%	2.3%
Belleville	2.7%	3.5%	2.6%	2.8%	2.8%
Cornwall	4.0%	3.4%	3.6%	3.6%	4.2%
Ottawa	3.5%	4.3%	4.7%	5.0%	5.2%
Prince Edward County	11.7%	10.9%	9.8%	10.5%	8.6%
Quinte West	7.6%	7.9%	5.7%	6.5%	9.0%
North Stormont	0.0%	0.0%	0.0%	11.9%	9.9%
Brockville	4.9%	5.5%	7.5%	8.4%	10.4%
Bancroft					16.6%
Eastern Average	**4.6%**	**4.7%**	**4.4%**	**5.9%**	**7.1%**
Eastern Median	**3.6%**	**3.7%**	**3.6%**	**5.0%**	**6.9%**

Municipality	2013	2014	2015	2016	2017
Niagara-on-the-Lake	7.1%	5.8%	4.8%	3.1%	3.0%
St. Catharines	6.1%	6.2%	6.4%	5.5%	5.1%
Lincoln	9.2%	7.4%	8.2%	6.0%	5.2%
Pelham	8.1%	7.2%	7.7%	7.1%	5.5%
Fort Erie	10.9%	10.0%	9.1%	8.3%	6.0%
Grimsby	0.0%	6.6%	5.4%	6.1%	6.4%
Welland	12.5%	12.4%	14.0%	10.4%	6.4%
Port Colborne		5.8%	5.9%	5.8%	7.2%
Wainfleet	11.8%	11.4%	9.5%	7.6%	7.3%
Hamilton	8.5%	8.6%	8.4%	8.1%	7.4%
Thorold	8.5%	6.1%	7.3%	5.9%	9.9%
West Lincoln	14.1%	16.4%	14.8%	9.4%	10.2%
Niagara/Hamilton Average	**8.8%**	**8.0%**	**8.4%**	**6.9%**	**6.6%**
Niagara/Hamilton Median	**8.6%**	**7.2%**	**7.9%**	**6.4%**	**6.4%**

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

Municipality	2013	2014	2015	2016	2017
Kenora	1.9%	2.3%	1.5%	1.3%	1.0%
Greater Sudbury	2.8%	2.3%	2.5%	2.4%	3.0%
Parry Sound		6.8%	6.7%	4.6%	3.4%
North Bay	4.2%	4.8%	4.5%	4.0%	4.5%
Thunder Bay	6.3%	5.4%	7.1%	6.3%	5.8%
Espanola			5.2%		7.3%
Elliot Lake	3.4%	3.8%	4.2%	4.2%	7.9%
Timmins	6.6%	7.2%	6.5%	6.0%	7.9%
Greenstone	18.2%	18.3%	18.6%	16.2%	12.9%
Sault Ste. Marie	12.8%	11.7%	11.0%	15.0%	19.5%
North Average	**7.0%**	**6.9%**	**6.8%**	**6.7%**	**7.3%**
North Median	**5.3%**	**5.4%**	**5.8%**	**4.6%**	**6.5%**

Municipality	2013	2014	2015	2016	2017
Orangeville	5.2%	3.0%	1.9%	2.0%	1.1%
Barrie	6.0%	6.3%	5.9%	5.0%	5.0%
Penetanguishene					5.9%
Gravenhurst	13.7%	11.5%	8.8%	6.7%	6.5%
Collingwood	7.9%	8.5%	7.2%	6.1%	7.3%
Bracebridge	13.0%	12.2%	10.3%	7.9%	7.6%
Tiny					8.3%
Orillia	10.9%	11.4%	10.0%	8.1%	8.4%
Innisfil	9.0%	9.5%	10.2%	9.1%	8.5%
Springwater	12.5%	11.7%	10.2%	9.0%	8.6%
Tay					9.2%
Huntsville	14.1%	15.4%	15.7%	12.9%	12.5%
Simcoe/Musk./Duff. Average	**10.3%**	**9.9%**	**8.9%**	**7.4%**	**7.4%**
Simcoe/Musk./Duff. Median	**10.9%**	**11.4%**	**10.0%**	**7.9%**	**7.9%**

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

Municipality	2013	2014	2015	2016	2017
Sarnia	5.0%	2.3%	1.9%	1.5%	1.6%
North Perth	2.5%		2.6%	2.7%	1.8%
London	1.6%	2.1%	1.9%	2.6%	2.0%
Guelph	1.6%	1.9%	2.2%	2.5%	2.2%
Tillsonburg	3.9%	4.4%	3.9%	3.0%	2.6%
Wilmot	4.1%	4.7%	3.3%	2.8%	2.6%
Ingersoll	6.0%	5.1%	4.9%	4.5%	3.5%
Stratford	5.1%	4.8%	4.4%	4.1%	3.6%
Brantford				3.7%	3.7%
Wellesley	3.9%	3.8%	3.1%	2.6%	3.7%
Woolwich	5.4%	4.2%	4.6%	4.8%	3.8%
Brant County	7.0%	5.2%	4.5%	4.4%	3.8%
Centre Wellington		5.5%	4.8%	4.5%	4.0%
St. Marys		4.8%	4.9%	4.5%	4.0%
Puslinch		5.2%	4.6%	2.3%	4.3%
Kitchener	5.7%	6.2%	5.2%	5.5%	4.3%
Brockton					4.4%
Waterloo	6.7%	4.8%	4.9%	3.9%	4.7%
Chatham-Kent		6.8%	4.8%	4.7%	4.8%
North Middlesex			6.9%	6.0%	4.9%
Kincardine		6.7%	5.4%	6.3%	5.0%
Middlesex Centre	5.3%	5.4%	5.9%	6.1%	5.1%
Strathroy-Caradoc	8.3%	8.1%	5.7%	6.0%	5.3%
Saugeen Shores	4.8%	4.7%	4.5%	4.4%	5.4%
Owen Sound	4.7%	4.0%	2.6%	5.0%	5.5%
Cambridge	9.0%	9.1%	7.4%	7.3%	5.8%
St. Thomas	2.7%	2.1%	3.4%	6.7%	6.0%
Lambton Shores	8.5%	8.0%	8.2%	7.9%	6.1%
Meaford	6.2%	7.9%	8.1%	7.1%	6.1%
Guelph-Eramosa		7.2%	6.6%	6.7%	6.3%
North Dumfries		6.0%	6.3%	6.5%	6.3%
Wellington North		8.7%	7.5%	7.8%	7.9%
Windsor	9.8%	9.7%	8.6%	8.4%	8.3%
Norfolk				8.3%	8.5%
Erin		13.1%	10.8%	8.6%	8.6%
Minto		10.4%	9.8%	8.3%	8.7%
Mapleton		6.9%	6.3%		10.1%
Grey Highlands	14.2%	14.6%	15.9%	16.1%	15.8%
Southwest Average	**5.7%**	**6.2%**	**5.8%**	**5.8%**	**5.3%**
Southwest Median	**5.3%**	**5.4%**	**4.9%**	**5.0%**	**4.9%**

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
Cornwall	62.0%
St. Thomas	62.6%
Parry Sound	63.1%
Wellesley	65.4%
Norfolk	65.9%
Milton	67.7%
Bancroft	69.2%
Peterborough	71.2%
Greater Sudbury	74.3%
Windsor	74.3%
Brantford	74.5%
Elliot Lake	75.7%
Gravenhurst	75.7%
North Stormont	77.6%
Wilmot	77.7%
Chatham-Kent	78.1%
Hamilton	79.1%
Stratford	80.5%
Tiny	80.8%
Ottawa	80.8%
Erin	81.4%
Timmins	81.6%
Toronto	82.5%
London	83.4%
Huntsville	83.6%
Grey Highlands	84.1%
North Dumfries	84.2%
Prince Edward County	84.4%
Tay	84.7%
Brockton	85.4%
Greenstone	85.4%
Minto	85.5%
Espanola	85.7%
Puslinch	86.6%
Kingston	87.4%
Port Colborne	87.8%

Municipality	OSR as a % of Total Expenditures
Brampton	88.2%
Guelph-Eramosa	88.3%
Halton Hills	89.0%
Woolwich	89.7%
Guelph	89.8%
Bracebridge	89.9%
Springwater	90.7%
Clarington	90.9%
Saugeen Shores	90.9%
Lambton Shores	91.1%
Kenora	91.2%
Thunder Bay	91.2%
Lincoln	91.3%
Haldimand	91.6%
Brock	91.9%
Centre Wellington	92.3%
Owen Sound	92.4%
Markham	92.4%
Vaughan	92.5%
Barrie	92.7%
Sault Ste. Marie	92.9%
North Bay	93.2%
Grimsby	93.6%
Pelham	93.8%
Oakville	94.2%
Mississauga	94.4%
North Middlesex	95.0%
Quinte West	95.6%
Wellington North	95.8%
Georgina	96.2%
Waterloo	96.3%
St. Catharines	96.7%
Newmarket	96.9%
Whitchurch - Stouffville	97.3%
Brockville	97.3%
Burlington	98.6%

Rates Coverage Ratio Cont'd

Municipality	OSR as a % of Total Expenditures
Pickering	98.7%
Richmond Hill	99.0%
Welland	99.8%
Tillsonburg	100.5%
Thorold	101.7%
Cambridge	102.2%
Mapleton	102.2%
St. Marys	102.3%
Belleville	102.4%
Penetanguishene	102.4%
Middlesex Centre	102.8%
Kincardine	103.2%
Sarnia	103.6%
Ingersoll	103.8%
Collingwood	104.4%
Oshawa	104.5%
Niagara-on-the-Lake	104.7%
Kitchener	104.7%
King	105.5%
Caledon	105.9%
Fort Erie	106.2%
Orillia	107.1%
Wainfleet	107.2%
Brant County	108.0%
Innisfil	109.2%
East Gwillimbury	109.3%
Orangeville	109.6%
Meaford	114.0%
Strathroy-Caradoc	114.6%
North Perth	117.2%
Whitby	118.1%
West Lincoln	149.7%
Average	**92.1%**
Median	**92.3%**

Municipality	OSR as a % of Total Expenditures
Region Niagara	67.8%
Region Peel	69.9%
Region Waterloo	74.4%
District Muskoka	81.1%
Region York	82.7%
Region Durham	84.4%
Region Halton	87.7%
Average	**78.3%**
Median	**81.1%**
Simcoe County	50.9%
Grey County	58.0%
Wellington County	58.1%
Dufferin County	64.7%
Bruce County	65.2%
Elgin County	65.4%
Average	**60.4%**
Median	**61.4%**