BMA
Management Consulting Inc.

Municipal Study - 2017

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Executive Summary—City of Sarnia

Socio-Economic Factors

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

- Changes in the tax base as measured by population, property value, employment, or business activity

- A need to shift public service priorities because of demographic changes in the municipality

- A need to shift public policies because of changes in economic conditions

Socio-Economic Factors	Sarnia	Total Survey Average	Southwest
2017 Population Density per sq. km.	451	551	404
2011-2016 Population Increase %	-1.1%	4.8%	3.7%
2016 Building Construction Value per Capita	$ 1,444	$ 3,017	$ 3,268
2017 Estimated Average Household Income	$ 93,229	$ 101,143	$ 99,883
2017 Weighted Median Value of Dwelling	$ 201,736	$ 334,505	$ 297,982
2017 Unweighted Assessment per Capita	$ 93,526	$ 150,405	$ 153,676
2017 Weighted Assessment per Capita	$ 98,515	$ 154,210	$ 147,085

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.

2016 Sustainability Indicators	Sarnia	Total Survey Average
Financial Position per Capita	$ 376	$ 454
Tax Asset Consumption Ratio	41.0%	42.3%
Net Financial Liabilities Ratio	(0.2)	(0.4)

Vulnerability

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

2016 Vulnerability Indicators	Sarnia	Total Survey Average
Reserves		
Tax Reserves (less WWW) as % of Taxation	32.5%	71.3%
Tax Reserves as % of Own Source Revenues	26.1%	51.0%
Tax Reserves / Capita	$ 322	$ 685
Debt		
Tax Debt Charges as % of Own Source Revenues	5.6%	4.4%
Total Debt Outstanding / Capita	$ 230	$ 769
Tax Debt Outstanding / Capita	$ 112	$ 539
Debt Outstanding per Own Source Revenue	13.7%	41.9%
Debt to Reserve Ratio	0.5	1.0

Flexibility

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

2016 Flexibility Indicators	Sarnia	Total Survey Average
Taxes Receivable as % of Taxes Levied	1.5%	6.0%
Rates Coverage Ratio	98.0%	90.8%

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 2017 municipal levy by-laws and the 2017 estimated populations.

2017	Sarnia	Total Survey Average	Southwest
Net Municipal Levy per Capita	$ 1,467	$ 1,510	$ 1,505
Net Municipal Levy per $100,000 Unweighted CVA	$ 1,569	$ 1,122	$ 1,079

User Fees

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

2017 Fees	Sarnia	Total Survey Average	Southwest
Development Charges - Single Detached	$ 7,718	$ 30,512	$ 18,299
Residential Building Permit Fee	$ 1,628	$ 2,248	$ 2,060

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.

2017 Tax Ratios	Sarnia	Total Survey Average
Multi-Residential	2.4000	1.8788
Commercial (Residual)	1.6271	1.6881
Industrial (Residual)	2.0476	2.2255

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

2017 Property Taxes	Sarnia	Total Survey Average	Southwest
Detached Bungalow	$ 2,979	$ 3,346	$ 3,019
2 Storey Home	$ 4,634	$ 4,503	$ 4,290
Senior Executive Home	$ 5,103	$ 6,248	$ 6,036
Walk Up Apartment (per Unit)	$ 1,641	$ 1,410	$ 1,385
Mid/High Rise (per Unit)	$ 2,319	$ 1,734	$ 1,908
Neigh. Shopping (per sq. ft.)	$ 3.87	$ 3.48	$ 3.09
Office Building (per sq. ft.)	$ 2.33	$ 3.03	$ 2.92
Hotels (per Suite)	$ 1,134	$ 1,617	$ 1,481
Motels (per Suite)	$ 971	$ 1,226	$ 1,230
Industrial Standard (per sq. ft.)	$ 1.65	$ 1.70	$ 1.41
Industrial Large (per sq. ft)	N/A	$ 1.11	$ 0.93
Industrial Vacant Land (per Acre)	$ 1,880	$ 3,584	$ 1,829

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.

2017 Water/Sewer Cost of Service	Sarnia		Total Survey Average		Southwest	
Residential - 200 m³	$	1,023	$	1,028	$	1,091
Commercial - 10,000 m³	$	13,310	$	33,586	$	35,376
Industrial - 30,000 m³	$	30,826	$	97,275	$	100,384
Industrial - 100,000 m³	$	73,900	$	316,934	$	320,617
Industrial - 500,000 m³	$	295,124	$	1,561,831	$	1,620,269

2017 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.

2017 Affordability Indicators	Sarnia	Total Survey Average	Southwest
Property Taxes as a % of Household Income	3.3%	3.8%	3.7%
Water/Sewer + Taxes as a % of Household Income	4.4%	4.9%	4.8%

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.

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.

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

Populations	Number of Municipalities
100,000 or greater	25
30,000 - 99,999	25
15,000 - 29,999	26
0 - 14,999	26
Total	**102**
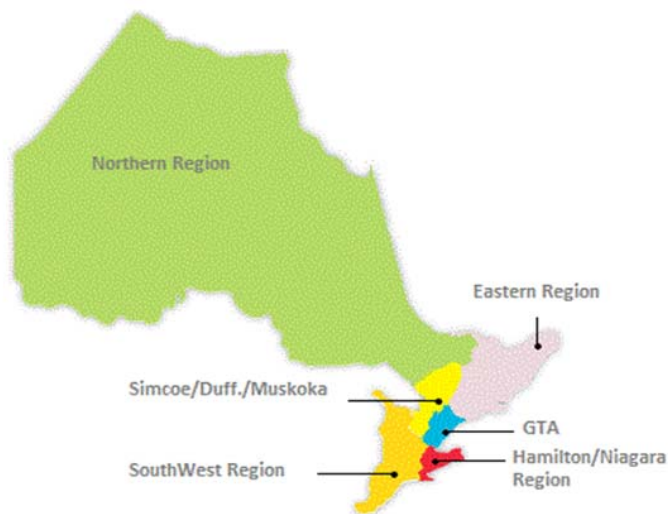
The analysis was completed using the most recent information available as provided by the participating municipalities including:

- 2017 Current Value Assessment

- 2017 Tax Policies

- 2017 Levy By-laws

- 2017 Development Charges

- 2017 Water/Sewer Rates

- 2016 FIRs

- 2017 User Fees

- Economic Development Programs

2017 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
Brock	Bracebridge	Aurora	Barrie
Central Elgin	Brockville	Belleville	Brampton
Elliot Lake	Centre Wellington	Brant	Burlington
Erin	Collingwood	Bruce County	Cambridge
Gravenhurst	East Gwillimbury	Caledon	Chatham-Kent
Greenstone	Grimsby	Clarington	Greater Sudbury
Grey Highlands	Huntsville	Cornwall	Guelph
Guelph-Eramosa	Kenora	Fort Erie	Halton Region
Ingersoll	King	Georgina	Hamilton
Kincardine	Kingsville	Haldimand	Kingston
Lambton Shores	Leamington	Halton Hills	Kitchener
Mapleton	Lincoln	Innisfil	London
Meaford	Middlesex Centre	Muskoka District	Markham
Minto	Niagara-on-the-Lake	Newmarket	Milton
North Dumfries	Oro-Medonte	Niagara Falls	Mississauga
North Middlesex	Owen Sound	North Bay	Niagara Region
North Perth	Pelham	Orangeville	Oakville
Parry Sound	Port Colborne	Orillia	Oshawa
Puslinch	Prince Edward County	Peterborough	Ottawa
Saugeen Shores	Springwater	Pickering	Peel Region
St. Marys	Strathroy-Caradoc	Quinte West	Richmond Hill
The Blue Mountains	Thorold	Sarnia	Simcoe County
Wainfleet	Tillsonburg	Sault Ste. Marie	St. Catharines
Wellesley	West Lincoln	St. Thomas	Thunder Bay
Wellington North	Wilmot	Stratford	Toronto
	Woolwich	Timmins	Vaughan
		Welland	Waterloo Region
		Wellington County	Waterloo
		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.
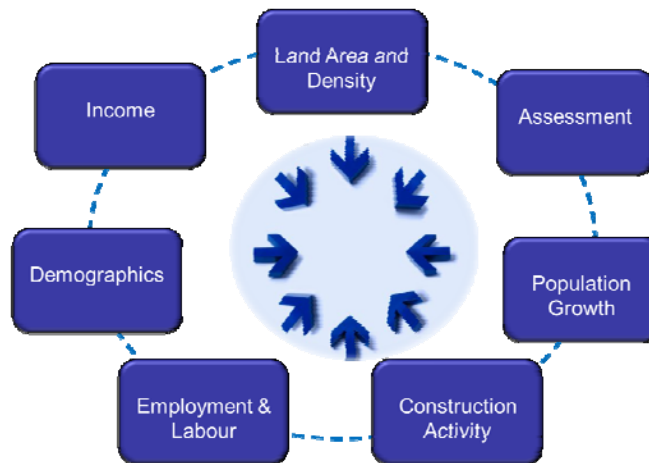
Land Density

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.

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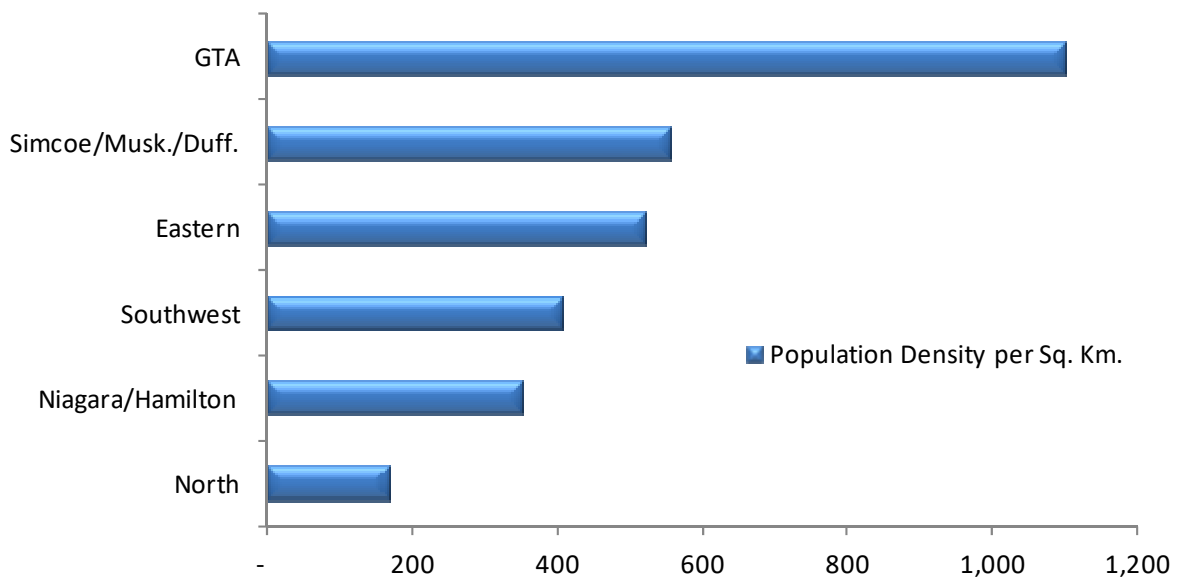
Population Growth

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.
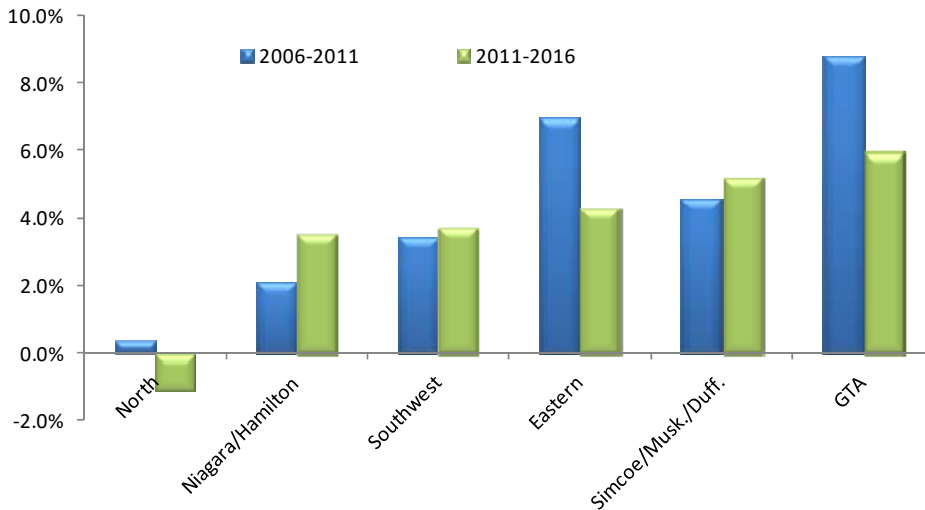
Household Income

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 $83,197 compared with $123,416 in the GTA.
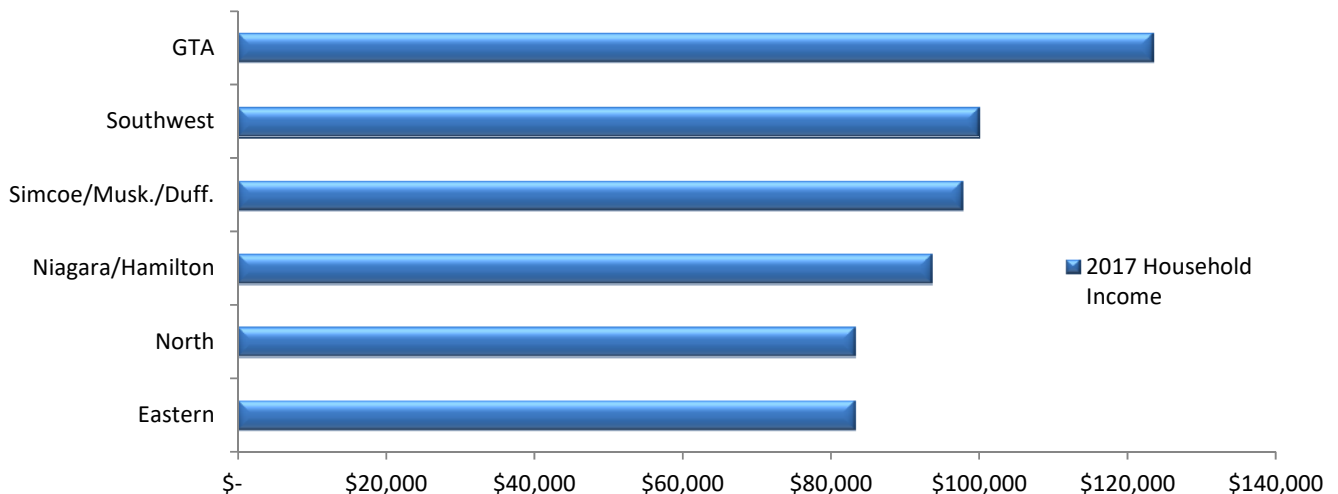
Assessment Per Capita

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.
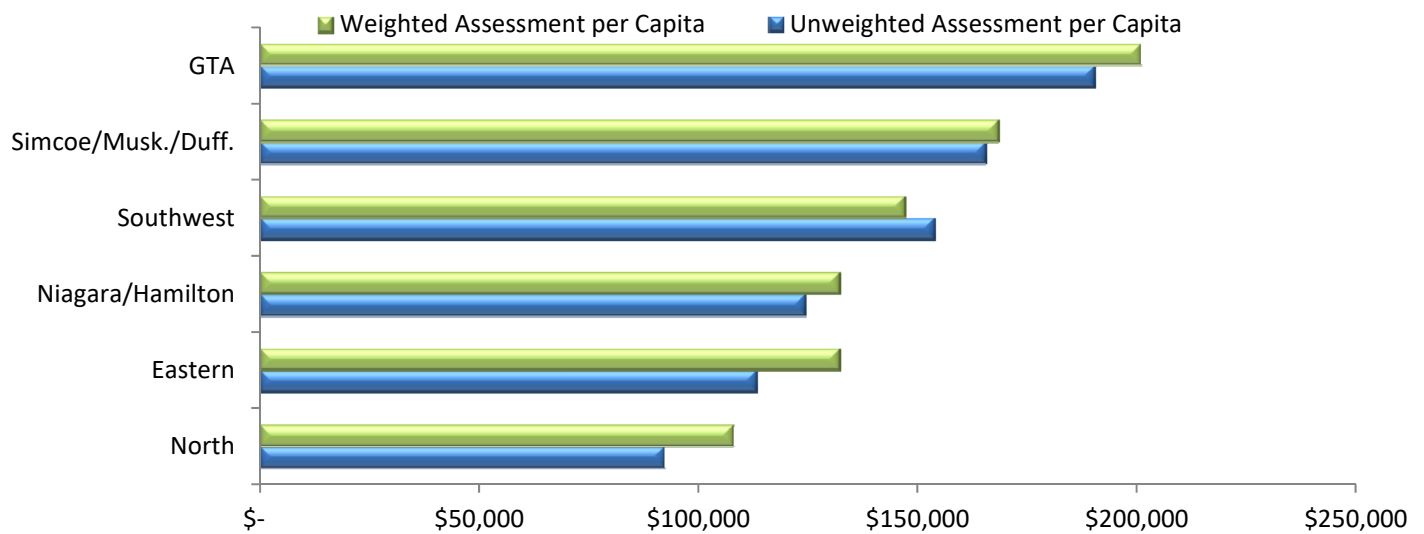
Assessment Change

Assessment growth provides an indication of how the base upon which taxes are levied is changing over time. From 2016—2017, the assessment increased by 5.0% on average across the 102 Ontario municipalities. The GTA geographic area experienced the largest increase at 8.7%.

Municipalities Grouped by Location	2013-2014	2014-2015	2015-2016	2016-2017
North	6.4%	5.6%	5.0%	0.7%
Niagara/Hamilton	3.6%	4.2%	3.7%	4.3%
Southwest	4.6%	4.8%	4.4%	4.7%
Eastern	5.6%	4.6%	4.8%	2.9%
GTA	7.3%	6.5%	6.1%	8.7%
Simcoe/Musk./Duff.	3.6%	3.5%	3.5%	4.2%
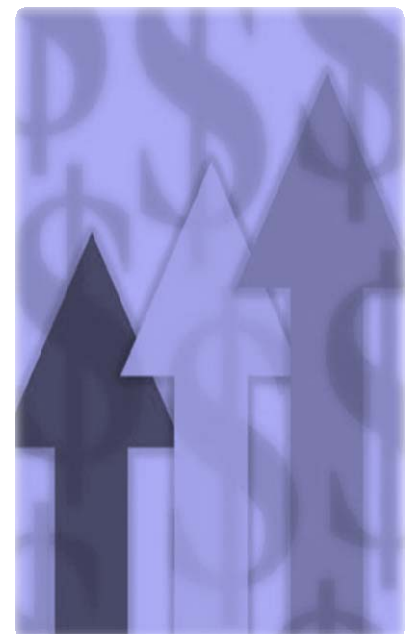
Residential Properties

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.

Average House Value (000s)

Region	Value
GTA	~$515
Simcoe/Musk./Duff.	~$340
Southwest	~$295
Niagara/Hamilton	~$285
Eastern	~$255
North	~$190
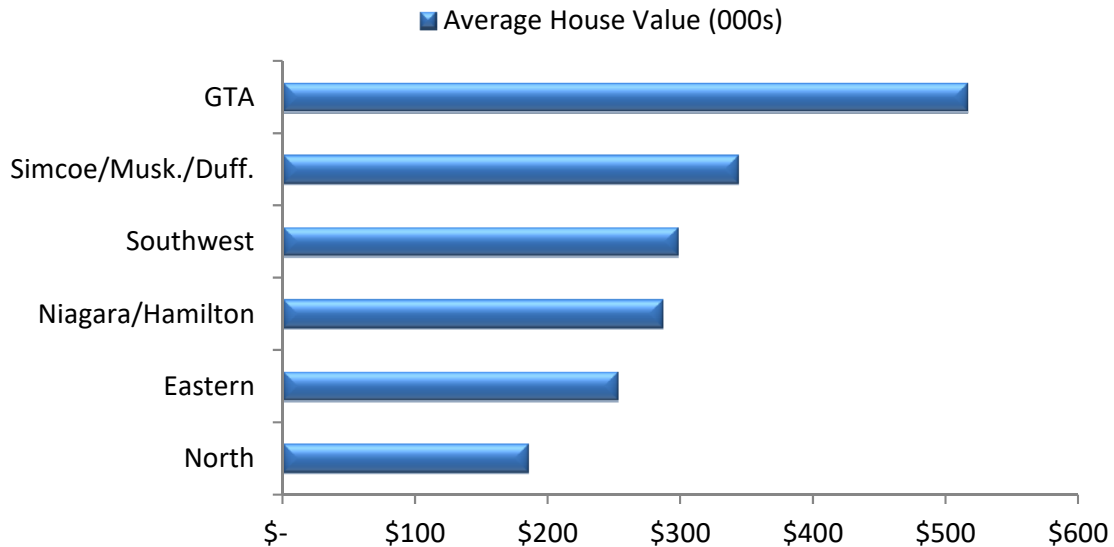
Construction Activity

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 2014-2016.

Construction per Capita

Region	Value
GTA	~$3,350
Southwest	~$2,900
Simcoe/Musk./Duff.	~$2,850
Niagara/Hamilton	~$2,700
Eastern	~$1,850
North	~$1,300
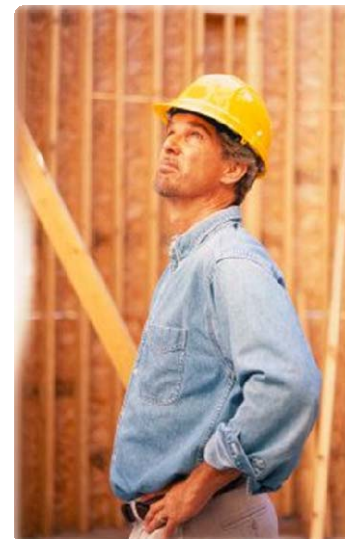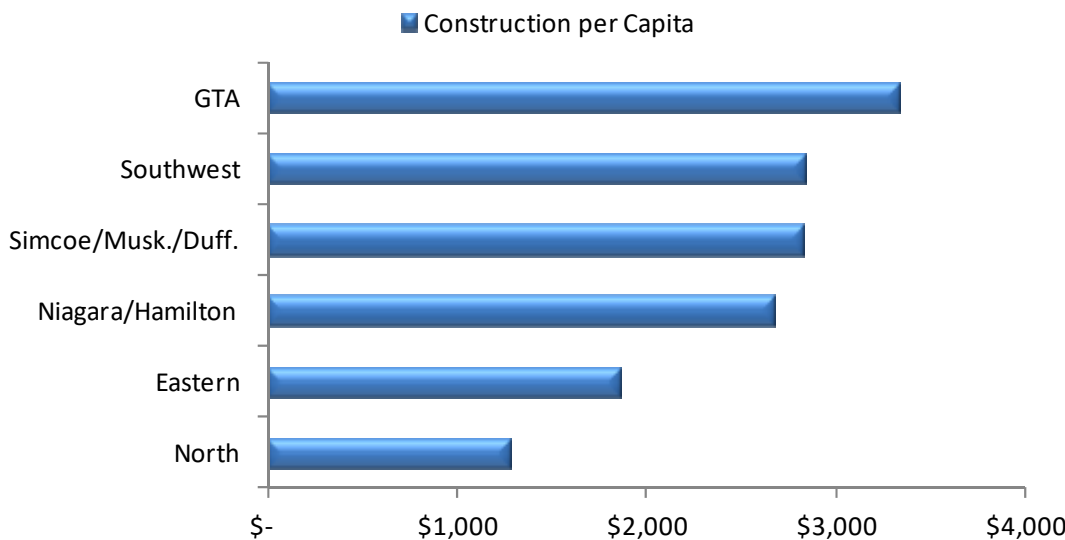
SECTION 3: Municipal Financial Sustainability Indicators

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 ($2,610) to a high of $4,983 per capita. The following graph provides the percentage of municipalities that fall within each range.

Financial Position Per Capita
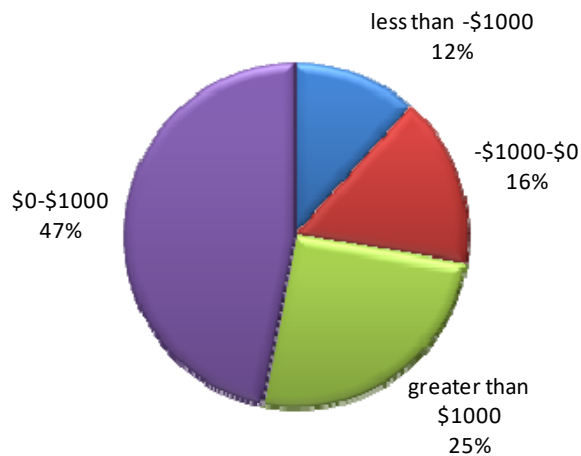
Asset Consumption Ratio

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*
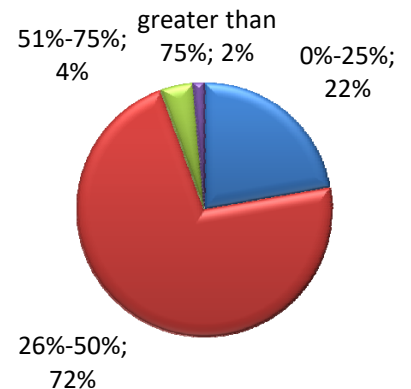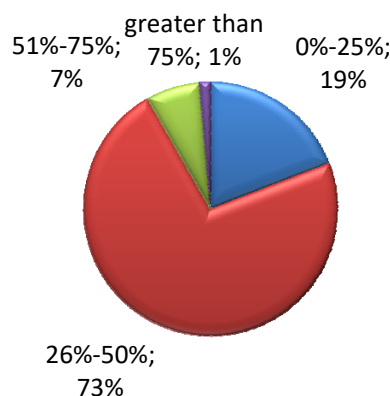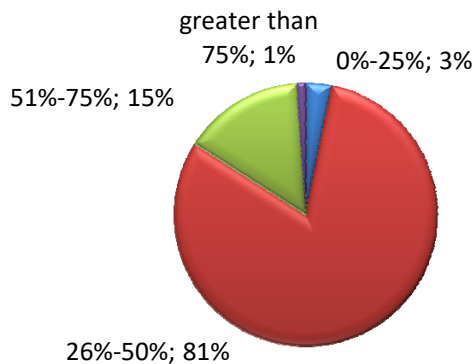
Reserves

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

greater than 90%; 9%
60%-90%; 24%
0%-30%; 22%
30%-60%; 45%

Water % of OSR

greater than 90%; 43%
0%-30%; 26%
30%-60%; 17%
60%-90%; 14%

WW % of OSR

greater than 90%; 40%
0%-30%; 24%
30%-60%; 27%
60%-90%; 9%
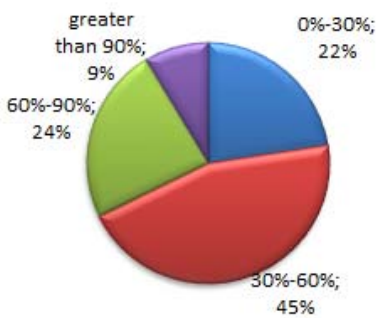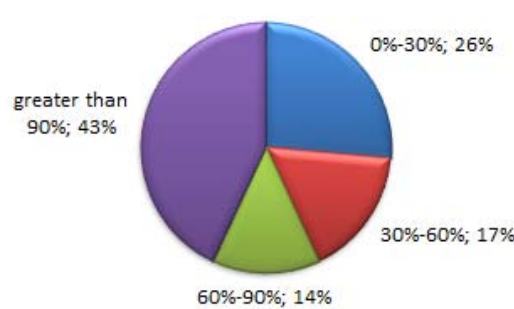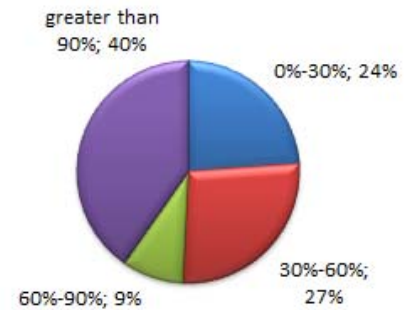
Debt Indicators

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

2%-3%; 15%
greater than 3%; 5%
0%-1%; 41%
1%-2%; 39%

Water

0%-2%; 13%
2%-10%; 1%
greater than 10%; 86%

WW

0%-2%; 10%
2%-10%; 6%
greater than 10%; 84%
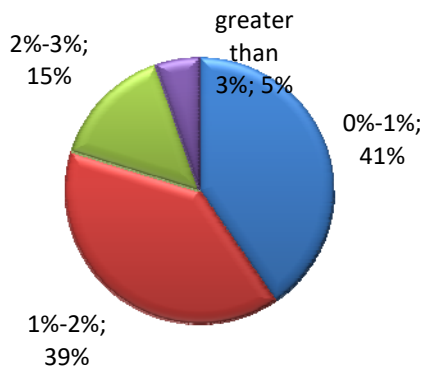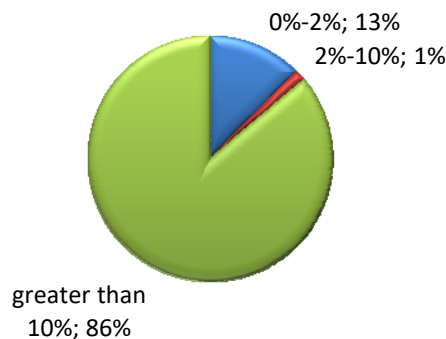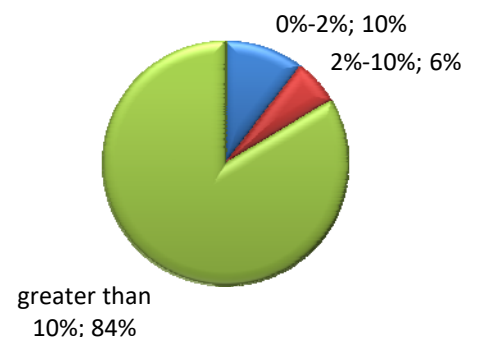
Taxes Receivable as a % of Taxes Levied

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 2016 taxes receivable as a percentage of taxes levied in each of the geographic areas.
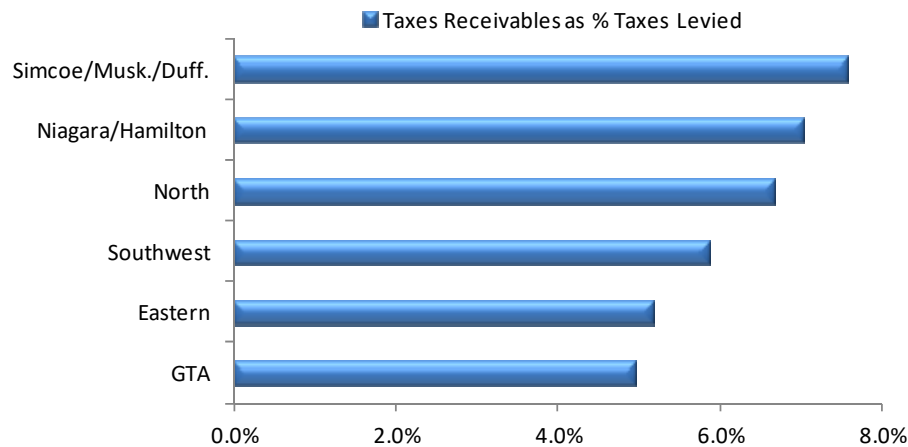
SECTION 4: Revenue & Expenditure Analysis

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

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

- Different service levels
- Variations in the types of services
- Different methods of providing services
- User fee policies
- Different assessment composition
- Varying demand for services
- Locational factors
- Demographic differences
- Socio-economic differences
- Urban/rural composition differences
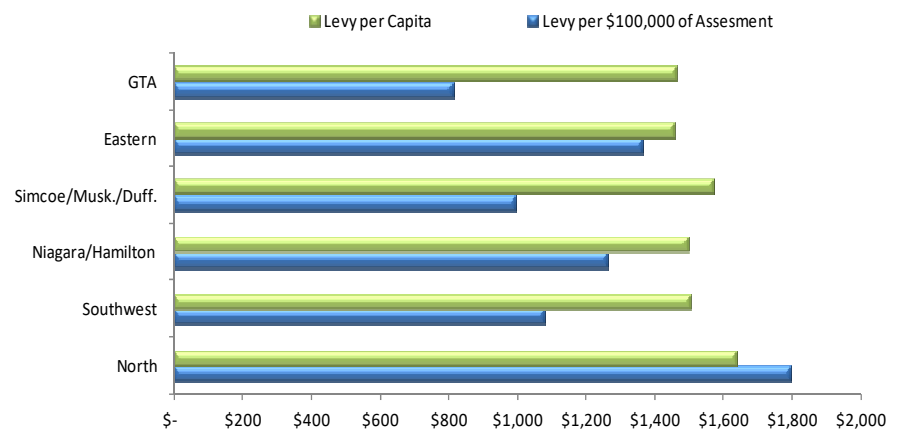
Net municipal levy per capita was calculated using Manifold Data Mining 2017 estimated population and the 2017 municipal levies. The net levy on a per capita basis ranged from $999 to $3,890 (with an average of $1,510 per capita). Net levy per $100,000 of assessment is also provided. The net levy on a per $100,000 of unweighted assessment basis ranged across the municipalities from $570 to $2,381 (with an average of $1,122 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 2017 development charges. Note: some municipalities do not charge development charges.

2017 Development Charges	Residential	Multiples Dwelling 3+	Apartment units >=2	Apartment units < 2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
North	$ 13,962	$ 9,027	$ 7,562	$ 7,562	$ 7.61	$ 5.39
Eastern	$ 14,722	$ 11,456	$ 9,292	$ 7,152	$ 8.71	$ 5.35
Southwest	$ 18,299	$ 14,136	$ 11,005	$ 9,381	$ 7.50	$ 5.67
Niagara/Hamilton	$ 26,031	$ 18,635	$ 16,523	$ 10,984	$ 15.58	$ 8.05
Simcoe/Musk./Duff.	$ 25,447	$ 21,570	$ 16,380	$ 12,317	$ 9.52	$ 7.74
GTA	$ 64,198	$ 52,854	$ 40,091	$ 29,765	$ 34.27	$ 19.50

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 2017 tax policies that impact the relative tax position was completed. The following table summarizes the range of 2017 tax ratios across the survey.

2017 Tax Ratios	Average	Median	Min.	Max.
Multi-Residential	1.8788	1.9472	1.0000	2.7277
Commercial	1.6881	1.6929	1.0820	2.8828
Industrial	2.2255	2.2281	1.1000	4.8363

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	$ 3,061	$ 4,925	$ 6,559
Eastern	$ 3,247	$ 4,496	$ 6,434
Southwest	$ 3,019	$ 4,290	$ 6,036
Simcoe/Musk./Duff.	$ 3,124	$ 4,126	$ 5,540
Niagara/Hamilton	$ 3,434	$ 4,595	$ 6,209
GTA	$ 4,035	$ 4,808	$ 6,683
Survey Average	$ 3,346	$ 4,503	$ 6,248
Survey Median	$ 3,275	$ 4,594	$ 6,128

Industrial Properties	Standard per sq.ft.	Large per sq.ft.	Vacant Land per acre
North	$ 2.00	$ 0.92	$ 2,606
Eastern	$ 1.64	$ 1.07	$ 3,033
Southwest	$ 1.41	$ 0.93	$ 1,829
Simcoe/Musk./Duff.	$ 1.40	$ 1.04	$ 2,074
Niagara/Hamilton	$ 1.84	$ 0.85	$ 3,177
GTA	$ 2.18	$ 1.56	$ 8,120
Survey Average	$ 1.70	$ 1.11	$ 3,584
Survey Median	$ 1.71	$ 1.10	$ 2,188

Multi-Residential Properties	Walk-Up per Unit	High-Rise per Unit
North	$ 1,338	$ 1,602
Eastern	$ 1,704	$ 2,028
Southwest	$ 1,385	$ 1,908
Simcoe/Musk./Duff.	$ 1,184	$ 1,739
Niagara/Hamilton	$ 1,627	$ 1,760
GTA	$ 1,348	$ 1,483
Survey Average	$ 1,410	$ 1,734
Survey Median	$ 1,369	$ 1,769

Commercial Properties	Office per sq.ft.	Neigh. Shopping per sq.ft.	Hotel per suite	Motel per suite
North	$ 3.02	$ 3.27	$ 1,542	$ 1,277
Eastern	$ 3.23	$ 4.02	$ 1,861	$ 1,465
Southwest	$ 2.92	$ 3.09	$ 1,481	$ 1,230
Simcoe/Musk./Duff.	$ 2.79	$ 3.14	$ 2,060	$ 1,159
Niagara/Hamilton	$ 2.77	$ 3.72	$ 1,861	$ 1,108
GTA	$ 3.38	$ 4.09	$ 1,401	$ 1,177
Survey Average	$ 3.03	$ 3.48	$ 1,617	$ 1,226
Survey Median	$ 3.00	$ 3.55	$ 1,486	$ 1,190

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	$ 1,028	$ 33,586	$ 97,275	$ 316,934	$ 1,561,831
Median	$ 1,006	$ 31,481	$ 90,722	$ 301,230	$ 1,493,606
Min	$ 432	$ 8,976	$ 20,576	$ 73,900	$ 295,124
Max	$ 2,263	$ 68,191	$ 174,380	$ 582,480	$ 2,914,480

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

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

Total Municipal Burden as a % of Household Income	
GTA	4.5%
Southwest	4.8%
North	5.0%
Niagara/Hamilton	5.1%
Eastern	5.4%
Simcoe/Musk./Duff.	5.5%

SECTION 10: Economic Development Programs

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

Introduction—Municipal Study 2017

Introduction

For the past sixteen 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:

- 2017 current value assessment

- 2017 tax policies

- 2017 levy by-laws

- 2017 development charges

- 2017 water/sewer rates

- 2016 FIRs (as available)

- 2017 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 <u>online password protected database</u>. 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 <u>trends</u>, 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

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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 105 municipalities, it is recommended that the users take advantage of the online database to focus on similar municipalities.

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

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

- To help municipal decision-makers in assessing market conditions

- To understand the unique characteristics of each municipality

- To understand the relationship between various controllable and uncontrollable factors in addressing a municipality's competitive opportunities and challenges

- To develop a database of material that can be updated in future years to assess progress and establish targets

- To create awareness of the trends and the potential need to modify policies

- To assist in aligning municipal decisions in property taxation with other economic development programs and initiatives

- To assist municipalities in developing a long-term strategy for property taxation to achieve municipal competitive objectives in targeted property classes

- To create a baseline source of information that will assist municipalities in addressing specific areas of concern and to gain a better understanding of how other municipalities have addressed similar concerns

- To understand the impact of reassessment and growth

- To identify areas that may require further review (e.g. service levels, user fees, service delivery)

Municipalities Represented in the Study

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

Socio-Economic Indicators
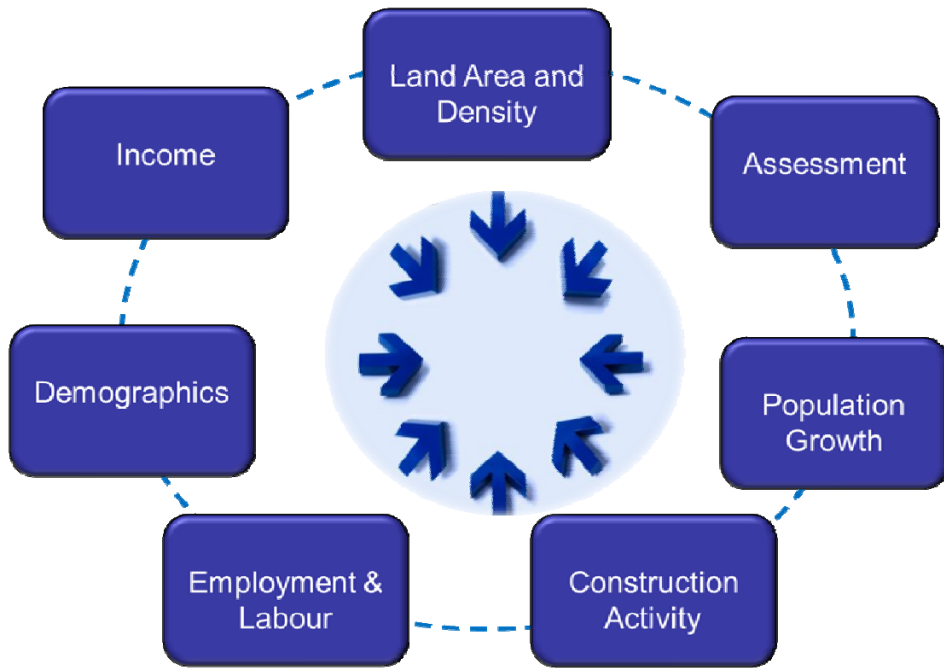
Socio-Economic Indicators

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 (2006-2017)*

  - *Note: Manifold Data Mining estimates for 2017 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 (2012-2017)*

- *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)*
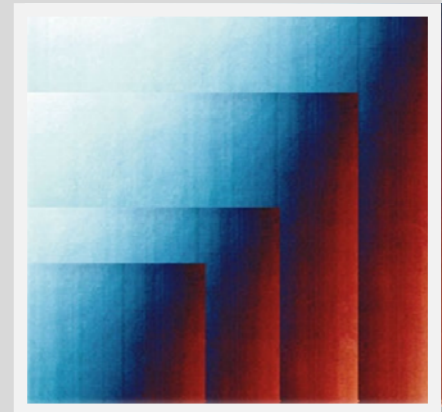
Population Statistics 2006-2017 (sorted highest to lowest population)

Municipality	2006 Stats Canada	2011 Stats Canada	2016 Stats Canada	2017 Manifold Data Mining	% Change 2006-2011	% Change 2011-2016
Toronto	2,503,281	2,615,060	2,731,571	2,865,711	4.5%	4.5%
Ottawa	812,129	883,391	934,243	982,550	8.8%	5.8%
Mississauga	668,549	713,443	721,599	752,171	6.7%	1.1%
Brampton	433,806	523,911	593,638	633,007	20.8%	13.3%
Hamilton	504,559	519,949	536,917	561,992	3.1%	3.3%
London	352,395	366,151	383,822	402,956	3.9%	4.8%
Markham	261,573	301,709	328,966	348,094	15.3%	9.0%
Vaughan	238,866	288,301	306,233	322,349	20.7%	6.2%
Kitchener	204,668	219,153	233,222	245,588	7.1%	6.4%
Windsor	216,473	210,891	217,188	227,209	-2.6%	3.0%
Richmond Hill	162,704	185,541	195,022	204,855	14.0%	5.1%
Oakville	165,613	182,520	193,832	204,024	10.2%	6.2%
Burlington	164,415	175,779	183,314	192,254	6.9%	4.3%
Greater Sudbury	157,857	160,274	161,531	168,255	1.5%	0.8%
Oshawa	141,590	149,607	159,458	167,965	5.7%	6.6%
Barrie	128,430	135,711	141,434	148,235	5.7%	4.2%
Guelph	114,943	121,688	131,794	139,270	5.9%	8.3%
St. Catharines	131,989	131,400	133,113	138,797	-0.4%	1.3%
Cambridge	120,371	126,748	129,920	135,786	5.3%	2.5%
Whitby	111,184	122,022	128,377	134,875	9.7%	5.2%
Kingston	117,207	123,363	123,798	128,841	5.3%	0.4%
Milton	53,889	84,362	110,128	114,037	56.5%	30.5%
Thunder Bay	109,140	108,359	107,909	112,132	-0.7%	-0.4%
Waterloo	97,475	98,780	104,986	110,524	1.3%	6.3%
Chatham-Kent	108,177	103,671	101,647	105,297	-4.2%	-2.0%
Clarington	77,820	84,548	92,013	97,327	8.6%	8.8%
Pickering	87,838	88,721	91,771	96,089	1.0%	3.4%
Niagara Falls	82,184	82,997	88,071	92,687	1.0%	6.1%
Newmarket	74,295	79,978	84,224	88,504	7.6%	5.3%
Peterborough	74,898	78,698	81,032	84,750	5.1%	3.0%
Sault Ste. Marie	74,948	75,141	73,368	75,939	0.3%	-2.4%
Sarnia	71,419	72,366	71,594	74,298	1.3%	-1.1%
Caledon	57,050	59,460	66,502	70,728	4.2%	11.8%
Halton Hills	55,289	59,008	61,161	64,064	6.7%	3.6%
Aurora	47,629	53,203	55,445	58,141	11.7%	4.2%

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

Municipality	2006 Stats Canada	2011 Stats Canada	2016 Stats Canada	2017 Manifold Data Mining	% Change 2006-2011	% Change 2011-2016
Welland	50,331	50,631	52,293	54,737	0.6%	3.3%
North Bay	53,966	53,651	51,553	53,189	-0.6%	-3.9%
Belleville	48,821	49,454	50,716	53,011	1.3%	2.6%
Whitchurch-Stouffville	24,390	37,628	45,837	49,590	54.3%	21.8%
Cornwall	45,965	46,340	46,589	48,505	0.8%	0.5%
Georgina	42,346	43,517	45,418	47,640	2.8%	4.4%
Haldimand	45,212	44,876	45,608	47,586	-0.7%	1.6%
Quinte West	42,697	43,086	43,577	45,431	0.9%	1.1%
Timmins	42,997	43,165	41,788	43,179	0.4%	-3.2%
St. Thomas	36,110	37,905	38,909	40,677	5.0%	2.6%
Innisfil	31,175	33,079	36,566	38,882	6.1%	10.5%
Brant	34,415	35,638	36,707	38,402	3.6%	3.0%
Stratford	30,461	30,886	31,465	32,842	1.4%	1.9%
Orillia	30,259	30,586	31,166	32,535	1.1%	1.9%
Fort Erie	29,925	29,960	30,710	32,097	0.1%	2.5%
Orangeville	26,925	27,975	28,900	30,252	3.9%	3.3%
Centre Wellington	26,049	26,693	28,191	29,641	2.5%	5.6%
Grimsby	23,937	25,325	27,314	28,839	5.8%	7.9%
Leamington	28,883	28,403	27,595	28,534	-1.7%	-2.8%
King	19,487	19,899	24,512	26,578	2.1%	23.2%
Woolwich	19,658	23,145	25,006	26,412	17.7%	8.0%
Prince Edward County	25,496	25,258	24,735	25,617	-0.9%	-2.1%
East Gwillimbury	21,069	22,473	23,991	25,279	6.7%	6.8%
Lincoln	21,722	22,487	23,787	25,018	3.5%	5.8%
Collingwood	17,290	19,241	21,793	23,236	11.3%	13.3%
Kingsville	20,908	21,362	21,552	22,454	2.2%	0.9%
Owen Sound	21,753	21,688	21,341	22,123	-0.3%	-1.6%
Brockville	21,957	21,870	21,346	22,092	-0.4%	-2.4%
Oro-Medonte	20,031	20,078	21,036	22,082	0.2%	4.8%
Strathroy-Caradoc	19,977	20,978	20,867	21,679	5.0%	-0.5%
Wilmot	17,097	19,223	20,545	21,653	12.4%	6.9%
Huntsville	18,280	19,056	19,816	20,770	4.2%	4.0%
Springwater	17,456	18,223	19,059	20,000	4.4%	4.6%
Thorold	18,224	17,931	18,801	19,739	-1.6%	4.9%

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

Municipality	2006 Stats Canada	2011 Stats Canada	2016 Stats Canada	2017 Manifold Data Mining	% Change 2006-2011	% Change 2011-2016
Port Colborne	18,599	18,424	18,306	19,014	-0.9%	-0.6%
Niagara-on-the-Lake	14,587	15,400	17,511	18,685	5.6%	13.7%
Middlesex Centre	15,589	16,487	17,262	18,118	5.8%	4.7%
Pelham	16,155	16,598	17,110	17,903	2.7%	3.1%
Bracebridge	15,652	15,409	16,010	16,777	-1.6%	3.9%
Tillsonburg	14,822	15,301	15,872	16,628	3.2%	3.7%
Kenora	15,177	15,348	15,096	15,648	1.1%	-1.6%
West Lincoln	13,167	13,837	14,500	15,222	5.1%	4.8%
Saugeen Shores	11,720	12,661	13,715	14,494	8.0%	8.3%
North Perth	12,254	12,631	13,130	13,761	3.1%	4.0%
Guelph-Eramosa	N/A	13,458	12,854	13,469	N/A	-4.5%
Ingersoll	11,760	12,146	12,757	13,398	3.3%	5.0%
Central Elgin	12,723	12,743	12,607	13,083	0.2%	-1.1%
Gravenhurst	11,046	11,640	12,311	12,949	5.4%	5.8%
Wellington North	11,175	11,477	11,914	12,484	2.7%	3.8%
Brock	11,979	11,341	11,642	12,171	-5.3%	2.7%
Erin	11,148	10,770	11,439	12,041	-3.4%	6.2%
Kincardine	11,173	11,174	11,389	11,890	0.0%	1.9%
Wellesley	9,789	10,713	11,260	11,828	9.4%	5.1%
Meaford	10,948	11,100	10,991	11,408	1.4%	-1.0%
Mapleton	9,851	9,989	10,527	11,064	1.4%	5.4%
Lambton Shores	11,150	10,656	10,631	11,054	-4.4%	-0.2%
Elliot Lake	11,549	11,348	10,741	11,048	-1.7%	-5.3%
North Dumfries	9,063	9,334	10,215	10,817	3.0%	9.4%
Grey Highlands	9,480	9,520	9,804	10,256	0.4%	3.0%
Minto	8,504	8,334	8,671	9,090	-2.0%	4.0%
Puslinch	6,689	7,029	7,336	7,695	5.1%	4.4%
St. Marys	6,617	6,655	7,265	7,689	0.6%	9.2%
The Blue Mountains	6,825	6,453	7,025	7,431	-5.5%	8.9%
Parry Sound	5,818	6,191	6,408	6,710	6.4%	3.5%
Wainfleet	6,601	6,356	6,372	6,630	-3.7%	0.3%
North Middlesex	6,740	6,658	6,352	6,544	-1.2%	-4.6%
Greenstone	4,906	4,724	4,636	4,803	-3.7%	-1.9%
Survey Total	10,226,687	10,883,159	11,830,032	11,871,404	6.4%	8.7%
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	2017 Manifold Data Mining	% Change 2006-2011	% Change 2011-2016
Peel Region	1,159,405	1,296,814	1,381,739	1,455,906	11.9%	6.5%
York Region	892,712	1,032,249	1,109,909	1,171,030	15.6%	7.5%
Durham Region	561,258	608,124	645,862	679,868	8.4%	6.2%
Halton Region	439,256	501,669	548,435	574,379	14.2%	9.3%
Waterloo Region	478,121	507,096	535,154	562,608	6.1%	5.5%
Niagara Region	427,421	431,346	447,888	469,368	0.9%	3.8%
Simcoe County	263,515	279,766	307,050	N/A	6.2%	9.8%
Wellington County	85,482	86,672	91,143	95,484	1.4%	5.2%
Bruce County	65,319	66,102	68,147	71,303	1.2%	3.1%
Muskoka District	57,563	58,047	60,599	50,496	0.8%	4.4%

Summary of Population Change by Geographic Area

The following table summarizes the average population change in percentage each of the geographic areas:
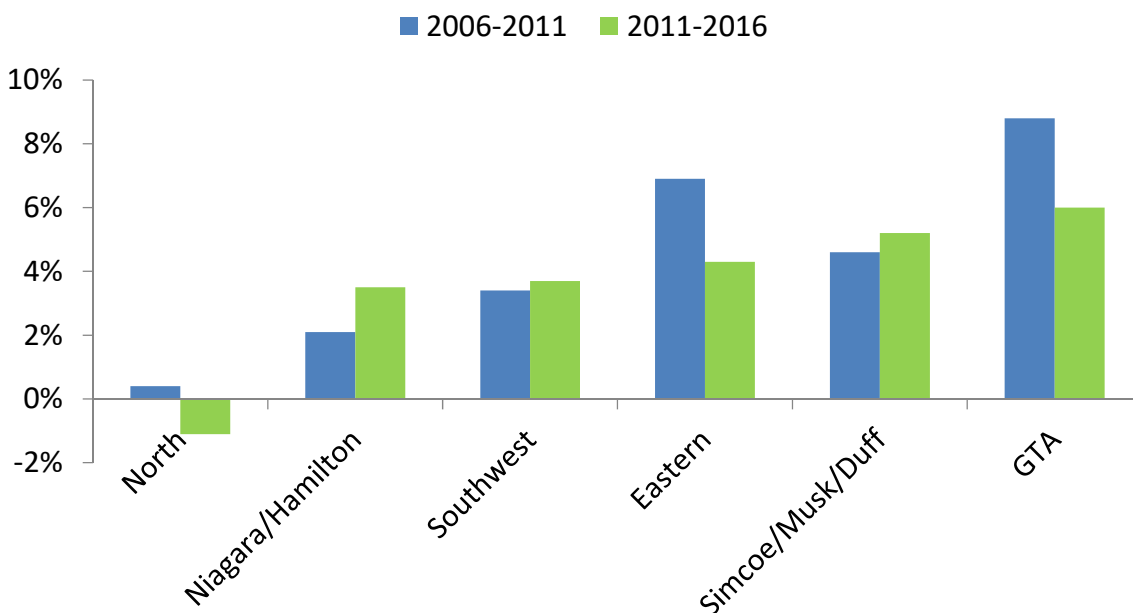
GTA Municipalities—% change in population 2006-2016

Municipality	2006	2011	2016	% Change 2006-2011	% Change 2011-2016
Mississauga	668,549	713,443	721,599	6.7%	1.1%
Brock	11,979	11,341	11,642	-5.3%	2.7%
Pickering	87,838	88,721	91,771	1.0%	3.4%
Halton Hills	55,289	59,008	61,161	6.7%	3.6%
Aurora	47,629	53,203	55,445	11.7%	4.2%
Burlington	164,415	175,779	183,314	6.9%	4.3%
Georgina	42,346	43,517	45,418	2.8%	4.4%
Toronto	2,503,281	2,615,060	2,731,571	4.5%	4.5%
Richmond Hill	162,704	185,541	195,022	14.0%	5.1%
Whitby	111,184	122,022	128,377	9.7%	5.2%
Newmarket	74,295	79,978	84,224	7.6%	5.3%
Oakville	165,613	182,520	193,832	10.2%	6.2%
Vaughan	238,866	288,301	306,233	20.7%	6.2%
Oshawa	141,590	149,607	159,458	5.7%	6.6%
East Gwillimbury	21,069	22,473	23,991	6.7%	6.8%
Clarington	77,820	84,548	92,013	8.6%	8.8%
Markham	261,573	301,709	328,966	15.3%	9.0%
Caledon	57,050	59,460	66,502	4.2%	11.8%
Brampton	433,806	523,911	593,638	20.8%	13.3%
Whitchurch-Stouffville	24,390	37,628	45,837	54.3%	21.8%
King	19,487	19,899	24,512	2.1%	23.2%
Milton	53,889	84,362	110,128	56.5%	30.5%
GTA Average	5,424,662	5,902,031	6,254,654	8.8%	6.0%
Survey Total	10,226,687	10,883,159	11,830,032	6.4%	8.7%

Southwest—% change in population 2006-2016

Municipality	2006	2011	2016	% Change 2006-2011	% Change 2011-2016
North Middlesex	6,740	6,658	6,352	-1.2%	-4.6%
Guelph-Eramosa	N/A	13,458	12,854	N/A	-4.5%
Leamington	28,883	28,403	27,595	-1.7%	-2.8%
Chatham-Kent	108,177	103,671	101,647	-4.2%	-2.0%
Owen Sound	21,753	21,688	21,341	-0.3%	-1.6%
Central Elgin	12,723	12,743	12,607	0.2%	-1.1%
Sarnia	71,419	72,366	71,594	1.3%	-1.1%
Meaford	10,948	11,100	10,991	1.4%	-1.0%
Strathroy-Caradoc	19,977	20,978	20,867	5.0%	-0.5%
Lambton Shores	11,150	10,656	10,631	-4.4%	-0.2%
Kingsville	20,908	21,362	21,552	2.2%	0.9%
Haldimand	45,212	44,876	45,608	-0.7%	1.6%
Stratford	30,461	30,886	31,465	1.4%	1.9%
Kincardine	11,173	11,174	11,389	0.0%	1.9%
Cambridge	120,371	126,748	129,920	5.3%	2.5%
St. Thomas	36,110	37,905	38,909	5.0%	2.6%
Grey Highlands	9,480	9,520	9,804	0.4%	3.0%
Windsor	216,473	210,891	217,188	-2.6%	3.0%
Brant	34,415	35,638	36,707	3.6%	3.0%
Tillsonburg	14,822	15,301	15,872	3.2%	3.7%
Wellington North	11,175	11,477	11,914	2.7%	3.8%
North Perth	12,254	12,631	13,130	3.1%	4.0%
Minto	8,504	8,334	8,671	-2.0%	4.0%
Puslinch	6,689	7,029	7,336	5.1%	4.4%
Middlesex Centre	15,589	16,487	17,262	5.8%	4.7%
London	352,395	366,151	383,822	3.9%	4.8%
Ingersoll	11,760	12,146	12,757	3.3%	5.0%
Wellesley	9,789	10,713	11,260	9.4%	5.1%
Mapleton	9,851	9,989	10,527	1.4%	5.4%
Centre Wellington	26,049	26,693	28,191	2.5%	5.6%
Erin	11,148	10,770	11,439	-3.4%	6.2%
Waterloo	97,475	98,780	104,986	1.3%	6.3%
Kitchener	204,668	219,153	233,222	7.1%	6.4%
Wilmot	17,097	19,223	20,545	12.4%	6.9%
Woolwich	19,658	23,145	25,006	17.7%	8.0%
Guelph	114,943	121,688	131,794	5.9%	8.3%
Saugeen Shores	11,720	12,661	13,715	8.0%	8.3%
The Blue Mountains	6,825	6,453	7,025	-5.5%	8.9%
St. Marys	6,617	6,655	7,265	0.6%	9.2%
North Dumfries	9,063	9,334	10,215	3.0%	9.4%
Southwest Average	1,794,464	1,855,534	1,924,975	3.4%	3.7%
Survey Total	10,226,687	10,883,159	11,830,032	6.4%	8.7%

Eastern—% change in population 2006-2016

Municipality	2006	2011	2016	% Change 2006-2011	% Change 2011-2016
Brockville	21,957	21,870	21,346	-0.4%	-2.4%
Prince Edward County	25,496	25,258	24,735	-0.9%	-2.1%
Kingston	117,207	123,363	123,798	5.3%	0.4%
Cornwall	45,965	46,340	46,589	0.8%	0.5%
Quinte West	42,697	43,086	43,577	0.9%	1.1%
Belleville	48,821	49,454	50,716	1.3%	2.6%
Peterborough	74,898	78,698	81,032	5.1%	3.0%
Ottawa	812,129	883,391	934,243	8.8%	5.8%
Eastern Average	1,189,170	1,271,460	1,326,036	6.9%	4.3%
Survey Total	10,226,687	10,883,159	11,830,032	6.4%	8.7%

Niagara/Hamilton—% change in population 2006-2016

Municipality	2006	2011	2016	% Change 2006-2011	% Change 2011-2016
Port Colborne	18,599	18,424	18,306	-0.9%	-0.6%
Wainfleet	6,601	6,356	6,372	-3.7%	0.3%
St. Catharines	131,989	131,400	133,113	-0.4%	1.3%
Fort Erie	29,925	29,960	30,710	0.1%	2.5%
Pelham	16,155	16,598	17,110	2.7%	3.1%
Hamilton	504,559	519,949	536,917	3.1%	3.3%
Welland	50,331	50,631	52,293	0.6%	3.3%
West Lincoln	13,167	13,837	14,500	5.1%	4.8%
Thorold	18,224	17,931	18,801	-1.6%	4.9%
Lincoln	21,722	22,487	23,787	3.5%	5.8%
Niagara Falls	82,184	82,997	88,071	1.0%	6.1%
Grimsby	23,937	25,325	27,314	5.8%	7.9%
Niagara-on-the-Lake	14,587	15,400	17,511	5.6%	13.7%
Niagara/Hamilton Average	931,980	951,295	984,805	2.1%	3.5%
Survey Total	10,226,687	10,883,159	11,830,032	6.4%	8.7%

North—% change in population 2006-2016

Municipality	2006	2011	2016	% Change 2006-2011	% Change 2011-2016
Elliot Lake	11,549	11,348	10,741	-1.7%	-5.3%
North Bay	53,966	53,651	51,553	-0.6%	-3.9%
Timmins	42,997	43,165	41,788	0.4%	-3.2%
Sault Ste. Marie	74,948	75,141	73,368	0.3%	-2.4%
Greenstone	4,906	4,724	4,636	-3.7%	-1.9%
Kenora	15,177	15,348	15,096	1.1%	-1.6%
Thunder Bay	109,140	108,359	107,909	-0.7%	-0.4%
Greater Sudbury	157,857	160,274	161,531	1.5%	0.8%
Parry Sound	5,818	6,191	6,408	6.4%	3.5%
North Average	476,358	478,201	473,030	0.4%	-1.1%
Survey Total	10,226,687	10,883,159	11,830,032	6.4%	8.7%

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

Municipality	2006	2011	2016	% Change 2006-2011	% Change 2011-2016
Orillia	30,259	30,586	31,166	1.1%	1.9%
Orangeville	26,925	27,975	28,900	3.9%	3.3%
Bracebridge	15,652	15,409	16,010	-1.6%	3.9%
Huntsville	18,280	19,056	19,816	4.2%	4.0%
Barrie	128,430	135,711	141,434	5.7%	4.2%
Springwater	17,456	18,223	19,059	4.4%	4.6%
Oro-Medonte	20,031	20,078	21,036	0.2%	4.8%
Gravenhurst	11,046	11,640	12,311	5.4%	5.8%
Innisfil	31,175	33,079	36,566	6.1%	10.5%
Collingwood	17,290	19,241	21,793	11.3%	13.3%
Simcoe/Musk./Duff. Avg	316,544	330,998	348,091	4.6%	5.2%
Survey Total	10,226,687	10,883,159	11,830,032	6.4%	8.7%

BMA Management Consulting Inc.

% of Ontario Population—Historic and Forecast Trends by Geographic location
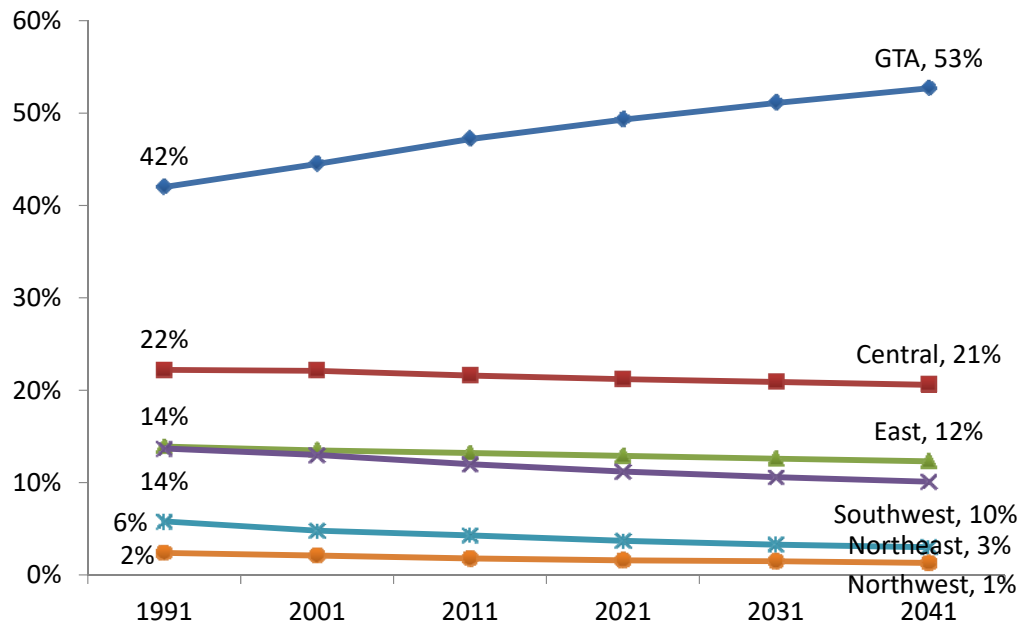
The **Ministry of Finance** produces an updated set of population projections every year to provide a demographic outlook reflecting the most up-to-date trends and historical data.

- The Greater Toronto Area (GTA) is projected to be the fastest growing region of the province, with its population increasing by almost 2.9 million, or 42.3%, to reach 9.6 million by 2041. The GTA's share of provincial population is projected to rise from 48.3% in 2016 to 52.7% in 2041.

- All regions are projected to see a continuing shift to an older age structure

- The number of seniors aged 65 and over is projected to **almost double** from 2.3 million, or 16.4% of population, in 2016 to 4.6 million, or 25.0%, by 2041.

- The GTA is expected to remain the region with the youngest age structure as a result of strong international migration and positive natural increase.

- The suburban GTA census divisions, along with Dufferin and Ottawa, are projected to record the highest growth in the number of children aged 0–14 over the 2016–2041 period, with Halton seeing the most growth at 46%.

- Conversely, the majority of rural and northern census divisions are projected to have significantly fewer children by 2041, with the largest declines in the North.

- The highest share of people aged 15–64 in 2016 was in Toronto (70.6%) while the lowest was in Haliburton (58.4%). By 2041, the highest shares are projected to be found in GTA census divisions and in Hamilton, Waterloo and Ottawa, with Toronto the highest (64.9%). Prince Edward, Haliburton, Northumberland, Kawartha Lakes and Parry Sound are projected have shares of people aged 15–64 below 50 per cent by the end of the projection period.

Age Demographics

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

Municipality	0-19	20-44	45-64	65+
Belleville	21%	29%	28%	21%
Brockville	18%	26%	30%	26%
Cornwall	21%	28%	28%	23%
Kingston	20%	33%	27%	19%
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%	29%	29%	22%
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%

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%

Source—Stats Canada Census 2011

Age Demographics (cont'd)

Municipality	0-19	20-44	45-64	65+
Elliot Lake	14%	18%	30%	38%
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%
Orangeville	26%	33%	27%	14%
Orillia	19%	29%	28%	24%
Oro-Medonte	21%	25%	35%	19%
Springwater	25%	28%	33%	15%
Simcoe/Musk./Duff. Avg	21%	28%	30%	20%
Provincial Average	22%	32%	28%	17%

Municipality	0-19	20-44	45-64	65+
Brant	23%	27%	31%	19%
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%
Kingsville	23%	28%	29%	20%
Kitchener	23%	36%	27%	14%
Lambton Shores	16%	21%	33%	29%
Leamington	24%	30%	27%	19%
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%
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%
The Blue Mountains	14%	19%	34%	33%
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%	20%
Provincial Average	22%	32%	28%	17%

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	2017 Est. Avg. Household Income	Municipality	2017 Est. Avg. Household Income	Municipality	2017 Est. Avg. Household Income
Cornwall	$ 62,514	Brock	$ 88,311	Ottawa	$ 110,932
Elliot Lake	$ 62,939	North Perth	$ 88,419	Niagara-on-the-Lake	$ 111,490
Parry Sound	$ 67,440	Greenstone	$ 88,680	Centre Wellington	$ 111,686
Windsor	$ 68,634	St. Marys	$ 88,878	Clarington	$ 112,002
Brockville	$ 70,375	Ingersoll	$ 89,308	Brant	$ 113,143
Chatham-Kent	$ 73,381	Kitchener	$ 89,437	Waterloo	$ 113,502
Orillia	$ 73,844	Oshawa	$ 89,788	Wilmot	$ 116,170
Owen Sound	$ 74,131	Kingston	$ 89,857	Wellesley	$ 117,620
Welland	$ 74,452	Bracebridge	$ 90,372	Burlington	$ 118,708
Belleville	$ 76,048	Wainfleet	$ 91,182	Oro-Medonte	$ 119,178
St. Thomas	$ 76,357	Hamilton	$ 92,089	Markham	$ 120,005
Leamington	$ 76,460	Kingsville	$ 92,117	North Dumfries	$ 121,452
Tillsonburg	$ 76,639	Collingwood	$ 92,375	Newmarket	$ 122,428
Fort Erie	$ 76,720	Georgina	$ 92,391	Richmond Hill	$ 123,772
Port Colborne	$ 78,254	Cambridge	$ 92,801	Kincardine	$ 123,852
Peterborough	$ 78,401	Prince Edward County	$ 93,086	Pickering	$ 124,087
Niagara Falls	$ 78,577	Sarnia	$ 93,229	Milton	$ 126,186
St. Catharines	$ 79,820	Huntsville	$ 93,606	Whitby	$ 126,596
Gravenhurst	$ 80,805	Haldimand	$ 93,710	East Gwillimbury	$ 128,256
Minto	$ 80,905	Barrie	$ 93,878	Pelham	$ 130,041
Wellington North	$ 82,446	Greater Sudbury	$ 94,915	Halton Hills	$ 130,460
Strathroy-Caradoc	$ 83,223	Innisfil	$ 94,915	Vaughan	$ 130,749
North Bay	$ 83,297	Timmins	$ 95,960	Saugeen Shores	$ 132,066
Thunder Bay	$ 83,338	Mapleton	$ 96,544	Guelph-Eramosa	$ 134,036
Stratford	$ 83,828	Guelph	$ 97,772	Middlesex Centre	$ 135,686
Thorold	$ 83,895	Brampton	$ 98,650	Whitchurch-Stouffville	$ 136,881
Quinte West	$ 83,911	Orangeville	$ 98,952	Springwater	$ 138,346
Sault Ste. Marie	$ 84,584	Toronto	$ 100,129	Caledon	$ 138,577
Meaford	$ 84,897	Central Elgin	$ 100,168	Woolwich	$ 140,088
Grey Highlands	$ 85,315	West Lincoln	$ 100,957	Erin	$ 141,183
London	$ 85,865	Mississauga	$ 105,268	Aurora	$ 149,260
Kenora	$ 87,619	Lincoln	$ 107,686	Puslinch	$ 153,836
North Middlesex	$ 87,990	The Blue Mountains	$ 110,480	Oakville	$ 161,879
Lambton Shores	$ 88,069	Grimsby	$ 110,745	King	$ 190,762
				Average	$ 101,143
				Median	$ 93,418

Source—Manifold Data Mining

Average Household Income by Geographic Location

The following table provides the estimated average household income in 2017 for each of the municipalities. Source—Manifold Data Mining, summarized by geographic area.

Municipality	2017 Est. Avg. Household Income	2017 Income Ranking
Cornwall	$ 62,514	low
Brockville	$ 70,375	low
Belleville	$ 76,048	low
Peterborough	$ 78,401	low
Quinte West	$ 83,911	low
Kingston	$ 89,857	mid
Prince Edward County	$ 93,086	mid
Ottawa	$ 110,932	high
Eastern Avg	$ 83,141	

Municipality	2017 Est. Avg. Household Income	2017 Income Ranking
Orillia	$ 73,844	low
Gravenhurst	$ 80,805	low
Bracebridge	$ 90,372	mid
Collingwood	$ 92,375	mid
Huntsville	$ 93,606	mid
Barrie	$ 93,878	mid
Innisfil	$ 94,915	mid
Orangeville	$ 98,952	mid
Oro-Medonte	$ 119,178	high
Springwater	$ 138,346	high
Simcoe/Musk./Duff. Avg	$ 97,627	

Municipality	2017 Est. Avg. Household Income	2017 Income Ranking
Brock	$ 88,311	mid
Oshawa	$ 89,788	mid
Georgina	$ 92,391	mid
Brampton	$ 98,650	mid
Toronto	$ 100,129	mid
Mississauga	$ 105,268	mid
Clarington	$ 112,002	high
Burlington	$ 118,708	high
Markham	$ 120,005	high
Newmarket	$ 122,428	high
Richmond Hill	$ 123,772	high
Pickering	$ 124,087	high
Milton	$ 126,186	high
Whitby	$ 126,596	high
East Gwillimbury	$ 128,256	high
Halton Hills	$ 130,460	high
Vaughan	$ 130,749	high
Whitchurch-Stouffville	$ 136,881	high
Caledon	$ 138,577	high
Aurora	$ 149,260	high
Oakville	$ 161,879	high
King	$ 190,762	high
GTA Avg	$ 123,416	

Average Household Income by Geographic Location (cont'd)

Municipality	2017 Est. Avg. Household Income	2017 Income Ranking
Welland	$ 74,452	low
Fort Erie	$ 76,720	low
Port Colborne	$ 78,254	low
Niagara Falls	$ 78,577	low
St. Catharines	$ 79,820	low
Thorold	$ 83,895	low
Wainfleet	$ 91,182	mid
Hamilton	$ 92,089	mid
West Lincoln	$ 100,957	mid
Lincoln	$ 107,686	mid
Grimsby	$ 110,745	mid
Niagara-on-the-Lake	$ 111,490	high
Pelham	$ 130,041	high
Niagara/Hamilton Avg	$ 93,531	

Municipality	2017 Est. Avg. Household Income	2017 Income Ranking
Elliot Lake	$ 62,939	low
Parry Sound	$ 67,440	low
North Bay	$ 83,297	low
Thunder Bay	$ 83,338	low
Sault Ste. Marie	$ 84,584	low
Kenora	$ 87,619	low
Greenstone	$ 88,680	mid
Greater Sudbury	$ 94,915	mid
Timmins	$ 95,960	mid
North Avg	$ 83,197	

Municipality	2017 Est. Avg. Household Income	2017 Income Ranking
Windsor	$ 68,634	low
Chatham-Kent	$ 73,381	low
Owen Sound	$ 74,131	low
St. Thomas	$ 76,357	low
Leamington	$ 76,460	low
Tillsonburg	$ 76,639	low
Minto	$ 80,905	low
Wellington North	$ 82,446	low
Strathroy-Caradoc	$ 83,223	low
Stratford	$ 83,828	low
Meaford	$ 84,897	low
Grey Highlands	$ 85,315	low
London	$ 85,865	low
North Middlesex	$ 87,990	low
Lambton Shores	$ 88,069	low
North Perth	$ 88,419	mid
St. Marys	$ 88,878	mid
Ingersoll	$ 89,308	mid
Kitchener	$ 89,437	mid
Kingsville	$ 92,117	mid
Cambridge	$ 92,801	mid
Sarnia	$ 93,229	mid
Haldimand	$ 93,710	mid
Mapleton	$ 96,544	mid
Guelph	$ 97,772	mid
Central Elgin	$ 100,168	mid
The Blue Mountains	$ 110,480	mid
Centre Wellington	$ 111,686	high
Brant	$ 113,143	high
Waterloo	$ 113,502	high
Wilmot	$ 116,170	high
Wellesley	$ 117,620	high
North Dumfries	$ 121,452	high
Kincardine	$ 123,852	high
Saugeen Shores	$ 132,066	high
Guelph-Eramosa	$ 134,036	high
Middlesex Centre	$ 135,686	high
Woolwich	$ 140,088	high
Erin	$ 141,183	high
Puslinch	$ 153,836	high
Southwest Avg	$ 99,883	

Summary Average Household Income by Geographic Location
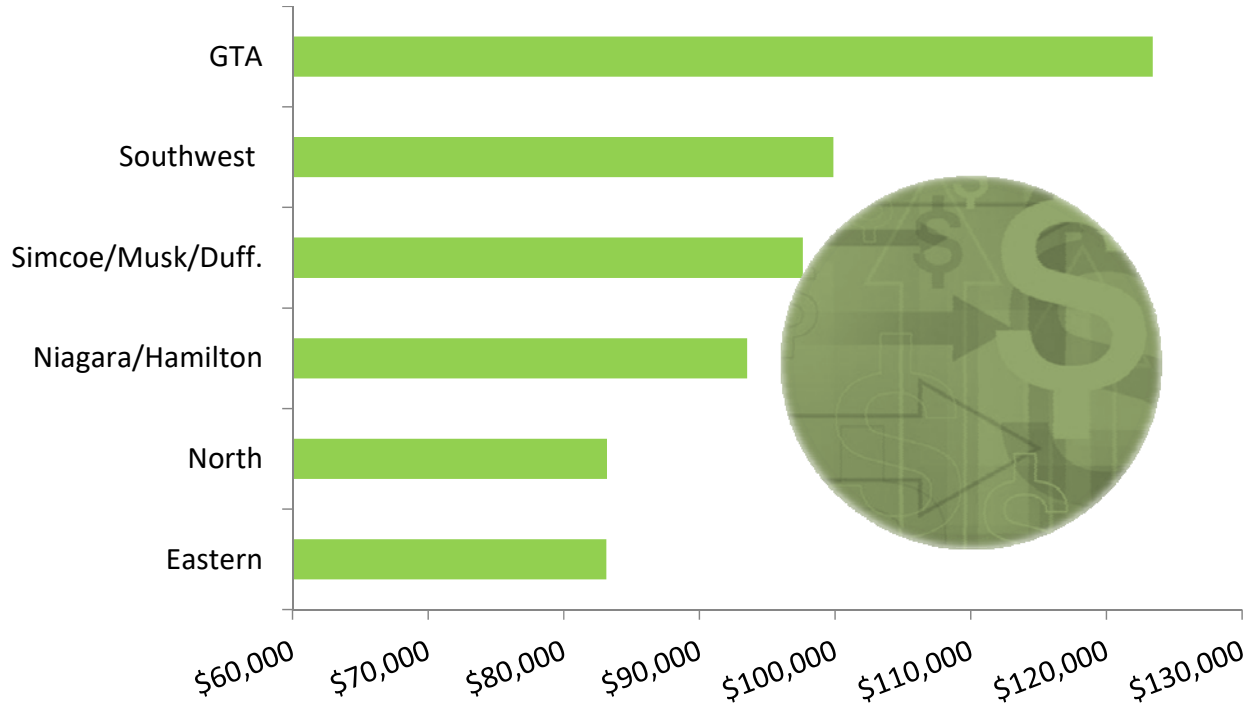
Land Area and Density

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

- *Using resources such as lands, buildings and infrastructure more effectively*

- *Protecting the natural environment and biodiversity by limiting urban expansion*

- *Incorporating green features that offset and support new development*

- *Creating active streets that promote healthier patterns of human activity*

- *Creating economic opportunities*

- *Reducing carbon footprint*

- *Improving access to public transit*

- *Enhancing community identity*

- *Improving municipal fiscal performance*

Land Area and Density (sorted by population density)

Municipality	Land Area (Sq. Km)	Pop. Density Per Sq. Km	Density Ranking	Municipality	Land Area (Sq. Km)	Pop. Density Per Sq. Km	Density Ranking
Greenstone	2,767	2	**low**	Kenora	212	74	**mid**
North Middlesex	598	11	**low**	King	333	80	**mid**
Grey Highlands	883	12	**low**	Strathroy-Caradoc	271	80	**mid**
Timmins	2,979	14	**low**	Woolwich	326	81	**mid**
Elliot Lake	715	15	**low**	Wilmot	264	82	**mid**
Meaford	589	19	**low**	Saugeen Shores	171	85	**mid**
Mapleton	535	21	**low**	Kingsville	247	91	**mid**
Kincardine	538	22	**low**	Quinte West	494	92	**mid**
Wellington North	526	24	**low**	Caledon	688	103	**mid**
Prince Edward County	1,050	24	**low**	East Gwillimbury	245	103	**mid**
Gravenhurst	518	25	**low**	Leamington	262	109	**mid**
The Blue Mountains	287	26	**low**	Niagara-on-the-Lake	133	141	**mid**
Bracebridge	628	27	**low**	Pelham	126	142	**mid**
North Perth	493	28	**low**	Innisfil	263	148	**mid**
Brock	423	29	**low**	Lincoln	163	154	**mid**
Huntsville	710	29	**low**	Port Colborne	122	156	**mid**
Minto	301	30	**low**	Clarington	611	159	**mid**
Wainfleet	217	31	**low**	Georgina	288	166	**mid**
Middlesex Centre	588	31	**low**	North Bay	319	167	**mid**
Lambton Shores	331	33	**low**	Fort Erie	166	193	**mid**
Puslinch	215	36	**low**	Belleville	247	214	**mid**
Springwater	536	37	**low**	Halton Hills	276	232	**mid**
Oro-Medonte	587	38	**low**	Thorold	83	238	**mid**
Haldimand	1,252	38	**low**	Whitchurch-Stouffville	206	240	**mid**
West Lincoln	388	39	**low**	Kingston	415	310	**mid**
Erin	298	40	**low**	Milton	363	314	**mid**
Wellesley	278	43	**low**	Sault Ste. Marie	223	340	**mid**
Chatham-Kent	2,458	43	**low**	Thunder Bay	328	341	**mid**
Brant	843	46	**low**	Ottawa	2,790	352	**mid**
Guelph-Eramosa	292	46	**low**	Pickering	232	415	**mid**
Central Elgin	280	47	**low**	Grimsby	69	418	**mid**
Greater Sudbury	3,228	52	**low**	Niagara Falls	210	442	**mid**
North Dumfries	187	58	**low**	Sarnia	165	451	**mid**
Centre Wellington	408	73	**low**	Parry Sound	13	501	**mid**

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

Municipality	Land Area (Sq. Km)	Pop. Density Per Sq. Km	Density Ranking
Hamilton	1,117	503	high
St. Marys	12	618	high
Welland	81	675	high
Collingwood	34	688	high
Tillsonburg	22	745	high
Cornwall	62	788	high
Owen Sound	24	912	high
Whitby	147	920	high
London	420	959	high
Burlington	186	1,036	high
Ingersoll	13	1,051	high
Brockville	21	1,060	high
Orillia	29	1,138	high
St. Thomas	36	1,142	high
Oshawa	146	1,153	high
Stratford	28	1,161	high
Aurora	50	1,166	high
Vaughan	274	1,178	high
Cambridge	113	1,202	high
Peterborough	64	1,319	high
St. Catharines	96	1,444	high
Oakville	139	1,469	high
Barrie	99	1,497	high
Windsor	146	1,552	high
Guelph	87	1,597	high
Markham	212	1,639	high
Waterloo	64	1,726	high
Kitchener	137	1,796	high
Orangeville	16	1,938	high
Richmond Hill	101	2,026	high
Newmarket	38	2,302	high
Brampton	266	2,377	high
Mississauga	292	2,572	high
Toronto	630	4,547	high
Average	426	551	
Median	263	162	

Land Area and Density by Geographic Location

	Land Area (Sq. Km)	2017 Population Density Per Sq. Km	Density Ranking
Prince Edward County	1,050	24	low
Quinte West	494	92	mid
Belleville	247	214	mid
Kingston	415	310	mid
Ottawa	2,790	352	mid
Cornwall	62	788	high
Brockville	21	1,060	high
Peterborough	64	1,319	high
Eastern Avg	643	520	
Median	331	331	

Municipality	Land Area (Sq. Km)	2017 Population Density Per Sq. Km	Density Ranking
Brock	423	29	low
King	333	80	mid
Caledon	688	103	mid
East Gwillimbury	245	103	mid
Clarington	611	159	mid
Georgina	288	166	mid
Halton Hills	276	232	mid
Whitchurch-Stouffville	206	240	mid
Milton	363	314	mid
Pickering	232	415	mid
Whitby	147	920	high
Burlington	186	1,036	high
Oshawa	146	1,153	high
Aurora	50	1,166	high
Vaughan	274	1,178	high
Oakville	139	1,469	high
Markham	212	1,639	high
Richmond Hill	101	2,026	high
Newmarket	38	2,302	high
Brampton	266	2,377	high
Mississauga	292	2,572	high
Toronto	630	4,547	high
GTA Avg	279	1,101	
Median	256	978	

Municipality	Land Area (Sq. Km)	2017 Population Density Per Sq. Km	Density Ranking
Wainfleet	217	31	low
West Lincoln	388	39	low
Niagara-on-the-Lake	133	141	mid
Pelham	126	142	mid
Lincoln	163	154	mid
Port Colborne	122	156	mid
Fort Erie	166	193	mid
Thorold	83	238	mid
Grimsby	69	418	mid
Niagara Falls	210	442	mid
Hamilton	1,117	503	high
Welland	81	675	high
St. Catharines	96	1,444	high
Niagara/Hamilton Avg	229	352	
Median	133	193	

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

Municipality	Land Area (Sq. Km)	2017 Population Density Per	Density Ranking
Greenstone	2,767	2	low
Timmins	2,979	14	low
Elliot Lake	715	15	low
Greater Sudbury	3,228	52	low
Kenora	212	74	mid
North Bay	319	167	mid
Sault Ste. Marie	223	340	mid
Thunder Bay	328	341	mid
Parry Sound	13	501	mid
North Avg	1,198	167	
Median	328	74	

Municipality	Land Area (Sq. Km)	2017 Population Density Per Sq. Km	Density Ranking
Gravenhurst	518	25	low
Bracebridge	628	27	low
Huntsville	710	29	low
Springwater	536	37	low
Oro-Medonte	587	38	low
Innisfil	263	148	mid
Collingwood	34	688	high
Orillia	29	1,138	high
Barrie	99	1,497	high
Orangeville	16	1,938	high
Simcoe/Musk./Duff. Avg	342	556	
Median	390	93	

Municipality	Land Area (Sq. Km)	2017 Population Density Per Sq. Km	Density Ranking
North Middlesex	598	11	low
Grey Highlands	883	12	low
Meaford	589	19	low
Mapleton	535	21	low
Kincardine	538	22	low
Wellington North	526	24	low
The Blue Mountains	287	26	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	40	low
Wellesley	278	43	low
Chatham-Kent	2,458	43	low
Brant	843	46	low
Guelph-Eramosa	292	46	low
Central Elgin	280	47	low
North Dumfries	187	58	low
Centre Wellington	408	73	low
Strathroy-Caradoc	271	80	mid
Woolwich	326	81	mid
Wilmot	264	82	mid
Saugeen Shores	171	85	mid
Kingsville	247	91	mid
Leamington	262	109	mid
Sarnia	165	451	mid
St. Marys	12	618	high
Tillsonburg	22	745	high
Owen Sound	24	912	high
London	420	959	high
Ingersoll	13	1,051	high
St. Thomas	36	1,142	high
Stratford	28	1,161	high
Cambridge	113	1,202	high
Windsor	146	1,552	high
Guelph	87	1,597	high
Waterloo	64	1,726	high
Kitchener	137	1,796	high
Southwest Avg	375	404	
Median	279	65	

Bar chart — Population Density Per Sq. Km.

GTA, Simcoe/Musk/Duff., Eastern, Southwest, Niagara/Hamilton, North
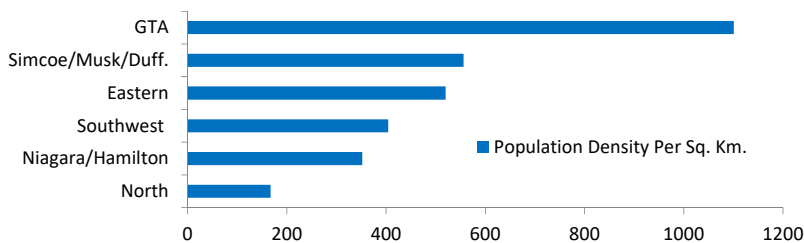
Labour Statistics

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. The following summarizes the population changes 2011-2016, the employment change from 2016-2017 (September), the unemployment rate as of Sept. 2017 and the trend in unemployment from 2016-2017 (September).

CMA	Population % Change 2011-2016	Employment % Change	Unemployment Rate Sept 2017	Unemployment Trend 2016-2017
Barrie	1.7%	16.2%	6.0%	⬇
Brantford	1.3%	2.5%	5.5%	⬇
Greater Sudbury	0.1%	-1.9%	6.0%	⬇
Guelph	1.7%	4.6%	5.8%	⬆
Hamilton	1.3%	12.5%	4.2%	⬇
Kingston	1.2%	3.9%	5.5%	⬆
Kitchener/Cambridge/Waterloo	1.3%	4.9%	4.5%	⬇
London	1.3%	-2.0%	5.5%	⬇
Oshawa	1.7%	-1.7%	4.9%	⬇
Ottawa-Gatineau	1.7%	-0.5%	5.8%	⬇
Peterborough	0.4%	6.8%	7.1%	⬆
St Catharines-Niagara	0.9%	-2.9%	6.3%	⬆
Thunder Bay	0.1%	4.3%	5.0%	⬇
Toronto	2.0%	2.4%	6.1%	⬇
Windsor	1.2%	-2.0%	5.8%	⬆
Ontario	1.4%	2.4%	5.6%	⬇

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	2017 Unweighted Assessment per Capita	2017 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Elliot Lake	$ 47,907	$ 53,575	low	low
Windsor	$ 69,310	$ 87,359	low	low
Cornwall	$ 72,995	$ 96,817	low	low
St. Thomas	$ 76,496	$ 90,059	low	low
Timmins	$ 77,310	$ 93,432	low	low
Welland	$ 78,772	$ 88,308	low	low
Sault Ste. Marie	$ 83,518	$ 108,371	low	low
Thunder Bay	$ 86,840	$ 110,088	low	low
Owen Sound	$ 88,606	$ 110,416	low	low
Ingersoll	$ 89,499	$ 110,759	low	low
Port Colborne	$ 92,168	$ 103,036	low	low
Quinte West	$ 92,896	$ 102,326	low	low
Sarnia	$ 93,526	$ 98,515	low	low
Leamington	$ 94,368	$ 81,237	low	low
Tillsonburg	$ 94,401	$ 112,641	low	low
Belleville	$ 96,709	$ 123,496	low	mid
Brockville	$ 97,209	$ 119,432	low	low
St. Catharines	$ 98,290	$ 114,085	low	low
Greater Sudbury	$ 100,074	$ 124,131	low	mid
North Bay	$ 101,200	$ 120,499	low	low
Parry Sound	$ 101,718	$ 116,816	low	low
London	$ 102,092	$ 117,942	low	low
Peterborough	$ 102,311	$ 117,288	low	low
Thorold	$ 103,683	$ 115,480	low	low
St. Marys	$ 104,980	$ 119,846	low	low
Kenora	$ 106,038	$ 126,218	low	mid
Oshawa	$ 107,243	$ 120,437	low	low
Fort Erie	$ 108,322	$ 116,430	low	low
Niagara Falls	$ 108,437	$ 130,680	low	mid
Minto	$ 109,598	$ 95,141	low	low
Chatham-Kent	$ 111,211	$ 90,843	low	low
Kitchener	$ 111,536	$ 130,868	low	mid
Orillia	$ 112,395	$ 133,688	low	mid
Stratford	$ 112,559	$ 137,410	low	mid

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

Municipality	2017 Unweighted Assessment per Capita	2017 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Strathroy-Caradoc	$ 113,773	$ 107,277	mid	low
Hamilton	$ 116,043	$ 140,259	mid	mid
Kingsville	$ 116,108	$ 99,632	mid	low
Cambridge	$ 116,204	$ 141,363	mid	mid
West Lincoln	$ 119,912	$ 111,567	mid	low
Orangeville	$ 120,475	$ 129,718	mid	mid
Barrie	$ 122,536	$ 131,703	mid	mid
Haldimand	$ 123,181	$ 117,750	mid	low
Clarington	$ 123,852	$ 127,506	mid	mid
Greenstone	$ 124,240	$ 118,013	mid	low
Kingston	$ 126,964	$ 154,074	mid	mid
Brampton	$ 131,690	$ 140,066	mid	mid
Guelph	$ 132,606	$ 158,088	mid	mid
Lincoln	$ 133,295	$ 134,182	mid	mid
Grimsby	$ 134,117	$ 142,751	mid	mid
Pelham	$ 134,230	$ 132,595	mid	mid
Wellington North	$ 135,827	$ 109,292	mid	low
Whitby	$ 138,993	$ 149,641	mid	mid
Central Elgin	$ 140,653	$ 123,016	mid	mid
Georgina	$ 142,177	$ 140,593	mid	mid
Wainfleet	$ 143,842	$ 131,782	mid	mid
Centre Wellington	$ 144,104	$ 137,811	mid	mid
Brock	$ 147,251	$ 132,364	mid	mid
Wilmot	$ 152,682	$ 145,662	mid	mid
Waterloo	$ 154,064	$ 182,189	mid	high
Pickering	$ 155,068	$ 165,442	mid	high
Wellesley	$ 155,104	$ 128,344	mid	mid
Brant	$ 157,601	$ 150,517	mid	mid
Woolwich	$ 157,609	$ 161,328	mid	high
Prince Edward County	$ 157,831	$ 150,920	mid	mid
Springwater	$ 159,593	$ 149,348	mid	mid
Ottawa	$ 159,929	$ 192,090	mid	high
Meaford	$ 160,366	$ 148,978	mid	mid
Innisfil	$ 162,699	$ 159,221	mid	mid

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

Municipality	2017 Unweighted Assessment per Capita	2017 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Collingwood	$ 165,763	$ 172,626	high	high
North Perth	$ 168,354	$ 118,641	high	low
Saugeen Shores	$ 174,457	$ 172,102	high	high
Newmarket	$ 174,477	$ 179,574	high	high
Milton	$ 174,777	$ 187,098	high	high
Huntsville	$ 178,857	$ 179,451	high	high
North Dumfries	$ 179,651	$ 190,764	high	high
Halton Hills	$ 180,182	$ 190,528	high	high
Bracebridge	$ 182,051	$ 182,450	high	high
Kincardine	$ 186,402	$ 171,290	high	high
Mississauga	$ 187,812	$ 211,762	high	high
Guelph-Eramosa	$ 189,057	$ 171,540	high	high
Middlesex Centre	$ 192,630	$ 148,902	high	mid
Erin	$ 193,330	$ 179,973	high	high
Oro-Medonte	$ 193,443	$ 187,827	high	high
Burlington	$ 193,974	$ 219,106	high	high
Mapleton	$ 194,959	$ 126,150	high	mid
Grey Highlands	$ 198,453	$ 170,315	high	high
Toronto	$ 206,669	$ 301,168	high	high
Whitchurch-Stouffville	$ 207,423	$ 206,110	high	high
East Gwillimbury	$ 210,011	$ 205,104	high	high
Aurora	$ 221,468	$ 225,813	high	high
Markham	$ 222,433	$ 227,763	high	high
Caledon	$ 222,629	$ 220,907	high	high
Lambton Shores	$ 230,868	$ 207,839	high	high
North Middlesex	$ 233,648	$ 125,137	high	mid
Richmond Hill	$ 239,071	$ 243,123	high	high
Niagara-on-the-Lake	$ 244,589	$ 258,848	high	high
Oakville	$ 250,433	$ 272,937	high	high
Gravenhurst	$ 256,230	$ 256,776	high	high
Vaughan	$ 259,114	$ 270,232	high	high
Puslinch	$ 260,801	$ 272,716	high	high
King	$ 292,094	$ 278,949	high	high
The Blue Mountains	$ 526,355	$ 533,722	high	high
Average	$ 150,405	$ 154,216		
Median	$ 137,410	$ 135,796		

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

Eastern Municipalities

Municipality	2017 Unweighted Assessment per Capita	2017 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Cornwall	$ 72,995	$ 96,817	low	low
Quinte West	$ 92,896	$ 102,326	low	low
Belleville	$ 96,709	$ 123,496	low	mid
Brockville	$ 97,209	$ 119,432	low	low
Peterborough	$ 102,311	$ 117,288	low	low
Kingston	$ 126,964	$ 154,074	mid	mid
Prince Edward County	$ 157,831	$ 150,920	mid	mid
Ottawa	$ 159,929	$ 192,090	mid	high
Eastern Avg	$ 113,356	$ 132,055		
Median	$ 99,760	$ 121,464		

Niagara/Hamilton Municipalities

Municipality	2017 Unweighted Assessment per Capita	2017 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Welland	$ 78,772	$ 88,308	low	low
Port Colborne	$ 92,168	$ 103,036	low	low
St. Catharines	$ 98,290	$ 114,085	low	low
Thorold	$ 103,683	$ 115,480	low	low
Fort Erie	$ 108,322	$ 116,430	low	low
Niagara Falls	$ 108,437	$ 130,680	low	mid
Hamilton	$ 116,043	$ 140,259	mid	mid
West Lincoln	$ 119,912	$ 111,567	mid	low
Lincoln	$ 133,295	$ 134,182	mid	mid
Grimsby	$ 134,117	$ 142,751	mid	mid
Pelham	$ 134,230	$ 132,595	mid	mid
Wainfleet	$ 143,842	$ 131,782	mid	mid
Niagara-on-the-Lake	$ 244,589	$ 258,848	high	high
Niagara/Hamilton Avg	$ 124,285	$ 132,308		
Median	$ 116,043	$ 130,680		

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

GTA Municipalities

Municipality	2017 Unweighted Assessment per Capita	2017 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Oshawa	$ 107,243	$ 120,437	low	low
Clarington	$ 123,852	$ 127,506	mid	mid
Brampton	$ 131,690	$ 140,066	mid	mid
Whitby	$ 138,993	$ 149,641	mid	mid
Georgina	$ 142,177	$ 140,593	mid	mid
Brock	$ 147,251	$ 132,364	mid	mid
Pickering	$ 155,068	$ 165,442	mid	high
Newmarket	$ 174,477	$ 179,574	high	high
Milton	$ 174,777	$ 187,098	high	high
Halton Hills	$ 180,182	$ 190,528	high	high
Mississauga	$ 187,812	$ 211,762	high	high
Burlington	$ 193,974	$ 219,106	high	high
Toronto	$ 206,669	$ 301,168	high	high
Whitchurch-Stouffville	$ 207,423	$ 206,110	high	high
East Gwillimbury	$ 210,011	$ 205,104	high	high
Aurora	$ 221,468	$ 225,813	high	high
Markham	$ 222,433	$ 227,763	high	high
Caledon	$ 222,629	$ 220,907	high	high
Richmond Hill	$ 239,071	$ 243,123	high	high
Oakville	$ 250,433	$ 272,937	high	high
Vaughan	$ 259,114	$ 270,232	high	high
King	$ 292,094	$ 278,949	high	high
GTA Avg	$ 190,402	$ 200,737		
Median	$ 190,893	$ 205,607		

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

Northern Municipalities

Municipality	2017 Unweighted Assessment per Capita	2017 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Elliot Lake	$ 47,907	$ 53,575	low	low
Timmins	$ 77,310	$ 93,432	low	low
Sault Ste. Marie	$ 83,518	$ 108,371	low	low
Thunder Bay	$ 86,840	$ 110,088	low	low
Greater Sudbury	$ 100,074	$ 124,131	low	mid
North Bay	$ 101,200	$ 120,499	low	low
Parry Sound	$ 101,718	$ 116,816	low	low
Kenora	$ 106,038	$ 126,218	low	mid
Greenstone	$ 124,240	$ 118,013	mid	low
North Avg	$ 92,094	$ 107,905		
Median	$ 100,074	$ 116,816		

Simcoe/Muskoka/Dufferin Municipalities

Municipality	2017 Unweighted Assessment per Capita	2017 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Orillia	$ 112,395	$ 133,688	low	mid
Orangeville	$ 120,475	$ 129,718	mid	mid
Barrie	$ 122,536	$ 131,703	mid	mid
Springwater	$ 159,593	$ 149,348	mid	mid
Innisfil	$ 162,699	$ 159,221	mid	mid
Collingwood	$ 165,763	$ 172,626	high	high
Huntsville	$ 178,857	$ 179,451	high	high
Bracebridge	$ 182,051	$ 182,450	high	high
Oro-Medonte	$ 193,443	$ 187,827	high	high
Gravenhurst	$ 256,230	$ 256,776	high	high
Simcoe/Musk./Duff. Avg	$ 165,404	$ 168,281		
Median	$ 164,231	$ 165,924		

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

Municipality	2017 Unweighted Assessment per Capita	2017 Weighted Assessment per Capita	Unweighted Ranking	Weighted Ranking
Windsor	$ 69,310	$ 87,359	low	low
St. Thomas	$ 76,496	$ 90,059	low	low
Owen Sound	$ 88,606	$ 110,416	low	low
Ingersoll	$ 89,499	$ 110,759	low	low
Sarnia	$ 93,526	$ 98,515	low	low
Leamington	$ 94,368	$ 81,237	low	low
Tillsonburg	$ 94,401	$ 112,641	low	low
London	$ 102,092	$ 117,942	low	low
St. Marys	$ 104,980	$ 119,846	low	low
Minto	$ 109,598	$ 95,141	low	low
Chatham-Kent	$ 111,211	$ 90,843	low	low
Kitchener	$ 111,536	$ 130,868	low	mid
Stratford	$ 112,559	$ 137,410	low	mid
Strathroy-Caradoc	$ 113,773	$ 107,277	mid	low
Kingsville	$ 116,108	$ 99,632	mid	low
Cambridge	$ 116,204	$ 141,363	mid	mid
Haldimand	$ 123,181	$ 117,750	mid	low
Guelph	$ 132,606	$ 158,088	mid	mid
Wellington North	$ 135,827	$ 109,292	mid	low
Central Elgin	$ 140,653	$ 123,016	mid	mid
Centre Wellington	$ 144,104	$ 137,811	mid	mid
Wilmot	$ 152,682	$ 145,662	mid	mid
Waterloo	$ 154,064	$ 182,189	mid	high
Wellesley	$ 155,104	$ 128,344	mid	mid
Brant	$ 157,601	$ 150,517	mid	mid
Woolwich	$ 157,609	$ 161,328	mid	high
Meaford	$ 160,366	$ 148,978	mid	mid
North Perth	$ 168,354	$ 118,641	high	low
Saugeen Shores	$ 174,457	$ 172,102	high	high
North Dumfries	$ 179,651	$ 190,764	high	high
Kincardine	$ 186,402	$ 171,290	high	high
Guelph-Eramosa	$ 189,057	$ 171,540	high	high
Middlesex Centre	$ 192,630	$ 148,902	high	mid
Erin	$ 193,330	$ 179,973	high	high
Mapleton	$ 194,959	$ 126,150	high	mid
Grey Highlands	$ 198,453	$ 170,315	high	high
Lambton Shores	$ 230,868	$ 207,839	high	high
North Middlesex	$ 233,648	$ 125,137	high	mid
Puslinch	$ 260,801	$ 272,716	high	high
The Blue Mountains	$ 526,355	$ 533,722	high	high
Southwest Avg	$ 153,676	$ 147,084		
Median	$ 142,378	$ 129,606		

Unweighted Assessment—Trend

The tables on the next several pages reflect the change in unweighted assessment from 2012-2017. 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 2016-2017 % change in assessment.

	2012 - 2013	2013 - 2014	2014 - 2015	2015- 2016	2016- 2017	Ranking 2016-2017
Parry Sound	N/A	N/A	N/A	2.7%	-5.0%	low
Brockville	2.0%	4.7%	3.6%	6.2%	-2.5%	low
Cornwall	N/A	10.6%	6.4%	6.7%	-1.4%	low
North Bay	5.5%	6.1%	4.9%	5.0%	-1.1%	low
Greater Sudbury	5.9%	8.3%	6.3%	4.9%	-1.0%	low
Elliot Lake	N/A	N/A	5.1%	4.7%	-1.0%	low
Timmins	5.9%	7.1%	6.5%	5.8%	-1.0%	low
Niagara Falls	0.4%	3.7%	7.2%	5.1%	-0.9%	low
Owen Sound	2.9%	3.3%	2.5%	2.0%	-0.9%	low
Saugeen Shores	N/A	5.9%	6.0%	5.1%	-0.3%	low
Fort Erie	0.2%	2.0%	1.9%	1.8%	-0.2%	low
Leamington	N/A	N/A	N/A	1.7%	0.0%	low
The Blue Mountains	3.6%	5.6%	5.4%	5.7%	0.2%	low
Meaford	5.7%	5.6%	5.2%	4.5%	0.4%	low
Bracebridge	1.4%	2.9%	2.5%	2.6%	0.9%	low
Kingsville	3.6%	5.2%	4.6%	4.6%	1.1%	low
Huntsville	0.6%	2.2%	2.8%	2.4%	1.4%	low
Belleville	3.7%	3.3%	3.9%	2.9%	1.5%	low
Tillsonburg	N/A	3.6%	3.3%	2.6%	1.5%	low
Port Colborne	1.2%	2.7%	3.0%	2.2%	1.5%	low
Gravenhurst	0.5%	2.7%	3.1%	3.0%	1.7%	low
Puslinch	N/A	N/A	N/A	4.3%	2.0%	low
Kincardine	N/A	N/A	N/A	5.4%	2.0%	low
Sault Ste. Marie	5.9%	7.3%	6.3%	6.2%	2.2%	low
St. Thomas	2.6%	2.1%	3.1%	3.0%	2.3%	low
Ingersoll	3.6%	0.9%	5.4%	3.2%	2.3%	low
Sarnia	-0.5%	2.1%	2.0%	2.3%	2.5%	low
St. Catharines	2.4%	3.2%	2.8%	2.4%	2.7%	low
Quinte West	4.4%	3.5%	4.1%	3.1%	2.8%	low
Windsor	-3.9%	1.4%	1.2%	1.4%	2.9%	low
Orillia	N/A	2.7%	2.6%	2.3%	3.0%	low
St. Marys	3.2%	N/A	N/A	3.0%	3.1%	low
Stratford	3.4%	5.8%	4.0%	3.8%	3.3%	low

Unweighted Assessment—Trend (cont'd)

	2012 - 2013	2013 - 2014	2014 - 2015	2015- 2016	2016- 2017	Ranking 2016-2017
Thorold	3.9%	3.6%	3.7%	3.9%	3.4%	mid
Greenstone	N/A	2.3%	2.2%	1.9%	3.4%	mid
Welland	2.4%	2.8%	3.0%	1.9%	3.4%	mid
Central Elgin	N/A	N/A	N/A	N/A	3.6%	mid
Grey Highlands	N/A	N/A	6.9%	6.4%	3.7%	mid
Pickering	5.5%	5.8%	4.5%	4.6%	3.8%	mid
Kenora	6.0%	6.7%	6.5%	6.1%	3.8%	mid
Cambridge	4.0%	4.1%	3.8%	3.7%	4.3%	mid
Pelham	3.4%	3.4%	3.3%	4.0%	4.3%	mid
Peterborough	3.9%	3.3%	2.9%	3.0%	4.5%	mid
Orangeville	2.9%	4.3%	4.1%	4.3%	4.6%	mid
Collingwood	3.5%	5.3%	3.6%	3.9%	4.6%	mid
London	3.9%	3.7%	4.6%	3.5%	4.7%	mid
Erin	N/A	N/A	N/A	4.9%	4.8%	mid
Wilmot	7.3%	5.6%	5.3%	5.2%	4.9%	mid
Brock	N/A	3.7%	4.1%	3.7%	4.9%	mid
Prince Edward County	3.2%	5.8%	4.2%	4.4%	5.0%	mid
Haldimand	N/A	N/A	N/A	N/A	5.1%	mid
Lincoln	4.2%	3.9%	4.5%	3.7%	5.2%	mid
Chatham-Kent	N/A	N/A	N/A	4.8%	5.3%	mid
Lambton Shores	4.9%	6.4%	5.7%	5.7%	5.3%	mid
Kitchener	6.3%	5.5%	6.1%	5.3%	5.3%	mid
Waterloo	6.0%	6.6%	6.0%	5.8%	5.6%	mid
Thunder Bay	7.2%	7.2%	7.1%	7.5%	5.6%	mid
Ottawa	8.3%	7.8%	6.5%	7.2%	5.8%	mid
Centre Wellington	N/A	N/A	N/A	4.8%	5.9%	mid
North Dumfries	4.3%	3.8%	3.6%	3.9%	6.0%	mid
Strathroy-Caradoc	N/A	N/A	4.5%	4.2%	6.2%	mid
Guelph-Eramosa	N/A	N/A	N/A	4.6%	6.2%	mid
Hamilton	4.1%	4.3%	4.5%	4.8%	6.3%	mid
Springwater	-0.7%	4.0%	4.8%	4.4%	6.3%	mid
Wainfleet	1.6%	3.1%	2.8%	2.9%	6.3%	mid
Brant	N/A	5.9%	5.2%	5.9%	6.3%	mid
Woolwich	7.9%	4.8%	5.3%	4.2%	6.4%	mid
Halton Hills	5.4%	8.5%	6.2%	4.8%	6.4%	mid

Unweighted Assessment—Trend (cont'd)

	2012 - 2013	2013 - 2014	2014 - 2015	2015- 2016	2016- 2017	Ranking 2016-2017
Mississauga	5.5%	5.7%	5.5%	5.1%	6.6%	high
Middlesex Centre	4.6%	7.3%	7.4%	6.6%	6.6%	high
Burlington	5.7%	5.4%	6.2%	5.3%	6.9%	high
Caledon	5.7%	7.4%	7.1%	6.3%	7.3%	high
Niagara-on-the-Lake	4.7%	5.8%	9.7%	6.4%	7.4%	high
Kingston	5.6%	5.9%	5.0%	4.8%	7.4%	high
Minto	N/A	N/A	N/A	4.6%	7.5%	high
Barrie	2.5%	3.0%	3.3%	2.8%	7.5%	high
Oakville	6.6%	6.8%	7.7%	6.9%	7.5%	high
Milton	9.9%	8.5%	9.1%	7.6%	7.6%	high
Grimsby	4.8%	3.2%	4.8%	4.3%	7.9%	high
Innisfil	3.8%	4.9%	4.7%	6.1%	8.0%	high
Brampton	8.2%	7.7%	7.4%	7.3%	8.1%	high
King	9.7%	11.7%	10.3%	10.1%	8.4%	high
Clarington	3.1%	7.3%	4.7%	4.4%	8.6%	high
Guelph	5.4%	4.3%	6.4%	3.8%	8.6%	high
Wellesley	6.6%	6.5%	5.8%	5.0%	8.7%	high
Georgina	4.6%	4.9%	4.6%	5.1%	8.7%	high
Toronto	6.4%	6.5%	6.7%	6.7%	8.8%	high
Vaughan	8.4%	7.7%	7.5%	6.3%	9.0%	high
West Lincoln	4.5%	4.9%	3.6%	4.6%	9.2%	high
Wellington North	N/A	N/A	N/A	5.5%	9.3%	high
Newmarket	6.6%	8.0%	6.3%	5.6%	9.3%	high
Whitby	4.7%	5.1%	4.3%	4.1%	9.6%	high
Whitchurch-Stouffville	10.0%	8.4%	6.6%	5.7%	10.4%	high
Oshawa	2.7%	3.8%	3.2%	3.9%	10.5%	high
Markham	9.6%	9.3%	8.5%	7.9%	11.5%	high
Mapleton	N/A	N/A	N/A	8.4%	11.5%	high
Aurora	6.8%	7.6%	7.3%	8.8%	11.5%	high
North Middlesex	N/A	N/A	N/A	N/A	12.6%	high
North Perth	N/A	N/A	N/A	N/A	12.6%	high
Richmond Hill	9.2%	8.7%	8.1%	7.5%	13.0%	high
East Gwillimbury	8.0%	8.8%	5.5%	4.6%	13.4%	high
Average	4.5%	5.2%	5.0%	4.6%	5.0%	
Median	4.5%	5.2%	4.8%	4.6%	5.1%	

Unweighted Assessment—Trend (Grouped by Location, sorted by 2016-2017)

Eastern	2012 - 2013	2013 - 2014	2014 - 2015	2015- 2016	2016- 2017	Ranking 2016-2017
Brockville	2.0%	4.7%	3.6%	6.2%	-2.5%	low
Cornwall	N/A	10.6%	6.4%	6.7%	-1.4%	low
Belleville	3.7%	3.3%	3.9%	2.9%	1.5%	low
Quinte West	4.4%	3.5%	4.1%	3.1%	2.8%	low
Peterborough	3.9%	3.3%	2.9%	3.0%	4.5%	mid
Prince Edward County	3.2%	5.8%	4.2%	4.4%	5.0%	mid
Ottawa	8.3%	7.8%	6.5%	7.2%	5.8%	mid
Kingston	5.6%	5.9%	5.0%	4.8%	7.4%	high
Average	4.4%	5.6%	4.6%	4.8%	2.9%	
Median	3.9%	5.3%	4.1%	4.6%	3.6%	

Niagara/Hamilton	2012 - 2013	2013 - 2014	2014 - 2015	2015- 2016	2016- 2017	Ranking 2016-2017
Niagara Falls	0.4%	3.7%	7.2%	5.1%	-0.9%	low
Fort Erie	0.2%	2.0%	1.9%	1.8%	-0.2%	low
Port Colborne	1.2%	2.7%	3.0%	2.2%	1.5%	low
St. Catharines	2.4%	3.2%	2.8%	2.4%	2.7%	low
Thorold	3.9%	3.6%	3.7%	3.9%	3.4%	mid
Welland	2.4%	2.8%	3.0%	1.9%	3.4%	mid
Pelham	3.4%	3.4%	3.3%	4.0%	4.3%	mid
Lincoln	4.2%	3.9%	4.5%	3.7%	5.2%	mid
Hamilton	4.1%	4.3%	4.5%	4.8%	6.3%	mid
Wainfleet	1.6%	3.1%	2.8%	2.9%	6.3%	mid
Niagara-on-the-Lake	4.7%	5.8%	9.7%	6.4%	7.4%	high
Grimsby	4.8%	3.2%	4.8%	4.3%	7.9%	high
West Lincoln	4.5%	4.9%	3.6%	4.6%	9.2%	high
Average	2.9%	3.6%	4.2%	3.7%	4.3%	
Median	3.4%	3.4%	3.6%	3.9%	4.3%	

Unweighted Assessment—Trend (Grouped by Location, sorted by 2016-2017) (cont'd)

GTA	2012 - 2013	2013 - 2014	2014 - 2015	2015- 2016	2016- 2017	Ranking 2016-2017
Pickering	5.5%	5.8%	4.5%	4.6%	3.8%	mid
Brock	N/A	3.7%	4.1%	3.7%	4.9%	mid
Halton Hills	5.4%	8.5%	6.2%	4.8%	6.4%	mid
Mississauga	5.5%	5.7%	5.5%	5.1%	6.6%	high
Burlington	5.7%	5.4%	6.2%	5.3%	6.9%	high
Caledon	5.7%	7.4%	7.1%	6.3%	7.3%	high
Oakville	6.6%	6.8%	7.7%	6.9%	7.5%	high
Milton	9.9%	8.5%	9.1%	7.6%	7.6%	high
Brampton	8.2%	7.7%	7.4%	7.3%	8.1%	high
King	9.7%	11.7%	10.3%	10.1%	8.4%	high
Clarington	3.1%	7.3%	4.7%	4.4%	8.6%	high
Georgina	4.6%	4.9%	4.6%	5.1%	8.7%	high
Toronto	6.4%	6.5%	6.7%	6.7%	8.8%	high
Vaughan	8.4%	7.7%	7.5%	6.3%	9.0%	high
Newmarket	6.6%	8.0%	6.3%	5.6%	9.3%	high
Whitby	4.7%	5.1%	4.3%	4.1%	9.6%	high
Whitchurch-Stouffville	10.0%	8.4%	6.6%	5.7%	10.4%	high
Oshawa	2.7%	3.8%	3.2%	3.9%	10.5%	high
Markham	9.6%	9.3%	8.5%	7.9%	11.5%	high
Aurora	6.8%	7.6%	7.3%	8.8%	11.5%	high
Richmond Hill	9.2%	8.7%	8.1%	7.5%	13.0%	high
East Gwillimbury	8.0%	8.8%	5.5%	4.6%	13.4%	high
Average	6.8%	7.1%	6.4%	6.0%	8.7%	
Median	6.6%	7.5%	6.5%	5.7%	8.6%	

Unweighted Assessment—Trend (Grouped by Location, sorted by 2016-17) (cont'd)

Southwest	2012 - 2013	2013 - 2014	2014 - 2015	2015- 2016	2016- 2017	Ranking 2016-2017
Owen Sound	2.9%	3.3%	2.5%	2.0%	-0.9%	low
Saugeen Shores	N/A	5.9%	6.0%	5.1%	-0.3%	low
Leamington	N/A	N/A	N/A	1.7%	0.0%	low
The Blue Mountains	3.6%	5.6%	5.4%	5.7%	0.2%	low
Meaford	5.7%	5.6%	5.2%	4.5%	0.4%	low
Kingsville	3.6%	5.2%	4.6%	4.6%	1.1%	low
Tillsonburg	N/A	3.6%	3.3%	2.6%	1.5%	low
Puslinch	N/A	N/A	N/A	4.3%	2.0%	low
Kincardine	N/A	N/A	N/A	5.4%	2.0%	low
St. Thomas	2.6%	2.1%	3.1%	3.0%	2.3%	low
Ingersoll	3.6%	0.9%	5.4%	3.2%	2.3%	low
Sarnia	-0.5%	2.1%	2.0%	2.3%	2.5%	low
Windsor	-3.9%	1.4%	1.2%	1.4%	2.9%	low
St. Marys	3.2%	N/A	N/A	3.0%	3.1%	low
Stratford	3.4%	5.8%	4.0%	3.8%	3.3%	low
Central Elgin	N/A	N/A	N/A	N/A	3.6%	mid
Grey Highlands	N/A	N/A	6.9%	6.4%	3.7%	mid
Cambridge	4.0%	4.1%	3.8%	3.7%	4.3%	mid
London	3.9%	3.7%	4.6%	3.5%	4.7%	mid
Erin	N/A	N/A	N/A	4.9%	4.8%	mid
Wilmot	7.3%	5.6%	5.3%	5.2%	4.9%	mid
Haldimand	N/A	N/A	N/A	N/A	5.1%	mid
Chatham-Kent	N/A	N/A	N/A	4.8%	5.3%	mid
Lambton Shores	4.9%	6.4%	5.7%	5.7%	5.3%	mid
Kitchener	6.3%	5.5%	6.1%	5.3%	5.3%	mid
Waterloo	6.0%	6.6%	6.0%	5.8%	5.6%	mid
Centre Wellington	N/A	N/A	N/A	4.8%	5.9%	mid
North Dumfries	4.3%	3.8%	3.6%	3.9%	6.0%	mid
Strathroy-Caradoc	N/A	N/A	4.5%	4.2%	6.2%	mid
Guelph-Eramosa	N/A	N/A	N/A	4.6%	6.2%	mid
Brant	N/A	5.9%	5.2%	5.9%	6.3%	mid
Woolwich	7.9%	4.8%	5.3%	4.2%	6.4%	mid
Middlesex Centre	4.6%	7.3%	7.4%	6.6%	6.6%	high
Minto	N/A	N/A	N/A	4.6%	7.5%	high
Guelph	5.4%	4.3%	6.4%	3.8%	8.6%	high
Wellesley	6.6%	6.5%	5.8%	5.0%	8.7%	high
Wellington North	N/A	N/A	N/A	5.5%	9.3%	high
Mapleton	N/A	N/A	N/A	8.4%	11.5%	high
North Middlesex	N/A	N/A	N/A	N/A	12.6%	high
North Perth	N/A	N/A	N/A	N/A	12.6%	high
Average	4.1%	4.6%	4.8%	4.4%	4.7%	
Median	4.0%	5.2%	5.2%	4.6%	4.8%	

Unweighted Assessment—Trend (Grouped by Location, sorted by 2015-17) (cont'd)

North	2012 - 2013	2013 - 2014	2014 - 2015	2015- 2016	2016- 2017	Ranking 2016-2017
Parry Sound	N/A	N/A	N/A	2.7%	-5.0%	low
North Bay	5.5%	6.1%	4.9%	5.0%	-1.1%	low
Greater Sudbury	5.9%	8.3%	6.3%	4.9%	-1.0%	low
Elliot Lake	N/A	N/A	5.1%	4.7%	-1.0%	low
Timmins	5.9%	7.1%	6.5%	5.8%	-1.0%	low
Sault Ste. Marie	5.9%	7.3%	6.3%	6.2%	2.2%	low
Greenstone	N/A	2.3%	2.2%	1.9%	3.4%	mid
Kenora	6.0%	6.7%	6.5%	6.1%	3.8%	mid
Thunder Bay	7.2%	7.2%	7.1%	7.5%	5.6%	mid
Average	6.1%	6.4%	5.6%	5.0%	0.7%	
Median	5.9%	7.1%	6.3%	5.0%	-1.0%	

Simcoe/Musk./Duff.	2012 - 2013	2013 - 2014	2014 - 2015	2015- 2016	2016- 2017	Ranking 2016-2017
Bracebridge	1.4%	2.9%	2.5%	2.6%	0.9%	low
Huntsville	0.6%	2.2%	2.8%	2.4%	1.4%	low
Gravenhurst	0.5%	2.7%	3.1%	3.0%	1.7%	low
Orillia	N/A	2.7%	2.6%	2.3%	3.0%	low
Orangeville	2.9%	4.3%	4.1%	4.3%	4.6%	mid
Collingwood	3.5%	5.3%	3.6%	3.9%	4.6%	mid
Springwater	-0.7%	4.0%	4.8%	4.4%	6.3%	mid
Barrie	2.5%	3.0%	3.3%	2.8%	7.5%	high
Innisfil	3.8%	4.9%	4.7%	6.1%	8.0%	high
Average	1.6%	3.2%	3.1%	3.2%	4.2%	
Median	1.4%	2.9%	3.2%	2.9%	4.6%	

2017 Unweighted Assessment Composition (Sorted Alphabetically)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Aurora	87.2%	1.0%	9.7%	1.9%	0.1%	0.1%	0.0%
Barrie	76.6%	3.8%	17.0%	2.1%	0.2%	0.3%	0.0%
Belleville	70.9%	5.5%	19.4%	2.6%	0.4%	1.2%	0.0%
Bracebridge	87.9%	1.4%	8.8%	0.9%	0.5%	0.1%	0.4%
Brampton	80.8%	1.9%	13.5%	3.5%	0.2%	0.2%	0.0%
Brant	70.9%	0.4%	5.1%	3.6%	0.4%	19.6%	0.1%
Brock	75.8%	0.9%	4.6%	1.0%	0.3%	17.3%	0.3%
Brockville	76.0%	6.3%	14.9%	2.5%	0.3%	0.0%	0.0%
Burlington	79.2%	3.6%	13.7%	2.8%	0.2%	0.4%	0.0%
Caledon	79.5%	0.2%	9.7%	3.7%	0.1%	6.2%	0.6%
Cambridge	75.1%	4.4%	14.7%	5.3%	0.2%	0.3%	0.0%
Central Elgin	74.3%	0.1%	3.7%	0.5%	0.3%	20.9%	0.2%
Centre Wellington	77.8%	1.3%	5.2%	1.7%	0.2%	13.8%	0.2%
Chatham-Kent	52.7%	1.5%	7.2%	1.6%	0.8%	36.1%	0.0%
Clarington	85.4%	0.9%	6.8%	2.2%	0.4%	4.1%	0.2%
Collingwood	83.9%	1.8%	12.4%	1.7%	0.2%	0.1%	0.0%
Cornwall	68.0%	5.6%	23.9%	2.0%	0.3%	0.2%	0.0%
East Gwillimbury	85.3%	0.3%	7.7%	1.4%	0.2%	4.9%	0.2%
Elliot Lake	81.5%	7.2%	10.1%	0.5%	0.8%	0.0%	0.0%
Erin	81.6%	0.3%	3.4%	1.1%	0.1%	13.0%	0.6%
Fort Erie	88.4%	1.1%	7.3%	1.3%	0.4%	1.5%	0.0%
Georgina	90.4%	1.2%	5.4%	0.3%	0.2%	2.4%	0.1%
Gravenhurst	90.8%	0.8%	7.2%	0.3%	0.7%	0.1%	0.2%
Greater Sudbury	81.5%	4.0%	11.8%	2.3%	0.3%	0.1%	0.1%
Greenstone	25.2%	0.6%	16.0%	1.2%	56.9%	0.0%	0.0%
Grey Highlands	72.8%	0.3%	2.3%	2.1%	0.1%	21.2%	1.2%
Grimsby	88.9%	0.7%	7.3%	1.1%	0.2%	1.8%	0.0%
Guelph	78.4%	4.7%	12.4%	4.2%	0.2%	0.0%	0.0%
Guelph-Eramosa	77.0%	0.3%	3.9%	1.1%	0.2%	17.3%	0.1%
Haldimand	74.6%	0.7%	4.7%	2.7%	1.1%	16.0%	0.1%
Halton Hills	83.9%	0.9%	9.0%	3.0%	0.1%	2.9%	0.1%
Hamilton	81.4%	4.6%	10.0%	1.7%	0.4%	1.8%	0.0%
Huntsville	86.0%	0.8%	10.6%	1.2%	0.9%	0.1%	0.5%
Ingersoll	80.3%	2.0%	9.8%	7.5%	0.3%	0.1%	0.0%

2017 Unweighted Assessment Composition (Sorted Alphabetically) (cont'd)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Innisfil	87.6%	0.3%	5.9%	0.8%	0.4%	5.0%	0.1%
Kenora	81.9%	1.7%	12.1%	2.2%	2.0%	0.1%	0.0%
Kincardine	64.8%	0.8%	10.5%	4.8%	0.0%	19.0%	0.1%
King	88.6%	0.2%	3.1%	0.9%	0.4%	6.5%	0.3%
Kingston	75.1%	7.4%	15.8%	1.0%	0.3%	0.4%	0.0%
Kingsville	67.8%	0.8%	6.3%	1.5%	0.5%	23.0%	0.0%
Kitchener	79.7%	6.5%	12.2%	1.5%	0.0%	0.1%	0.0%
Lambton Shores	72.9%	0.7%	5.6%	0.7%	0.3%	19.7%	0.0%
Leamington	61.3%	2.1%	10.3%	1.5%	0.7%	24.1%	0.0%
Lincoln	78.3%	0.6%	5.8%	2.8%	0.6%	11.9%	0.0%
London	81.5%	3.8%	12.5%	1.2%	0.2%	0.8%	0.0%
Mapleton	43.7%	0.1%	1.9%	1.6%	0.5%	51.9%	0.3%
Markham	84.3%	1.0%	12.9%	1.6%	0.1%	0.2%	0.0%
Meaford	79.4%	1.5%	5.7%	0.2%	0.4%	12.0%	0.8%
Middlesex Centre	61.7%	0.3%	2.9%	0.3%	3.2%	31.5%	0.1%
Milton	81.7%	0.8%	11.9%	3.2%	0.4%	1.8%	0.2%
Minto	61.9%	0.9%	6.9%	2.3%	0.3%	27.7%	0.1%
Mississauga	72.6%	3.4%	20.0%	3.9%	0.1%	0.0%	0.0%
Newmarket	83.7%	1.6%	12.3%	2.3%	0.1%	0.0%	0.0%
Niagara Falls	72.1%	2.9%	22.7%	1.2%	0.4%	0.7%	0.0%
Niagara-on-the-Lake	75.3%	0.3%	14.3%	0.9%	0.4%	8.8%	0.0%
North Bay	77.4%	4.6%	14.8%	1.8%	1.3%	0.0%	0.0%
North Dumfries	70.9%	0.3%	8.7%	5.5%	4.4%	10.2%	0.1%
North Middlesex	32.9%	0.4%	1.9%	0.7%	0.8%	63.0%	0.4%
North Perth	46.3%	0.7%	6.2%	2.0%	0.2%	44.6%	0.0%
Oakville	84.7%	2.0%	11.2%	1.9%	0.1%	0.1%	0.0%
Orangeville	83.3%	2.1%	12.9%	1.5%	0.1%	0.0%	0.0%
Orillia	76.0%	5.3%	17.0%	1.5%	0.3%	0.0%	0.0%
Oro-Medonte	89.6%	0.1%	3.2%	0.8%	0.7%	5.1%	0.5%
Oshawa	79.1%	5.4%	12.8%	2.0%	0.2%	0.5%	0.0%
Ottawa	75.9%	5.3%	16.9%	0.9%	0.2%	0.7%	0.0%
Owen Sound	74.7%	7.0%	16.5%	1.4%	0.3%	0.1%	0.0%
Parry Sound	74.8%	3.2%	20.5%	1.2%	0.2%	0.1%	0.0%
Pelham	89.9%	0.7%	3.1%	0.2%	0.6%	5.5%	0.1%

2017 Unweighted Assessment Composition (Sorted Alphabetically) (cont'd)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Peterborough	77.5%	7.1%	13.8%	1.3%	0.2%	0.1%	0.0%
Pickering	85.1%	0.8%	11.3%	1.6%	0.2%	1.0%	0.0%
Port Colborne	83.5%	2.2%	6.7%	4.1%	0.6%	2.8%	0.1%
Prince Edward County	84.9%	1.0%	6.0%	0.6%	0.1%	7.2%	0.2%
Puslinch	79.1%	0.1%	7.7%	4.9%	0.3%	7.5%	0.5%
Quinte West	77.0%	2.7%	14.7%	1.5%	0.8%	3.2%	0.1%
Richmond Hill	88.8%	1.3%	8.5%	1.3%	0.1%	0.1%	0.0%
Sarnia	77.5%	3.9%	12.6%	3.3%	0.7%	2.1%	0.0%
Saugeen Shores	88.8%	1.6%	5.7%	0.1%	0.2%	3.5%	0.1%
Sault Ste. Marie	78.6%	5.0%	14.3%	1.7%	0.4%	0.0%	0.0%
Springwater	84.5%	0.2%	3.5%	0.8%	0.7%	9.8%	0.5%
St. Catharines	79.8%	5.0%	12.8%	1.4%	0.2%	0.8%	0.0%
St. Marys	82.1%	1.6%	8.2%	6.9%	0.3%	0.9%	0.0%
St. Thomas	82.8%	4.0%	9.1%	3.2%	0.3%	0.4%	0.0%
Stratford	79.2%	4.6%	12.4%	3.2%	0.2%	0.4%	0.0%
Strathroy-Caradoc	71.7%	2.2%	7.3%	2.6%	2.2%	14.0%	0.1%
The Blue Mountains	85.2%	6.1%	4.7%	0.2%	0.1%	3.3%	0.4%
Thorold	80.2%	4.8%	7.9%	3.4%	1.1%	2.5%	0.0%
Thunder Bay	79.0%	3.9%	15.5%	1.3%	0.4%	0.0%	0.0%
Tillsonburg	82.4%	3.3%	9.9%	3.6%	0.3%	0.5%	0.0%
Timmins	80.0%	2.0%	15.0%	2.3%	0.5%	0.2%	0.0%
Toronto	74.6%	6.5%	17.5%	1.4%	0.0%	0.1%	0.0%
Vaughan	78.0%	0.3%	15.8%	5.5%	0.1%	0.2%	0.0%
Wainfleet	82.8%	0.0%	1.9%	0.4%	0.5%	14.2%	0.1%
Waterloo	75.1%	9.1%	13.5%	2.1%	0.2%	0.0%	0.0%
Welland	85.5%	3.8%	8.3%	1.5%	0.4%	0.4%	0.0%
Wellesley	61.3%	0.1%	2.5%	4.2%	0.2%	31.5%	0.2%
Wellington North	53.9%	1.7%	5.4%	2.4%	0.2%	36.2%	0.2%
West Lincoln	76.1%	0.4%	3.5%	1.3%	1.4%	17.2%	0.1%
Whitby	85.5%	2.1%	10.1%	1.7%	0.2%	0.4%	0.0%
Whitchurch-Stouffville	88.6%	0.6%	6.4%	1.8%	0.1%	2.3%	0.1%
Wilmot	79.8%	0.8%	4.2%	1.1%	0.3%	13.6%	0.1%
Windsor	74.7%	3.9%	17.7%	3.2%	0.4%	0.2%	0.0%
Woolwich	70.6%	0.9%	10.1%	3.5%	0.3%	14.4%	0.1%
Average	**77.0%**	**2.3%**	**9.9%**	**2.1%**	**1.0%**	**7.5%**	**0.1%**
Median	**79.2%**	**1.5%**	**9.8%**	**1.6%**	**0.3%**	**1.6%**	**0.0%**
Min	**25.2%**	**0.0%**	**1.9%**	**0.1%**	**0.0%**	**0.0%**	**0.0%**
Max	**90.8%**	**9.1%**	**23.9%**	**7.5%**	**56.9%**	**63.0%**	**1.2%**

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

Municipality	Residential
Gravenhurst	90.8%
Georgina	90.4%
Pelham	89.9%
Oro-Medonte	89.6%
Grimsby	88.9%
Richmond Hill	88.8%
Saugeen Shores	88.8%
King	88.6%
Whitchurch-Stouffville	88.6%
Fort Erie	88.4%

Municipality	Industrial
Ingersoll	7.5%
St. Marys	6.9%
Vaughan	5.5%
North Dumfries	5.5%
Cambridge	5.3%
Puslinch	4.9%
Kincardine	4.8%
Guelph	4.2%
Wellesley	4.2%
Port Colborne	4.1%

Municipality	Multi-Residential
Waterloo	9.1%
Kingston	7.4%
Elliot Lake	7.2%
Peterborough	7.1%
Owen Sound	7.0%
Toronto	6.5%
Kitchener	6.5%
Brockville	6.3%
The Blue Mountains	6.1%
Cornwall	5.6%

Municipality	Pipelines
Greenstone	56.9%
North Dumfries	4.4%
Middlesex Centre	3.2%
Strathroy-Caradoc	2.2%
Kenora	2.0%
West Lincoln	1.4%
North Bay	1.3%
Haldimand	1.1%
Thorold	1.1%
Huntsville	0.9%

Municipality	Commercial
Cornwall	23.9%
Niagara Falls	22.7%
Parry Sound	20.5%
Mississauga	20.0%
Belleville	19.4%
Windsor	17.7%
Toronto	17.5%
Orillia	17.0%
Barrie	17.0%
Ottawa	16.9%

Municipality	Farmlands
North Middlesex	63.0%
Mapleton	51.9%
North Perth	44.6%
Wellington North	36.2%
Chatham-Kent	36.1%
Middlesex Centre	31.5%
Wellesley	31.5%
Minto	27.7%
Leamington	24.1%
Kingsville	23.0%

2017 Weighted Assessment Composition (Sorted Alphabetically)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Aurora	85.5%	1.0%	11.0%	2.4%	0.1%	0.0%	0.0%
Barrie	71.2%	3.5%	22.3%	2.6%	0.2%	0.1%	0.0%
Belleville	55.5%	10.3%	28.7%	4.8%	0.4%	0.2%	0.0%
Bracebridge	87.7%	1.3%	9.6%	0.9%	0.4%	0.0%	0.1%
Brampton	75.9%	3.0%	16.3%	4.6%	0.2%	0.0%	0.0%
Brant	74.2%	0.7%	9.9%	9.3%	0.7%	5.1%	0.0%
Brock	84.3%	1.8%	7.2%	2.5%	0.4%	3.8%	0.1%
Brockville	61.9%	9.0%	23.3%	5.2%	0.5%	0.0%	0.0%
Burlington	70.1%	6.4%	17.6%	5.6%	0.2%	0.1%	0.0%
Caledon	80.2%	0.4%	12.8%	5.4%	0.1%	1.0%	0.2%
Cambridge	61.8%	6.2%	23.5%	8.3%	0.2%	0.1%	0.0%
Central Elgin	84.9%	0.3%	6.9%	1.5%	0.5%	6.0%	0.0%
Centre Wellington	81.3%	2.6%	7.9%	4.1%	0.4%	3.6%	0.0%
Chatham-Kent	64.6%	3.6%	16.7%	4.1%	1.3%	9.7%	0.0%
Clarington	82.9%	1.6%	9.3%	4.8%	0.5%	0.8%	0.1%
Collingwood	80.6%	2.4%	14.6%	2.2%	0.2%	0.0%	0.0%
Cornwall	51.3%	9.9%	34.6%	3.8%	0.4%	0.0%	0.0%
East Gwillimbury	87.4%	0.3%	9.1%	1.8%	0.2%	1.3%	0.1%
Elliot Lake	72.8%	12.8%	13.3%	0.6%	0.5%	0.0%	0.0%
Erin	87.7%	0.5%	5.3%	2.6%	0.2%	3.5%	0.2%
Fort Erie	82.2%	2.1%	11.6%	3.1%	0.6%	0.3%	0.0%
Georgina	91.4%	1.3%	6.2%	0.4%	0.2%	0.6%	0.0%
Gravenhurst	90.6%	0.8%	7.8%	0.3%	0.5%	0.0%	0.0%
Greater Sudbury	65.7%	6.4%	19.4%	8.0%	0.5%	0.0%	0.0%
Greenstone	26.5%	1.2%	23.1%	3.1%	46.0%	0.0%	0.0%
Grey Highlands	84.8%	0.5%	3.5%	4.6%	0.1%	6.2%	0.4%
Grimsby	83.5%	1.2%	11.8%	2.7%	0.3%	0.4%	0.0%
Guelph	65.8%	7.4%	19.0%	7.6%	0.3%	0.0%	0.0%
Guelph-Eramosa	84.9%	0.5%	6.3%	2.8%	0.6%	4.8%	0.0%
Haldimand	78.0%	1.5%	8.2%	6.3%	1.8%	4.2%	0.0%
Halton Hills	79.4%	1.7%	12.3%	5.9%	0.1%	0.6%	0.0%
Hamilton	67.4%	10.2%	16.4%	5.2%	0.7%	0.3%	0.0%
Huntsville	85.7%	0.8%	11.5%	1.3%	0.6%	0.0%	0.1%
Ingersoll	64.9%	4.2%	15.0%	15.6%	0.3%	0.0%	0.0%

2017 Weighted Assessment Composition (Sorted Alphabetically) (cont'd)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Innisfil	89.5%	0.4%	7.2%	1.1%	0.5%	1.3%	0.0%
Kenora	68.8%	2.2%	21.8%	4.7%	2.5%	0.0%	0.0%
Kincardine	70.6%	0.8%	14.4%	8.9%	0.0%	5.2%	0.0%
King	92.8%	0.2%	3.7%	1.1%	0.3%	1.7%	0.1%
Kingston	61.9%	10.2%	25.5%	2.0%	0.3%	0.1%	0.0%
Kingsville	79.0%	1.9%	7.8%	3.8%	0.8%	6.7%	0.0%
Kitchener	67.9%	9.6%	20.1%	2.3%	0.0%	0.0%	0.0%
Lambton Shores	81.0%	1.6%	9.9%	1.7%	0.4%	5.5%	0.0%
Leamington	71.2%	4.7%	12.7%	3.4%	1.0%	7.0%	0.0%
Lincoln	77.7%	1.2%	9.9%	7.2%	1.0%	3.0%	0.0%
London	70.6%	6.1%	20.9%	2.0%	0.4%	0.1%	0.0%
Mapleton	67.5%	0.4%	4.3%	5.9%	1.7%	20.1%	0.1%
Markham	82.3%	1.0%	14.6%	2.0%	0.1%	0.0%	0.0%
Meaford	85.5%	2.3%	7.9%	0.4%	0.4%	3.2%	0.2%
Middlesex Centre	79.8%	0.6%	4.2%	0.7%	4.4%	10.2%	0.0%
Milton	76.3%	1.4%	15.1%	6.4%	0.4%	0.3%	0.0%
Minto	71.3%	2.0%	11.7%	6.3%	0.7%	8.0%	0.0%
Mississauga	64.4%	4.8%	25.5%	5.2%	0.1%	0.0%	0.0%
Newmarket	81.3%	1.5%	14.0%	3.0%	0.1%	0.0%	0.0%
Niagara Falls	59.9%	4.7%	32.3%	2.4%	0.6%	0.1%	0.0%
Niagara-on-the-Lake	71.2%	0.7%	23.5%	2.0%	0.6%	2.1%	0.0%
North Bay	65.0%	8.3%	23.3%	2.0%	1.2%	0.0%	0.0%
North Dumfries	66.7%	0.6%	15.8%	9.7%	4.8%	2.4%	0.0%
North Middlesex	61.4%	1.3%	4.0%	2.2%	1.5%	29.4%	0.2%
North Perth	65.5%	1.8%	10.9%	5.4%	0.6%	15.8%	0.0%
Oakville	77.7%	3.6%	14.7%	3.8%	0.1%	0.0%	0.0%
Orangeville	77.4%	5.1%	14.5%	2.9%	0.1%	0.0%	0.0%
Orillia	63.9%	6.5%	26.9%	2.1%	0.6%	0.0%	0.0%
Oro-Medonte	92.3%	0.1%	4.1%	1.2%	0.9%	1.3%	0.1%
Oshawa	70.5%	8.9%	16.4%	3.9%	0.2%	0.1%	0.0%
Ottawa	63.2%	6.2%	28.1%	2.0%	0.3%	0.1%	0.0%
Owen Sound	60.0%	11.3%	25.2%	2.8%	0.7%	0.0%	0.0%
Parry Sound	65.1%	4.2%	29.1%	1.4%	0.2%	0.0%	0.0%
Pelham	91.0%	0.7%	5.4%	0.4%	1.1%	1.4%	0.0%

2017 Weighted Assessment Composition (Sorted Alphabetically) (cont'd)

Municipality	Residential	Multi-Residential	Commercial	Industrial	Pipelines	Farmlands	Forests
Peterborough	67.6%	11.4%	18.9%	2.0%	0.2%	0.0%	0.0%
Pickering	79.8%	1.3%	15.2%	3.3%	0.2%	0.2%	0.0%
Port Colborne	74.7%	3.9%	10.5%	9.4%	0.8%	0.6%	0.0%
Prince Edward County	88.8%	1.5%	6.9%	0.9%	0.1%	1.9%	0.0%
Puslinch	75.6%	0.2%	10.7%	11.0%	0.6%	1.8%	0.1%
Quinte West	69.9%	5.1%	20.3%	3.2%	0.7%	0.7%	0.0%
Richmond Hill	87.3%	1.3%	9.8%	1.6%	0.1%	0.0%	0.0%
Sarnia	73.5%	0.0%	17.8%	7.3%	0.9%	0.5%	0.0%
Saugeen Shores	90.0%	1.6%	7.1%	0.2%	0.2%	0.9%	0.0%
Sault Ste. Marie	60.6%	4.6%	25.5%	8.7%	0.6%	0.0%	0.0%
Springwater	90.3%	0.3%	4.5%	1.2%	1.0%	2.6%	0.1%
St. Catharines	68.8%	8.4%	19.4%	3.0%	0.3%	0.2%	0.0%
St. Marys	71.9%	1.5%	11.0%	14.9%	0.4%	0.2%	0.0%
St. Thomas	70.3%	8.3%	15.0%	5.9%	0.3%	0.1%	0.0%
Stratford	64.9%	7.6%	19.9%	7.2%	0.3%	0.1%	0.0%
Strathroy-Caradoc	76.0%	4.1%	8.8%	4.8%	2.5%	3.7%	0.0%
The Blue Mountains	84.0%	8.7%	5.9%	0.3%	0.1%	0.8%	0.1%
Thorold	72.0%	6.0%	12.2%	7.4%	1.7%	0.6%	0.0%
Thunder Bay	62.3%	7.8%	26.2%	3.0%	0.8%	0.0%	0.0%
Tillsonburg	69.0%	7.0%	15.7%	7.8%	0.3%	0.1%	0.0%
Timmins	66.2%	2.9%	25.3%	4.7%	0.9%	0.0%	0.0%
Toronto	51.2%	11.8%	34.4%	2.7%	0.0%	0.0%	0.0%
Vaughan	74.8%	0.3%	17.6%	7.1%	0.1%	0.1%	0.0%
Wainfleet	90.4%	0.1%	3.6%	1.0%	1.0%	3.9%	0.0%
Waterloo	63.5%	10.9%	22.0%	3.4%	0.2%	0.0%	0.0%
Welland	76.3%	6.6%	12.8%	3.5%	0.7%	0.1%	0.0%
Wellesley	74.0%	0.3%	5.9%	9.9%	0.3%	9.5%	0.0%
Wellington North	67.0%	4.1%	9.9%	7.1%	0.7%	11.2%	0.1%
West Lincoln	81.8%	0.8%	6.6%	3.6%	2.6%	4.6%	0.0%
Whitby	79.4%	3.6%	13.5%	3.2%	0.2%	0.1%	0.0%
Whitchurch-Stouffville	89.1%	0.6%	7.3%	2.3%	0.1%	0.6%	0.0%
Wilmot	83.7%	1.6%	8.5%	2.2%	0.4%	3.6%	0.0%
Windsor	59.3%	7.2%	26.4%	6.6%	0.6%	0.0%	0.0%
Woolwich	68.9%	1.4%	19.1%	6.6%	0.4%	3.5%	0.0%
Average	**74.2%**	**3.7%**	**14.6%**	**4.2%**	**1.1%**	**2.3%**	**0.0%**
Median	**74.1%**	**2.0%**	**13.4%**	**3.3%**	**0.4%**	**0.3%**	**0.0%**
Min	**26.5%**	**0.0%**	**3.5%**	**0.2%**	**0.0%**	**0.0%**	**0.0%**
Max	**92.8%**	**12.8%**	**34.6%**	**15.6%**	**46.0%**	**29.4%**	**0.4%**

2017 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 <u>increase</u> in the residential burden.

Municipality	Residential Unweighted Assessment	Residential Weighted Assessment	Change % Unweighted to Weighted	Municipality	Residential Unweighted Assessment	Residential Weighted Assessment	Change % Unweighted to Weighted
Toronto	74.6%	51.2%	-31.4%	Elliot Lake	81.5%	72.8%	-10.6%
Sault Ste. Marie	78.6%	60.6%	-22.9%	Mississauga	72.6%	64.4%	-11.3%
Cornwall	68.0%	51.3%	-24.6%	Thorold	80.2%	72.0%	-10.2%
Thunder Bay	79.0%	62.3%	-21.1%	Quinte West	77.0%	69.9%	-9.2%
Greater Sudbury	81.5%	65.7%	-19.4%	Oakville	84.7%	77.7%	-8.2%
Windsor	74.7%	59.3%	-20.7%	Fort Erie	88.4%	82.2%	-7.0%
Ingersoll	80.3%	64.9%	-19.2%	Whitby	85.5%	79.4%	-7.1%
Belleville	70.9%	55.5%	-21.7%	Orangeville	83.3%	77.4%	-7.1%
Owen Sound	74.7%	60.0%	-19.8%	Milton	81.7%	76.3%	-6.6%
Stratford	79.2%	64.9%	-18.1%	Grimsby	88.9%	83.5%	-6.0%
Brockville	76.0%	61.9%	-18.6%	Pickering	85.1%	79.8%	-6.3%
Hamilton	81.4%	67.4%	-17.3%	Barrie	76.6%	71.2%	-7.0%
Timmins	80.0%	66.2%	-17.3%	Brampton	80.8%	75.9%	-6.0%
Tillsonburg	82.4%	69.0%	-16.2%	Halton Hills	83.9%	79.4%	-5.4%
Cambridge	75.1%	61.8%	-17.8%	Niagara-on-the-Lake	75.3%	71.2%	-5.5%
Kingston	75.1%	61.9%	-17.6%	North Dumfries	70.9%	66.7%	-5.8%
Kenora	81.9%	68.8%	-16.0%	Sarnia	77.5%	73.5%	-5.1%
Ottawa	75.9%	63.2%	-16.7%	Puslinch	79.1%	75.6%	-4.4%
Guelph	78.4%	65.8%	-16.1%	Collingwood	83.9%	80.6%	-4.0%
St. Thomas	82.8%	70.3%	-15.2%	Vaughan	78.0%	74.8%	-4.1%
North Bay	77.4%	65.0%	-16.0%	Clarington	85.4%	82.9%	-2.9%
Niagara Falls	72.1%	59.9%	-17.0%	Newmarket	83.7%	81.3%	-2.8%
Orillia	76.0%	63.9%	-15.9%	Markham	84.3%	82.3%	-2.4%
Kitchener	79.7%	67.9%	-14.8%	Aurora	87.2%	85.5%	-1.9%
Waterloo	75.1%	63.5%	-15.4%	Woolwich	70.6%	68.9%	-2.3%
St. Catharines	79.8%	68.8%	-13.8%	Richmond Hill	88.8%	87.3%	-1.7%
London	81.5%	70.6%	-13.4%	The Blue Mountains	85.2%	84.0%	-1.4%
St. Marys	82.1%	71.9%	-12.4%	Lincoln	78.3%	77.7%	-0.7%
Peterborough	77.5%	67.6%	-12.8%	Huntsville	86.0%	85.7%	-0.3%
Parry Sound	74.8%	65.1%	-12.9%	Gravenhurst	90.8%	90.6%	-0.2%
Welland	85.5%	76.3%	-10.8%	Bracebridge	87.9%	87.7%	-0.2%
Burlington	79.2%	70.1%	-11.5%	Whitchurch-Stouffville	88.6%	89.1%	0.5%
Port Colborne	83.5%	74.7%	-10.5%	Caledon	79.5%	80.2%	0.8%
Oshawa	79.1%	70.5%	-11.0%	Georgina	90.4%	91.4%	1.1%

2017 Shift In Tax Burden—Unweighted to Weighted Residential Assessment (cont'd)

Municipality	Residential Unweighted Assessment	Residential Weighted Assessment	Change % Unweighted to Weighted
Pelham	89.9%	91.0%	1.2%
Saugeen Shores	88.8%	90.0%	1.4%
Greenstone	25.2%	26.5%	5.3%
Innisfil	87.6%	89.5%	2.2%
East Gwillimbury	85.3%	87.4%	2.4%
Oro-Medonte	89.6%	92.3%	3.0%
Brant	70.9%	74.2%	4.7%
Haldimand	74.6%	78.0%	4.6%
Centre Wellington	77.8%	81.3%	4.6%
Wilmot	79.8%	83.7%	4.8%
Prince Edward County	84.9%	88.8%	4.6%
King	88.6%	92.8%	4.7%
Strathroy-Caradoc	71.7%	76.0%	6.1%
West Lincoln	76.1%	81.8%	7.5%
Springwater	84.5%	90.3%	6.9%
Kincardine	64.8%	70.6%	9.0%
Erin	81.6%	87.7%	7.4%
Meaford	79.4%	85.5%	7.6%
Wainfleet	82.8%	90.4%	9.2%
Guelph-Eramosa	77.0%	84.9%	10.2%
Lambton Shores	72.9%	81.0%	11.1%
Brock	75.8%	84.3%	11.2%
Minto	61.9%	71.3%	15.2%
Leamington	61.3%	71.2%	16.0%
Central Elgin	74.3%	84.9%	14.3%
Kingsville	67.8%	79.0%	16.5%
Chatham-Kent	52.7%	64.6%	22.4%
Grey Highlands	72.8%	84.8%	16.5%
Wellesley	61.3%	74.0%	20.8%
Wellington North	53.9%	67.0%	24.3%
Middlesex Centre	61.7%	79.8%	29.4%
North Perth	46.3%	65.5%	41.7%
Mapleton	43.7%	67.5%	54.5%
North Middlesex	32.9%	61.4%	86.7%
Average	**77.0%**	**74.2%**	**-2.3%**
Median	**79.2%**	**74.1%**	**-4.7%**

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	$ 350	$ 292	$ 272	$ 248	$ 667	$ 221	$ 403	$ 335
Total Median	$ 307	$ 252	$ 247	$ 206	$ 548	$ 211	$ 362	$ 299
GTA Average	$ 587	$ 427	$ 399	$ 389	$ 1,260	$ 314	$ 442	$ 516
GTA Median	$ 558	$ 418	$ 383	$ 390	$ 679	$ 310	$ 477	$ 494
Niagara/Hamilton Average	$ 291	$ 260	$ 267	$ 204	$ 570	$ 197	$ 414	$ 286
Niagara/Hamilton Median	$ 266	$ 263	$ 260	$ 193	$ 519	$ 197	$ 482	$ 297
Eastern Average	$ 258	$ 231	$ 227	$ 194	$ 465	$ 201	$ 266	$ 253
Eastern Median	$ 225	$ 237	$ 222	$ 167	$ 389	$ 208	$ 282	$ 234
North Average	$ 179	$ 188	$ 157	$ 131	$ 325	$ 179	$ 246	$ 185
North Median	$ 201	$ 194	$ 164	$ 130	$ 325	$ 185	$ 240	$ 200
Southwest Average	$ 303	$ 237	$ 226	$ 226	$ 598	$ 184	$ 406	$ 297
Southwest Median	$ 261	$ 219	$ 225	$ 199	$ 532	$ 187	$ 355	$ 270
Simcoe/Musk./Duff. Average	$ 310	$ 249	$ 267	$ 225	$ 681	$ 227	$ 592	$ 343
Simcoe/Musk./Duff. Median	$ 315	$ 239	$ 257	$ 222	$ 598	$ 224	$ 529	$ 323

The weighted median assessed value for residential properties range from an average of $185,000 in northern municipalities to $516,000 in the GTA.

Building Construction Activity (sorted from lowest to highest 2016 activity per capita)

The table summarizes the 2016 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 2016.

Municipality	% Res. 2016	% Non-Res. 2016	2016 per Capita		Municipality	% Res. 2016	% Non-Res. 2016	2016 per Capita
Huntsville	89%	11%	$ 45		Parry Sound	67%	33%	$ 1,940
Chatham-Kent	96%	4%	$ 262		St. Marys	74%	26%	$ 1,955
Cornwall	83%	17%	$ 352		Brant	49%	51%	$ 1,968
Elliot Lake	40%	60%	$ 556		Bracebridge	79%	21%	$ 1,983
Owen Sound	32%	68%	$ 719		Ingersoll	87%	13%	$ 1,995
Timmins	45%	55%	$ 781		Haldimand	70%	30%	$ 2,009
Brockville	72%	28%	$ 797		Mississauga	50%	50%	$ 2,017
Thunder Bay	40%	60%	$ 869		Kenora	35%	65%	$ 2,133
Greenstone	39%	61%	$ 875		Whitby	100%	0%	$ 2,182
Sault Ste. Marie	45%	55%	$ 1,033		Tillsonburg	N/A	N/A	$ 2,257
Barrie	43%	57%	$ 1,068		Pickering	82%	18%	$ 2,296
St. Catharines	60%	40%	$ 1,123		Orangeville	36%	64%	$ 2,300
Hamilton	85%	15%	$ 1,143		Georgina	87%	13%	$ 2,307
Peterborough	58%	42%	$ 1,345		Burlington	67%	33%	$ 2,356
Brock	62%	38%	$ 1,416		Kincardine	88%	12%	$ 2,369
Sarnia	47%	53%	$ 1,444		Belleville	48%	52%	$ 2,396
Windsor	51%	49%	$ 1,461		Minto	64%	36%	$ 2,456
North Bay	18%	82%	$ 1,479		Wainfleet	71%	29%	$ 2,462
Welland	0%	100%	$ 1,564		Wellington North	79%	21%	$ 2,560
St. Thomas	78%	22%	$ 1,565		Grey Highlands	63%	37%	$ 2,625
Greater Sudbury	N/A	N/A	$ 1,576		Erin	80%	20%	$ 2,673
Meaford	100%	0%	$ 1,652		Markham	70%	30%	$ 2,685
Lincoln	57%	43%	$ 1,696		Stratford	58%	42%	$ 2,707
Kingston	N/A	N/A	$ 1,766		Middlesex Centre	62%	38%	$ 2,712
Strathroy-Caradoc	86%	14%	$ 1,832		Cambridge	50%	50%	$ 2,743
Wilmot	70%	30%	$ 1,936		Woolwich	62%	38%	$ 2,804

Building Construction Activity (sorted from lowest to highest 2016 activity per capita) (cont'd)

Municipality	% Res. 2016	% Non-Res. 2016	2016 per Capita
Ottawa	59%	41%	$ 2,832
Oshawa	73%	27%	$ 2,853
Brampton	91%	9%	$ 2,918
Thorold	76%	24%	$ 2,971
Whitchurch-Stouffville	68%	32%	$ 3,054
Fort Erie	86%	14%	$ 3,087
Wellesley	38%	62%	$ 3,089
Newmarket	19%	81%	$ 3,118
Richmond Hill	84%	16%	$ 3,144
Kitchener	75%	25%	$ 3,172
Guelph-Eramosa	86%	14%	$ 3,173
Niagara Falls	86%	14%	$ 3,176
North Middlesex	15%	85%	$ 3,208
Quinte West	73%	27%	$ 3,245
Mapleton	95%	5%	$ 3,254
Gravenhurst	93%	7%	$ 3,267
Oro-Medonte	87%	13%	$ 3,355
Prince Edward County	82%	18%	$ 3,364
West Lincoln	82%	18%	$ 3,475
Guelph	33%	67%	$ 3,515
Lambton Shores	60%	40%	$ 3,662
London	62%	38%	$ 3,674
Clarington	94%	6%	$ 3,702

Municipality	% Res. 2016	% Non-Res. 2016	2016 per Capita
Vaughan	75%	25%	$ 3,752
Toronto	44%	56%	$ 3,770
Kingsville	61%	39%	$ 3,800
Caledon	65%	35%	$ 3,949
Halton Hills	40%	60%	$ 4,058
Innisfil	N/A	N/A	$ 4,337
North Perth	N/A	N/A	$ 4,698
Oakville	64%	36%	$ 4,715
North Dumfries	72%	28%	$ 4,874
Collingwood	74%	26%	$ 4,881
Waterloo	79%	21%	$ 5,039
Leamington	17%	83%	$ 5,079
Centre Wellington	72%	28%	$ 5,361
Orillia	44%	56%	$ 5,368
Milton	54%	46%	$ 5,415
Puslinch	91%	9%	$ 6,001
Springwater	98%	2%	$ 7,016
Pelham	48%	52%	$ 7,415
King	76%	24%	$ 13,650
The Blue Mountains	98%	2%	$ 17,899
Average	**65%**	**35%**	**$ 3,017**
Median	**69%**	**31%**	**$ 2,685**

Building Construction Activity Trend (Grouped by Location)

The table has been sorted by 2016 building construction value per capita by location.

Municipality	Building Construction Value (000's)			3 Year Per Capita Avg
	2014	**2015**	**2016**	
Cornwall	$ 55,809	$ 37,426	$ 16,405	$ 768
Brockville	$ 30,354	$ 13,202	$ 17,010	$ 914
Peterborough	$ 169,074	$ 108,954	$ 108,954	$ 1,565
Belleville	$ 62,489	$ 63,472	$ 121,538	$ 1,619
Kingston	$ 441,908	$ 160,298	$ 218,600	$ 2,125
Quinte West	$ 64,834	$ 113,611	$ 141,395	$ 2,419
Ottawa	$ 2,681,879	$ 2,138,273	$ 2,646,159	$ 2,622
Prince Edward County	$ 50,040	$ 77,834	$ 83,204	$ 2,777
Eastern Average	**$ 444,548**	**$ 339,134**	**$ 419,158**	**$ 1,851**
Eastern Median	**$ 63,662**	**$ 93,394**	**$ 115,246**	**$ 1,872**

Municipality	Building Construction Value (000's)			3 Year Per Capita Avg
	2014	**2015**	**2016**	
Brock	$ 14,904	$ 15,712	$ 16,485	$ 1,382
Whitby	$ 208,030	$ 173,069	$ 280,107	$ 1,682
Mississauga	$ 1,170,860	$ 1,285,935	$ 1,455,510	$ 1,744
Pickering	$ 166,646	$ 141,842	$ 210,728	$ 1,844
Burlington	$ 216,215	$ 525,815	$ 431,921	$ 2,094
Richmond Hill	$ 258,100	N/A	$ 613,200	$ 2,201
Newmarket	$ 69,353	$ 275,695	$ 262,628	$ 2,369
Whitchurch-Stouffville	$ 126,000	$ 80,000	$ 140,000	$ 2,424
Georgina	$ 89,000	$ 150,765	$ 104,777	$ 2,526
Markham	$ 885,244	$ 818,093	$ 883,308	$ 2,565
East Gwillimbury	$ 57,000	$ 71,000	N/A	$ 2,658
Halton Hills	$ 168,573	$ 147,541	$ 248,173	$ 3,020
Toronto	$ 8,791,779	$ 7,134,639	$ 10,297,233	$ 3,180
Oshawa	$ 506,845	$ 558,703	$ 454,975	$ 3,182
Brampton	$ 2,040,457	$ 2,490,124	$ 1,732,122	$ 3,448
Vaughan	$ 890,895	$ 1,405,075	$ 1,148,939	$ 3,526
Clarington	$ 291,217	$ 361,916	$ 340,630	$ 3,608
Milton	$ 353,662	$ 334,740	$ 596,372	$ 4,045
Oakville	$ 790,275	$ 825,811	$ 913,947	$ 4,269
Aurora	$ 276,059	$ 276,058	N/A	$ 4,700
Caledon	$ 242,365	$ 421,729	$ 262,630	$ 4,843
King	$ 205,415	$ 254,374	$ 334,595	$ 11,953
GTA Average	**$ 809,950**	**$ 845,173**	**$ 1,036,414**	**$ 3,330**
GTA Median	**$ 250,233**	**$ 334,740**	**$ 386,275**	**$ 2,839**

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

Municipality	Building Construction Value (000's)			3 Year Per Capita Avg
	2014	2015	2016	
Port Colborne	$ 16,194	$ 18,130	N/A	$ 914
St. Catharines	$ 142,521	$ 114,141	$ 149,549	$ 1,011
Welland	$ 66,755	$ 70,323	$ 81,772	$ 1,397
Hamilton	$ 1,143,193	$ 722,412	$ 613,665	$ 1,525
Lincoln	$ 76,181	$ 31,382	$ 40,333	$ 2,086
Wainfleet	$ 9,819	$ 15,495	$ 15,687	$ 2,149
Fort Erie	$ 34,331	$ 74,083	$ 94,804	$ 2,204
Thorold	$ 36,111	$ 40,898	$ 55,860	$ 2,401
Niagara Falls	$ 141,180	$ 215,200	$ 279,671	$ 2,444
Grimsby	$ 102,100	$ 38,517	N/A	$ 2,614
Pelham	$ 29,901	$ 33,367	$ 126,873	$ 3,688
West Lincoln	$ 33,075	$ 83,334	$ 50,382	$ 3,798
Niagara-on-the-Lake	$ 150,907	$ 126,932	N/A	$ 8,487
Niagara/Hamilton Avg	**$ 152,482**	**$ 121,863**	**$ 150,860**	**$ 2,671**
Niagara/Hamilton Median	**$ 66,755**	**$ 70,323**	**$ 88,288**	**$ 2,204**

Municipality	Building Construction Value (000's)			3 Year Per Capita Avg
	2014	2015	2016	
Greenstone	$ 2,243	$ 3,716	$ 4,058	$ 711
Elliot Lake	$ 14,427	$ 10,010	$ 5,976	$ 893
Timmins	$ 39,792	$ 45,103	$ 32,653	$ 898
Thunder Bay	$ 103,354	$ 157,549	$ 93,789	$ 1,076
North Bay	$ 55,383	$ 66,006	$ 76,258	$ 1,231
Sault Ste. Marie	$ 93,518	$ 125,556	$ 75,822	$ 1,290
Kenora	$ 16,026	$ 20,236	$ 32,201	$ 1,473
Greater Sudbury	$ 344,303	$ 237,362	$ 254,506	$ 1,693
Parry Sound	$ 23,599	$ 8,045	$ 12,431	$ 2,252
North Average	**$ 76,961**	**$ 74,843**	**$ 65,300**	**$ 1,280**
North Median	**$ 39,792**	**$ 45,103**	**$ 32,653**	**$ 1,231**

Municipality	Building Construction Value (000's)			3 Year Per Capita Avg
	2014	2015	2016	
Bracebridge	$ 5,055	$ 24,677	$ 31,752	$ 1,295
Barrie	$ 369,971	$ 198,452	$ 151,050	$ 1,670
Orangeville	$ 32,649	N/A	$ 66,469	$ 1,707
Huntsville	$ 39,333	$ 64,944	$ 884	$ 1,743
Orillia	$ 70,979	$ 47,585	$ 167,310	$ 3,040
Gravenhurst	$ 36,611	$ 36,867	$ 40,225	$ 3,070
Oro-Medonte	N/A	N/A	$ 70,584	$ 3,355
Collingwood	$ 86,434	$ 36,760	$ 106,381	$ 3,573
Innisfil	$ 123,878	$ 123,878	$ 158,593	$ 3,786
Springwater	$ 48,687	$ 106,828	$ 133,712	$ 5,029
Simcoe/Musk./Duff. Avg	**$ 90,400**	**$ 79,999**	**$ 92,696**	**$ 2,827**
Simcoe/Musk./Duff. Median	**$ 48,687**	**$ 56,265**	**$ 88,482**	**$ 3,055**

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

Municipality	Building Construction Value (000's)			3 Year Per Capita Avg
	2014	2015	2016	
Owen Sound	$ 16,090	$ 24,945	$ 15,350	$ 856
Chatham-Kent	$ 168,951	$ 85,229	$ 26,626	$ 909
Sarnia	$ 72,393	$ 73,574	$ 103,399	$ 1,131
Meaford	$ 12,196	$ 12,270	$ 18,152	$ 1,260
Windsor	$ 208,603	$ 294,220	$ 317,281	$ 1,275
Central Elgin	$ 22,020	$ 15,447	N/A	$ 1,430
Ingersoll	$ 16,160	$ 15,784	$ 25,444	$ 1,501
Strathroy-Caradoc	$ 27,186	$ 37,498	$ 38,239	$ 1,530
Haldimand	$ 43,640	$ 90,517	$ 91,619	$ 1,647
Cambridge	$ 152,326	$ 169,299	$ 356,417	$ 1,711
St. Thomas	$ 34,185	$ 125,821	$ 60,878	$ 1,846
Wellington North	$ 17,978	$ 18,509	$ 30,497	$ 1,871
St. Marys	$ 12,948	$ 12,395	$ 14,205	$ 1,888
Wilmot	$ 45,464	$ 35,146	$ 39,777	$ 1,908
North Middlesex	$ 5,189	$ 11,844	$ 20,377	$ 1,910
Tillsonburg	$ 38,932	$ 19,570	$ 35,819	$ 1,970
Brant	$ 73,094	$ 85,858	$ 72,248	$ 2,072
Erin	$ 21,996	$ 27,464	$ 30,580	$ 2,259
Minto	$ 14,358	$ 23,854	$ 21,292	$ 2,332
Stratford	$ 58,765	$ 80,627	$ 85,170	$ 2,357
Woolwich	$ 65,933	$ 56,640	$ 70,121	$ 2,481
Saugeen Shores	$ 32,091	$ 36,987	N/A	$ 2,525
London	$ 818,532	$ 708,800	$ 1,410,120	$ 2,546
Guelph-Eramosa	$ 19,225	$ 39,893	$ 40,780	$ 2,576
Kitchener	$ 573,063	$ 565,081	$ 739,739	$ 2,670
Middlesex Centre	$ 46,737	$ 48,749	$ 46,806	$ 2,717
Kingsville	$ 56,808	$ 51,038	$ 81,903	$ 2,884
Grey Highlands	$ 22,437	$ 40,402	$ 25,731	$ 3,013
Leamington	$ 45,407	$ 70,474	$ 140,159	$ 3,035
North Dumfries	$ 21,519	$ 24,265	$ 49,783	$ 3,187
Guelph	$ 347,942	$ 500,014	$ 463,247	$ 3,350
Centre Wellington	$ 43,110	$ 96,634	$ 151,126	$ 3,462
Mapleton	$ 28,516	$ 57,602	$ 34,254	$ 3,864
North Perth	$ 50,077	$ 43,089	$ 61,682	$ 3,896
Waterloo	$ 372,173	$ 340,127	$ 529,025	$ 4,002
Wellesley	$ 61,609	$ 48,246	$ 34,777	$ 4,171
Puslinch	$ 24,807	$ 31,828	$ 44,020	$ 4,538
Kincardine	$ 55,086	$ 77,331	$ 26,981	$ 4,649
Lambton Shores	$ 138,115	$ 30,581	$ 38,932	$ 6,509
The Blue Mountains	$ 51,498	$ 102,983	$ 125,739	$ 14,052
Southwest Average	**$ 98,429**	**$ 105,766**	**$ 145,218**	**$ 2,845**
Southwest Median	**$ 44,524**	**$ 48,498**	**$ 45,413**	**$ 2,419**

Summary—3 Year Average Building Construction Activity Per Capita (2014, 2015, 2016) — Total Survey by Location
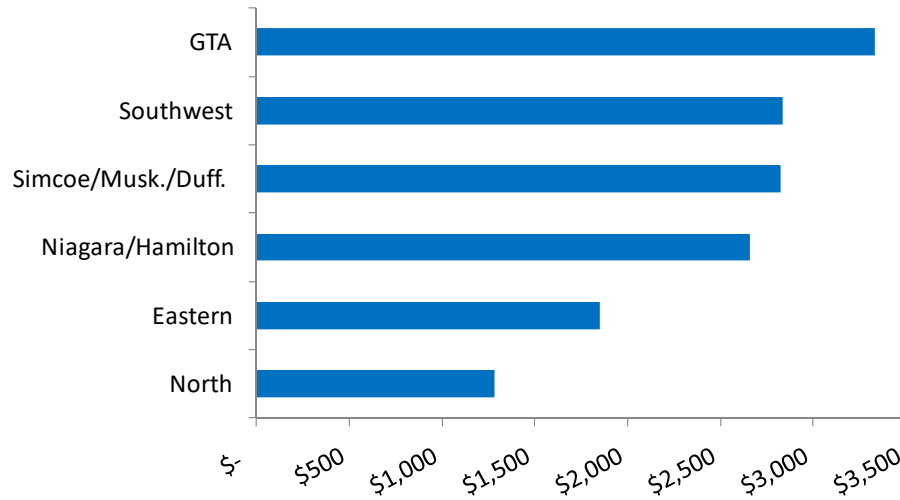
Financial Indicators

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*	**V** *Vulnerability*	**F** *Flexibility*
The ability to provide and maintain service and infrastructure levels without resorting to unplanned increases in rates or cuts to services	Addresses a municipality's vulnerability to external sources of funding that it cannot control and its exposure to risks.	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	2012	2013	2014	2015	2016
Greenstone	$ (3,658)	$ (3,734)	$ (3,669)	$ (3,082)	$ (2,610)
Toronto	$ (1,570)	$ (1,668)	$ (1,962)	$ (2,192)	$ (2,379)
Ottawa	$ (1,282)	$ (1,448)	$ (1,634)	$ (1,736)	$ (1,998)
Quinte West	$ (235)	$ (383)	$ (583)	$ (1,170)	$ (1,657)
Thunder Bay	$ (764)	$ (954)	$ (1,349)	$ (1,447)	$ (1,572)
Prince Edward County	$ (1,343)	$ (1,184)	$ (1,239)	$ (1,209)	$ (1,446)
Kingston	$ (838)	$ (1,060)	$ (1,341)	$ (1,283)	$ (1,365)
Barrie	$ (1,579)	$ (1,538)	$ (1,396)	$ (1,492)	$ (1,329)
Owen Sound	$ (1,032)	$ (774)	$ (700)	$ (1,099)	$ (1,288)
Brockville	$ (1,393)	$ (1,238)	$ (1,234)	$ (1,201)	$ (1,271)
Stratford	$ (1,943)	$ (1,621)	$ (1,581)	$ (1,267)	$ (1,002)
Timmins	$ (488)	$ (482)	$ (677)	$ (923)	$ (990)
North Perth				$ (856)	$ (899)
Gravenhurst	$ (1,228)	$ (1,197)	$ (1,134)	$ (1,066)	$ (829)
Pelham	$ (91)	$ (133)	$ (432)	$ (531)	$ (803)
Belleville	$ 440	$ 386	$ 179	$ (308)	$ (456)
Middlesex Centre	$ (1,068)	$ (847)	$ (766)	$ (633)	$ (408)
Brant County	$ (430)	$ (485)	$ (309)	$ (187)	$ (373)
Guelph-Eramosa			$ (50)	$ (53)	$ (205)
King	$ (603)	$ (766)	$ (718)	$ (364)	$ (201)
Orangeville		$ (363)	$ (202)	$ (60)	$ (198)
Oshawa	$ (522)	$ (393)	$ (340)	$ (272)	$ (170)
Whitchurch - Stouffville	$ (434)	$ (329)	$ (150)	$ (63)	$ (166)
Meaford	$ (809)	$ (521)	$ (372)	$ (304)	$ (95)
St. Catharines	$ 348	$ 178	$ (35)	$ (87)	$ (19)
Minto			$ 196	$ 113	$ (11)
Cornwall	$ 645	$ 292	$ 154	$ 175	$ 36
Tillsonburg	$ (218)	$ (21)	$ 10	$ 60	$ 52
St. Thomas	$ 718	$ 814	$ 653	$ 434	$ 128
Kingsville	$ (7)	$ (33)	$ (16)	$ (22)	$ 147
Erin			$ 79	$ 174	$ 172
Oro-Medonte					$ 200

Financial Position Per Capita—Trend (cont'd)

Municipality	2012	2013	2014	2015	2016
Welland	$ (6)	$ 28	$ 25	$ 68	$ 220
Lambton Shores	$ (1,110)	$ (889)	$ (606)	$ (262)	$ 222
Collingwood		$ (369)	$ (146)	$ (244)	$ 241
Georgina	$ 59	$ 132	$ 192	$ 205	$ 246
Hamilton	$ 335	$ 315	$ 259	$ 154	$ 263
St. Marys			$ (91)	$ 247	$ 269
Huntsville	$ (117)	$ (6)	$ 133	$ 206	$ 282
North Bay	$ 227	$ 39	$ 176	$ 122	$ 323
Sarnia	$ 167	$ 152	$ 94	$ 213	$ 376
Grey Highlands		$ 275	$ 401	$ 320	$ 398
Leamington			$ 63	$ 162	$ 445
Caledon	$ 422	$ 517	$ 359	$ 355	$ 460
Puslinch			$ 395	$ 448	$ 492
East Gwillimbury	$ 419	$ 333	$ 421	$ 459	$ 522
Springwater	$ 430	$ 434	$ 458	$ 498	$ 581
London	$ 98	$ 294	$ 334	$ 508	$ 613
Strathroy-Caradoc		$ (130)	$ 28	$ 248	$ 638
Ingersoll	$ (12)	$ 43	$ 242	$ 431	$ 640
Clarington	$ 666	$ 648	$ 600	$ 596	$ 655
Guelph	$ 371	$ 247	$ 405	$ 572	$ 658
North Middlesex				$ 383	$ 685
Brampton	$ 862	$ 866	$ 672	$ 731	$ 688
Mississauga	$ 710	$ 604	$ 495	$ 640	$ 691
Chatham-Kent			$ 241	$ 440	$ 704
Cambridge	$ 653	$ 707	$ 717	$ 722	$ 726
Sault Ste. Marie	$ 584	$ 675	$ 693	$ 772	$ 727
Windsor	$ 489	$ 510	$ 618	$ 653	$ 731
Elliot Lake		$ 228	$ 335	$ 510	$ 748
Fort Erie	$ 324	$ 530	$ 654	$ 759	$ 829
Centre Wellington			$ 580	$ 571	$ 836
Newmarket	$ 611	$ 719	$ 716	$ 708	$ 881
Wellesley	$ 882	$ 915	$ 854	$ 861	$ 904

Financial Position Per Capita—Trend (cont'd)

Municipality	2012	2013	2014	2015	2016
Burlington	$ 955	$ 889	$ 880	$ 920	$ 905
Peterborough	$ 1,210	$ 1,235	$ 1,157	$ 981	$ 915
Kitchener	$ 705	$ 764	$ 802	$ 872	$ 918
Brock	$ 561	$ 601	$ 766	$ 868	$ 953
Milton	$ 841	$ 774	$ 774	$ 856	$ 970
Halton Hills	$ 744	$ 682	$ 771	$ 737	$ 992
West Lincoln	$ 1,186	$ 1,224	$ 1,104	$ 1,056	$ 1,068
Whitby	$ 949	$ 994	$ 994	$ 999	$ 1,097
Vaughan	$ 1,025	$ 957	$ 1,029	$ 1,007	$ 1,124
Woolwich	$ 932	$ 912	$ 915	$ 1,000	$ 1,169
Thorold	$ 848	$ 832	$ 961	$ 1,052	$ 1,196
Markham	$ 1,295	$ 1,327	$ 1,285	$ 1,247	$ 1,223
Greater Sudbury	$ 1,143	$ 1,126	$ 906	$ 1,042	$ 1,226
Parry Sound			$ 1,347	$ 1,245	$ 1,228
North Dumfries			$ 1,010	$ 1,151	$ 1,238
Wilmot	$ 999	$ 1,051	$ 1,091	$ 1,111	$ 1,249
Waterloo	$ 981	$ 1,190	$ 1,253	$ 1,238	$ 1,259
Pickering	$ 967	$ 940	$ 1,134	$ 1,205	$ 1,288
Niagara Falls	$ 858	$ 949		$ 1,202	$ 1,311
Lincoln	$ 1,351	$ 1,212	$ 1,154	$ 1,279	$ 1,313
Orillia	$ 621	$ 817	$ 776	$ 1,271	$ 1,357
Wellington North			$ 950	$ 1,177	$ 1,493
Haldimand				$ 1,461	$ 1,513
Oakville	$ 1,492	$ 1,620	$ 1,884	$ 1,328	$ 1,522
Niagara-on-the-Lake	$ 1,353	$ 1,462	$ 1,607	$ 1,421	$ 1,541
Bracebridge	$ 1,069	$ 1,376	$ 1,555	$ 1,680	$ 1,839
Kincardine			$ 2,280	$ 2,570	$ 2,366
The Blue Mountains	$ 2,234	$ 2,706	$ 3,318	$ 3,897	$ 3,895
Kenora	$ 1,645	$ 1,740	$ 1,861	$ 4,555	$ 4,799
Innisfil	$ 224	$ 413	$ 378	$ 412	$ 4,983
Average	$ 194	$ 210	$ 282	$ 354	$ 454
Median	$ 419	$ 326	$ 378	$ 434	$ 597

Financial Position Per Capita—Trend (cont'd)

Municipality	2012	2013	2014	2015	2016
Region Waterloo	$ (505)	$ (744)	$ (987)	$ (1,044)	$ (1,229)
Region York	$ (953)	$ (1,218)	$ (1,362)	$ (1,215)	$ (1,209)
Region Niagara	$ (33)	$ (1)	$ (65)	$ (155)	$ (223)
Region Peel	$ (12)	$ (37)	$ (69)	$ (101)	$ 8
District Muskoka	$ (573)	$ (332)	$ (204)	$ 38	$ 303
Region Durham	$ 1,115	$ 1,121	$ 1,203	$ 1,327	$ 1,579
Region Halton	$ 1,330	$ 1,444	$ 1,600	$ 1,965	$ 2,097
Average	$ **53**	$ **33**	$ **17**	$ **116**	$ **189**
Median	$ **(33)**	$ **(37)**	$ **(69)**	$ **(101)**	$ **8**
Simcoe County				$ (133)	$ (137)
Bruce County				$ (161)	$ (90)
Dufferin County				$ (1)	$ 65
Elgin County				$ 235	$ 262
Grey County				$ 395	$ 378
Wellington County			$ 304	$ 371	$ 442
Average				$ **118**	$ **153**
Median				$ **117**	$ **163**

Financial Position Per Capita By Geographic Location—Trend

Municipality	2012	2013	2014	2015	2016
Ottawa	$ (1,282)	$ (1,448)	$ (1,634)	$ (1,736)	$ (1,998)
Quinte West	$ (235)	$ (383)	$ (583)	$ (1,170)	$ (1,657)
Prince Edward County	$ (1,343)	$ (1,184)	$ (1,239)	$ (1,209)	$ (1,446)
Kingston	$ (838)	$ (1,060)	$ (1,341)	$ (1,283)	$ (1,365)
Brockville	$ (1,393)	$ (1,238)	$ (1,234)	$ (1,201)	$ (1,271)
Belleville	$ 440	$ 386	$ 179	$ (308)	$ (456)
Cornwall	$ 645	$ 292	$ 154	$ 175	$ 36
Peterborough	$ 1,210	$ 1,235	$ 1,157	$ 981	$ 915
Eastern Average	$ (350)	$ (425)	$ (568)	$ (719)	$ (905)
Eastern Median	$ (536)	$ (722)	$ (908)	$ (1,185)	$ (1,318)

Municipality	2012	2013	2014	2015	2016
Toronto	$ (1,570)	$ (1,668)	$ (1,962)	$ (2,192)	$ (2,379)
King	$ (603)	$ (766)	$ (718)	$ (364)	$ (201)
Oshawa	$ (522)	$ (393)	$ (340)	$ (272)	$ (170)
Whitchurch - Stouffville	$ (434)	$ (329)	$ (150)	$ (63)	$ (166)
Georgina	$ 59	$ 132	$ 192	$ 205	$ 246
Caledon	$ 422	$ 517	$ 359	$ 355	$ 460
East Gwillimbury	$ 419	$ 333	$ 421	$ 459	$ 522
Clarington	$ 666	$ 648	$ 600	$ 596	$ 655
Brampton	$ 862	$ 866	$ 672	$ 731	$ 688
Mississauga	$ 710	$ 604	$ 495	$ 640	$ 691
Newmarket	$ 611	$ 719	$ 716	$ 708	$ 881
Burlington	$ 955	$ 889	$ 880	$ 920	$ 905
Brock	$ 561	$ 601	$ 766	$ 868	$ 953
Milton	$ 841	$ 774	$ 774	$ 856	$ 970
Halton Hills	$ 744	$ 682	$ 771	$ 737	$ 992
Whitby	$ 949	$ 994	$ 994	$ 999	$ 1,097
Vaughan	$ 1,025	$ 957	$ 1,029	$ 1,007	$ 1,124
Markham	$ 1,295	$ 1,327	$ 1,285	$ 1,247	$ 1,223
Pickering	$ 967	$ 940	$ 1,134	$ 1,205	$ 1,288
Oakville	$ 1,492	$ 1,620	$ 1,884	$ 1,328	$ 1,522
GTA Average	$ 497	$ 500	$ 520	$ 517	$ 565
GTA Median	$ 710	$ 682	$ 716	$ 731	$ 786

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

Municipality	2012	2013	2014	2015	2016
Greenstone	$ (3,658)	$ (3,734)	$ (3,669)	$ (3,082)	$ (2,610)
Thunder Bay	$ (764)	$ (954)	$ (1,349)	$ (1,447)	$ (1,572)
Timmins	$ (488)	$ (482)	$ (677)	$ (923)	$ (990)
North Bay	$ 227	$ 39	$ 176	$ 122	$ 323
Sault Ste. Marie	$ 584	$ 675	$ 693	$ 772	$ 727
Elliot Lake		$ 228	$ 335	$ 510	$ 748
Greater Sudbury	$ 1,143	$ 1,126	$ 906	$ 1,042	$ 1,226
Parry Sound			$ 1,347	$ 1,245	$ 1,228
Kenora	$ 1,645	$ 1,740	$ 1,861	$ 4,555	$ 4,799
North Average	$ **(187)**	$ **(170)**	$ **(42)**	$ **310**	$ **431**
North Median	$ **227**	$ **133**	$ **335**	$ **510**	$ **727**

Municipality	2012	2013	2014	2015	2016
Barrie	$ (1,579)	$ (1,538)	$ (1,396)	$ (1,492)	$ (1,329)
Gravenhurst	$ (1,228)	$ (1,197)	$ (1,134)	$ (1,066)	$ (829)
Orangeville		$ (363)	$ (202)	$ (60)	$ (198)
Oro-Medonte					$ 200
Collingwood		$ (369)	$ (146)	$ (244)	$ 241
Huntsville	$ (117)	$ (6)	$ 133	$ 206	$ 282
Springwater	$ 430	$ 434	$ 458	$ 498	$ 581
Orillia	$ 621	$ 817	$ 776	$ 1,271	$ 1,357
Bracebridge	$ 1,069	$ 1,376	$ 1,555	$ 1,680	$ 1,839
Innisfil	$ 224	$ 413	$ 378	$ 412	$ 4,983
Simcoe/Musk./Duff. Average	$ **(83)**	$ **(48)**	$ **47**	$ **134**	$ **713**
Simcoe/Musk./Duff. Median	$ **224**	$ **(6)**	$ **133**	$ **206**	$ **262**

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

Municipality	2012	2013	2014	2015	2016
Owen Sound	$ (1,032)	$ (774)	$ (700)	$ (1,099)	$ (1,288)
Stratford	$ (1,943)	$ (1,621)	$ (1,581)	$ (1,267)	$ (1,002)
North Perth				$ (856)	$ (899)
Middlesex Centre	$ (1,068)	$ (847)	$ (766)	$ (633)	$ (408)
Brant County	$ (430)	$ (485)	$ (309)	$ (187)	$ (373)
Guelph-Eramosa			$ (50)	$ (53)	$ (205)
Meaford	$ (809)	$ (521)	$ (372)	$ (304)	$ (95)
Minto			$ 196	$ 113	$ (11)
Tillsonburg	$ (218)	$ (21)	$ 10	$ 60	$ 52
St. Thomas	$ 718	$ 814	$ 653	$ 434	$ 128
Kingsville	$ (7)	$ (33)	$ (16)	$ (22)	$ 147
Erin			$ 79	$ 174	$ 172
Lambton Shores	$ (1,110)	$ (889)	$ (606)	$ (262)	$ 222
St. Marys			$ (91)	$ 247	$ 269
Sarnia	$ 167	$ 152	$ 94	$ 213	$ 376
Grey Highlands		$ 275	$ 401	$ 320	$ 398
Leamington			$ 63	$ 162	$ 445
Puslinch			$ 395	$ 448	$ 492
London	$ 98	$ 294	$ 334	$ 508	$ 613
Strathroy-Caradoc		$ (130)	$ 28	$ 248	$ 638
Ingersoll	$ (12)	$ 43	$ 242	$ 431	$ 640
Guelph	$ 371	$ 247	$ 405	$ 572	$ 658
North Middlesex				$ 383	$ 685
Chatham-Kent			$ 241	$ 440	$ 704
Cambridge	$ 653	$ 707	$ 717	$ 722	$ 726
Windsor	$ 489	$ 510	$ 618	$ 653	$ 731
Centre Wellington			$ 580	$ 571	$ 836
Wellesley	$ 882	$ 915	$ 854	$ 861	$ 904
Kitchener	$ 705	$ 764	$ 802	$ 872	$ 918
Woolwich	$ 932	$ 912	$ 915	$ 1,000	$ 1,169
North Dumfries			$ 1,010	$ 1,151	$ 1,238
Wilmot	$ 999	$ 1,051	$ 1,091	$ 1,111	$ 1,249
Waterloo	$ 981	$ 1,190	$ 1,253	$ 1,238	$ 1,259
Wellington North			$ 950	$ 1,177	$ 1,493
Haldimand				$ 1,461	$ 1,513
Kincardine			$ 2,280	$ 2,570	$ 2,366
The Blue Mountains	$ 2,234	$ 2,706	$ 3,318	$ 3,897	$ 3,895
Southwest Average	$ 108	$ 201	$ 383	$ 464	$ 558
Southwest Median	$ 167	$ 247	$ 347	$ 384	$ 613

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

Municipality	2012	2013	2014	2015	2016
Pelham	$ (91)	$ (133)	$ (432)	$ (531)	$ (803)
St. Catharines	$ 348	$ 178	$ (35)	$ (87)	$ (19)
Welland	$ (6)	$ 28	$ 25	$ 68	$ 220
Hamilton	$ 335	$ 315	$ 259	$ 154	$ 263
Fort Erie	$ 324	$ 530	$ 654	$ 759	$ 829
West Lincoln	$ 1,186	$ 1,224	$ 1,104	$ 1,056	$ 1,068
Thorold	$ 848	$ 832	$ 961	$ 1,052	$ 1,196
Niagara Falls	$ 858	$ 949	$ -	$ 1,202	$ 1,311
Lincoln	$ 1,351	$ 1,212	$ 1,154	$ 1,279	$ 1,313
Niagara-on-the-Lake	$ 1,353	$ 1,462	$ 1,607	$ 1,421	$ 1,541
Niagara/Hamilton Average	**$ 607**	**$ 629**	**$ 510**	**$ 604**	**$ 692**
Niagara/Hamilton Median	**$ 348**	**$ 530**	**$ 512**	**$ 759**	**$ 948**

Municipality	2012	2013	2014	2015	2016
Region Waterloo	$ (505)	$ (744)	$ (987)	$ (1,044)	$ (1,229)
Region York	$ (953)	$ (1,218)	$ (1,362)	$ (1,215)	$ (1,209)
Region Niagara	$ (33)	$ (1)	$ (65)	$ (155)	$ (223)
Region Peel	$ (12)	$ (37)	$ (69)	$ (101)	$ 8
District Muskoka	$ (573)	$ (332)	$ (204)	$ 38	$ 303
Region Durham	$ 1,115	$ 1,121	$ 1,203	$ 1,327	$ 1,579
Region Halton	$ 1,330	$ 1,444	$ 1,600	$ 1,965	$ 2,097
Average	**$ 53**	**$ 33**	**$ 17**	**$ 116**	**$ 189**
Median	**$ (33)**	**$ (37)**	**$ (69)**	**$ (101)**	**$ 8**
Simcoe County				$ (133)	$ (137)
Bruce County				$ (161)	$ (90)
Dufferin County				$ (1)	$ 65
Elgin County				$ 235	$ 262
Grey County				$ 395	$ 378
Wellington County			$ 304	$ 371	$ 442
Average			**$ 304**	**$ 118**	**$ 153**
Median			**$ 304**	**$ 117**	**$ 163**

Net Financial Liabilities Ratio—Trend

Municipality	2012	2013	2014	2015	2016
Innisfil	(0.16)	(0.26)	(0.24)	(0.23)	(3.08)
Kenora	(0.72)	(0.75)	(0.76)	(1.84)	(1.81)
North Dumfries	1.57		(1.59)	(1.69)	(1.71)
Bracebridge	(1.07)	(1.49)	(1.62)	(1.62)	(1.69)
Wilmot	(1.42)	(1.44)	(1.52)	(1.52)	(1.57)
Wellesley	(1.94)	(1.92)	(1.61)	(1.57)	(1.52)
Pickering	(1.28)	(1.21)	(1.41)	(1.40)	(1.45)
Lincoln	(1.82)	(1.49)	(1.36)	(1.51)	(1.44)
Woolwich	(1.45)	(1.46)	(1.42)	(1.54)	(1.41)
West Lincoln	(1.78)	(1.85)	(1.69)	(1.46)	(1.40)
Wellington North			(0.83)	(1.03)	(1.24)
Markham	(1.01)	(1.42)	(1.35)	(1.29)	(1.16)
Oakville	(1.31)	(1.37)	(1.56)	(1.10)	(1.16)
Milton	(0.95)	(0.94)	(0.91)	(0.99)	(1.14)
Whitby	(1.24)	(1.18)	(1.19)	(1.17)	(1.12)
Brock	(0.73)	(0.73)	(0.88)	(0.99)	(1.08)
The Blue Mountains	(0.71)	(0.79)	(0.85)	(0.97)	(1.03)
Halton Hills	(0.92)	(0.83)	(0.87)	(0.80)	(1.00)
Niagara-on-the-Lake	(0.97)	(1.04)	(1.09)	(0.92)	(0.97)
Kincardine			(1.08)	(1.18)	(1.08)
Waterloo	(0.75)	(0.87)	(0.89)	(0.88)	(0.87)
Thorold	(0.73)	(0.63)	(0.76)	(0.82)	(0.87)
Vaughan	(0.96)	(0.90)	(0.99)	(0.94)	(0.86)
Clarington	(0.89)	(0.89)	(0.80)	(0.77)	(0.79)
Burlington	(0.93)	(0.83)	(0.82)	(0.84)	(0.79)
Centre Wellington			(0.57)	(0.57)	(0.71)
Newmarket	(0.55)	(0.63)	(0.63)	(0.60)	(0.68)
Puslinch			(0.61)	(0.70)	(0.68)
Niagara Falls	(0.60)	(0.67)		(0.69)	(0.67)
Brampton	(1.06)	(1.22)	(0.77)	(0.80)	(0.67)
Haldimand				(0.53)	(0.67)
Mississauga	(0.83)	(0.71)	(0.56)	(0.71)	(0.66)

Net Financial Liabilities Ratio—Trend (cont'd)

Municipality	2012	2013	2014	2015	2016
Kitchener	(0.49)	(0.52)	(0.54)	(0.60)	(0.61)
Cambridge	(0.58)	(0.62)	(0.63)	(0.63)	(0.58)
Springwater	(0.48)	(0.50)	(0.52)	(0.54)	(0.58)
Orillia	(0.30)	(0.38)	(0.35)	(0.54)	(0.55)
Fort Erie	(0.23)	(0.39)	(0.48)	(0.53)	(0.53)
Ingersoll	0.01	(0.04)	(0.20)	(0.35)	(0.51)
Greater Sudbury	(0.51)	(0.49)	(0.39)	(0.45)	(0.50)
Strathroy-Caradoc		0.12	(0.02)	(0.21)	(0.49)
Elliot Lake		(0.14)	(0.22)	(0.31)	(0.45)
North Middlesex				(0.28)	(0.43)
Parry Sound			(0.45)	(0.45)	(0.41)
Caledon	(0.44)	(0.49)	(0.33)	(0.31)	(0.38)
Peterborough	(0.54)	(0.53)	(0.50)	(0.42)	(0.36)
Huntsville	0.15	0.01	(0.15)	(0.24)	(0.32)
Chatham-Kent			(0.11)	(0.21)	(0.32)
Grey Highlands		(0.24)	(0.35)	(0.27)	(0.31)
Sault Ste. Marie	(0.27)	(0.30)	(0.30)	(0.33)	(0.31)
Windsor	(0.21)	(0.23)	(0.27)	(0.27)	(0.30)
London	(0.05)	(0.14)	(0.16)	(0.23)	(0.27)
East Gwillimbury	(0.44)	(0.31)	(0.37)	(0.40)	(0.26)
Guelph	(0.16)	(0.10)	(0.16)	(0.22)	(0.25)
Leamington			(0.04)	(0.09)	(0.23)
Sarnia	(0.11)	(0.11)	(0.06)	(0.14)	(0.22)
Georgina	(0.06)	(0.14)	(0.18)	(0.18)	(0.21)
Erin			(0.10)	(0.20)	(0.20)
Oro-Medonte					(0.20)
Welland		(0.02)	(0.02)	(0.05)	(0.15)
North Bay	(0.11)	(0.02)	(0.08)	(0.05)	(0.13)
Kingsville	0.01	0.03	0.02	0.02	(0.12)
Hamilton	(0.16)	(0.14)	(0.12)	(0.07)	(0.11)
Lambton Shores	0.66	0.52	0.31	0.12	(0.11)
Collingwood		0.16	0.06	0.10	(0.10)

Net Financial Liabilities Ratio—Trend (cont'd)

Municipality	2012	2013	2014	2015	2016
St. Marys			0.03	(0.09)	(0.10)
St. Thomas	(0.41)	(0.45)	(0.35)	(0.23)	(0.06)
Tillsonburg	0.19	0.02	(0.01)	(0.05)	(0.04)
Cornwall	(0.31)	(0.14)	(0.07)	(0.08)	(0.01)
Minto			(0.16)	(0.09)	0.01
St. Catharines	(0.35)	(0.17)	0.03	0.08	0.02
Meaford	0.53	0.33	0.23	0.18	0.05
Orangeville		0.24	0.13	0.04	0.11
King	0.30	0.42	0.37	0.18	0.12
Oshawa	0.56	0.42	0.35	0.26	0.15
Whitchurch - Stouffville	0.47	0.36	0.15	0.07	0.15
Belleville	(0.21)	(0.18)	(0.08)	0.13	0.19
Brant County	0.28	0.30	0.12	0.11	0.20
Middlesex Centre	0.98	0.73	0.63	0.42	0.25
Guelph-Eramosa			0.07	0.07	0.25
Stratford	0.79	0.64	0.63	0.48	0.36
Thunder Bay	0.20	0.24	0.33	0.33	0.37
Timmins	0.22	0.21	0.29	0.38	0.38
Kingston	0.31	0.39	0.48	0.46	0.45
North Perth				0.54	0.49
Brockville	0.68	0.58	0.58	0.52	0.52
Greenstone	0.94	0.96	0.90	0.73	0.59
Barrie	0.82	0.78	0.70	0.72	0.59
Gravenhurst	1.21	1.09	0.99	0.85	0.61
Owen Sound	0.58	0.41	0.37	0.56	0.62
Toronto	0.51	0.56	0.65	0.68	0.70
Ottawa	0.50	0.56	0.62	0.66	0.71
Prince Edward County	0.87	0.74	0.72	0.65	0.73
Pelham	0.10	0.15	0.47	0.57	0.74
Quinte West	0.18	0.29	0.41	0.77	1.01
Average	**(0.27)**	**(0.29)**	**(0.33)**	**(0.36)**	**(0.40)**
Median	**(0.25)**	**(0.22)**	**(0.24)**	**(0.27)**	**(0.31)**

Net Financial Liabilities Ratio—Trend (cont'd)

Municipality	2012	2013	2014	2015	2016
Region Halton	(1.12)	(1.25)	(1.37)	(1.64)	(1.67)
Region Durham	(0.86)	(0.85)	(0.88)	(0.96)	(1.06)
District Muskoka	0.30	0.17	0.10	(0.02)	(0.15)
Region Peel	0.01	0.04	0.07	0.10	(0.01)
Region Niagara	0.03	0.00	0.05	0.12	0.17
Region York	0.83	1.02	1.11	0.93	0.86
Region Waterloo	0.43	0.62	0.80	0.83	0.91
Average	**(0.05)**	**(0.04)**	**(0.02)**	**(0.09)**	**(0.13)**
Median	**0.03**	**0.04**	**0.07**	**0.10**	**(0.01)**
Grey County				(0.51)	(0.51)
Wellington County			(0.27)	(0.32)	(0.36)
Elgin County				(0.28)	(0.31)
Dufferin County				0.00	(0.09)
Bruce County				0.19	0.11
Simcoe County				0.21	0.22
Average				**(0.12)**	**(0.16)**
Median				**(0.14)**	**(0.20)**

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

Total Accumulated Amortization

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—2016 Asset Consumption Ratio—Total Survey
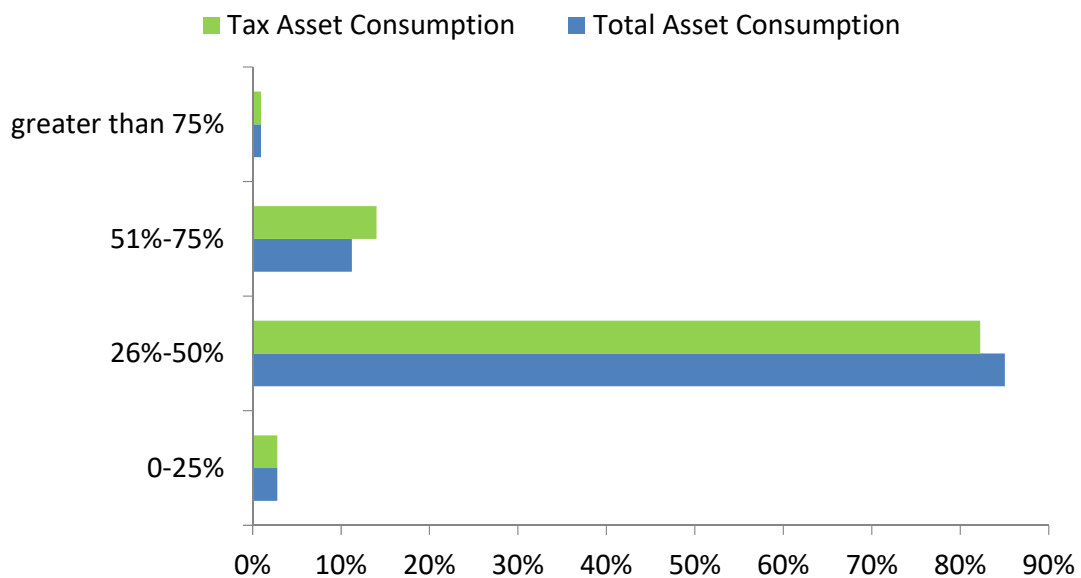
Total Asset Consumption Ratio Trend

Municipalities	2012	2013	2014	2015	2016
Vaughan	10.4%	10.9%	11.2%	11.5%	12.0%
Mississauga	16.5%	17.4%	18.2%	19.1%	19.6%
Markham	17.5%	18.3%	18.8%	19.4%	19.9%
Whitchurch - Stouffville	22.4%	24.4%	25.4%	26.6%	26.9%
Barrie	23.0%	24.6%	26.1%	27.0%	28.1%
Milton	29.0%	28.6%	28.5%	26.9%	28.3%
Ottawa	26.7%	26.9%	26.8%	27.6%	28.4%
Brampton	26.1%	27.4%	27.8%	27.9%	29.0%
Woolwich	24.7%	25.6%	26.5%	27.5%	29.0%
Niagara-on-the-Lake	25.5%	26.8%	27.3%	28.0%	29.1%
Lambton Shores	24.8%	27.2%	28.3%	29.8%	29.4%
Georgina	23.6%	25.4%	27.1%	28.6%	30.3%
Kitchener	33.7%	33.8%	33.9%	30.7%	30.4%
St. Marys	27.7%	28.9%	30.0%	31.4%	31.7%
Oakville	30.0%	31.0%	31.9%	31.5%	32.0%
Middlesex Centre	26.8%	28.4%	30.3%	31.2%	32.1%
North Middlesex				30.4%	32.2%
North Perth				32.4%	32.7%
Innisfil	28.9%	29.3%	29.8%	29.6%	33.4%
Springwater	28.0%	29.5%	31.0%	32.4%	33.8%
North Dumfries	18.0%	19.7%	22.0%	33.8%	34.8%
Burlington	32.3%	32.6%	33.5%	34.1%	34.9%
Leamington	30.4%	31.7%	33.2%	34.2%	35.0%
Owen Sound	36.2%	37.6%	38.2%	35.9%	35.0%
London	33.0%	33.9%	34.6%	35.3%	35.9%
The Blue Mountains	33.5%	35.1%	36.5%	37.5%	36.6%
Kingston	35.7%	35.8%	35.9%	36.9%	36.7%
West Lincoln	34.3%	36.0%	36.9%	37.6%	37.0%
Hamilton	35.6%	36.2%	37.1%	36.8%	37.0%
Ingersoll	36.5%	36.2%	36.2%	36.9%	37.1%
Newmarket	34.7%	35.7%	36.2%	37.5%	37.3%

Total Asset Consumption Ratio (cont'd)

Municipalities	2012	2013	2014	2015	2016
East Gwillimbury	37.9%	38.4%	39.2%	40.2%	37.5%
Niagara Falls	34.9%	36.8%		36.7%	37.5%
Guelph-Eramosa	33.4%	33.8%	34.4%	36.1%	37.6%
Whitby	32.8%	34.1%	35.4%	36.8%	37.8%
Collingwood	34.5%	35.3%	36.8%	38.2%	38.1%
Parry Sound	32.3%	34.4%	36.2%	37.6%	38.1%
Waterloo	33.7%	35.1%	35.9%	36.9%	38.1%
Wilmot	41.4%	39.0%	41.0%	35.8%	38.3%
Orillia	34.3%	35.7%	36.7%	38.2%	38.3%
Welland	33.8%	34.6%	35.9%	37.5%	38.5%
Brant County	39.0%	39.4%	39.7%	39.5%	38.6%
Centre Wellington	37.9%	39.0%	37.2%	37.6%	38.7%
Clarington	36.1%	37.4%	37.9%	38.0%	38.8%
Stratford	34.6%	35.7%	36.8%	37.8%	39.0%
Cambridge	39.3%	40.4%	40.1%	39.7%	39.1%
Oro-Medonte					39.1%
Thorold	35.9%	36.7%	36.5%	37.3%	39.2%
King	43.6%	44.7%	42.2%	39.4%	39.3%
Brockville	35.9%	37.0%	38.2%	39.5%	39.7%
Oshawa	37.0%	38.3%	38.6%	39.1%	39.9%
Kenora	35.9%	36.8%	44.1%	38.9%	39.9%
St. Catharines	39.9%	40.3%	39.0%	38.8%	40.0%
Sault Ste. Marie	36.9%	38.0%	38.3%	39.4%	40.1%
Peterborough	38.0%	38.6%	38.7%	39.5%	40.4%
Gravenhurst	31.2%	34.1%	35.9%	38.1%	40.5%
Fort Erie	35.5%	36.6%	38.3%	39.4%	40.6%
Toronto	42.0%	42.5%	42.5%	41.6%	40.9%
Lincoln	42.5%	43.1%	40.1%	41.3%	41.6%
Sarnia	36.4%	37.6%	39.2%	40.7%	41.9%
Belleville	40.2%	40.7%	41.7%	42.6%	42.0%
Timmins	47.1%	47.5%	48.6%	49.0%	42.2%
Windsor	37.6%	38.9%	39.2%	41.0%	42.3%

Total Asset Consumption Ratio (cont'd)

Municipalities	2012	2013	2014	2015	2016
Strathroy-Caradoc	38.0%	40.3%	40.3%	40.3%	42.3%
Cornwall	44.7%	45.2%	45.4%	42.0%	42.3%
Pelham	38.9%	39.8%	40.8%	41.3%	42.7%
Orangeville	38.4%	39.7%	38.8%	40.2%	42.7%
North Bay	40.3%	41.3%	41.3%	41.5%	42.8%
Halton Hills	44.1%	43.0%	43.4%	42.4%	43.6%
Prince Edward County	38.9%	40.8%	42.4%	43.5%	43.6%
Tillsonburg	38.5%	39.3%	41.3%	42.2%	43.9%
Guelph	40.3%	40.9%	42.1%	43.5%	44.0%
Kincardine	41.8%	42.6%	43.9%	44.5%	44.6%
Erin	39.5%	41.2%	42.9%	44.3%	45.5%
Minto	43.4%	44.1%	44.7%	44.7%	45.7%
Bracebridge	41.7%	43.6%	45.1%	45.2%	46.6%
St. Thomas	44.2%	45.3%	45.9%	46.7%	46.6%
Haldimand				47.0%	47.3%
Chatham-Kent	42.6%	43.9%	45.0%	46.0%	47.4%
Huntsville	38.0%	41.2%	44.0%	46.8%	48.4%
Greater Sudbury	48.0%	49.1%	49.3%	48.6%	49.7%
Brock	42.6%	44.5%	46.5%	48.2%	49.8%
Pickering	50.2%	50.7%	52.0%	50.3%	50.6%
Meaford	48.0%	49.5%	51.0%	51.3%	51.5%
Caledon	51.3%	52.6%	55.8%	54.9%	53.2%
Grey Highlands	47.0%	48.2%	50.5%	51.5%	53.3%
Wellington North	48.0%	49.5%	51.0%	52.6%	53.4%
Greenstone	47.7%	49.0%	50.3%	52.6%	54.1%
Kingsville	46.8%	48.8%	50.4%	52.5%	54.3%
Thunder Bay	53.3%	54.4%	55.1%	55.0%	55.2%
Puslinch			63.2%	64.2%	65.1%
Quinte West	64.7%	65.8%	66.7%	66.2%	66.8%
Wellesley	59.4%	62.1%	64.6%	67.1%	69.2%
Elliot Lake	76.2%	78.4%	78.8%	78.7%	79.3%
Average	**37.1%**	**38.1%**	**39.3%**	**39.8%**	**40.4%**
Median	**36.7%**	**37.6%**	**38.3%**	**38.8%**	**39.2%**

Total Asset Consumption Ratio (cont'd)

Municipalities	2012	2013	2014	2015	2016
Region Halton	24.9%	25.7%	26.4%	25.8%	26.4%
Region Peel	25.4%	25.1%	25.5%	26.0%	27.0%
Region York	32.0%	32.0%	32.2%	29.1%	27.9%
Region Durham	30.4%	31.6%	32.0%	33.0%	32.8%
Region Niagara	41.3%	42.4%	42.7%	43.2%	41.6%
Region Waterloo	42.1%	41.3%	42.1%	41.5%	42.4%
District Muskoka	39.2%	41.3%	43.3%	44.0%	46.0%
Average	**33.6%**	**34.2%**	**34.9%**	**34.7%**	**34.9%**
Median	**32.0%**	**32.0%**	**32.2%**	**33.0%**	**32.8%**
Simcoe County				32.2%	33.0%
Wellington County			39.1%	40.6%	41.9%
Dufferin County				41.9%	42.2%
Bruce County				41.7%	42.3%
Elgin County				44.6%	45.7%
Grey County				58.0%	59.3%
Average			**39.1%**	**43.2%**	**44.1%**
Median			**39.1%**	**41.8%**	**42.2%**

Tax Asset Consumption Ratio

Municipalities	2016
Vaughan	10.7%
Markham	16.8%
Mississauga	19.6%
Barrie	27.1%
Milton	28.3%
Brampton	29.0%
Ottawa	29.1%
Whitchurch - Stouffville	29.7%
Woolwich	30.6%
North Perth	31.6%
Oakville	32.0%
Kitchener	32.0%
Collingwood	32.5%
Niagara-on-the-Lake	33.3%
Innisfil	33.4%
Georgina	33.9%
East Gwillimbury	34.0%
Owen Sound	34.0%
St. Marys	34.6%
North Dumfries	34.8%
London	34.8%
Burlington	34.9%
Niagara Falls	34.9%
Leamington	35.1%
Springwater	35.8%
North Middlesex	36.6%
Orillia	36.7%
Ingersoll	37.1%
Newmarket	37.2%
Lambton Shores	37.4%
Whitby	37.8%
Stratford	38.4%

Municipalities	2016
Middlesex Centre	38.4%
Guelph-Eramosa	38.5%
Clarington	38.8%
Hamilton	38.9%
Kingston	39.2%
Sault Ste. Marie	39.7%
Oshawa	39.9%
Peterborough	40.0%
Waterloo	40.0%
Welland	40.5%
Gravenhurst	40.5%
Kenora	40.7%
Sarnia	41.0%
Wilmot	41.5%
Toronto	41.7%
Cambridge	41.9%
Brant County	42.0%
West Lincoln	42.1%
The Blue Mountains	42.2%
Oro-Medonte	42.4%
St. Thomas	42.5%
Parry Sound	42.8%
Windsor	42.8%
Pelham	42.9%
St. Catharines	43.0%
Guelph	43.5%
Halton Hills	43.6%
Centre Wellington	43.9%
Tillsonburg	44.2%
Fort Erie	45.5%
Thorold	45.5%
Cornwall	45.6%

Tax Asset Consumption Ratio

Municipalities	2016
King	45.9%
Kincardine	45.9%
Lincoln	46.5%
Bracebridge	46.6%
North Bay	46.9%
Orangeville	47.6%
Belleville	47.9%
Chatham-Kent	48.2%
Huntsville	48.4%
Erin	48.7%
Prince Edward County	49.2%
Brockville	49.4%
Brock	49.8%
Meaford	50.0%
Haldimand	50.5%
Pickering	50.6%
Caledon	53.2%
Timmins	53.4%
Minto	53.6%
Grey Highlands	53.7%
Greater Sudbury	55.0%
Thunder Bay	55.5%
Greenstone	56.0%
Strathroy-Caradoc	57.2%
Wellington North	61.7%
Kingsville	62.0%
Puslinch	65.1%
Wellesley	69.2%
Quinte West	71.7%
Elliot Lake	78.3%
Average	**42.3%**
Median	**41.8%**

Municipalities	2016
Region Halton	28.8%
Region Peel	34.0%
Region Durham	36.4%
Region York	37.5%
Region Niagara	37.6%
Region Waterloo	38.6%
District Muskoka	50.5%
Average	**37.6%**
Median	**37.5%**
Simcoe County	33.0%
Wellington County	41.9%
Dufferin County	42.2%
Bruce County	42.3%
Elgin County	45.7%
Grey County	59.3%
Average	**44.1%**
Median	**42.2%**

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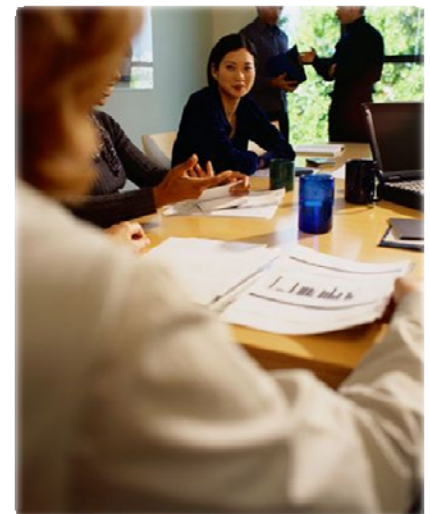
Three financial indicators have been included for tax reserves. In each case, the water and wastewater reserves and reserve funds have been excluded as well as obligatory reserve funds.

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

Tax Discretionary Reserves

Taxation

Reserve Financial Indicator Two: Tax Discretionary Reserves per Capita

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

Formula

Tax Discretionary Reserves

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

Tax Discretionary Reserves

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	2012	2013	2014	2015	2016
Orillia	-36%	-21%	-12%	-5%	-17%
Newmarket	27%	32%	15%	-3%	2%
Brockville	11%	12%	14%	13%	15%
Strathroy-Caradoc		4%	3%	5%	21%
Ottawa	22%	23%	24%	22%	23%
Tillsonburg	31%	31%	33%	26%	23%
St. Thomas	25%	27%	20%	18%	25%
Pelham	21%	15%	9%	18%	25%
Sault Ste. Marie	27%	28%	28%	30%	28%
Barrie	35%	31%	30%	31%	31%
Sarnia	29%	25%	26%	27%	32%
Belleville	22%	23%	24%	28%	33%
Orangeville		20%	20%	25%	33%
Timmins	32%	31%	33%	32%	34%
Quinte West	41%	38%	34%	32%	35%
Guelph	42%	41%	36%	33%	36%
Greenstone		27%	28%	35%	38%
North Bay	28%	29%	29%	29%	38%
Prince Edward County	32%	39%	38%	42%	39%
Huntsville	45%	51%	60%	39%	40%
Wilmot	49%	51%	56%	56%	42%
St. Catharines	78%	56%	53%	41%	43%
Toronto	44%	53%	48%	45%	45%
Kitchener	29%	34%	36%	45%	45%
Meaford	19%	37%	45%	46%	48%
Guelph-Eramosa			44%	48%	51%
Greater Sudbury	56%	54%	54%	57%	52%
Oshawa	39%	38%	34%	46%	52%
Thunder Bay	77%	67%	59%	55%	52%
Collingwood		65%	59%	59%	53%
Woolwich	64%	57%	47%	46%	53%
Stratford	51%	50%	49%	52%	53%

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

Municipality	2012	2013	2014	2015	2016
Oro-Medonte					55%
Waterloo	73%	77%	88%	76%	55%
Ingersoll	29%	33%	30%	42%	55%
Hamilton	68%	62%	61%	58%	56%
Windsor	47%	52%	53%	56%	56%
Minto			58%	60%	57%
Caledon	82%	79%	74%	54%	57%
Erin			48%	49%	57%
Grey Highlands		63%	48%	52%	58%
Bracebridge	68%	77%	74%	52%	59%
Cornwall	73%	64%	66%	66%	62%
Niagara-on-the-Lake	58%	61%	60%	51%	63%
North Dumfries			54%	50%	63%
Innisfil	66%	82%	76%	70%	63%
Peterborough	67%	65%	63%	61%	64%
Cambridge	54%	54%	56%	64%	64%
Georgina	53%	54%	60%	62%	65%
Whitchurch - Stouffville	61%	89%	88%	87%	67%
Lincoln	97%	101%	78%	75%	70%
Kingsville	31%	83%	72%	75%	70%
Fort Erie	46%	56%	61%	69%	73%
Pickering	61%	53%	80%	75%	74%
Brampton	75%	68%	71%	73%	76%
Gravenhurst	95%	91%	83%	73%	76%
Lambton Shores	33%	32%	45%	64%	77%
Markham	149%	156%	111%	99%	80%
Kingston	74%	76%	73%	80%	80%
Welland	74%	81%	76%	70%	80%
London	56%	61%	76%	78%	81%
St. Marys			78%	87%	82%
King	49%	59%	63%	82%	83%
Burlington	76%	79%	78%	80%	84%

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

Municipality	2012	2013	2014	2015	2016
Mississauga	88%	79%	79%	80%	85%
The Blue Mountains	83%	83%	82%	91%	86%
Halton Hills	78%	62%	64%	71%	87%
North Perth				90%	91%
Niagara Falls	65%	74%		80%	91%
Owen Sound	103%	102%	103%	98%	91%
Brant County	25%	30%	100%	94%	92%
Kincardine			137%	112%	93%
Middlesex Centre	68%	79%	76%	83%	93%
Puslinch			82%	94%	93%
Chatham-Kent			86%	98%	94%
Elliot Lake		65%	71%	70%	100%
Springwater	124%	154%	156%	104%	101%
Vaughan	106%	85%	79%	70%	102%
Wellington North			137%	132%	103%
Wellesley	105%	115%	100%	101%	105%
Kenora	107%	110%	111%	117%	106%
Parry Sound			138%	123%	111%
Whitby	108%	112%	109%	110%	111%
Oakville	94%	104%	132%	113%	112%
Centre Wellington			94%	92%	114%
Leamington			104%	112%	116%
Clarington	160%	139%	138%	129%	120%
West Lincoln	134%	155%	157%	133%	124%
North Middlesex				125%	141%
Brock	114%	118%	127%	135%	150%
East Gwillimbury	62%	69%	74%	72%	156%
Milton	122%	119%	112%	160%	171%
Haldimand				160%	186%
Thorold	189%	182%	193%	207%	192%
Average	**66%**	**66%**	**69%**	**71%**	**71%**
Median	**61%**	**62%**	**63%**	**70%**	**64%**

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

Municipality	2012	2013	2014	2015	2016
Region Waterloo	42%	40%	48%	42%	44%
Region Niagara	41%	42%	43%	47%	45%
District Muskoka	63%	67%	67%	72%	79%
Region Peel	111%	119%	120%	119%	126%
Region Durham	106%	113%	122%	137%	150%
Region Halton	153%	155%	172%	208%	219%
Region York	136%	178%	191%	212%	223%
Average	**93%**	**102%**	**109%**	**120%**	**126%**
Median	**106%**	**113%**	**120%**	**119%**	**126%**
Elgin County				21%	32%
Bruce County				55%	57%
Dufferin County				50%	59%
Simcoe County				63%	69%
Wellington County			80%	83%	75%
Grey County				90%	87%
Average				**60%**	**63%**
Median				**59%**	**64%**

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

Municipality	2012	2013	2014	2015	2016
Orillia	-29%	-17%	-10%	-4%	-13%
Newmarket	19%	23%	11%	-2%	2%
Brockville	9%	10%	11%	11%	11%
Ottawa	16%	16%	17%	16%	16%
Strathroy-Caradoc		3%	3%	4%	16%
Tillsonburg	21%	23%	23%	18%	17%
St. Thomas	18%	21%	16%	15%	20%
Kitchener	12%	14%	15%	19%	20%
Pelham	18%	13%	7%	16%	20%
Sault Ste. Marie	20%	20%	21%	22%	21%
Toronto	23%	28%	25%	22%	22%
Thunder Bay	31%	27%	24%	22%	23%
Barrie	28%	25%	24%	25%	25%
Sarnia	23%	20%	20%	21%	26%
Timmins	23%	23%	25%	25%	26%
Belleville	18%	19%	20%	24%	28%
Orangeville		16%	16%	20%	28%
Wilmot	32%	31%	36%	37%	28%
Guelph	32%	31%	27%	25%	28%
Greenstone	19%	19%	21%	27%	29%
Huntsville	31%	38%	40%	27%	29%
North Bay	21%	22%	22%	23%	30%
St. Catharines	58%	42%	39%	29%	31%
Prince Edward County	26%	31%	30%	34%	31%
Woolwich	44%	40%	33%	32%	31%
Quinte West	36%	34%	30%	29%	32%
Waterloo	48%	49%	56%	50%	35%
Windsor	34%	38%	38%	38%	36%
Stratford	34%	35%	34%	36%	37%
Minto			36%	39%	37%
Oshawa	30%	29%	26%	33%	37%
Greater Sudbury	39%	39%	39%	41%	38%

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

Municipality	2012	2013	2014	2015	2016
Niagara-on-the-Lake	35%	38%	37%	32%	38%
North Dumfries			34%	33%	39%
Guelph-Eramosa			33%	38%	40%
Meaford	16%	31%	38%	38%	40%
Caledon	56%	54%	53%	39%	40%
Innisfil	48%	55%	53%	51%	41%
Hamilton	50%	46%	46%	44%	42%
Collingwood		52%	45%	46%	43%
Cornwall	49%	44%	46%	47%	44%
Bracebridge	47%	61%	58%	40%	45%
Erin			36%	32%	45%
Oro-Medonte					45%
Peterborough	45%	43%	44%	43%	45%
Ingersoll	24%	28%	24%	35%	46%
Grey Highlands		45%	37%	42%	46%
Whitchurch - Stouffville	41%	61%	56%	59%	47%
Markham	56%	90%	65%	59%	49%
Cambridge	37%	39%	42%	50%	49%
Niagara Falls	39%	46%		42%	51%
Mississauga	51%	48%	50%	51%	52%
Georgina	45%	44%	45%	48%	52%
Brampton	51%	57%	50%	51%	53%
Lambton Shores	24%	24%	31%	39%	54%
Lincoln	78%	74%	58%	60%	55%
North Perth				58%	56%
Kingston	50%	52%	49%	55%	56%
Welland	52%	51%	53%	48%	57%
Pickering	47%	41%	61%	56%	57%
King	23%	34%	36%	50%	59%
Burlington	51%	53%	53%	56%	59%
Middlesex Centre	51%	59%	58%	51%	59%
Kingsville	24%	68%	63%	64%	60%

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

Municipality	2012	2013	2014	2015	2016
Centre Wellington			53%	56%	60%
St. Marys			57%	64%	60%
London	41%	46%	57%	59%	60%
Fort Erie	35%	47%	51%	59%	62%
Gravenhurst	76%	73%	65%	58%	62%
East Gwillimbury	47%	46%	51%	51%	63%
The Blue Mountains	64%	64%	57%	66%	63%
Halton Hills	55%	45%	46%	52%	65%
Puslinch			59%	72%	66%
Wellesley	78%	82%	66%	65%	68%
Kincardine			47%	70%	69%
Vaughan	71%	59%	57%	50%	70%
Whitby	75%	72%	72%	72%	70%
Chatham-Kent			66%	76%	73%
Owen Sound	77%	77%	83%	78%	73%
Brant County	19%	25%	51%	78%	77%
Wellington North			104%	103%	78%
Springwater	103%	123%	124%	82%	78%
Kenora	78%	81%	82%	87%	79%
Elliot Lake		43%	53%	49%	79%
Oakville	65%	71%	91%	80%	79%
Parry Sound			83%	88%	80%
Leamington			86%	93%	90%
Clarington	110%	102%	103%	96%	91%
West Lincoln	93%	113%	120%	95%	94%
Milton	59%	61%	59%	85%	94%
North Middlesex				102%	112%
Brock	94%	95%	101%	110%	120%
Haldimand				90%	139%
Thorold	152%	149%	160%	163%	158%
Average	**45%**	**47%**	**49%**	**51%**	**51%**
Median	**43%**	**44%**	**46%**	**50%**	**47%**

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

Municipality	2012	2013	2014	2015	2016
Region Niagara	29%	30%	30%	33%	32%
Region Waterloo	33%	32%	39%	34%	36%
District Muskoka	53%	57%	57%	61%	67%
Region Peel	92%	97%	98%	99%	105%
Region Durham	92%	99%	105%	117%	128%
Region Halton	114%	118%	132%	159%	171%
Region York	111%	139%	147%	157%	175%
Average	**75%**	**82%**	**87%**	**94%**	**102%**
Median	**92%**	**97%**	**98%**	**99%**	**105%**
Elgin County				15%	25%
Dufferin County				38%	45%
Bruce County				42%	45%
Simcoe County				50%	55%
Wellington County			65%	67%	61%
Grey County				65%	66%
Average			**65%**	**46%**	**49%**
Median			**65%**	**46%**	**50%**

2016 Total and Tax Reserve Per Capita

Municipality	Total Reserves Per Capita	Tax Reserves Per Capita		Municipality	Total Reserves Per Capita	Tax Reserves Per Capita
Orillia	$ 327	$ (272)		Caledon	$ 482	$ 482
Newmarket	$ 566	$ 14		Bracebridge	$ 488	$ 488
Wilmot	$ 351	$ 155		Pickering	$ 510	$ 510
Strathroy-Caradoc	$ 929	$ 158		Grey Highlands	$ 886	$ 512
Pelham	$ 341	$ 171		Kingsville	$ 890	$ 516
Tillsonburg	$ 199	$ 199		Centre Wellington	$ 1,031	$ 520
Woolwich	$ 494	$ 208		West Lincoln	$ 613	$ 527
Brockville	$ 457	$ 227		Prince Edward County	$ 612	$ 528
Kitchener	$ 234	$ 227		Belleville	$ 1,100	$ 544
Guelph-Eramosa	$ 448	$ 255		Mississauga	$ 545	$ 545
Huntsville	$ 256	$ 256		Brampton	$ 546	$ 546
North Dumfries	$ 285	$ 285		Welland	$ 550	$ 548
St. Thomas	$ 802	$ 315		Georgina	$ 720	$ 561
Erin	$ 496	$ 317		Timmins	$ 572	$ 572
Minto	$ 931	$ 318		Ingersoll	$ 573	$ 573
Sarnia	$ 464	$ 322		Meaford	$ 795	$ 594
St. Catharines	$ 427	$ 323		Fort Erie	$ 726	$ 600
Markham	$ 534	$ 349		Guelph	$ 1,488	$ 608
Waterloo	$ 358	$ 358		North Bay	$ 797	$ 609
Orangeville	$ 630	$ 377		Vaughan	$ 805	$ 612
Whitchurch - Stouffville	$ 508	$ 387		Wellington North	$ 1,305	$ 625
Cambridge	$ 542	$ 391		Springwater	$ 1,037	$ 635
Lincoln	$ 939	$ 397		Halton Hills	$ 644	$ 644
Niagara-on-the-Lake	$ 670	$ 399		Innisfil	$ 657	$ 657
Ottawa	$ 438	$ 400		Toronto	$ 931	$ 670
Wellesley	$ 405	$ 405		Burlington	$ 677	$ 677
Sault Ste. Marie	$ 419	$ 419		Whitby	$ 686	$ 686
Oshawa	$ 420	$ 420		Collingwood	$ 1,693	$ 729
Oro-Medonte	$ 564	$ 422		Niagara Falls	$ 857	$ 746
Quinte West	$ 662	$ 425		Clarington	$ 750	$ 750
Barrie	$ 738	$ 461		Greater Sudbury	$ 994	$ 789
Puslinch	$ 477	$ 477		Middlesex Centre	$ 845	$ 789

2016 Total and Tax Reserve Per Capita (cont'd)

Municipality	Total Reserves Per Capita	Tax Reserves Per Capita
Windsor	$ 827	$ 791
Milton	$ 801	$ 801
North Perth	$ 910	$ 813
Gravenhurst	$ 841	$ 841
Lambton Shores	$ 1,597	$ 844
King	$ 892	$ 862
Hamilton	$ 1,286	$ 873
Thunder Bay	$ 913	$ 875
Stratford	$ 886	$ 891
Cornwall	$ 1,069	$ 896
Peterborough	$ 1,461	$ 962
Oakville	$ 1,036	$ 1,036
Elliot Lake	$ 1,318	$ 1,042
Brock	$ 1,059	$ 1,059
East Gwillimbury	$ 1,342	$ 1,064
Leamington	$ 1,989	$ 1,138
Owen Sound	$ 1,320	$ 1,142
Greenstone	$ 1,161	$ 1,157
London	$ 1,581	$ 1,175
Kincardine	$ 2,720	$ 1,226
Brant County	$ 1,592	$ 1,240
St. Marys	$ 1,617	$ 1,309
Chatham-Kent	$ 1,402	$ 1,332
North Middlesex	$ 1,447	$ 1,358
Kingston	$ 1,991	$ 1,436
Thorold	$ 1,977	$ 1,535
Kenora	$ 1,988	$ 1,681
Parry Sound	$ 2,683	$ 1,709
The Blue Mountains	$ 5,320	$ 1,759
Haldimand	$ 3,079	$ 2,615
Average	**$ 911**	**$ 685**
Median	**$ 750**	**$ 584**

Municipality	Total Reserves Per Capita	Tax Reserves Per Capita
Region Niagara	$ 610	$ 339
Region Waterloo	$ 538	$ 400
Region Peel	$ 1,249	$ 888
District Muskoka	$ 1,647	$ 1,222
Region Durham	$ 1,828	$ 1,435
Region Halton	$ 1,919	$ 1,557
Region York	$ 2,168	$ 2,002
Average	**$ 1,423**	**$ 1,121**
Median	**$ 1,647**	**$ 1,222**
Elgin County	$ 210	$ 210
Simcoe County	$ 333	$ 333
Dufferin County	$ 333	$ 333
Bruce County	$ 358	$ 358
Grey County	$ 492	$ 492
Wellington County	$ 734	$ 734
Average	**$ 410**	**$ 410**
Median	**$ 346**	**$ 346**

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

Debt Principal and Interest Payments

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

Total Debt Outstanding

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

Total Debt Outstanding

Own Source Revenue

Financial Debt Indicator Five: Debt to Reserve Ratio

Formula

Debt Outstanding

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

Total Debt Outstanding

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	2012	2013	2014	2015	2016
Brampton	0.0%	0.0%	0.0%	0.0%	0.0%
Whitby	0.0%	0.0%	0.0%	0.0%	0.0%
East Gwillimbury	0.0%	0.0%	0.0%	0.0%	0.0%
West Lincoln	0.0%	0.0%	0.0%	0.0%	0.0%
Kenora	0.8%	0.7%	0.7%	0.0%	0.0%
Wilmot	1.7%	1.5%	0.0%	0.0%	0.0%
North Middlesex				0.2%	0.1%
Grey Highlands	0.0%	0.1%	0.2%	0.2%	0.1%
Wellesley	0.8%	0.6%	0.4%	0.3%	0.1%
Markham	0.1%	0.2%	0.2%	0.2%	0.2%
Sarnia	1.5%	0.7%	0.6%	0.5%	0.2%
Puslinch			0.5%	0.4%	0.3%
Georgina	0.1%	0.0%	0.0%	0.0%	0.3%
Sault Ste. Marie	0.6%	0.5%	0.4%	0.3%	0.3%
Thorold	0.6%	0.5%	0.5%	0.5%	0.3%
Greater Sudbury	0.3%	0.3%	0.3%	0.4%	0.3%
The Blue Mountains	0.4%	0.5%	0.5%	0.4%	0.4%
Mississauga	0.0%	0.1%	0.2%	0.3%	0.4%
Cambridge	0.4%	0.4%	0.4%	0.3%	0.4%
Brock	-0.1%	0.7%	0.6%	0.6%	0.5%
Niagara-on-the-Lake	0.7%	0.5%	0.3%	0.3%	0.5%
Orillia	0.2%	0.9%	0.8%	0.7%	0.5%
Fort Erie	0.7%	0.7%	0.7%	0.6%	0.6%
Strathroy-Caradoc		0.7%	0.7%	0.6%	0.7%
Thunder Bay	1.0%	0.9%	0.8%	0.8%	0.7%
Pickering	1.1%	0.9%	0.9%	0.8%	0.8%
Lincoln	0.3%	0.5%	0.6%	0.6%	0.8%
Barrie	0.7%	0.8%	0.8%	0.7%	0.8%
Erin			1.1%	0.8%	0.8%
Timmins	1.1%	1.1%	1.0%	0.9%	0.8%
Windsor	1.5%	1.1%	1.1%	0.9%	0.9%
Clarington	1.7%	1.3%	1.2%	1.1%	0.9%

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

Municipality	2012	2013	2014	2015	2016
Kincardine			0.4%	0.6%	0.9%
Hamilton	1.5%	1.3%	1.1%	1.1%	0.9%
Cornwall	0.8%	1.2%	1.2%	0.9%	1.0%
Prince Edward County	1.8%	1.7%	1.5%	1.3%	1.0%
St. Thomas	1.3%	1.2%	1.3%	1.1%	1.0%
Vaughan	1.1%	1.3%	1.2%	1.2%	1.0%
Meaford	1.9%	1.7%	1.3%	1.2%	1.0%
Elliot Lake		1.1%	0.3%	0.6%	1.0%
Woolwich	1.5%	1.5%	1.4%	1.3%	1.0%
Centre Wellington			1.5%	1.4%	1.0%
Springwater	1.1%	0.9%	1.0%	1.2%	1.1%
Oro-Medonte					1.1%
North Dumfries	1.7%		1.5%	1.3%	1.1%
London	1.4%	1.3%	1.3%	1.2%	1.1%
North Bay	2.0%	1.9%	1.9%	1.7%	1.1%
Caledon	2.3%	1.9%	1.9%	1.4%	1.2%
Chatham-Kent			1.6%	1.4%	1.3%
Burlington	1.5%	1.4%	1.3%	1.2%	1.3%
Ingersoll	1.6%	1.2%	1.7%	1.5%	1.3%
Kitchener	1.5%	1.5%	1.4%	1.4%	1.3%
Halton Hills	0.8%	1.3%	1.5%	1.5%	1.3%
Guelph	1.7%	1.5%	1.6%	1.2%	1.4%
King	1.3%	1.5%	1.4%	1.5%	1.4%
Bracebridge	2.0%	2.1%	1.9%	1.7%	1.4%
Brockville	2.4%	2.2%	2.0%	1.6%	1.4%
Milton	1.6%	1.5%	1.3%	1.5%	1.5%
Owen Sound	2.0%	1.6%	1.7%	1.5%	1.5%
Middlesex Centre	0.8%	2.5%	2.3%	1.6%	1.5%
Orangeville		2.3%	2.3%	2.1%	1.5%
Kingsville	0.6%	0.6%	1.4%	1.2%	1.6%
Guelph-Eramosa			2.4%	2.0%	1.7%
Haldimand				1.5%	1.7%

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

Municipality	2012	2013	2014	2015	2016
Oakville	1.1%	1.0%	0.9%	1.6%	1.7%
Niagara Falls	2.7%	2.6%		1.8%	1.7%
Brant County	0.8%	1.3%	0.8%	1.9%	1.7%
Leamington			2.3%	2.1%	1.8%
Peterborough	2.1%	1.9%	1.9%	1.8%	1.9%
Quinte West	0.9%	1.0%	1.2%	1.3%	1.9%
Oshawa	3.0%	2.2%	2.3%	2.1%	1.9%
Newmarket	2.8%	2.6%	2.4%	2.2%	1.9%
Pelham	1.5%	1.0%	1.1%	1.4%	1.9%
Greenstone	2.6%	2.7%	2.6%	2.4%	2.0%
Wellington North			3.1%	2.5%	2.0%
Lambton Shores	2.7%	2.5%	2.1%	2.0%	2.0%
Minto			1.4%	1.3%	2.0%
Parry Sound			1.9%	2.0%	2.0%
Innisfil	4.3%	3.3%	3.0%	2.8%	2.1%
Belleville	0.2%	0.8%	1.4%	1.4%	2.1%
Stratford	2.8%	2.4%	2.3%	2.3%	2.2%
Tillsonburg	4.0%	3.9%	2.9%	2.6%	2.4%
St. Catharines	2.2%	2.2%	2.1%	2.4%	2.4%
Huntsville	3.5%	3.4%	2.8%	2.6%	2.5%
St. Marys			3.1%	2.7%	2.5%
Collingwood		3.3%	2.8%	2.9%	2.6%
North Perth				2.9%	2.9%
Kingston	2.3%	2.3%	2.8%	2.7%	2.9%
Welland	2.9%	2.2%	3.7%	3.2%	3.0%
Ottawa	2.8%	3.0%	3.2%	3.1%	3.1%
Waterloo	4.8%	4.2%	3.9%	3.9%	3.6%
Whitchurch - Stouffville	4.9%	4.3%	4.0%	3.9%	3.8%
Toronto	3.9%	4.1%	4.2%	3.9%	3.9%
Gravenhurst	7.0%	7.6%	6.9%	6.0%	5.4%
Average	**1.5%**	**1.5%**	**1.4%**	**1.3%**	**1.3%**
Median	**1.3%**	**1.2%**	**1.3%**	**1.2%**	**1.1%**

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

Municipality	2012	2013	2014	2015	2016
District Muskoka	0.6%	0.6%	0.5%	0.5%	0.5%
Region Durham	0.8%	0.9%	1.0%	0.9%	0.8%
Region Halton	0.8%	0.7%	0.6%	0.8%	0.8%
Region Peel	1.5%	1.4%	1.4%	1.2%	1.1%
Region York	0.0%	1.7%	1.9%	1.8%	2.0%
Region Waterloo	1.9%	1.8%	2.3%	2.3%	2.1%
Region Niagara	1.8%	1.6%	1.6%	1.7%	2.7%
Average	**1.1%**	**1.2%**	**1.3%**	**1.3%**	**1.4%**
Median	**0.8%**	**1.4%**	**1.4%**	**1.2%**	**1.1%**
Grey County				0.1%	0.1%
Elgin County				0.4%	0.4%
Simcoe County				0.5%	0.6%
Wellington County			1.6%	1.4%	1.3%
Dufferin County				2.2%	1.9%
Bruce County				3.0%	2.6%
Average				**1.3%**	**1.1%**
Median				**1.0%**	**0.9%**

2016 Total and Tax Debt Charges as a % of Own Source Revenues

Municipality	2016 Total Debt Charges as a % of Own Source Revenues	2016 Tax Debt Charges as a % of Own Source Revenues
Brampton	0.0%	0.0%
Markham	0.3%	0.0%
Whitby	0.0%	0.0%
Kenora	0.0%	0.0%
Wilmot	0.0%	0.0%
East Gwillimbury	0.0%	0.0%
Timmins	2.6%	0.0%
North Perth	5.9%	0.0%
Caledon	3.7%	0.0%
Kingston	6.9%	0.0%
West Lincoln	0.0%	0.0%
North Dumfries	3.2%	0.1%
Clarington	4.9%	0.4%
The Blue Mountains	1.7%	0.5%
Windsor	2.1%	0.5%
Georgina	3.2%	0.5%
Sault Ste. Marie	1.1%	1.2%
Brock	1.5%	1.5%
Strathroy-Caradoc	5.7%	1.6%
Innisfil	5.4%	1.8%
Chatham-Kent	6.4%	2.0%
Wellesley	2.1%	2.1%
Centre Wellington	8.4%	2.2%
Mississauga	2.2%	2.2%
Puslinch	2.3%	2.3%
Whitchurch - Stouffville	6.9%	2.4%
St. Thomas	2.6%	2.4%
Woolwich	1.9%	2.4%
Halton Hills	7.6%	2.6%
Greater Sudbury	2.3%	2.7%
Fort Erie	3.3%	2.7%
Grey Highlands	2.4%	2.7%

Municipality	2016 Total Debt Charges as a % of Own Source Revenues	2016 Tax Debt Charges as a % of Own Source Revenues
Oakville	5.3%	2.8%
Thorold	2.1%	2.9%
Thunder Bay	6.0%	2.9%
Cambridge	2.1%	3.3%
Barrie	8.3%	3.4%
Erin	2.9%	3.4%
Middlesex Centre	8.4%	3.5%
Prince Edward County	6.9%	3.6%
Elliot Lake	2.8%	3.6%
Orillia	3.1%	3.7%
Bracebridge	3.7%	3.7%
Springwater	3.5%	3.8%
Kincardine	3.5%	3.8%
Milton	6.7%	3.9%
Niagara-on-the-Lake	2.7%	3.9%
Cornwall	3.4%	4.0%
Leamington	9.1%	4.1%
Pickering	4.1%	4.1%
Vaughan	4.6%	4.2%
Tillsonburg	4.2%	4.2%
Brant County	5.7%	4.2%
Parry Sound	8.3%	4.2%
Kingsville	11.7%	4.4%
North Middlesex	5.3%	4.4%
Meaford	6.1%	4.5%
Kitchener	4.1%	4.5%
Lincoln	3.7%	4.5%
Belleville	6.3%	4.7%
Guelph	4.4%	4.7%
Hamilton	4.7%	4.8%
Niagara Falls	4.3%	4.9%
Waterloo	4.9%	5.0%

2016 Total and Tax Debt Charges as a % of Own Source Revenues (cont'd)

Municipality	2016 Total Debt Charges as a % of Own Source Revenues	2016 Tax Debt Charges as a % of Own Source Revenues	Municipality	2016 Total Debt Charges as a % of Own Source Revenues	2016 Tax Debt Charges as a % of Own Source Revenues
Newmarket	4.5%	5.1%	Region Peel	8.7%	0.6%
Peterborough	8.5%	5.1%	District Muskoka	6.3%	0.8%
Oshawa	5.2%	5.2%	Region York	16.9%	0.8%
Sarnia	4.1%	5.6%	Region Halton	6.3%	1.3%
Owen Sound	8.9%	5.7%	Region Durham	4.1%	2.0%
Ingersoll	5.8%	5.8%	Region Niagara	6.7%	8.2%
Haldimand	4.8%	5.8%	Region Waterloo	8.9%	8.5%
Ottawa	7.7%	6.2%	**Average**	**8.3%**	**3.2%**
Brockville	5.2%	6.3%	**Median**	**6.7%**	**1.3%**
Huntsville	6.4%	6.4%	Elgin County	0.4%	0.4%
Burlington	6.7%	6.7%	Grey County	0.9%	0.9%
Stratford	9.8%	6.8%	Simcoe County	1.9%	1.9%
Orangeville	5.3%	6.9%	Wellington County	4.2%	3.6%
Guelph-Eramosa	5.5%	6.9%	Dufferin County	6.8%	6.8%
Quinte West	6.1%	7.4%	Bruce County	7.1%	7.1%
London	7.6%	7.6%	**Average**	**3.6%**	**3.5%**
Oro-Medonte	7.1%	7.6%	**Median**	**3.0%**	**2.8%**
North Bay	16.4%	7.9%			
St. Marys	6.5%	8.1%			
Toronto	8.0%	9.0%			
St. Catharines	8.5%	9.9%			
Greenstone	9.4%	10.2%			
Lambton Shores	7.7%	10.3%			
Pelham	11.9%	11.0%			
Gravenhurst	11.2%	11.2%			
King	9.6%	11.2%			
Collingwood	9.5%	11.5%			
Wellington North	9.7%	13.3%			
Welland	9.5%	14.4%			
Minto	11.4%	16.3%			
Average	**5.3%**	**4.4%**			
Median	**5.2%**	**4.0%**			

2016 Total Debt Outstanding Per Capita

Municipality	Total Debt Outstanding Per Capita	Tax Debt Outstanding Per Capita	Municipality	Total Debt Outstanding Per Capita	Tax Debt Outstanding Per Capita
Brampton	$ -	$ -	Springwater	$ 315	$ 277
West Lincoln	$ -	$ -	Bracebridge	$ 297	$ 297
Whitby	$ -	$ -	Windsor	$ 423	$ 301
East Gwillimbury	$ -	$ -	Newmarket	$ 437	$ 317
Kenora	$ -	$ -	Oro-Medonte	$ 322	$ 322
Wilmot	$ -	$ -	St. Thomas	$ 468	$ 347
Puslinch	$ 32	$ 32	Guelph-Eramosa	$ 641	$ 348
Markham	$ 39	$ 39	Milton	$ 348	$ 348
Georgina	$ 271	$ 54	Timmins	$ 1,317	$ 349
Thorold	$ 68	$ 68	Meaford	$ 672	$ 353
Wellesley	$ 74	$ 74	Kitchener	$ 364	$ 364
Brock	$ 104	$ 104	Orillia	$ 386	$ 386
Sault Ste. Marie	$ 105	$ 105	Prince Edward County	$ 1,294	$ 390
Niagara-on-the-Lake	$ 205	$ 111	Kincardine	$ 391	$ 391
Sarnia	$ 230	$ 112	Erin	$ 399	$ 399
Woolwich	$ 154	$ 141	Leamington	$ 1,256	$ 405
Cambridge	$ 201	$ 143	Ingersoll	$ 436	$ 436
Vaughan	$ 180	$ 157	Huntsville	$ 438	$ 438
North Dumfries	$ 167	$ 163	Chatham-Kent	$ 973	$ 448
Centre Wellington	$ 917	$ 173	Owen Sound	$ 1,115	$ 448
Mississauga	$ 186	$ 186	King	$ 739	$ 459
Fort Erie	$ 323	$ 187	Kingsville	$ 835	$ 467
Grey Highlands	$ 348	$ 188	Burlington	$ 513	$ 513
Clarington	$ 196	$ 196	Niagara Falls	$ 619	$ 523
Greater Sudbury	$ 511	$ 220	Halton Hills	$ 527	$ 527
Caledon	$ 224	$ 224	Middlesex Centre	$ 1,262	$ 528
Pickering	$ 234	$ 234	Barrie	$ 2,191	$ 546
Lincoln	$ 238	$ 238	Oshawa	$ 548	$ 548
North Middlesex	$ 366	$ 239	Waterloo	$ 605	$ 551
Strathroy-Caradoc	$ 422	$ 241	The Blue Mountains	$ 733	$ 562
Wellington North	$ 523	$ 272	Tillsonburg	$ 611	$ 611
Elliot Lake	$ 274	$ 274	Oakville	$ 627	$ 627

2016 Total Debt Outstanding Per Capita (cont'd)

Municipality	Total Debt Outstanding Per Capita	Tax Debt Outstanding Per Capita
Hamilton	$ 881	$ 634
Orangeville	$ 645	$ 645
Cornwall	$ 894	$ 650
Minto	$ 1,169	$ 650
London	$ 856	$ 671
North Perth	$ 1,283	$ 675
Innisfil	$ 700	$ 700
Whitchurch - Stouffville	$ 721	$ 721
Haldimand	$ 869	$ 732
Lambton Shores	$ 1,223	$ 743
St. Catharines	$ 790	$ 750
Brockville	$ 1,202	$ 754
Welland	$ 900	$ 820
Thunder Bay	$ 1,786	$ 850
North Bay	$ 1,242	$ 859
Parry Sound	$ 2,248	$ 896
Brant County	$ 1,154	$ 898
Collingwood	$ 1,446	$ 967
Guelph	$ 1,034	$ 1,003
St. Marys	$ 1,281	$ 1,053
Quinte West	$ 2,100	$ 1,085
Pelham	$ 1,245	$ 1,167
Peterborough	$ 1,528	$ 1,192
Belleville	$ 2,025	$ 1,517
Stratford	$ 2,372	$ 1,526
Ottawa	$ 2,198	$ 1,656
Gravenhurst	$ 1,666	$ 1,666
Kingston	$ 2,366	$ 1,706
Toronto	$ 1,988	$ 1,988
Greenstone	$ 3,750	$ 3,490
Average	**$ 769**	**$ 539**
Median	**$ 577**	**$ 402**

Municipality	Total Debt Outstanding Per Capita	Tax Debt Outstanding Per Capita
District Muskoka	$ 1,203	$ 189
Region Peel	$ 1,099	$ 206
Region Halton	$ 638	$ 212
Region Durham	$ 266	$ 218
Region Niagara	$ 708	$ 548
Region York	$ 3,048	$ 679
Region Waterloo	$ 1,265	$ 919
Average	**$ 1,175**	**$ 424**
Median	**$ 1,099**	**$ 218**
Grey County	$ 21	$ 21
Simcoe County	$ 68	$ 68
Elgin County	$ 96	$ 96
Dufferin County	$ 315	$ 315
Wellington County	$ 335	$ 335
Bruce County	$ 356	$ 356
Average	**$ 198**	**$ 198**
Median	**$ 205**	**$ 205**

2016 Debt Outstanding Per Own Source Revenues

Municipality	Debt Outstanding as a % of Own Source Revenues	Municipality	Debt Outstanding as a % of Own Source Revenues
Whitby	0.0%	Lincoln	26.2%
East Gwillimbury	0.0%	Pickering	26.3%
Kenora	0.0%	Grey Highlands	26.8%
Wilmot	0.0%	Bracebridge	27.3%
West Lincoln	2.9%	Springwater	31.3%
Markham	3.7%	Oro-Medonte	31.6%
Sault Ste. Marie	4.4%	Niagara Falls	31.8%
Puslinch	4.4%	Strathroy-Caradoc	32.7%
Thorold	5.0%	Newmarket	33.9%
Brock	11.8%	Ingersoll	34.8%
Wellesley	12.4%	Hamilton	36.0%
Niagara-on-the-Lake	13.0%	Orangeville	36.1%
Sarnia	13.7%	Meaford	36.8%
Vaughan	13.8%	Cornwall	37.3%
Brampton	14.8%	London	37.4%
Orillia	15.7%	Haldimand	38.3%
Cambridge	16.1%	Guelph	39.6%
Elliot Lake	16.6%	Milton	40.9%
Windsor	17.2%	Waterloo	42.0%
Mississauga	17.7%	Thunder Bay	42.4%
Kincardine	17.8%	King	43.0%
Woolwich	18.5%	Innisfil	43.2%
Caledon	18.5%	Wellington North	43.3%
The Blue Mountains	19.4%	Chatham-Kent	43.8%
Greater Sudbury	20.7%	Burlington	44.6%
Fort Erie	20.8%	Erin	47.2%
St. Thomas	21.8%	Oakville	47.8%
North Middlesex	22.8%	St. Marys	48.0%
North Dumfries	23.1%	Oshawa	48.4%
Georgina	23.2%	Brockville	49.2%
Clarington	23.6%	Huntsville	49.4%
Kitchener	24.0%	Timmins	50.1%

2016 Debt Outstanding Per Own Source Revenues (cont'd)

Municipality	Debt Outstanding as a % of Own Source Revenues
North Bay	50.3%
Tillsonburg	52.3%
Halton Hills	52.9%
Owen Sound	53.4%
Lambton Shores	58.0%
Toronto	58.7%
Peterborough	60.6%
Brant County	61.6%
Collingwood	61.6%
Welland	62.1%
Leamington	63.8%
St. Catharines	64.1%
Prince Edward County	65.0%
Whitchurch - Stouffville	67.4%
Kingsville	68.4%
North Perth	70.3%
Parry Sound	75.8%
Middlesex Centre	76.9%
Kingston	78.1%
Centre Wellington	78.2%
Ottawa	78.5%
Guelph-Eramosa	78.5%
Belleville	84.0%
Greenstone	85.2%
Stratford	85.8%
Minto	94.7%
Barrie	98.1%
Pelham	114.0%
Gravenhurst	123.2%
Quinte West	128.0%
Average	**41.9%**
Median	**37.8%**

Municipality	Debt Outstanding as a % of Own Source Revenues
Region Durham	17.9%
Region Halton	50.7%
Region Niagara	54.2%
District Muskoka	57.8%
Region Waterloo	94.1%
Region Peel	98.7%
Region York	217.7%
Average	**84.4%**
Median	**57.8%**
Grey County	2.9%
Simcoe County	11.1%
Elgin County	11.5%
Wellington County	27.7%
Dufferin County	42.4%
Bruce County	44.7%
Average	**23.4%**
Median	**19.6%**

Debt To Reserve Ratio—Trend

This includes discretionary reserves and all outstanding debt as reflected on Schedules 60 and 74A of the 2016 FIRs. Note Reserves excludes obligatory reserves.

Municipality	2012	2013	2014	2015	2016
Whitby	0.0	0.0	-	-	-
East Gwillimbury	0.0	0.0	0.0	0.0	-
Kenora	0.3	0.3	0.3	-	-
Wilmot	0.2	0.0	-	-	-
Thorold	0.1	0.1	0.1	0.1	0.0
West Lincoln	0.0	0.0	0.0	0.0	0.0
Puslinch			0.2	0.1	0.1
Markham	0.1	0.0	0.1	0.1	0.1
Brock	0.2	0.2	0.1	0.1	0.1
The Blue Mountains	0.2	0.2	0.2	0.1	0.1
Kincardine			0.1	0.2	0.1
Wellesley	0.2	0.1	0.1	0.1	0.2
Elliot Lake		0.1	0.1	0.3	0.2
Vaughan	0.4	0.3	0.3	0.3	0.2
Sault Ste. Marie	0.5	0.4	0.3	0.3	0.3
North Middlesex				0.4	0.3
Lincoln	0.1	0.2	0.1	0.1	0.3
Clarington	0.3	0.3	0.3	0.3	0.3
Brampton	0.0	0.0	0.4	0.3	0.3
Haldimand				0.3	0.3
Springwater	0.3	0.3	0.4	0.3	0.3
Niagara-on-the-Lake	0.5	0.4	0.3	0.5	0.3
Woolwich	0.6	0.5	0.5	0.4	0.3
Mississauga	0.0	0.2	0.2	0.3	0.3
Cambridge	0.3	0.3	0.3	0.3	0.4
Georgina	0.7	0.6	0.5	0.4	0.4
Grey Highlands		0.3	0.3	0.2	0.4
Wellington North				0.5	0.5	0.4
Milton	0.6	0.7	0.6	0.6	0.4
Fort Erie	0.8	0.8	0.5	0.4	0.4
Strathroy-Caradoc		0.8	0.8	0.7	0.5
Pickering	0.5	0.6	0.4	0.4	0.5

Debt To Reserve Ratio—Trend (cont'd)

Municipality	2012	2013	2014	2015	2016
Caledon	0.6	0.5	0.5	0.5	0.5
Sarnia	1.3	1.2	0.9	0.6	0.5
Windsor	0.8	0.6	0.6	0.5	0.5
Greater Sudbury	0.3	0.2	0.2	0.5	0.5
London	1.0	0.9	0.7	0.6	0.5
Oro-Medonte					0.6
St. Thomas	0.9	0.8	0.8	0.6	0.6
North Dumfries	2.4		1.0	0.9	0.6
Oakville	0.4	0.3	0.2	0.7	0.6
Bracebridge	0.8	0.7	0.6	0.8	0.6
Leamington			0.8	0.8	0.6
Hamilton	0.6	0.6	0.6	0.6	0.7
Chatham-Kent			1.0	0.8	0.7
Guelph	0.7	0.6	0.5	0.5	0.7
Niagara Falls	1.4	1.2		0.9	0.7
Brant County	1.2	1.3	0.8	0.8	0.7
Burlington	0.7	0.7	0.7	0.6	0.8
Ingersoll	1.5	1.5	1.9	1.1	0.8
Lambton Shores	2.6	2.1	1.4	1.0	0.8
Newmarket	1.2	1.0	1.0	1.0	0.8
St. Marys			1.1	0.8	0.8
Erin			0.6	0.5	0.8
Halton Hills	1.0	1.2	1.5	1.1	0.8
King	1.4	1.2	0.8	1.0	0.8
Cornwall	0.4	0.5	0.5	0.5	0.8
Parry Sound			0.8	0.8	0.8
Owen Sound	0.9	0.8	0.6	0.6	0.8
Meaford	3.4	1.6	1.3	1.1	0.8
Collingwood		1.1	1.2	0.9	0.9
Centre Wellington			1.1	1.1	0.9
Kingsville	1.3	0.9	0.9	1.0	0.9
Orangeville		3.6	2.1	1.4	1.0

Debt To Reserve Ratio—Trend (cont'd)

Municipality	2012	2013	2014	2015	2016
Peterborough	0.8	0.8	0.9	1.0	1.0
Innisfil	1.3	0.9	0.8	0.8	1.1
Orillia	(1.4)	(3.3)	5.3	1.2	1.2
Kingston	1.1	1.3	1.3	1.3	1.2
Minto			0.8	0.9	1.3
Oshawa	1.8	2.0	2.2	1.5	1.3
North Perth				2.0	1.4
Whitchurch - Stouffville	2.2	1.6	1.3	1.3	1.4
Guelph-Eramosa				1.0	1.4
Middlesex Centre	3.6	2.6	2.4	2.0	1.5
Kitchener	3.0	2.5	2.0	1.8	1.6
North Bay	2.7	2.8	2.3	2.3	1.6
Welland	2.2	2.0	2.0	2.0	1.6
Waterloo	1.4	1.3	1.2	1.3	1.7
Huntsville	2.4	1.9	1.4	2.0	1.7
Belleville	0.9	2.0	1.5	1.9	1.8
St. Catharines	1.0	1.3	1.3	2.1	1.8
Thunder Bay	1.3	1.5	1.7	1.8	2.0
Gravenhurst	2.6	2.4	2.4	2.4	2.0
Prince Edward County	3.0	3.1	2.9	2.2	2.1
Toronto	2.3	1.9	2.0	2.2	2.1
Timmins	0.9	0.9	0.7	1.6	2.3
Brockville	2.8	2.2	2.3	2.1	2.6
Stratford	3.8	3.3	3.0	3.1	2.7
Barrie	3.3	4.2	4.0	3.2	3.0
Tillsonburg	3.7	3.0	2.5	3.0	3.1
Quinte West	1.3	1.7	2.0	2.6	3.2
Greenstone	5.4	5.8	5.0	3.5	3.2
Pelham	1.4	1.3	1.7	1.8	3.7
Ottawa	5.3	5.8	4.9	5.2	5.0
Average	1.2	1.1	1.1	1.0	1.0
Median	0.9	0.8	0.8	0.7	0.7

Debt To Reserve Ratio—Trend (cont'd)

Municipality	2012	2013	2014	2015	2016
Region Durham	0.3	0.3	0.3	0.2	0.1
Region Halton	0.5	0.4	0.4	0.4	0.3
District Muskoka	1.4	1.2	1.1	0.9	0.7
Region Peel	1.0	1.0	1.0	0.9	0.9
Region Niagara	0.9	0.8	1.0	1.1	1.2
Region York	2.0	1.7	1.7	1.5	1.4
Region Waterloo	1.3	2.0	2.3	2.5	2.4
Average	1.1	1.1	1.1	1.1	1.0
Median	1.0	1.0	1.0	0.9	0.9
Grey County				0.1	0.0
Simcoe County				0.3	0.2
Wellington County			0.5	0.4	0.5
Elgin County				0.8	0.5
Dufferin County				1.3	0.9
Bruce County				1.2	1.0
Average				**0.7**	**0.5**
Median				**0.6**	**0.5**

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

Municipality	2012	2013	2014	2015	2016
Whitby	$ -	$ -	$ -	$ -	$ -
Wilmot	$ 27	$ 2	$ -	$ -	$ -
Kenora	$ 629	$ 555	$ 489		$ -
East Gwillimbury	$ 2	$ 1	$ 1	$ 0	$ -
Puslinch			$ 24	$ 18	$ 12
Markham	$ 21	$ 18	$ 22	$ 20	$ 17
West Lincoln	$ -	$ -	$ 3	$ 22	$ 17
Wellesley	$ 50	$ 38	$ 27	$ 16	$ 45
Thorold	$ 119	$ 108	$ 98	$ 88	$ 63
Vaughan	$ 129	$ 113	$ 99	$ 75	$ 66
Brock	$ 105	$ 95	$ 86	$ 77	$ 68
Niagara-on-the-Lake	$ 133	$ 103	$ 80	$ 98	$ 79
North Dumfries	$ 144		$ 116	$ 102	$ 88
Woolwich	$ 137	$ 125	$ 114	$ 104	$ 92
Caledon	$ 170	$ 144	$ 119	$ 98	$ 95
Mississauga	$ -	$ 42	$ 64	$ 84	$ 95
Brampton	$ -	$ -	$ -	$ 119	$ 108
Sault Ste. Marie	$ 284	$ 227	$ 175	$ 145	$ 122
The Blue Mountains	$ 193	$ 160	$ 129	$ 114	$ 132
Pickering	$ 143	$ 144	$ 149	$ 123	$ 144
Clarington	$ 231	$ 190	$ 217	$ 181	$ 149
North Middlesex				$ 207	$ 152
Bracebridge	$ 224	$ 206	$ 188	$ 170	$ 156
Oro-Medonte					$ 159
Cambridge	$ 129	$ 111	$ 97	$ 143	$ 166
Grey Highlands		$ 13	$ 113	$ 93	$ 168
Lincoln	$ 73	$ 112	$ 91	$ 99	$ 170
Georgina	$ 261	$ 238	$ 208	$ 182	$ 182
Springwater	$ 180	$ 207	$ 242	$ 216	$ 188
Milton	$ 215	$ 212	$ 169	$ 234	$ 192
Erin			$ 121	$ 100	$ 196
Kincardine			$ 170	$ 237	$ 201

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

Municipality	2012	2013	2014	2015	2016
King	$ 432	$ 345	$ 274	$ 296	$ 233
Huntsville	$ 340	$ 312	$ 283	$ 256	$ 234
Sarnia	$ 534	$ 420	$ 361	$ 283	$ 237
Oakville	$ 157	$ 135	$ 108	$ 275	$ 238
Newmarket	$ 414	$ 362	$ 319	$ 281	$ 238
Burlington	$ 232	$ 219	$ 212	$ 210	$ 252
Halton Hills	$ 298	$ 279	$ 370	$ 321	$ 279
Fort Erie	$ 341	$ 347	$ 299	$ 257	$ 285
Kitchener	$ 504	$ 481	$ 417	$ 360	$ 310
Whitchurch - Stouffville	$ 448	$ 427	$ 1,125	$ 376	$ 321
Guelph-Eramosa			$ 221	$ 193	$ 324
Orillia	$ 608	$ 533	$ 462	$ 395	$ 329
Strathroy-Caradoc		$ 475	$ 425	$ 367	$ 357
Wellington North			$ 517	$ 468	$ 367
Waterloo	$ 470	$ 445	$ 461	$ 416	$ 373
Meaford	$ 682	$ 598	$ 523	$ 455	$ 404
Innisfil	$ 685	$ 577	$ 515	$ 471	$ 405
Ingersoll	$ 446	$ 547	$ 615	$ 536	$ 464
Oshawa	$ 542	$ 570	$ 563	$ 507	$ 485
Greater Sudbury	$ 309	$ 245	$ 201	$ 520	$ 491
Lambton Shores	$ 865	$ 740	$ 656	$ 586	$ 509
Orangeville		$ 625	$ 636	$ 596	$ 511
Niagara Falls	$ 798	$ 750		$ 569	$ 542
Elliot Lake		$ 197	$ 164	$ 618	$ 556
Windsor	$ 781	$ 735	$ 2,773	$ 642	$ 584
St. Thomas	$ 733	$ 727	$ 659	$ 576	$ 586
Centre Wellington			$ 761	$ 688	$ 605
Tillsonburg	$ 993	$ 819	$ 725	$ 649	$ 618
Gravenhurst	$ 807	$ 758	$ 707	$ 658	$ 618
Middlesex Centre	$ 985	$ 921	$ 808	$ 712	$ 624
Haldimand				$ 642	$ 676
Kingsville	$ 591	$ 659	$ 587	$ 658	$ 691

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

Municipality	2012	2013	2014	2015	2016
Brant County	$ 571	$ 782	$ 865	$ 779	$ 700
Hamilton	$ 780	$ 677	$ 749	$ 637	$ 725
North Perth				$ 855	$ 727
Guelph	$ 755	$ 659	$ 554	$ 480	$ 738
St. Catharines	$ 594	$ 595	$ 573	$ 786	$ 771
Prince Edward County	$ 1,015	$ 1,110	$ 1,002	$ 889	$ 791
London	$ 1,111	$ 1,052	$ 973	$ 910	$ 799
Collingwood		$ 1,077	$ 1,045	$ 915	$ 818
Chatham-Kent			$ 1,110	$ 977	$ 845
Pelham	$ 248	$ 234	$ 266	$ 364	$ 887
Toronto	$ 981	$ 935	$ 929	$ 957	$ 917
Minto			$ 686	$ 840	$ 1,018
Welland	$ 1,315	$ 1,287	$ 1,217	$ 1,150	$ 1,092
St. Marys			$ 1,426	$ 1,288	$ 1,153
Cornwall	$ 777	$ 802	$ 706	$ 729	$ 1,176
North Bay	$ 1,331	$ 1,364	$ 1,214	$ 1,369	$ 1,189
Brockville	$ 1,147	$ 978	$ 1,021	$ 875	$ 1,195
Owen Sound	$ 1,259	$ 1,100	$ 953	$ 819	$ 1,214
Leamington			$ 1,537	$ 1,395	$ 1,287
Ottawa	$ 1,470	$ 1,528	$ 1,362	$ 1,311	$ 1,307
Peterborough	$ 1,239	$ 1,199	$ 1,185	$ 1,296	$ 1,428
Timmins	$ 617	$ 555	$ 501	$ 1,027	$ 1,648
Barrie	$ 1,576	$ 1,807	$ 1,744	$ 1,666	$ 1,706
Kingston	$ 1,699	$ 1,914	$ 1,813	$ 1,989	$ 1,791
Thunder Bay	$ 2,377	$ 2,109	$ 1,984	$ 1,941	$ 1,979
Belleville	$ 387	$ 1,139	$ 1,028	$ 1,587	$ 2,003
Stratford	$ 2,597	$ 2,300	$ 2,061	$ 2,255	$ 2,019
Parry Sound			$ 2,078	$ 1,909	$ 2,111
Quinte West	$ 740	$ 936	$ 1,054	$ 1,505	$ 2,169
Greenstone	$ 3,331	$ 3,515	$ 3,242	$ 2,979	$ 2,913
Average	$ 583	$ 569	$ 587	$ 567	$ 573
Median	$ 439	$ 436	$ 443	$ 416	$ 362

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

Municipality	2012	2013	2014	2015	2016
Region Durham	$ 288	$ 291	$ 297	$ 249	$ 193
Region Halton	$ 363	$ 319	$ 307	$ 315	$ 292
District Muskoka	$ 407	$ 377		$ 315	$ 294
Region Niagara	$ 537	$ 488	$ 552	$ 623	$ 607
Region Peel	$ 709	$ 782	$ 710	$ 642	$ 633
Region Waterloo	$ 469	$ 698	$ 955	$ 926	$ 948
Region York	$ 1,176	$ 1,261	$ 1,339	$ 1,333	$ 1,261
Average	**$ 564**	**$ 602**	**$ 693**	**$ 629**	**$ 604**
Median	**$ 469**	**$ 488**	**$ 631**	**$ 623**	**$ 607**
Grey County				$ 20	$ 13
Simcoe County				$ 48	$ 39
Elgin County				$ 79	$ 86
Bruce County				$ 204	$ 190
Wellington County			$ 242	$ 208	$ 190
Dufferin County				$ 227	$ 201
Average				**$ 131**	**$ 120**
Median				**$ 141**	**$ 138**

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

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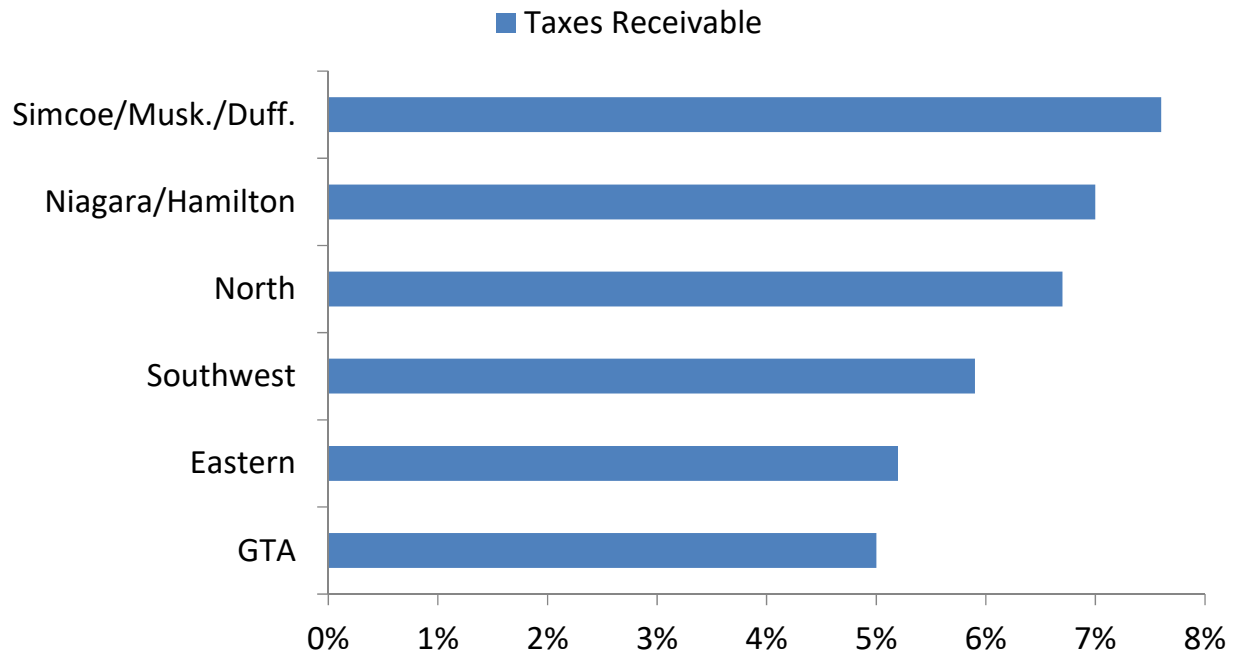
Target

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	2012	2013	2014	2015	2016
Oshawa	2.7%	2.6%	1.8%	2.2%	1.8%
Mississauga	3.3%	2.6%	2.7%	2.7%	2.3%
Newmarket	4.0%	4.0%	3.4%	3.2%	2.7%
Burlington	3.6%	3.1%	3.3%	2.8%	2.8%
Milton	4.6%	3.7%	4.5%	3.2%	3.4%
Oakville	4.5%	3.8%	3.5%	3.8%	3.7%
Whitby	5.3%	4.8%	4.5%	4.4%	3.9%
Halton Hills	5.6%	6.0%	5.2%	4.6%	4.1%
Markham	7.1%	5.4%	4.9%	4.6%	4.2%
Toronto	3.9%	4.1%	4.3%	4.0%	4.2%
Clarington	7.6%	5.4%	4.8%	4.6%	4.3%
Brampton	6.1%	6.0%	6.2%	5.1%	4.5%
Vaughan	5.2%	7.5%	5.1%	5.3%	4.7%
Caledon	8.8%	7.9%	6.8%	5.3%	5.5%
East Gwillimbury	9.1%	9.1%	7.5%	6.7%	5.8%
Georgina	8.0%	7.6%	7.9%	6.5%	6.2%
Brock	13.8%	12.3%	10.6%	8.7%	7.4%
Pickering	9.3%	8.4%	7.3%	7.6%	7.5%
Whitchurch - Stouffville	8.1%	7.4%	7.5%	8.4%	8.2%
King	13.3%	14.3%	15.1%	15.1%	11.8%
GTA Average	**6.4%**	**6.0%**	**5.8%**	**5.5%**	**5.0%**
GTA Median	**5.9%**	**5.7%**	**5.1%**	**4.6%**	**4.3%**

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

Municipality	2012	2013	2014	2015	2016
Peterborough	3.2%	3.6%	3.7%	3.2%	2.3%
Kingston	4.0%	3.6%	2.9%	2.9%	2.3%
Belleville	4.0%	2.7%	3.5%	2.6%	2.8%
Cornwall	3.8%	4.0%	3.4%	3.6%	3.6%
Ottawa	3.1%	3.5%	4.3%	4.7%	5.0%
Quinte West	7.1%	7.6%	7.9%	5.7%	6.5%
Brockville	7.0%	4.9%	5.5%	7.5%	8.4%
Prince Edward County	10.1%	11.7%	10.9%	9.8%	10.5%
Eastern Average	**5.3%**	**5.2%**	**5.3%**	**5.0%**	**5.2%**
Eastern Median	**4.0%**	**3.8%**	**4.0%**	**4.1%**	**4.3%**

Municipality	2012	2013	2014	2015	2016
Niagara-on-the-Lake	6.9%	7.1%	5.8%	4.8%	3.1%
St. Catharines	5.8%	6.1%	6.2%	6.4%	5.5%
Thorold	7.0%	8.5%	6.1%	7.3%	5.9%
Lincoln	8.4%	9.2%	7.4%	8.2%	6.0%
Niagara Falls	8.5%	8.7%	0.0%	7.9%	6.4%
Pelham	8.6%	8.1%	7.2%	7.7%	7.1%
Hamilton	8.5%	8.5%	8.6%	8.4%	8.1%
Fort Erie	11.3%	10.9%	10.0%	9.1%	8.3%
West Lincoln	15.3%	14.1%	16.4%	14.8%	9.4%
Welland	9.9%	12.5%	12.4%	14.0%	10.4%
Niagara/Hamilton Average	**7.7%**	**8.8%**	**8.0%**	**8.4%**	**7.0%**
Niagara/Hamilton Median	**8.5%**	**8.6%**	**7.2%**	**7.9%**	**6.7%**

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

Municipality	2012	2013	2014	2015	2016
Kenora	2.4%	1.9%	2.3%	1.5%	1.3%
Greater Sudbury	2.7%	2.8%	2.3%	2.5%	2.4%
North Bay	4.1%	4.2%	4.8%	4.5%	4.0%
Elliot Lake		3.4%	3.8%	4.2%	4.2%
Parry Sound			6.8%	6.7%	4.6%
Timmins	8.7%	6.6%	7.2%	6.5%	6.0%
Thunder Bay	3.5%	6.3%	5.4%	7.1%	6.3%
Sault Ste. Marie	7.1%	12.8%	11.7%	11.0%	15.0%
Greenstone	19.7%	18.2%	18.3%	18.6%	16.2%
North Average	**6.9%**	**7.0%**	**6.9%**	**6.9%**	**6.7%**
North Median	**4.1%**	**5.3%**	**5.4%**	**6.5%**	**4.6%**

Municipality	2012	2013	2014	2015	2016
Orangeville		5.2%	3.0%	1.9%	2.0%
Barrie	6.4%	6.0%	6.3%	5.9%	5.0%
Collingwood		7.9%	8.5%	7.2%	6.1%
Gravenhurst	10.1%	13.7%	11.5%	8.8%	6.7%
Bracebridge	12.9%	13.0%	12.2%	10.3%	7.9%
Orillia	12.2%	10.9%	11.4%	10.0%	8.1%
Oro-Medonte					8.8%
Springwater	11.6%	12.5%	11.7%	10.2%	9.0%
Innisfil	10.1%	9.0%	9.5%	10.2%	9.1%
Huntsville	8.0%	14.1%	15.4%	15.7%	12.9%
Simcoe/Musk./Duff. Average	**10.2%**	**10.3%**	**9.9%**	**8.9%**	**7.6%**
Simcoe/Musk./Duff. Median	**10.1%**	**10.9%**	**11.4%**	**10.0%**	**8.0%**

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

Municipality	2012	2013	2014	2015	2016
Sarnia	7.2%	5.0%	2.3%	1.9%	1.5%
Puslinch			5.2%	4.6%	2.3%
Guelph	2.2%	1.6%	1.9%	2.2%	2.5%
Wellesley	4.0%	3.9%	3.8%	3.1%	2.6%
London	1.9%	1.6%	2.1%	1.9%	2.6%
North Perth				2.6%	2.7%
Wilmot	5.0%	4.1%	4.7%	3.3%	2.8%
Tillsonburg	4.7%	3.9%	4.4%	3.9%	3.0%
Waterloo	3.8%	6.7%	4.8%	4.9%	3.9%
Stratford	5.3%	5.1%	4.8%	4.4%	4.1%
Brant County	6.9%	7.0%	5.2%	4.5%	4.4%
Centre Wellington			5.5%	4.8%	4.5%
Ingersoll	6.0%	6.0%	5.1%	4.9%	4.5%
Kingsville	5.5%	5.5%	5.5%	4.7%	4.5%
St. Marys			4.8%	4.9%	4.5%
Chatham-Kent			6.8%	4.8%	4.7%
Woolwich	4.1%	5.4%	4.2%	4.6%	4.8%
Owen Sound	4.9%	4.7%	4.0%	2.6%	5.0%
Leamington			6.3%	5.8%	5.4%
Kitchener	6.3%	5.7%	6.2%	5.2%	5.5%
North Middlesex				6.9%	6.0%
Strathroy-Caradoc		8.3%	8.1%	5.7%	6.0%
Middlesex Centre	5.6%	5.3%	5.4%	5.9%	6.1%
Kincardine			6.7%	5.4%	6.3%
North Dumfries	6.7%		6.0%	6.3%	6.5%
Guelph-Eramosa			7.2%	6.6%	6.7%
St. Thomas	2.3%	2.7%	2.1%	3.4%	6.7%
Meaford	6.8%	6.2%	7.9%	8.1%	7.1%
Cambridge	9.1%	9.0%	9.1%	7.4%	7.3%
Wellington North			8.7%	7.5%	7.8%
Lambton Shores	8.3%	8.5%	8.0%	8.2%	7.9%
Minto			10.4%	9.8%	8.3%
Windsor	10.0%	9.8%	9.7%	8.6%	8.4%
Erin			13.1%	10.8%	8.6%
The Blue Mountains	13.7%	16.1%	15.3%	9.8%	9.3%
Grey Highlands		14.2%	14.6%	15.9%	16.1%
Haldimand				11.3%	16.4%
Southwest Average	**5.9%**	**6.3%**	**6.4%**	**5.8%**	**5.9%**
Southwest Median	**5.5%**	**5.4%**	**5.5%**	**4.9%**	**5.4%**

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	61.1%
Parry Sound	62.8%
St. Thomas	64.3%
Wellesley	64.5%
Kincardine	58.0%
Chatham-Kent	71.9%
Peterborough	71.9%
Windsor	72.1%
Elliot Lake	72.2%
Greater Sudbury	74.2%
Wilmot	77.1%
Huntsville	77.7%
Greenstone	78.4%
Ottawa	78.6%
Hamilton	79.3%
Stratford	80.8%
Minto	81.2%
Timmins	82.0%
Brant County	82.9%
Brampton	83.1%
Prince Edward County	84.1%
Toronto	84.4%
Grey Highlands	84.8%
Burlington	85.2%
Sault Ste. Marie	85.6%
Puslinch	85.6%
Thunder Bay	85.9%
Kingston	86.0%
London	86.1%
Barrie	86.3%
Erin	86.3%
Whitchurch - Stouffville	86.7%

Municipality	OSR as a % of Total Expenditures
Guelph	86.7%
Milton	87.0%
North Middlesex	87.5%
Bracebridge	87.9%
Gravenhurst	88.0%
Guelph-Eramosa	88.3%
West Lincoln	88.8%
Oakville	89.2%
Haldimand	89.3%
Clarington	89.3%
Markham	89.3%
Springwater	89.5%
Kenora	89.7%
Owen Sound	90.0%
Brock	90.5%
East Gwillimbury	90.9%
Halton Hills	91.3%
Oro-Medonte	91.6%
Cambridge	91.6%
Vaughan	91.7%
Quinte West	92.1%
North Bay	92.1%
Mississauga	92.4%
Kingsville	92.7%
Georgina	92.7%
Waterloo	94.7%
Pelham	94.7%
The Blue Mountains	95.1%
St. Marys	95.7%
Tillsonburg	96.2%
Belleville	97.1%
Welland	97.3%

Rates Coverage Ratio Cont'd

Municipality	OSR as a % of Total Expenditures
Lincoln	97.3%
Centre Wellington	97.4%
Sarnia	98.0%
Pickering	98.0%
Newmarket	98.9%
St. Catharines	99.3%
Brockville	100.0%
Collingwood	100.1%
Niagara-on-the-Lake	100.3%
Wellington North	100.4%
Strathroy-Caradoc	101.0%
Woolwich	101.0%
Lambton Shores	101.1%
King	101.4%
Thorold	102.4%
Ingersoll	103.6%
Caledon	104.1%
Kitchener	105.0%
Oshawa	105.2%
Meaford	106.1%
Leamington	106.6%
Whitby	106.7%
Orillia	106.7%
Fort Erie	107.8%
Niagara Falls	108.7%
Orangeville	108.9%
North Dumfries	109.3%
Middlesex Centre	110.4%
Innisfil	110.7%
North Perth	112.7%
Average	**90.8%**
Median	**90.7%**

Municipality	OSR as a % of Total Expenditures
Region Niagara	69.4%
Region Peel	71.7%
Region Waterloo	73.8%
District Muskoka	84.2%
Region York	84.2%
Region Durham	84.3%
Region Halton	89.6%
Average	**79.6%**
Median	**84.2%**
Simcoe County	51.0%
Grey County	57.8%
Wellington County	59.7%
Elgin County	63.7%
Bruce County	64.2%
Dufferin County	68.1%
Average	**60.7%**
Median	**61.7%**