

2021 TAX POLICY SENSITIVITY ANALYSIS

Prepared For:
THE COUNTY OF GREY

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Analysis contained in this report is based on the use of tax rates for general local municipal purposes. Education tax rates have not been employed, and education levies are not included in any of the results unless specified.

Discussion and Explanation

The assistance of Municipal Tax Equity (MTE) Consultants Inc. has been sought by the County of Grey to calculate tax rates for general information purposes and/or which may be under consideration for implementation for the 2021 taxation year.

In preparing these results, MTE has relied on the following general parameters:

1. 2021 start ratios (County and City) and revenue neutral municipal general levies;
2. The County's assessment roll returned for 2021 taxation as prepared and returned by the Municipal Property Assessment Corporation (MPAC); and
3. Grantable (PIL) assessment and revenue has been used in the calculation of all tax rates.

Sensitivity Models

The models contained in this report involve the elimination of subclass discounts for commercial and industrial vacant and excess land as well as tax ratio adjustments. The County ratios have been adjusted to maintain approximate class level burdens of the municipal levy County-wide. The City's tax ratios have been similarly adjusted to maintain a class-by-class balance of the City levy and the County requisition.

All municipal levies are revenue neutral and raise only the 2021 revenue limit (0% increase or decrease) for County and local purposes.

Where education tax has been included in summary results, we have demonstrated the impact of the Province's Business Education Tax (BET) cuts for 2021. In doing so we have calculated the status quo, or base levy summaries using the 2020 education rates and the alternate model tax using the newly announced uniform BET rate of 0.00880000.

Special Owen Sound Considerations

As the City of Owen Sound sets its own tax ratios and rates to raise the local municipal levy and County requisition, the local sensitivity model for the City uses its own unique balance ratios. These are set out in the local addendum.

All results summarized in the main report tables (1-3) are based on the application of County ratios and rates across the County's entire assessment base. This is consistent with how the County's levy is apportioned, and the City's annual requisition amount is determined.

Main Results Tables

Table 1 contains the County ratios, subclass discounts and rates for the model, which are provided in comparison to the municipality's 2021 status quo starting rates and ratios;

Table 2 shows the class level impacts that could be expected under each alternate model. These results are provided in contrast to the class distribution of taxes under the municipality's levy calculated using status quo tax policy; and

Table 3 is based on the same results as Table 2, summarized by local area municipality.

Appendix A: Typical Properties

Appendix A has been prepared to document the potential tax implications for vacant and excess property portions as well as whole properties that include one or more excess land portions.

Local Results Addenda

The following local results are contained in the local addendum for Scenario 1:

- Tax Ratio, Subclass Discount and Local General Rate Changes;
- Local Municipal Tax Shifts by Class and Subclass;
- Upper-Tier Tax Shifts by Class and Subclass; and
- Combined Municipal and Education tax Shifts by Class and Subclass.

Table 1
County Parameter and Tax Rate Sensitivity

Realty Tax Class	Tax Ratios			General Levy Tax Rates		
	Start	Model	Change	Notional	Model	Change
Residential	1.000000	1.000000	0.00%	0.00356034	0.00355998	-0.01%
<i>FAD1</i>	<i>0.25</i>	<i>0.25</i>	<i>0.00%</i>	<i>0.00089009</i>	<i>0.00089000</i>	<i>-0.01%</i>
Farm	0.218000	0.218000	0.00%	0.00077615	0.00077608	-0.01%
Managed Forest	0.250000	0.250000	0.00%	0.00089009	0.00089000	-0.01%
New Multi-Residential	1.000000	1.000000	0.00%	0.00356034	0.00355998	-0.01%
Multi-Residential	1.441197	1.441197	0.00%	0.00513115	0.00513063	-0.01%
Commercial	1.306940	1.296900	-0.77%	0.00465315	0.00461694	-0.78%
<i>Excess / Vacant</i>	<i>0.70</i>	<i>1.00</i>	<i>42.86%</i>	<i>0.00325721</i>	<i>0.00461694</i>	<i>41.75%</i>
<i>SSOFB</i>	<i>1.00</i>	<i>1.00</i>	<i>0.00%</i>	<i>0.00465315</i>	<i>0.00461694</i>	<i>-0.78%</i>
Resort Condominium	1.000000	1.000000	0.00%	0.00356034	0.00355998	-0.01%
Industrial	1.858187	1.831000	-1.46%	0.00661578	0.00651832	-1.47%
<i>Excess / Vacant</i>	<i>0.65</i>	<i>1.00</i>	<i>53.85%</i>	<i>0.00430026</i>	<i>0.00651832</i>	<i>51.58%</i>
<i>SSOFB</i>	<i>1.00</i>	<i>1.00</i>	<i>0.00%</i>	<i>0.00661578</i>	<i>0.00651832</i>	<i>-1.47%</i>
Landfill	1.000000	1.000000	0.00%	0.00356034	0.00355998	-0.01%
Pipeline	0.906848	0.906848	0.00%	0.00322869	0.00322836	-0.01%

Table 2
County General Levy Sensitivity
(In comparison to 2021 Notional Levy)

Realty Tax Class	County General Levy		Difference	
	Notional	Model	\$	%
Residential	\$50,267,440	\$50,262,360	-\$5,080	-0.01%
<i>FAD1</i>	\$678	\$678	\$0	0.00%
Farm	\$2,304,941	\$2,304,732	-\$209	-0.01%
Managed Forest	\$161,412	\$161,397	-\$15	-0.01%
New Multi-Residential	\$48,902	\$48,896	-\$6	-0.01%
Multi-Residential	\$1,325,705	\$1,325,573	-\$132	-0.01%
Commercial	\$4,618,192	\$4,582,257	-\$35,935	-0.78%
<i>Excess Land</i>	\$37,377	\$52,982	\$15,605	41.75%
<i>Vacant Land</i>	\$51,911	\$73,581	\$21,670	41.74%
<i>SSOFB</i>	\$1,701	\$1,687	-\$14	-0.82%
Resort Condominium	\$847,158	\$847,073	-\$85	-0.01%
Industrial	\$1,190,416	\$1,172,879	-\$17,537	-1.47%
<i>Excess Land</i>	\$6,894	\$10,450	\$3,556	51.58%
<i>Vacant Land</i>	\$35,378	\$53,625	\$18,247	51.58%
<i>SSOFB</i>	\$678	\$668	-\$10	-1.47%
Landfill	\$6,013	\$6,013	\$0	0.00%
Pipeline	\$147,539	\$147,523	-\$16	-0.01%
Total (Taxable + PIL)	\$61,052,335	\$61,052,374	\$39	0.00%

Table 3
County General Levy Sensitivity
(In comparison to 2021 Notional Levy)

Municipality	County General Levy		Difference	
	Notional	Model	\$	%
Chatsworth	\$3,116,504	\$3,115,467	-\$1,037	-0.03%
Georgian Bluffs	\$6,475,226	\$6,473,648	-\$1,578	-0.02%
Grey Highlands	\$7,114,369	\$7,108,736	-\$5,633	-0.08%
Hanover	\$3,000,544	\$2,999,140	-\$1,404	-0.05%
Meaford	\$6,734,067	\$6,733,908	-\$159	0.00%
Owen Sound	\$8,127,214	\$8,133,932	\$6,718	0.08%
Southgate	\$3,636,070	\$3,635,892	-\$178	0.00%
The Blue Mountains	\$16,786,708	\$16,789,828	\$3,120	0.02%
West Grey	\$6,061,635	\$6,061,823	\$188	0.00%
County	\$61,052,337	\$61,052,374	\$37	0.00%

Subclasses and Subclass Discounts

There are a number of different subclasses that apply to different property types depending on use, zoning, nature of improvements and nature of enterprise. These include:

- Commercial and Industrial **Vacant Land**, which applies to properties that are included in one of these classes as a result of zoning or planning details, but which have no assessable improvement (buildings).
- Commercial and Industrial **Excess Land** subclasses capture portions of improved property that are in excess of the amount of land required to support the improved portions of the land under municipal planning rules.
- Properties coded as **Farmland Awaiting Development (FAD)** are properties being actively farmed, but for which a plan of subdivision has been registered (**FAD1**) or building permits have been issued (**FAD2**). Properties will fall into one of the residential, multi-residential, commercial, or industrial subclasses, depending on the future intended use of the land.
- **Small Scale-On Farm Business (SSOFB)** serve to apply to the first 50,000 of CVA for eligible commercial and industrial improvements on farm properties. Eligible improvements must be primarily used to process, manufacture, sell or market something produced by or derived from the farming on the land.

Table A-1 displays the range of flexibility of these discount factors, as well as their status quo value expressed as a percent of the full class rate.

Table A-1
Subclass Discount Factors
(Expressed as % of Full Class Rate)

Tax Classes and Subclass	Status Quo	Range of Flexibility	
	Discount Factors	Lower Limit	Upper Limit
Residential			
FAD First Subclass	0.35	0.25	0.75
FAD Second Subclass	0.75	0.75	1.00
Multi-Residential			
FAD Second Subclass	0.75	0.75	1.00
Commercial			
Vacant Land	0.70	0.65	1.00
Excess Land	0.70	0.65	1.00
Small Scale OFB	0.25	0.25	1.00
FAD Second Subclass	0.75	0.75	1.00
Industrial			
Vacant Land	0.65	0.65	1.00
Excess Land	0.65	0.65	1.00
Small Scale OFB	0.25	0.25	1.00
FAD Second Subclass	0.75	0.75	1.00

Adjusting Subclass Discounts

The following rules and limitations apply to the setting, application, and movement of subclass discounts:

- As of 2021, upper and single -tier municipalities can set the discounts for vacant and excess land anywhere up to 35% (0.65 factor) or may choose not to apply any discount, or a factor of 1.0;
- FAD 1 rates for all classes (Residential, Multi-Residential, Commercial, and Industrial) are all uniform and represent a discounted residential rate;
- The FAD 1 discount may not be moved more than 10 points in any year (e.g., 0.25 to 0.35); and
- If adopted, the discount factor for Small Scale On-Farm Business subclass is fixed at 0.25.

Vacant and Excess Land

The following illustration and explanation have been included to assist the reader in understanding the types of property captured by these subclasses and contained in these impact summaries.

The **Vacant Land** subclasses apply to properties that are included in one of the commercial or industrial property classes as a result of zoning or planning details, but which have no assessable improvement (buildings).

The **Excess Land** subclasses capture portions of improved property that are in excess of the land required to support the improved portions of the land under municipal planning rules.

Property A: Is a completely unimproved lot and would be classified as **Vacant Land**.

Property B/C: Is comprised of both Improved and Unimproved land.

- The **“B” Portion** is considered Occupied;
- The **“C” Portion** is classified as **Excess Land**.



Education Rates for Subclasses

As of the 2020 taxation year, the education tax rates for vacant and excess land subclasses no longer received any discount. These properties attract the same tax rate for education purposes as fully occupied commercial and industrial property.

Education rates for FAD subclasses utilize the same discounts that are set by the municipality for municipal purposes.

Tax Policy Sensitivity Analysis

This Appendix has been prepared to assist staff and Council in evaluating the potential impact of eliminating subclass discounts for vacant and excess land subclasses.

The municipal only impacts set out in the following tables are based on the elimination of subclass discounts for vacant and excess land and the adjustment of municipal tax ratios for each of the commercial and industrial classes in order to maintain approximate class burdens. (See Main Document for model details);

The combined municipal + education impacts illustrate the combined impact of this municipal tax policy adjustments and the Business Education Tax (BET) cuts instituted by the Province for 2021.

Results Tables

The tables included here illustrate the average property tax implications for properties in the vacant land subclass, property portions classified as excess land subclasses, and whole properties that include one or more excess land portions.

Table A-2 summarizes the impact on properties coded as Commercial and Industrial Vacant Land;

Table A-3 contains the impact on average Excess Land portions; and

Table A-4 considers the property-wide impacts on properties with one or more portions that fall into one of the Excess Land subclasses.

In preparing these results we have excluded properties and/or any portions of property that attract a payment in lieu of tax; only taxable properties have been included.

The designation of a property as “Commercial” or “Industrial” is based solely on the classification of the subclass portion. Some properties with commercial or industrial excess land portions have portions that fall into other classes including residential, farm and/or a non-corresponding business class.

“Start Tax Without BET Cut” amounts are based on revenue neutral municipal tax, calculated using starting ratios and status quo discounts, and actual 2020 education tax rates.

“Model Tax With BET Cut” amounts are based on the revised municipal model with no subclass discounts and the new Provincial uniform BET rate of 0.00880000.

Table A-2
Average Vacant Land Property Impacts – Scenario 1
(Property Type “A”)



Vacant Land Properties	Count & Average CVA		Start Tax (w/o BET Cut)		Model Tax (w BET Cut)		Model Impacts			
			Municipal	Mun + Edu.	Municipal	Mun + Edu.	Municipal Tax		Municipal + Education	
Chatsworth										
Commercial	2	52,500	\$496	\$1,152	\$704	\$1,166	\$208	41.94%	\$14	1.22%
Industrial	2	8,350	\$104	\$208	\$158	\$232	\$54	51.92%	\$24	11.54%
Georgian Bluffs										
Commercial	13	120,200	\$1,007	\$2,509	\$1,427	\$2,485	\$420	41.71%	-\$24	-0.96%
Industrial	1	18,300	\$203	\$432	\$306	\$467	\$103	50.74%	\$35	8.10%
Grey Highlands										
Commercial	12	48,583	\$423	\$1,030	\$600	\$1,027	\$177	41.84%	-\$3	-0.29%
Industrial	4	122,375	\$1,406	\$2,936	\$2,132	\$3,209	\$726	51.64%	\$273	9.30%
Hanover										
Commercial	15	115,760	\$1,277	\$2,724	\$1,811	\$2,830	\$534	41.82%	\$106	3.89%
Industrial	11	23,636	\$344	\$640	\$522	\$730	\$178	51.74%	\$90	14.06%
Meaford										
Commercial	13	121,908	\$1,283	\$2,807	\$1,819	\$2,892	\$536	41.78%	\$85	3.03%
Industrial	9	113,356	\$1,576	\$2,992	\$2,388	\$3,386	\$812	51.52%	\$394	13.17%
Owen Sound										
Commercial	37	134,565	\$2,584	\$4,267	\$3,665	\$4,849	\$1,081	41.83%	\$582	13.64%
Industrial	24	173,225	\$3,566	\$5,731	\$4,896	\$6,420	\$1,330	37.30%	\$689	12.02%
Southgate										
Commercial	12	77,092	\$795	\$1,759	\$1,127	\$1,805	\$332	41.76%	\$46	2.62%
Industrial	14	41,229	\$561	\$1,077	\$851	\$1,214	\$290	51.69%	\$137	12.72%
The Blue Mountains										
Commercial	13	159,546	\$1,052	\$3,047	\$1,491	\$2,895	\$439	41.73%	-\$152	-4.99%
Industrial	17	32,588	\$284	\$691	\$430	\$717	\$146	51.41%	\$26	3.76%
West Grey										
Commercial	13	40,069	\$356	\$857	\$505	\$857	\$149	41.85%	\$0	0.00%
Industrial	16	70,850	\$831	\$1,717	\$1,260	\$1,884	\$429	51.62%	\$167	9.73%
Grey County										
Commercial	130	108,237	\$1,373	\$2,726	\$1,947	\$2,899	\$574	41.81%	\$173	6.35%
Industrial	98	83,948	\$1,383	\$2,433	\$1,972	\$2,711	\$589	42.59%	\$278	11.43%

(Municipal Tax Includes Revenue Neutral County and Local General Levies)

APPENDIX A: AVERAGE SUBCLASS PORTION AND PROPERTIES

Table A-3

**Average Excess Land Portion Impacts – Scenario 1
("C" Property Portions)**



Excess Land Portion	Count & Average CVA		Start Tax (w/o BET Cut)		Model Tax (w BET Cut)		Model Impacts			
			Municipal	Mun + Edu.	Municipal	Mun + Edu.	Municipal Tax		Municipal + Education	
Chatsworth										
Commercial	1	6,200	\$58	\$136	\$84	\$139	\$26	44.83%	\$3	2.21%
Industrial	3	38,701	\$483	\$967	\$733	\$1,073	\$250	51.76%	\$106	10.96%
Georgian Bluffs										
Commercial	22	36,864	\$309	\$747	\$438	\$762	\$129	41.75%	\$15	2.01%
Industrial	2	18,050	\$200	\$406	\$302	\$462	\$102	51.00%	\$56	13.79%
Grey Highlands										
Commercial	8	37,133	\$323	\$735	\$458	\$785	\$135	41.80%	\$50	6.80%
Industrial	1	15,400	\$177	\$369	\$268	\$404	\$91	51.41%	\$35	9.49%
Hanover										
Commercial	6	101,038	\$1,115	\$2,326	\$1,581	\$2,470	\$466	41.79%	\$144	6.19%
Industrial	1	26,700	\$389	\$723	\$590	\$825	\$201	51.67%	\$102	14.11%
Meaford										
Commercial	6	22,850	\$240	\$526	\$341	\$542	\$101	42.08%	\$16	3.04%
Industrial	1	56,000	\$779	\$1,479	\$1,180	\$1,673	\$401	51.48%	\$194	13.12%
Owen Sound										
Commercial	30	99,579	\$1,913	\$3,042	\$2,712	\$3,588	\$799	41.77%	\$546	17.95%
Industrial	5	71,360	\$1,469	\$2,319	\$2,017	\$2,645	\$548	37.30%	\$326	14.06%
Southgate										
Commercial	3	46,433	\$479	\$995	\$679	\$1,087	\$200	41.75%	\$92	9.25%
Industrial	3	144,667	\$1,969	\$3,617	\$2,985	\$4,259	\$1,016	51.60%	\$642	17.75%
The Blue Mountains										
Commercial	10	578,860	\$3,818	\$9,664	\$5,411	\$10,505	\$1,593	41.72%	\$841	8.70%
Industrial	1	29,300	\$255	\$621	\$387	\$645	\$132	51.76%	\$24	3.86%
West Grey										
Commercial	8	61,462	\$546	\$1,288	\$774	\$1,315	\$228	41.76%	\$27	2.10%
Industrial	4	105,475	\$1,237	\$2,474	\$1,876	\$2,804	\$639	51.66%	\$330	13.34%
Grey County										
Commercial	94	119,836	\$1,265	\$2,561	\$1,794	\$2,848	\$529	41.82%	\$287	11.21%
Industrial	21	71,062	\$1,031	\$1,869	\$1,513	\$2,138	\$482	46.75%	\$269	14.39%

(Municipal Tax Includes Revenue Neutral County and Local General Levies)

Table A-4
Properties with Excess Land Portions– Scenario 1
(“B/C” Properties)



Properties with Excess Land Portions	Start Tax (w/o BET Cut)		Model Tax (w BET Cut)		Model Impacts			
	Municipal	Mun + Edu.	Municipal	Mun + Edu.	Municipal Tax		Municipal + Education	
Chatsworth								
Commercial	\$859	\$1,180	\$883	\$1,137	\$24	2.79%	-\$43	-3.64%
Industrial	\$11,000	\$18,510	\$11,110	\$16,411	\$110	1.00%	-\$2,099	-11.34%
Georgian Bluffs								
Commercial	\$12,664	\$25,401	\$12,705	\$22,056	\$41	0.32%	-\$3,345	-13.17%
Industrial	\$45,694	\$80,849	\$45,183	\$70,431	-\$511	-1.12%	-\$10,418	-12.89%
Grey Highlands								
Commercial	\$24,894	\$48,809	\$24,850	\$42,566	-\$44	-0.18%	-\$6,243	-12.79%
Industrial	\$1,761	\$3,074	\$1,830	\$2,754	\$69	3.92%	-\$320	-10.41%
Hanover								
Commercial	\$33,327	\$57,895	\$33,554	\$52,349	\$227	0.68%	-\$5,546	-9.58%
Industrial	\$19,761	\$30,898	\$19,682	\$27,523	-\$79	-0.40%	-\$3,375	-10.92%
Meaford								
Commercial	\$5,296	\$9,784	\$5,357	\$8,516	\$61	1.15%	-\$1,268	-12.96%
Industrial	\$5,461	\$8,899	\$5,794	\$8,214	\$333	6.10%	-\$685	-7.70%
Owen Sound								
Commercial	\$67,999	\$97,363	\$68,376	\$90,284	\$377	0.55%	-\$7,079	-7.27%
Industrial	\$86,476	\$122,400	\$83,780	\$109,886	-\$2,696	-3.12%	-\$12,514	-10.22%
Southgate								
Commercial	\$4,674	\$7,783	\$4,847	\$7,458	\$173	3.70%	-\$325	-4.18%
Industrial	\$17,075	\$26,046	\$17,869	\$25,489	\$794	4.65%	-\$557	-2.14%
The Blue Mountains								
Commercial	\$7,301	\$17,069	\$8,863	\$16,892	\$1,562	21.39%	-\$177	-1.04%
Industrial	\$20,800	\$40,338	\$20,627	\$34,381	-\$173	-0.83%	-\$5,957	-14.77%
West Grey								
Commercial	\$12,037	\$23,752	\$12,176	\$20,659	\$139	1.15%	-\$3,093	-13.02%
Industrial	\$19,106	\$31,783	\$19,500	\$29,183	\$394	2.06%	-\$2,600	-8.18%
Grey County								
Commercial	\$30,604	\$48,806	\$30,935	\$44,555	\$331	0.68%	-\$4,251	-8.71%
Industrial	\$34,867	\$53,224	\$34,387	\$47,886	-\$480	-0.90%	-\$5,338	-10.03%

(Municipal Tax Includes Revenue Neutral County and Local General Levies)

Local Sensitivity Results Table
Tax Ratios, Subclass Discounts and Local General Rates
(Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

Chatsworth

Realty Tax Class / Subclass	Tax Ratios and Discounts			Local General Rates		
	Status Quo	Model	Change	Status Quo	Model	Change
Residential	1.000000	1.000000	0.00%	0.00677764	0.00677922	0.02%
<i>FAD1</i>	0.25	0.25	0.00%	0.00169441	0.00169481	0.02%
Farm	0.218000	0.218000	0.00%	0.00147752	0.00147787	0.02%
Managed Forest	0.250000	0.250000	0.00%	0.00169441	0.00169481	0.02%
New Multi-Residential	1.000000	1.000000	0.00%	0.00677764	0.00677922	0.02%
Multi-Residential	1.441197	1.441197	0.00%	0.00976791	0.00977019	0.02%
Commercial	1.306940	1.296900	-0.77%	0.00885796	0.00879197	-0.74%
<i>Excess</i>	0.70	1.00	42.86%	0.00620057	0.00879197	41.79%
<i>Vacant</i>	0.70	1.00	42.86%	0.00620057	0.00879197	41.79%
<i>SS OFB</i>	1.00	1.00	0.00%	0.00885796	0.00879197	-0.74%
Industrial	1.858187	1.831000	-1.46%	0.01259411	0.01241275	-1.44%
<i>Excess</i>	0.65	1.00	53.85%	0.00818617	0.01241275	51.63%
<i>Vacant</i>	0.65	1.00	53.85%	0.00818617	0.01241275	51.63%
Landfill	1.000000	1.000000	0.00%	0.00677764	0.00677922	0.02%
Pipeline	0.906848	0.906848	0.00%	0.00614628	0.00614772	0.02%

Note: Tax Ratios are displayed to 6 Decimal Places (1.123456), Subclass Discounts are displayed to 2 Decimal Places (0.70)

Local Results Table
Local General Levy Sensitivity
(Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

<i>Chatsworth</i>		Local General Levy		Difference	
Class / Subclass	Status Quo	Scenario 1	\$	%	
Residential	\$5,177,157	\$5,178,364	\$1,207	0.02%	
<i>FAD1</i>	<i>\$225</i>	<i>\$225</i>	<i>\$0</i>	<i>0.00%</i>	
Farm	\$449,559	\$449,662	\$103	0.02%	
Managed Forest	\$42,122	\$42,132	\$10	0.02%	
New Multi-Residential	\$5,456	\$5,457	\$1	0.02%	
Multi-Residential	\$9,641	\$9,643	\$2	0.02%	
Commercial	\$172,075	\$170,793	-\$1,282	-0.75%	
<i>Excess</i>	<i>\$38</i>	<i>\$55</i>	<i>\$17</i>	<i>44.74%</i>	
<i>Vacant</i>	<i>\$651</i>	<i>\$923</i>	<i>\$272</i>	<i>41.78%</i>	
<i>SS OFB</i>	<i>\$443</i>	<i>\$440</i>	<i>-\$3</i>	<i>-0.68%</i>	
Industrial	\$61,951	\$61,059	-\$892	-1.44%	
<i>Excess</i>	<i>\$950</i>	<i>\$1,441</i>	<i>\$491</i>	<i>51.68%</i>	
<i>Vacant</i>	<i>\$137</i>	<i>\$207</i>	<i>\$70</i>	<i>51.09%</i>	
Landfill	\$1,635	\$1,636	\$1	0.06%	
Pipeline	\$10,695	\$10,697	\$2	0.02%	
Total (Taxable + PIL)	\$5,932,735	\$5,932,734	-\$1	0.00%	

Local Results Table
Upper-Tier General Levy Sensitivity
 (Upper-Tier Revenue Neutral Levy)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

<i>Chatsworth</i> Class / Subclass	County General Levy		Difference	
	Status Quo	Scenario 1	\$	%
Residential	\$2,719,595	\$2,719,321	-\$274	-0.01%
<i>FAD1</i>	<i>\$118</i>	<i>\$118</i>	<i>\$0</i>	<i>0.00%</i>
Farm	\$236,155	\$236,133	-\$22	-0.01%
Managed Forest	\$22,127	\$22,125	-\$2	-0.01%
New Multi-Residential	\$2,866	\$2,866	\$0	0.00%
Multi-Residential	\$5,064	\$5,064	\$0	0.00%
Commercial	\$90,392	\$89,689	-\$703	-0.78%
<i>Excess</i>	<i>\$20</i>	<i>\$29</i>	<i>\$9</i>	<i>45.00%</i>
<i>Vacant</i>	<i>\$342</i>	<i>\$485</i>	<i>\$143</i>	<i>41.81%</i>
<i>SS OFB</i>	<i>\$233</i>	<i>\$231</i>	<i>-\$2</i>	<i>-0.86%</i>
Industrial	\$32,544	\$32,064	-\$480	-1.47%
<i>Excess</i>	<i>\$499</i>	<i>\$757</i>	<i>\$258</i>	<i>51.70%</i>
<i>Vacant</i>	<i>\$72</i>	<i>\$109</i>	<i>\$37</i>	<i>51.39%</i>
Landfill	\$859	\$859	\$0	0.00%
Pipeline	\$5,618	\$5,617	-\$1	-0.02%
Total (Taxable + PIL)	\$3,116,504	\$3,115,467	-\$1,037	-0.03%

Local Results Table
Total (Mun+Edu) Tax Sensitivity Summary

(2021 Start Taxes Before Business Education Cut vs. Alternate Municipal Model and Education Cut)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.831000

<i>Chatsworth</i> Class / Subclass	Municipal + Education Tax Start (w/o BET Cut)	Scenario 1 (w BET Cut)	Difference \$	%
Residential	\$9,063,765	\$9,064,698	\$933	0.01%
<i>FAD1</i>	<i>\$394</i>	<i>\$394</i>	<i>\$0</i>	<i>0.00%</i>
Farm	\$802,094	\$802,175	\$81	0.01%
Managed Forest	\$73,758	\$73,766	\$8	0.01%
New Multi-Residential	\$9,554	\$9,555	\$1	0.01%
Multi-Residential	\$16,215	\$16,217	\$2	0.01%
Commercial	\$489,459	\$436,214	-\$53,245	-10.88%
<i>Excess</i>	<i>\$136</i>	<i>\$139</i>	<i>\$3</i>	<i>2.21%</i>
<i>Vacant</i>	<i>\$2,305</i>	<i>\$2,332</i>	<i>\$27</i>	<i>1.17%</i>
<i>SS OFB</i>	<i>\$798</i>	<i>\$781</i>	<i>-\$17</i>	<i>-2.13%</i>
Industrial	\$155,090	\$137,147	-\$17,943	-11.57%
<i>Excess</i>	<i>\$2,900</i>	<i>\$3,220</i>	<i>\$320</i>	<i>11.03%</i>
<i>Vacant</i>	<i>\$418</i>	<i>\$463</i>	<i>\$45</i>	<i>10.77%</i>
Landfill	\$5,510	\$5,511	\$1	0.02%
Pipeline	\$33,365	\$31,626	-\$1,739	-5.21%
Total (Taxable + PIL)	\$10,655,761	\$10,584,238	-\$71,523	-0.67%

Local Sensitivity Results Table
Tax Ratios, Subclass Discounts and Local General Rates
(Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

Georgian Bluffs

Realty Tax Class / Subclass	Tax Ratios and Discounts			Local General Rates		
	Status Quo	Model	Change	Status Quo	Model	Change
Residential	1.000000	1.000000	0.00%	0.00559358	0.00559438	0.01%
Farm	0.218000	0.218000	0.00%	0.00121940	0.00121957	0.01%
Managed Forest	0.250000	0.250000	0.00%	0.00139840	0.00139860	0.01%
Multi-Residential	1.441197	1.441197	0.00%	0.00806145	0.00806260	0.01%
Commercial	1.306940	1.296900	-0.77%	0.00731048	0.00725535	-0.75%
<i>Excess</i>	0.70	1.00	42.86%	0.00511733	0.00725535	41.78%
<i>Vacant</i>	0.70	1.00	42.86%	0.00511733	0.00725535	41.78%
<i>SS OFB</i>	1.00	1.00	0.00%	0.00731048	0.00725535	-0.75%
Industrial	1.858187	1.831000	-1.46%	0.01039392	0.01024331	-1.45%
<i>Excess</i>	0.65	1.00	53.85%	0.00675605	0.01024331	51.62%
<i>Vacant</i>	0.65	1.00	53.85%	0.00675605	0.01024331	51.62%
Pipeline	0.906848	0.906848	0.00%	0.00507253	0.00507325	0.01%

Note: Tax Ratios are displayed to 6 Decimal Places (1.123456), Subclass Discounts are displayed to 2 Decimal Places (0.70)

Local Results Table
Local General Levy Sensitivity
 (Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

<i>Georgian Bluffs</i>		Local General Levy		Difference	
Class / Subclass	Status Quo	Scenario 1	\$	%	
Residential	\$8,984,290	\$8,985,574	\$1,284	0.01%	
Farm	\$272,513	\$272,551	\$38	0.01%	
Managed Forest	\$19,502	\$19,504	\$2	0.01%	
Multi-Residential	\$11,326	\$11,328	\$2	0.02%	
Commercial	\$685,994	\$680,823	-\$5,171	-0.75%	
<i>Excess</i>	<i>\$5,229</i>	<i>\$7,414</i>	<i>\$2,185</i>	<i>41.79%</i>	
<i>Vacant</i>	<i>\$7,996</i>	<i>\$11,337</i>	<i>\$3,341</i>	<i>41.78%</i>	
<i>SS OFB</i>	<i>\$58</i>	<i>\$57</i>	<i>-\$1</i>	<i>-1.72%</i>	
Industrial	\$140,997	\$138,953	-\$2,044	-1.45%	
<i>Excess</i>	<i>\$564</i>	<i>\$855</i>	<i>\$291</i>	<i>51.60%</i>	
<i>Vacant</i>	<i>\$124</i>	<i>\$187</i>	<i>\$63</i>	<i>50.81%</i>	
Pipeline	\$44,506	\$44,513	\$7	0.02%	
Total (Taxable + PIL)	\$10,173,099	\$10,173,096	-\$3	0.00%	

Local Results Table
Upper-Tier General Levy Sensitivity
(Upper-Tier Revenue Neutral Levy)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

<i>Georgian Bluffs</i>		County General Levy		Difference	
Class / Subclass	Status Quo	Scenario 1	\$	%	
Residential	\$5,718,542	\$5,717,965	-\$577	-0.01%	
Farm	\$173,455	\$173,439	-\$16	-0.01%	
Managed Forest	\$12,413	\$12,412	-\$1	-0.01%	
Multi-Residential	\$7,209	\$7,209	\$0	0.00%	
Commercial	\$436,640	\$433,242	-\$3,398	-0.78%	
<i>Excess</i>	<i>\$3,328</i>	<i>\$4,718</i>	<i>\$1,390</i>	<i>41.77%</i>	
<i>Vacant</i>	<i>\$5,090</i>	<i>\$7,214</i>	<i>\$2,124</i>	<i>41.73%</i>	
<i>SS OFB</i>	<i>\$37</i>	<i>\$36</i>	<i>-\$1</i>	<i>-2.70%</i>	
Industrial	\$89,745	\$88,423	-\$1,322	-1.47%	
<i>Excess</i>	<i>\$359</i>	<i>\$545</i>	<i>\$186</i>	<i>51.81%</i>	
<i>Vacant</i>	<i>\$79</i>	<i>\$119</i>	<i>\$40</i>	<i>50.63%</i>	
Pipeline	\$28,329	\$28,326	-\$3	-0.01%	
Total (Taxable + PIL)	\$6,475,226	\$6,473,648	-\$1,578	-0.02%	

Local Results Table
Total (Mun+Edu) Tax Sensitivity Summary

(2021 Start Taxes Before Business Education Cut vs. Alternate Municipal Model and Education Cut)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.831000

<i>Georgian Bluffs</i> Class / Subclass	Municipal + Education Tax		Difference	
	Start (w/o BET Cut)	Scenario 1 (w BET Cut)	\$	%
Residential	\$17,159,947	\$17,160,654	\$707	0.00%
Farm	\$531,450	\$531,472	\$22	0.00%
Managed Forest	\$37,249	\$37,250	\$1	0.00%
Multi-Residential	\$20,685	\$20,687	\$2	0.01%
Commercial	\$2,242,763	\$1,948,014	-\$294,749	-13.14%
<i>Excess</i>	<i>\$20,835</i>	<i>\$21,904</i>	<i>\$1,069</i>	<i>5.13%</i>
<i>Vacant</i>	<i>\$32,618</i>	<i>\$32,302</i>	<i>-\$316</i>	<i>-0.97%</i>
<i>SS OFB</i>	<i>\$114</i>	<i>\$110</i>	<i>-\$4</i>	<i>-3.51%</i>
Industrial	\$393,746	\$347,453	-\$46,293	-11.76%
<i>Excess</i>	<i>\$1,929</i>	<i>\$2,310</i>	<i>\$381</i>	<i>19.75%</i>
<i>Vacant</i>	<i>\$432</i>	<i>\$467</i>	<i>\$35</i>	<i>8.10%</i>
Pipeline	\$158,820	\$150,050	-\$8,770	-5.52%
Total (Taxable + PIL)	\$20,600,588	\$20,252,673	-\$347,915	-1.69%

Local Sensitivity Results Table
Tax Ratios, Subclass Discounts and Local General Rates
(Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

Grey Highlands

Realty Tax Class / Subclass	Tax Ratios and Discounts			Local General Rates		
	Status Quo	Model	Change	Status Quo	Model	Change
Residential	1.000000	1.000000	0.00%	0.00595413	0.00595825	0.07%
Farm	0.218000	0.218000	0.00%	0.00129800	0.00129890	0.07%
Managed Forest	0.250000	0.250000	0.00%	0.00148853	0.00148956	0.07%
Multi-Residential	1.441197	1.441197	0.00%	0.00858107	0.00858701	0.07%
Commercial	1.306940	1.296900	-0.77%	0.00778169	0.00772725	-0.70%
<i>Excess</i>	0.70	1.00	42.86%	0.00544718	0.00772725	41.86%
<i>Vacant</i>	0.70	1.00	42.86%	0.00544718	0.00772725	41.86%
<i>SS OFB</i>	1.00	1.00	0.00%	0.00778169	0.00772725	-0.70%
Industrial	1.858187	1.831000	-1.46%	0.01106388	0.01090956	-1.39%
<i>Excess</i>	0.65	1.00	53.85%	0.00719152	0.01090956	51.70%
<i>Vacant</i>	0.65	1.00	53.85%	0.00719152	0.01090956	51.70%
<i>SS OFB</i>	1.00	1.00	0.00%	0.01106388	0.01090956	-1.39%
Landfill	1.000000	1.000000	0.00%	0.00595413	0.00595825	0.07%
Pipeline	0.906848	0.906848	0.00%	0.00539949	0.00540323	0.07%

Note: Tax Ratios are displayed to 6 Decimal Places (1.123456), Subclass Discounts are displayed to 2 Decimal Places (0.70)

Local Results Table
Local General Levy Sensitivity
 (Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

<i>Grey Highlands</i>		Local General Levy		Difference	
Class / Subclass	Status Quo	Scenario 1	\$	%	
Residential	\$9,796,484	\$9,803,262	\$6,778	0.07%	
Farm	\$851,827	\$852,417	\$590	0.07%	
Managed Forest	\$60,268	\$60,310	\$42	0.07%	
Multi-Residential	\$50,851	\$50,886	\$35	0.07%	
Commercial	\$451,264	\$448,107	-\$3,157	-0.70%	
<i>Excess</i>	<i>\$1,618</i>	<i>\$2,296</i>	<i>\$678</i>	<i>41.90%</i>	
<i>Vacant</i>	<i>\$5,339</i>	<i>\$7,573</i>	<i>\$2,234</i>	<i>41.84%</i>	
<i>SS OFB</i>	<i>\$389</i>	<i>\$386</i>	<i>-\$3</i>	<i>-0.77%</i>	
Industrial	\$667,086	\$657,781	-\$9,305	-1.39%	
<i>Excess</i>	<i>\$567</i>	<i>\$860</i>	<i>\$293</i>	<i>51.68%</i>	
<i>Vacant</i>	<i>\$3,520</i>	<i>\$5,340</i>	<i>\$1,820</i>	<i>51.70%</i>	
<i>SS OFB</i>	<i>\$553</i>	<i>\$545</i>	<i>-\$8</i>	<i>-1.45%</i>	
Landfill	\$1,756	\$1,758	\$2	0.11%	
Pipeline	\$6,184	\$6,188	\$4	0.06%	
Total (Taxable + PIL)	\$11,897,706	\$11,897,709	\$3	0.00%	

Local Results Table
Upper-Tier General Levy Sensitivity
 (Upper-Tier Revenue Neutral Levy)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

<i>Grey Highlands</i>		County General Levy		Difference	
Class / Subclass	Status Quo	Scenario 1	\$	%	
Residential	\$5,857,920	\$5,857,327	-\$593	-0.01%	
Farm	\$509,357	\$509,311	-\$46	-0.01%	
Managed Forest	\$36,038	\$36,035	-\$3	-0.01%	
Multi-Residential	\$30,407	\$30,404	-\$3	-0.01%	
Commercial	\$269,839	\$267,739	-\$2,100	-0.78%	
<i>Excess</i>	<i>\$967</i>	<i>\$1,371</i>	<i>\$404</i>	<i>41.78%</i>	
<i>Vacant</i>	<i>\$3,192</i>	<i>\$4,525</i>	<i>\$1,333</i>	<i>41.76%</i>	
<i>SS OFB</i>	<i>\$233</i>	<i>\$231</i>	<i>-\$2</i>	<i>-0.86%</i>	
Industrial	\$398,893	\$393,016	-\$5,877	-1.47%	
<i>Excess</i>	<i>\$339</i>	<i>\$513</i>	<i>\$174</i>	<i>51.33%</i>	
<i>Vacant</i>	<i>\$2,105</i>	<i>\$3,191</i>	<i>\$1,086</i>	<i>51.59%</i>	
<i>SS OFB</i>	<i>\$331</i>	<i>\$326</i>	<i>-\$5</i>	<i>-1.51%</i>	
Landfill	\$1,050	\$1,050	\$0	0.00%	
Pipeline	\$3,698	\$3,697	-\$1	-0.03%	
Total (Taxable + PIL)	\$7,114,369	\$7,108,736	-\$5,633	-0.08%	

Local Results Table
Total (Mun+Edu) Tax Sensitivity Summary

(2021 Start Taxes Before Business Education Cut vs. Alternate Municipal Model and Education Cut)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.831000

<i>Grey Highlands</i> Class / Subclass	Municipal + Education Tax		Difference	
	Start (w/o BET Cut)	Scenario 1 (w BET Cut)	\$	%
Residential	\$18,164,317	\$18,170,502	\$6,185	0.03%
Farm	\$1,612,204	\$1,612,748	\$544	0.03%
Managed Forest	\$111,793	\$111,832	\$39	0.03%
Multi-Residential	\$90,325	\$90,357	\$32	0.04%
Commercial	\$1,413,414	\$1,231,493	-\$181,921	-12.87%
<i>Excess</i>	<i>\$5,878</i>	<i>\$6,281</i>	<i>\$403</i>	<i>6.86%</i>
<i>Vacant</i>	<i>\$15,819</i>	<i>\$17,228</i>	<i>\$1,409</i>	<i>8.91%</i>
<i>SS OFB</i>	<i>\$744</i>	<i>\$739</i>	<i>-\$5</i>	<i>-0.67%</i>
Industrial	\$1,714,186	\$1,582,289	-\$131,897	-7.69%
<i>Excess</i>	<i>\$1,890</i>	<i>\$2,301</i>	<i>\$411</i>	<i>21.75%</i>
<i>Vacant</i>	<i>\$11,744</i>	<i>\$12,839</i>	<i>\$1,095</i>	<i>9.32%</i>
<i>SS OFB</i>	<i>\$1,006</i>	<i>\$981</i>	<i>-\$25</i>	<i>-2.49%</i>
Landfill	\$6,494	\$6,496	\$2	0.03%
Pipeline	\$21,106	\$19,964	-\$1,142	-5.41%
Total (Taxable + PIL)	\$23,170,920	\$22,866,050	-\$304,870	-1.32%

Local Sensitivity Results Table
Tax Ratios, Subclass Discounts and Local General Rates
(Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

Hanover

Realty Tax Class / Subclass	Tax Ratios and Discounts			Local General Rates		
	Status Quo	Model	Change	Status Quo	Model	Change
Residential	1.000000	1.000000	0.00%	0.00850145	0.00850457	0.04%
Farm	0.218000	0.218000	0.00%	0.00185332	0.00185400	0.04%
New Multi-Residential	1.000000	1.000000	0.00%	0.00850145	0.00850457	0.04%
Multi-Residential	1.441197	1.441197	0.00%	0.01225227	0.01225676	0.04%
Commercial	1.306940	1.296900	-0.77%	0.01111089	0.01102958	-0.73%
<i>Excess</i>	0.70	1.00	42.86%	0.00777762	0.01102958	41.81%
<i>Vacant</i>	0.70	1.00	42.86%	0.00777762	0.01102958	41.81%
Industrial	1.858187	1.831000	-1.46%	0.01579729	0.01557187	-1.43%
<i>Excess</i>	0.65	1.00	53.85%	0.01026824	0.01557187	51.65%
<i>Vacant</i>	0.65	1.00	53.85%	0.01026824	0.01557187	51.65%
Pipeline	0.906848	0.906848	0.00%	0.00770952	0.00771235	0.04%

Note: Tax Ratios are displayed to 6 Decimal Places (1.123456), Subclass Discounts are displayed to 2 Decimal Places (0.70)

Local Results Table
Local General Levy Sensitivity
(Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

<i>Hanover</i> Class / Subclass	Local General Levy		Difference	
	Status Quo	Scenario 1	\$	%
Residential	\$5,087,861	\$5,089,728	\$1,867	0.04%
Farm	\$5,807	\$5,809	\$2	0.03%
New Multi-Residential	\$13,713	\$13,718	\$5	0.04%
Multi-Residential	\$626,844	\$627,074	\$230	0.04%
Commercial	\$1,232,649	\$1,223,629	-\$9,020	-0.73%
<i>Excess</i>	<i>\$4,715</i>	<i>\$6,687</i>	<i>\$1,972</i>	<i>41.82%</i>
<i>Vacant</i>	<i>\$13,505</i>	<i>\$19,152</i>	<i>\$5,647</i>	<i>41.81%</i>
Industrial	\$156,151	\$153,923	-\$2,228	-1.43%
<i>Excess</i>	<i>\$274</i>	<i>\$416</i>	<i>\$142</i>	<i>51.82%</i>
<i>Vacant</i>	<i>\$2,670</i>	<i>\$4,049</i>	<i>\$1,379</i>	<i>51.65%</i>
Pipeline	\$20,569	\$20,577	\$8	0.04%
Total (Taxable + PIL)	\$7,164,758	\$7,164,762	\$4	0.00%

Local Results Table
Upper-Tier General Levy Sensitivity
 (Upper-Tier Revenue Neutral Levy)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

<i>Hanover</i> Class / Subclass	County General Levy		Difference	
	Status Quo	Scenario 1	\$	%
Residential	\$2,130,756	\$2,130,541	-\$215	-0.01%
Farm	\$2,432	\$2,432	\$0	0.00%
New Multi-Residential	\$5,743	\$5,742	-\$1	-0.02%
Multi-Residential	\$262,517	\$262,491	-\$26	-0.01%
Commercial	\$516,223	\$512,205	-\$4,018	-0.78%
<i>Excess</i>	<i>\$1,975</i>	<i>\$2,799</i>	<i>\$824</i>	<i>41.72%</i>
<i>Vacant</i>	<i>\$5,656</i>	<i>\$8,017</i>	<i>\$2,361</i>	<i>41.74%</i>
Industrial	\$65,395	\$64,431	-\$964	-1.47%
<i>Excess</i>	<i>\$115</i>	<i>\$174</i>	<i>\$59</i>	<i>51.30%</i>
<i>Vacant</i>	<i>\$1,118</i>	<i>\$1,695</i>	<i>\$577</i>	<i>51.61%</i>
Pipeline	\$8,614	\$8,613	-\$1	-0.01%
Total (Taxable + PIL)	\$3,000,544	\$2,999,140	-\$1,404	-0.05%

Local Results Table
Total (Mun+Edu) Tax Sensitivity Summary

(2021 Start Taxes Before Business Education Cut vs. Alternate Municipal Model and Education Cut)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.831000

<i>Hanover</i> Class / Subclass	Municipal + Education Tax Start (w/o BET Cut)	Scenario 1 (w BET Cut)	Difference \$	%
Residential	\$8,134,258	\$8,135,910	\$1,652	0.02%
Farm	\$9,437	\$9,439	\$2	0.02%
New Multi-Residential	\$21,924	\$21,928	\$4	0.02%
Multi-Residential	\$967,638	\$967,842	\$204	0.02%
Commercial	\$3,092,356	\$2,717,117	-\$375,239	-12.13%
<i>Excess</i>	<i>\$13,952</i>	<i>\$14,820</i>	<i>\$868</i>	<i>6.22%</i>
<i>Vacant</i>	<i>\$40,866</i>	<i>\$42,449</i>	<i>\$1,583</i>	<i>3.87%</i>
Industrial	\$342,606	\$306,701	-\$35,905	-10.48%
<i>Excess</i>	<i>\$723</i>	<i>\$825</i>	<i>\$102</i>	<i>14.11%</i>
<i>Vacant</i>	<i>\$7,038</i>	<i>\$8,032</i>	<i>\$994</i>	<i>14.12%</i>
Pipeline	\$55,329	\$52,668	-\$2,661	-4.81%
Total (Taxable + PIL)	\$12,686,127	\$12,277,731	-\$408,396	-3.22%



Local Sensitivity Results Table
Tax Ratios, Subclass Discounts and Local General Rates
(Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

Meaford

Realty Tax Class / Subclass	Tax Ratios and Discounts			Local General Rates		
	Status Quo	Model	Change	Status Quo	Model	Change
Residential	1.000000	1.000000	0.00%	0.00794705	0.00794644	-0.01%
<i>FAD1</i>	0.25	0.25	0.00%	0.00198676	0.00198661	-0.01%
Farm	0.218000	0.218000	0.00%	0.00173246	0.00173232	-0.01%
Managed Forest	0.250000	0.250000	0.00%	0.00198676	0.00198661	-0.01%
Multi-Residential	1.441197	1.441197	0.00%	0.01145326	0.01145239	-0.01%
Commercial	1.306940	1.296900	-0.77%	0.01038632	0.01030574	-0.78%
<i>Excess</i>	0.70	1.00	42.86%	0.00727042	0.01030574	41.75%
<i>Vacant</i>	0.70	1.00	42.86%	0.00727042	0.01030574	41.75%
<i>SS OFB</i>	1.00	1.00	0.00%	0.01038632	0.01030574	-0.78%
Industrial	1.858187	1.831000	-1.46%	0.01476710	0.01454993	-1.47%
<i>Excess</i>	0.65	1.00	53.85%	0.00959862	0.01454993	51.58%
<i>Vacant</i>	0.65	1.00	53.85%	0.00959862	0.01454993	51.58%
Pipeline	0.906848	0.906848	0.00%	0.00720677	0.00720621	-0.01%

Note: Tax Ratios are displayed to 6 Decimal Places (1.123456), Subclass Discounts are displayed to 2 Decimal Places (0.70)

Local Results Table
Local General Levy Sensitivity
 (Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

<i>Meaford</i> Class / Subclass	Local General Levy		Difference	
	Status Quo	Scenario 1	\$	%
Residential	\$12,781,908	\$12,780,927	-\$981	-0.01%
<i>FAD1</i>	<i>\$270</i>	<i>\$270</i>	<i>\$0</i>	<i>0.00%</i>
Farm	\$493,932	\$493,892	-\$40	-0.01%
Managed Forest	\$42,968	\$42,965	-\$3	-0.01%
Multi-Residential	\$388,231	\$388,202	-\$29	-0.01%
Commercial	\$1,180,324	\$1,171,166	-\$9,158	-0.78%
<i>Excess</i>	<i>\$997</i>	<i>\$1,413</i>	<i>\$416</i>	<i>41.73%</i>
<i>Vacant</i>	<i>\$12,645</i>	<i>\$17,925</i>	<i>\$5,280</i>	<i>41.76%</i>
<i>SS OFB</i>	<i>\$1,447</i>	<i>\$1,436</i>	<i>-\$11</i>	<i>-0.76%</i>
Industrial	\$53,800	\$53,008	-\$792	-1.47%
<i>Excess</i>	<i>\$538</i>	<i>\$815</i>	<i>\$277</i>	<i>51.49%</i>
<i>Vacant</i>	<i>\$9,793</i>	<i>\$14,844</i>	<i>\$5,051</i>	<i>51.58%</i>
Pipeline	\$64,292	\$64,287	-\$5	-0.01%
Total (Taxable + PIL)	\$15,031,145	\$15,031,150	\$5	0.00%

Local Results Table
Upper-Tier General Levy Sensitivity
 (Upper-Tier Revenue Neutral Levy)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

<i>Meaford</i>		County General Levy		Difference	
Class / Subclass	Status Quo	Scenario 1	\$	%	
Residential	\$5,726,394	\$5,725,815	-\$579	-0.01%	
<i>FAD1</i>	<i>\$121</i>	<i>\$121</i>	<i>\$0</i>	<i>0.00%</i>	
Farm	\$221,284	\$221,264	-\$20	-0.01%	
Managed Forest	\$19,250	\$19,248	-\$2	-0.01%	
Multi-Residential	\$173,931	\$173,913	-\$18	-0.01%	
Commercial	\$528,794	\$524,679	-\$4,115	-0.78%	
<i>Excess</i>	<i>\$447</i>	<i>\$633</i>	<i>\$186</i>	<i>41.61%</i>	
<i>Vacant</i>	<i>\$5,665</i>	<i>\$8,030</i>	<i>\$2,365</i>	<i>41.75%</i>	
<i>SS OFB</i>	<i>\$648</i>	<i>\$643</i>	<i>-\$5</i>	<i>-0.77%</i>	
Industrial	\$24,102	\$23,747	-\$355	-1.47%	
<i>Excess</i>	<i>\$241</i>	<i>\$365</i>	<i>\$124</i>	<i>51.45%</i>	
<i>Vacant</i>	<i>\$4,387</i>	<i>\$6,650</i>	<i>\$2,263</i>	<i>51.58%</i>	
Pipeline	\$28,803	\$28,800	-\$3	-0.01%	
Total (Taxable + PIL)	\$6,734,067	\$6,733,908	-\$159	0.00%	

Local Results Table
Total (Mun+Edu) Tax Sensitivity Summary

(2021 Start Taxes Before Business Education Cut vs. Alternate Municipal Model and Education Cut)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.831000

<i>Meaford</i> Class / Subclass	Municipal + Education Tax		Difference	
	Start (w/o BET Cut)	Scenario 1 (w BET Cut)	\$	%
Residential	\$20,967,834	\$20,966,274	-\$1,560	-0.01%
<i>FAD1</i>	<i>\$443</i>	<i>\$443</i>	<i>\$0</i>	<i>0.00%</i>
Farm	\$824,268	\$824,208	-\$60	-0.01%
Managed Forest	\$70,490	\$70,485	-\$5	-0.01%
Multi-Residential	\$614,024	\$613,977	-\$47	-0.01%
Commercial	\$3,089,906	\$2,907,536	-\$182,370	-5.90%
<i>Excess</i>	<i>\$3,158</i>	<i>\$3,252</i>	<i>\$94</i>	<i>2.98%</i>
<i>Vacant</i>	<i>\$40,051</i>	<i>\$41,832</i>	<i>\$1,781</i>	<i>4.45%</i>
<i>SS OFB</i>	<i>\$2,436</i>	<i>\$2,385</i>	<i>-\$51</i>	<i>-2.09%</i>
Industrial	\$121,306	\$109,076	-\$12,230	-10.08%
<i>Excess</i>	<i>\$1,479</i>	<i>\$1,673</i>	<i>\$194</i>	<i>13.12%</i>
<i>Vacant</i>	<i>\$26,932</i>	<i>\$30,472</i>	<i>\$3,540</i>	<i>13.14%</i>
Pipeline	\$180,521	\$171,592	-\$8,929	-4.95%
Total (Taxable + PIL)	\$25,942,848	\$25,743,205	-\$199,643	-0.77%

Local Sensitivity Results Table
Tax Ratios, Subclass Discounts and Local General Rates
(Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, County: C @1.2969, I @ 1.831; City: C @1.7210, I @1.7860

Owen Sound

Realty Tax Class / Subclass	Tax Ratios and Discounts			Local General Rates		
	Status Quo	Model	Change	Status Quo	Model	Change
Residential	1.000000	1.000000	0.00%	0.01254208	0.01254016	-0.02%
<i>FAD1</i>	0.25	0.25	0.00%	0.00313552	0.00313504	-0.02%
Farm	0.250000	0.250000	0.00%	0.00313552	0.00313504	-0.02%
Managed Forest	0.250000	0.250000	0.00%	0.00313552	0.00313504	-0.02%
New Multi-Residential	1.000000	1.000000	0.00%	0.01254208	0.01254016	-0.02%
Multi-Residential	1.677900	1.677900	0.00%	0.02104436	0.02104113	-0.02%
Commercial	1.733800	1.721000	-0.74%	0.02174546	0.02158162	-0.75%
<i>Excess</i>	0.70	1.00	42.86%	0.01522182	0.02158162	41.78%
<i>Vacant</i>	0.70	1.00	42.86%	0.01522182	0.02158162	41.78%
Industrial	1.858187	1.786000	-3.88%	0.02330553	0.02239673	-3.90%
<i>Excess</i>	0.70	1.00	42.86%	0.01631387	0.02239673	37.29%
<i>Vacant</i>	0.70	1.00	42.86%	0.01631387	0.02239673	37.29%
Pipeline	2.959825	2.959825	0.00%	0.03712236	0.03711668	-0.02%

Note: Tax Ratios are displayed to 6 Decimal Places (1.123456), Subclass Discounts are displayed to 2 Decimal Places (0.70)

Local Sensitivity Results Table
Tax Ratios, Subclass Discounts and Local General Rates
 (Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, County: C @1.2969, I @ 1.831; City: C @1.7210, I @1.7860

Owen Sound

Realty Tax Class / Subclass	Tax Ratios and Discounts			County Levy Rates Rates		
	Status Quo	Model	Change	Status Quo	Model	Change
Residential	1.000000	1.000000	0.00%	0.00328305	0.00328526	0.07%
<i>FAD1</i>	0.25	0.25	0.00%	0.00082076	0.00082132	0.07%
Farm	0.250000	0.250000	0.00%	0.00082076	0.00082132	0.07%
Managed Forest	0.250000	0.250000	0.00%	0.00082076	0.00082132	0.07%
New Multi-Residential	1.000000	1.000000	0.00%	0.00328305	0.00328526	0.07%
Multi-Residential	1.677900	1.677900	0.00%	0.00550863	0.00551234	0.07%
Commercial	1.733800	1.721000	-0.74%	0.00569215	0.00565393	-0.67%
<i>Excess</i>	0.70	1.00	42.86%	0.00398451	0.00565393	41.90%
<i>Vacant</i>	0.70	1.00	42.86%	0.00398451	0.00565393	41.90%
Industrial	1.858187	1.786000	-3.88%	0.00610052	0.00586747	-3.82%
<i>Excess</i>	0.70	1.00	42.86%	0.00427036	0.00586747	37.40%
<i>Vacant</i>	0.70	1.00	42.86%	0.00427036	0.00586747	37.40%
Pipeline	2.959825	2.959825	0.00%	0.00971725	0.00972379	0.07%

Note: Tax Ratios are displayed to 6 Decimal Places (1.123456), Subclass Discounts are displayed to 2 Decimal Places (0.70)

Local Results Table
Local General Levy Sensitivity
(Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, County: C @1.2969, I @ 1.831; City: C @1.7210, I @1.7860

<i>Owen Sound</i>		Local General Levy		Difference	
Class / Subclass	Status Quo	Scenario 1	\$	%	
Residential	\$19,422,709	\$19,419,735	-\$2,974	-0.02%	
<i>FAD1</i>	<i>\$267</i>	<i>\$266</i>	<i>-\$1</i>	<i>-0.37%</i>	
Farm	\$12,491	\$12,489	-\$2	-0.02%	
Managed Forest	\$223	\$223	\$0	0.00%	
New Multi-Residential	\$131,065	\$131,045	-\$20	-0.02%	
Multi-Residential	\$3,110,545	\$3,110,068	-\$477	-0.02%	
Commercial	\$7,249,442	\$7,194,822	-\$54,620	-0.75%	
<i>Excess</i>	<i>\$45,473</i>	<i>\$64,473</i>	<i>\$19,000</i>	<i>41.78%</i>	
<i>Vacant</i>	<i>\$92,167</i>	<i>\$130,675</i>	<i>\$38,508</i>	<i>41.78%</i>	
Industrial	\$688,333	\$661,491	-\$26,842	-3.90%	
<i>Excess</i>	<i>\$5,821</i>	<i>\$7,991</i>	<i>\$2,170</i>	<i>37.28%</i>	
<i>Vacant</i>	<i>\$67,823</i>	<i>\$93,112</i>	<i>\$25,289</i>	<i>37.29%</i>	
Pipeline	\$221,620	\$221,587	-\$33	-0.01%	
Total (Taxable + PIL)	\$31,047,979	\$31,047,977	-\$2	0.00%	

Local Results Table
Upper-Tier General Levy Sensitivity
(Upper-Tier Revenue Neutral Levy)

Scenario 1

No Vacant/Excess Discounts, County: C @1.2969, I @ 1.831; City: C @1.7210, I @1.7860

<i>Owen Sound</i>		County General Levy		Difference	
Class / Subclass	Status Quo	Scenario 1	\$	%	
Residential	\$5,084,143	\$5,087,565	\$3,422	0.07%	
<i>FAD1</i>	<i>\$70</i>	<i>\$70</i>	<i>\$0</i>	<i>0.00%</i>	
Farm	\$3,270	\$3,272	\$2	0.06%	
Managed Forest	\$58	\$58	\$0	0.00%	
New Multi-Residential	\$34,308	\$34,331	\$23	0.07%	
Multi-Residential	\$814,225	\$814,773	\$548	0.07%	
Commercial	\$1,897,633	\$1,884,891	-\$12,742	-0.67%	
<i>Excess</i>	<i>\$11,903</i>	<i>\$16,890</i>	<i>\$4,987</i>	<i>41.90%</i>	
<i>Vacant</i>	<i>\$24,125</i>	<i>\$34,234</i>	<i>\$10,109</i>	<i>41.90%</i>	
Industrial	\$180,180	\$173,297	-\$6,883	-3.82%	
<i>Excess</i>	<i>\$1,524</i>	<i>\$2,094</i>	<i>\$570</i>	<i>37.40%</i>	
<i>Vacant</i>	<i>\$17,754</i>	<i>\$24,393</i>	<i>\$6,639</i>	<i>37.39%</i>	
Pipeline	\$58,012	\$58,051	\$39	0.07%	
Total (Taxable + PIL)	\$8,127,205	\$8,133,919	\$6,714	0.08%	

Local Results Table
Total (Mun+Edu) Tax Sensitivity Summary

(2021 Start Taxes Before Business Education Cut vs. Alternate Municipal Model and Education Cut)

Scenario 1

No Vacant/Excess Discounts, County: C @1.2969, I @ 1.831; City: C @1.7210, I @1.7860

<i>Owen Sound</i> Class / Subclass	Municipal + Education Tax		Difference	
	Start (w/o BET Cut)	Scenario 1 (w BET Cut)	\$	%
Residential	\$26,876,205	\$26,876,653	\$448	0.00%
<i>FAD1</i>	<i>\$370</i>	<i>\$369</i>	<i>-\$1</i>	<i>-0.27%</i>
Farm	\$17,285	\$17,285	\$0	0.00%
Managed Forest	\$308	\$308	\$0	0.00%
New Multi-Residential	\$181,361	\$181,364	\$3	0.00%
Multi-Residential	\$4,150,917	\$4,150,988	\$71	0.00%
Commercial	\$13,015,898	\$11,942,720	-\$1,073,178	-8.25%
<i>Excess</i>	<i>\$91,255</i>	<i>\$107,652</i>	<i>\$16,397</i>	<i>17.97%</i>
<i>Vacant</i>	<i>\$191,978</i>	<i>\$222,173</i>	<i>\$30,195</i>	<i>15.73%</i>
Industrial	\$1,232,294	\$1,096,830	-\$135,464	-10.99%
<i>Excess</i>	<i>\$11,593</i>	<i>\$13,224</i>	<i>\$1,631</i>	<i>14.07%</i>
<i>Vacant</i>	<i>\$137,545</i>	<i>\$154,090</i>	<i>\$16,545</i>	<i>12.03%</i>
Pipeline	\$338,138	\$332,174	-\$5,964	-1.76%
Total (Taxable + PIL)	\$46,245,147	\$45,095,830	-\$1,149,317	-2.49%

Local Sensitivity Results Table
Tax Ratios, Subclass Discounts and Local General Rates
(Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

Southgate

Realty Tax Class / Subclass	Tax Ratios and Discounts			Local General Rates		
	Status Quo	Model	Change	Status Quo	Model	Change
Residential	1.000000	1.000000	0.00%	0.00770944	0.00770905	-0.01%
<i>FAD1</i>	0.25	0.25	0.00%	0.00192736	0.00192726	-0.01%
Farm	0.218000	0.218000	0.00%	0.00168066	0.00168057	-0.01%
Managed Forest	0.250000	0.250000	0.00%	0.00192736	0.00192726	-0.01%
Multi-Residential	1.441197	1.441197	0.00%	0.01111082	0.01111026	-0.01%
Commercial	1.306940	1.296900	-0.77%	0.01007578	0.00999787	-0.77%
<i>Excess</i>	0.70	1.00	42.86%	0.00705305	0.00999787	41.75%
<i>Vacant</i>	0.70	1.00	42.86%	0.00705305	0.00999787	41.75%
Industrial	1.858187	1.831000	-1.46%	0.01432558	0.01411527	-1.47%
<i>Excess</i>	0.65	1.00	53.85%	0.00931163	0.01411527	51.59%
<i>Vacant</i>	0.65	1.00	53.85%	0.00931163	0.01411527	51.59%
Landfill	1.000000	1.000000	0.00%	0.00770944	0.00770905	-0.01%
Pipeline	0.906848	0.906848	0.00%	0.00699129	0.00699094	-0.01%

Note: Tax Ratios are displayed to 6 Decimal Places (1.123456), Subclass Discounts are displayed to 2 Decimal Places (0.70)

Local Results Table
Local General Levy Sensitivity
(Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

<i>Southgate</i> Class / Subclass	Local General Levy		Difference	
	Status Quo	Scenario 1	\$	%
Residential	\$6,170,769	\$6,170,456	-\$313	-0.01%
<i>FAD1</i>	<i>\$676</i>	<i>\$676</i>	<i>\$0</i>	<i>0.00%</i>
Farm	\$1,009,017	\$1,008,963	-\$54	-0.01%
Managed Forest	\$16,463	\$16,462	-\$1	-0.01%
Multi-Residential	\$33,864	\$33,863	-\$1	0.00%
Commercial	\$203,810	\$202,234	-\$1,576	-0.77%
<i>Excess</i>	<i>\$983</i>	<i>\$1,393</i>	<i>\$410</i>	<i>41.71%</i>
<i>Vacant</i>	<i>\$6,525</i>	<i>\$9,249</i>	<i>\$2,724</i>	<i>41.75%</i>
Industrial	\$412,043	\$405,994	-\$6,049	-1.47%
<i>Excess</i>	<i>\$4,041</i>	<i>\$6,126</i>	<i>\$2,085</i>	<i>51.60%</i>
<i>Vacant</i>	<i>\$5,375</i>	<i>\$8,147</i>	<i>\$2,772</i>	<i>51.57%</i>
Landfill	\$896	\$896	\$0	0.00%
Pipeline	\$8,970	\$8,969	-\$1	-0.01%
Total (Taxable + PIL)	\$7,873,432	\$7,873,428	-\$4	0.00%

Local Results Table
Upper-Tier General Levy Sensitivity
 (Upper-Tier Revenue Neutral Levy)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

<i>Southgate</i> Class / Subclass	County General Levy		Difference	
	Status Quo	Scenario 1	\$	%
Residential	\$2,849,757	\$2,849,469	-\$288	-0.01%
<i>FAD1</i>	<i>\$312</i>	<i>\$312</i>	<i>\$0</i>	<i>0.00%</i>
Farm	\$465,977	\$465,935	-\$42	-0.01%
Managed Forest	\$7,603	\$7,602	-\$1	-0.01%
Multi-Residential	\$15,639	\$15,638	-\$1	-0.01%
Commercial	\$94,122	\$93,390	-\$732	-0.78%
<i>Excess</i>	<i>\$454</i>	<i>\$643</i>	<i>\$189</i>	<i>41.63%</i>
<i>Vacant</i>	<i>\$3,013</i>	<i>\$4,271</i>	<i>\$1,258</i>	<i>41.75%</i>
Industrial	\$190,288	\$187,485	-\$2,803	-1.47%
<i>Excess</i>	<i>\$1,867</i>	<i>\$2,829</i>	<i>\$962</i>	<i>51.53%</i>
<i>Vacant</i>	<i>\$2,482</i>	<i>\$3,762</i>	<i>\$1,280</i>	<i>51.57%</i>
Landfill	\$414	\$414	\$0	0.00%
Pipeline	\$4,142	\$4,142	\$0	0.00%
Total (Taxable + PIL)	\$3,636,070	\$3,635,892	-\$178	0.00%

Local Results Table
Total (Mun+Edu) Tax Sensitivity Summary

(2021 Start Taxes Before Business Education Cut vs. Alternate Municipal Model and Education Cut)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.831000

<i>Southgate</i> Class / Subclass	Municipal + Education Tax		Difference	
	Start (w/o BET Cut)	Scenario 1 (w BET Cut)	\$	%
Residential	\$10,244,959	\$10,244,358	-\$601	-0.01%
<i>FAD1</i>	<i>\$1,122</i>	<i>\$1,122</i>	<i>\$0</i>	<i>0.00%</i>
Farm	\$1,704,635	\$1,704,539	-\$96	-0.01%
Managed Forest	\$27,333	\$27,331	-\$2	-0.01%
Multi-Residential	\$54,166	\$54,164	-\$2	0.00%
Commercial	\$534,203	\$475,544	-\$58,659	-10.98%
<i>Excess</i>	<i>\$2,986</i>	<i>\$3,262</i>	<i>\$276</i>	<i>9.24%</i>
<i>Vacant</i>	<i>\$21,102</i>	<i>\$21,661</i>	<i>\$559</i>	<i>2.65%</i>
Industrial	\$899,447	\$846,786	-\$52,661	-5.85%
<i>Excess</i>	<i>\$10,851</i>	<i>\$12,774</i>	<i>\$1,923</i>	<i>17.72%</i>
<i>Vacant</i>	<i>\$15,072</i>	<i>\$16,988</i>	<i>\$1,916</i>	<i>12.71%</i>
Landfill	\$2,762	\$2,762	\$0	0.00%
Pipeline	\$25,685	\$24,401	-\$1,284	-5.00%
Total (Taxable + PIL)	\$13,544,323	\$13,435,692	-\$108,631	-0.80%

Local Sensitivity Results Table
Tax Ratios, Subclass Discounts and Local General Rates
(Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

The Blue Mountains

Realty Tax Class / Subclass	Tax Ratios and Discounts			Local General Rates		
	Status Quo	Model	Change	Status Quo	Model	Change
Residential	1.000000	1.000000	0.00%	0.00364867	0.00364762	-0.03%
<i>FAD1</i>	0.25	0.25	0.00%	0.00091217	0.00091191	-0.03%
Farm	0.218000	0.218000	0.00%	0.00079541	0.00079518	-0.03%
Managed Forest	0.250000	0.250000	0.00%	0.00091217	0.00091191	-0.03%
Multi-Residential	1.441197	1.441197	0.00%	0.00525846	0.00525694	-0.03%
Commercial	1.306940	1.296900	-0.77%	0.00476860	0.00473060	-0.80%
<i>Excess</i>	0.70	1.00	42.86%	0.00333802	0.00473060	41.72%
<i>Vacant</i>	0.70	1.00	42.86%	0.00333802	0.00473060	41.72%
<i>SS OFB</i>	1.00	1.00	0.00%	0.00476860	0.00473060	-0.80%
Resort Condominium	1.000000	1.000000	0.00%	0.00364867	0.00364762	-0.03%
Industrial	1.858187	1.831000	-1.46%	0.00677992	0.00667879	-1.49%
<i>Excess</i>	0.65	1.00	53.85%	0.00440695	0.00667879	51.55%
<i>Vacant</i>	0.65	1.00	53.85%	0.00440695	0.00667879	51.55%
<i>SS OFB</i>	1.00	1.00	0.00%	0.00677992	0.00667879	-1.49%
Landfill	1.000000	1.000000	0.00%	0.00364867	0.00364762	-0.03%
Pipeline	0.906848	0.906848	0.00%	0.00330879	0.00330784	-0.03%

Note: Tax Ratios are displayed to 6 Decimal Places (1.123456), Subclass Discounts are displayed to 2 Decimal Places (0.70)

Local Results Table
Local General Levy Sensitivity
(Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

<i>The Blue Mountains</i>		Local General Levy		Difference	
Class / Subclass	Status Quo	Scenario 1	\$	%	
Residential	\$15,172,244	\$15,167,877	-\$4,367	-0.03%	
<i>FAD1</i>	<i>\$52</i>	<i>\$52</i>	<i>\$0</i>	<i>0.00%</i>	
Farm	\$118,499	\$118,465	-\$34	-0.03%	
Managed Forest	\$15,962	\$15,957	-\$5	-0.03%	
Multi-Residential	\$28,148	\$28,140	-\$8	-0.03%	
Commercial	\$883,941	\$876,899	-\$7,042	-0.80%	
<i>Excess</i>	<i>\$19,322</i>	<i>\$27,383</i>	<i>\$8,061</i>	<i>41.72%</i>	
<i>Vacant</i>	<i>\$7,721</i>	<i>\$10,943</i>	<i>\$3,222</i>	<i>41.73%</i>	
<i>SS OFB</i>	<i>\$422</i>	<i>\$419</i>	<i>-\$3</i>	<i>-0.71%</i>	
Resort Condominium	\$868,176	\$867,926	-\$250	-0.03%	
Industrial	\$60,813	\$59,905	-\$908	-1.49%	
<i>Excess</i>	<i>\$129</i>	<i>\$196</i>	<i>\$67</i>	<i>51.94%</i>	
<i>Vacant</i>	<i>\$2,441</i>	<i>\$3,700</i>	<i>\$1,259</i>	<i>51.58%</i>	
<i>SS OFB</i>	<i>\$218</i>	<i>\$215</i>	<i>-\$3</i>	<i>-1.38%</i>	
Landfill	\$2,126	\$2,126	\$0	0.00%	
Pipeline	\$22,963	\$22,956	-\$7	-0.03%	
Total (Taxable + PIL)	\$17,203,177	\$17,203,159	-\$18	0.00%	

Local Results Table
Upper-Tier General Levy Sensitivity
(Upper-Tier Revenue Neutral Levy)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

<i>The Blue Mountains</i>		County General Levy		Difference	
Class / Subclass	Status Quo	Scenario 1	\$	%	
Residential	\$14,804,941	\$14,803,444	-\$1,497	-0.01%	
<i>FAD1</i>	<i>\$51</i>	<i>\$51</i>	<i>\$0</i>	<i>0.00%</i>	
Farm	\$115,630	\$115,619	-\$11	-0.01%	
Managed Forest	\$15,575	\$15,574	-\$1	-0.01%	
Multi-Residential	\$27,467	\$27,464	-\$3	-0.01%	
Commercial	\$862,543	\$855,832	-\$6,711	-0.78%	
<i>Excess</i>	<i>\$18,854</i>	<i>\$26,725</i>	<i>\$7,871</i>	<i>41.75%</i>	
<i>Vacant</i>	<i>\$7,534</i>	<i>\$10,679</i>	<i>\$3,145</i>	<i>41.74%</i>	
<i>SS OFB</i>	<i>\$412</i>	<i>\$409</i>	<i>-\$3</i>	<i>-0.73%</i>	
Resort Condominium	\$847,158	\$847,073	-\$85	-0.01%	
Industrial	\$59,340	\$58,466	-\$874	-1.47%	
<i>Excess</i>	<i>\$126</i>	<i>\$191</i>	<i>\$65</i>	<i>51.59%</i>	
<i>Vacant</i>	<i>\$2,382</i>	<i>\$3,611</i>	<i>\$1,229</i>	<i>51.60%</i>	
<i>SS OFB</i>	<i>\$213</i>	<i>\$210</i>	<i>-\$3</i>	<i>-1.41%</i>	
Landfill	\$2,075	\$2,075	\$0	0.00%	
Pipeline	\$22,407	\$22,405	-\$2	-0.01%	
Total (Taxable + PIL)	\$16,786,708	\$16,789,828	\$3,120	0.02%	

Local Results Table
Total (Mun+Edu) Tax Sensitivity Summary

(2021 Start Taxes Before Business Education Cut vs. Alternate Municipal Model and Education Cut)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.831000

<i>The Blue Mountains</i> Class / Subclass	Municipal + Education Tax		Difference	
	Start (w/o BET Cut)	Scenario 1 (w BET Cut)	\$	%
Residential	\$36,309,920	\$36,304,056	-\$5,864	-0.02%
<i>FAD1</i>	<i>\$125</i>	<i>\$125</i>	<i>\$0</i>	<i>0.00%</i>
Farm	\$291,113	\$291,068	-\$45	-0.02%
Managed Forest	\$38,230	\$38,224	-\$6	-0.02%
Multi-Residential	\$63,805	\$63,794	-\$11	-0.02%
Commercial	\$3,957,137	\$3,364,133	-\$593,004	-14.99%
<i>Excess</i>	<i>\$96,637</i>	<i>\$105,048</i>	<i>\$8,411</i>	<i>8.70%</i>
<i>Vacant</i>	<i>\$41,181</i>	<i>\$39,874</i>	<i>-\$1,307</i>	<i>-3.17%</i>
<i>SS OFB</i>	<i>\$1,051</i>	<i>\$1,023</i>	<i>-\$28</i>	<i>-2.66%</i>
Resort Condominium	\$2,079,387	\$2,079,052	-\$335	-0.02%
Industrial	\$227,893	\$198,848	-\$29,045	-12.75%
<i>Excess</i>	<i>\$621</i>	<i>\$645</i>	<i>\$24</i>	<i>3.86%</i>
<i>Vacant</i>	<i>\$11,748</i>	<i>\$12,186</i>	<i>\$438</i>	<i>3.73%</i>
<i>SS OFB</i>	<i>\$510</i>	<i>\$496</i>	<i>-\$14</i>	<i>-2.75%</i>
Landfill	\$11,486	\$11,486	\$0	0.00%
Pipeline	\$113,382	\$106,433	-\$6,949	-6.13%
Total (Taxable + PIL)	\$43,244,226	\$42,616,491	-\$627,735	-1.45%

Local Sensitivity Results Table
Tax Ratios, Subclass Discounts and Local General Rates
(Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

West Grey

Realty Tax Class / Subclass	Tax Ratios and Discounts			Local General Rates		
	Status Quo	Model	Change	Status Quo	Model	Change
Residential	1.000000	1.000000	0.00%	0.00615253	0.00615172	-0.01%
Farm	0.218000	0.218000	0.00%	0.00134125	0.00134107	-0.01%
Managed Forest	0.250000	0.250000	0.00%	0.00153813	0.00153793	-0.01%
New Multi-Residential	1.000000	1.000000	0.00%	0.00615253	0.00615172	-0.01%
Multi-Residential	1.441197	1.441197	0.00%	0.00886701	0.00886584	-0.01%
Commercial	1.306940	1.296900	-0.77%	0.00804099	0.00797817	-0.78%
<i>Excess</i>	0.70	1.00	42.86%	0.00562869	0.00797817	41.74%
<i>Vacant</i>	0.70	1.00	42.86%	0.00562869	0.00797817	41.74%
<i>SS OFB</i>	1.00	1.00	0.00%	0.00804099	0.00797817	-0.78%
Industrial	1.858187	1.831000	-1.46%	0.01143255	0.01126380	-1.48%
<i>Excess</i>	0.65	1.00	53.85%	0.00743116	0.01126380	51.58%
<i>Vacant</i>	0.65	1.00	53.85%	0.00743116	0.01126380	51.58%
<i>SS OFB</i>	1.00	1.00	0.00%	0.01143255	0.01126380	-1.48%
Landfill	1.000000	1.000000	0.00%	0.00615253	0.00615172	-0.01%
Pipeline	0.906848	0.906848	0.00%	0.00557941	0.00557867	-0.01%

Note: Tax Ratios are displayed to 6 Decimal Places (1.123456), Subclass Discounts are displayed to 2 Decimal Places (0.70)

Local Results Table
Local General Levy Sensitivity
(Revenue Neutral)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

<i>West Grey</i>		Local General Levy		Difference	
Class / Subclass	Status Quo	Scenario 1	\$	%	
Residential	\$8,547,018	\$8,545,893	-\$1,125	-0.01%	
Farm	\$998,069	\$997,935	-\$134	-0.01%	
Managed Forest	\$83,539	\$83,528	-\$11	-0.01%	
New Multi-Residential	\$5,334	\$5,334	\$0	0.00%	
Multi-Residential	\$77,835	\$77,824	-\$11	-0.01%	
Commercial	\$463,793	\$460,171	-\$3,622	-0.78%	
<i>Excess</i>	<i>\$2,768</i>	<i>\$3,923</i>	<i>\$1,155</i>	<i>41.73%</i>	
<i>Vacant</i>	<i>\$2,932</i>	<i>\$4,156</i>	<i>\$1,224</i>	<i>41.75%</i>	
<i>SS OFB</i>	<i>\$239</i>	<i>\$237</i>	<i>-\$2</i>	<i>-0.84%</i>	
Industrial	\$232,791	\$229,354	-\$3,437	-1.48%	
<i>Excess</i>	<i>\$3,136</i>	<i>\$4,753</i>	<i>\$1,617</i>	<i>51.56%</i>	
<i>Vacant</i>	<i>\$8,424</i>	<i>\$12,769</i>	<i>\$4,345</i>	<i>51.58%</i>	
<i>SS OFB</i>	<i>\$232</i>	<i>\$229</i>	<i>-\$3</i>	<i>-1.29%</i>	
Landfill	\$2,791	\$2,791	\$0	0.00%	
Pipeline	\$46,058	\$46,052	-\$6	-0.01%	
Total (Taxable + PIL)	\$10,474,959	\$10,474,949	-\$10	0.00%	

Local Results Table
Upper-Tier General Levy Sensitivity
 (Upper-Tier Revenue Neutral Levy)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.83100

<i>West Grey</i>		County General Levy		Difference	
Class / Subclass	Status Quo	Scenario 1	\$	%	
Residential	\$4,945,980	\$4,945,480	-\$500	-0.01%	
Farm	\$577,559	\$577,507	-\$52	-0.01%	
Managed Forest	\$48,343	\$48,338	-\$5	-0.01%	
New Multi-Residential	\$3,087	\$3,086	-\$1	-0.03%	
Multi-Residential	\$45,041	\$45,037	-\$4	-0.01%	
Commercial	\$268,387	\$266,300	-\$2,087	-0.78%	
<i>Excess</i>	<i>\$1,601</i>	<i>\$2,271</i>	<i>\$670</i>	<i>41.85%</i>	
<i>Vacant</i>	<i>\$1,697</i>	<i>\$2,405</i>	<i>\$708</i>	<i>41.72%</i>	
<i>SS OFB</i>	<i>\$138</i>	<i>\$137</i>	<i>-\$1</i>	<i>-0.72%</i>	
Industrial	\$134,711	\$132,726	-\$1,985	-1.47%	
<i>Excess</i>	<i>\$1,814</i>	<i>\$2,750</i>	<i>\$936</i>	<i>51.60%</i>	
<i>Vacant</i>	<i>\$4,875</i>	<i>\$7,389</i>	<i>\$2,514</i>	<i>51.57%</i>	
<i>SS OFB</i>	<i>\$134</i>	<i>\$132</i>	<i>-\$2</i>	<i>-1.49%</i>	
Landfill	\$1,615	\$1,615	\$0	0.00%	
Pipeline	\$26,653	\$26,650	-\$3	-0.01%	
Total (Taxable + PIL)	\$6,061,635	\$6,061,823	\$188	0.00%	

Local Results Table
Total (Mun+Edu) Tax Sensitivity Summary

(2021 Start Taxes Before Business Education Cut vs. Alternate Municipal Model and Education Cut)

Scenario 1

No Vacant/Excess Discounts, Com. @1.296900, Ind. @ 1.831000

<i>West Grey</i> Class / Subclass	Municipal + Education Tax		Difference	
	Start (w/o BET Cut)	Scenario 1 (w BET Cut)	\$	%
Residential	\$15,618,420	\$15,616,795	-\$1,625	-0.01%
Farm	\$1,860,259	\$1,860,073	-\$186	-0.01%
Managed Forest	\$152,656	\$152,640	-\$16	-0.01%
New Multi-Residential	\$9,748	\$9,747	-\$1	-0.01%
Multi-Residential	\$136,306	\$136,291	-\$15	-0.01%
Commercial	\$1,405,708	\$1,231,499	-\$174,209	-12.39%
<i>Excess</i>	<i>\$10,300</i>	<i>\$10,520</i>	<i>\$220</i>	<i>2.14%</i>
<i>Vacant</i>	<i>\$11,140</i>	<i>\$11,145</i>	<i>\$5</i>	<i>0.04%</i>
<i>SS OFB</i>	<i>\$450</i>	<i>\$439</i>	<i>-\$11</i>	<i>-2.44%</i>
Industrial	\$597,606	\$541,439	-\$56,167	-9.40%
<i>Excess</i>	<i>\$9,896</i>	<i>\$11,216</i>	<i>\$1,320</i>	<i>13.34%</i>
<i>Vacant</i>	<i>\$27,469</i>	<i>\$30,134</i>	<i>\$2,665</i>	<i>9.70%</i>
<i>SS OFB</i>	<i>\$416</i>	<i>\$406</i>	<i>-\$10</i>	<i>-2.40%</i>
Landfill	\$10,077	\$10,077	\$0	0.00%
Pipeline	\$153,610	\$145,346	-\$8,264	-5.38%
Total (Taxable + PIL)	\$20,004,061	\$19,767,767	-\$236,294	-1.18%