TOWN OF LAKESHORE, 419 Notre Dame, Belle River, ON, N0R 1A0
519-728-2700, fax: 519-728-9530

2012 TAX RATES

Class	RTC / RTQ	Municipal	County	School	Total	BIA LEVY in Belle River
Residential	RT	0.0050603	0.0042946	0.0022100	0.0115649	
Residential - Awaiting Dev	R1	0.0012651	0.0010736	0.0005525	0.0028912	
Multi-residential	MT	0.0098949	0.0083976	0.0022100	0.0205025	
Commercial - Full	CT	0.0054755	0.0046469	0.0137565	0.0238789	0.0026823
Comm - Vac Unit/Excess Land	CU	0.0038328	0.0032528	0.0096295	0.0167151	0.0018776
Comm-Parking Lt/Vac Land	CX	0.0028439	0.0024135	0.0065978	0.0118552	0.0013931
Parking Lot	GT	0.0028439	0.0024135	0.0065978	0.0118552	0.0013931
Comm-Farmland Awaiting Dev	C1	0.0012651	0.0010736	0.0005525	0.0028912	
New Construction Comm - Full	XT	0.0054755	0.0046469	0.0126000	0.0227224	
New Construction Comm - Excess Land	XU	0.0038328	0.0032528	0.0088200	0.0159056	
Industrial - Full	IT	0.0098296	0.0083422	0.0159000	0.0340718	
Industrial - Vac Unit/Excess Land	IU	0.0063893	0.0054224	0.0103350	0.0221467	
Industrial - Vacant Land	IX	0.0063893	0.0054224	0.0103350	0.0221467	
Industrial - Awaiting Dev	I1	0.0012651	0.0010736	0.0005525	0.0028912	
New Construction Industrial - Full	JT	0.0098296	0.0083422	0.0126000	0.0307718	
New Construction Industrial - Excess Land	JU	0.0063893	0.0054224	0.0081900	0.0200017	
New Construction Industrial - Vacant Land	JX	0.0063893	0.0054224	0.0081900	0.0200017	
Large Industrial - Full	LT	0.0135925	0.0115356	0.0159000	0.0410281	
Lrg Indust. - Vac Unit/Excess Land	LU	0.0088351	0.0074982	0.0103350	0.0266683	
New Construction Large Industrial - Full	KT	0.0135925	0.0115356	0.0126000	0.0377281	
New Construction Large Ind - Excess/Vac Land	KU	0.0088351	0.0074982	0.0081900	0.0245233	
Pipeline - Full	PT	0.0065936	0.0055958	0.0159000	0.0280894	
Farmlands	FT	0.0012651	0.0010736	0.0005525	0.0028912	
Managed Forests	TT	0.0012651	0.0010736	0.0005525	0.0028912	

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

Overall percentage increase in Residential Tax Rate = 0.81%

Municipal Increase = 2.06 %

County increase = 2.15 %

Education decrease = 4.33 %

- percentages do not include special area rates

Tax Increase on the average house with $225,000 assessment

	2011	2012	
Municipal	$ 1,115.62	$ 1,138.57	$ 22.95
County	$ 945.95	$ 966.29	$ 20.34
Education	$ 519.75	$ 497.25	$ (22.50)
	$ 2,581.31	$ 2,602.10	$ 20.79

calculations do not include special area rates