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

## 2014 TAX RATES

| Class | RTC / RTQ | Municipal | County | School | Total | BIA LEVY in Belle River |
|---|---|---|---|---|---|---|
| Residential | RT | 0.0054137 | 0.0044720 | 0.0020300 | 0.0119157 | |
| Residential - Awaiting Dev | R1 | 0.0013534 | 0.0011180 | 0.0005080 | 0.0029794 | |
| Multi-residential | MT | 0.0105860 | 0.0087446 | 0.0020300 | 0.0213606 | |
| Commercial - Full | CT | 0.0058579 | 0.0048389 | 0.0136887 | 0.0243855 | 0.0028469 |
| Comm - Vac Unit/Excess Land | CU | 0.0041005 | 0.0033873 | 0.0095821 | 0.0170699 | 0.0019928 |
| Comm-Parking Lt/Vac Land | CX | 0.0030425 | 0.0025133 | 0.0070381 | 0.0125939 | 0.0014786 |
| Parking Lot | GT | 0.0030425 | 0.0025133 | 0.0070381 | 0.0125939 | 0.0014786 |
| Comm-Farmland Awaiting Dev | C1 | 0.0013534 | 0.0011180 | 0.0005080 | 0.0029794 | |
| New Construction Comm - Full | XT | 0.0058579 | 0.0048389 | 0.0122000 | 0.0228968 | |
| New Construction Comm - Excess Land | XU | 0.0041005 | 0.0038730 | 0.0085400 | 0.0165135 | |
| Industrial - Full | IT | 0.0105162 | 0.0086869 | 0.0156000 | 0.0348031 | |
| Industrial - Vac Unit/Excess Land | IU | 0.0068355 | 0.0056465 | 0.0101400 | 0.0226220 | |
| Industrial - Vacant Land | IX | 0.0068355 | 0.0056465 | 0.0101400 | 0.0226220 | |
| Industrial - Awaiting Dev | I1 | 0.0013534 | 0.0011180 | 0.0005080 | 0.0029794 | |
| New Construction Industrial - Full | JT | 0.0105162 | 0.0086869 | 0.0122000 | 0.0314031 | |
| New Construction Industrial - Excess Land | JU | 0.0068355 | 0.0056465 | 0.0079300 | 0.0204120 | |
| New Construction Industrial - Vacant Land | JX | 0.0068355 | 0.0056465 | 0.0079300 | 0.0204120 | |
| Large Industrial - Full | LT | 0.0145418 | 0.0120123 | 0.0156000 | 0.0421541 | |
| Lrg Indust. - Vac Unit/Excess Land | LU | 0.0094522 | 0.0078080 | 0.0101400 | 0.0274002 | |
| New Construction Large Industrial - Full | KT | 0.0145418 | 0.0120123 | 0.0122000 | 0.0387541 | |
| New Construction Large Ind - Excess/Vac Land | KU | 0.0094522 | 0.0078080 | 0.0079300 | 0.0251902 | |
| Pipeline - Full | PT | 0.0070541 | 0.0058271 | 0.0156000 | 0.0284812 | |
| Farmlands | FT | 0.0013534 | 0.0011180 | 0.0005080 | 0.0029794 | |
| Managed Forests | TT | 0.0013534 | 0.0011180 | 0.0005080 | 0.0029794 | |

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

Overall percentage increase in Residential Tax Rate = 0.845%
Municipal Increase = 2.087 %
County increase = 1.803 %
Education decrease = 4.245 %
- percentages do not include special area rates or garbage charges

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

| | 2013 | 2014 | |
|---|---|---|---|
| Municipal | $ 1,193.18 | $ 1,218.08 | $ 24.91 |
| County | $ 988.38 | $ 1,006.20 | $ 17.82 |
| Education | $ 477.00 | $ 456.75 | $ (20.25) |
| | $ 2,658.56 | $ 2,681.03 | $ 22.48 |

calculations do not include special area rates or garbage charges