

## WINDSOR-ESSEX COUNTY MUNICIPAL TAX RATES FOR 2011

A home valued at \$200,000.00 pays property tax of:

<u>Municipality</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
Windsor	3,628.28	3,652.28	3,689.70
Leamington	3,476.96	3,115.26	3,358.50
Essex	2,946.80	2,946.80	2,958.80
LaSalle	2,946.84	2,930.96	2,904.50
Amherstburg	2,820.70	2,788.10	2,753.66
Harrow	2,818.40	2,818.40	2,828.20
McGregor/Colchester	2,777.00	2,777.00	2,786.80
Tecumseh	2,538.98	2,479.20	2,450.20
Kingsville	2,384.20	2,350.90	2,357.06
Lakeshore	2,294.50	2,299.10	2,283.70



**PLEASE NOTE:** Once municipal budgets are completed and accepted for each municipality the establish what is referred to as a tax rate to cover the operations of their respective municipality for each fiscal year. The CVA (current value assessment) as established by MPAC is then multiplied by the tax rate factor established by each municipality for each property sector, i.e.; residential, commercial, industrial, farm, etc. to create what is referred to as the final annual property tax amount for that particular property. It is important each property owner ensures they have a proper CVA because Ontario is going to yearly assessments so each Municipality has the opportunity to recapture their tax base more expeditiously.

**PLEASE VERIFY YOUR LISTINGS TO ENSURE THAT YOUR TAX RATES ARE CORRECT.**

## 2011 Windsor Tax Rates

Information retrieved from: [www.citywindsor.ca/000006.asp](http://www.citywindsor.ca/000006.asp)

	Municipal	Education	Hospital	Total
<b>RESIDENTIAL</b>				
Residential	0.01583146	0.00231	-	<b>0.01814146</b>
Multi-Residential	0.03907436	0.00231	-	<b>0.04138436</b>
<b>COMMERCIAL</b>				
Comm - Occupied	0.03036207	0.01682457	-	<b>0.04718664</b>
Comm - Vac Excess Land	0.02125345	0.0117772	-	<b>0.03375684</b>
Comm - New Construction	0.03036207	0.0133	-	<b>0.04366207</b>
Comm - New Constr. Excess	0.03036207	0.0133	-	<b>0.04366207</b>
Comm - Vac Land & Prkg Lts	0.01652194	0.00897332	-	<b>0.02549526</b>
<b>OFFICE BUILDINGS</b>				
Off Bldg - Occupied	0.03087119	0.01630534	-	<b>0.04717653</b>
Off Bldg - Excess Land	0.02160983	0.01630534	-	<b>0.03791517</b>
<b>SHOPPING CENTRES</b>				
Shop'g Ctrs - Occupied	0.03117635	0.01554722	-	<b>0.04672357</b>
Shop'g Ctrs - Excess Land	0.02182345	0.01088305	-	<b>0.03368840</b>
Shop'g Ctrs - New Construction	0.03117635	0.0133	-	<b>0.04447635</b>
<b>INDUSTRIAL</b>				
Ind - Occupied	0.03736359	0.0193	-	<b>0.05666359</b>
Ind - Excess Land & Vac Land	0.02428633	0.012545	-	<b>0.03683133</b>
Ind - Farmland Awaiting Devel.	0.00554101	0.0008085	-	<b>0.00634951</b>
<b>LARGE INDUSTRIAL</b>				
Lrg Ind - Occupied	0.04917945	0.0193	-	<b>0.06847945</b>
Lrg Ind - Excess Land	0.03196664	0.012545	-	<b>0.04772178</b>
<b>OTHER/ MISCELLANEOUS</b>				
Pipeline	0.03165312	0.01697414	-	<b>0.04862726</b>
Farmlands	0.00395787	0.0005775	-	<b>0.00453537</b>
Managed Forests	0.00395787	0.0005775	-	<b>0.00453537</b>

**TOWN OF AMHERSTBURG**  
**2011 RATE SUMMARY**

**May 30, 2011**

<b>CLASS</b>	<b>COUNTY RATE</b>	<b>EDUCATION RATE</b>	<b>MUNICIPAL RATE</b>	<b>TOTAL AMHERSTBURG</b>
Residential RT	0.00420421	0.00231000	0.00758929	0.01410350
NEW - Residential Farmland 1 - R1	0.00105105	0.00057750	0.00189732	0.00352587
Multi-Residential MT	0.00822091	0.00231000	0.01484009	0.02537101
Commercial Occupied - CT	0.00454914	0.01420350	0.00821194	0.02696458
Commercial Excess Land - CU	0.00318440	0.00994245	0.00574836	0.01887521
Commercial Vacant Land - CX	0.00236277	0.00695503	0.00426518	0.01358298
New - Commercial Farmland - C1	0.00105105	0.00057750	0.00189732	0.00352587
New - Commercial Parking Lots - GT	0.00236277	0.00695503	0.00426518	0.01358298
New - New Construction (Comm. Full) - XT	0.00454914	0.01330000	0.00821194	0.02606108
New - New Construction (Comm. Ex. Lar) - XU	0.00318440	0.00931000	0.00574836	0.01824276
Shopping Occupied - ST	0.00454914	0.01420350	0.00821194	0.02696458
Shopping Vacant / Ex Land - SU	0.00318440	0.00994245	0.00574836	0.01887521
New - Office Building Occupied - DT	0.00489370	0.01330000	0.00883393	0.02702763
New - Office Building Excess Land - DU	0.00342559	0.00931000	0.00618375	0.01891934
Industrial Occupied - IT	0.00816668	0.01930000	0.01474219	0.04220887
Industrial Full Shared PIL - IH	0.00816668	0.01930000	0.01474219	0.04220887
Industrial Excess - IU	0.00530834	0.01254500	0.00958242	0.02743577
Industrial Vacant Land - IX	0.00530834	0.01254500	0.00958242	0.02743577
Industrial Farmland Class1 - I1	0.00105105	0.00057750	0.00189732	0.00352587
Large Indust Occupied - LT	0.01129293	0.01930000	0.02038559	0.05097851
Large Indust Vacant/Excess - LU	0.00734040	0.01254500	0.01325063	0.03313603
Pipeline - PT	0.00547809	0.01725444	0.00988884	0.03262137
Farm - FT	0.00105105	0.00057750	0.00189732	0.00352587
Managed Forest - TT	0.00105105	0.00057750	0.00189732	0.00352587

# KINGSVILLE TAX CALCULATION TABLE

## 2011 TAX RATES

Tax Property Class	Class	Local	County	Education	Total
<b>Residential &amp; Farm</b>	RT	0.00540685	0.00420421	0.00231000	0.01192106
<b>Farmland</b>	FT	0.00135171	0.00105105	0.00057750	0.00298026
<b>Commercial Occupied</b>	CT	0.00585045	0.00454914	0.01420350	0.01722217
<b>Commercial Vacant Units Excess Land</b>	CU	0.00409532	0.00318440	0.00994245	0.01722217
<b>Parking Lot / Vacant Land</b>	CX	0.00303865	0.00236277	0.00695503	0.01235645
<b>Commercial Occupied - New Constr.</b>	XT	0.00585045	0.00454914	0.01330000	0.02369959
<b>Multi-Residential</b>	MT	0.01057256	0.00822091	0.00231000	0.21103470
<b>Pipelines</b>	PT	0.00704513	0.00547809	0.01725444	0.02977766
<b>Industrial Occupied</b>	IT	0.01050281	0.00816668	0.01930000	0.03796949
<b>Industrial Vacant Units &amp; Excess Land</b>	IU	0.00682683	0.00530834	0.01254500	0.02468017
<b>Industrial Vacant Land</b>	IX	0.00682683	0.00530834	0.01254500	0.02468017
<b>Industrial Occupied - New Constr.</b>	JT	0.01050281	0.00816668	0.01330000	0.03196949
<b>Ind. Vac. Units &amp; Exc. Lnd - New Constr.</b>	JU	0.00682683	0.00530834	0.00864500	0.02078017
<b>Large Industrial Occupied</b>	LT	0.01452334	0.01129293	0.01930000	0.04511627
<b>Large Industrial Vacant Land</b>	LU	0.00944017	0.00734040	0.01254500	0.02932557
<b>Managed Forests</b>	TT	0.00135171	0.00105105	0.00057750	0.00298026
<b>Shopping Centres Full</b>	ST	0.00585045	0.00454914	0.01420350	0.02460309
<b>Exempt</b>	EX	0.00000000	0.00000000	0.00000000	0.00000000

**TOWN OF LAKESHORE**

419 Notre Dame, Belle River, ON, N0R 1A0; tel: 519-728-2700, fax: 519-728-9530

Class	2011 TAX RATES				BIA LEVY in Belle River
	Municipal	County	School	Total	
Residential	0.0049583	0.0042042	0.0023100	<b>0.0114725</b>	
Residential - Awaiting Dev	0.0012395	0.0010511	0.0005775	<b>0.0028681</b>	
Multi-Residential	0.0096956	0.0082209	0.0023100	<b>0.0202265</b>	
Commercial - Full	0.0053651	0.0045491	0.0142035	<b>0.0241177</b>	<b>0.0026890</b>
Comm - Vac Unit/Excess Land	0.0037556	0.0031844	0.0099425	<b>0.0168825</b>	<b>0.0018823</b>
Comm - Parking Lt/Vac Land	0.0027866	0.0023628	0.0069550	<b>0.0121044</b>	<b>0.0013966</b>
Comm - Farmland Awaiting Dev	0.0012395	0.0010511	0.0005775	<b>0.0028681</b>	<b>0.0013966</b>
NEW - Constr. Comm. - Full	0.0053651	0.0045491	0.0133000	<b>0.0232142</b>	
NEW - Constr. Comm - Excess Lnd	0.0037556	0.0031844	0.0093100	<b>0.0162500</b>	
Industrial - Full	0.0096317	0.0081667	0.0193000	<b>0.0370984</b>	<b>0.0048274</b>
Industrial - Vac Unit/Excess Land	0.0062606	0.0053083	0.0125450	<b>0.0241139</b>	<b>0.0031378</b>
Industrial - Vacant Land	0.0062606	0.0053083	0.0125450	<b>0.0241139</b>	
Industrial - Awaiting Development	0.0012349	0.0010365	0.0006025	<b>0.0028739</b>	
Large Industrial - Full	0.0133187	0.0112929	0.0133000	<b>0.0379116</b>	
Lrg. Indust. - Vac Unit/Excess Land	0.0086572	0.0073404	0.0125450	<b>0.0285426</b>	
NEW - Constr. Lrg Ind - Full	0.0133187	0.0112929	0.0133000	<b>0.0379116</b>	
NEW - Constr. Lrg Ind - Excess Lnd	0.0086572	0.0073404	0.0086450	<b>0.0246426</b>	
Pipeline - Full	0.0064608	0.0054781	0.0172544	<b>0.0291933</b>	
Farmlands	0.0012395	0.0010511	0.0005775	<b>0.0028681</b>	
Managed Forests	0.0012395	0.0010511	0.0005775	<b>0.0028681</b>	

**Overall percentage increase in Residential Tax Rate = 0.20%**  
Municipal increase = 0.38%      County increase = 1.41%      Education decrease = 4.15%  
*\*percentages do not include special area rates*

### LaSalle

<b>Classification</b>	<b>LaSalle</b>	<b>County</b>	<b>Education</b>	<b>Total</b>
Residential/Farm	0.008220	0.00420421	0.00231000	0.01473421
Multi-Residential	0.016073	0.00822091	0.00231000	0.02660391
Commercial	0.008894	0.00454914	0.01420350	0.02764664
Comm Vacant Land	0.004620	0.00236277	0.00695503	0.01393780
Shopping Ctr Occ	0.008894	0.00454914	0.01420350	0.02764664
Industrial	0.015967	0.00816668	0.01930000	0.04343368
Ind Vacant Land	0.010379	0.00530834	0.01254500	0.02823234
Lg Ind Occupied	0.022080	0.01129293	0.01930000	0.05267293
Lg Ind Excess Land	0.014352	0.00734040	0.01254500	0.03423740
Farmland	0.002055	0.00105105	0.00057750	0.00368355
Pipeline	0.010771	0.00547809	0.01725440	<b>0.03344353</b>

- 2011 Tax Rates -

# MUNICIPALITY OF LEAMINGTON

Schedule 'B' to Bylaw 128-11

## 2011 TAX RATES

REALTY TAX CLASS			TAXING AUTHORITY				TOTAL TAX RATE	
			LEAMINGTON		COUNTY	SCHOOL	URBAN	RURAL
DESCRIPTION	RTC	RTQ	URBAN	RURAL				
Commercial Taxable	C	T	1.176249	0.995583	0.454914	1.420350	3.051513	2.870847
	C	U	0.823374	0.696908	0.318440	0.994245	2.136059	2.009593
Commercial P-I-L	C	X	0.610929	0.517093	0.236277	0.695503	1.542709	1.448873
	C	F	1.176249	0.995583	0.454914	1.420350	3.051513	2.870847
	C	G	1.176249	0.995583	0.454914		1.631163	1.450497
	C	P	1.176249	0.995583	0.454914	1.420350	3.051513	2.870847
	C	V	0.823374	0.696908	0.318440	0.994245	2.136059	2.009593
	C	Y	0.823374	0.696908	0.318440	0.994245	2.136059	2.009593
Office Building	D	T	1.265340	1.070990	0.489370	1.330000	3.084711	2.890360
	D	U	0.885738	0.749693	0.342559	0.931000	2.159298	2.023252
Shopping Centres	S	T	1.176249	0.995583	0.454914	1.420350	3.051513	2.870847
	S	U	0.823374	0.696908	0.318440	0.994245	2.136059	2.009593
Parking Lots	G	T	0.610929	0.517093	0.236277	0.695503	1.542709	1.448873
Pipeline	P	T	1.416442	1.198883	0.547809	1.725444	3.689695	3.472136
Industrial Taxable	I	T	2.111618	1.787283	0.816668	1.930000	4.858287	4.533952
	I	U	1.372552	1.161734	0.530834	1.254500	3.157886	2.947069
Industrial P-I-L	I	X	1.372552	1.161734	0.530834	1.254500	3.157886	2.947069
	I	F	2.111618	1.787283	0.816668	1.930000	4.858287	4.533952
	I	Y	1.372552	1.161734	0.530834	1.254500	3.157886	2.947069
	I	V	1.372552	1.161734	0.530834	1.254500	3.157886	2.947069
	I	Y	1.372552	1.161734	0.530834	1.254500	3.157886	2.947069
	I	H	2.111618	1.787283	0.816668	1.930000	4.858287	4.533952
Large Industrial	L	T	2.919958	2.471466	1.129293	1.930000	5.979251	5.530759
	L	U	1.897972	1.606453	0.734040	1.254500	3.886512	3.594993
Multi-Residential	M	T	2.125641	1.799153	0.822091	0.231000	3.178732	2.852244
Multi-Residential P-I-L	M	P	2.125641	1.799153	0.822091	0.231000	3.178732	2.852244
Residential	R	T	1.087062	0.920094	0.420421	0.231000	1.738483	1.571516
Residential P-I-L	R	F	1.087062	0.920094	0.420421	0.231000	1.738483	1.571516
	R	H	1.087062	0.920094	0.420421	0.231000	1.738483	1.571516
Farmlands	F	T	0.271766	0.230024	0.105105	0.057750	0.434621	0.392879
Managed Forests	T	T	0.271766	0.230024	0.105105	0.057750	0.434621	0.392879
Commercial New Construction	X	T	1.176249	0.995583	0.454914	1.330000	2.961163	2.780497
Commercial New Excess Land	X	U	0.823374	0.696908	0.318440	0.931000	2.072814	1.946348
Shopping Ctre New Construction	Z	T	1.176249	0.995583	0.454914	1.330000	2.961163	2.780497
Shopping Ctre Excess Land	Z	U	0.823374	0.696908	0.318440	0.931000	2.072814	1.946348
Industrial New Construction	J	T	2.111618	1.787283	0.816668	1.330000	4.258287	3.933952
Industrial New Excess Land	J	K	1.372552	1.161734	0.530834	0.864500	2.767886	2.557069
Large Industrial New Construction	K	T	2.919958	2.471466	1.129293	1.330000	5.379251	4.930759
Large Industrial New Excess Land	K	U	1.897972	1.606453	0.734040	0.864500	3.496512	3.204993
Residential (FARMLAND 1)	R	1	0.271766	0.230024	0.105105	0.057750	0.434621	0.392879
Multi-Residential (FARMLAND 1)	M	1	0.271766	0.230024	0.105105	0.057750	0.434621	0.392879
Commercial (FARMLAND 1)	C	1	0.271766	0.230024	0.105105	0.057750	0.434621	0.392879
Industrial (FARMLAND 1)	I	1	0.271766	0.230024	0.105105	0.057750	0.434621	0.392879

Res / Farm	Own	62.529%	58.548%
	County	24.183%	26.753%
	School	13.287%	14.699%
Commercial	Own	38.546%	34.679%
	County	14.908%	15.846%
	School	46.546%	49.475%
Industrial	Own	43.464%	39.420%
	County	16.810%	18.012%
	School	39.726%	42.568%

Schedule "B" to BY-LAW 2011-46

**Town of Tecumseh  
2011 Tax Rates Schedule - Attachment to Bylaw 2011-46**

RTC	RTQ	Description			2011 Municipal Tax Rates	2011 County Tax Rates	2011 Education Tax Rates	Grand Total Rate
R	T	Res/Farm	Taxable	Full	0.006181	0.004204	0.002310	<b>0.01269492</b>
M	T	Multi-Residential	Taxable	Full	0.012086	0.008221	0.002310	<b>0.02261667</b>
F	T	Farmlands	Taxable	Full	0.001545	0.001051	0.000578	<b>0.00317373</b>
C	T	Commercial	Taxable	Full	0.006688	0.004549	0.014204	<b>0.02544044</b>
X	T	Commercial - NC	Taxable	Full	0.006688	0.004549	0.013300	<b>0.02453694</b>
C	U	Commercial	Taxable	Excess Land	0.004681	0.003184	0.009942	<b>0.01780831</b>
X	U	Commercial - NC	Taxable	Excess Land	0.004681	0.003184	0.009942	<b>0.01780831</b>
C	X	Commercial	Taxable	Vacant Land	0.003474	0.002363	0.006955	<b>0.01279136</b>
X	X	Commercial - NC	Taxable	Vacant Land	0.003474	0.002363	0.006955	<b>0.01279136</b>
C	1	Farmland 1	Taxable	Land for Development	0.001545	0.001051	0.000578	<b>0.00317373</b>
S	T	Shopping Centre	Taxable	Full	0.006688	0.004549	0.014204	<b>0.02544044</b>
Z	T	Shopping Centre - NC	Taxable	Full	0.006688	0.004549	0.013300	<b>0.02453694</b>
S	U	Shopping Centre	Taxable	Excess Land	0.004681	0.003184	0.009942	<b>0.01780831</b>
Z	U	Shopping Centre - NC	Taxable	Excess Land	0.004681	0.003184	0.009942	<b>0.01780831</b>
D	T	Office Building	Taxable	Full	0.007194	0.004894	0.013300	<b>0.02538805</b>
D	U	Office Building	Taxable	Excess Land	0.005036	0.003426	0.009310	<b>0.01777163</b>
I	T	Industrial	Taxable	Full	0.012006	0.008167	0.019300	<b>0.03947271</b>
J	T	Industrial - NC	Taxable	Full	0.012006	0.008167	0.013300	<b>0.03347271</b>
I	U	Industrial	Taxable	Excess Land	0.007804	0.005308	0.012545	<b>0.02565726</b>
I	X	Industrial	Taxable	Vacant Land	0.007804	0.005308	0.012545	<b>0.02565726</b>
I	H	Utilities	Taxable	Full	0.012006	0.008167	0.019300	<b>0.03947271</b>
I	K	Utilities	Taxable	Full	0.007804	0.005308	0.012545	<b>0.02565726</b>
L	T	Large Industrial	Taxable	Full	0.016602	0.011293	0.019300	<b>0.04719494</b>
L	U	Large Industrial	Taxable	Excess Land	0.010791	0.007340	0.012545	<b>0.03067670</b>
P	T	Pipeline	Taxable	Full	0.008053	0.005478	0.017254	<b>0.03078600</b>
T	T	Managed Forest	Taxable	Full	0.001545	0.001051	0.000578	<b>0.00317373</b>

# 2011 TAX RATES - TOWN OF ESSEX

## Schedule "A" to By-Law #1026

### WARD 1

Property Tax Class	Base Rate	Urban	Garbage	Aquatics	B.I.A.*	Total Tax Rate <small>(municipal, county &amp; library, school boards)</small>
Residential (RT)	0.006413	0.000382	0.000763	0.000561		0.014734
Multi-Residential (MT)	0.012540	0.000747	0.001491	0.001097		0.026509
Farmland (FT)	0.001603	0.000096		0.000140		0.003489
Comm—Occupied (CT)	0.006939	0.000413	0.000825	0.000607	0.001403	0.029423
Shopping Centre—Occupied (ST)	0.006939	0.000413	0.000825	0.000607	0.001403	0.029423
Industrial—Occupied (IT)	0.012457	0.000742		0.001090	0.001403	0.045982
Large Industrial—Occupied (LT)	0.017226	0.001026		0.001507	0.001403	0.056920
Pipeline (PT)	0.008356	0.000498		0.000731		0.032958
Managed Forest (TT)	0.001603	0.000096		0.000140		0.003490

\*Maximum levy of \$6,000 per property

### WARD 2 & 3

Property Tax Class	Base Rate	Rural	Garbage	Aquatics	B.I.A.	Total Tax Rate <small>(municipal, county &amp; library, school boards)</small>
Residential (RT)	0.006413	0.000126	0.000763			0.013885
Multi-Residential (MT)	0.012519	0.000293	0.001520			0.024848
Farmland (FT)	0.001601	0.000037				0.003277
Comm—Occupied (CT)	0.006928	0.000162	0.000841			0.027101
Shopping Centre—Occupied (ST)	0.006928	0.000162	0.000841			0.027101
Industrial—Occupied (IT)	0.012436	0.000291				0.042930
Large Industrial—Occupied (LT)	0.017197	0.000403				0.053236
Pipeline (PT)	0.008342	0.000195				0.031852
Managed Forest (TT)	0.001601	0.000037				0.003277

### WARD 4

Property Tax Class	Base Rate	Urban	Garbage	Aquatics	B.I.A.	Total Tax Rate <small>(municipal, county &amp; library, school boards)</small>
Residential (RT)	0.006402	0.000357	0.000777			0.014092
Multi-Residential (MT)	0.012519	0.000698	0.001520			0.025253
Farmland (FT)	0.001601	0.000089				0.003329
Comm—Occupied (CT)	0.006928	0.000386	0.000841			0.027325
Shopping Centre—Occupied (ST)	0.006928	0.000386	0.000841			0.027325
Industrial—Occupied (IT)	0.012436	0.000693				0.043332
Large Industrial—Occupied (LT)	0.017197	0.000959				0.053792
Pipeline (PT)	0.008342	0.000465				0.032122
Managed Forest (TT)	0.001601	0.000089				0.003329

## **TOWNSHIP OF PELEE**

1045 West Shore Road  
Pelee Island, ON N0R 1M0  
Tel: (519) 724-2931 \* Fax: (519) 724-2470  
Web Page: [www.pelee.org](http://www.pelee.org)

### **2011 TAX RATES**

	<b>Municipal</b>	<b>School</b>	<b>Total</b>
Commercial	0.02783295	0.01430000	0.02854790
Industrial	0.01617104	0.00734060	0.02351164
Residential	0.01279929	0.00241000	0.01520929
Farmland	0.00319982	0.00060250	0.00380232



