

Attachment B - 2026 General Municipal Rates Calculations

2026 NET TAXABLE *Completed Roll	2026 Assessment Distribution	Land	Improvements	Total	
01 - Residential	84.33%	\$4,760,838,913	\$5,646,564,087	\$10,407,403,000	
02 - Utilities	0.21%	\$12,763,600	\$12,571,900	\$25,335,500	
03 - Supportive Housing	0.00%	\$0	\$0	\$0	
04 - Major Industry	0.00%	\$0	\$0	\$0	
05 - Light Industry	1.67%	\$103,089,800	\$102,750,700	\$205,840,500	
06 - Business & Other	13.70%	\$1,016,393,218	\$674,788,976	\$1,691,182,194	
07 - Managed Forest	0.00%	\$0	\$0	\$0	
08 - Rec/Non Profit	0.06%	\$7,063,800	\$2,200	\$7,066,000	\$,644LGA/398VC
09 - Farm	0.04%	\$4,400,183	\$0	\$4,400,183	\$39,154,600
Total	100.00%	\$5,904,549,518	\$6,436,677,867	\$12,341,227,385	\$12,380,381,985

2026 NMC *Completed Roll	2026 NMC Assessment Distribution	Land	Improvements	Total	NMC New Revenue (Realized)
01 - Residential	87.41%	\$20,639,400	\$115,723,349	\$136,362,749	\$516,620
02 - Utilities	0.00%	\$0	\$0	\$0	\$0
03 - Supportive Housing	0.00%	\$0	\$0	\$0	\$0
04 - Major Industry	0.00%	\$0	\$0	\$0	\$0
05 - Light Industry	4.45%	\$2,105,800	\$4,841,800	\$6,947,600	\$36,885
06 - Business & Other	8.13%	-\$2,614,100	\$15,296,500	\$12,682,400	\$86,221
07 - Managed Forest	0.00%	\$0	\$0	\$0	\$0
08 - Rec/Non Profit	0.00%	\$0	\$0	\$0	\$0
09 - Farm	0.01%	\$11,538	\$0	\$11,538	\$214
Total	100.00%	\$20,142,638	\$135,861,649	\$156,004,287	\$639,940

NMC Budget	\$600,000
Difference	\$39,940

Bylaw No. 2025-06

Property Class	Prior Year Revised Roll	Current Year Revised Roll (Net of NMC)	Prior Year Tax Rates	Prior Year Tax Levy	Current Year Revenue Neutral Rates	Revenue Neutral Ratios
01 - Residential	\$10,308,667,113	\$10,271,040,251	3.5634	\$36,734,194	3.5765	1.00
02 - Utilities	\$25,070,400	\$25,335,500	40.0000	\$1,002,816	39.5815	11.07
03 - Supportive Housing	\$8	\$0	3.5634	\$0	3.5765	1.00
04 - Major Industry	\$0	\$0	5.0557	\$0	5.0119	1.40
05 - Light Industry	\$197,168,000	\$198,892,900	5.0557	\$996,823	5.0119	1.40
06 - Business & Other	\$1,724,116,232	\$1,678,499,794	6.2481	\$10,772,429	6.4179	1.79
07 - Managed Forest	\$0	\$0	6.2481	\$0	6.4179	1.79
08 - Rec/Non Profit	\$7,172,900	\$7,066,000	4.5745	\$32,813	4.6437	1.30
09 - Farm	\$4,409,869	\$4,388,645	17.4263	\$76,848	17.5106	4.90
	\$12,266,604,522	\$12,185,223,098		\$49,615,922		

191.70% NMC as a % of total change in 2026 assessment values 1.28% NMC % of total Revised Roll

Current Year Tax Increase	5.93%
---------------------------	-------

Property Class	Current Year Revised Roll (Net of NMC)	Prior Year Tax Levy plus Budget Increase	Current Year Rates	Current Year Ratios	Current Year Revised Roll	Current Year Tax Levy
01 - Residential	\$10,271,040,251	\$38,912,531	3.7886	1.00	\$10,407,403,000	\$39,429,151
02 - Utilities	\$25,335,500	\$1,062,283	40.0000	10.56	\$25,335,500	\$1,013,420
03 - Supportive Housing	\$8	\$0	3.7886	1.00	\$8	\$0
04 - Major Industry	\$0	\$0	5.3091	1.40	\$0	\$0
05 - Light Industry	\$198,892,900	\$1,055,934	5.3091	1.40	\$205,840,500	\$1,092,820
06 - Business & Other	\$1,678,499,794	\$11,411,234	6.7985	1.79	\$1,691,182,194	\$11,497,455
07 - Managed Forest	\$0	\$0	6.7985	1.79	\$0	\$0
08 - Rec/Non Profit	\$7,066,000	\$34,758	4.9191	1.30	\$7,066,000	\$34,758
09 - Farm	\$4,388,645	\$81,405	18.5490	4.90	\$4,400,183	\$81,619
	\$12,185,223,098	\$52,558,146	95.2603		\$12,341,227,385	\$53,149,222

Tax Burden	Assessment Distribution	Tax Burden
74.19%	84.33%	74.19%
		1.91%
		0.00%
		0.00%
		2.06%
		21.63%
		0.00%
		0.07%
		0.15%
100.00%	100.00%	100.00%

Schedule B Budget	\$53,172,375
Difference	(\$23,153)

Bylaw No. 2025-38

Prior Year Occurrences	Prior Year Average Assessment	Prior Year Typical General Municipal Tax	Current Year Typical Assessment (Net of NMC)	Current Year Typical General Municipal Tax	Current Year Typical Increase (%)	Current Year Typical Increase (\$)
15,923	\$647,407	\$2,307	\$645,044	\$2,444	5.93%	\$137
38	\$659,747	\$26,390	\$666,724	\$26,669	1.06%	\$279
13	\$1	\$0	\$1	\$0	0.00%	\$0
0	\$0	\$0	\$0	\$0	0.00%	\$0
97	\$2,032,660	\$10,277	\$2,050,442	\$10,886	5.93%	\$609
1,192	\$1,446,406	\$9,037	\$1,408,137	\$9,573	5.93%	\$536
0	\$0	\$0	\$0	\$0	0.00%	\$0
151	\$47,503	\$217	\$46,795	\$230	5.93%	\$13
265	\$16,641	\$290	\$16,561	\$307	5.93%	\$17

Property Class
01 - Residential
02 - Utilities
03 - Supportive Housing
04 - Major Industry
05 - Light Industry
06 - Business & Other
07 - Managed Forest
08 - Rec/Non Profit
09 - Farm

Current Year Occurrences	Current Year Average Assessment (Incl NMC)	Current Year Average General Municipal Tax	Current Year Average Increase	Property Class
15,951	\$652,461	\$2,472	7.15%	01 - Residential
38	\$666,724	\$26,669	1.06%	02 - Utilities
13	\$1	\$0	0.00%	03 - Supportive Housing
0	\$0	\$0	0.00%	04 - Major Industry
98	\$2,100,413	\$11,151	8.51%	05 - Light Industry
1,185	\$1,427,158	\$9,702	7.36%	06 - Business & Other
0	\$0	\$0	0.00%	07 - Managed Forest
151	\$46,795	\$230	5.93%	08 - Rec/Non Profit
261	\$16,859	\$313	7.84%	09 - Farm