



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Tax
Year 2023

Municipal Change Profile

ROLL Based Edition

Estimated Growth

COUNTY OF BRUCE

NOV
2ND
2023

ESTIMATED GROWTH REPORT - ROLL EDITION

AO 25 4100 COUNTY OF BRUCE

November, 2023

Estimated Growth by Property Code

Property Code/Description	2022 Roll for Tax Year 2023		During Tax Year 2023		Growth Estimate	Growth %
	Property Count	2016 CVA	Property Count	2016 CVA Estimate		
100 Vacant residential land not on water	6,841	392,163,000	6,619	380,532,500	-11,630,500	-2.97
101 Second tier vacant lot	41	2,433,100	38	2,149,100	-284,000	-11.67
102 Conservation Authority Land	94	12,049,100	94	12,028,100	-21,000	-0.17
103 Municipal park (excludes Provincial parks, Federal parks, campgrounds)	58	15,199,100	59	15,338,100	139,000	0.91
105 Vacant commercial land	193	16,875,200	197	16,797,300	-77,900	-0.46
106 Vacant industrial land	67	6,120,200	69	6,137,800	17,600	0.29
107 Provincial park	16	34,165,000	16	34,165,000	0	0.00
108 Federal park	21	47,225,600	26	47,637,600	412,000	0.87
110 Vacant residential/recreational land on water	1,497	191,765,700	1,447	187,416,200	-4,349,500	-2.27
111 Island under single ownership	51	3,099,600	49	3,087,200	-12,400	-0.40
112 Multi-residential vacant lot	11	9,601,000	12	11,006,000	1,405,000	14.63
113 Condominium development land-residential	3	1,080,000	3	1,536,000	456,000	42.22
120 Water lot (entirely under water)	28	661,200	28	661,200	0	0.00
125 Residential development land	31	23,048,000	33	26,749,000	3,701,000	16.06
127 Townhouse block - freehold units	4	4,185,000	6	7,082,000	2,897,000	69.22
130 Non-buildable land (walkways, buffer/berm, storm water management pond, etc.)	780	6,974,992	774	6,875,292	-99,700	-1.43
134 Land designated and zoned for open space	20	1,462,000	22	1,626,000	164,000	11.22
140 Common land	1	9	1	9	0	0.00
169 Vacant land condominium (residential)	8	730,000	5	406,000	-324,000	-44.38



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200 Farm property without any buildings/structures	2,290	1,046,869,900	2,292	1,074,484,800	27,614,900	2.64
201 Farm with residence - with or without secondary structures; no farm outbuildings	143	78,738,000	139	79,901,000	1,163,000	1.48
210 Farm without residence - with secondary structures; with farm outbuildings	816	535,193,600	819	550,904,600	15,711,000	2.94
211 Farm with residence - with or without secondary structures; with farm outbuildings	2,429	2,083,755,000	2,413	2,117,257,000	33,502,000	1.61
220 Farm without residence - with commercial/industrial operation	27	18,463,000	27	18,761,000	298,000	1.61
221 Farm with residence - with commercial/industrial operation	121	104,714,000	122	107,784,000	3,070,000	2.93
223 Grain/seed and feed operation	6	10,575,000	6	10,768,000	193,000	1.83
228 Farm with gravel pit	65	41,167,000	87	67,531,000	26,364,000	64.04
230 Intensive farm operation - without residence	8	14,532,300	7	14,499,300	-33,000	-0.23
231 Intensive farm operation - with residence	5	2,179,000	5	2,385,000	206,000	9.45
240 Managed forest property, vacant land not on water	154	18,292,700	156	18,149,800	-142,900	-0.78
241 Managed forest property, vacant land on water	13	1,973,500	13	1,739,500	-234,000	-11.86
242 Managed forest property, seasonal residence not on water	21	4,070,500	20	3,990,500	-80,000	-1.97
243 Managed forest property, seasonal residence on water	11	3,342,000	11	3,342,000	0	0.00
244 Managed forest property, residence not on water	103	37,838,000	103	37,691,000	-147,000	-0.39



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Property Code/Description	2022 Roll for Tax Year 2023		During Tax Year 2023		Growth Estimate	Growth %
	Property Count	2016 CVA	Property Count	2016 CVA Estimate		
245 Managed forest property, residence on water	4	1,610,000	4	1,610,000	0	0.00
260 Vacant residential/commercial/industrial land owned by a non-farmer with a portion being farmed	363	143,677,200	354	141,384,200	-2,293,000	-1.60
261 Land owned by a non-farmer improved with a non-farm residence with a portion being farmed	658	368,736,000	657	370,971,000	2,235,000	0.61
262 Land owned by a farmer improved with a non-farm residence with a portion being farmed	147	111,868,000	150	114,490,000	2,622,000	2.34
301 Single-family detached (not on water)	19,716	5,098,789,000	20,024	5,238,799,500	140,010,500	2.75
302 More than one structure used for residential purposes with at least one of the structures occupied permanently	103	31,971,000	103	32,903,000	932,000	2.92
303 Residence with a commercial/industrial unit	161	39,097,000	154	37,577,000	-1,520,000	-3.89
304 Residence with a commercial/industrial use building	69	23,238,000	69	23,776,000	538,000	2.32
305 Link home	144	28,799,000	144	28,792,000	-7,000	-0.02
307 Community lifestyle	3	12,900,000	3	12,900,000	0	0.00
309 Freehold Townhouse/Rowhouse	220	60,763,000	227	62,288,000	1,525,000	2.51
311 Semi-detached residential	353	74,150,000	372	79,497,000	5,347,000	7.21
313 Single family detached on water	1,444	684,308,000	1,468	699,191,000	14,883,000	2.17
314 Clergy Residence	9	2,192,000	8	1,880,000	-312,000	-14.23
322 Semi-detached with both units under one ownership	105	21,055,000	116	24,046,000	2,991,000	14.21



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Property Code/Description	2022 Roll for Tax Year 2023		During Tax Year 2023		Growth Estimate	Growth %
	Property Count	2016 CVA	Property Count	2016 CVA Estimate		
332 Duplex	152	32,551,000	152	33,329,000	778,000	2.39
333 Residential property with three self-contained units	62	14,650,000	61	14,444,000	-206,000	-1.41
334 Residential property with four self-contained units	75	24,833,000	69	21,325,000	-3,508,000	-14.13
335 Residential property with five self-contained units	12	4,440,000	8	2,173,000	-2,267,000	-51.06
336 Residential property with six self-contained units	27	10,796,000	22	7,881,000	-2,915,000	-27.00
340 Multi-residential, with 7 or more self-contained units (excludes row-housing)	74	95,505,000	76	96,415,000	910,000	0.95
341 Multi-residential, with 7 or more self-contained residential units, with small commercial unit(s)	1	680,000	0	0	-680,000	-100.00
350 Row housing, with three to six units under single ownership	10	5,114,000	34	17,618,000	12,504,000	244.51
352 Row housing, with seven or more units under single ownership	34	60,181,000	38	66,099,000	5,918,000	9.83
360 Rooming or boarding house	3	874,000	3	874,000	0	0.00
363 House-keeping cottages - no American Plan	51	18,568,000	52	19,059,000	491,000	2.64
365 Group Home as defined by the Municipal Act 2001	8	2,814,000	8	2,814,000	0	0.00
367 Service or Amenity Unit (Condominium or Freehold title, owned by a condo corporation)	1	9	1	9	0	0.00
369 Vacant land condominium (residential - improved)	163	53,845,000	166	55,517,000	1,672,000	3.11
370 Residential Condominium	1,031	218,451,000	1,046	223,400,000	4,949,000	2.27



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372 Life Lease - Return on Invest (guaranteed return or market based return on investment)	1	11,608,000	1	11,608,000	0	0.00
379 Proposed condominium	1	1,936,000	1	2,689,000	753,000	38.89
380 Residential common elements condominium corporation	2	18	2	18	0	0.00
381 Mobile home	114	12,943,000	114	12,951,000	8,000	0.06
382 Mobile home park	4	6,891,000	4	7,813,000	922,000	13.38
383 Bed and breakfast establishment	55	21,827,000	51	20,174,000	-1,653,000	-7.57
391 Seasonal/recreational dwelling - first tier on water	4,890	1,832,087,100	4,906	1,853,666,100	21,579,000	1.18
392 Seasonal/recreational dwelling - second tier on water	1,216	236,819,000	1,208	236,793,000	-26,000	-0.01
395 Seasonal/recreational dwelling - not located on water	3,502	751,556,500	3,576	779,559,500	28,003,000	3.73
400 Small Office building (generally single tenant or owner occupied under 7,500 s.f.)	98	40,641,000	95	39,604,000	-1,037,000	-2.55
401 Small Medical/dental building (generally single tenant or owner occupied under 7,500 s.f.)	20	8,335,000	20	8,366,000	31,000	0.37
402 Large office building (generally multi-tenanted, over 7,500 s.f.)	4	20,832,000	4	20,832,000	0	0.00
403 Large medical/dental building (generally multi-tenanted, over 7,500 s.f.)	2	2,274,000	2	2,274,000	0	0.00
405 Office use converted from house	21	4,230,000	22	4,693,000	463,000	10.95
406 Retail use converted from house	27	5,176,500	26	5,117,500	-59,000	-1.14



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408 Freestanding Beer Store or LCBO - not associated with power or shopping centre	14	3,440,000	14	3,440,000	0	0.00
409 Retail - one storey, generally over 10,000 s.f.	14	13,891,000	13	13,180,000	-711,000	-5.12
410 Retail - one storey, generally under 10,000 s.f.	309	74,043,000	307	75,644,500	1,601,500	2.16
411 Restaurant - conventional	17	4,759,000	17	4,769,000	10,000	0.21
412 Restaurant - fast food	6	2,419,000	6	2,419,000	0	0.00
413 Restaurant - conventional, national chain	4	2,718,000	4	2,718,000	0	0.00
414 Restaurant - fast food, national chain	10	5,724,000	10	5,724,000	0	0.00
415 Cinema/ movie house/ drive-in	1	309,000	1	309,000	0	0.00
420 Automotive fuel station with or without service facilities	36	10,190,000	36	10,282,000	92,000	0.90
421 Specialty automotive shop/ auto repair/ collision service/ car or truck wash	98	23,483,000	96	23,800,000	317,000	1.35
422 Auto dealership	8	6,614,000	8	6,614,000	0	0.00
423 Auto dealership - independent dealer or used vehicles	4	845,000	5	1,821,000	976,000	115.50
425 Neighbourhood shopping centre, with more than two stores attached, under one ownership, with anchor - generally less than 150,000 s.f.	2	6,254,000	3	11,943,000	5,689,000	90.97
430 Neighbourhood shopping centre - with more than 2 stores attached, under one ownership, without anchor - generally less than 150,000 s.f.	23	35,205,000	23	35,579,000	374,000	1.06



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432 Banks and similar financial institutions, including credit unions - typically single tenanted, generally less than 7,500 s.f.	21	5,981,000	21	5,981,000	0	0.00
434 Freestanding supermarket	6	20,445,000	7	22,947,000	2,502,000	12.24
435 Free-standing retail building centre	6	16,989,000	6	16,989,000	0	0.00
436 Freestanding large retail stores, national chain - generally greater than 30,000 s.f.	1	11,000,000	1	11,000,000	0	0.00
441 Tavern/public house/small hotel	13	3,913,500	13	3,913,500	0	0.00
444 Full service hotel	3	20,392,000	3	20,392,000	0	0.00
445 Limited service hotel	5	19,631,000	5	19,631,000	0	0.00
450 Motel	48	34,655,000	48	34,683,000	28,000	0.08
460 Resort hotel	4	3,977,000	4	3,977,000	0	0.00
461 Resort lodge	1	1,208,000	1	1,208,000	0	0.00
462 Country inns & small Inns	4	14,930,000	4	14,930,000	0	0.00
465 Child and community oriented camp/resort	4	5,033,000	4	5,401,000	368,000	7.31
470 Multi-type complex - defined as a large multi-use complex consisting of retail/office and other uses (multi res/condominium/hotel)	7	10,058,000	7	10,067,000	9,000	0.09
471 Retail or office with residential unit(s) above or behind - less than 10,000 s.f. gross building area (GBA), street or onsite parking, with 6 or less apartments, older downtown core	422	84,597,600	425	85,993,600	1,396,000	1.65



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	Property Count	2016 CVA	Property Count	2016 CVA Estimate		
472 Retail or office with residential unit(s) above or behind - greater than 10,000 s.f. GBA, street or onsite parking, with 7 or more apartments, older downtown core	7	4,081,000	8	4,774,000	693,000	16.98
473 Retail with more than one non-retail use	20	5,834,000	20	5,787,000	-47,000	-0.81
475 Commercial condominium	7	558,000	7	558,000	0	0.00
477 Retail with office(s) - less than 10,000 s.f., GBA with offices above	3	791,000	3	791,000	0	0.00
480 Surface parking lot - excludes parking facilities that are used in conjunction with another property	7	830,000	8	882,000	52,000	6.27
482 Surface parking lot - used in conjunction with another property	21	1,285,500	22	1,343,500	58,000	4.51
486 Campground	61	74,310,000	61	76,506,000	2,196,000	2.96
490 Golf course	16	13,327,000	16	14,590,000	1,263,000	9.48
492 Marina - located on waterfront - defined as a commercial facility for the maintenance, storage, service and/or sale of watercraft	17	8,241,000	17	8,241,000	0	0.00
493 Marina - not located on waterfront - defined as a commercial facility for the maintenance, storage, service and/or sale of watercraft	1	45,500	1	45,500	0	0.00
495 Communication towers - with or without secondary communication structures	1	377,000	2	433,000	56,000	14.85
496 Communication buildings	64	10,099,700	64	10,099,700	0	0.00



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Property Code/Description	2022 Roll for Tax Year 2023		During Tax Year 2023		Growth Estimate	Growth %
	Property Count	2016 CVA	Property Count	2016 CVA Estimate		
510 Heavy manufacturing (non-automotive)	1	4,236,000	1	4,320,000	84,000	1.98
512 Cement/asphalt manufacturing plant	2	474,000	2	474,000	0	0.00
520 Standard industrial properties not specifically identified by other industrial Property Codes	73	43,671,000	76	48,286,000	4,615,000	10.57
523 Grain handling - Primary elevators (including feedmills)	9	8,575,000	9	8,614,000	39,000	0.45
525 Process elevators - flour mills, oilseed crushing, malt houses	1	195,000	1	195,000	0	0.00
530 Warehouse: A building used principally for storage that fails to meet the definitions of either a cold storage facility or a distribution centre	85	13,321,800	83	13,254,300	-67,500	-0.51
531 Mini-warehousing	10	5,402,000	11	6,415,000	1,013,000	18.75
540 Other industrial (all other types not specifically defined)	46	32,153,000	46	32,384,000	231,000	0.72
556 O.P.G. Nuclear Generating Station	5	200,686,000	5	200,686,000	0	0.00
558 Hydro One Transformer Station	25	590,300	24	571,900	-18,400	-3.12
560 MEU Transformer Station	14	270,700	14	270,700	0	0.00
563 Private Hydraulic Generating Station	4	802,000	4	802,000	0	0.00
580 Industrial mall	10	4,878,000	10	4,878,000	0	0.00
581 Active Public Landfill/Waste Disposal Site	19	13,133,000	19	13,133,000	0	0.00



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	Property Count	2016 CVA	Property Count	2016 CVA Estimate		
588 Pipelines - transmission, distribution, field & gathering and all other types including distribution connections	12	17,887,000	16	45,403,000	27,516,000	153.83
590 Water treatment/filtration/water towers/pumping station	51	15,184,100	52	15,433,100	249,000	1.64
591 Sewage treatment/waste pumping/waste disposal	1	1,525,000	1	1,525,000	0	0.00
593 Gravel pit, quarry, sand pit	56	22,274,700	59	36,643,500	14,368,800	64.51
605 School (elementary or secondary, including private)	39	103,346,000	38	103,679,000	333,000	0.32
608 Day Care	5	2,225,000	5	2,225,000	0	0.00
610 Other educational institution (e.g. schools for the blind, deaf, special education, training)	1	11,406,000	1	11,406,000	0	0.00
611 Other Institutional Residence (Excludes Student Housing)	1	439,000	1	439,000	0	0.00
621 Hospital, private or public	6	54,605,000	6	54,605,000	0	0.00
624 Retirement/long term care home (combined)	2	6,999,000	2	6,928,000	-71,000	-1.01
625 Long term care home	6	33,299,000	6	33,194,000	-105,000	-0.32
626 Old age/retirement home	11	23,539,000	11	23,539,000	0	0.00
627 Other health care facility	1	308,000	1	308,000	0	0.00
632 Other correctional facility	1	718,000	1	718,000	0	0.00
700 Place of worship - with a clergy residence	12	6,429,000	12	6,429,000	0	0.00
701 Place of worship - without a clergy residence	115	40,212,000	115	40,212,000	0	0.00
702 Cemetery	89	3,145,600	89	3,143,600	-2,000	-0.06
705 Funeral Home	14	3,994,000	14	3,994,000	0	0.00



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710 Recreational sport club - non-commercial [excludes golf clubs and ski resorts]	13	3,452,000	13	3,421,000	-31,000	-0.90
711 Bowling alley	3	701,000	3	701,000	0	0.00
715 Racetrack - auto	1	679,000	1	679,000	0	0.00
718 Exhibition grounds/fair grounds	8	2,999,500	8	2,999,500	0	0.00
720 Commercial sport complex	3	1,219,000	3	1,219,000	0	0.00
721 Non-commercial sports complex	18	33,085,000	18	33,085,000	0	0.00
725 Amusement park	1	292,000	1	292,000	0	0.00
730 Museum and/or art gallery	3	6,614,000	3	6,626,000	12,000	0.18
731 Library and/or literary institutions	9	3,333,000	10	3,541,000	208,000	6.24
735 Assembly hall, community hall	34	9,184,100	34	9,184,100	0	0.00
736 Clubs - private, fraternal	28	6,550,000	27	6,325,000	-225,000	-3.44
739 Local government airport	5	6,664,000	4	6,729,000	65,000	0.98
749 Public transportation - other	1	1,956,000	1	1,956,000	0	0.00
755 Lighthouses	2	482,000	2	482,000	0	0.00
805 Post office or depot	7	1,056,000	7	1,056,000	0	0.00
810 Fire Hall	17	7,958,000	17	7,958,000	0	0.00
812 Ambulance Station	2	433,000	2	433,000	0	0.00
815 Police Station	4	8,073,000	4	8,073,000	0	0.00
826 Government - special educational facility	1	3,774,000	1	3,774,000	0	0.00
Total	53,340	16,311,064,228	53,554	16,709,659,728	398,595,500	2.44



Estimated Growth by Property Code - Summary

Property Code Category	2022 Roll for Tax Year 2023		During Tax Year 2023		Growth Estimate	Growth %
	Property Count	2016 CVA	Property Count	2016 CVA Estimate		
Commercial	1,828	787,429,600	1,833	803,240,200	15,810,600	2.01
Farm	7,384	4,627,594,700	7,385	4,737,643,700	110,049,000	2.38
Industrial	491	391,378,800	502	439,426,300	48,047,500	12.28
Multi-Residential	109	156,366,000	114	162,514,000	6,148,000	3.93
Residential	43,376	10,229,286,028	43,568	10,446,621,428	217,335,400	2.12
Special/Exempt	152	119,009,100	152	120,214,100	1,205,000	1.01
Total	53,340	16,311,064,228	53,554	16,709,659,728	398,595,500	2.44



Estimated Growth by Realty Tax Class - Taxable

Tax Class Category	2022 Roll for Tax Year 2023	During Tax Year 2023	Growth %
	2016 CVA	2016 CVA Estimate	
Commercial			
C Commercial	568,348,254	589,123,943	3.66
D Office Building	56,400	56,400	0.00
G Parking Lot	1,226,146	1,336,146	8.97
S Shopping Centre	8,392,068	11,258,893	34.16
Sub-Total	578,022,868	601,775,382	4.11
Farm			
F Farm	3,585,618,785	3,648,499,246	1.75
Sub-Total	3,585,618,785	3,648,499,246	1.75
Industrial			
I Industrial	83,381,240	101,180,740	21.35
L Large Industrial	5,982,600	1,746,600	-70.81
Sub-Total	89,363,840	102,927,340	15.18
Managed Forest			
T Managed Forests	41,174,400	41,323,468	0.36
Sub-Total	41,174,400	41,323,468	0.36
Multi-Residential			
M Multi-Residential	153,546,035	160,434,426	4.49
Sub-Total	153,546,035	160,434,426	4.49
New Multi-Residential			
N New Multi-Residential	20,047,000	21,167,000	5.59
Sub-Total	20,047,000	21,167,000	5.59
Pipeline			
P Pipeline	17,887,000	45,403,000	153.83
Sub-Total	17,887,000	45,403,000	153.83
Residential			
R Residential	10,884,298,232	11,041,246,493	1.44
Sub-Total	10,884,298,232	11,041,246,493	1.44
Total	15,369,958,160	15,662,776,355	1.91



Estimated Growth by Realty Tax Class - Shared Payment-in-Lieu

Tax Class Category	2022 Roll for Tax Year 2023	During Tax Year 2023		Growth %
	2016 CVA	2016 CVA Estimate		
Commercial				
C Commercial	81,392,716		81,448,716	0.07
D Office Building	56,162,500		56,162,500	0.00
Sub-Total	137,555,216		137,611,216	0.04
Industrial				
I Industrial	8,247,900		8,229,500	-0.22
L Large Industrial	65,519,784		65,519,784	0.00
Sub-Total	73,767,684		73,749,284	-0.02
Residential				
R Residential	3,820,800		3,820,800	0.00
Sub-Total	3,820,800		3,820,800	0.00
Total	215,143,700		215,181,300	0.02



Estimated Growth by Realty Tax Class - Payment-in-Lieu

Tax Class Category	2022 Roll for Tax Year 2023	During Tax Year 2023		Growth %
	2016 CVA	2016 CVA Estimate		
Commercial				
C Commercial	117,647,000	114,732,100		-2.48
G Parking Lot	95,200	95,200		0.00
Sub-Total	117,742,200	114,827,300		-2.48
Industrial				
I Industrial	0	119,000		100.00
Sub-Total	0	119,000		100.00
Landfill				
H Landfill	2,390,500	2,390,500		0.00
Sub-Total	2,390,500	2,390,500		0.00
Residential				
R Residential	29,717,100	29,670,600		-0.16
Sub-Total	29,717,100	29,670,600		-0.16
Total	149,849,800	147,007,400		-1.90



Estimated Growth by Realty Tax Class - Exempt				
Tax Class Category		2022 Roll for Tax Year 2023	During Tax Year 2023	Growth %
		2016 CVA	2016 CVA Estimate	
Exempt				
E	Exempt	576,112,568	684,694,673	18.85
Sub-Total		576,112,568	684,694,673	18.85
Total		576,112,568	684,694,673	18.85



Estimated Growth by Realty Tax Class - Summary

Tax Class Category	2022 Roll for Tax Year 2023	During Tax Year 2023	Growth %
	2016 CVA	2016 CVA Estimate	
Commercial			
C Commercial	767,387,970	785,304,759	2.33
D Office Building	56,218,900	56,218,900	0.00
G Parking Lot	1,321,346	1,431,346	8.32
S Shopping Centre	8,392,068	11,258,893	34.16
Sub-Total	833,320,284	854,213,898	2.51
Exempt			
E Exempt	576,112,568	684,694,673	18.85
Sub-Total	576,112,568	684,694,673	18.85
Farm			
F Farm	3,585,618,785	3,648,499,246	1.75
Sub-Total	3,585,618,785	3,648,499,246	1.75
Industrial			
I Industrial	91,629,140	109,529,240	19.54
L Large Industrial	71,502,384	67,266,384	-5.92
Sub-Total	163,131,524	176,795,624	8.38
Landfill			
H Landfill	2,390,500	2,390,500	0.00
Sub-Total	2,390,500	2,390,500	0.00
Managed Forest			
T Managed Forests	41,174,400	41,323,468	0.36
Sub-Total	41,174,400	41,323,468	0.36
Multi-Residential			
M Multi-Residential	153,546,035	160,434,426	4.49
Sub-Total	153,546,035	160,434,426	4.49
New Multi-Residential			
N New Multi-Residential	20,047,000	21,167,000	5.59
Sub-Total	20,047,000	21,167,000	5.59
Pipeline			
P Pipeline	17,887,000	45,403,000	153.83
Sub-Total	17,887,000	45,403,000	153.83



Estimated Growth by Realty Tax Class - Summary

Tax Class Category	2022 Roll for Tax Year 2023	During Tax Year 2023	Growth %
	2016 CVA	2016 CVA Estimate	
Residential			
R Residential	10,917,836,132	11,074,737,893	1.44
Sub-Total	10,917,836,132	11,074,737,893	1.44
Total	16,311,064,228	16,709,659,728	2.44



Estimated Growth by Realty Tax Class and Qualifier

Realty Tax Class & Qualifier	2022 Roll for Tax Year 2023		During Tax Year 2023		Growth %
	Frequency	2016 CVA	Frequency	2016 CVA Estimate	
CO Commercial Small Scale on Farm Business 2	0	0	1	27,900	100.00
C7 Commercial Small Scale on Farm Business 1	7	108,000	7	152,700	41.39
CF Commercial Payment in Lieu: Full	159	81,096,300	151	78,181,400	-3.59
CG Commercial Payment in Lieu: General	48	34,654,100	48	34,654,100	0.00
CH Commercial Taxable: Full, Shared Payment in Lieu	19	80,103,116	20	80,159,116	0.07
CK Commercial Taxable: Excess Land, Shared Payment in Lieu	1	1,289,600	1	1,289,600	0.00
CP Commercial Payment in Lieu: Full, Taxable Tenant of Province	7	465,200	7	465,200	0.00
CT Commercial Taxable: Full	2,049	554,710,789	2,061	575,558,378	3.76
CU Commercial Taxable: Excess Land	36	2,165,765	37	2,305,265	6.44
CW Commercial Payment in Lieu: General, Excess Land	2	141,900	2	141,900	0.00
CX Commercial Taxable: Vacant Land	128	11,363,700	129	11,079,700	-2.50
CY Commercial Payment in Lieu: Full, Vacant Land	4	345,500	4	345,500	0.00
CZ Commercial Payment in Lieu: General, Vacant Land	9	944,000	9	944,000	0.00
DH Office Building Taxable: Full, Shared Payment in Lieu	1	56,162,500	1	56,162,500	0.00
DT Office Building Taxable: Full	1	56,400	1	56,400	0.00
E Exempt	2,877	576,112,568	7,057	684,694,673	18.85
FT Farm Taxable: Full	6,423	3,585,618,785	6,561	3,648,499,246	1.75
GF Parking Lot Payment in Lieu: Full	1	95,200	1	95,200	0.00
GT Parking Lot Taxable: Full	23	1,226,146	25	1,336,146	8.97
HF Landfill Payment in Lieu: Full	18	2,390,500	18	2,390,500	0.00
I7 Industrial Small Scale on Farm Business 1	1	24,500	1	24,500	0.00
IH Industrial Taxable: Full, Shared Payment in Lieu	43	6,493,800	42	6,475,400	-0.28
IJ Industrial Taxable: Vacant Land, Shared Payment in Lieu	4	1,754,100	4	1,754,100	0.00



Estimated Growth by Realty Tax Class and Qualifier

Realty Tax Class & Qualifier		2022 Roll for Tax Year 2023		During Tax Year 2023		Growth %
		Frequency	2016 CVA	Frequency	2016 CVA Estimate	
IT	Industrial Taxable: Full	417	79,854,285	449	97,657,185	22.29
IU	Industrial Taxable: Excess Land	7	286,055	6	249,755	-12.69
IX	Industrial Taxable: Vacant Land	42	3,216,400	44	3,249,300	1.02
IZ	Industrial Payment in Lieu: General, Vacant Land	0	0	1	119,000	100.00
LH	Large Industrial Taxable: Full, Shared Payment in Lieu	1	28,027,300	1	28,027,300	0.00
LI	Large Industrial Taxable: Water Intake System, Shared Payment in Lieu	2	10,881,184	2	10,881,184	0.00
LK	Large Industrial Taxable: Excess Land, Shared Payment in Lieu	3	1,855,100	3	1,855,100	0.00
LN	Large Industrial Taxable: Non-Generating Station, Shared Payment in Lieu	2	8,763,800	2	8,763,800	0.00
LS	Large Industrial Taxable: Generating Station, Shared Payment in Lieu	2	15,992,400	2	15,992,400	0.00
LT	Large Industrial Taxable: Full	2	5,963,400	1	1,727,400	-71.03
LU	Large Industrial Taxable: Excess Land	1	19,200	1	19,200	0.00
MT	Multi-Residential Taxable: Full	124	153,546,035	129	160,434,426	4.49
NT	New Multi-Residential Taxable: Full	7	20,047,000	8	21,167,000	5.59
PT	Pipeline Taxable: Full	12	17,887,000	16	45,403,000	153.83
R1	Residential Taxable: Farmland Awaiting Development Phase I	5	21,300	3	13,000	-38.97
RF	Residential Payment in Lieu: Full	38	4,800,500	38	4,763,800	-0.76
RG	Residential Payment in Lieu: General	148	23,859,800	148	23,859,800	0.00
RH	Residential Taxable: Full, Shared Payment in Lieu	30	3,820,800	30	3,820,800	0.00
RP	Residential Payment in Lieu: Full, Taxable Tenant of Province	12	1,056,800	12	1,047,000	-0.93
RT	Residential Taxable: Full	46,248	10,884,276,932	46,255	11,041,233,493	1.44
ST	Shopping Centre Taxable: Full	10	8,343,456	11	11,085,581	32.87



Estimated Growth by Realty Tax Class and Qualifier

Realty Tax Class & Qualifier		2022 Roll for Tax Year 2023		During Tax Year 2023		Growth %
		Frequency	2016 CVA	Frequency	2016 CVA Estimate	
SU	Shopping Centre Taxable: Excess Land	1	48,612	2	173,312	256.52
TT	Managed Forests Taxable: Full	387	41,174,400	389	41,323,468	0.36
Total		59,362	16,311,064,228	63,741	16,709,659,728	2.44

