

TAX RATES 2000 - 2026

Rate Increase/decrease 1999 - 2000	-0.03%		-0.04%	-0.02%	-0.02%	-0.02%	-0.02%	-0.02%	-0.02%	-0.02%	-1.15%		-1.15%	-1.15%	-1.15%	-0.02%	-0.03%	-0.03%
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Rate Increase/decrease2000 - 2001	6.90%		-2.05%	4.18%	4.18%	4.18%	4.18%	4.18%	4.18%	4.18%	4.29%		4.29%	4.29%	4.29%	4.29%	2.90%	6.90%	6.90%
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Rate Increase/decrease2001 - 2002	2.21%		2.57%	0.03%	0.03%	0.03%	0.03%	0.03%	0.03%	0.03%	-3.71%			-3.71%	-3.71%	-3.71%	-3.71%	1.50%	2.21%	2.21%
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Rate Increase/decrease 2001 - 2002	2.21%		2.57%	0.03%	0.03%	0.03%	0.03%	0.03%	0.03%	0.03%	-3.71%		-3.71%	-3.71%	-3.71%	-3.71%	1.50%	2.21%	2.21%
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THE CORPORATION OF THE CITY OF THUNDER BAY

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2003		Residential/Farm		Multi-residential	Commercial	Shopping Centre			Office Building		Parking/Vac. Land	Industrial				Large Industrial		Pipelines	Farmlands	Managed Forests		
						Occupied	Excess Land	Occupied	Excess Land	Occupied		Excess Land	Occupied	Excess Land	Occupied	Excess Land	Vacant Land				Occupied	Excess Land
Education		0.0033500		0.0033500	0.0273988	0.0191791	0.0248057	0.0173640	0.0289374	0.0202562	0.0167407	0.0306060			0.0198939	0.0198939	0.0328961	0.0213825	0.0237448	0.0008375	0.0008375	
General		0.0113940		0.0289236	0.0230265	0.0161186	0.0208472	0.0145930	0.0243196	0.0170237	0.0140692	0.0282076			0.0183349	0.0183349	0.0303183	0.0197069	0.0245198	0.0028485	0.0028485	
Hospital		0.0004528		0.0011494	0.0009151	0.0006405	0.0008285	0.0005799	0.0009665	0.0006765	0.0005591	0.0011210			0.0007286	0.0007286	0.0012049	0.0007832	0.0009744	0.0001132	0.0001132	
Garbage		0.0004012		0.0010183	0.0008107	0.0005675	0.0007340	0.0005138	0.0008562	0.0005994	0.0004953	0.0009931			0.0006455	0.0006455	0.0010674	0.0006938	0.0008633	0.0001003	0.0001003	
PubTrans		0.0013174		0.0033442	0.0026624	0.0018637	0.0024104	0.0016873	0.0028119	0.0019683	0.0016267	0.0032615			0.0021200	0.0021200	0.0035055	0.0022786	0.0028351	0.0003294	0.0003294	
SewDrain		0.0003357		0.0008523	0.0006785	0.0004750	0.0006143	0.0004300	0.0007166	0.0005016	0.0004146	0.0008312			0.0005403	0.0005403	0.0008934	0.0005807	0.0007225	0.0000839	0.0000839	
Street Lighting		0.0002324		0.0005899	0.0004697	0.0003288	0.0004252	0.0002976	0.0004960	0.0003472	0.0002870	0.0005753			0.0003740	0.0003740	0.0006184	0.0004019	0.0005001	0.0000581	0.0000581	
Full Service Rate 2003		0.01748348		0.03922784	0.05596165	0.03917315	0.05066532	0.03546573	0.05910422	0.04137295	0.03419269	0.06559569			0.04263720	0.04263720	0.07050403	0.04582762	0.05416008	0.00437087	0.00437087	

Rate Increase/decrease2002 - 2003	5.69%		8.20%	-2.94%	-2.94%	-2.94%	-2.94%	-2.94%	-2.94%	-2.94%	-2.94%	-7.56%				-7.56%	-7.56%	-7.56%	-7.56%	4.32%	5.68%	5.68%
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2004		Residential/Farm		Multi-residential	Commercial	Shopping Centre			Office Building		Parking/Vac. Land	Industrial				Large Industrial		Pipelines	Farmlands	Managed Forests	
		Occupied		Occupied	Occupied	Excess Land	Occupied	Excess Land	Occupied	Excess Land	Occupied	Occupied			Excess Land	Vacant Land	Occupied	Excess Land	Occupied	Occupied	Occupied
Education		0.0029600		0.0029600	0.0266099	0.0186265	0.0240923	0.0168646	0.0281044	0.0196731	0.0162590	0.0326287			0.0212092	0.0212092	0.0367210	0.0238689	0.0242804	0.0007400	0.0007400
General		0.0130070		0.0356392	0.0262859	0.0184001	0.0237989	0.0166592	0.0277622	0.0194335	0.0160611	0.0309879			0.0201421	0.0201421	0.0348744	0.0226684	0.0279911	0.0032518	0.0032518
Hospital		0.0004521		0.0012388	0.0009137	0.0006396	0.0008272	0.0005791	0.0009650	0.0006755	0.0005583	0.0010771			0.0007001	0.0007001	0.0012122	0.0007879	0.0009730	0.0001130	0.0001130
Garbage		0.0004234		0.0011601	0.0008557	0.0005990	0.0007747	0.0005423	0.0009037	0.0006326	0.0005228	0.0010087			0.0006557	0.0006557	0.0011352	0.0007379	0.0009112	0.0001059	0.0001059
PubTrans		0.0012173		0.0033354	0.0024601	0.0017221	0.0022273	0.0015591	0.0025982	0.0018188	0.0015031	0.0029001			0.0018851	0.0018851	0.0032639	0.0021215	0.0026197	0.0003043	0.0003043
SewDrain		0.0002950		0.0008083	0.0005961	0.0004173	0.0005397	0.0003778	0.0006296	0.0004407	0.0003643	0.0007028			0.0004568	0.0004568	0.0007909	0.0005141	0.0006348	0.0000737	0.0000737
Street Lighting		0.0002594		0.0007108	0.0005243	0.0003670	0.0004747	0.0003323	0.0005537	0.0003876	0.0003203	0.0006180			0.0004017	0.0004017	0.0006955	0.0004521	0.0005583	0.0000649	0.0000649
Full Service Rate 2004		0.01861426		0.04585266	0.05824559	0.04077151	0.05273489	0.03691443	0.06151684	0.04306178	0.03558892	0.06992343			0.04545078	0.04545078	0.07869321	0.05115087	0.05796833	0.00465356	0.00465356

Rate Increase/decrease2003 - 2004	6.47%		16.89%	4.08%	4.08%	4.08%	4.08%	4.08%	4.08%	4.08%	4.08%	6.60%				6.60%	6.60%	11.62%	11.62%	7.03%	6.47%	6.47%
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2005		Residential/Farm		Multi-residential	Commercial	Shopping Centre			Office Building		Parking/Vac. Land	Industrial				Large Industrial		Pipelines	Farmlands	Managed Forests	
		Occupied		Occupied	Occupied	Excess Land	Occupied	Excess Land	Occupied	Excess Land	Occupied	Occupied			Excess Land	Vacant Land	Occupied	Excess Land	Occupied	Occupied	Occupied
Education		0.0029600		0.0029600	0.0264175	0.0184922	0.0249005	0.0174303	0.0279078	0.0195355	0.0168044	0.0337499			0.0219374	0.0219374	0.0364930	0.0237204	0.0242804	0.0007400	0.0007400
General		0.0139852		0.0383195	0.0276907	0.0193835	0.0261006	0.0182704	0.0292529	0.0204770	0.0176144	0.0339840			0.0220896	0.0220896	0.0367461	0.0238850	0.0300962	0.0034963	0.0034963
Hospital		0.0004546		0.0012457	0.0009002	0.0006301	0.0008485	0.0005940	0.0009510	0.0006657	0.0005726	0.0011048			0.0007181	0.0007181	0.0011946	0.0007765	0.0009784	0.0001137	0.0001137
Garbage		0.0004683		0.0012831	0.0009272	0.0006490	0.0008740	0.0006118	0.0009795	0.0006857	0.0005898	0.0011379			0.0007397	0.0007397	0.0012304	0.0007998	0.0010078	0.0001171	0.0001171
PubTrans		0.0010949		0.0030001	0.0021679	0.0015176	0.0020434	0.0014304	0.0022902	0.0016032	0.0013790	0.0026606			0.0017294	0.0017294	0.0028769	0.0018700	0.0023563	0.0002737	0.0002737
SewDrain		0.0002201		0.0006030	0.0004358	0.0003050	0.0004107	0.0002875	0.0004603	0.0003222	0.0002772	0.0005348			0.0003476	0.0003476	0.0005783	0.0003759	0.0004736	0.0000550	0.0000550
Street Lighting		0.0003053		0.0008366	0.0006046	0.0004232	0.0005699	0.0003989	0.0006387	0.0004471	0.0003846	0.0007420			0.0004823	0.0004823	0.0008023	0.0005215	0.0006571	0.0000763	0.0000763
Full Service Rate 2005		0.01948848		0.04824804	0.05914386	0.04140070	0.05574757	0.03902330	0.06248041	0.04373629	0.03762207	0.07391411			0.04804417	0.04804417	0.07992153	0.05194900	0.05984966	0.00487212	0.00487212

Rate Increase/decrease2004 - 2005	4.70%		5.22%	1.54%	1.54%	5.71%	5.71%	1.57%	1.57%	5.71%	5.71%					5.71%	5.71%	1.56%	1.56%	3.25%	4.70%	4.70%
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THE CORPORATION OF THE CITY OF THUNDER BAY
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2006																	
	Residential/Farm		Multi-residential	Commercial			Industrial			Large Industrial					Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Excess Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land				Occupied	Occupied	Occupied
Education	0.0026400		0.0026400	0.0257510	0.0180257	0.0180257	0.0333526	0.0216792	0.0216792	0.0360634	0.0234412				0.0240568	0.0006600	0.0006600
General	0.0135785		0.0372052	0.0265149	0.0185605	0.0185605	0.0329959	0.0214473	0.0214473	0.0360703	0.0230008				0.0292210	0.0033946	0.0033946
Hospital	0.0004270		0.0011700	0.0008338	0.0005837	0.0005837	0.0010376	0.0006744	0.0006744	0.0007293	0.0009189				0.0009189	0.0001067	0.0001067
Garbage	0.0003500		0.0009590	0.0006835	0.0004784	0.0004784	0.0008505	0.0005528	0.0005528	0.0009196	0.0005978				0.0007532	0.0000875	0.0000875
PubTrans	0.0010354		0.0028369	0.0020217	0.0014152	0.0014152	0.0025159	0.0016353	0.0016353	0.0027204	0.0017683				0.0022281	0.0002588	0.0002588
SewDrain	0.0002701		0.0007401	0.0005275	0.0003692	0.0003692	0.0006564	0.0004267	0.0004267	0.0007097	0.0004613				0.0005813	0.0000675	0.0000675
Street Lighting	0.0001504		0.0004122	0.0002937	0.0002056	0.0002056	0.0003655	0.0002376	0.0002376	0.0003953	0.0002569				0.0003237	0.0000376	0.0000376
Full Service Rate 2006	0.01845144		0.04596335	0.05662609	0.03963826	0.03963826	0.07177441	0.04665336	0.04665336	0.07760792	0.05044515				0.05808298	0.00461286	0.00461286
Rate Increase/decrease2005 - 2006																	
		-5.32%		-4.74%	-4.26%	-4.26%	-4.26%	-2.89%	-2.89%	-2.89%	-2.89%	-2.89%			-2.95%	-5.32%	-5.32%
2007																	
	Residential/ Farm		Multi-residential	Commercial			Industrial			Large Industrial					Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land				Occupied	Occupied	Occupied
Education	0.0026400		0.0026400	0.0257510	0.0180257	0.0180257	0.0333767	0.0216948	0.0216948	0.0360894	0.0234581				0.0240568	0.0006600	0.0006600
General	0.0138009		0.0378144	0.0269491	0.0188644	0.0188644	0.0335361	0.0217985	0.0217985	0.0362618	0.0235702				0.0296995	0.0034502	0.0034502
Hospital	0.0004244		0.0011629	0.0008288	0.0005801	0.0005801	0.0010313	0.0006704	0.0006704	0.0011152	0.0007249				0.0009133	0.0001061	0.0001061
Garbage	0.0003957		0.0010843	0.0007727	0.0005409	0.0005409	0.0009616	0.0006250	0.0006250	0.0010398	0.0006758				0.0008516	0.0000989	0.0000989
PubTrans	0.0012451		0.0034114	0.0024312	0.0017019	0.0017019	0.0030255	0.0019666	0.0019666	0.0032714	0.0021264				0.0026794	0.0003113	0.0003113
SewDrain	0.0000542		0.0001486	0.0001059	0.0000741	0.0000741	0.0001318	0.0000857	0.0000857	0.0001425	0.0000926				0.0001167	0.0000136	0.0000136
Street Lighting	0.0002320		0.0006356	0.0004530	0.0003171	0.0003171	0.0005637	0.0003664	0.0003664	0.0006095	0.0003962				0.0004992	0.0000580	0.0000580
Full Service Rate 2007	0.01879228		0.04689725	0.05729165	0.04010416	0.04010416	0.07262670	0.04720736	0.04720736	0.07852949	0.05104418				0.05881647	0.00469807	0.00469807
Rate Increase/decrease2006 - 2007																	
		1.85%		2.03%	1.18%	1.18%	1.18%	1.19%	1.19%	1.19%	1.19%	1.19%			1.26%	1.85%	1.85%
2008																	
	Residential/ Farm		Multi-residential	Commercial			Industrial			Large Industrial					Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land				Occupied	Occupied	Occupied
Education	0.0026400		0.0026400	0.0235000	0.0164500	0.0164500	0.0258141	0.0167792	0.0167792	0.0279122	0.0181429				0.0238956	0.0006600	0.0006600
General	0.0141947		0.0388936	0.0277182	0.0194027	0.0194027	0.0344932	0.0224206	0.0224206	0.0372967	0.0242428				0.0305471	0.0035487	0.0035487
Hospital	0.0004262		0.0011678	0.0008322	0.0005826	0.0005826	0.0010356	0.0006732	0.0006732	0.0011198	0.0007279				0.0009172	0.0001065	0.0001065
Garbage	0.0003849		0.0010545	0.0007515	0.0005261	0.0005261	0.0009352	0.0006079	0.0006079	0.0010112	0.0006573				0.0008282	0.0000962	0.0000962
PubTrans	0.0012347		0.0033832	0.0024111	0.0016878	0.0016878	0.0030004	0.0019503	0.0019503	0.0032443	0.0021088				0.0026572	0.0003087	0.0003087
SewDrain	0.0002059		0.0005640	0.0004020	0.0002814	0.0002814	0.0005002	0.0003251	0.0003251	0.0005409	0.0003516				0.0004430	0.0000515	0.0000515
Street Lighting	0.0002382		0.0006526	0.0004651	0.0003256	0.0003256	0.0005788	0.0003762	0.0003762	0.0006258	0.0004068				0.0005126	0.0000596	0.0000596
Full Service Rate 2008	0.01932457		0.04835573	0.05608012	0.03925607	0.03925607	0.06635764	0.04313246	0.04313246	0.07175089	0.04663808				0.05980081	0.00483115	0.00483115
Rate Increase/decrease2007 - 2008																	
		2.83%		3.11%	-2.11%	-2.11%	-2.11%	-8.63%	-8.63%	-8.63%	-8.63%	-8.63%			1.67%	2.83%	2.83%

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2009																	
	Residential/ Farm		Multi-residential	Commercial			Industrial			Large Industrial				Pipelines	Farmlands	Managed Forests	
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land				Occupied	Occupied	Occupied
Education	0.0025200		0.0025200	0.0200000	0.0140000	0.0140000	0.0225000	0.0146250	0.0146250	0.0225000	0.0146250				0.0225000	0.0006300	0.0006300
General	0.0148420		0.0406672	0.0289822	0.0202875	0.0202875	0.0360662	0.0234430	0.0234430	0.0389975	0.0253484				0.0319401	0.0037105	0.0037105
Hospital	0.0004246		0.0011634	0.0008291	0.0005804	0.0005804	0.0010318	0.0006707	0.0006707	0.0011157	0.0007252				0.0009138	0.0001062	0.0001062
Garbage	0.0004316		0.0011827	0.0008429	0.0005900	0.0005900	0.0010489	0.0006818	0.0006818	0.0011341	0.0007372				0.0009289	0.0001079	0.0001079
PubTrans	0.0012765		0.0034976	0.0024926	0.0017448	0.0017448	0.0031019	0.0020162	0.0020162	0.0033540	0.0021801				0.0027470	0.0003191	0.0003191
SewDrain	0.0000923		0.0002528	0.0001802	0.0001261	0.0001261	0.0002242	0.0001457	0.0001457	0.0002424	0.0001576				0.0001986	0.0000231	0.0000231
Street Lighting	0.0002206		0.0006043	0.0004307	0.0003015	0.0003015	0.0005360	0.0003484	0.0003484	0.0005795	0.0003767				0.0004746	0.0000551	0.0000551
Full Service Rate 2009	0.01980760		0.04988804	0.05375766	0.03763036	0.03763036	0.06450888	0.04193077	0.04193077	0.06792318	0.04415007				0.05970292	0.00495190	0.00495190
Rate Increase/decrease2008 - 2009																	
2.50%			3.17%	-4.14%	-4.14%	-4.14%	-2.79%	-2.79%	-2.79%	-5.33%	-5.33%				-0.16%	2.50%	2.50%
2010																	
	Residential/ Farm		Multi-residential	Commercial			Industrial			Large Industrial				Pipelines	Farmlands	Managed Forests	
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land				Occupied	Occupied	Occupied
Education	0.0024100		0.0024100	0.0143000	0.0100100	0.0100100	0.0143000	0.0092950	0.0092950	0.0143000	0.0092950				0.0143000	0.0006025	0.0006025
General	0.0149977		0.0410936	0.0292861	0.0205002	0.0205002	0.0364443	0.0236888	0.0236888	0.0369692	0.0240300				0.0322750	0.0037494	0.0037494
Hospital	0.0004147		0.0011363	0.0008098	0.0005669	0.0005669	0.0010078	0.0006550	0.0006550	0.0010223	0.0006645				0.0008925	0.0001037	0.0001037
Garbage	0.0004123		0.0011296	0.0008050	0.0005635	0.0005635	0.0010018	0.0006512	0.0006512	0.0010162	0.0006605				0.0008872	0.0001031	0.0001031
PubTrans	0.0011260		0.0030853	0.0021988	0.0015392	0.0015392	0.0027363	0.0017786	0.0017786	0.0027757	0.0018042				0.0024232	0.0002815	0.0002815
SewDrain	0.0001277		0.0003500	0.0002494	0.0001746	0.0001746	0.0003104	0.0002018	0.0002018	0.0003149	0.0002047				0.0002749	0.0000319	0.0000319
Street Lighting	0.0002937		0.0008049	0.0005736	0.0004015	0.0004015	0.0007138	0.0004640	0.0004640	0.0007241	0.0004707				0.0006321	0.0000734	0.0000734
Full Service Rate 2010	0.01978214		0.05000966	0.04822273	0.03375590	0.03375590	0.05651429	0.03673428	0.03673428	0.05712232	0.03712951				0.05168484	0.00494555	0.00494555
Rate Increase/decrease2009 - 2010																	
-0.13%			0.24%	-10.30%	-10.30%	-10.30%	-12.39%	-12.39%	-12.39%	-0.1590158	-0.1590158				-13.43%	-0.13%	-0.13%
2011																	
	Residential/ Farm		Multi-residential	Commercial			Industrial			Large Industrial					Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land				Occupied	Occupied	Occupied
Education	0.00231000		0.00231000	0.01330000	0.00931000	0.00931000	0.01330000	0.00864500	0.00864500	0.01330000	0.00864500				0.01330000	0.00057750	0.00057750
General	0.01498305		0.04105356	0.02925754	0.02048028	0.02048028	0.03640881	0.02366573	0.02366573	0.03693322	0.02400659				0.03224352	0.00374576	0.00374576
Garbage	0.00049982		0.00136951	0.00097600	0.00068320	0.00068320	0.00121456	0.00078946	0.00078946	0.00123206	0.00080084				0.00107561	0.00012496	0.00012496
PubTrans	0.00123524		0.00338456	0.00241206	0.00168844	0.00168844	0.00300163	0.00195106	0.00195106	0.00304487	0.00197917				0.00265824	0.00030881	0.00030881
SewDrain	0.00031820		0.00087187	0.00062135	0.00043494	0.00043494	0.00077323	0.00050260	0.00050260	0.00078436	0.00050983				0.00068477	0.00007955	0.00007955
Street Lighting	0.00038482		0.00105441	0.00075144	0.00052601	0.00052601	0.00093511	0.00060782	0.00060782	0.00094858	0.00061658				0.00082813	0.00009621	0.00009621
Full Service Rate 2011	0.01973113		0.05004391	0.04731839	0.03312287	0.03312287	0.05563334	0.03616167	0.03616167	0.05624309	0.03655801				0.05079027	0.00493279	0.00493279
Rate Increase/decrease2010 - 2011																	
-0.26%			0.07%	-1.88%	-1.88%	-1.88%	-1.56%	-1.56%	-1.56%	-1.54%	-1.54%				-1.73%	-0.26%	-0.26%

THE CORPORATION OF THE CITY OF THUNDER BAY
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2012		Residential/ Farm		Multi- residential	Commercial			Industrial			Large Industrial					Pipelines	Farmlands	Managed Forests
		Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land				Occupied	Occupied	Occupied
Education		0.00221000		0.00221000	0.01260000	0.00882000	0.00882000	0.01260000	0.00819000	0.00819000	0.01260000	0.00819000				0.01260000	0.00055250	0.00055250
General		0.01530135		0.04192570	0.02987909	0.02091536	0.02091536	0.03718228	0.02416849	0.02416849	0.03771783	0.02451659				0.03292851	0.00382534	0.00382534
Garbage		0.00043156		0.00118246	0.00084270	0.00058989	0.00058989	0.00104868	0.00068164	0.00068164	0.00106379	0.00069146				0.00092871	0.00010789	0.00010789
PubTrans		0.00127426		0.00349147	0.00248825	0.00174178	0.00174178	0.00309645	0.00201269	0.00201269	0.00314104	0.00204168				0.00274220	0.00031856	0.00031856
SewDrain		0.00013288		0.00036408	0.00025947	0.00018163	0.00018163	0.00032289	0.00020988	0.00020988	0.00032754	0.00021290				0.00028595	0.00003322	0.00003322
Street Lighting		0.00044711		0.00122508	0.00087308	0.00061115	0.00061115	0.00108648	0.00070621	0.00070621	0.00110213	0.00071638				0.00096218	0.00011178	0.00011178
Full Service Rate 2012		0.01979716		0.05039879	0.04694259	0.03285981	0.03285981	0.05533678	0.03596891	0.03596891	0.05595233	0.03636901				0.05044755	0.00494929	0.00494929

Rate Increase/decrease2011 - 2012	0.33%		0.71%	-0.79%	-0.79%	-0.79%	-0.53%	-0.53%	-0.53%	-0.52%	-0.52%					-0.67%	0.33%	0.33%
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2013		Residential/ Farm		Multi- residential	Commercial			Industrial			Large Industrial					Pipelines	Farmlands	Managed Forests
		Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land				Occupied	Occupied	Occupied
Education		0.00212000		0.00212000	0.01260000	0.00882000	0.00882000	0.01260000	0.00819000	0.00819000	0.01260000	0.00819000				0.01260000	0.00053000	0.00053000
General		0.01459079		0.03952018	0.02888976	0.02022283	0.02022283	0.03734195	0.02427227	0.02427227	0.03787980	0.02462187				0.03314448	0.00364770	0.00364770
Garbage		0.00052635		0.00142567	0.00104218	0.00072953	0.00072953	0.00134709	0.00087561	0.00087561	0.00136649	0.00088822				0.00119567	0.00013159	0.00013159
PubTrans		0.00118776		0.00321714	0.00235177	0.00164624	0.00164624	0.00303982	0.00197589	0.00197589	0.00308361	0.00200434				0.00269813	0.00029694	0.00029694
SewDrain		0.00025863		0.00070051	0.00051208	0.00035846	0.00035846	0.00066190	0.00043023	0.00043023	0.00067143	0.00043643				0.00058750	0.00006466	0.00006466
Street Lighting		0.00033274		0.00090124	0.00065882	0.00046117	0.00046117	0.00085156	0.00055352	0.00055352	0.00086383	0.00056149				0.00075584	0.00008318	0.00008318
Full Service Rate 2013		0.01901627		0.04788474	0.04605461	0.03223823	0.03223823	0.05584232	0.03629752	0.03629752	0.05646516	0.03670235				0.05098162	0.00475407	0.00475407

Rate Increase/decrease2012 - 2013	-3.94%		-4.99%	-1.89%	-1.89%	-1.89%	0.91%	0.91%	0.91%	0.92%	0.92%					1.06%	-3.94%	-3.94%
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2014		Residential/ Farm	New Multi- residential	Multi- residential	Commercial			Industrial			Large Industrial			
		Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band
Education		0.00203000	0.00203000	0.00203000	0.01220000	0.00854000	0.00854000	0.01220000	0.00793000	0.00793000	0.01039047	0.02078094	0.00675381	0.01350761
General		0.01400543	0.01400543	0.03761265	0.02773075	0.01941153	0.01941153	0.03530538	0.02294850	0.02294850	0.03826867	0.07653736	0.02487464	0.04974928
Garbage		0.00050467	0.00050467	0.00135533	0.00099925	0.00069947	0.00069947	0.00128186	0.00083321	0.00083321	0.00138945	0.00277890	0.00090314	0.00180629
PubTrans		0.00114068	0.00114068	0.00306338	0.00225855	0.00158098	0.00158098	0.00289733	0.00188326	0.00188326	0.00314052	0.00628103	0.00204134	0.00408267
SewDrain		0.00024621	0.00024621	0.00066122	0.00048750	0.00034125	0.00034125	0.00062537	0.00040649	0.00040649	0.00079541	0.00159081	0.00051701	0.00103403
Street Lighting		0.00031925	0.00031925	0.00085737	0.00063211	0.00044248	0.00044248	0.00081090	0.00052709	0.00052709	0.00087895	0.00175790	0.00057132	0.00114264
Full Service Rate 2014		0.01824624	0.01824624	0.04557995	0.04430816	0.03101571	0.03101571	0.05312084	0.03452855	0.03452855	0.05486347	0.10972694	0.03566126	0.07132252

Rate Increase/decrease Education	-4.25%		-4.25%	-3.17%	-3.17%	-3.17%	-3.17%	-3.17%	-3.17%	-3.17%	-17.54%			-17.54%
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Rate Increase/decrease2013 - 2014	-4.05%		-4.81%	-3.79%	-3.79%	-3.79%	-4.87%	-4.87%	-4.87%	-2.84%			-2.84%	
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	Pipelines	Farmlands	Managed Forests
	Occupied	Occupied	Occupied
0.01220000	0.00050750	0.00050750	0.00050750
0.03345610	0.00350136	0.00350136	0.00350136
0.00120555	0.00012617	0.00012617	0.00012617
0.00272485	0.00028517	0.00028517	0.00028517
0.00058815	0.00006155	0.00006155	0.00006155
0.00076262	0.00007981	0.00007981	0.00007981
0.05093727	0.00456156	0.00456156	0.00456156

	-3.17%	-4.25%	-4.25%
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-0.09%	-4.05%	-4.05%
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TAX RATES 2000 - 2026

2015													
	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial			
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band
Education	0.00195000	0.00195000	0.00195000	0.01190000	0.00833000	0.00833000	0.01190000	0.00773500	0.00773500	0.01013595	0.01583742	0.00658837	0.01029432
General	0.01373490	0.01373490	0.03639093	0.02755904	0.01929132	0.01929132	0.03373263	0.02192621	0.02192621	0.03816890	0.05963890	0.02480978	0.03876528
Garbage	0.00024126	0.00024126	0.00063921	0.00049346	0.00034542	0.00034542	0.00060400	0.00039260	0.00039260	0.00068343	0.00106786	0.00044423	0.00069411
PubTrans	0.00121399	0.00121399	0.00321650	0.00248305	0.00173814	0.00173814	0.00303929	0.00197554	0.00197554	0.00343900	0.00537343	0.00223535	0.00349273
SewDrain	0.00040504	0.00040504	0.00107316	0.00082846	0.00057992	0.00057992	0.00101404	0.00065913	0.00065913	0.00134702	0.00210471	0.00087556	0.00136806
Street Lighting	0.00029956	0.00029956	0.00079368	0.00061270	0.00042889	0.00042889	0.00074995	0.00048747	0.00048747	0.00084858	0.00132591	0.00055158	0.00086184
Full Service Rate 2015	0.01784475	0.01784475	0.04406348	0.04387671	0.03071369	0.03071369	0.05103991	0.03317595	0.03317595	0.05462288	0.08534823	0.03550487	0.05547634
Rate Increase/decrease Education	-3.94%	-3.94%	-3.94%	-2.46%	-2.46%	-2.46%	-2.46%	-2.46%	-2.46%	-2.45%	-23.79%	-2.45%	-23.79%
Rate Increase/decrease2014 - 2015	-2.20%	-2.20%	-3.33%	-0.97%	-0.97%	-0.97%	-3.92%	-3.92%	-3.92%	-0.44%	-22.22%	-0.44%	-22.22%

Pipelines	Farmlands	Managed Forests
Occupied	Occupied	Occupied
0.01190000	0.00048750	0.00048750
0.03436855	0.00343373	0.00343373
0.00060369	0.00006031	0.00006031
0.00303774	0.00030350	0.00030350
0.00101352	0.00010126	0.00010126
0.00074957	0.00007489	0.00007489
0.05167307	0.00446119	0.00446119

-2.46%	-3.94%	-3.94%
1.44%	-2.20%	-2.20%

2016	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial																
				Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band													
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band													
Education	0.00188000	0.00188000	0.00188000	0.01180000	0.00826000	0.00826000	0.01180000	0.00826000	0.00826000	0.01005605	0.01571258	0.00703923	0.01099880													
General	0.01354413	0.01354413	0.03563460	0.02740025	0.01918018	0.01918018	0.03240405	0.02268283	0.02268283	0.03813017	0.05957838	0.02669112	0.04170487													
Garbage	0.00031335	0.00031335	0.00082443	0.00064792	0.00045354	0.00045354	0.00076624	0.00053637	0.00053637	0.00090164	0.00140882	0.00063115	0.00098617													
PubTrans	0.00101888	0.00101888	0.00268068	0.00210674	0.00147472	0.00147472	0.00249147	0.00174403	0.00174403	0.00293174	0.00458085	0.00205222	0.00320659													
SewDrain	0.00005715	0.00005715	0.00015037	0.00011818	0.00008272	0.00008272	0.00013976	0.00009783	0.00009783	0.00019297	0.00030151	0.00013508	0.00021106													
Street Lighting	0.00038460	0.00038460	0.00101187	0.00079523	0.00055666	0.00055666	0.00094045	0.00065832	0.00065832	0.00110664	0.00172912	0.00077465	0.00121039													
Full Service Rate 2016	0.01719811	0.01719811	0.04218195	0.04286832	0.03000782	0.03000782	0.04854197	0.03397938	0.03397938	0.05331921	0.08331126	0.03732345	0.05831788													
Rate Increase/decrease Education														-3.59%	-3.59%	-3.59%	-0.84%	-0.84%	-0.84%	-0.84%	6.79%	6.79%	-0.79%	-0.79%	6.84%	6.84%
Rate Increase/decrease2015 - 2016														-3.62%	-3.62%	-4.27%	-2.30%	-2.30%	-2.30%	-4.89%	2.42%	2.42%	-2.39%	-2.39%	5.12%	5.12%

Pipelines	Farmlands	Managed Forests
Occupied	Occupied	Occupied
0.01180000	0.00047000	0.00047000
0.03538241	0.00338603	0.00338603
0.00081859	0.00007834	0.00007834
0.00266171	0.00025472	0.00025472
0.00014931	0.00001429	0.00001429
0.00100471	0.00009615	0.00009615
0.05181673	0.00429953	0.00429953

-0.84%	-3.59%	-3.59%
0.28%	-3.62%	-3.62%

2017	2017																	
	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial				Landfill	Pipelines	Farmlands	Managed Forests	
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band	Occupied	Occupied	Occupied	Occupied	
Education	0.00179000	0.00179000	0.00179000	0.01140000	0.00798000	0.00798000	0.01140000	0.00798000	0.00798000	0.01000021	0.01470619	0.00700014	0.01029433	0.01140000	0.01140000	0.00044750	0.00044750	
General	0.01333479	0.01333479	0.03304737	0.02810387	0.01967272	0.01967272	0.03261069	0.02282748	0.02282748	0.03872450	0.05694780	0.02710715	0.03986346	0.03272000	0.03589114	0.00333370	0.00333370	
Garbage	0.00034609	0.00034609	0.00088824	0.00074216	0.00051951	0.00051951	0.00086118	0.00060282	0.00060282	0.00102263	0.00150387	0.00071584	0.00105271	0.00084921	0.00093152	0.00008652	0.00008652	
PubTrans	0.00099100	0.00099100	0.00254341	0.00212512	0.00148758	0.00148758	0.00246591	0.00172613	0.00172613	0.00292822	0.00430620	0.00204975	0.00301434	0.00243165	0.00266732	0.00024775	0.00024775	
SewDrain	0.00002185	0.00002185	0.00005608	0.00004686	0.00003280	0.00003280	0.00005437	0.00003806	0.00003806	0.00007360	0.00010824	0.00005152	0.00007576	0.00005361	0.00005881	0.00000546	0.00000546	
Street Lighting	0.00035772	0.00035772	0.00091809	0.00076710	0.00053697	0.00053697	0.00089012	0.00062308	0.00062308	0.00105699	0.00155440	0.00073990	0.00108808	0.00087775	0.00096282	0.00008943	0.00008943	
Full Service Rate 2017	0.01684145	0.01684145	0.03924319	0.04318511	0.03022958	0.03022958	0.04828227	0.03379757	0.03379757	0.05380615	0.07912670	0.03766430	0.05538868	0.04833222	0.05191161	0.00421036	0.00421036	
Rate Increase/decrease Education	-4.79%	-4.79%	-4.79%	-3.39%	-3.39%	-3.39%	-3.39%	-3.39%	-3.39%	-0.56%	-6.40%	-0.56%	-6.40%		-3.39%	-4.79%	-4.79%	
Rate Increase/decrease2016 - 2017	-2.07%	-2.07%	-6.97%	0.74%	0.74%	0.74%	-0.54%	-0.54%	-0.54%	0.91%	-5.02%	0.91%	-5.02%		0.18%	-2.07%	-2.07%	

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TAX RATES 2000 - 2026

2018	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial				Landfill	Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band	Occupied	Occupied	Occupied	Occupied
Education	0.00170000	0.00170000	0.00170000	0.01090000	0.00763000	0.00763000	0.01090000	0.00763000	0.00763000	0.00973528	0.01333600	0.00681469	0.00933520	0.01090000	0.01090000	0.00042500	0.00042500
General	0.01294045	0.01294045	0.03068219	0.02737224	0.01916056	0.01916056	0.03125310	0.02187718	0.02187718	0.03778626	0.05176200	0.02645038	0.03623340	0.03342944	0.03582417	0.00323512	0.00323512
Garbage	0.00038913	0.00038913	0.00094264	0.00083193	0.00058235	0.00058235	0.00094989	0.00066492	0.00066492	0.00114845	0.00157323	0.00080392	0.00110126	0.00100525	0.00107726	0.00009728	0.00009728
PubTrans	0.00096586	0.00096586	0.00233974	0.00206494	0.00144546	0.00144546	0.00235771	0.00165040	0.00165040	0.00285057	0.00390489	0.00199540	0.00273342	0.00249513	0.00267387	0.00024147	0.00024147
SewDrain	0.00008369	0.00008369	0.00020273	0.00017892	0.00012525	0.00012525	0.00020429	0.00014300	0.00014300	0.00027653	0.00037881	0.00019357	0.00026517	0.00021620	0.00023169	0.00002092	0.00002092
Street Lighting	0.00029470	0.00029470	0.00071389	0.00063005	0.00044103	0.00044103	0.00071938	0.00050356	0.00050356	0.00086975	0.00119144	0.00060883	0.00083401	0.00076131	0.00081584	0.00007368	0.00007368
Full Service Rate 2018	0.01637383	0.01637383	0.03658119	0.04197808	0.02938465	0.02938465	0.04638437	0.03246906	0.03246906	0.05266685	0.07214637	0.03686679	0.05050245	0.04880733	0.05152283	0.00409347	0.00409347
Rate Increase/decrease Education	-5.03%	-5.03%	-5.03%	-4.39%	-4.39%	-4.39%	-4.39%	-4.39%	-4.39%	-2.65%	-9.32%	-9.32%	-2.65%	-9.32%	-4.39%	-5.03%	-5.03%
Rate Increase/decrease2017 - 2018	-2.78%	-2.78%	-6.78%	-2.80%	-2.80%	-2.80%	-3.93%	-3.93%	-3.93%	-2.12%	-8.82%	-2.12%	-8.82%	0.98%	-0.75%	-2.78%	-2.78%

2019	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial				Landfill	Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band	Occupied	Occupied	Occupied	Occupied
Education	0.00161000	0.00161000	0.00161000	0.01030000	0.00875500	0.00875500	0.01030000	0.00875500	0.00875500	0.00947810	0.01170135	0.00805638	0.00994615	0.01030000	0.01030000	0.00040250	0.00040250
General	0.01246043	0.01246043	0.02829694	0.02627581	0.01839307	0.01839307	0.03000122	0.02100086	0.02100086	0.03623372	0.04473299	0.02536360	0.03131310	0.03218939	0.03449530	0.00311511	0.00311511
Garbage	0.00044972	0.00044972	0.00102761	0.00095127	0.00066589	0.00066589	0.00108614	0.00076030	0.00076030	0.00131177	0.00161948	0.00091824	0.00113363	0.00116177	0.00124500	0.00011243	0.00011243
PubTrans	0.00096548	0.00096548	0.00220612	0.00204223	0.00142956	0.00142956	0.00233178	0.00163224	0.00163224	0.00281617	0.00347677	0.00197133	0.00243374	0.00249415	0.00267282	0.00024137	0.00024137
SewDrain	0.00020220	0.00020220	0.00046203	0.00042770	0.00029939	0.00029939	0.00048834	0.00034184	0.00034184	0.00064097	0.00079132	0.00044868	0.00055392	0.00052235	0.00055977	0.00005055	0.00005055
Street Lighting	0.00029701	0.00029701	0.00067867	0.00062825	0.00043977	0.00043977	0.00071732	0.00050213	0.00050213	0.00086634	0.00106955	0.00060644	0.00074869	0.00076727	0.00082224	0.00007425	0.00007425
Full Service Rate 2019	0.01598484	0.01598484	0.03428137	0.04062526	0.02998268	0.02998268	0.04492480	0.03299237	0.03299237	0.05134708	0.06339146	0.03736467	0.04612923	0.04743493	0.05009513	0.00399621	0.00399621
Rate Increase/decrease Education	-5.29%	-5.29%	-5.29%	-5.50%	14.74%	14.74%	-5.50%	14.74%	14.74%	-2.64%	-12.26%	18.22%	6.54%	-5.50%	-5.50%	-5.29%	-5.29%
Rate Increase/decrease2018 - 2019	-2.38%	-2.38%	-6.29%	-3.22%	2.04%	2.04%	-3.15%	1.61%	1.61%	-2.51%	-12.13%	1.35%	-8.66%	-2.81%	-2.77%	-2.38%	-2.38%
Rate Increase/decreasefrom 2009-2019	-19.30%		-31.28%	-24.43%	-20.32%	-20.32%	-30.36%	-21.32%	-21.32%	-24.40%					-16.09%	-19.30%	-19.30%

2020	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial				Landfill	Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band	Occupied	Occupied	Occupied	Occupied
Education	0.00153000	0.00153000	0.00153000	0.00980000	0.00980000	0.00980000	0.00980000	0.00980000	0.00980000	0.00937056	0.01041173	0.00937056	0.01041173	0.00980000	0.00980000	0.00038250	0.00038250
General	0.01233581	0.01233581	0.02561974	0.02561453	0.02177235	0.02177235	0.02924618	0.02485925	0.02485925	0.03455677	0.03839640	0.02937326	0.03263695	0.03186745	0.03415029	0.00308396	0.00308396
Garbage	0.00046317	0.00046317	0.00099234	0.00097671	0.00083020	0.00083020	0.00111518	0.00094791	0.00094791	0.00131768	0.00146409	0.00112003	0.00124447	0.00119652	0.00128223	0.00011579	0.00011579
PubTrans	0.00089042	0.00089042	0.00190772	0.00187766	0.00159601	0.00159601	0.00214388	0.00182230	0.00182230	0.00253317	0.00281463	0.00215319	0.00239244	0.00230025	0.00246503	0.00022261	0.00022261
SewDrain	0.00011632	0.00011632	0.00024922	0.00024529	0.00020850	0.00020850	0.00028007	0.00023806	0.00023806	0.00034609	0.00038454	0.00029418	0.00032686	0.00030049	0.00032202	0.00002908	0.00002908
Street Lighting	0.00029054	0.00029054	0.00062248	0.00061267	0.00052077	0.00052077	0.00069954	0.00059461	0.00059461	0.00082656	0.00091840	0.00070258	0.00078064	0.00075056	0.00080433	0.00007264	0.00007264
Full Service Rate 2020	0.01562626	0.01562626	0.03092150	0.03912686	0.03472783	0.03472783	0.04328485	0.03826213	0.03826213	0.04895083	0.05438979	0.04301380	0.04779309	0.04621527	0.04882390	0.00390658	0.00390658
Rate Increase/decrease Education	-4.97%	-4.97%	-4.97%	-4.85%	11.94%	11.94%	-4.85%	11.94%	11.94%	-1.13%	-11.02%	16.31%	4.68%	-4.85%	-4.85%	-4.97%	-4.97%
Rate Increase/decrease 2019-2020	-2.24%	-2.24%	-9.80%	-3.69%	15.83%	15.83%	-3.65%	15.97%	15.97%	-4.67%	-14.20%	15.12%	3.61%	-2.57%	-2.54%	-2.24%	-2.24%
Rate Increase/decrease from 2010-2020	-21.01%		-38.17%	-18.86%	2.88%	2.88%	-23.41%	4.16%	4.16%	-14.31%					-5.54%	-21.01%	-21.01%

2021	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial				Landfill	Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band	Occupied	Occupied	Occupied	Occupied
Education	0.00153000	0.00153000	0.00153000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00866992	0.00903116	0.00866992	0.00903116	0.00880000	0.00880000	0.00038250	0.00038250
General	0.01277627	0.01277627	0.02555254	0.02608962	0.02608962	0.02608962	0.03029044	0.03029044	0.03029044	0.03630777	0.03782059	0.03630777	0.03782059	0.03300530	0.03536966	0.00319407	0.00319407
Garbage	0.00054420	0.00054420	0.00108840	0.00113000	0.00113000	0.00113000	0.00129021	0.00129021	0.00129021	0.00154651	0.00161095	0.00154651	0.00161095	0.00140585	0.00150656	0.00013605	0.00013605
PubTrans	0.00076075	0.00076075	0.00152150	0.00157965	0.00157965	0.00157965	0.00180361	0.00180361	0.00180361	0.00216191	0.00225199	0.00216191	0.00225199	0.00195627	0.00210605	0.00019019	0.00019019
SewDrain	0.00003147	0.00003147	0.00006539	0.00006535	0.00006535	0.00006535	0.00007461	0.00007461	0.00007461	0.00009070	0.00009448	0.00009070	0.00009448	0.00008130	0.00008712	0.00000787	0.00000787
Street Lighting	0.00026811	0.00026811	0.00053622	0.00055671	0.00055671	0.00055671	0.00063564	0.00063564	0.00063564	0.00076192	0.00079366	0.00076192	0.00079366	0.00069262	0.00074223	0.00006703	0.00006703
Full Service Rate 2021	0.01591080	0.01591080	0.03029160	0.03822133	0.03822133	0.03822133	0.04289451	0.04289451	0.04289451	0.04953873	0.05160283	0.04953873	0.05160283	0.04595034	0.04861162	0.00397771	0.00397771

THE CORPORATION OF THE CITY OF THUNDER BAY

TAX RATES 2000 - 2026

Rate Increase/decrease Education	0.00%	0.00%	0.00%	-10.20%	-10.20%	-10.20%	-10.20%	-10.20%	-10.20%	-10.20%	-7.48%	-13.26%	-7.48%	-13.26%	-10.20%	-10.20%	0.00%	0.00%
Rate Increase/decrease 2020-2021	1.82%	1.82%	-2.04%	-2.31%	10.06%	10.06%	-0.90%	12.11%	12.11%	1.20%	-5.12%	15.17%	7.97%	-0.57%	-0.43%	1.82%	1.82%	

Rate Increase/decrease from 2011-2021	-19.36%	-39.47%	-19.23%	15.39%	15.39%	-22.90%	18.62%	18.62%	-11.92%					-4.29%	-19.36%	-19.36%
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2022	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial				Landfill	Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land			Occupied	Occupied	Occupied	Occupied
Education	0.00153000	0.00153000	0.00153000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000			0.00880000	0.00880000	0.00038250	0.00038250
General	0.01322317	0.01322317	0.02644634	0.02654783	0.02654783	0.02654783	0.03134997	0.03134997	0.03134997	0.03768604	0.03768604			0.03415980	0.03660685	0.00330580	0.00330580
Garbage	0.00055725	0.00055725	0.00111450	0.00113793	0.00113793	0.00113793	0.00132115	0.00132115	0.00132115	0.00158816	0.00158816			0.00143956	0.00154268	0.00013931	0.00013931
PubTrans	0.00079480	0.00079480	0.00158960	0.00162301	0.00162301	0.00162301	0.00188434	0.00188434	0.00188434	0.00226518	0.00226518			0.00205323	0.00220031	0.00019870	0.00019870
SewDrain	0.00009155	0.00009155	0.00018310	0.00018695	0.00018695	0.00018695	0.00021705	0.00021705	0.00021705	0.00026092	0.00026092			0.00023650	0.00025345	0.00002289	0.00002289
Street Lighting	0.00014427	0.00014427	0.00028854	0.00029460	0.00029460	0.00029460	0.00034204	0.00034204	0.00034204	0.00041117	0.00041117			0.00037270	0.00039940	0.00003607	0.00003607
Full Service Rate 2022	0.01634104	0.01634104	0.03115208	0.03859032	0.03859032	0.03859032	0.04391455	0.04391455	0.04391455	0.05101147	0.05101147			0.04706179	0.04980269	0.00408527	0.00408527

Rate Increase/decrease Education	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.50%	-2.56%		0.00%	0.00%	0.00%	0.00%
Rate Increase/decrease 2021-2022	2.70%	2.70%	2.84%	0.97%	0.97%	0.97%	2.38%	2.38%	2.38%	2.97%	-1.15%			2.42%	2.45%	2.70%	2.70%

Rate Increase/decrease from 2012-2022	-17.46%	-38.19%	-17.79%	17.44%	17.44%	-20.64%	22.09%	22.09%	-8.83%	40.26%				-1.28%	-17.46%	-17.46%
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2023	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial				Landfill	Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land			Occupied	Occupied	Occupied	Occupied
Education	0.00153000	0.00153000	0.00153000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000			0.00880000	0.00880000	0.00038250	0.00038250
General	0.01352547	0.01352547	0.02691569	0.02678043	0.02678043	0.02678043	0.03206667	0.03206667	0.03206667	0.03692453	0.03692453			0.03494074	0.03744374	0.00338137	0.00338137
Garbage	0.00072476	0.00072476	0.00144227	0.00143502	0.00143502	0.00143502	0.00171829	0.00171829	0.00171829	0.00197859	0.00197859			0.00187229	0.00200642	0.00018119	0.00018119
PubTrans	0.00096138	0.00096138	0.00191315	0.00190353	0.00190353	0.00190353	0.00227927	0.00227927	0.00227927	0.00262457	0.00262457			0.00248356	0.00266147	0.00024035	0.00024035
SewDrain	0.00012444	0.00012444	0.00024764	0.00024639	0.00024639	0.00024639	0.00029503	0.00029503	0.00029503	0.00033972	0.00033972			0.00032147	0.00034450	0.00003111	0.00003111
Street Lighting	0.00022316	0.00022316	0.00044409	0.00044186	0.00044186	0.00044186	0.00052908	0.00052908	0.00052908	0.00060923	0.00060923			0.00057650	0.00061779	0.00005579	0.00005579
Full Service Rate 2023	0.01708921	0.01708921	0.03249284	0.03960723	0.03960723	0.03960723	0.04568834	0.04568834	0.04568834	0.05127664	0.05127664			0.04899456	0.05187392	0.00427231	0.00427231

Rate Increase/decrease Education	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		0.00%	0.00%	0.00%	0.00%
Rate Increase/decrease 2022-2023	4.58%	4.58%	4.30%	2.64%	2.64%	2.64%	4.04%	4.04%	4.04%	0.52%	0.52%			4.11%	4.16%	4.58%	4.58%

Rate Increase/decrease from 2013-2023	-10.13%	-32.14%	-14.00%	22.86%	22.86%	-18.18%	25.87%	25.87%	-9.19%	39.71%				1.75%	-10.13%	-10.13%
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2024	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial				Landfill	Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land			Occupied	Occupied	Occupied	Occupied
Education	0.00153000	0.00153000	0.00153000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000			0.00880000	0.00880000	0.00038250	0.00038250
General	0.01448569	0.01448569	0.02882652	0.02868167	0.02868167	0.02868167	0.03434320	0.03434320	0.03434320	0.03954593	0.03954593			0.03742130	0.04010200	0.00362142	0.00362142
Garbage	0.00055321	0.00055321	0.00110089	0.00109536	0.00109536	0.00109536	0.00131157	0.00131157	0.00131157	0.00151026	0.00151026			0.00142912	0.00153150	0.00013830	0.00013830
PubTrans	0.00100918	0.00100918	0.00200827	0.00199818	0.00199818	0.00199818	0.00239260	0.00239260	0.00239260	0.00275506	0.00275506			0.00260704	0.00279380	0.00025230	0.00025230
SewDrain	0.00010447	0.00010447	0.00020790	0.00020685	0.00020685	0.00020685	0.00024768	0.00024768	0.00024768	0.00028520	0.00028520			0.00026988	0.00028921	0.00002612	0.00002612
Street Lighting	0.00025050	0.00025050	0.00049850	0.00049599	0.00049599	0.00049599	0.00059389	0.00059389	0.00059389	0.00068387	0.00068387			0.00064712	0.00069348	0.00006263	0.00006263
Full Service Rate 2024	0.01793305	0.01793305	0.03417208	0.04127805	0.04127805	0.04127805	0.04768894	0.04768894	0.04768894	0.05358032	0.05358032			0.05117446	0.05420999	0.00448327	0.00448327

Rate Increase/decrease Education	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%
Rate Increase/decrease 2023-2024	4.94%	4.94%	5.17%	4.22%	4.22%	4.22%	4.38%	4.38%	4.38%	4.49%	4.49%			4.45%	4.50%	4.94%	4.94%

Rate Increase/decrease from 2014-2024	-1.72%	-1.72%	-25.03%	-6.84%	33.09%	33.09%	-10.23%	38.11%	38.11%	-2.34%	-51.17%			6.43%	-1.72%	-1.72%
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THE CORPORATION OF THE CITY OF THUNDER BAY
TAX RATES 2000 - 2026

2025		Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial		Aggregate Extraction		Landfill	Pipelines	Farmlands	Managed Forests
		Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land			Occupied	Occupied	Occupied	Occupied
Education		0.00153000	0.00153000	0.00153000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00511000		0.00880000	0.00880000	0.00038250	0.00038250
General		0.01471573	0.01471573	0.02928430	0.02913715	0.02913715	0.02913715	0.03488858	0.03488858	0.03488858	0.04017394	0.04017394	0.02838906		0.03801557	0.04073884	0.00367893	0.00367893
Garbage		0.00073240	0.00073240	0.00145748	0.00145015	0.00145015	0.00145015	0.00173640	0.00173640	0.00173640	0.00199945	0.00199945	0.00141292		0.00189203	0.00202757	0.00018310	0.00018310
PubTrans		0.00113608	0.00113608	0.00226080	0.00224944	0.00224944	0.00224944	0.00269346	0.00269346	0.00269346	0.00310150	0.00310150	0.00219168		0.00293487	0.00314511	0.00028402	0.00028402
SewDrain		0.00012106	0.00012106	0.00024091	0.00023970	0.00023970	0.00023970	0.00028701	0.00028701	0.00028701	0.00033049	0.00033049	0.00023354		0.00031274	0.00033514	0.00003027	0.00003027
Street Lighting		0.00032776	0.00032776	0.00065224	0.00064896	0.00064896	0.00064896	0.00077707	0.00077707	0.00077707	0.00089478	0.00089478	0.00063230		0.00084671	0.00090737	0.00008194	0.00008194
Full Service Rate 2025		0.01856303	0.01856303	0.03542573	0.04252540	0.04252540	0.04252540	0.04918252	0.04918252	0.04918252	0.05530016	0.05530016	0.03796950		0.05280192	0.05595403	0.00464076	0.00464076
Rate Increase/decrease Education		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!		0.00%	0.00%	0.00%	0.00%
Rate Increase/decrease 2024-2025		3.51%	3.51%	3.67%	3.02%	3.02%	3.02%	3.13%	3.13%	3.13%	3.21%	3.21%	#DIV/0!		3.18%	3.22%	3.51%	3.51%

2026		Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial		Aggregate Extraction		Landfill	Pipelines	Farmlands	Managed Forests
		Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land			Occupied	Occupied	Occupied	Occupied
Education		0.00153000	0.00153000	0.00153000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00511000		0.00880000	0.00880000	0.00038250	0.00038250
General		0.01561955	0.01561955	0.03108290	0.03092671	0.03092671	0.03092671	0.03703139	0.03703139	0.03703139	0.04076703	0.04076703	0.03013267		0.04035044	0.04324096	0.00390489	0.00390489
Garbage		0.00063247	0.00063247	0.00125862	0.00125229	0.00125229	0.00125229	0.00149948	0.00149948	0.00149948	0.00165075	0.00165075	0.00122014		0.00163388	0.00175092	0.00015812	0.00015812
PubTrans		0.00107960	0.00107960	0.00214840	0.00213761	0.00213761	0.00213761	0.00255955	0.00255955	0.00255955	0.00281776	0.00281776	0.00208273		0.00278896	0.00298875	0.00026990	0.00026990
SewDrain		0.00010409	0.00010409	0.00020714	0.00020610	0.00020610	0.00020610	0.00024678	0.00024678	0.00024678	0.00027167	0.00027167	0.00020081		0.00026890	0.00028816	0.00002602	0.00002602
Street Lighting		0.00026565	0.00026565	0.00052864	0.00052599	0.00052599	0.00052599	0.00062981	0.00062981	0.00062981	0.00069335	0.00069335	0.00051248		0.00068626	0.00073542	0.00006641	0.00006641
Full Service Rate 2025		0.01923136	0.01923136	0.03675570	0.04384870	0.04384870	0.04384870	0.05076701	0.05076701	0.05076701	0.05500056	0.05500056	0.03925883		0.05452844	0.05780421	0.00480784	0.00480784
Rate Increase/decrease Education		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		0.00%	0.00%	0.00%	0.00%
Rate Increase/decrease 2025-2026		3.60%	3.60%	3.75%	3.11%	3.11%	3.11%	3.22%	3.22%	3.22%	-0.54%	-0.54%	3.40%		3.27%	3.31%	3.60%	3.60%
Rate Increase/decrease from 2016-2026		11.82%	11.82%	-12.86%	2.29%	46.12%	46.12%	4.58%	49.41%	49.41%	3.16%	-33.98%	-100.00%	#DIV/0!	11.56%		11.82%	11.82%