

Industrial Tax Rate Analysis – 2014

Comparison of greenfield purchase and a new build in various locations.
Assume tax assessment at build cost of \$100 per sq. ft. plus land.

Serviced Industrial Land	<u>Low/acre</u>	<u>1 acre</u>	<u>1 acres</u>	<u>2 acres</u>	<u>3 acres</u>
Parry Sound Area Industrial Park	\$12,000	\$12,000	\$12,000	\$24,000	\$36,000
Barrie	\$225,000	\$225,000	\$225,000	\$450,000	\$675,000
Brampton	\$750,000	\$750,000	\$750,000	\$1,500,000	\$2,250,000
Kingston	\$150,000	\$150,000	\$150,000	\$300,000	\$450,000
London (Exempt)	\$65,000	\$65,000	\$65,000	\$130,000	\$195,000

Rates per icx.ca listing or municipal website

Site Development Charges	<u>sq. ft.</u>	<u>2000</u>	<u>5000</u>	<u>15000</u>	<u>20000</u>
Parry Sound Area Industrial Park	\$ -	\$ -	\$ -	\$ -	\$ -
Barrie	\$11.31	\$22,620	\$56,550	\$169,650	\$226,200
Brampton	\$13.52	\$27,040	\$67,600	\$202,800	\$270,400
Kingston	\$7.54	\$15,080	\$37,700	\$113,100	\$150,800
London (Exempt)	\$ -	\$ -	\$ -	\$ -	\$ -

Building Cost @ \$100 sq. ft with Property	<u>\$200,000</u>	<u>\$500,000</u>	<u>\$1,500,000</u>	<u>\$2,000,000</u>
Parry Sound Area Industrial Park	\$212,000	\$512,000	\$1,524,000	\$2,036,000
Barrie	\$425,000	\$725,000	\$1,950,000	\$2,675,000
Brampton	\$950,000	\$1,250,000	\$3,000,000	\$4,250,000
Kingston	\$350,000	\$650,000	\$1,800,000	\$2,450,000
London	\$265,000	\$565,000	\$1,630,000	\$2,195,000

Taxation	<u>Tax Rate</u>				
Parry Sound Area Industrial Park	0.01940485	\$4,227	\$10,208	\$30,282	\$40,591
Barrie	0.02989652	\$12,867	\$21,949	\$59,035	\$80,984
Brampton	0.02718446	\$26,481	\$34,843	\$83,623	\$118,465
Kingston	0.04385164	\$15,623	\$29,015	\$80,349	\$109,364
London	0.04145845	\$12,270	\$26,160	\$75,471	\$101,361