2027 Residential Tax Rates

TAX RATE COMPONENT	WARD 1	WARD 2
Shared Rate	$0.7622	$0.7622
Local Rate	$0.4467	$0.0810
Provincial Rate	—	$0.4115
FINAL RATE	$1.2089	$1.2547
$ Change from 2026	-$0.0661	+$0.0500
% Change from 2026	5.18% decrease	4.15% increase

Rates are shown per $100 of assessed property value.

Frequently Asked Questions

Why are the Ward 1 and 2 rates different?
Both Wards pay for shared Town services, while local service costs are assigned to the Ward receiving them.

What shared services are paid for by both Wards?
Town-wide services, including fire protection, policing, recreation, planning and municipal administration.

What local services does Ward 2 taxes cover?
Ward 2's local rate of $0.0810 covers the costs of garbage collection and disposal. This service is only provided to Ward 2 residents. Without the cost of garbage collection and disposal, the Ward 2 rate would be lower than the Ward 1 rate.

What local services does Ward 1 taxes cover?
Ward 1's local rate of $0.4467 covers the costs of public transit, road maintenance and snow and ice control including associated debt repayments and capital projects.

What does the Provincial rate of $0.4115 pay for?
The Provincial Department of Transportation and Infrastructure (DTI) are responsible for maintenance and snow and ice control activities of the roads in Ward 2. The Province uses the funds collected by this tax to pay for these operations.

Why is the tax rate for Ward 2 increasing by five (5) cents?
Following local governance reform, Ward 1 and Ward 2 did not have the same rate for shared municipal services. Provincial rules required the difference to be addressed gradually rather than all at once (five cents per year). The 2027 adjustment brings both Wards to the same shared-services rate of $0.7622.

Will there be a tax rate increase again in 2028?

It is too early to determine the 2028 tax rate. Any future change will depend on the Town's budget requirements and assessment base growth. The specific five-cent adjustment used to bring the shared-services rates together is not currently anticipated to be required again.

Why is the combined Ward 2 tax rate higher than the Ward 1 rate?

While both Wards pay the same rate for shared municipal services, each Ward has different local services and associated costs. Ward 2 pays $0.0810 for garbage collection and disposal, plus a separate provincial rate of $0.4115. Ward 1 pays $0.4467 for transportation services provided directly by the Town.

Does a 4.15% tax rate increase mean my tax bill goes up 4.15%?

The tax impact will vary by property. Your tax bill is calculated using your assessed property value and the applicable tax rate, so the change in your bill may be different from 4.15%.

Will Ward 1 and 2 ever have the same tax rate?

The rates are different because some municipal services differ between the two (2) Wards. If there comes a time when the municipal services offered in both Wards is equal, then the rates will be the same.

Who pays the Town’s annual wastewater charge?

Only properties connected to the Town-operated wastewater system pay the annual wastewater user fee.
Some Ward 2 residents are connected to the provincially operated Salmon Rock water and wastewater system. These residents pay a separate user fee directly to the province.