

2010

Residential Property Taxes
& Utility Charges Survey



2010
Residential Property Taxes
and
Utility Charges Survey

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2010 Residential Property Taxes and Utility Charges Survey

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- City of Saskatoon
- City of Winnipeg
- City of Toronto
- City of Montreal
- City of Laval
- City of Halifax
- City of St John's
- City of St. Albert
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Introduction

The City of Edmonton conducts an annual survey of property taxes and utility charges for an average, single-detached house in major Canadian cities to assess the relative cost to Edmonton homeowners. Since 1997, the survey has been conducted for municipalities in the Edmonton region as well.

It is important to use and interpret the survey information in this report with caution. The survey is intended to compare the tax and utility costs of owning a similar house in different municipalities across Canada and in the Edmonton region only. It would be inappropriate to use this information to measure management efficiency of municipal government as property tax differences between municipalities can be attributable to various factors. These factors include the structure and sources of municipal governments' revenues, the kinds and the levels of services provided, the use of split mill rates for different types of properties, different methods used for financing local improvements and other municipal services, and the extent a user pay policy is applied.

The sample single-detached house used in this year's survey for the major Canadian cities and for the municipalities in the Edmonton region is similar to the house used in the past. It is defined as:

Twenty-five to thirty-years-old, single-detached, three-bedroom bungalow with a main floor area of 1,200 square feet, a double car garage and finished full basement, on a 6,000 square-foot lot located in an average neighbourhood of the city.

The main reason this sample house was chosen is that houses aged 25 to 30 years account for the highest percentage of all single-detached houses in the Edmonton region. Therefore, it is more suitable to represent a typical house in an average neighborhood for all cities.

This year, twenty Canadian cities and nine municipalities in the Edmonton region were surveyed for information on property taxes, land (stormwater) drainage and garbage collection charges. The survey also asked municipalities to provide information on total property and business taxes or machinery & equipment taxes and linear assessment for municipal, school and other purposes for all types of properties, as well as the average and the median property taxes of all single-detached houses in the city.

This report consists of two parts. The first part discusses the survey results for the twenty Canadian cities (national) surveyed and the second part deals with the survey results for nine municipalities in the Edmonton region (regional). The rankings contained within this report are from lowest to highest values.

Three different measurements are used to compare property tax costs to taxpayers in Edmonton with the other nineteen Canadian cities and eight other municipalities in the Edmonton region. These measurements are: (1) property tax on a sample single-detached house, (2) average property tax of all single-detached houses, and (3) median property tax of all single-detached houses.

A comparison of total property and business taxes is also represented through (1) property tax per person, (2) property and business tax per person, and (3) residential share of tax levy.

Residential utility charges are also compared, as are combined property tax and utility charges.

Summary

Although Edmonton's ranking varied depending upon which element was being measured, in 2010, Edmonton had lower municipal taxes than the national and regional average. Including school taxes, Edmonton had lower taxes than most of the Canadian cities and higher taxes than most of the municipalities in the Edmonton region.

Residential utility charges for Edmonton were higher than all but one of the Canadian cities and average for regional municipalities.

Combined total property tax and utility charges for Edmonton were higher than the national average and slightly higher than the regional average.

Edmonton's municipal property tax levy (i.e. excluding school tax) of \$1,542 per year ranked eighth among the twenty cities surveyed in 2010. In 2009, it was ranked seventh. Within the Edmonton Region, Edmonton ranked fourth among the nine municipalities, the same ranking here as in 2009 and 2008.

With the school tax, Edmonton's tax levy of \$2,366 ranked ninth among the Canadian cities and seventh in the municipalities in the Edmonton region. In 2009 Edmonton was seventh among Canadian cities and sixth within the Edmonton region.

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This was 10% lower than the national average of \$2,619 and 2% higher than the regional average of \$2,316.

Edmonton moved from eleventh to twelfth in terms of average property tax for single-detached houses, and the total property tax per person among the Canadian cities. Regionally, Edmonton ranked sixth in terms of average property tax for single-detached houses, and fifth in terms of total property tax per person.

Edmonton's total annual utility charge of \$2,088 was 21% higher than national average of \$1,652, and nearly the same as the regional average of \$2,090.

For the combined total property taxes and utility charges for the sample single-detached house, Edmonton ranked sixteenth across Canada and sixth out of the nine regional municipalities. Last year, Edmonton ranked fifteenth out of the Canadian cities and sixth out of regional municipalities.

Edmonton's combined total property tax and utility charges of \$4,454 per year for the sample single-detached house was 10% higher than the Canadian average of \$4,105, and 1% higher than the Edmonton regional average.

With the school tax excluded, Edmonton's combined total municipal tax and utility charges of \$3,630 per year was 3% higher than the national average of \$3,513 and in line with the regional average of \$3,688.

In terms of combined average property tax and utility charges, Edmonton's ranking remained at seventeen nationally and sixth regionally.

Edmonton's combined average property tax and utility charges of \$4,728 per year was 11% higher than the national average of \$4,223, and nearly the same as the Edmonton regional average of \$4,719.

Part 1: Major Canadian Cities

Residential Property Taxes

In this section, Edmonton's property taxes are compared to other Canadian cities' taxes using the following three measurements:

- Property tax of the sample single-detached house
- Average property tax of single-detached houses
- Median property tax of single-detached houses

1. Property Tax of the Sample Single-detached House

Edmonton's total property tax of \$2,366 per year, including municipal and school taxes, for the sample single-detached house, ranked ninth among the twenty cities surveyed for 2010. In 2009, Edmonton ranked seventh. Edmonton's total tax was 10% lower than the average of \$2,619 (See Chart 1 and Table 1). In 2009, it was 14% lower than the average.

St. John's had the lowest total property tax (after Homeowner Grants or Credits) in 2010 at \$1,422, while Laval had the highest tax at \$3,161.

With the school tax excluded, Edmonton's municipal tax of \$1,542 per year ranked

eighth, and was 13% lower than the average of \$1,772 (See Chart 1A and Table 1). In 2009, Edmonton was 22% lower than the average.

2. Average Property Tax of Single-detached Houses

Nineteen cities provided average property tax information this year. The average property tax for all single-detached houses in Edmonton was \$2,640 per year, and ranked twelfth of the nineteen cities in 2010. St. John's had the lowest average tax at \$1,838, while Toronto had the highest at \$4,281.

As in 2009, Edmonton's average tax was almost the same as the national average and 7% higher than Calgary's average tax of \$2,467 (See Chart 2 and Table 2). In 2009, Edmonton's average tax was 2% higher than Calgary's.

3. Median Property Tax of Single-detached houses

Fifteen cities provided median tax information this year. The median property tax for all single-detached houses in Edmonton was \$2,421 per year, and ranked tenth among the sixteen cities. Medicine Hat had the lowest median tax at \$1,805 and Toronto had the highest median tax at \$4,839.

Edmonton's median tax was 4% lower than the fifteen cities average of \$2,520 and 9%

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higher than Calgary's median tax of \$2,197 (See Chart 2A and Table 2). In 2009, Edmonton's median tax was 2% lower than the average and 6% higher than Calgary's.

Total Property and Business Taxes per Person

In this section, cities are compared in terms of total property and business taxes per person. The property tax includes residential and non-residential property taxes for municipal, school and other purposes (i.e. regional). Actual or estimated 2010 population is used to calculate the per person tax for all of the cities.

1. Total Property Tax per Person

Edmonton's total property tax per person was \$1,490 and ranked twelfth in 2010. This was 4% lower than the average of \$1,549.

Surrey had the lowest total property tax per person at \$928, followed by Laval at \$1,116. Fredericton had the highest property tax per person at \$2,299, followed closely by Saint John at \$2,248 (Chart 3 and Table 3).

2. Total Property and Business Taxes per Person

Seven of the cities surveyed collected both property taxes and business taxes in

2010. Cities collecting business taxes can levy property taxes at a lower rate. It is therefore useful to compare the combined property and business tax per person.

Edmonton's total property and business tax per person was \$1,531 per year, and ranked eleventh for 2010. The average total levy per person was \$1,578. Of the cities that collected business taxes in 2010, St. John's had the lowest total taxes at \$1,369, while Fredericton had the highest total tax levy per person at \$2,310.

Of those with no business tax, Surrey had the lowest combined tax per person at \$928, followed by Laval at \$1,116. Fredericton had the highest combined tax per person at \$2,310 (See Chart 3A and Table 3).

3. Residential Share of Total Tax Levy

A city with high property assessment or high tax rates on commercial, industrial and other non-residential properties does not have to depend on high tax revenues from residential properties. In this section, the residential shares of total tax levy (including business tax) are compared among the twenty cities providing the detailed information.

The residential share of total tax levy in Edmonton accounted for 55% in 2010, as compared to the average of 53%. Edmonton ranked eighth in this comparison, same as last year. Montreal had the lowest residential share at 45%,

while St. John's had the highest share at 83% (Chart 3B and Table 3A).

Residential Utility Charges

Utility charges include costs charged to a residential house for power, water, sewer, garbage collection (including recycling) and land (stormwater) drainage services, which are not financed through property taxes.

Edmonton's total utility charge of \$2,088 per year for the average single-detached house ranked nineteenth among the twenty cities in 2010. Montreal had the lowest totalling \$579 per year (See Chart 4 and Table 4 and 5).

Edmonton's power rate of \$75.86 per month, for 600 kWh-power consumption, was 6% higher than the average of \$71.31. Grande Prairie had the highest power rate at \$124.09 per month followed by Lethbridge at \$94.36.

Edmonton's water rate of \$35.88, for 19 cubic metres water consumption, was 16% higher than the average of \$30.24. Sewer rates of \$26.44 were 4% lower than the average rate of \$27.66. The factors affecting higher water rates in Edmonton included the application of the user pay concept, higher costs of treatment, and absence of financing assistance from all levels of government.

Ten cities had a separate charge for garbage/recycling collection in 2010. The

fee ranged from \$3.25 per month in Toronto to \$29.85 per month in Edmonton. Five cities charged homeowners a fee for land drainage. It ranged from \$3.40 a month in Saskatoon to \$13.42 per month in Surrey. Edmonton's fee was \$5.96 per month, the second lowest.

Combined Residential Property Taxes and Utility Charges

Since some cities finance some utility costs (like water, sewer, land drainage and garbage collection) through property taxes, while other cities finance the costs through separate utility charges, it is useful to compare the combined cost of property taxes and utility charges. Three different combinations are used in this report for comparison:

- Total property tax (including municipal and school) and utility charges of the sample house
- Municipal property tax and utility charges of the sample house
- Average property tax and utility charges of single-detached houses

1. Total Property Tax and Utility Charges of the Sample House

Edmonton's combined cost of total property tax and utility charges for the sample single-detached house was \$4,454

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per year in 2010. This was 10% higher than the average of \$4,105.

Edmonton's combined property tax and utility charges ranked sixteenth among the cities surveyed. Surrey had the lowest combined cost at \$3,286, while Grand Prairie had the highest cost at \$5,314, followed by Toronto at \$4,958 (See Chart 5 and Table 5).

2. Municipal Property Tax and Utility Charges of the Sample House

Excluding school taxes, Edmonton's combined cost of municipal property tax and utility charges ranked thirteenth out of the twenty cities. The combined cost in Edmonton amounted to \$3,630 per year in 2010; this was 3% higher than the average of \$3,513.

Winnipeg had the lowest combined cost at \$2,716 and Grand Prairie had the highest combined cost at \$4,637 (See Chart 6 and Table 6).

3. Average Property Tax and Utility Charges of Single-detached Houses

The combined cost of average property tax and utility charges of single-detached houses in Edmonton amounted to \$4,728 per year in 2010. It ranked seventeenth among the nineteen cities (only nineteen cities provided data on the average property tax). Edmonton's combined cost was 11% higher than the average of \$4,223,

and 8% higher than Calgary's \$4,348, which was the same as last year.

Laval had the lowest combined cost at \$3,399 and Grande Prairie had the highest cost at \$5,575 (See Chart 7 and Table 7).

Part 2: Edmonton Regional Municipalities

The following are the 2010 survey results for nine municipalities in the Edmonton region.

Residential Property Taxes

Similar to the Canadian cities comparison, the following three different measurements are used in comparing Edmonton's property tax with other municipalities in the Edmonton region.

- Property tax of the sample single-detached house
- Average property tax of single-detached houses
- Median property tax of single-detached houses

1. Property Tax of the Sample Single-detached House

In 2010, Edmonton's total property tax of \$2,366 per year, including municipal and school taxes, for the sample single-detached house ranked seventh among the nine. Stony Plain had the lowest tax levy at \$1,833, followed by Fort Saskatchewan at \$1,937. St. Albert had the highest tax at \$3,302, followed by Strathcona County at \$2,541. Edmonton's total tax was 2% higher than the average

for the region; the regional average was \$2,319 (See Chart 8 and Table 8).

Excluding school tax, Edmonton's municipal tax (including other taxes) of \$1,542 was 3% lower than the regional average of \$1,597, and ranked fourth in the region, which is the same as last year (See Chart 8A and Table 8).

2. Average Property Tax of Single-detached Houses

The average property tax for all single-detached houses in Edmonton was \$2,640 per year, and ranked sixth among the nine municipalities. Fort Saskatchewan had the lowest average tax at \$2,112, followed by Devon at \$2,230. St. Albert had the highest average tax at \$3,919, followed by Morinville at \$2,900.

Edmonton's average tax was nearly the same as the regional average of \$2,629 (See Chart 9 and Table 9).

3. Median Property Tax of Single-detached Houses

The median property tax for all single-detached houses in Edmonton was \$2,421 per year, and ranked sixth within the region. Fort Saskatchewan had the lowest median tax at \$1,944, followed by Devon at \$2,188. St. Albert had the highest median tax at \$3,627, followed by Strathcona County at \$2,541.

Edmonton's median tax was 2% lower than average of \$2,470 (Chart 9A and Table 9).

Total Property and Business Taxes per Person

In this section, municipalities are compared in terms of total property and business taxes per person. The property tax includes residential and non-residential property taxes for municipal, school and other purposes (i.e. regional). Like the Canadian cities comparison, the actual or estimated 2010 population is used for computing the per person tax information.

1. Total Property Tax per Person

Edmonton's total property tax per person was \$1,490 per year, and ranked fifth out of the nine municipalities. This was 6% higher than the regional average of \$1,397.

Devon had the lowest total property tax per person at \$944, while Strathcona County had the highest tax per person at \$2,081 (See Chart 10 and Table 10).

2. Total Property and Business Taxes per Person

Edmonton was the only municipality in the region levying both property taxes and business taxes in 2010. Some

municipalities in the region collected only property taxes while other municipalities collected property taxes, machinery and equipment tax and/or linear assessment tax. It is useful to compare the combined property, business and other taxes.

The ranking by this measurement is the same as the total property tax per person for all municipalities. Edmonton's total property and business tax per person was \$1,531 in 2010. This was 8% higher than the regional average of \$1,402 (See Chart 10A and Table 10).

3. Residential Share of Total Tax Levy

The residential share of total tax levy in Edmonton accounted for 55% in 2010 (almost the same as in 2008 and 2009), as compared to the regional average of 57%. Edmonton ranked third in terms of residential share (also the same as in 2008 and 2009). Fort Saskatchewan had the lowest residential share at 45%, followed by Strathcona County at 50%. Morinville and St. Albert had the highest share at 84% (See Chart 10B and Table 10A).

Residential Utility Charges

Edmonton's total utility charge for power, water, sewer, land (stormwater) drainage and garbage collection of \$174 per month (\$2,088 per year) for the average single-detached house was ranked fifth in the region in 2010. Fort Saskatchewan had the

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lowest total utility charges at \$151 per month (\$1,809 per year). Morinville had the highest total charge at \$196 per month (\$2,357 per year). Edmonton's total utility charges were nearly the same as the regional average of \$174 per month or \$2,090 per year (See Chart 11 and Table 11).

Edmonton's power rate of \$75.86 per month, for 600 kWh power consumption, was 11% lower than the average of \$85.22. Edmonton's combined water and sewer rate of \$62.32 per month, for 19 cubic metres water consumption, was 3% lower than the regional average of \$64.41. Last year Edmonton was 3% higher than the average.

Edmonton's charge of \$29.85 per month for garbage collection was 29% higher than the average of \$21.32. Only four municipalities, including Edmonton, had a separate charge for land (stormwater) drainage in the region, which ranged from \$5.00 to \$9.84 per month.

Combined Residential Property Taxes and Utility Charges

Similar to the Canadian cities comparison, three different measurements are used for regional comparison in this report:

- Total property tax (including municipal and school) and utility charges of the sample house,
- Municipal property tax and utility charges of the sample house, and

- Average property tax and utility charges of single-detached houses.

1. Total Property Tax and Utility Charges of the Sample House

Edmonton's combined cost of total property tax and utility charges for the sample single-detached house was \$4,454 in 2010. This was 1% higher than the regional average of \$4,410.

Edmonton's combined cost of total property tax and utility charges ranked sixth among the nine municipalities surveyed. Fort Saskatchewan had the lowest combined cost at \$3,746 and St. Albert had the highest combined cost at \$5,370. (See Chart 12 and Table 12).

2. Municipal Property Tax and Utility Charges of the Sample House

The combined cost for Edmonton homeowners amounted to \$3,630 per year in 2010, ranking fourth out of the nine municipalities. This was 2% lower than the regional average of \$3,688. The last two years Edmonton ranked third out of the nine municipalities.

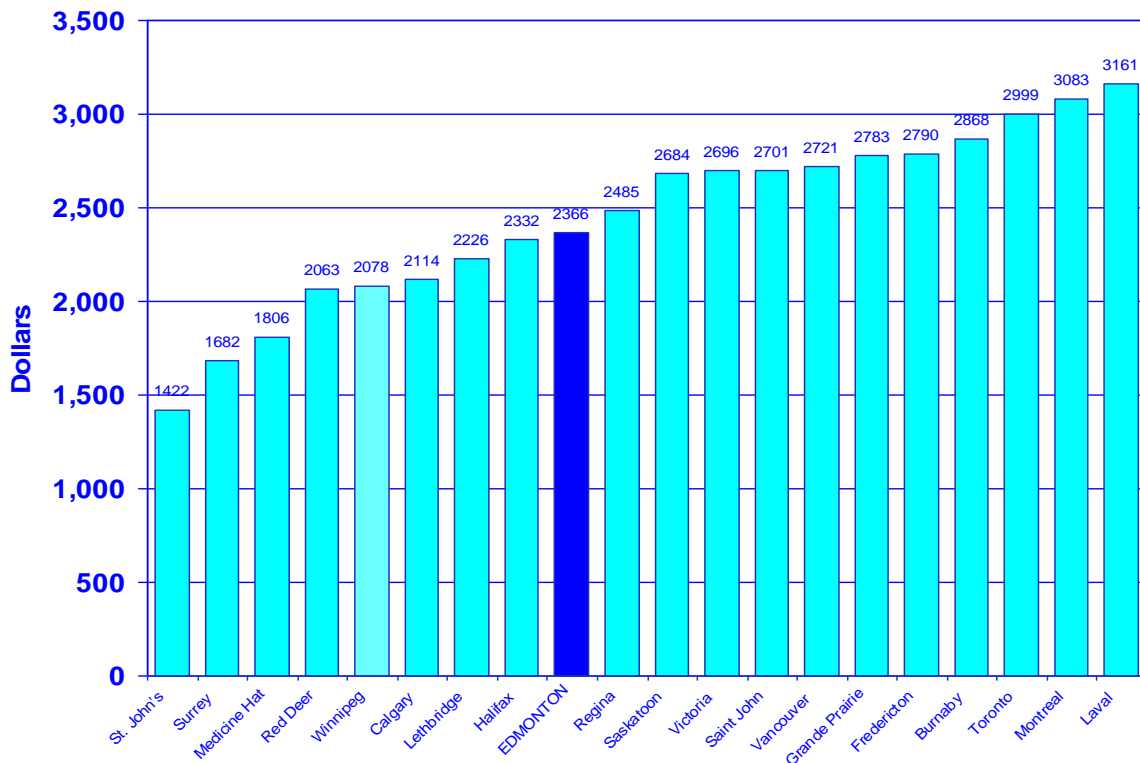
Fort Saskatchewan had the lowest combined cost at \$3,043 while St. Albert had the highest cost at \$4,506 (See Chart 13 and Table 13).

3. Average Property Tax and Utility Charges of Single-detached Houses

The combined cost of average property tax and utility charges of single-detached houses for Edmonton amounted to \$4,728 per year in 2010, and ranked sixth in the region. In 2009 Edmonton ranked fourth out of the nine municipalities.

Edmonton's combined cost were virtually the same as the regional average of \$4,719. Fort Saskatchewan had the lowest combined cost at \$3,921, while St. Albert had the highest cost at \$5,987, a spread of over \$2,000 (See Chart 14 and Table 14).

Chart 1: Total Property Tax for a Single Detached House in 2010 - Canadian Cities

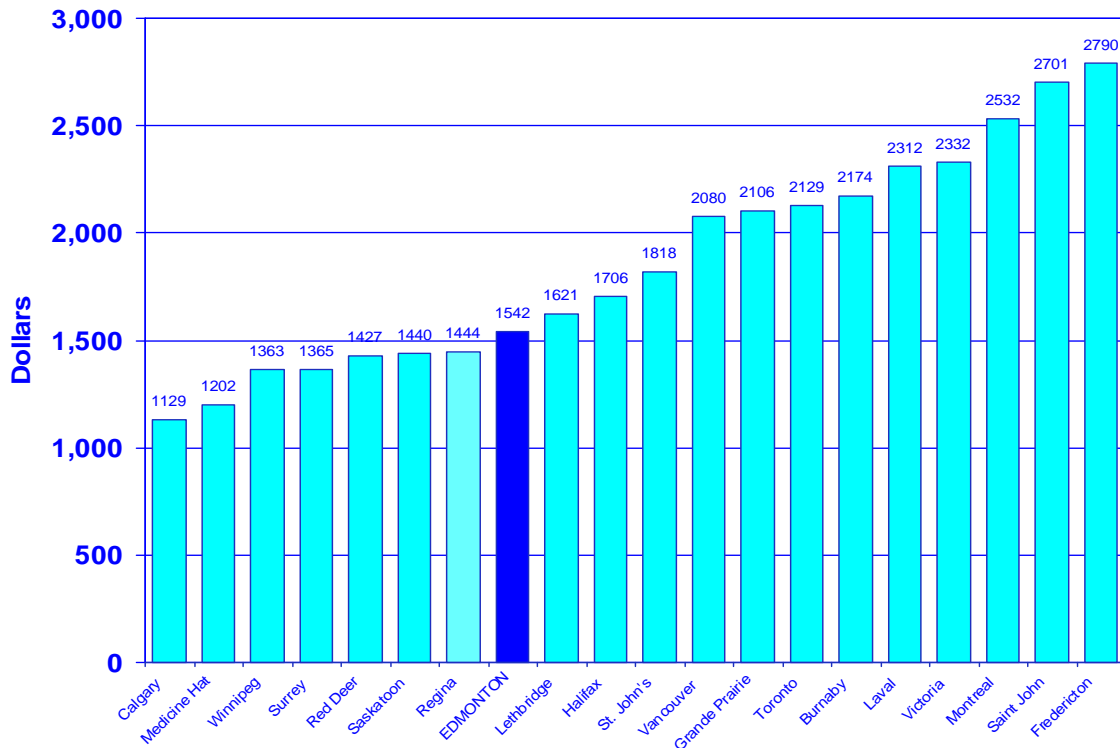


Prepared by: City of Edmonton, Planning and Development Department. November 2010

Notes:

- (1) Figures include municipal, school and other taxes, net of homeowner grants if applicable.
- (2) The sample house is defined as a 25-30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.
- (3) Information for Vancouver, Burnaby, and Regina is based on an average-value single detached house which may not correspond to the sample house as described above.

Chart 1A: Municipal Property Tax for a Single Detached House in 2010 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. November 2010

Notes:

- (1) Figures include municipal and other taxes, but exclude school tax, and are net of homeowner grants if applicable.
- (2) The sample house is defined as a 25-30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.
- (3) Information for Vancouver, Burnaby, and Regina is based on an average-value single detached house which may not correspond to the sample house as described above.

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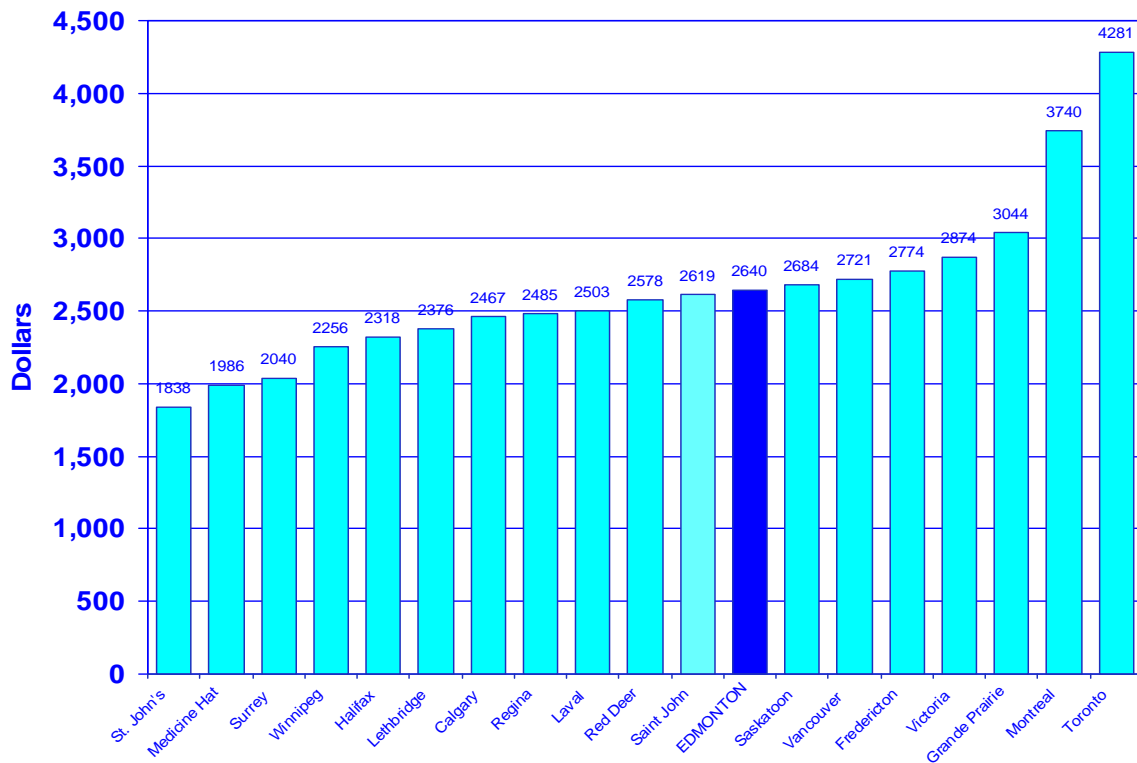
City	Property Tax Levy				Homeowner Grants or Credits	Net Property Tax Levy (After Grants)	Rank
	Municipal	School	Other [4]	Total			
EDMONTON	1,523	824	19	2,366	0	2,366	9
Calgary	1,129	985	0	2,114	0	2,114	6
Red Deer	1,422	636	5	2,063	0	2,063	4
Medicine Hat	1,153	604	49	1,806	0	1,806	3
Grande Prairie	2,095	677	11	2,783	0	2,783	15
Lethbridge	1,590	605	31	2,226	0	2,226	7
Burnaby [3]	1,813	1,264	361	3,438	570 [2]	2,868	17
Surrey	1,129	887	236	2,252	570 [2]	1,682	2
Vancouver [3]	1,678	1,211	402	3,291	570 [2]	2,721	14
Victoria	1,895	934	437	3,266	570 [2]	2,696	12
Regina [3]	1,301	1,041	143	2,485	0	2,485	10
Saskatoon	1,294	1,244	146	2,684	0	2,684	11
Winnipeg [6]	1,363	1,365	0	2,728	650 [5]	2,078	5
Montreal	2,532	551	0	3,083	0	3,083	19
Laval	2,312	849	0	3,161	0	3,161	20
Toronto [6]	2,129	870	0	2,999	0	2,999	18
Halifax	1,556	626	150	2,332	0	2,332	8
Saint John	2,701	0	0	2,701	0	2,701	13
Fredericton	2,790	0	0	2,790	0	2,790	16
St. John's	1,818	0	0	1,818	396 [7]	1,422	1
Average	1,761	869 [8]	158 [8]	2,619	554 [8]	2,453	--

Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch, November 2010.

Notes:

- The sample house is defined as a 25 to 30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.
- Grant is \$570 for school levy for homeowners with age 64 years or under and \$845 for senior citizens or handicapped.
- Based on the averaged value of single-family houses, which may not correspond to the sample house described above.
- Other includes regional and other tax levies.
- Grant is for school levy.
- Based on the median value of single detached houses; which may not correspond to the sample house described above.
- Grant is 15% of property taxes.
- Average of those municipalities that have that particular tax or homeowners grants or credits.

Chart 2: Average Property Tax for All Single Detached Houses in 2010 - Canadian Cities

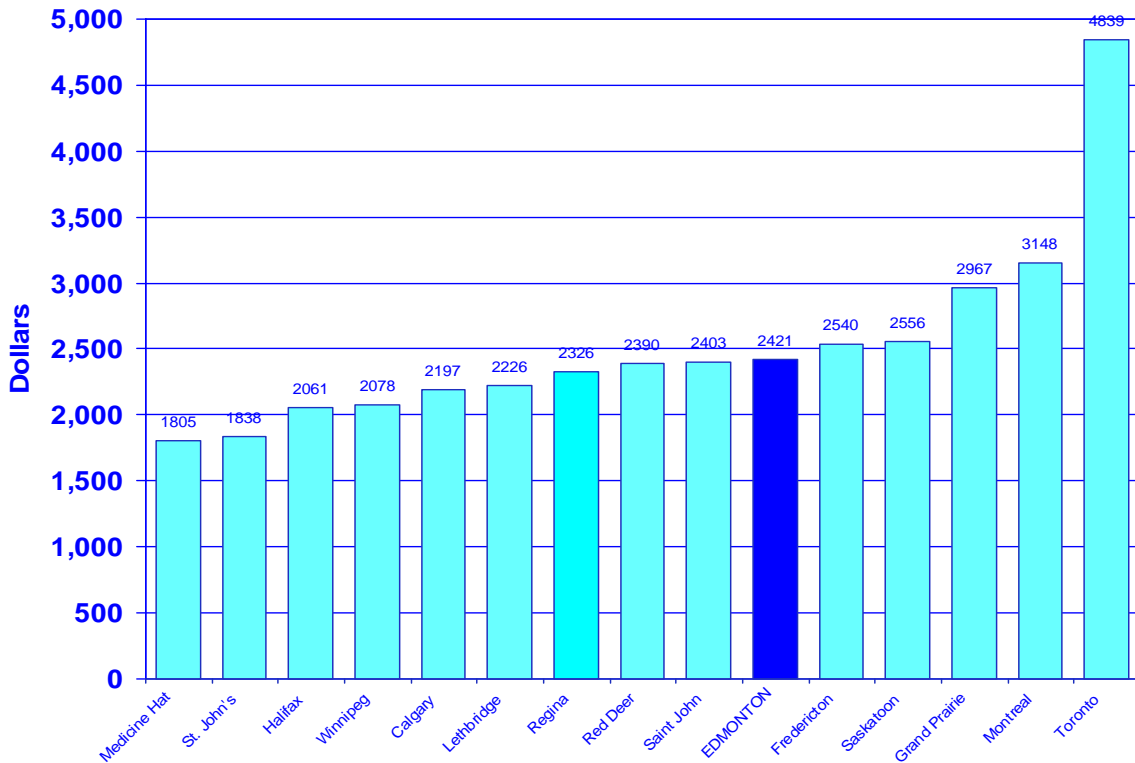


Prepared by: City of Edmonton, Planning and Development Department. November 2010

Notes:

- (1) Property taxes include municipal, school and other taxes, but net of homeowner grants where is applicable.
- (2) Figure shown is the average property tax levy for all single detached houses in the city.

Chart 2A: Median Property Tax for All Single Detached Houses in 2010 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. November 2010

Notes:

- (1) Property taxes include municipal, school and other taxes, but net of homeowner grants where is applicable.
- (2) Figure shown is the median property tax levy for all single detached houses in the city.

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Table 2
Average Property Tax and Median Property Tax
for all Single-Detached Houses in 2010
(Selected Canadian Cities)
(dollars)

City	Average Tax ⁽¹⁾		Median Tax ⁽¹⁾	
	Tax Levy	Rank	Tax Levy	Rank
EDMONTON	2,640	12	2,421	10
Calgary	2,467	7	2,197	5
Red Deer	2,578	10	2,390	8
Medicine Hat	1,986	2	1,805	1
Grande Prairie	3,044	17	2,967	13
Lethbridge	2,376	6	2,226	6
Burnaby (2)	N/A	N/A	N/A	N/A
Surrey (2)	2,040	3	N/A	N/A
Vancouver (2)	2,721	14	N/A	N/A
Victoria (2)	2,874	16	N/A	N/A
Regina	2,485	8	2,326	7
Saskatoon	2,684	13	2,556	12
Winnipeg (2)	2,256	4	2,078	4
Montreal	3,740	18	3,148	14
Laval	2,503	9	N/A	N/A
Toronto	4,281	19	4,839	15
Halifax	2,318	5	2,061	3
Saint John	2,619	11	2,403	9
Fredericton	2,774	15	2,540	11
St. John's	1,838	1	1,838	2
Average	2,643	--	2,520	--

Prepared by: The City of Edmonton, Planning and Development Department, Planning
& Policy Services Branch, November 2010.

Note:

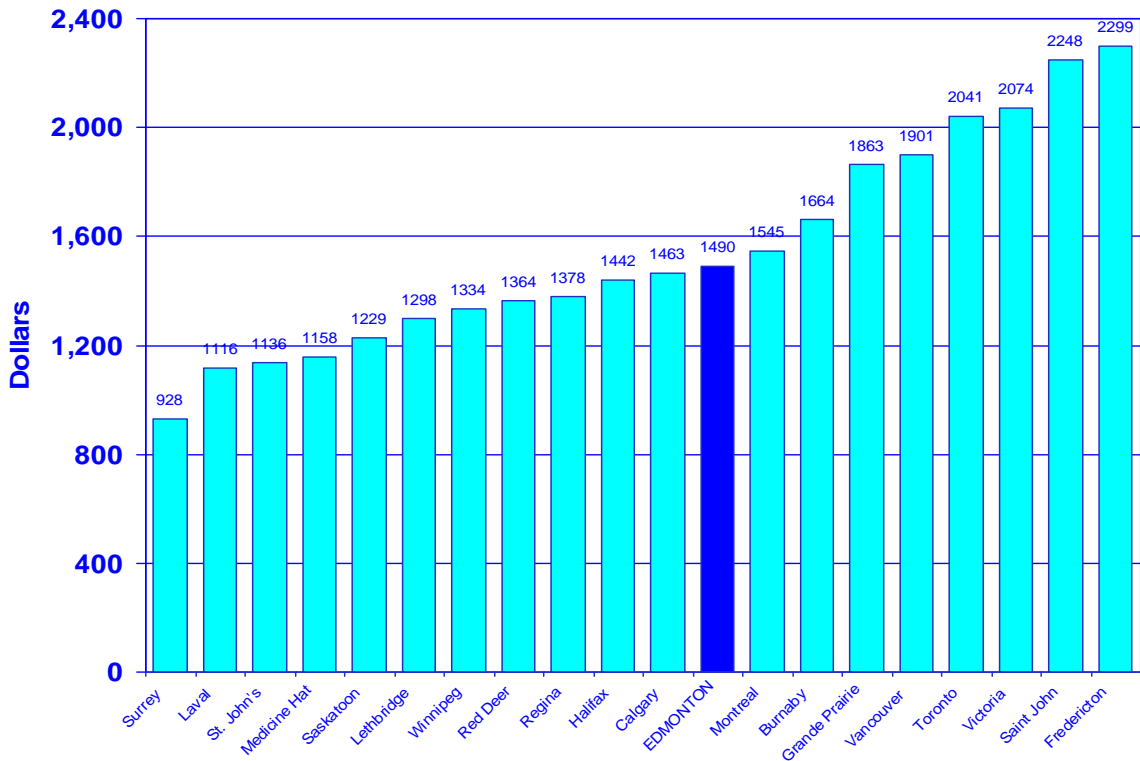
(1) Property tax levy includes municipal, school and other taxes, but net of homeowner grants or credits.

The average property tax is the average property tax levy for all single detached houses in the city.

The median property tax is the median property tax levy for all single detached houses in the city.

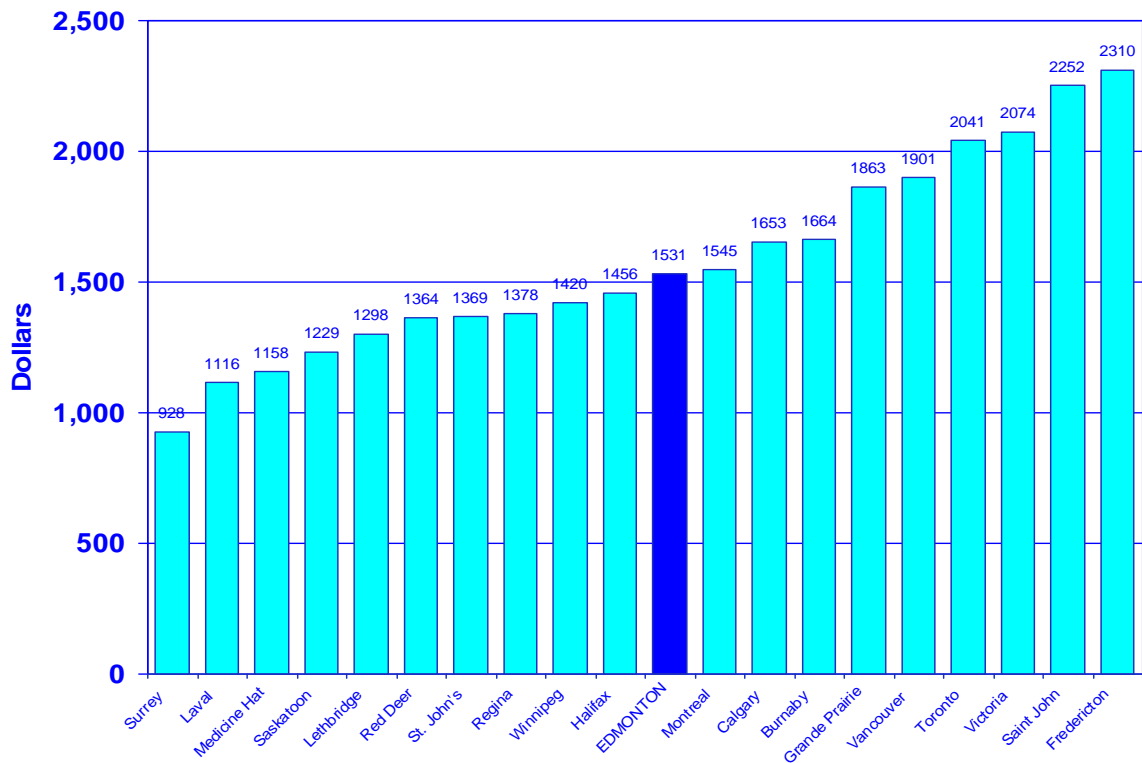
(2) net of homeowner grants.

Chart 3: Total Property Tax Levy Per Person in 2010 - Canadian Cities



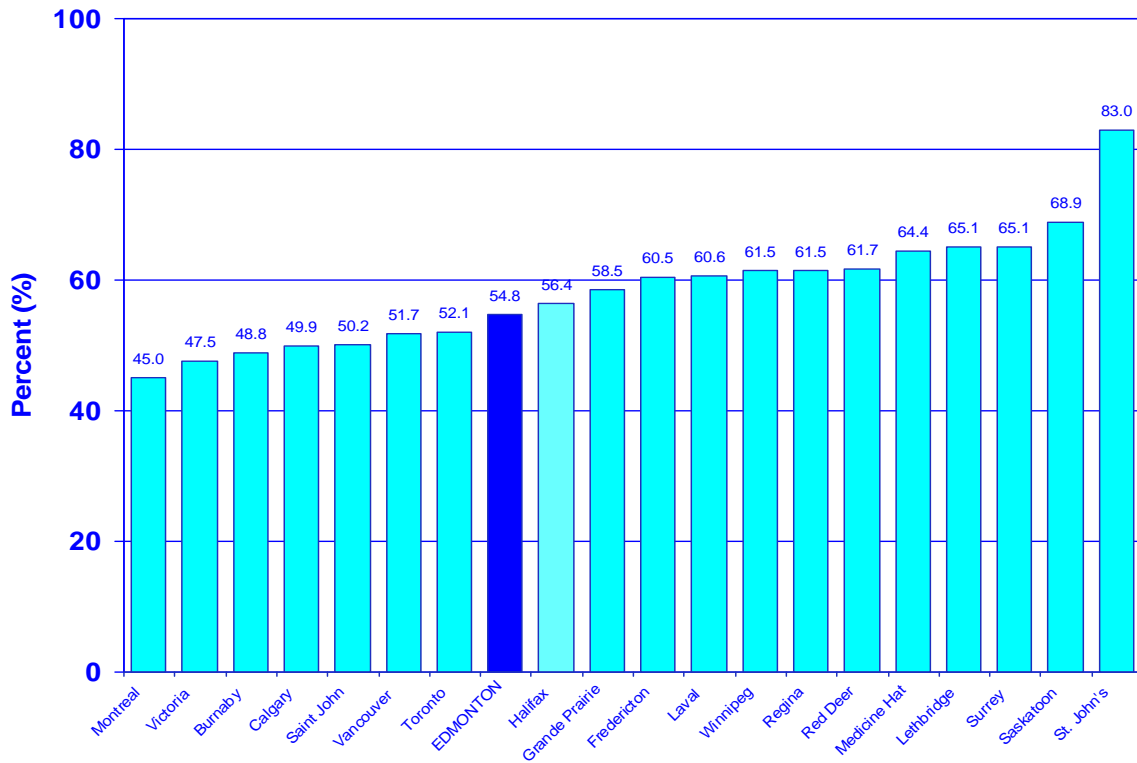
Prepared by: City of Edmonton, Planning and Development Department. November 2010
Note: Total property tax levy includes municipal, school and other taxes.

Chart 3A: Total Property and Business Tax Levy Per Person in 2010 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. November 2010
Note: Total property tax levy includes municipal, school and other taxes.

Chart 3B: Residential Property Tax as Percent of Total Tax Levy in 2010 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. November 2010
Note: Total tax levy includes property taxes for all properties, and business tax, machinery and equipment tax and others.

2010 Residential Property Taxes and Utility Charges Survey

Table 3
Total Property and Business Tax Levy Per Person in 2010
(Selected Canadian Cities)

City	Population [1]	Total Tax Levy			Total Tax Levy Per Person			
		Property	Business	Total Levy	Property	Rank	Total Levy	Rank
		(thousands of dollars)			(dollars)			
EDMONTON	800,000	1,191,920	33,176	1,225,096	1,490	12	1,531	11
Calgary	1,072,000	1,568,800	203,600	1,772,400	1,463	11	1,653	13
Red Deer	90,084	122,918	0	122,918	1,364	8	1,364	6
Medicine Hat	61,097	70,731	0	70,731	1,158	4	1,158	3
Grande Prairie	52,227	97,295	0	97,295	1,863	15	1,863	15
Lethbridge	86,659	112,452	0	112,452	1,298	6	1,298	5
Burnaby	210,000	349,442	0	349,442	1,664	14	1,664	14
Surrey	472,000	438,207	0	438,207	928	1	928	1
Vancouver	578,000	1,098,726	0	1,098,726	1,901	16	1,901	16
Victoria	83,179	172,525	0	172,525	2,074	18	2,074	18
Regina	196,293	270,520	0	270,520	1,378	9	1,378	8
Saskatoon	223,200	274,385	0	274,385	1,229	5	1,229	4
Winnipeg	683,200	911,507	58,413	969,920	1,334	7	1,420	9
Montreal [2]	1,651,235	2,551,800	0	2,551,800	1,545	13	1,545	12
Laval [2]	395,900	441,930	0	441,930	1,116	2	1,116	2
Toronto	2,677,700	5,464,233	0	5,464,233	2,041	17	2,041	17
Halifax	400,000	576,670	5,905	582,575	1,442	10	1,456	10
Saint John [2]	68,043	152,960	295	153,255	2,248	19	2,252	19
Fredericton [2]	50,535	116,197	551	116,748	2,299	20	2,310	20
St. John's	103,000	117,000	24,000	141,000	1,136	3	1,369	7
Average	497,718	805,011	46,563 [3]	821,308	1,549	--	1,578	--

Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch,
November 2010.

Notes: (1) Actual or estimated population for 2010.

(2) Municipal levy only.

(3) The average is for those municipalities that have a business tax.

2010 Residential Property Taxes and Utility Charges Survey

Table 3A
Total Property and Business Tax Levy in 2010
(Selected Canadian Cities)
(thousands of dollars)

City	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential	Non-Residential	Total				
EDMONTON	671,137	520,783	1,191,920	33,176	1,225,096	54.8	8
Calgary	884,100	684,700	1,568,800	203,600	1,772,400	49.9	4
Red Deer	75,853	47,065	122,918	0	122,918	61.7	15
Medicine Hat	45,535	25,196	70,731	0	70,731	64.4	16
Grande Prairie	56,910	40,385	97,295	0	97,295	58.5	10
Lethbridge	73,218	39,234	112,452	0	112,452	65.1	18
Burnaby	170,383	179,059	349,442	0	349,442	48.8	3
Surrey	285,223	152,984	438,207	0	438,207	65.1	17
Vancouver	568,006	530,720	1,098,726	0	1,098,726	51.7	6
Victoria	81,994	90,531	172,525	0	172,525	47.5	2
Regina	166,355	104,165	270,520	0	270,520	61.5	13
Saskatoon	189,004	85,381	274,385	0	274,385	68.9	19
Winnipeg	596,907	314,600	911,507	58,413	969,920	61.5	14
Montreal [1]	1,149,300	1,402,500	2,551,800	0	2,551,800	45.0	1
Laval [1]	267,686	174,244	441,930	0	441,930	60.6	12
Toronto [2]	2,845,405	2,618,828	5,464,233	0	5,464,233	52.1	7
Halifax	328,330	248,340	576,670	5,905	582,575	56.4	9
Saint John [1]	76,942	76,018	152,960	295	153,255	50.2	5
Fredericton [1]	70,636	45,561	116,197	551	116,748	60.5	11
St. John's [1]	117,000	N/A	117,000	24,000	141,000	83.0	20
Average	435,996	388,437	805,011	46,563 [3]	821,308	53.1	

Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch,
November 2010.

Notes: (1) Municipal levy only.

(2) Multi-residential tax levy for Toronto is included in non-residential, not in residential.

(3) The average is for those municipalities that have a business tax.

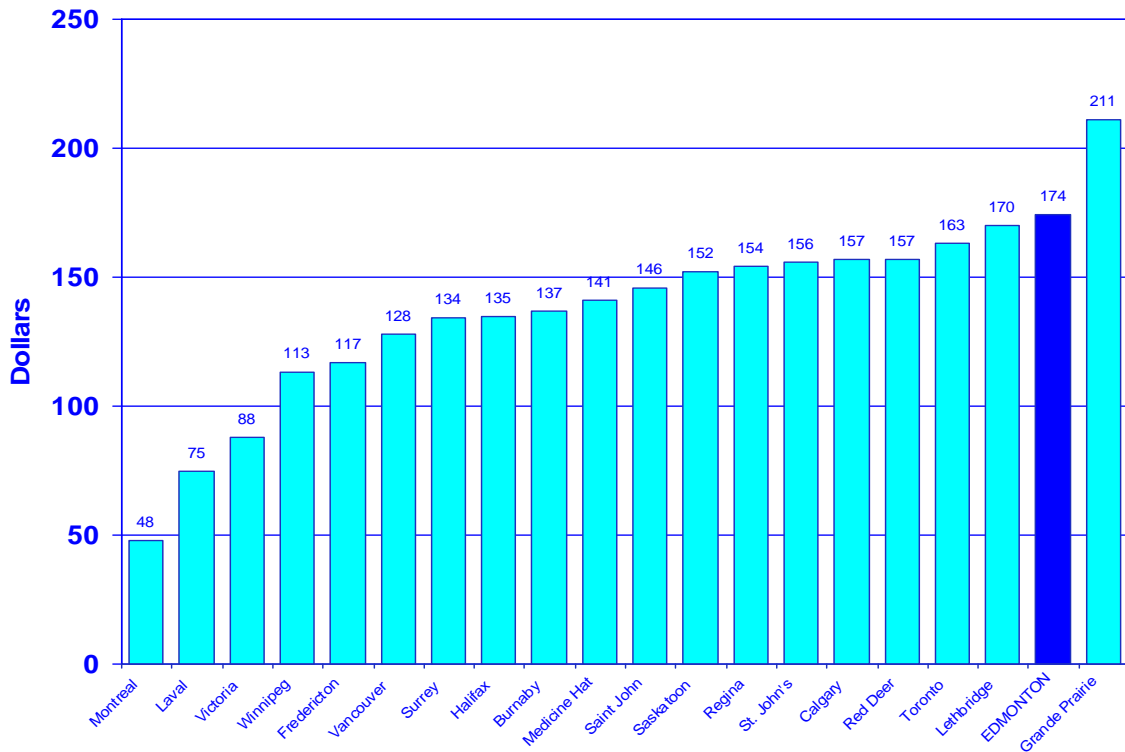
2010 Residential Property Taxes and Utility Charges Survey

Table 3B Total Property Tax Levy By Purposes in 2010 (Selected Canadian Cities) (thousands of dollars)						
City	Residential Property			Non-residential Property		
	Municipal Tax (1)	School Tax	Total	Municipal Tax (1)	School Tax	Total
EDMONTON	440,966	230,171	671,137	418,353	102,430	520,783
Calgary	473,100	411,000	884,100	492,200	192,500	684,700
Red Deer	52,443	23,410	75,853	37,169	9,896	47,065
Medicine Hat	30,459	15,076	45,535	20,530	4,666	25,196
Grande Prairie	43,394	13,516	56,910	33,268	7,117	40,385
Lethbridge	53,724	19,494	73,218	32,528	6,706	39,234
Burnaby	107,725	62,658	170,383	117,148	61,911	179,059
Surrey	173,151	112,072	285,223	78,603	74,381	152,984
Vancouver	359,007	208,999	568,006	324,005	206,715	530,720
Victoria	58,532	23,462	81,994	62,938	27,593	90,531
Regina	96,651	69,704	166,355	56,913	47,252	104,165
Saskatoon	101,443	87,561	189,004	41,327	44,054	85,381
Winnipeg	298,758	298,149	596,907	114,842	199,758	314,600
Montreal	1,149,300	0	1,149,300	1,402,500	0	1,402,500
Laval	267,686	0	267,686	174,244	0	174,244
Toronto [2]	2,135,117	710,288	2,845,405	1,399,360	1,219,468	2,618,828
Halifax	237,760	90,570	328,330	222,665	25,675	248,340
Saint John	76,942	0	76,942	76,018	0	76,018
Fredericton	70,636	0	70,636	45,561	0	45,561
St. John's	117,000	0	117,000	0	0	0
Average	317,190	148,508 [3]	435,996	257,509 [3]	139,383 [3]	369,015

Prepared by: The City of Edmonton, Planning and Development Department,
 Planning and Policy Services, November 2010.

Note: (1) Includes municipal, regional and other levies.
 (2) Multi-residential tax levy for Toronto is included in non-residential, not in residential.
 (3) The average excludes those municipalities that do not have the tax specified.

Chart 4: Total Monthly Utility Charges for Single Detached Houses in 2010 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. November 2010
Note: Figures include charges for power, water, sewer, land drainage, and garbage collection.

2010 Residential Property Taxes and Utility Charges Survey

Table 4
Average Monthly Utility Charges for a Single-Family House
(Selected Canadian Cities)
(as of September 2010)
(dollars)

City	Power [1]	Water [2]	Sewer [2]	Garbage	Land Drainage	Total	Rank
EDMONTON	75.86	35.88	26.44	29.85	5.96	173.99	19
Calgary	77.72	36.81	22.03	12.60	7.59	156.75	15
Red Deer	75.56	30.13	34.97	16.28	0	156.94	16
Medicine Hat	61.70	33.78	26.57	19.30	0	141.35	10
Grande Prairie	124.09 [6]	31.27	31.53	24.06	0	210.95	20
Lethbridge	94.36	29.03	23.32	22.79	0	169.50	18
Burnaby	41.80	55.37	39.41	0	0	136.58	9
Surrey	41.80	19.16	39.24	20.08	13.42	133.70	7
Vancouver	43.31	22.15	44.47	17.58	0	127.51	6
Victoria	41.80	24.20	6.67	15.57	0	88.24	3
Regina	82.94	36.54	25.24	0	9.60	154.32	13
Saskatoon	91.23	26.44	30.55	0	3.40	151.62	12
Winnipeg	45.13	34.17 [4]	33.43	0	0	112.73	4
Montreal	44.89	3.33	0 [3]	0	0	48.22	1
Laval	44.89	23.25	6.51	0	0	74.65	2
Toronto	84.73 [5]	39.17	36.08	3.25	0	163.23	17
Halifax	81.67	20.18	32.79	0	0	134.64	8
Saint John	69.45	36.56	39.57	0	0	145.58	11
Fredericton	78.83	17.74	20.42	0	0	116.99	5
St. John's	72.64	49.54	33.95	0	0	156.13	14
Average	68.72	30.24	27.66 [7]	18.14 [7]	6.66 [7]	137.68	--

Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch, November 2010.

Sources: EPCOR and City of Edmonton Asset Management & Public Works Department.

Notes: (1) Based on 600 KWH/month power consumption. Rates shown exclude GST and/or PST.

(2) Based on 19 cubic meter per month water consumption and 17.5 cubic meter per month for sewer charge.

(3) Financed through property tax.

(4) Includes surcharges; for Winnipeg it includes water and sewer main charges of \$128 a year in tax levy.

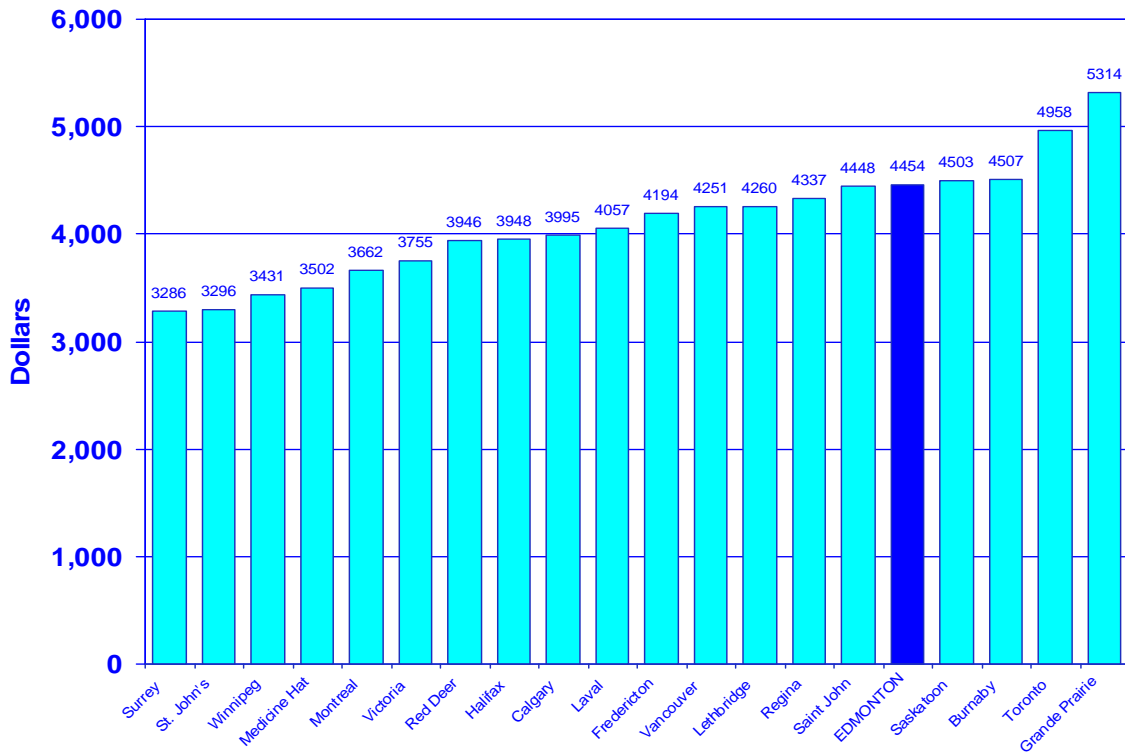
(5) Effective May 1, 2006 in Ontario, two-tier pricing is in place to reflect the true cost of electricity.

Approved by the OEB.

(6) Some customers will automatically receive electricity at regulated rates effective July 1, 2004.

(7) The average for these utilities excludes municipalities that do not have a charge.

**Chart 5: Total Property Tax and Utility Charges for a Single Detached House in 2010
- Canadian Cities**



Prepared by: City of Edmonton, Planning and Development Department. November 2010

Notes:

- (1) Total property tax includes municipal, school and other taxes, but is net of homeowner grants or credits if applicable.
- (2) The sample house is defined as a 25-30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.

2010 Residential Property Taxes and Utility Charges Survey

Table 5
Total Property Tax and Utility Charges
for a Single-Family House in 2010
(Selected Canadian Cities)
(dollars)

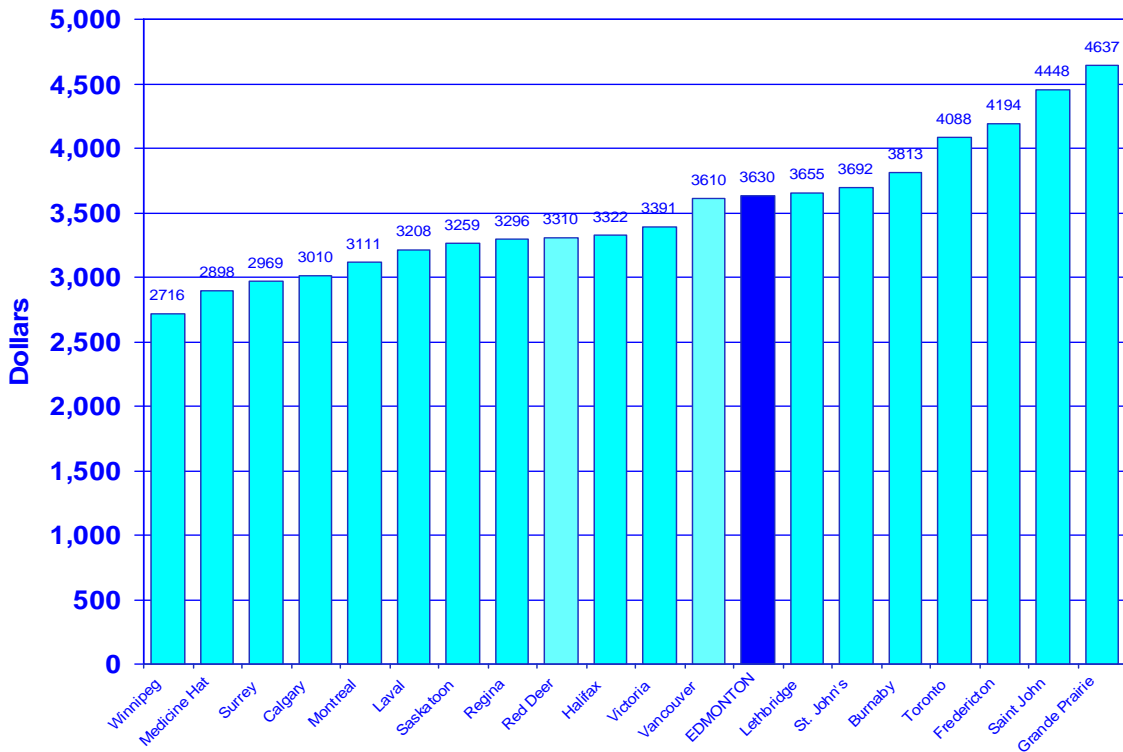
City	Total (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	2,366	2,088	4,454	16
Calgary	2,114	1,881	3,995	9
Red Deer	2,063	1,883	3,946	7
Medicine Hat	1,806	1,696	3,502	4
Grande Prairie	2,783	2,531	5,314	20
Lethbridge	2,226	2,034	4,260	13
Burnaby	2,868	1,639	4,507	18
Surrey	1,682	1,604	3,286	1
Vancouver	2,721	1,530	4,251	12
Victoria	2,696	1,059	3,755	6
Regina	2,485	1,852	4,337	14
Saskatoon	2,684	1,819	4,503	17
Winnipeg	2,078	1,353	3,431	3
Montreal	3,083	579	3,662	5
Laval	3,161	896	4,057	10
Toronto	2,999	1,959	4,958	19
Halifax	2,332	1,616	3,948	8
Saint John	2,701	1,747	4,448	15
Fredericton	2,790	1,404	4,194	11
St. John's	1,422	1,874	3,296	2
Average	2,453	1,652	4,105	--

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch, November 2010.

Notes: (1) Property tax shown includes municipal, school and other taxes, but is net of homeowner grants or credits.

(2) Utility charges include power, water, sewers, land drainage and garbage collection. Utility charges also include surcharges for water mains and sewer upgrading where applicable.

Chart 6: Combined Municipal Property Tax and Utility Charges for a Single Detached House in 2010 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. November 2010

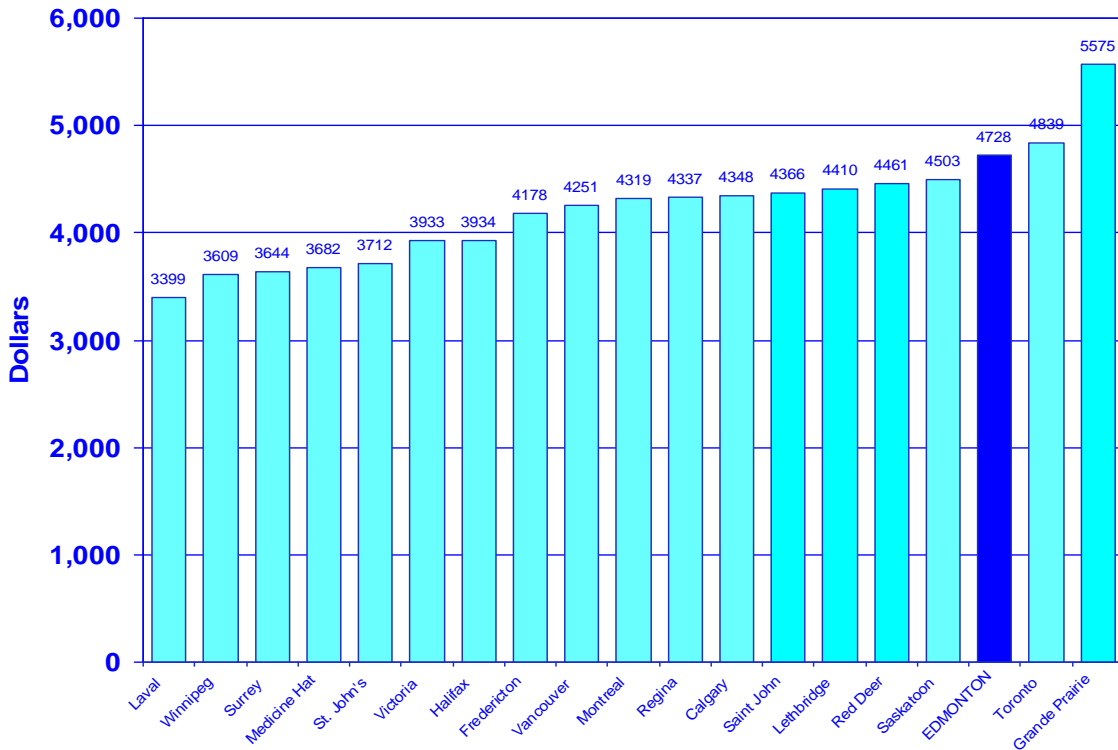
Notes:

- (1) Property taxes include both municipal and other taxes, but exclude school taxes and is net of part of homeowner grants if applicable.
- (2) The sample house is defined as a 25-30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.

2010 Residential Property Taxes and Utility Charges Survey

Table 6 Municipal Property Tax and Utility Charges for a Single-Family House in 2010 (Selected Canadian Cities) (dollars)					
City	Municipal (1) Property Tax	Utility (2) Charges	Total	Rank	
				Total	Municipal Tax
EDMONTON	1,542	2,088	3,630	13	8
Calgary	1,129	1,881	3,010	4	1
Red Deer	1,427	1,883	3,310	9	5
Medicine Hat	1,202	1,696	2,898	2	2
Grande Prairie	2,106	2,531	4,637	20	13
Lethbridge	1,621	2,034	3,655	14	9
Burnaby	2,174	1,639	3,813	16	15
Surrey	1,365	1,604	2,969	3	4
Vancouver	2,080	1,530	3,610	12	12
Victoria	2,332	1,059	3,391	11	17
Regina	1,444	1,852	3,296	8	7
Saskatoon	1,440	1,819	3,259	7	6
Winnipeg	1,363	1,353	2,716	1	3
Montreal	2,532	579	3,111	5	18
Laval	2,312	896	3,208	6	16
Toronto	2,129	1,959	4,088	17	14
Halifax	1,706	1,616	3,322	10	10
Saint John	2,701	1,747	4,448	19	19
Fredericton	2,790	1,404	4,194	18	20
St. John's	1,818	1,874	3,692	15	11
Average	1,861	1,652	3,513	--	--
Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch, November 2010.					
Notes: (1) Property tax shown excludes school taxes and is net of homeowner grants or credits. (2) Utility charges include power, water, sewer, land drainage and garbage collection. Utility charges also include surcharges for water mains and sewer upgrading where applicable.					

Chart 7: Combined Average Property Tax and Utility Charges for Single Detached Houses in 2010 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. November 2010

Notes:

- (1) Average property tax is the average property tax levy for all single detached houses in the city.
- (2) Utility charges include power, water, sewer, land drainage, and garbage collection. Utility charges also include surcharges for water mains and sewer upgrading where applicable.

2010 Residential Property Taxes and Utility Charges Survey

Table 7
Average Property Tax and Utility Charges
for Single-Detached Houses in 2010
(Selected Canadian Cities)
(dollars)

City	Average (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	2,640	2,088	4,728	17
Calgary	2,467	1,881	4,348	12
Red Deer	2,578	1,883	4,461	15
Medicine Hat	1,986	1,696	3,682	4
Grande Prairie	3,044	2,531	5,575	19
Lethbridge	2,376	2,034	4,410	14
Burnaby	N/A	1,639	N/A	N/A
Surrey	2,040	1,604	3,644	3
Vancouver	2,721	1,530	4,251	9
Victoria	2,874	1,059	3,933	6
Regina	2,485	1,852	4,337	11
Saskatoon	2,684	1,819	4,503	16
Winnipeg	2,256	1,353	3,609	2
Montreal	3,740	579	4,319	10
Laval	2,503	896	3,399	1
Toronto	4,281	1,959	4,839	18
Halifax	2,318	1,616	3,934	7
Saint John	2,619	1,747	4,366	13
Fredericton	2,774	1,404	4,178	8
St. John's	1,838	1,874	3,712	5
Average	2,643	1,652	4,223	--

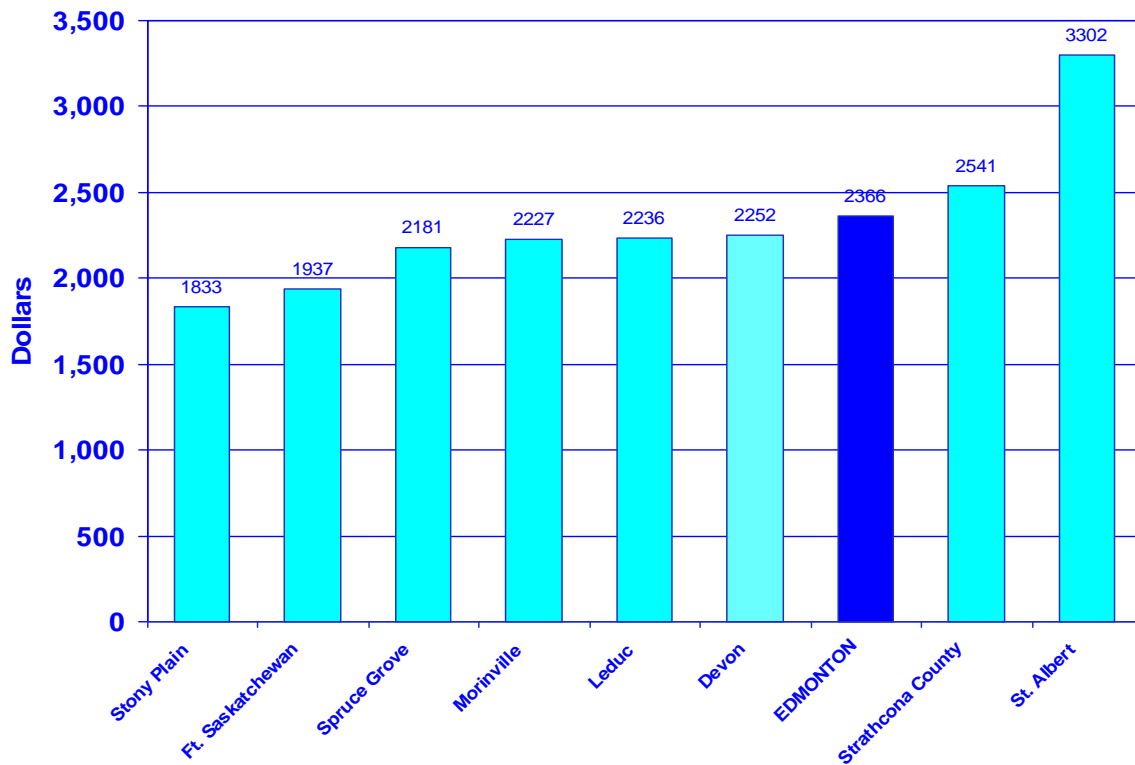
Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services
 Branch, November 2010.

Notes: (1) Average property tax is the average property tax levy for all single detached houses in the city.

(2) Utility charges include power, water, sewer, land drainage and garbage collection.

Utility charges also include surcharges for water mains and sewer upgrading where applicable.

Chart 8: Total Property Tax for a Single Detached House in 2010 - Edmonton Region

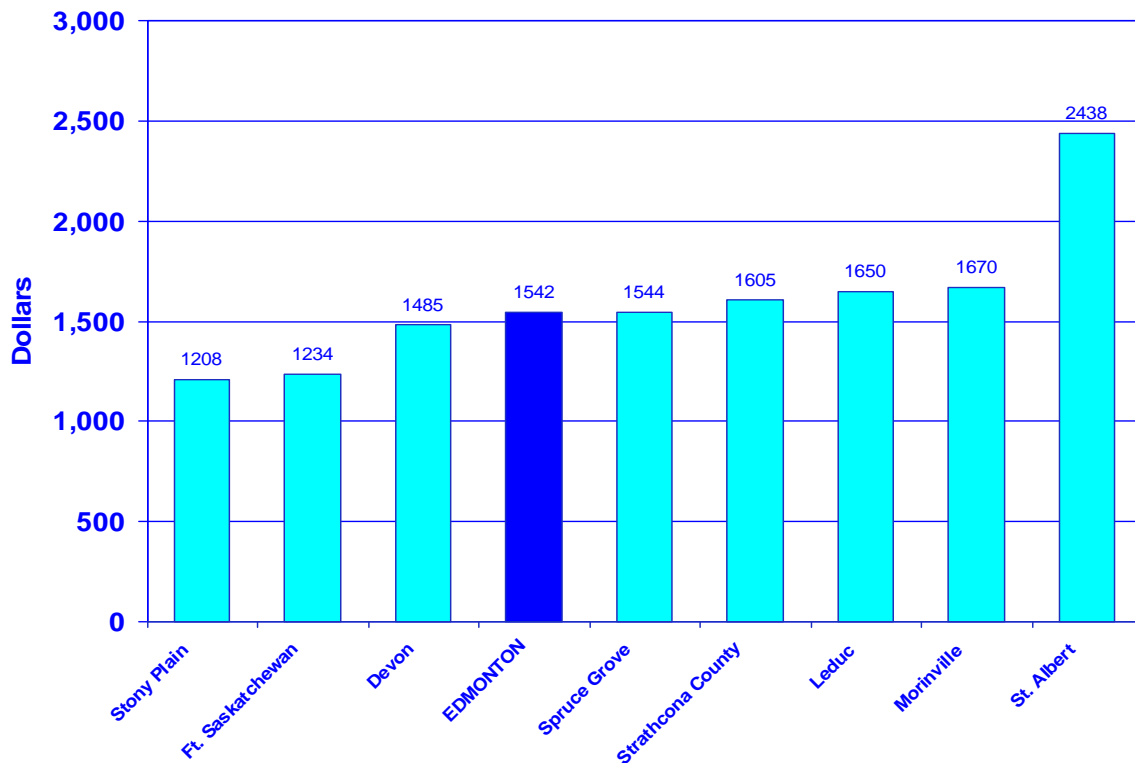


Prepared by: City of Edmonton, Planning and Development Department. November 2010

Notes:

- (1) Figures include municipal, school and other taxes.
- (2) The sample house is defined as a 25-30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.

Chart 8A: Municipal Property Tax for a Single Detached House in 2010 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. November 2010

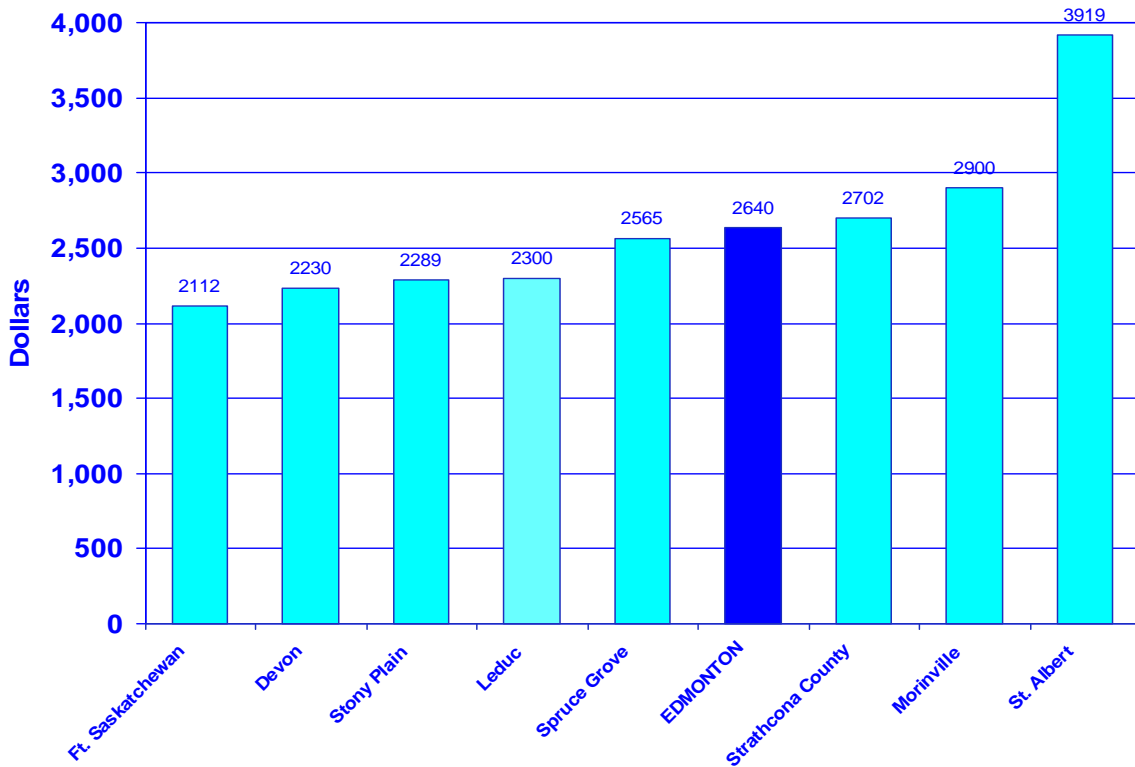
Notes:

- (1) Figures exclude school taxes.
- (2) The sample house is defined as a 25-30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.

2010 Residential Property Taxes and Utility Charges Survey

Table 8 Comparative Property Tax Levy on a Sample House in 2010 [1] (Edmonton Capital Region) (dollars)						
City	Municipal Tax	School Tax	Other Tax [2]	Total	Rank	
					Municipal	Total
EDMONTON	1,523	824	19	2,366	4	7
St. Albert	2,299	864	139	3,302	9	9
Leduc	1,638	586	12	2,236	7	5
Fort Saskatchewan	1,138	703	96	1,937	2	2
Devon	1,477	767	8	2,252	3	6
Stony Plain	1,160	625	48	1,833	1	1
Spruce Grove	1,476	637	68	2,181	5	3
Morinville	1,655	557	15	2,227	8	4
Strathcona County	1,519	936	86	2,541	6	8
Average	1,543	722	55	2,319	-	-
Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch, November 2010. Notes: 1. The sample house is defined as a 25 to 30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot. 2. Other includes regional and other tax levies.						

Chart 9: Average Property Tax for Single Detached Houses in 2010 - Edmonton Region

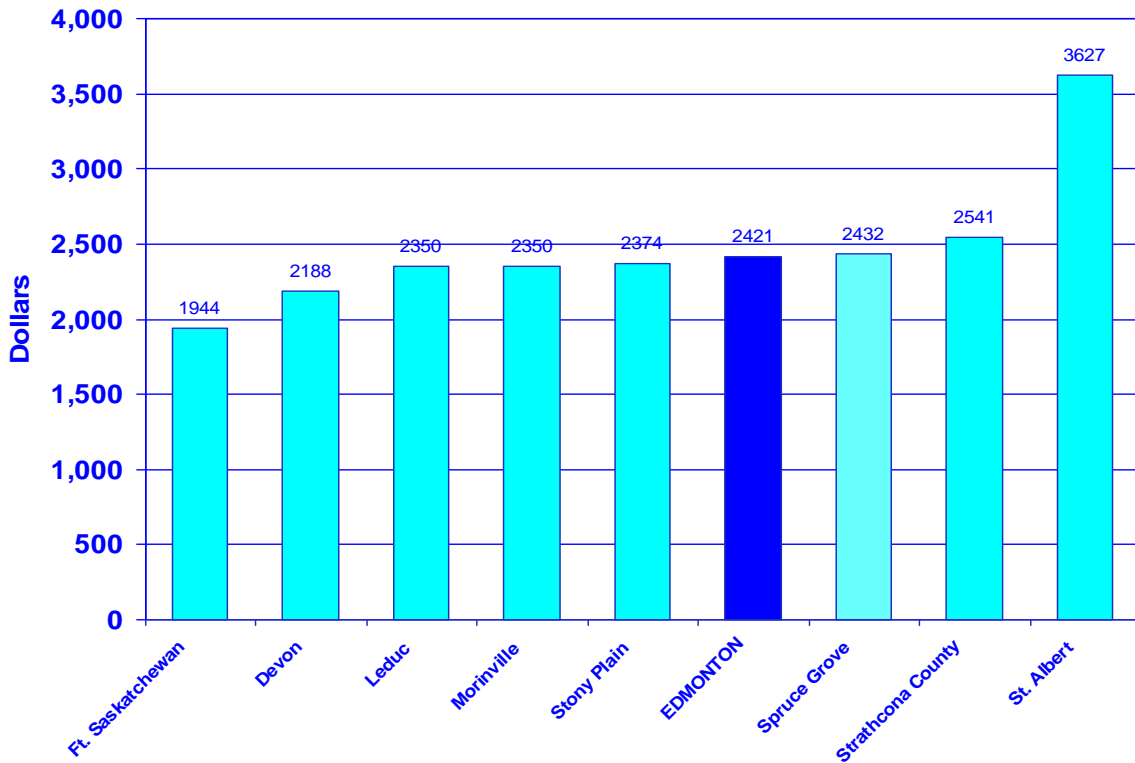


Prepared by: City of Edmonton, Planning and Development Department. November 2010

Notes:

- (1) Property taxes include both municipal and school taxes.
- (2) The average property tax is the average property tax levy for all single detached houses in the city.

Chart 9A: Median Property Tax for Single Detached Houses in 2010 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. November 2010

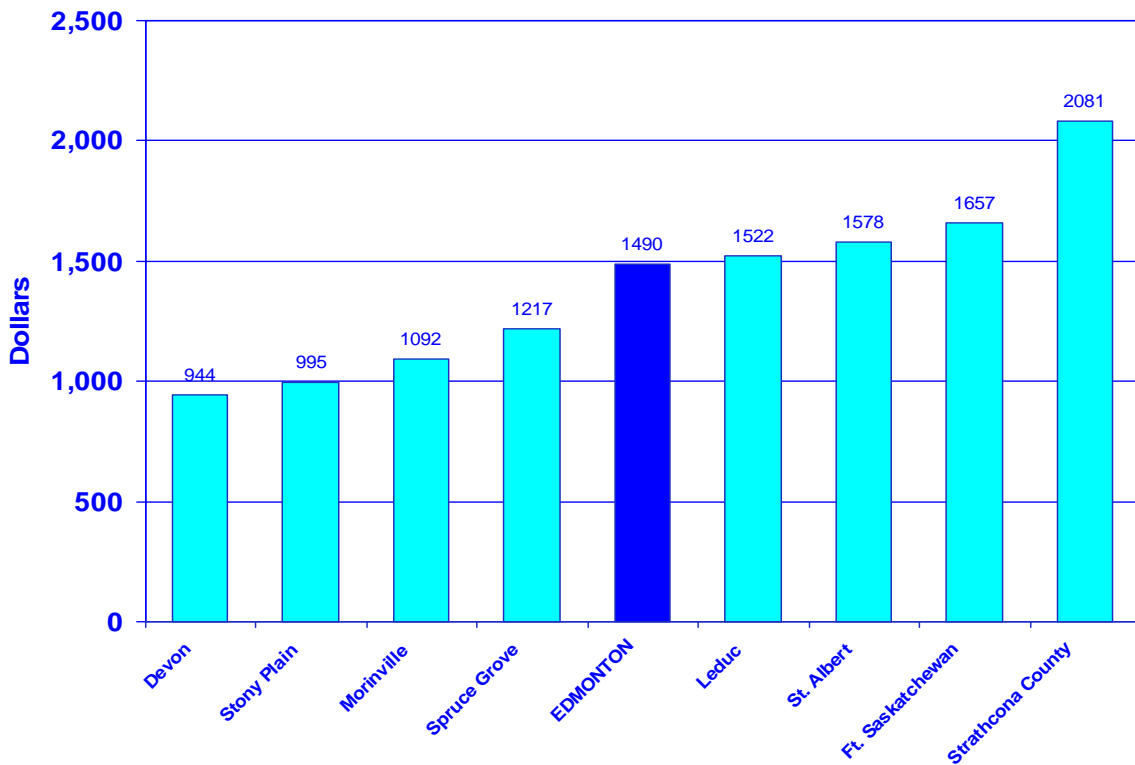
Notes:

- (1) Property taxes include both municipal and school taxes.
- (2) The median property tax is the median property tax levy for all single detached houses in the city.

2010 Residential Property Taxes and Utility Charges Survey

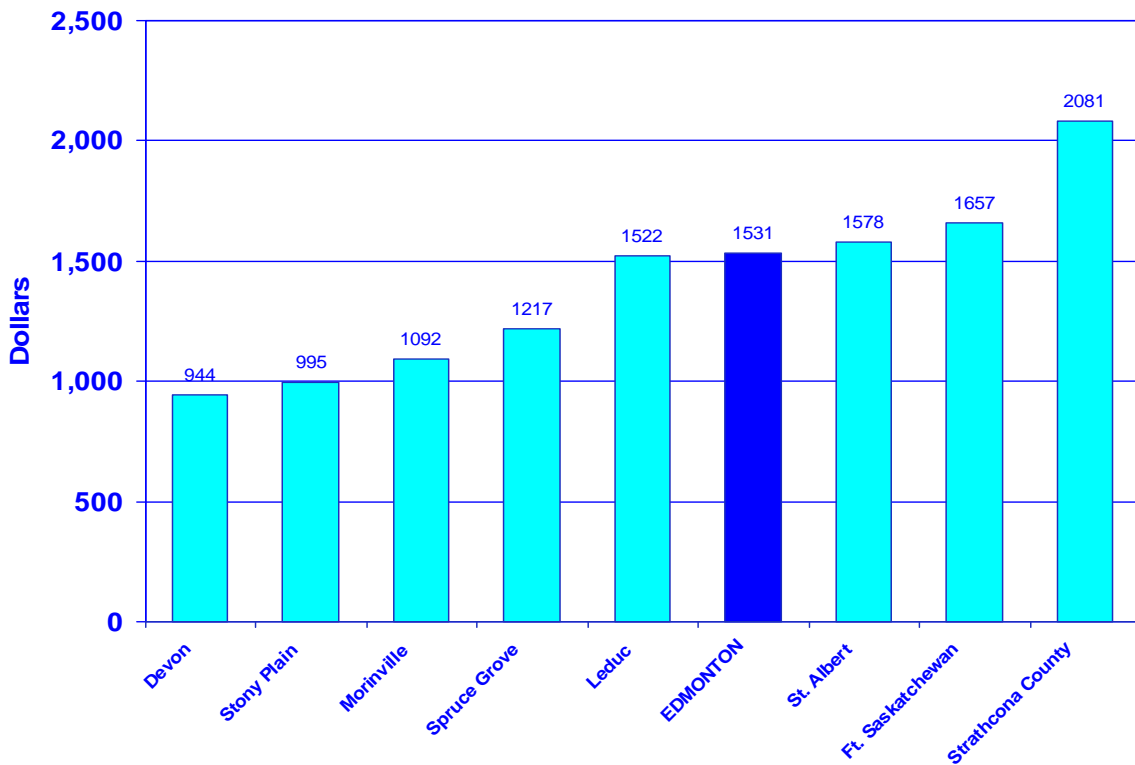
Table 9 Average Property Tax and Median Property Tax for all Single-Detached Houses in 2010 (Edmonton Capital Region) (dollars)				
City	Average Tax (1)		Median Tax (1)	
	Tax Levy	Rank	Tax Levy	Rank
EDMONTON	2,640	6	2,421	6
St. Albert	3,919	9	3,627	9
Leduc	2,300	4	2,350	3
Ft. Saskatchewan	2,112	1	1,944	1
Devon	2,230	2	2,188	2
Stony Plain	2,289	3	2,374	5
Spruce Grove	2,565	5	2,432	7
Morinville	2,900	8	2,350	3
Strathcona County [2]	2,702	7	2,541	8
Average	2,629	-	2,470	-
Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch, November 2010. Note: (1) Property taxes include both municipal and school taxes. The average property tax is the average property tax levy for all single detached houses in the city. The median property tax is the median property tax levy for all single detached houses in the city. (2) Figures refer to Sherwood Park and not the County as a whole.				

Chart 10: Total Property Tax Levy Per Person in 2010 - Edmonton Region



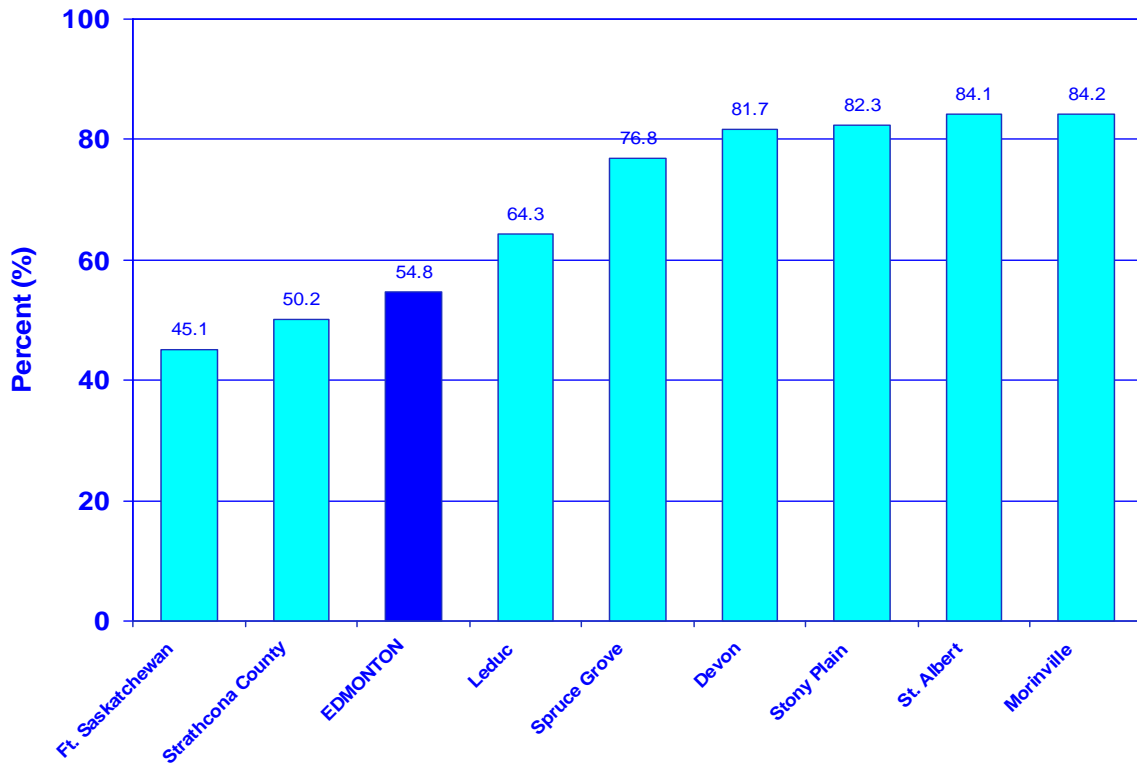
Prepared by: City of Edmonton, Planning and Development Department. November 2010
Note: Total property tax levy includes municipal and school taxes.

Chart 10A: Total Property and Business Tax Levy Per Person in 2010 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. November 2010
Note: Total property tax levy includes municipal and school taxes.

Chart 10B: Residential Property Tax as Percent of Total Tax Levy in 2010 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. November 2010
Note: Total tax levy includes property taxes for all properties, and business tax, machinery and equipment tax and others.

2010 Residential Property Taxes and Utility Charges Survey

Table 10
Total Property and Business Tax Levy Per Person in 2010
(Edmonton Capital Region)

City	Population [1]	Total Tax Levy			Total Tax Levy Per Person			
		Property	Business	Total Levy	Property	Rank	Total Levy	Rank
		(thousands of dollars)			(dollars)		(dollars)	
EDMONTON	800,000	1,191,920	33,176	1,225,096	1,490	5	1,531	6
St. Albert	60,138	94,879	0	94,879	1,578	7	1,578	7
Leduc	22,100	33,637	0	33,637	1,522	6	1,522	5
Ft. Saskatchewan(2)	18,653	30,914	0	30,914	1,657	8	1,657	8
Devon	6,550	6,185	0	6,185	944	1	944	1
Stony Plain	14,177	14,106	0	14,106	995	2	995	2
Spruce Grove	23,326	28,385	0	28,385	1,217	4	1,217	4
Morinville	7,636	8,338	0	8,338	1,092	3	1,092	3
Strathcona County(2)	89,382	185,993	0	185,993	2,081	9	2,081	9
Average	115,774	177,151	33,176	180,837	1,397	-	1,402	-

Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch,
November 2010.

Notes:

(1) Actual or estimated population for 2010.

(2) Property tax levy includes machinery & equipment levy, and linear assessment.

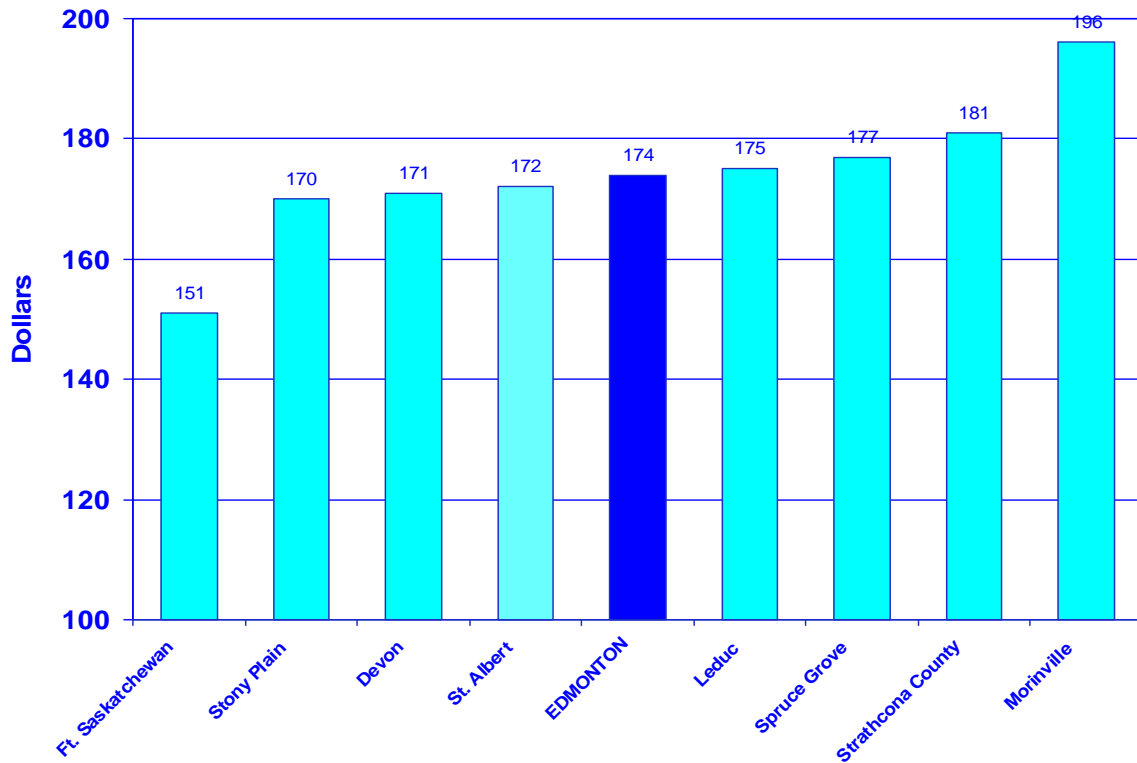
2010 Residential Property Taxes and Utility Charges Survey

Table 10A Total Property and Business Tax Levy in 2010 (Edmonton Capital Region) (thousands of dollars)							
City	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential	Non-Residential*	Total				
EDMONTON	671,137	520,783	1,191,920	33,176	1,225,096	54.8	3
St. Albert	79,794	15,085	94,879	-	94,879	84.1	8
Leduc	21,633	12,004	33,637	-	33,637	64.3	4
Ft. Saskatchewan	13,955	16,959	30,914	-	30,914	45.1	1
Devon	5,053	1,132	6,185	-	6,185	81.7	6
Stony Plain	11,604	2,502	14,106	-	14,106	82.3	7
Spruce Grove	21,812	6,573	28,385	-	28,385	76.8	5
Morinville	7,020	1,318	8,338	-	8,338	84.2	9
Strathcona County	93,423	92,570	185,993	-	185,993	50.2	2
Average	102,826	74,325	177,151	3,686	180,837	56.9	-
Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch, November 2010.							
Note: * Non-residential property tax levy includes machinery & equipment levy, and/or linear assessment, except Devon.							

2010 Residential Property Taxes and Utility Charges Survey

Table 10B Total Property Tax Levy By Purposes in 2010 (Edmonton Capital Region) (thousands of dollars)						
City	Residential Property			Non-residential Property (2)		
	Municipal Tax (1)	School Tax	Total	Municipal Tax (1)	School Tax	Total
EDMONTON	440,966	230,171	671,137	418,353	102,430	520,783
St. Albert	58,926	20,868	79,794	11,663	3,422	15,085
Leduc	15,973	5,660	21,633	9,291	2,713	12,004
Fort Saskatchewan	8,895	5,060	13,955	14,477	2,482	16,959
Devon	3,332	1,721	5,053	772	360	1,132
Stony Plain	7,644	3,960	11,604	1,728	774	2,502
Spruce Grove	15,362	6,450	21,812	4,965	1,608	6,573
Morinville	5,263	1,757	7,020	1,009	309	1,318
Strathcona County	59,032	34,391	93,423	81,644	10,926	92,570
Average	68,377	34,449	102,826	60,434	13,892	74,325
Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch, November 2010.						
Note: (1) Includes municipal, regional and other levies.						
(2) Non-residential property tax levy includes machinery & equipment levy, and/or linear assessment.						

Chart 11: Total Monthly Utility Charges for Single Detached Houses in 2010 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. November 2010
Note: Figures include charges for power, water, sewer, land drainage, and garbage collection.

2010 Residential Property Taxes and Utility Charges Survey

Table 11
Average Monthly Utility Charges for a Single-Family House
(Edmonton Capital Region)
(as of September 2010)
(dollars)

	Power [1]	Water [2]	Sewer [2]	Garbage	Land Drainage	Total	Rank
EDMONTON	75.86	35.88	26.44	29.85	5.96	173.99	5
St. Albert	83.64	30.26	30.28	18.33	9.84	172.35	4
Leduc	89.08	31.25	24.73	25.00	5.00	175.06	6
Ft. Saskatchewan	83.47	32.50	21.09	13.73	0	150.79	1
Devon	87.57	32.96	31.28	18.75	0	170.56	3
Stony Plain	85.22	31.62	30.79	22.53	0	170.16	2
Spruce Grove	88.28	62.79 [3]	- [3]	26.00	0	177.07	7
Morinville	90.42	52.69	37.60	15.71	0	196.42	9
Strathcona County [4]	83.40	38.23	29.28	21.95	8.40	181.26	8
Average	85.22	38.69	28.94	21.32	7.30 [5]	174.18	-

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch, November 2010.

Sources: EPCOR, and City of Edmonton Asset Management & Public Works Department.

Notes: (1) Based on 600 KWH/month power consumption; Rates shown include Balancing Pool Credit, exclude GST.

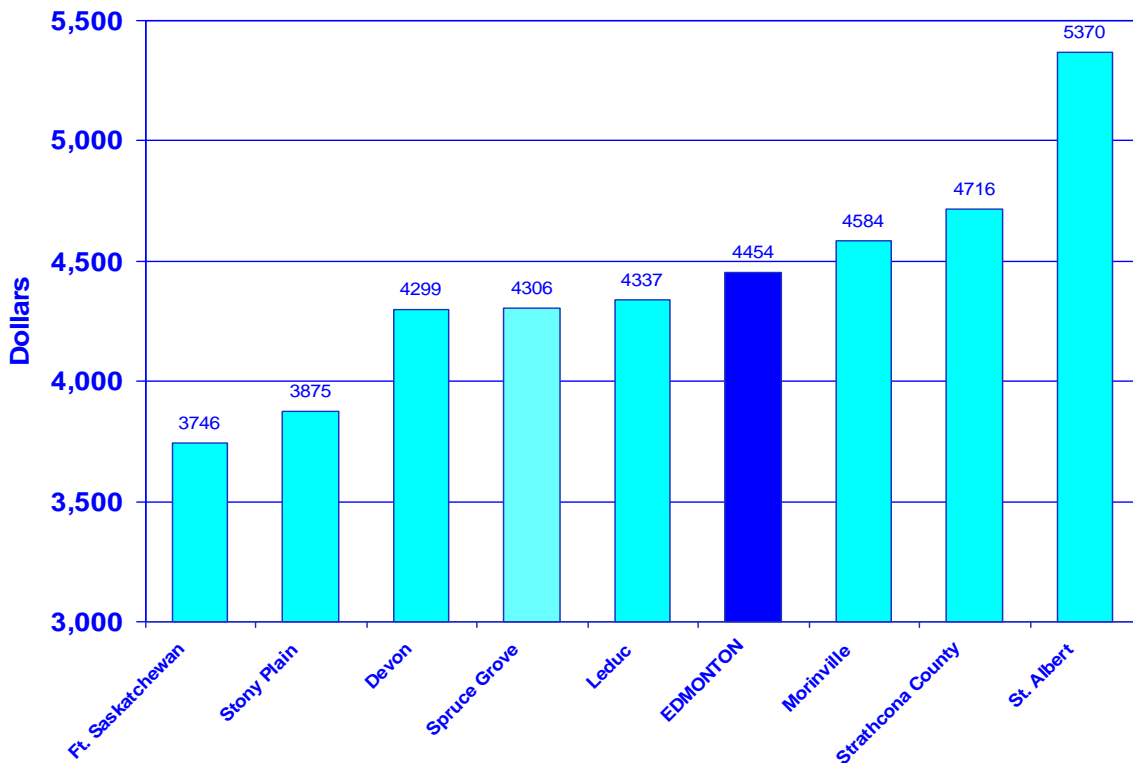
(2) Based on 19 cubic meter/month water consumption for water charge and 17.5 cubic meter/month sewer charge. The monthly service charge is also included.

(3) Includes water and sewer charges.

(4) Figures refer to Sherwood Park and not the County as a whole.

(5) The average for these utilities excludes municipalities that do not have a charge.

Chart 12: Total Property Tax and Utility Charges for a Single Detached House in 2010 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. November 2010

Notes:

- (1) Total property tax includes municipal and school taxes.
- (2) The sample house is defined as a 25-30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.

2010 Residential Property Taxes and Utility Charges Survey

Table 12
Total Property Tax and Utility Charges
for a Single-Family House in 2010
(Edmonton Capital Region)
(dollars)

	Total (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	2,366	2,088	4,454	6
St. Albert	3,302	2,068	5,370	9
Leduc	2,236	2,101	4,337	5
Ft. Saskatchewan	1,937	1,809	3,746	1
Devon	2,252	2,047	4,299	3
Stony Plain	1,833	2,042	3,875	2
Spruce Grove	2,181	2,125	4,306	4
Morinville	2,227	2,357	4,584	7
Strathcona County	2,541	2,175	4,716	8
Average	2,319	2,090	4,410	-

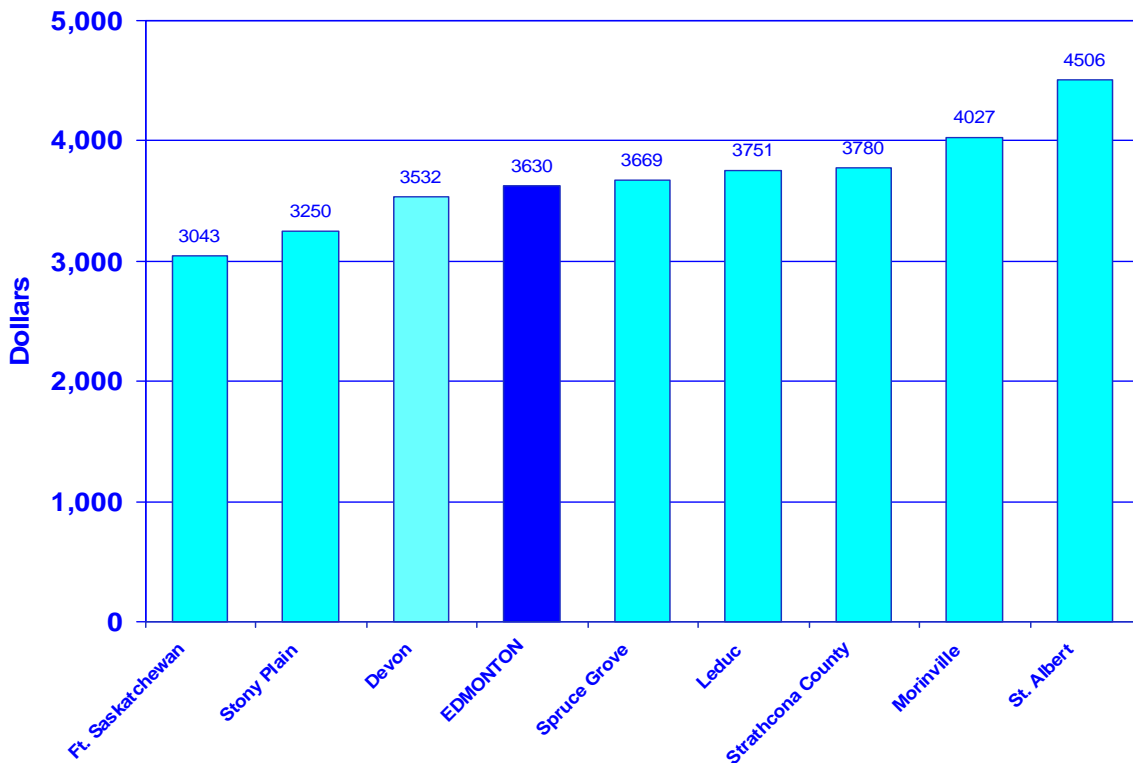
Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch, November 2010.

Notes: (1) Property tax shown includes municipal, school and other taxes.

(2) Utility charges include power, water, sewer, land drainage and garbage collection.

Utility charges also include surcharges for water mains and sewer upgrading where applicable.

Chart 13: Combined Municipal Property Tax and Utility Charges for a Single Detached House in 2010 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. November 2010

Notes:

- (1) Property tax figures exclude school taxes.
- (2) The sample house is defined as a 25-30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.

2010 Residential Property Taxes and Utility Charges Survey

Table 13
Municipal Property Tax and Utility Charges
for a Single-Family House in 2010
(Edmonton Capital Region)
(dollars)

	Municipal (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	1,542	2,088	3,630	4
St. Albert	2,438	2,068	4,506	9
Leduc	1,650	2,101	3,751	6
Ft. Saskatchewan	1,234	1,809	3,043	1
Devon	1,485	2,047	3,532	3
Stony Plain	1,208	2,042	3,250	2
Spruce Grove	1,544	2,125	3,669	5
Morinville	1,670	2,357	4,027	8
Strathcona County	1,605	2,175	3,780	7
Average	1,597	2,090	3,688	-

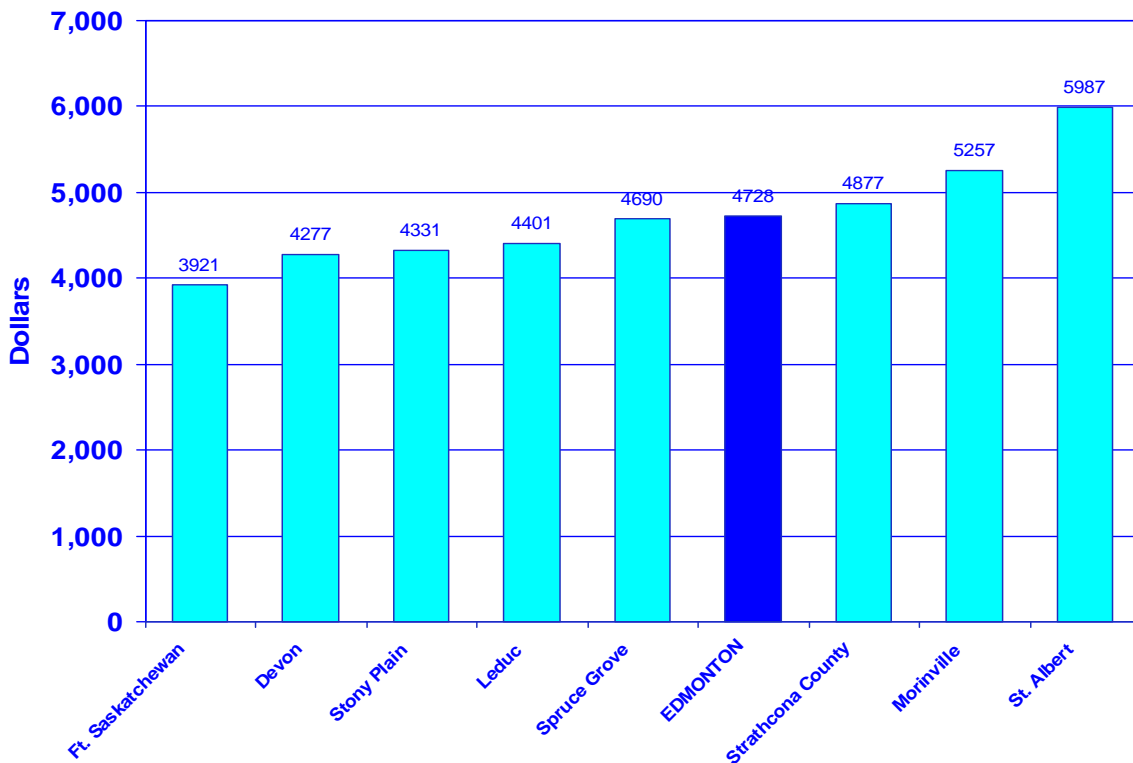
Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services,
 Branch, November 2010.

Notes: (1) Property tax shown excludes school taxes.

(2) Utility charges include power, water, sewer, land drainage and garbage collection.

Utility charges also include surcharges for water mains and sewer upgrading where applicable.

Chart 14: Combined Average Property Tax and Utility Charges for Single Detached Houses in 2010 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. November 2010

Notes:

- (1) Average property tax is the average property tax levy for all single detached houses in the city.
- (2) Utility charges include power, water, sewer and garbage collection. Utility charges also include surcharges for water mains and sewer upgrading where applicable.

2010 Residential Property Taxes and Utility Charges Survey

Table 14
Average Property Tax and Utility Charges
for Single-Detached Houses in 2010
(Edmonton Capital Region)
(dollars)

	Average (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	2,640	2,088	4,728	6
St. Albert	3,919	2,068	5,987	9
Leduc	2,300	2,101	4,401	4
Ft. Saskatchewan	2,112	1,809	3,921	1
Devon	2,230	2,047	4,277	2
Stony Plain	2,289	2,042	4,331	3
Spruce Grove	2,565	2,125	4,690	5
Morinville	2,900	2,357	5,257	8
Strathcona County	2,702	2,175	4,877	7
Average	2,629	2,090	4,719	-

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch, November 2010.

Notes: (1) Average property tax is the average property tax levy for all single detached houses in the city.

(2) Utility charges include power, water, sewer, land drainage and garbage collection.

Utility charges also include surcharges for water mains and sewer upgrading where applicable.