

2026 Tax Rates Township of Lake of Bays										Tax Class Summary		
			By Law 2026-068			By Law 2026-14				O.Reg 297/25		
Tax Class	Type	Ward	Township		Total	Upper Tier			Total	School	Total	Realty Tax Class (RTC)
	Roll Number		General	St. Lights	Lower Tier	General	Healthcare Facilities	Waste	Upper Tier			C/X = Commercial / Commercial New Construction F = Farmlands
RTEP/ RTES/ RTPP/ RTFS/ RTN/ RGN/ RHEP/ RPEP/ RPES/ RTFP/ RPFS	Residential/Farm											I/J = Industrial / Industrial New Construction
	4427 010...	Franklin	0.00237107	0.00000353	0.00237460	0.00343640	0.00009040	0.00040540	0.00393220	0.00153000	0.00783680	V = Aggregate Extraction
	4427 020...	Sinclair	0.00237107	0.00000840	0.00237947	0.00343640	0.00009040	0.00040540	0.00393220	0.00153000	0.00784167	M = Multi - Residential
	4427 030...	Ridout	0.00237107	0.00001413	0.00238520	0.00343640	0.00009040	0.00040540	0.00393220	0.00153000	0.00784740	O = Other
	4427 040...	McLean	0.00237107	0.00002542	0.00239649	0.00343640	0.00009040	0.00040540	0.00393220	0.00153000	0.00785869	
MTEP/ MTES/ MTFP / MTFS	Multi-Residential											R = Residential / Farm
	4427 010...	Franklin	0.00237107	0.00000353	0.00237460	0.00343640	0.00009040	0.00040540	0.00393220	0.00153000	0.00783680	T = Managed Forests
	4427 020...	Sinclair	0.00237107	0.00000840	0.00237947	0.00343640	0.00009040	0.00040540	0.00393220	0.00153000	0.00784167	W = Railway Right-of-Way
	4427 030...	Ridout	0.00237107	0.00001413	0.00238520	0.00343640	0.00009040	0.00040540	0.00393220	0.00153000	0.00784740	
	4427 040...	McLean	0.00237107	0.00002542	0.00239649	0.00343640	0.00009040	0.00040540	0.00393220	0.00153000	0.00785869	
CTN/ CFN/ CGN/ CPN/ XTN	Commercial Occupied											D = Taxable: Education Only
	4427 010...	Franklin	0.00260817	0.00000388	0.00261205	0.00378000	0.00009940	0.00044590	0.00432530	0.00681019	0.01374754	F = Payment in Lieu: Full
	4427 020...	Sinclair	0.00260817	0.00000924	0.00261741	0.00378000	0.00009940	0.00044590	0.00432530	0.00681019	0.01375290	G = Payment in Lieu:General
	4427 030...	Ridout	0.00260817	0.00001554	0.00262371	0.00378000	0.00009940	0.00044590	0.00432530	0.00681019	0.01375920	H = Taxable: Shared Payment-In-Lieu
	4427 040...	McLean	0.00260817	0.00002796	0.00263613	0.00378000	0.00009940	0.00044590	0.00432530	0.00681019	0.01377162	J = Taxable: Vacant Land, Shared Payment-in-Lieu
CXN/ CUN/ CJN / CVN / XUN	Commercial Excess / Vacant Land											P = Payment-In-Lieu:Full, Taxable Tenant of Province
	4427 010...	Franklin	0.00260817	0.00000388	0.00261205	0.00378000	0.00009940	0.00044590	0.00432530	0.00681019	0.01374754	T = Taxable Full
	4427 020...	Sinclair	0.00260817	0.00000924	0.00261741	0.00378000	0.00009940	0.00044590	0.00432530	0.00681019	0.01375290	U = Taxable Excess Land (Commercial/Industrial Only)
	4427 030...	Ridout	0.00260817	0.00001554	0.00262371	0.00378000	0.00009940	0.00044590	0.00432530	0.00681019	0.01375920	
	4427 040...	McLean	0.00260817	0.00002796	0.00263613	0.00378000	0.00009940	0.00044590	0.00432530	0.00681019	0.01377162	
ITN/ IHN / JTN	Industrial Occupied											School Tax Direction Designation
	4427 010...	Franklin	0.00260817	0.00000388	0.00261205	0.00378000	0.00009940	0.00044590	0.00432530	0.00799699	0.01493434	EP = English-Public
	4427 020...	Sinclair	0.00260817	0.00000924	0.00261741	0.00378000	0.00009940	0.00044590	0.00432530	0.00799699	0.01493970	ES = English-Separate
	4427 030...	Ridout	0.00260817	0.00001554	0.00262371	0.00378000	0.00009940	0.00044590	0.00432530	0.00799699	0.01494600	FP = French-Public
	4427 040...	McLean	0.00260817	0.00002796	0.00263613	0.00378000	0.00009940	0.00044590	0.00432530	0.00799699	0.01495842	FS = French-Separate
IXN / IUN / JXN	Industrial Excess / Vacant Land											PS = Protestant-Separate
	4427 010...	Franklin	0.00260817	0.00000388	0.00261205	0.00378000	0.00009940	0.00044590	0.00432530	0.00799699	0.01493434	N = Apportioned Between all of the School Boards
	4427 020...	Sinclair	0.00260817	0.00000924	0.00261741	0.00378000	0.00009940	0.00044590	0.00432530	0.00799699	0.01493970	
	4427 030...	Ridout	0.00260817	0.00001554	0.00262371	0.00378000	0.00009940	0.00044590	0.00432530	0.00799699	0.01494600	
	4427 040...	McLean	0.00260817	0.00002796	0.00263613	0.00378000	0.00009940	0.00044590	0.00432530	0.00799699	0.01495842	
VTN	Aggregate Extraction											
	4427 010...	Franklin	0.00260817	0.00000388	0.00261205	0.00378000	0.00009940	0.00044590	0.00432530	0.00511000	0.01204735	
	4427 020...	Sinclair	0.00260817	0.00000924	0.00261741	0.00378000	0.00009940	0.00044590	0.00432530	0.00511000	0.01205271	
	4427 030...	Ridout	0.00260817	0.00001554	0.00262371	0.00378000	0.00009940	0.00044590	0.00432530	0.00511000	0.01205901	
	4427 040	McLean	0.00260817	0.00002796	0.00263613	0.00378000	0.00009940	0.00044590	0.00432530	0.00511000	0.01207143	
FTEP/ FTES/ TTEP/ TTES	Managed Farm or Managed Forest											
	4427 010...	Franklin	0.00059277	0.00000088	0.00059365	0.00085910	0.00002260	0.00010140	0.00098310	0.00038250	0.00195925	
	4427 020...	Sinclair	0.00059277	0.00000210	0.00059487	0.00085910	0.00002260	0.00010140	0.00098310	0.00038250	0.00196047	
	4427 030...	Ridout	0.00059277	0.00000353	0.00059630	0.00085910	0.00002260	0.00010140	0.00098310	0.00038250	0.00196190	Any reference to "Payment-In-Lieu": is applicable for Federal, Provincial or Municipal use only.
	4427 040...	McLean	0.00059277	0.00000636	0.00059913	0.00085910	0.00002260	0.00010140	0.00098310	0.00038250	0.00196473	
Local Improvements Water & Sewer - Baysville												
*Add to Totals together to get full tax rate for McLean if Local pertains to property												
	MCLEAN	MCLEAN										Each RTC will be applied in combination with an appropriate RTQ and School tax Direction Designation to produce your TAX CLASS as noted on the front of this tax bill.
	WATER	SEWER	Total					Education Shared	2026			
Residential/Multi Res	0.00087000	0.00199200	0.00286200					English Public	94.3540000			
Commercial	0.00095700	0.00219120	0.00314820					English Separate	5.6460000			
Comm/Ind/Vac	0.00095700	0.00219120	0.00314820					French Public	0.0000000			Example: Tax Class = RTEP
Industrial	0.00095700	0.00219120	0.00314820					French Separate	0.0000000			R = Residential or Farm use property
Mngd Farm	0.00021750	0.00049800	0.00071550									T = Taxable at the full residential / farm rate
Mngd Forest	0.00021750	0.00049800	0.00071550									EP = Education levies directed to English Public School Board
** Total Lower Tier includes: Township General, Street Lighting, Road Imprvmts-Gravel ***Total Upper Tier Includes: District General and Waste												