

March 25, 2024

CL 4-2024, March 21, 2024

CSC 3-2024, March 6, 2024

CSD 7-2024, March 6, 2024

LOCAL AREA MUNICIPALITIES

SENT ELECTRONICALLY

2024 Property Tax Policy, Ratios and Rates

CSD 7-2024

Regional Council, at its meeting held on March 21, 2024, passed the following recommendation of its Corporate Services Committee:

That Report CSD 7-2024, dated March 6, 2024, respecting 2024 Property Tax Policy, Ratios and Rates, **BE RECEIVED** and the following recommendations, **BE APPROVED**:

1. That Regional Council **APPROVE** the following tax ratios and sub-class reductions for the 2024 taxation year:

Property Classification	Tax Ratio	Sub-Class Reduction
Residential	1.000000	
New Multi-Residential	1.000000	
Multi-Residential	1.970000	
Commercial	1.734900	
Commercial – Excess Land	1.734900	
Commercial – Vacant Land	1.734900	
Industrial	2.630000	
Industrial – Excess Land	2.630000	
Industrial – Vacant Land	2.630000	
Pipeline	1.702100	
Farmland	0.250000	
Managed Forest	0.250000	
Farmland Awaiting Development 1	1.000000	25.00%
Farmland Awaiting Development 2	Class Ratio	
Landfill Sites	2.940261	

2. That the necessary by-laws **BE PREPARED** and **PRESENTED** to Council for consideration and **BE CIRCULATED** to the Councils of the Area Municipalities for information; and

3. That Report CSD 7-2024 **BE CIRCULATED** to the Councils of the Area Municipalities for information.

Report CSD 7-2024 (report only), By-law No. 2024-18 and By-law No. 2024-19 are enclosed for your reference.

Yours truly,



Ann-Marie Norio
Regional Clerk

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CLK-C 2024-028

cc: H. Furtado, Director, Financial Management and Planning/ Deputy Treasurer
T. Harrison, Commissioner/ Treasurer, Corporate Services
K. Beach, Executive Assistant to the Commissioner/Treasurer, Corporate Services

Subject: 2024 Property Tax Policy, Ratios and Rates

Report to: Corporate Services Committee

Report date: Wednesday, March 6, 2024

Recommendations

1. That Regional Council **APPROVE** the following tax ratios and sub-class reductions for the 2024 taxation year:

Property Classification	Tax Ratio	Sub-Class Reduction
Residential	1.000000	
New Multi-Residential	1.000000	
Multi-Residential	1.970000	
Commercial	1.734900	
Commercial – Excess Land	1.734900	
Commercial – Vacant Land	1.734900	
Industrial	2.630000	
Industrial – Excess Land	2.630000	
Industrial – Vacant Land	2.630000	
Pipeline	1.702100	
Farmland	0.250000	
Managed Forest	0.250000	
Farmland Awaiting Development 1	1.000000	25.00%
Farmland Awaiting Development 2	Class Ratio	
Landfill Sites	2.940261	

2. That the necessary by-laws **BE PREPARED** and **PRESENTED** to Council for consideration and **BE CIRCULATED** to the Councils of the Area Municipalities for information; and
3. That Report CSD 07-2024 **BE CIRCULATED** to the Councils of the Area Municipalities for information.

Key Facts

- The purpose of this report is to set the tax policy for 2024 which includes tax ratios, and other policy considerations which are required to set tax rates. Tax policy accounts for property assessment changes and affects the distribution of actual taxes paid by property owners or classes.
- The recommended tax policy for 2024, supported by Regional staff and Area Treasurers, is to maintain the status quo tax ratio adopted for the 2024 taxation year.
- 2023 represented the last year of the Council approved phase-out schedule of the commercial/industrial vacant/excess land subclass discounts of 7.50%.
- In order for the Area Municipalities to complete final tax billings in June, which includes Regional taxes, the Regional tax rate bylaw need to be established no later than April.
- The analysis in Appendix 1 to Report CSD 07-2024, is based on the actual Region's General Tax Levy for 2023 being \$444 million. The 2024 Budget presentation included \$7.4 million in assessment growth dollars or 1.66% on approved 2023 General Tax Levy. The tax policy decisions also apply to the Special Tax Levies for waste and transit.
- The proposed tax policy and approved Regional General Tax Levy will result in an increase of approximately \$126 for the typical residential property with a current value assessment (CVA) of \$298,000 for an annual Regional property tax of \$1,985.

Financial Considerations

There are no direct costs to the Region as a result of setting 2024 tax policy. There are however, taxpayer impacts as a result of tax shifts between property classes due to assessment growth and tax ratio/discount decisions. Detailed analysis of these impacts are included in the Tax Policy Study attached as Appendix 1 to Report CSD 07-2024.

Analysis

The *Municipal Act, 2001*, provides the Region with the responsibility to establish tax policy to raise levy requirements. Reassessment impacts, assessment growth and Provincial legislation can create tax shifts in burden across all property classes. These factors are outside the control of Niagara Regional Council and the budget process. The only opportunity to affect these is through a thorough analysis of options available for ratios and resulting impacts.

Regional staff engaged the Area Treasurers in the review of the tax study as completed by the Region's external tax consultant as well as discussed potential scenarios for

2024. Based on the feedback provided, both Regional staff and Area Treasurers are recommending to maintain the status quo tax ratio for the 2024 taxation year including the commercial/industrial vacant/excess land subclass discount phase-out from 7.50% to 0%, which results in a shift away from residential taxes and on the other classes of 0.10%, or \$0.3 million.

The following are the key factors that support the recommendation; these are expanded on further in this report:

- Prior to the delay in the reassessment cycle MPAC data indicated larger increases in residential assessment in relation to business classes may result which would result in significant shift of taxes onto the residential classes. While reassessment information is unknown at this time it would be prudent to anticipate the outcome.
- The BMA study demonstrates that all residential taxation categories are above the BMA study average and data provided by the Region's Affordable Housing Strategy Steering Committee indicates that many of the households in core housing need currently reside in single detached homes (included in the residential tax class).
- The Region and local area municipalities offer many incentive programs including tax increment and development charge related grants that reduce the actual tax burden experienced by some business property classes in Niagara.

Analysis of Current State

1. Assessment Growth

The overall real assessment growth that occurred in 2023 for the Region was 1.66%, equivalent to \$7.4 million in General Tax Levy dollars from new taxpayers. The overall assessment growth is net of reduction in assessment due to property assessment appeals.

Table 1 summarizes the overall assessment growth that occurred in 2023 (see Assessment Growth Impacts column) as well as the impacts affecting each of the tax classes based on maintaining the status quo tax ratios and the adjustment to the vacant/excess land subclass discounts from 7.50% to 0% as per the Council approved phase-out schedule (Inter-Class Shift column). Note this phase-out schedule was approved by the Province and has been written into Provincial legislation. Any subsequent changes to the phase-out schedule would require Council to lobby the Province to amend the Ontario regulations 325/01.

The residential increase noted in Table 1 below of 6.92% (which is below the 2024 Regional levy impact of 7.02%) is net of the shift due to the subclass discount reduction (See Appendix 1, Table 6).

Table 1 – 2024 General Tax Levy Impacts by Property Class (Status Quo Policy)

Property Class	2023 Approved General Tax Levy (as revised)	Assessment Growth (AG) Impacts	Inter-class Shift*	2024 General Tax Levy Impacts (net of AG)	2024 Approved General Tax Levy	Avg. General Tax % Increase
Residential	326,174,688	5,485,557	(338,737)	22,895,692	354,217,200	6.92%
New Multi-Res	1,652,208	463,823	(2,161)	146,078	2,259,948	8.71%
Multi-Residential	16,640,413	172,083	(17,159)	1,160,631	17,955,968	6.87%
Farm	3,815,182	139,884	(4,033)	273,035	4,224,068	7.05%
Managed Forest	25,745	(448)	(26)	1,747	27,018	6.68%
Commercial	78,045,275	504,636	206,437	5,442,362	84,198,710	7.24%
Industrial	15,317,343	585,637	158,368	1,109,901	17,171,249	8.28%
Pipelines	2,718,425	17,973	(2,792)	188,903	2,922,509	6.55%
Landfill	57,811	-	(59)	3,991	61,743	6.80%
Total	444,447,090	7,369,145	(162)	31,222,340	483,038,413	7.02%
% Increase		1.66%	0%	7.02%	8.68%	

* Represents a tax shift away from residential of 0.10% as a result of the decrease in vacant/excess land subclass discount from 7.50% to 0% as per Council approved phase-out schedule.

2. Re-Assessment Phase-In and Tax Shift

Reassessments of all properties is mandated by the Province every four years, however, as a result of COVID-19, the 2020 re-assessment has been delayed and the Province has not provided any guidance as to when the next assessment cycle will take place. Therefore, the assessment values for the 2024 tax year will remain the same based on the 2016 valuation date resulting in no tax shift impacts caused by assessment phase-in changes.

Table 2 shows the relative tax share of each tax class from 2023 to 2024. The 2024 amounts are based on the recommended tax policy.

Table 2 – Multi-Year Tax Distribution by Tax Class

Property Class	2023 Year End (As Revised)	% Share	2024 Levy (As Revised)	% Share
Residential	\$326,174,688	73.39%	354,217,200	73.33%
New Multi-Residential	1,652,208	0.37%	2,259,948	0.47%
Multi-Residential	16,640,413	3.74%	17,955,968	3.72%
Farm	3,815,182	0.86%	4,224,068	0.87%
Managed Forest	25,745	0.01%	27,018	0.01%
Commercial	78,045,275	17.56%	84,198,710	17.43%
Industrial	15,317,343	3.45%	17,171,249	3.55%
Pipelines	2,718,425	0.61%	2,922,509	0.61%
Landfill	57,811	0.01%	61,743	0.01%
Total	\$444,447,090	100%	483,038,413	100%

3. Education Rates (no change)

The education tax rates are established by the Province to meet their revenue targets for the year. Typically, the education tax rates decrease from one year to the next as the Provincial policy is to maintain revenue neutrality. In prior years, this Provincial policy has created savings in Niagara which generally assist in offsetting municipal increases. Similar to 2023, the Province has maintained the education tax rates in 2024 for all classes. What this means is that with no changes in property assessment due to reassessment properties will typically pay the same dollars in education taxes as in the prior year.

4. Waste Management Special Levy Rates

Waste management Special Levy tax rates are also set based on the Regional tax ratios. The waste management requisition by municipality was approved through Report CSD 48-2023; however the by-law setting for the waste management special levy tax rates for the 2024 requisitions are brought forward with the 2024 general tax levy by-law as the rates are based on each municipality's assessment and are dependent on the tax ratios (with the exception of Niagara-on-the-Lake). The household impacts reported in the budget will vary based on the tax policy being approved in this report in addition to variations in final assessment growth.

Niagara Transit Commission Special Levy Rates

Similar to Waste Management, Niagara Transit Commission Special Levy tax rates are also set based on the Regional tax ratios. The Transit requisition by municipality was approved through Report NTC 17-2023 and BRC-C 40-2023; however, the by-law setting for transit special levy tax rates for the 2024 requisitions are also brought forward with the 2024 general tax levy by-law as the rates are based on each municipality's assessment and are dependent on the tax ratio. The household impacts reported in the budget will vary based on the tax policy being approved in this report in addition to variations in final assessment growth.

Tax Policy Considerations

The Region considers council priorities, the current environment, as well as utilizing several BMA tax related performance metrics as seen in Appendix 3 of Report CSD 07-2024 to assess policy options.

- **Residential taxpayer** - The residential class is responsible for 73.33% of the overall tax levy. Under the recommended tax policy, the tax shift away from the residential class will mitigate the overall levy increase on the class from 7.02% to 6.92% (see Table 1). As identified in the most recent BMA study, Niagara's average residential property taxes (including water and wastewater) payable as a percentage of household income is above the BMA study average (2023 - Niagara 5.24% versus BMA average 4.80%). This gap between Niagara and the survey average has increased from 2022 (Niagara 5.33% versus BMA average 5.00%). The benefit of reducing the subclass discount for commercial/industrial vacant/excess lands from 7.50% to 0% will assist with narrowing the gap between Niagara and the BMA average.
- **Multi-Residential Tax Class** - the multi-residential tax category consists of two property tax classes. The multi-residential class is responsible for 3.72% of the overall tax levy while the new-multi-residential category (which includes multi-residential structures constructed after 2003) is responsible for 0.47%. It is important to note that new construction of purpose-built rental would be in the new multi-residential class, which is taxed at the same rate as residential.

Appendix 3 provides BMA metrics related to two multi-residential structure types (Walk-up and Mid/High-Rise). The walk-up style structure was identified as above the survey average by \$328 and the high-rise structure types are also above the average by \$35 for 2023.

- **Industrial Tax Class** - The relative tax burden averages for standard industrial for the Region is higher than the BMA survey average as provided in Appendix 3 (Niagara is taxing \$2.00/square foot, while the BMA average is \$1.65/square foot). However, this is partially offset by the many incentive programs currently offered by the Region including tax increment and development charge related grants, specifically under the Employment and Brownfield pillars, that reduce the actual tax burden experienced by some industrial properties in Niagara.
- **Commercial Tax Class** - These properties pay the second largest share (after residential) of Regional taxes at 17.43%. Appendix 3 illustrates that Niagara taxation of office buildings and motels are lower than the BMA average (\$3.11 tax/square foot vs. \$3.21 tax/square foot and \$1,223 tax/unit vs. \$1,253 tax/unit respectively) while Niagara's taxation of shopping centres and hotels (\$4.39 tax/square foot vs. \$3.89 tax/square foot and \$2,054 tax/unit vs. \$1,675 tax/unit respectively) are above the BMA averages. Tax appeals in this class are significant and the property class has benefited from significant reduction due to assessment appeals such that it has generated the lowest assessment growth percentage. The impact of reduced assessment further increases the overall burden experienced by properties in other classes. This property class is also eligible for Employment and Brownfield related tax increment grant programs.

2023 Property Tax Impacts

Table 3 – Regional Tax Increases for Status Quo Policy

Taxation Class	2023 Avg. CVA	2023 Regional Taxes	2024 Avg. CVA	2024 Regional Taxes*	\$ Increase
Residential	\$298,000	\$1,859	\$298,000	\$1,985	\$126
Multi-Residential	\$2,517,300	\$30,913	\$2,517,300	\$33,033	\$2,120
Commercial - Occupied	\$846,692	\$9,157	\$846,692	\$9,784	\$628
Industrial - Occupied	\$1,095,946	\$17,967	\$1,095,946	\$19,200	\$1,232
Farmland	\$411,679	\$642	\$411,679	\$686	\$44

*Based on draft rates utilizing the recommended 2024 tax policy.

Alternatives Reviewed

Regional staff considered alternatives to the recommendations proposed in this report. After engaging with the Area Treasurers and reviewing the tax study and historical Regional tax ratios, it was determined to maintain the status quo tax ratio for the 2024 taxation year.

Relationship to Council Strategic Priorities

This tax policy report is aligned to Effective Region, Delivery of fiscally responsible and sustainable core services.

Other Pertinent Reports

- Bill 2023-95 – 2024 Operating Budget and Tax Levy
- CSD 3-2019 – Vacancy Program Revisions to Ministry of Finance
- CSD 48-2023- Waste Management Services Operating Budget and Requisition
- NTC 17-2023 and BRC-C 40-2023– NTC 2024 Operating Budget Additional Information

Prepared by:

Bobbi Epp
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Corporate Services

Recommended by:

Todd Harrison, CPA, CMA
Commissioner/Treasurer
Corporate Services

Submitted by:

Ron Tripp, P.Eng.

Chief Administrative Officer

This report was prepared in consultation with Beth Brens, Associate Director, Budget Planning & Strategy, and reviewed by Helen Furtado, Director, Financial Management & Planning.

Appendices

Appendix 1	Niagara Region 2024 Tax Policy Report
Appendix 2	History of Regional Tax Ratios
Appendix 3	Performance Measures
Appendix 4	History of Regional Tax Ratios

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. 2024-18

A BY-LAW TO SET AND LEVY THE RATE OF
TAXATION FOR REGIONAL GENERAL AND SPECIAL
PURPOSES FOR THE YEAR 2024

WHEREAS the Regional Council of The Regional Municipality of Niagara (hereinafter referred to as "The Regional Corporation") has prepared and adopted a budget including estimates of all sums it required during the year 2024 for the purposes of the Regional Corporation pursuant to Section 289 (1) of the Municipal Act 2001, S.O. 2001, c. 25, as amended (hereinafter referred to as the "Municipal Act");

WHEREAS Regional Council by By-law No. 2023-85 adopted the 2024 Waste Management Budget; and by By-law No. 2023-93 adopted the 2024 Transit Budget; and by By-law No. 2023-95 adopted the 2024 Operating Budget and Tax Levy;

WHEREAS for the purposes of raising the general levy for the Regional Corporation, the Regional Corporation shall pass a by-law directing each Lower-Tier Municipality to levy a separate tax rate, as specified in the by-law, on the assessment in each property class in the Lower-Tier Municipality rate table for the purposes of The Regional Corporation, pursuant to Section 311 (2) of the Municipal Act;

WHEREAS the tax ratios and the tax rate reductions for prescribed property classes for the 2024 taxation year have been set out in By-law No. 2024-19 of The Regional Corporation dated the 21st of March 2024;

WHEREAS The Regional Corporation is responsible for providing Waste Management services pursuant to By-laws 8280-96, 8281-96, 8282-96 and 8283-96;

WHEREAS Regional Council is desirous of imposing a special levy for Waste Management purposes and the sums required by taxation in the year 2024 for the said purposes are to be levied by separate rates by the applicable Area Municipalities as directed by Regional by-law pursuant to Subsection 311 (4) of the Municipal Act;

WHEREAS Regional Council is desirous of imposing a special levy for Transit purposes and the sums required by taxation in the year 2024 for the said purposes are to be levied by separate rates by the applicable Area Municipalities as directed by Regional by-law pursuant to Subsection 311 (4) of the Municipal Act;

WHEREAS Regional Council established tax rates for property classes, and other decisions consistent with setting and levying rates of taxation for regional purposes for 2024.

NOW THEREFORE the Council of The Regional Municipality of Niagara enacts as follows:

1. That for the year 2024 in The Regional Municipality of Niagara the lower-tier municipalities shall levy upon the property tax classes set out in Schedule "A" the property tax rates applicable thereto.
2. That payment of all amounts directed to be levied pursuant to the provisions of this by-law and due to The Regional Corporation shall be due and payable in the amounts and at the times shown on Schedule "B" attached to this by-law.
3. That for the year 2024 in The Regional Municipality of Niagara, the Town of Niagara-on-the-Lake be required to pay \$1,963,233 to the Regional Corporation as the charges for Waste Management purposes set out in Schedule "C". The remaining area municipalities shall levy upon the property tax classes and applicable subclasses the tax rates for Waste Management purposes set out in Schedule "C" attached to this by-law.
4. That payment of all amounts directed to be levied pursuant to the provisions of this bylaw respecting Transit and due to The Regional Corporation shall be due and payable in the amounts and at the times shown on Schedule "D" attached to this by-law.
5. That for the year 2024 in The Regional Municipality of Niagara, the area municipalities shall levy upon the property tax classes and applicable subclasses the tax rates for Transit purposes set out in Schedule "E" attached to this by-law.
6. That if a lower-tier municipality fails to make any payment or portion thereof as provided in this by-law, the lower-tier municipality shall pay to the Regional Corporation interest due on the amount in default at the rate of fifteen (15) per cent per annum from the due date of the payment until the payment is made.

7. That this by-law shall come into force and effect on the day upon which it is passed.

THE REGIONAL MUNICIPALITY OF NIAGARA



James Bradley, Regional Chair



Ann-Marie Norio, Regional Clerk

Passed: March 21, 2024

**Schedule A–2024 TAX RATIOS, SUB-CLASS REDUCTIONS, AND
RATES**

Property Classification	Tax Ratio	Sub-Class Reduction	Tax Rate by Class
Residential	1.000000	0.0%	0.00666111
New Multi-Residential	1.000000	0.0%	0.00666111
Multi-Residential	1.970000	0.0%	0.01312239
Commercial	1.734900	0.0%	0.01155636
Commercial - Excess	1.734900	0.0%	0.01155636
Commercial - Vacant	1.734900	0.0%	0.01155636
Landfill	2.940261	0.0%	0.01958540
Industrial	2.630000	0.0%	0.01751872
Industrial - Excess	2.630000	0.0%	0.01751872
Industrial - Vacant	2.630000	0.0%	0.01751872
Pipelines	1.702100	0.0%	0.01133788
Farmland	0.250000	0.0%	0.00166528
FAD 1	1.000000	25.0%	0.00499583
FAD 2	Class Ratio	0.0%	Class Ratio
Managed Forests	0.250000	0.0%	0.00166528

Schedule B – 2024 GENERAL TAX LEVY**2024 Upper-Tier General Levy and Dates by Local Municipality (Taxable Levy Only)**

Municipality	Interim Payment Due March 6, 2024	Interim Payment Due May 8, 2024	Final Payment Due August 7, 2024	Final Payment Due October 9, 2024	2024 Approved General Levy	Regional Dept.	Niagara Regional Police	Niagara Regional Housing	Niagara Peninsula Conserv Authority	Court Services
Fort Erie	6,959,861	6,959,861	8,496,813	8,496,813	30,913,348	18,108,936	12,061,987	282,382	465,278	(5,235)
Grimsby	8,445,732	8,445,732	9,869,660	9,869,660	36,630,784	21,458,191	14,292,857	334,608	551,331	(6,203)
Lincoln	6,911,590	6,911,590	8,058,220	8,058,220	29,939,620	17,538,529	11,682,052	273,487	450,622	(5,070)
Niagara Falls	23,254,765	23,254,765	27,174,829	27,174,829	100,859,188	59,082,973	39,353,948	921,311	1,518,035	(17,079)
Niagara-on-the-Lake	9,559,325	9,559,325	11,068,611	11,068,611	41,255,872	24,167,552	16,097,506	376,857	620,943	(6,986)
Pelham	4,743,460	4,743,460	5,692,131	5,692,131	20,871,182	12,226,268	8,143,665	190,650	314,133	(3,534)
Port Colborne	3,517,599	3,517,599	4,133,321	4,133,321	15,301,840	8,963,766	5,970,580	139,777	230,308	(2,591)
St. Catharines	28,209,204	28,209,203	32,355,874	32,355,874	121,130,155	70,957,638	47,263,417	1,106,478	1,823,134	(20,512)
Thorold	4,998,433	4,998,433	6,350,039	6,350,039	22,696,944	13,295,794	8,856,053	207,328	341,612	(3,843)
Wainfleet	1,662,599	1,662,599	1,967,985	1,967,985	7,261,168	4,253,568	2,833,214	66,328	109,288	(1,230)
Welland	9,297,393	9,297,393	11,177,596	11,177,596	40,949,978	23,988,360	15,978,150	374,063	616,339	(6,934)
West Lincoln	3,551,812	3,551,812	4,062,355	4,062,355	15,228,334	8,920,707	5,941,899	139,105	229,202	(2,579)
Regional Total Taxable Only	111,111,773	111,111,772	130,407,434	130,407,434	483,038,413	282,962,282	188,475,328	4,412,374	7,270,225	(81,796)

Schedule C – 2024 WASTE MANAGEMENT TAX RATES & LEVY**2024 Upper-Tier Special Levy (Waste Management) and Dates by Local Municipality (Taxable Levy Only)**

Municipality	Interim Payment Due March 6, 2024	Interim Payment Due May 8, 2024	Final Payment Due August 7, 2024	Final Payment Due October 9, 2024	2024 Approved Special Levy
Fort Erie	\$856,542	\$856,542	850,933	850,933	3,414,949
Grimsby	\$630,425	\$630,425	618,513	618,512	2,497,875
Lincoln	\$534,804	\$534,804	577,180	577,181	2,223,969
Niagara Falls	\$2,232,108	\$2,232,107	2,174,732	2,174,733	8,813,680
Niagara-on-the-Lake	\$488,057	\$488,057	493,567	493,566	1,963,247
Pelham	\$394,579	\$394,579	399,748	399,748	1,588,654
Port Colborne	\$556,439	\$556,439	540,663	540,663	2,194,204
St. Catharines	\$3,361,269	\$3,361,269	3,350,010	3,350,009	13,422,557
Thorold	\$516,071	\$516,071	572,188	572,187	2,176,517
Wainfleet	\$170,389	\$170,389	163,688	163,689	668,155
Welland	\$1,260,762	\$1,260,762	1,270,148	1,270,1149	5,061,819
West Lincoln	\$290,494	\$290,494	280,574	280,575	1,142,137
Regional Total Taxable Only	11,291,939	11,291,938	11,291,943	11,291,943	45,167,763

Schedule C – 2024 WASTE MANAGEMENT TAX RATES & LEVY

Fort Erie Property Classification	2024 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	3,870,279,233	0.00073584	2,847,917
New Multi-Residential	0	0.00073584	-
Multi-Residential	43,161,796	0.00144960	62,567
Commercial	259,076,705	0.00127661	330,740
Commercial - Excess	5,143,488	0.00127661	6,566
Commercial - Vacant	20,963,200	0.00127661	26,762
Landfill	0	0.00216356	-
Industrial	49,960,854	0.00193526	96,687
Industrial - Excess	981,341	0.00193526	1,899
Industrial - Vacant	4,633,700	0.00193526	8,967
Pipelines	17,389,000	0.00125247	21,779
Farmland	58,959,800	0.00018396	10,846
FAD 1	0	0.00055188	-
Managed Forests	1,190,100	0.00018396	219
Taxable Total	4,331,739,217		3,414,949

Grimsby Property Classification	2024 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	4,624,114,679	0.00045422	2,100,391
New Multi-Residential	0	0.00045422	-
Multi-Residential	27,616,000	0.00089481	24,711
Commercial	334,070,763	0.00078803	263,258
Commercial - Excess	9,973,525	0.00078803	7,859
Commercial - Vacant	16,604,500	0.00078803	13,085
Landfill	0	0.00133553	-
Industrial	51,941,305	0.00119460	62,049
Industrial - Excess	3,617,295	0.00119460	4,321
Industrial - Vacant	4,157,600	0.00119460	4,967
Pipelines	8,287,000	0.00077313	6,407
Farmland	94,763,095	0.00011356	10,761
FAD 1	0	0.00034067	-
Managed Forests	584,800	0.00011356	66
Taxable Total	5,175,730,562		2,497,875

Schedule C – 2024 WASTE MANAGEMENT TAX RATES & LEVY

Lincoln Property Classification	2024 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	3,559,530,667	0.00049480	1,761,250
New Multi-Residential	3,811,500	0.00049480	1,886
Multi-Residential	20,192,200	0.00097476	19,683
Commercial	226,733,342	0.00085843	194,635
Commercial - Excess	8,046,700	0.00085843	6,908
Commercial - Vacant	4,516,500	0.00085843	3,877
Landfill	0	0.00145484	-
Industrial	105,767,058	0.00130132	137,637
Industrial - Excess	2,875,600	0.00130132	3,742
Industrial - Vacant	7,345,000	0.00130132	9,558
Pipelines	21,728,000	0.00084220	18,299
Farmland	536,611,073	0.00012370	66,379
FAD 1	0	0.00037110	-
Managed Forests	926,700	0.00012370	115
Taxable Total	4,498,084,340		2,223,969

Niagara Falls Property Classification	2024 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	9,452,617,426	0.00058209	5,502,229
New Multi-Residential	54,737,900	0.00058209	31,862
Multi-Residential	334,774,189	0.00114672	383,892
Commercial	2,418,254,138	0.00100987	2,442,122
Commercial - Excess	35,777,850	0.00100987	36,131
Commercial - Vacant	128,995,400	0.00100987	130,269
Landfill	3,152,500	0.00171150	5,396
Industrial	110,564,392	0.00153090	169,263
Industrial - Excess	6,296,757	0.00153090	9,640
Industrial - Vacant	28,950,600	0.00153090	44,320
Pipelines	46,591,000	0.00099078	46,161
Farmland	83,474,398	0.00014552	12,147
FAD 1	0	0.00043657	-
Managed Forests	1,707,300	0.00014552	248
Taxable Total	12,705,893,850		8,813,680

Schedule C – 2024 WASTE MANAGEMENT TAX RATES & LEVY

Niagara-on-the-lake Property Classification	2024 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	N/A	N/A	N/A
New Multi-Residential	N/A	N/A	N/A
Multi-Residential	N/A	N/A	N/A
Commercial	N/A	N/A	N/A
Commercial - Excess	N/A	N/A	N/A
Commercial - Vacant	N/A	N/A	N/A
Landfill	N/A	N/A	N/A
Industrial	N/A	N/A	N/A
Industrial - Excess	N/A	N/A	N/A
Industrial - Vacant	N/A	N/A	N/A
Pipelines	N/A	N/A	N/A
Farmland	N/A	N/A	N/A
FAD 1	N/A	N/A	N/A
Managed Forests	N/A	N/A	N/A
Taxable Total			1,963,247

Pelham Property Classification	2024 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	2,803,859,339	0.00050702	1,421,625
New Multi-Residential	966,700	0.00050702	490
Multi-Residential	18,604,000	0.00099883	18,582
Commercial	106,255,150	0.00087963	93,465
Commercial - Excess	674,511	0.00087963	593
Commercial - Vacant	8,200,000	0.00087963	7,213
Landfill	0	0.00149077	-
Industrial	6,442,200	0.00133346	8,590
Industrial - Excess	45,100	0.00133346	60
Industrial - Vacant	101,000	0.00133346	135
Pipelines	17,967,000	0.00086300	15,506
Farmland	173,178,700	0.00012676	21,952
FAD 1	0	0.00038027	-
Managed Forests	3,491,000	0.00012676	443
Taxable Total	3,139,784,700		1,588,654

Schedule C – 2024 WASTE MANAGEMENT TAX RATES & LEVY

Port Colborne Property Classification	2024 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	1,699,662,140	0.00095517	1,623,463
New Multi-Residential	913,000	0.00095517	872
Multi-Residential	39,890,000	0.00188168	75,060
Commercial	140,891,261	0.00165712	233,474
Commercial - Excess	501,900	0.00165712	832
Commercial - Vacant	2,385,400	0.00165712	3,953
Landfill	0	0.00280845	-
Industrial	80,427,390	0.00251210	202,042
Industrial - Excess	2,706,689	0.00251210	6,799
Industrial - Vacant	6,005,400	0.00251210	15,086
Pipelines	10,859,000	0.00162579	17,654
Farmland	57,683,974	0.00023879	13,774
FAD 1	1,359,300	0.00071638	974
Managed Forests	926,100	0.00023879	221
Taxable Total	2,044,211,554		2,194,204

St. Catharines Property Classification	2024 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	12,571,965,833	0.00073812	9,279,700
New Multi-Residential	141,355,620	0.00073812	104,337
Multi-Residential	678,919,668	0.00145410	987,217
Commercial	2,016,852,108	0.00128056	2,582,700
Commercial - Excess	9,195,129	0.00128056	11,775
Commercial - Vacant	22,309,700	0.00128056	28,569
Landfill	0	0.00217027	-
Industrial	158,673,485	0.00194126	308,026
Industrial - Excess	4,500,359	0.00194126	8,736
Industrial - Vacant	21,695,800	0.00194126	42,117
Pipelines	31,393,000	0.00125635	39,441
Farmland	162,242,600	0.00018453	29,939
FAD 1	0	0.00055359	-
Managed Forests	0	0.00018453	-
Taxable Total	15,819,103,302		13,422,557

Schedule C – 2024 WASTE MANAGEMENT TAX RATES & LEVY

Thorold Property Classification	2024 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	2,640,994,960	0.00063876	1,686,982
New Multi-Residential	106,235,800	0.00063876	67,859
Multi-Residential	43,152,800	0.00125836	54,302
Commercial	177,702,596	0.00110818	196,926
Commercial - Excess	2,692,213	0.00110818	2,983
Commercial - Vacant	7,913,200	0.00110818	8,769
Landfill	0	0.00187812	-
Industrial	50,688,966	0.00167994	85,154
Industrial - Excess	3,374,734	0.00167994	5,669
Industrial - Vacant	17,765,100	0.00167994	29,844
Pipelines	27,113,000	0.00108723	29,478
Farmland	53,017,740	0.00015969	8,466
FAD 1	0	0.00047907	-
Managed Forests	531,400	0.00015969	85
Taxable Total	3,131,182,509		2,176,517

Wainfleet Property Classification	2024 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	961,108,525	0.00061294	589,100
New Multi-Residential	0	0.00061294	-
Multi-Residential	457,000	0.00120749	552
Commercial	21,603,605	0.00106339	22,973
Commercial - Excess	929,500	0.00106339	988
Commercial - Vacant	832,500	0.00106339	885
Landfill	0	0.00180220	-
Industrial	8,824,600	0.00161203	14,226
Industrial - Excess	85,300	0.00161203	138
Industrial - Vacant	132,000	0.00161203	213
Pipelines	6,016,000	0.00104329	6,276
Farmland	212,224,215	0.00015324	32,521
FAD 1	0	0.00045971	-
Managed Forests	1,848,789	0.00015324	283
Taxable Total	1,214,062,034		668,155

Schedule C – 2024 WASTE MANAGEMENT TAX RATES & LEVY

Welland Property Classification	2024 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	4,699,985,491	0.00082338	3,869,864
New Multi-Residential	28,213,500	0.00082338	23,230
Multi-Residential	137,789,700	0.00162206	223,503
Commercial	391,327,283	0.00142848	559,003
Commercial - Excess	9,271,728	0.00142848	13,244
Commercial - Vacant	21,418,600	0.00142848	30,596
Landfill	0	0.00242095	-
Industrial	131,644,043	0.00216549	285,074
Industrial - Excess	3,570,500	0.00216549	7,732
Industrial - Vacant	6,345,500	0.00216549	13,741
Pipelines	22,108,000	0.00140148	30,984
Farmland	22,417,900	0.00020585	4,615
FAD 1	0	0.00061754	-
Managed Forests	1,134,200	0.00020585	233
Taxable Total	5,475,226,445		5,061,819

West Lincoln Property Classification	2024 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	1,848,487,509	0.00049959	923,480
New Multi-Residential	0	0.00049959	-
Multi-Residential	7,043,000	0.00098419	6,932
Commercial	79,198,299	0.00086674	68,644
Commercial - Excess	1,157,900	0.00086674	1,004
Commercial - Vacant	2,967,300	0.00086674	2,572
Landfill	0	0.00146892	-
Industrial	38,335,500	0.00131392	50,370
Industrial - Excess	387,300	0.00131392	509
Industrial - Vacant	1,032,000	0.00131392	1,356
Pipelines	29,179,000	0.00085035	24,812
Farmland	497,581,032	0.00012490	62,148
FAD 1	0	0.00037469	-
Managed Forests	2,481,900	0.00012490	310
Taxable Total	2,507,850,740		1,142,137

Schedule D – 2024 TRANSIT TAX RATES & LEVY**2024 Upper-Tier Special Levy (Transit) and Dates by Local Municipality (Taxable Levy Only)**

Municipality	Interim Payment Due March 6, 2024	Interim Payment Due May 8, 2024	Final Payment Due August 7, 2024	Final Payment Due October 9, 2024	2024 Approved Special Levy
Fort Erie	\$718,972	\$718,972	889,164	889,163	3,216,271
Grimsby	\$419,950	\$419,950	589,023	589,022	2,017,945
Lincoln	\$356,865	\$356,865	428,338	428,338	1,570,406
Niagara Falls	\$3,640,497	\$3,640,497	4,157,089	4,157,089	15,595,172
Niagara-on-the-Lake	\$646,247	\$646,247	761,359	761,359	2,815,212
Pelham	\$279,630	\$279,630	193,639	193,638	946,537
Port Colborne	\$234,510	\$234,510	275,027	275,028	1,019,075
St. Catharines	\$5,442,724	\$5,442,724	5,068,239	5,068,239	21,021,926
Thorold	\$443,855	\$443,855	558,448	558,448	2,004,606
Wainfleet	\$62,349	\$62,349	65,989	65,990	256,677
Welland	\$1,762,220	\$1,762,220	1,349,636	1,349,636	6,223,712
West Lincoln	\$132,530	\$132,530	141,639	141,639	548,338
Regional Total Taxable Only	14,140,349	14,140,349	14,477,590	14,477,589	57,235,877

Schedule E – 2024 TRANSIT TAX RATES & LEVY

Fort Erie Property Classification	2024 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	3,870,279,233	0.00069303	2,682,226
New Multi-Residential	0	0.00069303	-
Multi-Residential	43,161,796	0.00136527	58,928
Commercial	259,076,705	0.00120234	311,498
Commercial - Excess	5,143,488	0.00120234	6,184
Commercial - Vacant	20,963,200	0.00120234	25,205
Landfill	0	0.00203769	-
Industrial	49,960,854	0.00182267	91,062
Industrial - Excess	981,341	0.00182267	1,789
Industrial - Vacant	4,633,700	0.00182267	8,446
Pipelines	17,389,000	0.00117961	20,512
Farmland	58,959,800	0.00017326	10,215
FAD 1	0	0.00051977	-
Managed Forests	1,190,100	0.00017326	206
Taxable Total	4,331,739,217		3,216,271

Grimsby Property Classification	2024 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	4,624,114,679	0.00036695	1,696,831
New Multi-Residential	0	0.00036695	-
Multi-Residential	27,616,000	0.00072289	19,963
Commercial	334,070,763	0.00063662	212,676
Commercial - Excess	9,973,525	0.00063662	6,349
Commercial - Vacant	16,604,500	0.00063662	10,571
Landfill	0	0.00107893	-
Industrial	51,941,305	0.00096508	50,128
Industrial - Excess	3,617,295	0.00096508	3,491
Industrial - Vacant	4,157,600	0.00096508	4,012
Pipelines	8,287,000	0.00062459	5,176
Farmland	94,763,095	0.00009174	8,694
FAD 1	0	0.00027521	-
Managed Forests	584,800	0.00009174	54
Taxable Total	5,175,730,562		2,017,945

Schedule E – 2024 TRANSIT TAX RATES & LEVY

Lincoln Property Classification	2024 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	3,559,530,667	0.00034939	1,243,667
New Multi-Residential	3,811,500	0.00034939	1,332
Multi-Residential	20,192,200	0.00068830	13,898
Commercial	226,733,342	0.00060616	137,437
Commercial - Excess	8,046,700	0.00060616	4,878
Commercial - Vacant	4,516,500	0.00060616	2,738
Landfill	0	0.00102730	-
Industrial	105,767,058	0.00091890	97,189
Industrial - Excess	2,875,600	0.00091890	2,642
Industrial - Vacant	7,345,000	0.00091890	6,749
Pipelines	21,728,000	0.00059470	12,922
Farmland	536,611,073	0.00008735	46,873
FAD 1	0	0.00026204	-
Managed Forests	926,700	0.00008735	81
Taxable Total	4,498,084,340		1,570,406

Niagara Falls Property Classification	2024 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	9,452,617,426	0.00102996	9,735,837
New Multi-Residential	54,737,900	0.00102996	56,378
Multi-Residential	334,774,189	0.00202902	679,264
Commercial	2,418,254,138	0.00178688	4,321,130
Commercial - Excess	35,777,850	0.00178688	63,931
Commercial - Vacant	128,995,400	0.00178688	230,499
Landfill	3,152,500	0.00302835	9,547
Industrial	110,564,392	0.00270879	299,496
Industrial - Excess	6,296,757	0.00270879	17,057
Industrial - Vacant	28,950,600	0.00270879	78,421
Pipelines	46,591,000	0.00175309	81,678
Farmland	83,474,398	0.00025749	21,494
FAD 1	0	0.00077247	-
Managed Forests	1,707,300	0.00025749	440
Taxable Total	12,705,893,850		15,595,172

Schedule E – 2024 TRANSIT TAX RATES & LEVY

Niagara-on-the-lake Property Classification	2024 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	4,443,315,978	0.00045454	2,019,662
New Multi-Residential	3,041,000	0.00045454	1,382
Multi-Residential	16,745,500	0.00089544	14,995
Commercial	760,457,432	0.00078858	599,682
Commercial - Excess	15,324,278	0.00078858	12,084
Commercial - Vacant	17,702,000	0.00078858	13,959
Landfill	0	0.00133647	-
Industrial	44,828,100	0.00119544	53,589
Industrial - Excess	192,700	0.00119544	230
Industrial - Vacant	15,270,500	0.00119544	18,255
Pipelines	19,135,000	0.00077367	14,804
Farmland	584,396,423	0.00011364	66,411
FAD 1	0	0.00034091	-
Managed Forests	1,402,100	0.00011364	159
Taxable Total	5,921,811,011		2,815,212

Pelham Property Classification	2024 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	2,803,859,339	0.00030209	847,019
New Multi-Residential	966,700	0.00030209	292
Multi-Residential	18,604,000	0.00059512	11,072
Commercial	106,255,150	0.00052410	55,688
Commercial - Excess	674,511	0.00052410	354
Commercial - Vacant	8,200,000	0.00052410	4,298
Landfill	0	0.00088822	-
Industrial	6,442,200	0.00079450	5,118
Industrial - Excess	45,100	0.00079450	36
Industrial - Vacant	101,000	0.00079450	80
Pipelines	17,967,000	0.00051419	9,238
Farmland	173,178,700	0.00007552	13,078
FAD 1	0	0.00022657	-
Managed Forests	3,491,000	0.00007552	264
Taxable Total	3,139,784,700		946,537

Schedule E – 2024 TRANSIT TAX RATES & LEVY

Port Colborne Property Classification	2024 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	1,699,662,140	0.00044362	753,997
New Multi-Residential	913,000	0.00044362	405
Multi-Residential	39,890,000	0.00087393	34,861
Commercial	140,891,261	0.00076964	108,436
Commercial - Excess	501,900	0.00076964	386
Commercial - Vacant	2,385,400	0.00076964	1,836
Landfill	0	0.00130436	-
Industrial	80,427,390	0.00116672	93,836
Industrial - Excess	2,706,689	0.00116672	3,158
Industrial - Vacant	6,005,400	0.00116672	7,007
Pipelines	10,859,000	0.00075509	8,200
Farmland	57,683,974	0.00011091	6,398
FAD 1	1,359,300	0.00033272	452
Managed Forests	926,100	0.00011091	103
Taxable Total	2,044,211,554		1,019,075

St. Catharines Property Classification	2024 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	12,571,965,833	0.00115602	14,533,502
New Multi-Residential	141,355,620	0.00115602	163,410
Multi-Residential	678,919,668	0.00227736	1,546,144
Commercial	2,016,852,108	0.00200558	4,044,958
Commercial - Excess	9,195,129	0.00200558	18,442
Commercial - Vacant	22,309,700	0.00200558	44,744
Landfill	0	0.00339900	-
Industrial	158,673,485	0.00304033	482,420
Industrial - Excess	4,500,359	0.00304033	13,683
Industrial - Vacant	21,695,800	0.00304033	65,962
Pipelines	31,393,000	0.00196766	61,771
Farmland	162,242,600	0.00028901	46,890
FAD 1	0	0.00086702	-
Managed Forests	0	0.00028901	-
Taxable Total	15,819,103,302		21,021,926

Schedule E – 2024 TRANSIT TAX RATES & LEVY

Thorold Property Classification	2024 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	2,640,994,960	0.00058831	1,553,730
New Multi-Residential	106,235,800	0.00058831	62,500
Multi-Residential	43,152,800	0.00115897	50,013
Commercial	177,702,596	0.00102066	181,374
Commercial - Excess	2,692,213	0.00102066	2,748
Commercial - Vacant	7,913,200	0.00102066	8,077
Landfill	0	0.00172978	-
Industrial	50,688,966	0.00154726	78,429
Industrial - Excess	3,374,734	0.00154726	5,222
Industrial - Vacant	17,765,100	0.00154726	27,487
Pipelines	27,113,000	0.00100136	27,150
Farmland	53,017,740	0.00014708	7,798
FAD 1	0	0.00044123	-
Managed Forests	531,400	0.00014708	78
Taxable Total	3,131,182,509		2,004,606

Wainfleet Property Classification	2024 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	961,108,525	0.00023547	226,305
New Multi-Residential	0	0.00023547	-
Multi-Residential	457,000	0.00046388	212
Commercial	21,603,605	0.00040852	8,826
Commercial - Excess	929,500	0.00040852	380
Commercial - Vacant	832,500	0.00040852	340
Landfill	0	0.00069234	-
Industrial	8,824,600	0.00061929	5,465
Industrial - Excess	85,300	0.00061929	53
Industrial - Vacant	132,000	0.00061929	82
Pipelines	6,016,000	0.00040079	2,411
Farmland	212,224,215	0.00005887	12,494
FAD 1	0	0.00017660	-
Managed Forests	1,848,789	0.00005887	109
Taxable Total	1,214,062,034		256,677

Welland Property Classification	2024 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	4,699,985,491	0.00101238	4,758,151
New Multi-Residential	28,213,500	0.00101238	28,563
Multi-Residential	137,789,700	0.00199439	274,806
Commercial	391,327,283	0.00175638	687,319
Commercial - Excess	9,271,728	0.00175638	16,285
Commercial - Vacant	21,418,600	0.00175638	37,619
Landfill	0	0.00297666	-
Industrial	131,644,043	0.00266256	350,510
Industrial - Excess	3,570,500	0.00266256	9,507
Industrial - Vacant	6,345,500	0.00266256	16,895
Pipelines	22,108,000	0.00172317	38,096
Farmland	22,417,900	0.00025310	5,674
FAD 1	0	0.00075929	-
Managed Forests	1,134,200	0.00025310	287
Taxable Total	5,475,226,445		6,223,712

West Lincoln Property Classification	2024 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	1,848,487,509	0.00023985	443,364
New Multi-Residential	0	0.00023985	-
Multi-Residential	7,043,000	0.00047250	3,328
Commercial	79,198,299	0.00041612	32,956
Commercial - Excess	1,157,900	0.00041612	482
Commercial - Vacant	2,967,300	0.00041612	1,235
Landfill	0	0.00070522	-
Industrial	38,335,500	0.00063081	24,182
Industrial - Excess	387,300	0.00063081	244
Industrial - Vacant	1,032,000	0.00063081	651
Pipelines	29,179,000	0.00040825	11,912
Farmland	497,581,032	0.00005996	29,835
FAD 1	0	0.00017989	-
Managed Forests	2,481,900	0.00005996	149
Taxable Total	2,507,850,740		548,338

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. 2024-19

A BY-LAW TO SET TAX RATIOS AND TAX RATE
REDUCTIONS FOR PRESCRIBED PROPERTY
SUBCLASSES FOR REGIONAL PURPOSES AND
AREA MUNICIPAL PURPOSES FOR THE YEAR 2024

WHEREAS pursuant to Section 308 (5) of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended (referred hereinafter as “the *Municipal Act, 2001*”), The Regional Municipality of Niagara (referred hereinafter as “The Regional Corporation”) may establish the tax ratios for The Regional Corporation and the Area Municipalities;

WHEREAS the tax ratios determine the relative amount of taxation to be borne by each property class;

WHEREAS the property classes have been prescribed by the Ministry of Finance pursuant to Section 7 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended;

WHEREAS pursuant to Section 313 (1) of the *Municipal Act, 2001*, The Regional Municipality of Niagara may establish tax reductions for prescribed property subclasses for The Regional Corporation and the Area Municipalities; and,

WHEREAS the property subclasses for which tax rate reductions are to be established are in accordance with Section 8 of the *Assessment Act*.

NOW THEREFORE the Council of The Regional Municipality of Niagara enacts as follows for the 2024 taxation year:

1. That the tax ratio for property in:
 - a. The residential property class is 1.000000;
 - b. The new multi-residential property class is 1.000000;
 - c. The multi-residential class is 1.970000;
 - d. The commercial property class is 1.734900;
 - e. The industrial property class is 2.630000;
 - f. The pipelines property class is 1.702100;
 - g. The farm property class is 0.250000;
 - h. The managed forest property class is 0.250000;
 - i. The landfill property class is 2.940261.

2. That the municipal purpose tax reduction for:
 - a. The first class of farmland awaiting development in the residential, multi-residential, commercial or industrial property classes is 25%;
 - b. The second class of farmland awaiting development in the residential, multi-residential, commercial or industrial property classes is 0%.
3. That for the purposes of this bylaw:
 - a. The industrial property class includes all properties classified as industrial and large industrial as per Ontario Regulation 282/98;
 - b. The first class of farmland awaiting development and the second class of farmland awaiting development consists of land as defined in accordance with Ontario Regulation 282/98.
4. That this by-law shall come into force and effect on the day upon which it is passed.

THE REGIONAL MUNICIPALITY OF NIAGARA


James Bradley, Regional Chair


Ann-Marie Norio, Regional Clerk

Passed: March 21, 2024