



**PORT COLBORNE**

**Subject: 2026 Property Tax and Storm Sewer By-Law**

**To: Council**

**From: Financial Services Department**

Report Number: 2026-48

Meeting Date: April 14, 2026

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**Recommendation:**

That Financial Services Department Report 2026-48 be received; and

That the 2026 property tax rates outlined in Appendix A attached hereto, be approved;  
and

That the 2026 Property Tax Rate By-law, attached hereto as Appendix B, be brought forward for Council's consideration.

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**Purpose:**

The purpose of this report is to establish the 2026 property tax rates and corresponding by-law.

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**Background:**

The City of Port Colborne (the City) levies property taxes annually through four installments. Property taxes are based on approved budgetary requirements that are identified in the budget process as the annual levy. The 2026 budget was deemed adopted on November 5, 2025 in accordance with the strong mayor budget process as outlined in the *Municipal Act, 2001*.

The City operates in a multi-tier municipal system with the City being the "lower-tier" and Niagara Region being the "upper-tier." In this model, the Niagara Region establishes tax policy, including tax ratios and any discount factors. In addition to billing its own property taxes, the City bills property taxes on behalf of Niagara Region and the Province of Ontario for education purposes. The total assessment for each property class, tax ratios, discount factors, rates, and amounts being levied are included in Appendix A.

Local property tax rates are established through by-law in accordance with Section 312 of the *Municipal Act, 2001*, as amended.

Amounts raised by way of a special levy for the Downtown Development Board (DBIA) and the Main Street Gateway (MSBIA) are done so in accordance with Section 208 (1) of the *Municipal Act, 2001*, as amended.

## Discussion:

The combined residential property tax rate, which includes the City, Niagara Region, and Education, are summarized as follows:

	2026	2025	\$	%	Proportion	Impact
City	0.01183544	0.01141417	0.00042127	3.69%	52.68%	1.94%
Niagara Region	0.00774131	0.00728438	0.00045693			
Niagara Region: Waste Management	0.00090174	0.00092938	-0.00002764			
Niagara Region: Transit	0.00045978	0.00049356	-0.00003378			
Total Niagara Region	0.00910283	0.00870732	0.00039551	4.54%	40.51%	1.84%
Education	0.00153000	0.00153000	0.00000000	0.00%	6.80%	0.000%
Total	0.02246827	0.02165149	0.00081678	3.78%	100.00%	3.78%

The City's year over year increase on a blended property tax basis is 1.94% (3.69% x 52.68% which is the City's portion of the combined tax rate). This compares to 2.04% (3.87% x 52.72% which is the City's portion of the combined tax rate) during the budget process.

The Niagara Region's year over year increase on a blended property tax basis is 1.84% (4.54% x 40.51% which is the Niagara Region's portion of the combined tax rate). This compares to 1.42% (3.52% x 40.22% which is the Niagara Region's portion of the combined tax rate) during the budget process. The Niagara Region did approve a higher increase than its initial budget guidance. The increase would have been higher if not for transit usage declining in the City and the fact transit costs are allocated to each city based on usage. Lower rates for waste management also offset the tax increase by the Niagara Region – these rates decreased as a result of the Province's Blue Box Regulation that shifts responsibility for residential recycling to the producers.

Going forward, the proportion of residential property tax paid to the City, Niagara Region, and Education changes as follows:

- City: 52.68% (vs 52.72% in 2025)
- Niagara Region: 40.51% (vs 40.22% in 2025)
- Education: 6.80% (vs 7.06% in 2025)

The impact on the blended property tax rates on the average (avg.) residential, commercial, and industrial property in the City is as follows:

	<b>CVA</b>	<b>2026</b>	<b>2025</b>	<b>\$</b>	<b>%</b>
Avg. Residential	\$203,084	\$4,563	\$4,397	\$166	3.78%
Avg. Commercial	\$350,107	\$15,799	\$15,303	\$496	3.24%
Avg. Industrial	\$869,366	\$55,524	\$53,657	\$1,867	3.48%

The property sample for the commercial and industrial class does not include larger industrial, shopping centre, office buildings, parking lots, or subclass properties. Rates for all property classes are included in Appendix A.

The average commercial and industrial property tax changes highlighted above are slightly lower than the residential change. Factors that can impact a difference include changes in current value assessment (CVA) of commercial and industrial properties, tax shifts, and tax policy approved at the Niagara Region or the Province. There was no change in the education rate on residential, commercial, and industrial properties this year.

The storm sewer rates were adopted by Council on November 12, 2025, and these rates are included in the 2026 Property Tax Rates By-law as Schedule B to the By-law.

Incorporated in the 2026 Property Tax Rates By-law are the rates associated with the contributions to the DBIA and the MSBIA.

The final tax due dates for all classes are recommended as July 24 and September 28, 2026. The recommended July date will allow staff to manage workloads between the third instalment and Canal Days. The September date is recommended to move from the September 30<sup>th</sup>, which became the Truth and Reconciliation Day in 2021. Final billings will be mailed by the demand date, July 3, 2026.

## **Financial Implications:**

The proposed tax rates form the basis to fund the City's approved 2026 budget.

## **Strategic Plan Alignment:**

The initiative contained within this report supports the following pillars of the strategic plan:

- Environment and Climate Change
  - Welcoming, Livable, Healthy Community
  - Economic Prosperity
  - Increased Housing Options
  - Sustainable and Resilient Infrastructure
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## **Conclusion:**

Staff recommend that the proposed 2026 property tax rates in Appendix A and that the 2026 Property Tax Rates By-law be approved.

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## **Appendices:**

- a. 2026 Property Tax Rates
- b. By-Law to Set and Levy the Rates of Taxation for City Purposes for the Year 2026

Respectfully submitted,

Adam Pigeau, CPA, CA  
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## **Report Approval:**

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.