

Appendix III - 2019 WM Requisition For Typical Residential Property by Municipality

Municipality	2018 Final		2019 Draft ¹		Annual Increase/(Decrease)		Monthly
	CVA ³	WM taxes	CVA ⁴	WM taxes	\$	%	\$
Fort Erie	205,289	\$ 139.50	210,015	\$ 138.97	\$ (0.53)	-0.38%	\$ (0.04)
Grimsby	361,650	\$ 147.98	382,289	\$ 146.09	\$ (1.88)	-1.27%	\$ (0.16)
Lincoln	338,742	\$ 149.92	354,651	\$ 150.61	\$ 0.69	0.46%	\$ 0.06
Niagara Falls	237,360	\$ 124.62	246,816	\$ 125.52	\$ 0.89	0.72%	\$ 0.07
Niagara-on-the-Lake ²							
Pelham	338,763	\$ 156.01	348,986	\$ 157.03	\$ 1.02	0.66%	\$ 0.09
Port Colborne	194,197	\$ 167.24	199,310	\$ 167.73	\$ 0.49	0.29%	\$ 0.04
St. Catharines	244,559	\$ 158.94	252,106	\$ 159.90	\$ 0.96	0.60%	\$ 0.08
Thorold	225,497	\$ 135.02	231,911	\$ 133.21	\$ (1.81)	-1.34%	\$ (0.15)
Wainfleet	246,135	\$ 145.09	255,870	\$ 143.97	\$ (1.11)	-0.77%	\$ (0.09)
Welland	203,129	\$ 157.47	208,841	\$ 157.09	\$ (0.39)	-0.24%	\$ (0.03)
West Lincoln	286,806	\$ 132.80	300,968	\$ 133.22	\$ 0.42	0.32%	\$ 0.04

¹ 2019 draft WM rates based on 2018 tax policy and 2019 draft requisition amounts.

² NOTL charge to residents based on fixed household amount.

³ Average Residential CVA from 2018 tax policy study.

⁴ 2018 CVA adjusted by the 2019 average MPAC phased-in assessment increase for the municipality.