

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO.

A BY-LAW TO SET AND LEVY THE RATES OF TAXATION FOR REGIONAL
GENERAL AND SPECIAL PURPOSES FOR THE YEAR 2019

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 2019 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. 2019-14 adopted the 2019 Waste Management Budget, and by By-Law No. 2019-29 adopted the 2019 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 ratable 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 2019 taxation year have been set out in By-Law No. 2019-42 of The Regional Corporation dated the 25th of April 2019;

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 2019 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; and,

WHEREAS Regional Council established tax rates for property classes, and other decisions consistent with setting and levying rates of taxation for regional purposes for 2019.

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

1. That for the year 2019 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 Municipality of Niagara 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 2019 in The Regional Municipality of Niagara, the Town of Niagara-on-the-Lake be required to pay \$1,544,906 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 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.
5. 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:

Schedule A – 2019 Tax Ratios, Sub-Class Reductions, and Rates

Property Classification	Tax Ratio	Sub-Class Reduction	Tax Rate by Class
Residential	1.000000		0.00566267
New Multi-Residential	1.000000		0.00566267
Multi-Residential	1.970000		0.01115546
Commercial	1.734900		0.00982417
Commercial - Excess	1.734900	30%	0.00687692
Commercial - Vacant	1.734900	30%	0.00687692
Landfill	2.940261		0.01664973
Industrial	2.630000		0.01489282
Industrial - Excess	2.630000	30%	0.01042498
Industrial - Vacant	2.630000	30%	0.01042498
Pipelines	1.702100		0.00963843
Farmland	0.250000		0.00141567
FAD 1	1.000000	25%	0.00424700
FAD 2	Class Ratio		Class Rate
Managed Forests	0.250000		0.00141567

Schedule B – 2019 GENERAL TAX LEVY**2019 Upper-Tier General Levy and Dates by Local Municipality (Taxable Levy)**

Municipality	Interim Payment Due March 13, 2019	Interim Payment Due May 15, 2019	Final Payment Due August 7, 2019	Final Payment Due October 16, 2019	2019 Approved General Levy	Regional Departments	Niagara Regional Police	Niagara Regional Housing	Niagara Peninsula Conservation Authority	Court Services
Fort Erie	5,481,277	5,481,277	5,970,814	5,970,814	22,904,182	11,670,002	9,188,214	1,740,343	343,482	(37,860)
Grimsby	6,273,994	6,273,994	7,430,383	7,430,383	27,408,753	13,965,144	10,995,262	2,082,617	411,035	(45,305)
Lincoln	5,043,903	5,043,903	5,639,517	5,639,517	21,366,840	10,886,703	8,571,497	1,623,531	320,427	(35,318)
Niagara Falls	18,214,623	18,214,623	20,370,856	20,370,856	77,170,957	39,319,683	30,957,805	5,863,735	1,157,296	(127,562)
Niagara-on-the-Lake	7,365,417	7,365,417	8,361,946	8,361,946	31,454,726	16,026,621	12,618,340	2,390,047	471,711	(51,994)
Pelham	3,603,433	3,603,433	3,977,292	3,977,292	15,161,450	7,724,971	6,082,149	1,152,022	227,368	(25,061)
Port Colborne	2,878,164	2,878,164	3,080,507	3,080,507	11,917,342	6,072,053	4,780,747	905,523	178,718	(19,699)
St. Catharines	23,371,245	23,371,245	25,168,619	25,168,619	97,079,728	49,463,485	38,944,384	7,376,474	1,455,855	(160,470)
Thorold	3,390,085	3,390,085	3,883,238	3,883,238	14,546,645	7,411,720	5,835,515	1,105,307	218,148	(24,045)
Wainfleet	1,300,920	1,300,920	1,453,728	1,453,728	5,509,296	2,807,063	2,210,103	418,617	82,620	(9,107)
Welland	7,128,946	7,128,946	7,791,948	7,791,948	29,841,788	15,204,811	11,971,296	2,267,487	447,522	(49,327)
West Lincoln	2,635,064	2,635,064	3,046,911	3,046,911	11,363,949	5,790,090	4,558,749	863,475	170,419	(18,784)
Regional Total Taxable Only	86,687,069	86,687,069	96,175,758	96,175,758	365,725,655	186,342,347	146,714,060	27,789,178	5,484,602	(604,532)

Schedule C – 2019 WASTE MANAGEMENT TAX RATES & LEVY**2019 Upper-Tier Special Levy (Waste Management) and Dates by Local Municipality
(Taxable Levy)**

Municipality	Interim Payment Due March 13, 2019	Interim Payment Due May 15, 2019	Final Payment Due August 7, 2019	Final Payment Due October 16, 2019	2019 Approved Special Levy
Fort Erie	656,840	656,840	681,433	681,433	2,676,546
Grimsby	452,694	452,694	472,157	472,157	1,849,702
Lincoln	393,664	393,664	407,537	407,537	1,602,400
Niagara Falls	1,686,399	1,686,399	1,778,801	1,778,801	6,930,399
Niagara-on-the-lake	369,902	369,902	402,551	402,551	1,544,906
Pelham	292,632	292,632	309,738	309,738	1,204,740
Port Colborne	437,090	437,090	448,450	448,450	1,771,080
St. Catharines	2,678,457	2,678,457	2,758,182	2,758,182	10,873,279
Thorold	357,948	357,948	379,817	379,817	1,475,531
Wainfleet	135,227	135,227	138,493	138,493	547,440
Welland	974,580	974,580	1,007,407	1,007,407	3,963,975
West Lincoln	215,154	215,154	228,995	228,995	888,297
Regional Total Taxable Only	8,650,585	8,650,585	9,013,563	9,013,563	35,328,295

Schedule C – 2019 WASTE MANAGEMENT TAX RATES & LEVY

Fort Erie			
Property Classification	2019 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	3,359,194,245	0.00066173	2,222,880
New Multi-Residential	44,675	0.00066173	30
Multi-Residential	39,708,066	0.00130361	51,764
Commercial	237,567,305	0.00114804	272,737
Commercial - Excess	5,947,939	0.00080362	4,780
Commercial - Vacant	19,433,913	0.00080362	15,617
landfill	0	0.00194566	-
Industrial	43,972,135	0.00174035	76,527
Industrial - Excess	695,850	0.00121824	848
Industrial - Vacant	4,255,665	0.00121824	5,184
Pipelines	15,117,375	0.00112633	17,027
Farmland	53,887,634	0.00016543	8,915
FAD 1	0	0.00049630	-
Managed Forests	1,430,442	0.00016543	237
Taxable Totals	3,781,255,244		\$ 2,676,546

Grimsby			
Property Classification	2019 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	4,049,868,233	0.00038215	1,547,657
New Multi-Residential	0	0.00038215	-
Multi-Residential	28,987,222	0.00075284	21,823
Commercial	307,241,468	0.00066299	203,698
Commercial - Excess	12,979,562	0.00046409	6,024
Commercial - Vacant	13,424,816	0.00046409	6,230
landfill	0	0.00112362	-
Industrial	46,407,090	0.00100505	46,641
Industrial - Excess	3,520,208	0.00070354	2,477
Industrial - Vacant	3,031,791	0.00070354	2,133
Pipelines	7,680,754	0.00065046	4,996
Farmland	83,132,103	0.00009554	7,942
FAD 1	0	0.00028661	-
Managed Forests	841,498	0.00009554	80
Taxable Totals	4,557,114,745		\$1,849,702

Schedule C – 2019 WASTE MANAGEMENT TAX RATES & LEVY

Lincoln			
Property Classification	2019 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	2,958,147,963	0.00042467	1,256,237
New Multi-Residential	0	0.00042467	-
Multi-Residential	20,899,950	0.00083660	17,485
Commercial	195,565,791	0.00073676	144,085
Commercial - Excess	6,887,184	0.00051573	3,552
Commercial - Vacant	9,875,988	0.00051573	5,093
landfill	0	0.00124864	-
Industrial	91,363,016	0.00111688	102,042
Industrial - Excess	2,628,733	0.00078182	2,055
Industrial - Vacant	8,123,146	0.00078182	6,351
Pipelines	20,004,809	0.00072283	14,460
Farmland	479,789,455	0.00010617	50,939
FAD 1	0	0.00031850	-
Managed Forests	950,726	0.00010617	101
Taxable Totals	3,794,236,761		\$ 1,602,400

Niagara Falls			
Property Classification	2019 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	8,321,858,319	0.00050854	4,231,998
New Multi-Residential	10,326,160	0.00050854	5,251
Multi-Residential	305,099,748	0.00100182	305,655
Commercial	2,320,992,659	0.00088227	2,047,742
Commercial - Excess	57,323,375	0.00061759	35,402
Commercial - Vacant	134,408,251	0.00061759	83,009
landfill	3,152,500	0.00149524	4,714
Industrial	99,445,042	0.00133746	133,004
Industrial - Excess	5,551,962	0.00093622	5,198
Industrial - Vacant	32,549,384	0.00093622	30,473
Pipelines	43,530,046	0.00086559	37,679
Farmland	79,611,005	0.00012714	10,122
FAD 1	0	0.00038141	-
Managed Forests	1,196,000	0.00012714	152
Taxable Totals	11,415,044,451		\$ 6,930,399

Schedule C – 2019 WASTE MANAGEMENT TAX RATES & LEVY

Niagara-on-the-Lake	2019 Roll Return	Tax Rate by	Waste
Property Classification	CVA	Class	Management
			Levy by Class
Residential	3,961,385,384	N/A	-
New Multi-Residential	0	N/A	-
Multi-Residential	14,470,825	N/A	-
Commercial	730,660,025	N/A	-
Commercial - Excess	13,737,917	N/A	-
Commercial - Vacant	14,574,197	N/A	-
landfill	0	N/A	-
Industrial	30,529,998	N/A	-
Industrial - Excess	91,750	N/A	-
Industrial - Vacant	15,123,624	N/A	-
Pipelines	17,983,879	N/A	-
Farmland	494,516,457	N/A	-
FAD 1	0	N/A	-
Managed Forests	1,232,094	N/A	-
Taxable Totals	5,294,306,150		\$ 1,544,906

Pelham	2019 Roll Return	Tax Rate by	Waste
Property Classification	CVA	Class	Management
			Levy by Class
Residential	2,409,606,273	0.00044996	1,084,226
New Multi-Residential	544,000	0.00044996	245
Multi-Residential	17,587,500	0.00088642	15,590
Commercial	87,823,350	0.00078064	68,558
Commercial - Excess	778,851	0.00054644	426
Commercial - Vacant	2,191,994	0.00054644	1,198
landfill	0	0.00132300	-
Industrial	2,968,951	0.00118339	3,513
Industrial - Excess	44,325	0.00082838	37
Industrial - Vacant	88,500	0.00082838	73
Pipelines	16,854,093	0.00076588	12,908
Farmland	157,009,692	0.00011249	17,662
FAD 1	0	0.00033747	-
Managed Forests	2,701,293	0.00011249	304
Taxable Totals	2,698,198,822		\$ 1,204,740

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Port Colborne			
Property Classification	2019 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	1,565,724,605	0.00084155	1,317,636
New Multi-Residential	600,000	0.00084155	505
Multi-Residential	38,735,625	0.00165785	64,218
Commercial	130,736,515	0.00146001	190,877
Commercial - Excess	197,700	0.00102200	202
Commercial - Vacant	2,371,814	0.00102200	2,424
landfill	0	0.00247438	-
Industrial	69,476,127	0.00221328	153,770
Industrial - Excess	1,972,386	0.00154929	3,056
Industrial - Vacant	7,347,980	0.00154929	11,384
Pipelines	10,224,296	0.00143240	14,645
Farmland	53,767,874	0.00021039	11,312
FAD 1	1,380,350	0.00063116	871
Managed Forests	857,705	0.00021039	180
Taxable Totals	1,883,392,977		\$ 1,771,080

St. Catharines			
Property Classification	2019 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	11,794,504,916	0.00063424	7,480,547
New Multi-Residential	58,774,801	0.00063424	37,277
Multi-Residential	671,819,914	0.00124945	839,405
Commercial	1,949,084,327	0.00110034	2,144,655
Commercial - Excess	16,060,350	0.00077024	12,370
Commercial - Vacant	14,729,679	0.00077024	11,345
landfill	0	0.00186483	-
Industrial	155,684,682	0.00166805	259,690
Industrial - Excess	4,680,999	0.00116764	5,466
Industrial - Vacant	25,185,527	0.00116764	29,408
Pipelines	30,447,179	0.00107954	32,869
Farmland	127,695,843	0.00015856	20,247
FAD 1	0	0.00047568	-
Managed Forests	0	0.00015856	-
Taxable Totals	14,848,668,217		\$ 10,873,279

Schedule C – 2019 WASTE MANAGEMENT TAX RATES & LEVY

Thorold	2019 Roll Return	Tax Rate by	Waste
Property Classification	CVA	Class	Management
			Levy by Class
Residential	1,900,738,851	0.00057439	1,091,765
New Multi-Residential	63,764,225	0.00057439	36,626
Multi-Residential	41,331,597	0.00113155	46,769
Commercial	163,736,133	0.00099651	163,165
Commercial - Excess	4,497,668	0.00069756	3,137
Commercial - Vacant	8,197,198	0.00069756	5,718
landfill	0	0.00168886	-
Industrial	49,552,775	0.00151065	74,857
Industrial - Excess	3,618,100	0.00105745	3,826
Industrial - Vacant	17,116,048	0.00105745	18,099
Pipelines	24,947,280	0.00097767	24,390
Farmland	49,501,686	0.00014360	7,108
FAD 1	0	0.00043079	-
Managed Forests	495,616	0.00014360	71
Taxable Totals	2,327,497,177		\$ 1,475,531

Wainfleet	2019 Roll Return	Tax Rate by	Waste
Property Classification	CVA	Class	Management
			Levy by Class
Residential	873,684,483	0.00056268	491,605
New Multi-Residential	0	0.00056268	-
Multi-Residential	456,750	0.00110848	506
Commercial	18,018,767	0.00097619	17,590
Commercial - Excess	989,173	0.00068334	676
Commercial - Vacant	567,788	0.00068334	388
landfill	0	0.00165443	-
Industrial	3,751,550	0.00147985	5,552
Industrial - Excess	104,475	0.00103589	108
Industrial - Vacant	116,500	0.00103589	121
Pipelines	5,384,370	0.00095774	5,157
Farmland	181,514,872	0.00014067	25,534
FAD 1	0	0.00042201	-
Managed Forests	1,448,099	0.00014067	204
Taxable Totals	1,086,036,827		\$ 547,440

Schedule C – 2019 WASTE MANAGEMENT TAX RATES & LEVY

Welland	2019 Roll Return	Tax Rate by	Waste
Property Classification	CVA	Class	Management
			Levy by Class
Residential	4,024,138,874	0.00075219	3,026,917
New Multi-Residential	10,031,200	0.00075219	7,545
Multi-Residential	160,965,800	0.00148181	238,521
Commercial	373,075,195	0.00130497	486,852
Commercial - Excess	7,844,972	0.00091348	7,166
Commercial - Vacant	18,764,281	0.00091348	17,141
landfill	384,125	0.00221163	850
Industrial	70,589,295	0.00197826	139,644
Industrial - Excess	1,587,977	0.00138478	2,199
Industrial - Vacant	5,120,850	0.00138478	7,091
Pipelines	20,402,728	0.00128030	26,122
Farmland	19,967,262	0.00018805	3,755
FAD 1	0	0.00056414	-
Managed Forests	915,957	0.00018805	172
Taxable Totals	4,713,788,516		\$ 3,963,975

West Lincoln	2019 Roll Return	Tax Rate by	Waste
Property Classification	CVA	Class	Management
			Levy by Class
Residential	1,625,491,549	0.00044264	719,508
New Multi-Residential	0	0.00044264	-
Multi-Residential	6,853,750	0.00087200	5,976
Commercial	71,372,292	0.00076794	54,810
Commercial - Excess	741,303	0.00053756	398
Commercial - Vacant	2,286,639	0.00053756	1,229
landfill	0	0.00130148	-
Industrial	32,175,314	0.00116414	37,457
Industrial - Excess	454,400	0.00081490	370
Industrial - Vacant	972,184	0.00081490	792
Pipelines	28,179,364	0.00075342	21,231
Farmland	418,609,818	0.00011066	46,323
FAD 1	0	0.00033198	-
Managed Forests	1,838,289	0.00011066	203
Taxable Totals	2,188,974,902		\$ 888,297