

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

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Appendices

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Appendix 3	Performance Measures
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2024 TAX POLICY STUDY

The Region of Niagara

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January 10, 2024



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DISCLAIMER

The information, views, data, and discussions in this document and related material are provided for general reference purposes only. Any regulatory and statutory references are, in many instances, not directly quoted excerpts and the reader should refer to the relevant provisions of the legislation and regulations for complete information.

The reader is cautioned that decisions should not be made in the sole consideration of or reliance on the information and discussions contained in this report. It is the responsibility of everyone in either of a decision-making or advisory capacity to ensure that they have acquired all relevant and pertinent information they reasonably require to make an informed and appropriate decision about any matter discussed in this report.

No attempt has been made by the MTAG Paralegal Professional Corporation (MTAG PPC) to establish the completeness or accuracy of the data received from the Municipal Property Assessment Corporation (MPAC) and the On-line Property Tax Analysis (OPTA) system, both of which have been relied upon for purposes of preparing this report. As a result, no warranties or guarantees are provided that the source data is free of error or misstatement.

Finally, the MTAG PPC is not responsible to the municipality, nor to any other party for damages arising based on incorrect data or the misuse of any information contained in this report, including without limitation, any related, indirect, special, or consequential damages.

PREFACE

The following report has been prepared to assist the Region of Niagara (Region) in fulfilling its annual responsibilities relating to setting the Region’s Property Tax Policy for the 2024 taxation year. The Region, as is every other upper-tier and single tier municipality in Ontario, has responsibility for annually determining what the Tax Policy for all municipalities within its jurisdiction shall be. This means that annually, Region Council must review and establish practices relating to:

- Class Ratios, Start Ratios, or adoption of different ratios.
- Options for Vacant Land and Excess Land Discounts for both Commercial and Industrial Classes,
- Discounts for Vacant Unit Program,
- Revenue Neutral Rates and Filtering,
- Revenue Neutral Ratios,
- Optional tax classes (maintaining or adjusting relationship),
- Levy restrictions,
- Capping parameters (limits and recovery) if applicable,
- Tax relief programs.

Part of any exercise establishing tax policies that are responsive to local priorities, sensitivities, and circumstances, involves making numerous decisions regarding the distribution of property tax burdens within and between property classes, as well as among the local municipalities within the Region’s jurisdiction. Perhaps the most important of these decisions involves the setting of “tax ratios,” which govern the determination of the unique rates of taxation for municipal purposes that will be applied to the Region’s various property classes.

However, prior to the Region’s Council making its decisions regarding what its Tax Policies should be for 2024, it needs a clear understanding of the various phenomena currently affecting both the size and composition of the Region’s overall assessment base. Most significant of these phenomena is that for 2024 – the fourth year this has happened – the Provincial government has directed MPAC to maintain municipality’s Assessment Roll from the 2020 taxation year. This means that again there is no phase-in of increased assessment and that again the Region’s 2024 Assessment Roll will reflect the “destination” values of properties as were set by MPAC in 2016, at the beginning of the last Assessment Cycle.

Therefore, in the absence of changes to the Region’s Tax Policy, and subject to budgetary changes at the Upper-tier and Lower-tier levels, the Region’s relative taxation levels in 2024 will again remain basically unchanged. This again presents the Region – as all other Ontario municipalities – with an opportunity, for a fourth consecutive year, to be able to study the impact of modifications to their Tax Policy free of impacts from changes in assessed value,

which can complicate any analysis of the shifts in relative tax burden between individual properties and tax classes, that normally occur each year during a 4-year tax cycle.

The content of the following document quantifiably summarizes and outlines the impacts arising from the various phenomena currently affecting the Region's assessment base. As stated before, having this understanding is fundamental to starting discussions that will lead to informed decisions about the Region's budgetary requirements, 2024 tax rates and any adjustments to existing Tax Policy that should be examined by the Region for its 2024 taxation year.

To assist the Region with its 2024 Tax Policy and Budget Development process, this report contains an overview of what the Region should be considering vis-à-vis annualized new assessment added to its roll and the setting of tax ratios, specifically "Starting Ratios" as well as the focused reviews and analyses that staff have requested be examined.

It must also be noted that this report does not contain MTAG's usual analysis on how the changes in current value, phase-in, or reassessment, impact the distribution of the tax burden between Property Tax Classes and the Region's lower-tier municipalities. This is because, as previously stated, for 2024 the Provincial government has again deferred the already delayed province-wide reassessment, and the values MPAC has returned in assessment rolls for this taxation year match those at the end of the 2023 tax year. Accordingly, any such an analysis would be redundant for 2024.

CONTEXT

To assist the reader in understanding this report, it has been parsed into sections. These sections detail impacts at the broader Regional level and then offer similar analyses for each area municipality in local municipal-specific appendices.

This way, both Region-wide impacts and those on individual constituent lower-tier municipalities can be readily viewed, without the reader having to flip from section to section of this report.

Finally, while the main body of this Report provides a full comprehensive analysis of all impacts and factors at the Regional level, the individual Tables contained within each local municipal-specific appendix measure and illustrate the following:

- Appendix: Table 1, Changes in assessment by Property Tax Class - Increase (reduction) in CVA during 2023
- Appendix: Table 2, Breaks down of changes in 2023 assessment between increases and decreases within each property class
- Appendix: Table 3, Revenue growth (-Loss) for use in 2024 Levy
- Appendix: Table 4, CVA Summary 2024
- Appendix Table 5, 2024 Inter-Class Shifts Based on Reduced Vacant and Excess Land Discount to 0%

The results of this exercise are respectfully offered for the Region's and its constituent municipalities for their own use and consideration:

EXECUTIVE SUMMARY

Again, for the 2024 taxation year, the Province is extending its moratorium on province-wide reassessment. This means that the valuation date for purposes of assessing properties in Ontario for property tax purposes, continues to be January 1, 2016. This does not mean, however, that valuations on municipal tax rolls are static and unchanged. On the contrary, MPAC continues to change and update assessments continuously, which in turn shifts and changes the mix of assessments across property tax classes and thus warrants the continued scrutiny of assessments as returned by municipalities.

This moratorium also provides the Region of Niagara Council with the opportunity to again formulate its Tax Policy for 2024 with no need to consider impacts from Provincial policy-driven changes in assessment. As a result, Council's review can concentrate on local property market and construction impacts to determine the tax burden of its individual Property Tax Classes and carefully manage relative tax burdens and responsibilities. Specifically, Council can:

- Examine the balancing between tax classes of their tax burdens, in light of their historical proportionate shares as previously determined by Council,
- Consider revising the tax burden by class to meet economic development goals and objectives that Council may seek to implement,
- Provide mitigation measures where Council considers it appropriate,
- Examine intra-municipal tax shifts of the Regional levy that result from tax ratio changes,
- Consider offering tax relief for business and industry classes in support of continued economic support while considering the restrictions of s.106 of the Municipal Act.

This Report contains a **2024 Tax Policy Study for the Region of Niagara**, and provides detailed analyses of:

1. Assessment growth (new builds or assessment corrections) that occurred in 2023.
2. How the deferral of the scheduled reassessment has impacted the phased updated of market value assessment from the last valuation date of January 1, 2016.
3. Various options that Region Council may consider during its Tax Policy discussions.

DISCUSSION

Growth in the Region's taxable assessment during 2023 was 1.74% as compared to 1.84% in 2022. This was the result of changes in CVA through supplementary or omitted assessment additions, year-end adjustments and write-offs that netted the Region an increase in taxable (i.e.: excluding PIL properties) unweighted assessment of 1,131,494,962 (2023 - 1,170,332,038).

In terms of tax revenue generated by this increase in taxable assessment, the Region can expect to realize additional tax revenues of \$7,369,145 (2023 - \$7,341,724) based on its 2023 tax rates. This "new" increased revenue of 1.66% can be used to reduce the Region's 2024 levy requirements, offset the cost of inflation, maintain, or increase the scope of the programs and services it offers, or any combination of these.

Table 2 (page 14) illustrates positive and negative growth within each Tax Class during 2023. The most interesting statistic this analysis reveals is that there was 6.72% positive growth in the Industrial Tax Class, which more than offset the loss of 27,841,992 in assessment in this class.

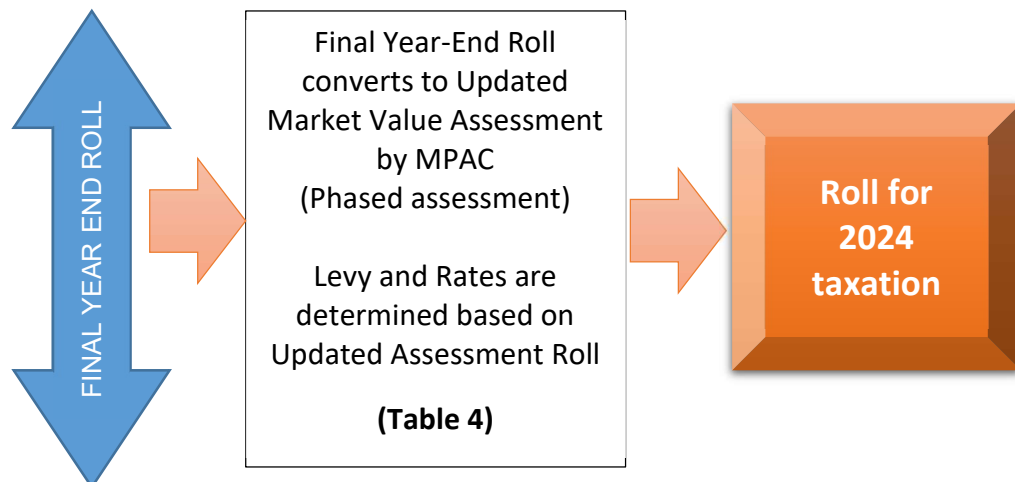
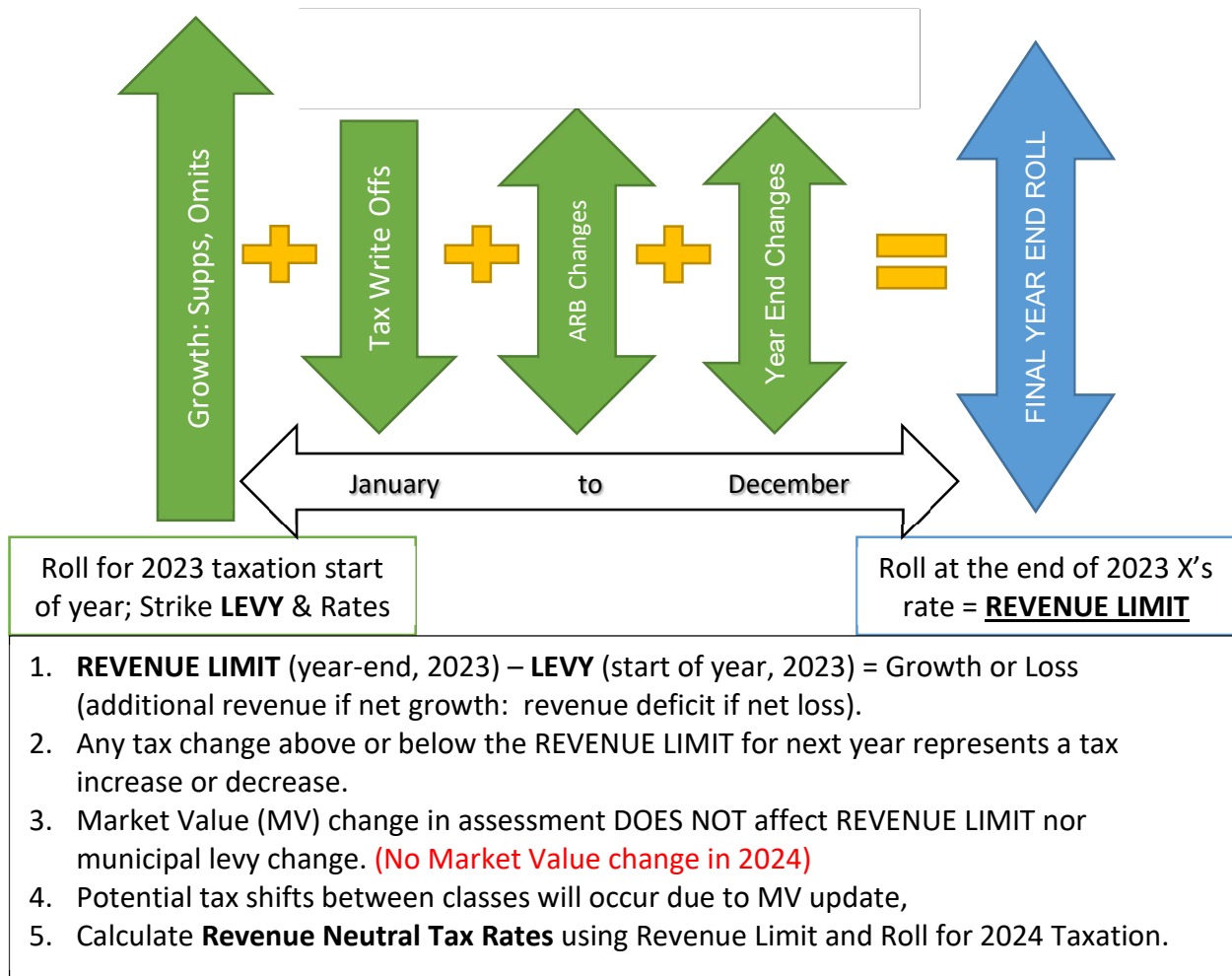
The greatest value increase in new assessment for 2023 is again the Residential Property Tax Class (+870,256,976), while again the New Multi-Residential Property Tax Class has the highest % increase (+28.07%). At the other end of the scale, the only tax class showing a reduction in assessment for 2024 (-287,000) was the Managed Forest Class which decreased in value - 1.74%). **Table 3** (page 15) illustrates the new property tax available by tax class to the Region in 2024.

PART I – NEW ASSESSMENT AND TAXATION

Updates in Current Value Assessment (CVA) that result from changes in the state, use and condition of property affect the overall size and health of municipal revenue streams on an annual basis. Such changes occur on an on-going basis throughout the year and result from new construction, additions, improvements to and demolitions of property, changes in ownership and occupancy, etc. These changes typically are captured by MPAC in the form of omitted and supplementary assessments or post roll assessment notices. They also are often triggered by the Assessment Review Board (ARB) issuing notices of decision, local municipalities approving applications for tax relief under various provisions of the *Municipal Act, 2001*, and/or Minutes of Settlement being ratified by MPAC pursuant to the Request for Reconsideration process.

Regardless of the mechanism employed to update the assessment roll or respective tax account, the net result is the same in that these changes and updates that occur throughout the year impact the total pool of revenue available to taxing authorities for the next budget cycle. This phenomenon, which is defined as "**growth in assessment**," is measured by comparing the assessment roll as originally returned for the year prior against the most recently revised "year-end" assessment totals provided by MPAC.

The entire process of in-year and year-end changes is demonstrated in the following illustration:



To fully understand the impact of “growth” in assessment in the municipality’s property tax base, it is necessary to isolate the effect of such changes from updates in value that are due to reassessment and the application of the 4-year phase-in of increases (The Province’s legislated assessment stabilization program). While this is not a concern for 2024 (as the Provincial government again instructed MPAC to extend the prior assessment cycle and return 2020 values again for 2024) it is nonetheless an important consideration to keep in mind.

This is because calculating assessment “growth” serves as an effective starting point for a municipality’s consideration of its budget and tax policy processes. It provides insight as to whether a municipality has ended the previous reporting cycle in a revenue deficit or surplus position, when compared to the budget amount that was originally approved to be levied from property taxation by its Council. Where an assessment base is decreasing in size, the total amount of assessment loss (negative growth) needs to be carefully considered. Where the assessment base is increasing overall (positive growth), the new revenue that results should be appropriately accounted for in the budget process.

(NOTE: Growth in assessment does not change tax class redistribution where levies are not adjusted due to gains or losses in growth unless the Council uses the growth to reduce tax levy. Taxes between classes are redistributed when the proportion of market value changes between the classes (phase in or market value changes).)

Tables

The following Tables highlight the overall net impact of new assessment for 2024 realized through “growth”, both in terms of actual current value assessment change and municipal tax revenues, at the Regional level as a whole.

Table 1: Changes in assessment by Property Tax Class

Table 2: Breaks down of changes in assessment within Class between increases and decreases

Table 3: Revenue Growth (-Loss) for use in 2024 Levy

Table 4: Revenue Growth (-Loss) by Local Municipality for use in 2024 Levy

(NOTE: These impacts are isolated and reported for each constituent lower tier municipality in the lower-tier specific Appendices to this Report.)

**Table 1: Region of Niagara
 2023 Assessment Increase (-Reduction)**

Realty Tax Class	Destination / Phased CVA		Change in Assessment	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	52,320,167,104	53,190,424,080	870,256,976	1.66%
Farm	2,446,837,497	2,536,550,950	89,713,453	3.67%
Managed Forest	16,511,389	16,224,389	-287,000	-1.74%
Multi-Residential	1,354,340,257	1,368,345,853	14,005,596	1.03%
New Multi-Residential	264,907,720	339,275,020	74,367,300	28.07%
Commercial	6,878,804,867	6,932,422,682	53,617,815	0.78%
Commercial Vacant Land	258,770,700	254,808,300	-3,962,400	-1.53%
Commercial Excess Land	102,272,770	98,688,722	-3,584,048	-3.50%
Landfill	3,152,500	3,152,500	0	0.00%
Industrial	802,042,541	838,097,893	36,055,352	4.50%
Industrial Vacant Land	114,267,800	113,434,200	-833,600	-0.73%
Industrial Excess Land	28,181,157	28,633,675	452,518	1.61%
Pipeline	256,072,000	257,765,000	1,693,000	0.66%
Sub-Total Taxable	64,846,328,302	65,977,823,264	1,131,494,962	1.74%
Payment In Lieu				
Residential	33,400,700	33,181,100	-219,600	-0.66%
Farm	491,000	491,000	0	0.00%
Commercial	675,466,203	603,460,003	-72,006,200	-10.66%
Commercial Vacant Land	11,019,000	10,738,000	-281,000	-2.55%
Commercial Excess Land	4,798,996	4,798,996	0	0.00%
Landfill	1,720,300	1,720,300	0	0.00%
Industrial	10,190,700	9,855,800	-334,900	-3.29%
Industrial Vacant Land	2,419,300	2,419,300	0	0.00%
Industrial Excess Land	1,224,300	1,224,300	0	0.00%
Sub-Total PIL	740,730,499	667,888,799	-72,841,700	-9.83%
Total Taxable and PIL	65,587,058,801	66,645,712,063	1,058,653,262	1.61%
Exempt	3,905,755,519	4,044,650,793	138,895,274	3.56%
Total	69,492,814,320	70,690,362,856	1,197,548,536	1.72%

**Table 2: Region of Niagara,
 2023 Assessment Change by Increasing and Decreasing Change**

Realty Tax Class	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
	CVA Change	% Change	CVA Change	% Change	CVA Change	% Change
Taxable						
Residential	1,129,355,674	2.16%	-259,098,698	-0.50%	870,256,976	1.66%
Farm	106,445,598	4.35%	-16,732,145	-0.68%	89,713,453	3.67%
Managed Forest	862,800	5.23%	-1,149,800	-6.96%	-287,000	-1.74%
Multi-Residential	19,623,696	1.45%	-5,618,100	-0.41%	14,005,596	1.03%
New Multi-Residential	74,367,300	28.07%	0	0.00%	74,367,300	28.07%
Commercial	175,119,054	2.55%	-121,501,239	-1.77%	53,617,815	0.78%
Commercial Vacant Land	22,249,100	8.60%	-26,211,500	-10.13%	-3,962,400	-1.53%
Commercial Excess Land	5,895,900	5.76%	-9,479,948	-9.27%	-3,584,048	-3.50%
Landfill	0	0.00%	0	0.00%	0	0.00%
Industrial	53,196,644	6.63%	-17,141,292	-2.14%	36,055,352	4.50%
Industrial Vacant Land	8,818,400	7.72%	-9,652,000	-8.45%	-833,600	-0.73%
Industrial Excess Land	1,501,218	5.33%	-1,048,700	-3.72%	452,518	1.61%
Pipeline	1,693,000	0.66%	0	0.00%	1,693,000	0.66%
Sub-Total Taxable	1,599,128,384	2.47%	-467,633,422	-0.72%	1,131,494,962	1.74%
Payment In Lieu						
Residential	18,600	0.06%	-238,200	-0.71%	-219,600	-0.66%
Farm	0	0.00%	0	0.00%	0	0.00%
Commercial	10,305,000	1.53%	-82,311,200	-12.19%	-72,006,200	-10.66%
Commercial Vacant Land	0	0.00%	-281,000	-2.55%	-281,000	-2.55%
Commercial Excess Land	0	0.00%	0	0.00%	0	0.00%
Landfill	0	0.00%	0	0.00%	0	0.00%
Industrial	41,600	0.41%	-376,500	-3.69%	-334,900	-3.29%
Industrial Vacant Land	0	0.00%	0	0.00%	0	0.00%
Industrial Excess Land	0	0.00%	0	0.00%	0	0.00%
Sub-Total PIL	10,365,200	1.40%	-83,206,900	-11.23%	-72,841,700	-9.83%
Total Taxable and PIL	1,609,493,584	2.45%	-550,840,322	-0.84%	1,058,653,262	1.61%
Exempt	209,881,340	5.37%	-70,986,066	-1.82%	138,895,274	3.56%
Total	1,819,374,924	2.62%	-621,826,388	-0.89%	1,197,548,536	1.72%

**Table 3: Region of Niagara,
 2023 Revenue Growth (-Loss) for use in 2024 Levy**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	326,174,772	331,660,328	\$5,485,557	1.68%
Farm	3,815,182	3,955,066	\$139,884	3.67%
Managed Forest	25,745	25,298	-\$448	-1.74%
Multi-Residential	16,640,413	16,812,496	\$172,083	1.03%
New Multi-Residential	1,652,208	2,116,031	\$463,823	28.07%
Commercial	74,431,627	75,011,794	\$580,168	0.78%
Commercial Vacant Land	2,590,010	2,550,351	-\$39,659	-1.53%
Commercial Excess Land	1,023,638	987,766	-\$35,872	-3.50%
Landfill	57,811	57,811	\$0	0.00%
Industrial	13,155,984	13,747,404	\$591,420	4.50%
Industrial Vacant Land	1,733,770	1,721,122	-\$12,648	-0.73%
Industrial Excess Land	427,589	434,455	\$6,866	1.61%
Pipeline	2,718,425	2,736,397	\$17,973	0.66%
Sub-Total Taxable	\$444,447,174	\$451,816,319	\$7,369,145	1.66%
Payment In Lieu				
Residential	208,317	206,948	-\$1,370	-0.66%
Farm	766	766	\$0	0.00%
Commercial	7,308,835	6,529,697	-\$779,138	-10.66%
Commercial Vacant Land	110,288	107,476	-\$2,813	-2.55%
Commercial Excess Land	48,033	48,033	\$0	0.00%
Landfill	31,547	31,547	\$0	0.00%
Industrial	167,159	161,666	-\$5,493	-3.29%
Industrial Vacant Land	36,708	36,708	\$0	0.00%
Industrial Excess Land	18,576	18,576	\$0	0.00%
Sub-Total PIL	\$7,930,229	\$7,141,415	-\$788,814	-9.95%
Total Taxable and PIL	\$452,377,403	\$458,957,734	\$6,580,332	1.45%
Exempt	\$0	\$0	\$0	0.00%
Total	\$452,377,403	\$458,957,734	\$6,580,332	1.45%

**Table 4: Region of Niagara
 2023 Revenue Growth (-Loss) by Local Municipality for use in 2024 Levy**

Municipality	CVA Tax		Change in Tax	
	2023 Returned	2023 Year End (As Revised)	\$	%
West Lincoln Township	\$14,207,249	\$14,253,482	\$46,232	0.33%
Grimsby Town	\$33,782,936	\$34,266,959	\$484,022	1.43%
Lincoln Town	\$27,646,364	\$28,010,262	\$363,898	1.32%
Niagara-On-The-Lake Town	\$38,237,307	\$38,582,823	\$345,517	0.90%
St. Catharines City	\$112,836,838	\$113,358,652	\$521,814	0.46%
Fort Erie Town	\$27,839,448	\$28,916,656	\$1,077,208	3.87%
Port Colborne City	\$14,070,396	\$14,314,340	\$243,944	1.73%
Wainfleet Township	\$6,650,398	\$6,797,070	\$146,672	2.21%
Welland City	\$37,189,576	\$38,305,133	\$1,115,557	3.00%
Niagara Falls City	\$93,019,079	\$94,259,278	\$1,240,199	1.33%
Thorold City	\$19,993,737	\$21,216,964	\$1,223,227	6.12%
Pelham Town	\$18,973,845	\$19,534,701	\$560,856	2.96%
Total	\$444,447,174	\$451,816,319	\$7,369,145	1.66%

PART II – REASSESSMENT AND PHASE-IN CHANGES

Impacts of Reassessment and the 4-year Phase-in of Assessment Increases

During normal times, the Province has mandated regular reassessments of all property every four years across Ontario. This is to ensure that assessments relied upon for property tax purposes are reflective of current market conditions and changes. The last comprehensive Province-wide reassessment was undertaken for the 2017 taxation year based on an effective valuation date of January 1, 2016. The next update was scheduled to come into force for the 2021 taxation year, with a valuation date of January 1, 2019.

Because of the impact of COVID-19, the Provincial government instructed MPAC in 2020 to place this scheduled reassessment on hold. This stay on reassessing has now again been extended. As a result, the assessment values that MPAC first returned for the 2020 taxation year, unless changed as a result of an appeal or other such revaluation, will again be used for the 2024 assessment roll as returned.

(NOTE: The Provincial government suggests that it intends to have MPAC eventually return to the practice of regular reassessments but has not yet committed as to when this can be expected to occur.)

Inherent in the existing and past 4-year assessment cycles has been the Province’s mandated “assessment stabilization program” (see previous section). This is the program that stipulates the gradual phase-in of increases in CVA resulting from the general reassessment over the term of a 4-year assessment cycle, while allowing 100% of decreases to be realized in the first year. This “Program” means that municipalities have not received the full benefit of increases in assessment until the final, fourth year of an assessment cycle. In other words, affected taxpayers were not taxed on their January 1st, 2016, full market value until 2020. This also means that because of the deferral of the next assessment cycle, that until the next reassessment occurs, that properties will be taxed on what their values would have been as of January 1, 2016.

For the current extended Assessment Cycle, phase-in began in 2017 and ended in 2020 (destination assessment). This absence of phased-in assessment increases for 2024 again provides an opportunity for municipal tax policy decision makers to focus on longer-term tax strategies.

This is because the impacts resulting from changes made to the various components of a municipality’s Tax Policy can now be examined without having to factor in the effects of assessment value shifts. As a result, municipalities have an opportunity to better manage and fine tune taxation policies and their impacts on individual Property Tax Classes.

This table illustrates how the assessment phase-in of the asset stabilization program affects the value of properties over a “normal” 4 years cycle:

January 1, 2016 Value	Assessment for Taxation 2017 to 2020
2016 Market Value less than 2012 Market Value	Full reduction granted for 2017 -2020 taxation
2016 Market Value = 2012 Market Value	No Change, Assessment carried forward for 2017-2020 taxation and now 2024
2016 Market Value is GREATER THAN 2012 Market Value	Determine the difference between 2012 and 2016 assessment; divide by 4; 2017 Assessment add 1/4 of the difference to 2012; 2018 Assessment add 1/2 of the difference to 2012; 2019 Assessment add 3/4 of the difference to 2012; 2020 Assessment add ALL of the difference to 2012; 2024 Assessment remains unchanged to the 2020 roll.

For the 2020 – and now 2024 – taxation year, municipalities have 100% of the increase in market value from the last assessment cycle for all properties reflected in their assessment rolls. The downside of this is that the extension of 2020 assessed values into 2024 mean that it is again extremely difficult to estimate or model what the assessed value of properties will be in the next reassessment cycle. This is because neither the Provincial government nor MPAC has advised whether the previously announced valuation date of January 1, 2019, will be maintained or a new more current valuation date mandated.

This does not mean that for the 2024 taxation year that municipalities do not need to perform full reviews of their Assessment Bases and what they look like. Nor does it mean that 2024 Tax Policy cannot look beyond the current year. This is because **there are always adjustments to the roll that occurred during the Past year, and changes which can be anticipated during the current one.** This is because there will be assessment corrections and revisions (ARB’s, PRAN’s, SAN’s, ANA’s, RECON’s, TIA’s, and year-end corrections) and the Region will need to realistically calculate and determine what major tax policy adjustments these assessment corrections and adjustments may warrant¹.

¹ Significant in-year corrections or revisions in assessment will need to be analysed to determine magnitude and materiality of assessment corrections on an annual basis.

Table 5 (below) illustrates the fact that the 2023 year-end assessment is identical to the returned roll for 2024 taxation.

Because of this, in the absence of adjustments to Property Tax Class ratios, the Region's 2024 Tax Rates will be identical to its 2023 tax rates, providing that no other changes in ratios and discounts are applied.

**Table 5: Region of Niagara
2024 CVA Summary**

Realty Tax Class	Destination / Phased CVA		Change in Assessment	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	53,190,424,080	53,190,424,080	0	0.00%
Farm	2,536,550,950	2,536,550,950	0	0.00%
Managed Forest	16,224,389	16,224,389	0	0.00%
Multi-Residential	1,368,345,853	1,368,345,853	0	0.00%
New Multi-Residential	339,275,020	339,275,020	0	0.00%
Commercial	6,932,422,682	6,932,422,682	0	0.00%
Commercial Vacant Land	254,808,300	254,808,300	0	0.00%
Commercial Excess Land	98,688,722	98,688,722	0	0.00%
Landfill	3,152,500	3,152,500	0	0.00%
Industrial	838,097,893	838,097,893	0	0.00%
Industrial Vacant Land	113,434,200	113,434,200	0	0.00%
Industrial Excess Land	28,633,675	28,633,675	0	0.00%
Pipeline	257,765,000	257,765,000	0	0.00%
Sub-Total Taxable	65,977,823,264	65,977,823,264	0	0.00%
Payment In Lieu				
Residential	33,181,100	33,181,100	0	0.00%
Farm	491,000	491,000	0	0.00%
Commercial	603,460,003	603,460,003	0	0.00%
Commercial Vacant Land	10,738,000	10,738,000	0	0.00%
Commercial Excess Land	4,798,996	4,798,996	0	0.00%
Landfill	1,720,300	1,720,300	0	0.00%
Industrial	9,855,800	9,855,800	0	0.00%
Industrial Vacant Land	2,419,300	2,419,300	0	0.00%
Industrial Excess Land	1,224,300	1,224,300	0	0.00%
Sub-Total PIL	667,888,799	667,888,799	0	0.00%
Total Taxable and PIL	66,645,712,063	66,645,712,063	0	0.00%
Exempt	4,044,650,793	4,044,650,793	0	0.00%
Total	70,690,362,856	70,690,362,856	0	0.00%

However, as 2024 is the fourth year during which the Region is scheduled to reduce its Commercial and Industrial Vacant and Excess Land discounts to 0%, MTAG has modelled this change against the Region’s 2023 factors. The results of this analysis are illustrated in **Table 6 to Table 9** (pages 20-22).

**Table 6: Region of Niagara
 2024 Inter-Class Tax Shifts, Regional Levy
 (Start Ratios, Reduction in Vacant and Excess Land Discount to 0%)**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	\$331,660,328	\$331,321,591	-\$338,737	-0.10%
Farm	\$3,955,066	\$3,951,033	-\$4,033	-0.10%
Managed Forest	\$25,298	\$25,272	-\$26	-0.10%
Multi-Residential	\$16,812,496	\$16,795,337	-\$17,159	-0.10%
New Multi-Residential	\$2,116,031	\$2,113,870	-\$2,161	-0.10%
Commercial	\$75,011,794	\$74,935,260	-\$76,534	-0.10%
Commercial Vacant Land	\$2,550,351	\$2,754,322	\$203,972	8.00%
Commercial Excess Land	\$987,766	\$1,066,765	\$78,999	8.00%
Landfill	\$57,811	\$57,752	-\$59	-0.10%
Industrial	\$13,747,404	\$13,733,374	-\$14,030	-0.10%
Industrial Vacant Land	\$1,721,122	\$1,858,774	\$137,651	8.00%
Industrial Excess Land	\$434,455	\$469,202	\$34,747	8.00%
Pipeline	\$2,736,397	\$2,733,606	-\$2,792	-0.10%
Sub-Total Taxable	\$451,816,319	\$451,816,158	-\$162	0.00%
Payment In Lieu				
Residential	\$206,948	\$206,737	-\$211	-0.10%
Farm	\$766	\$765	-\$1	-0.10%
Commercial	\$6,529,697	\$6,523,035	-\$6,662	-0.10%
Commercial Vacant Land	\$107,476	\$116,071	\$8,596	8.00%
Commercial Excess Land	\$48,033	\$51,874	\$3,842	8.00%
Landfill	\$31,547	\$31,515	-\$32	-0.10%
Industrial	\$161,666	\$161,501	-\$165	-0.10%
Industrial Vacant Land	\$36,708	\$39,644	\$2,936	8.00%
Industrial Excess Land	\$18,576	\$20,062	\$1,486	8.00%
Sub-Total PIL	\$7,141,415	\$7,151,202	\$9,787	0.14%
Total Taxable and PIL	\$458,957,734	\$458,967,360	\$9,625	0.00%
Exempt	\$0	\$0	\$0	0.00%
Total	\$458,957,734	\$458,967,360	\$9,625	0.00%

**Table 7: Region of Niagara
2024 Inter-Municipal Tax Shifts, Regional Levy
(Start Ratios, Reduction in Vacant and Excess Land Discount to 0%)**

Municipality	CVA Tax		Change in Tax	
	2023 Year End (As Revised)	2024 Returned	\$	%
West Lincoln Township	\$14,253,482	\$14,244,016	-\$9,466	-0.07%
Grimsby Town	\$34,266,959	\$34,263,068	-\$3,891	-0.01%
Lincoln Town	\$28,010,262	\$28,004,406	-\$5,856	-0.02%
Niagara-On-The-Lake Town	\$38,582,823	\$38,589,207	\$6,384	0.02%
St. Catharines City	\$113,358,652	\$113,300,643	-\$58,010	-0.05%
Fort Erie Town	\$28,916,656	\$28,915,192	-\$1,464	-0.01%
Port Colborne City	\$14,314,340	\$14,312,771	-\$1,569	-0.01%
Wainfleet Township	\$6,797,070	\$6,791,824	-\$5,246	-0.08%
Welland City	\$38,305,133	\$38,303,086	-\$2,047	-0.01%
Niagara Falls City	\$94,259,278	\$94,339,942	\$80,664	0.09%
Thorold City	\$21,216,964	\$21,229,876	\$12,912	0.06%
Pelham Town	\$19,534,701	\$19,522,126	-\$12,575	-0.06%
Total	\$451,816,319	\$451,816,158	-\$162	0.00%

**Table 8: Region of Niagara
2024 Upper Tier Revenue Neutral Tax Rates
(Start Ratios, Reduction in Vacant and Excess Land Discount to 0%)**

Realty Tax Class	TAX RATES		Change in Rate	
	2023	2024	Absolute	%
Taxable				
Residential	0.00623692	0.00623055	-0.00000637	-0.10%
Farm	0.00155923	0.00155764	-0.00000159	-0.10%
Managed Forest	0.00155923	0.00155764	-0.00000159	-0.10%
Multi-Residential	0.01228673	0.01227419	-0.00001254	-0.10%
New Multi-Residential	0.00623692	0.00623055	-0.00000637	-0.10%
Commercial	0.01082043	0.01080939	-0.00001104	-0.10%
Commercial Vacant Land	0.0100089	0.01080939	0.00080049	8.00%
Landfill	0.01833817	0.01831945	-0.00001872	-0.10%
Industrial	0.0164031	0.01638636	-0.00001674	-0.10%
Industrial Vacant Land	0.01517287	0.01638636	0.00121349	8.00%
Pipeline	0.01061586	0.01060503	-0.00001083	-0.10%

**Table 9: Region of Niagara
 Tax Distribution Based on Start Ratios
 (Vacant and Excess Land Discount Reduced to 0%)**

Realty Tax Class	CVA Tax			
	2023 Year End (As Revised)	2023 Year End Tax Distribution	2024 Returned	2024 Returned Distribution
Taxable				
Residential	\$331,660,328	72.26%	\$331,321,591	72.19%
Farm	\$3,955,066	0.86%	\$3,951,033	0.86%
Managed Forest	\$25,298	0.01%	\$25,272	0.01%
Multi-Residential	\$16,812,496	3.66%	\$16,795,337	3.66%
New Multi-Residential	\$2,116,031	0.46%	\$2,113,870	0.46%
Commercial	\$75,011,794	16.34%	\$74,935,260	16.33%
Commercial Vacant Land	\$2,550,351	0.56%	\$2,754,322	0.60%
Commercial Excess Land	\$987,766	0.22%	\$1,066,765	0.23%
Landfill	\$57,811	0.01%	\$57,752	0.01%
Industrial	\$13,747,404	3.00%	\$13,733,374	2.99%
Industrial Vacant Land	\$1,721,122	0.38%	\$1,858,774	0.40%
Industrial Excess Land	\$434,455	0.09%	\$469,202	0.10%
Pipeline	\$2,736,397	0.60%	\$2,733,606	0.60%
Sub-Total Taxable	\$451,816,319	98.44%	\$451,816,158	98.44%
Payment In Lieu				
Residential	\$206,948	0.05%	\$206,737	0.05%
Farm	\$766	0.00%	\$765	0.00%
Commercial	\$6,529,697	1.42%	\$6,523,035	1.42%
Commercial Vacant Land	\$107,476	0.02%	\$116,071	0.03%
Commercial Excess Land	\$48,033	0.01%	\$51,874	0.01%
Landfill	\$31,547	0.01%	\$31,515	0.01%
Industrial	\$161,666	0.04%	\$161,501	0.04%
Industrial Vacant Land	\$36,708	0.01%	\$39,644	0.01%
Industrial Excess Land	\$18,576	0.00%	\$20,062	0.00%
Sub-Total PIL	\$7,141,415	1.56%	\$7,151,202	1.56%
Total Taxable and PIL	\$458,957,734	100.00%	\$458,967,360	100.00%
Exempt	\$0	\$0	\$0	0.00%
Total	\$458,957,734	100.00%	\$458,967,360	100.00%

Additionally, to further enhance and understand the impacts of the start ratios on the assessment roll, an average and median assessment has been determined for select classes.

This is to allow the reader to identify the typical property and the resulting tax impact from utilizing the Region’s 2024 starting tax ratios and the reduced Vacant and Excess land discount to 0%.

These results are detailed in **Appendix 13** (Pages 90-95) to this Report.

PART III – TAX RATIOS

The Rationale, Rules, and Restrictions on Tax Ratios

As part of the Harris Government’s attempts in 1998 to improve the simplicity and transparency of Ontario’s property tax regime, a system of unique property classes and variable tax rates was implemented as part of the new *Ontario Fair Assessment System (OFAS)*. Seven main classes of property were created: residential, multi-residential, commercial, industrial, managed forest, farmland, and pipeline. Additional classes could be created by regulation and for the 2024 taxation year, there are now the following twenty-four primary property tax classes:

Realty Tax Class (RTC)	RTC Description	Realty Tax Class (RTC)	RTC Description
R	Residential	L	Large Industrial
M	Multi-Residential	H	Landfill Site
N	New Multi-Residential	P	Pipeline
F	Farmland	O	Resort Condominium
T	Managed Forest	J	Industrial, New Construction
C	Commercial	K	Large Industrial, New Construction
A	Theatre	X	Commercial, New Construction
Q	Prof. Sports Facility	Y	Office Building, New Construction
G	Parking Lot	Z	Shopping Centre, New Construction
D	Office Building	U	Utility Corridor
S	Shopping Centre	W	Railway Right-of-Way
I	Industrial	E	Exempt

Since 1998, each property class has remained eligible to have its own distinct rate of taxation for municipal purposes – at the discretion of individual upper and single tier municipal governments. This variable tax rate scheme is governed by the setting of “tax ratios.” Tax ratios dictate the relationship of each class’s tax rate to the rate applied to residential property.

Municipalities are granted a certain degree of autonomy to, on an annual basis, establish tax rate and tax burden relationships between different property types to reflect local priorities. It should, however, be noted that the municipal community does not have unfettered authority to arbitrarily set any variable tax rates it may desire.

Consistent with the applicable regulations, the “Ranges of Fairness” prescribed by the Province for each class of property limit Municipalities’ ability to alter or vary tax rates. Where an existing tax ratio exceeds the prescribed range of fairness, tax ratio increases are only permitted to offset a shift in taxation that might result from a general reassessment, with the exception that a multi-residential tax ratio above 2.0 cannot be increased to achieve revenue neutrality.

Options Available to Niagara Council in 2024

Based on Provincial guidelines, to satisfy its 2024 tax ratio setting responsibility, the Region’s Council may choose to do one of the following for the classes of properties where ratio adjustments are permitted:

1. Adopt the previous year’s actual tax ratio for the class for the current tax cycle to maintain the “ratio status quo;” or
2. Establish a new tax ratio for any class that is closer to or within the Range of Fairness; or
3. Adopt Class neutral tax ratios to eliminate class shifts in taxes.

(NOTE: This third option: to employ revised “class neutral tax ratios”² to limit the impact of reassessment related tax shifts that might occur between classes in accordance with the regulated formula, has no effect for 2024 as assessed values have not changed between years.)

By changing the tax ratio for any class of property, Council can influence the overall apportionment of the upper-tier tax burden between property classes. This would also result in a redistribution of Regional apportionment among its constituent lower-tiers. Moreover, decisions made by the Region in respect of tax ratios are binding on its lower-tier municipalities for their own local taxation purposes. As a result, the establishment of tax ratios dictates the distribution of each local municipality’s levy between properties classes located within their respective boundaries.

Consequently, before making any final decisions regarding tax ratios, it is important that a comprehensive sensitivity analysis to quantify the scope and magnitude of tax shifts that will result if the status quo is performed. This analysis was detailed in **Part II** of this Report, which quantifies shifts in taxation that would result from the Region maintaining status quo starting tax ratios for its 2024 Tax Policy.

² Subject to limits and restrictions now imposed on the Multi-Residential Class applicable since 2018.

Lastly, note that in addition to the twenty-four primary property tax classes identified above, The Province has also enacted legislation creating additional sub-classes that municipalities can use to provide targeted tax rate reductions to qualifying properties.

Examples are:

- Farmland Awaiting Development
- Small-Scale Value-Added Industrial and Commercial Activities on Farms
- Creating a Small Business Sub-class

In the case of the Small Business Sub-class, municipalities have the option of choosing the amount of tax reduction granted and what the qualifying criteria should be.

Landfill Site Class

Regional Council has the opportunity to increase the Landfill Site Class Ratio to as high as 3.087274 in 2024 from the Region’s Start Ratio for this class of 2.940261.

Table 10: Upper-Tier - 2024 Tax Ratio Summary

Class	2024 Start Ratio	Range of Fairness		Provincial Threshold Ratio	
		Lower Limit	Upper Limit	Applicable	
Residential	1.000000	1	1		
Farmland	0.250000	0	0.25		
Managed Forest	0.250000	0.25	0.25		
Multi-Residential	1.970000	1	1.1	2.00	No
New Multi-Residential	1.000000				
Broad Commercial	1.734900	0.6	1.1	1.98	No
Residual Commercial	1.734900				
Shopping Centre	0.000000				
Office Building	0.000000				
Parking Lot	0.000000				
Broad Industrial	2.630000	0.6	1.1	2.63	No
Residual Industrial	2.630000				
Pipeline	1.702100	0.6	0.7		
Landfill	2.940261			3.087274	

Source: Online Property Tax Analysis (OPTA) System, January 2024.

Small-Scale Value-Added Industrial and Commercial Activities on Farms

Starting in 2018 municipalities have had the option to reduce their tax rate on qualifying value-added activities that occur on farms as part of a farm business. When announced, these optional new subclasses in the Broad Industrial and Commercial Property Tax Classes allowed municipalities to reduce their tax rates by 75% for the first \$50,000 of assessment related to qualifying activities.

Beginning in 2021, this limit was increased to \$100,000. The Province also provides a matching 75% reduction in its business education tax (BET) target rate for these sub-classes for all qualifying properties.

Revenue Neutral or Class Neutral Tax Ratios

A schedule of “revenue/class neutral tax ratios” for the Region has been developed based on the applicable formula to assist it with evaluating this option; the net tax impact of this alternative on the various tax classes is provided in **Table 11 to Table 13**.

Revenue Neutral Ratios are optional and are intended to help Council in setting its tax policy by identifying how shifts in tax burden between the multi-residential, commercial, industrial and pipeline property tax classes can be mitigated. However, for the 2024 tax year the Revenue Neutral Ratios are equal to the start ratios therefor resulting in no additional benefit to the Region.

(NOTE: The Residential, Farm and Managed Forest classes are all considered to be in one class for this purpose and there is no option to adopt a class neutral ratio for them. Consequently, with assessment updates, there will generally be unmitigated shifts within these three classes. Municipalities can, however, reduce their Farmland class ratio. This is a separate process, and any reduction of the Farmland class ratio redistributes tax burden onto all other tax classes and not within the residential, farm and managed forest classes).

Alternatively, if any other changes in tax ratios are being contemplated, it is appropriate to analyze the consequential impact on taxpayers across the Region. Additional support to prepare further tax ratio sensitivity specific to the Region and its lower-tier municipalities’ preferences can be readily provided upon request.

**Table 11: Region of Niagara
 Impact of Adopting 2024 Class Neutral Tax Ratios**

Class	2024 Start Ratio	2024 Class Neutral Tax Ratio	Change in Ratio	2024 Start Ratio Tax Rate	2024 Class Neutral Tax Rate	Change in Tax Rate
Residential	1.000000	1.000000	0.00%	0.00623692	0.00623692	0.00%
Farm	0.250000	0.250000	0.00%	0.00155923	0.00155923	0.00%
Managed Forest	0.250000	0.250000	0.00%	0.00155923	0.00155923	0.00%
Multi-Residential	1.970000	1.970000	0.00%	0.01228673	0.01228673	0.00%
New Multi-Residential	1.000000	1.000000	0.00%	0.00623692	0.00623692	0.00%
Residual Commercial	1.734900	1.734900	0.00%	0.01082043	0.01082043	0.00%
Residual Industrial	2.630000	2.630000	0.00%	0.01640310	0.01640310	0.00%
Pipeline	1.702100	1.702100	0.00%	0.01061586	0.01061586	0.00%
Landfill	2.940261	2.940261	0.00%	0.01833817	0.01833817	0.00%

Table 12: Regional Levy
Inter Class Shifts Result of Adopting 2024 Class Neutral Tax Ratios

Realty Tax Class	CVA Tax		Change in Tax	
	2024 Returned	2024 Returned (CNR Ratio)	\$	%
Taxable				
Residential	\$331,660,328	\$331,660,328	\$0	0.00%
Farm	\$3,955,066	\$3,955,066	\$0	0.00%
Managed Forest	\$25,298	\$25,298	\$0	0.00%
Multi-Residential	\$16,812,496	\$16,812,496	\$0	0.00%
New Multi-Residential	\$2,116,031	\$2,116,031	\$0	0.00%
Commercial	\$78,549,911	\$78,549,911	\$0	0.00%
Landfill	\$57,811	\$57,811	\$0	0.00%
Industrial	\$15,902,981	\$15,902,981	\$0	0.00%
Pipeline	\$2,736,397	\$2,736,397	\$0	0.00%
Sub-Total Taxable	\$451,816,319	\$451,816,319	\$0	0.00%
Payment In Lieu				
Residential	\$206,948	\$206,948	\$0	0.00%
Farm	\$766	\$766	\$0	0.00%
Commercial	\$6,685,205	\$6,685,205	\$0	0.00%
Landfill	\$31,547	\$31,547	\$0	0.00%
Industrial	\$216,950	\$216,950	\$0	0.00%
Sub-Total PIL	\$7,141,415	\$7,141,415	\$0	0.00%
Total Taxable and PIL	\$458,957,734	\$458,957,734	\$0	0.00%
Exempt	\$0	\$0	\$0	0.00%
Total	\$458,957,734	\$458,957,734	\$0	0.00%

**Table 13: Regional, Inter-Municipal Shifts
 Result of Adopting 2024 Class Neutral Tax Ratios**

Municipality	CVA Tax		Change in Tax	
	2024 Returned	2024 Returned (CNR Ratio)	\$	%
West Lincoln Township	\$14,253,482	\$14,253,482	\$0	0.00%
Grimsby Town	\$34,266,959	\$34,266,959	\$0	0.00%
Lincoln Town	\$28,010,262	\$28,010,262	\$0	0.00%
Niagara-On-The-Lake Town	\$38,582,823	\$38,582,823	\$0	0.00%
St. Catharines City	\$113,358,652	\$113,358,652	\$0	0.00%
Fort Erie Town	\$28,916,656	\$28,916,656	\$0	0.00%
Port Colborne City	\$14,314,340	\$14,314,340	\$0	0.00%
Wainfleet Township	\$6,797,070	\$6,797,070	\$0	0.00%
Welland City	\$38,305,133	\$38,305,133	\$0	0.00%
Niagara Falls City	\$94,259,278	\$94,259,278	\$0	0.00%
Thorold City	\$21,216,964	\$21,216,964	\$0	0.00%
Pelham Town	\$19,534,701	\$19,534,701	\$0	0.00%
Total	\$451,816,319	\$451,816,319	\$0	0.00%

To augment this quantitative analysis of its class ratios, Council should also carefully consider the following qualitative factors as part of the decision-making process affecting their treatment:

- Tax shifts will inevitably result each year based on the return of a newly revised assessment roll reflecting changes in property state, use, condition and assessed value. Depending on the magnitude of such updates, the tax burden will shift both within and between property classes and between area municipalities comprising the upper-tier regardless of any tax ratio adjustments. Tax ratio changes may either exacerbate or offset tax shifts related to market updates and physical changes to property.
- Tax ratio changes approved by Council *only* affect the distribution of the municipal levy; tax rates for education purposes, which are annually regulated by the Province, are not subject to municipal tax ratio decisions.
- Tax ratio reductions may be *permanent* where an approved tax ratio falls outside of the Range of Fairness. The rules affecting tax ratio movement apply to any and all revised tax ratios, included those of prescribed sub-classes.
- Tax ratio reductions for any class of property will trigger increases in tax rates/taxation for all other taxpayers within the same jurisdiction. This suggests that the cost to other classes of property and the impact on payments-in-lieu of tax be quantified and understood.

- Approved tax ratio decreases for any one class of property may result in additional requests for preferential tax ratio treatment from other classes of ratepayers. It is not uncommon once a reduction in a tax ratio for one class is approved for other classes to demand similar consideration.
- The existence of other compelling evidence, if any, to support tax ratio changes and the demands of special interests or specific stakeholder groups pertaining to the setting of tax rates should also be carefully weighed.
- The competitiveness of each class of property's tax ratio relative to the treatment of that same class in neighbouring jurisdictions should be considered in determining if tax ratio adjustments are warranted.

A survey of 2023 tax ratios employed by a broad cross section of upper and single tier municipalities in Ontario was undertaken by MTAG to assist the Region in determining the tax ratios to employ for the various property classes for 2024.

The results of this inter-jurisdictional scan of tax ratios in neighbouring jurisdictions is contained in **Table 14** (pages 30-31) of this report as follows:

**Table 14:
 2023 Tax Ratio Survey**

Municipality	Farm	Multi-Residential	New Multi-Residential	Commercial				Industrial		Pipeline
				Commercial	Office Building	Shopping Centre	Parking Lot	Industrial	Large Industrial	
Barrie City	0.25	1.00	1.00	1.43				1.52		1.10
Brant County	0.24	1.70		1.90				2.55		1.78
Bruce County	0.25	1.00	1.00	1.23				1.75		1.02
Chatham-Kent Municipality	0.22	1.94	1.10	1.94	1.56	2.24	1.30	2.04	2.04	1.27
Dufferin County	0.22	2.00	1.10	1.22				2.20		0.84
Durham Region	0.20	1.87	1.10	1.45	1.45	1.45		2.02	2.02	1.23
Elgin County	0.23	1.99	1.00	1.64				2.23	2.83	1.14
Essex County	0.25	1.31	1.10	1.08	1.08		0.58	1.94	2.69	1.30
Frontenac County	0.25	1.00		1.00				1.00		0.70
Grey County	0.22	1.33	1.00	1.30				1.83		0.91
Guelph City	0.25	1.79	1.00	1.84				2.20		1.92
Haldimand County	0.25	2.00	1.00	1.69				2.33		1.49
Haliburton County	0.25	1.39	1.00	1.48		1.48		1.72		
Halton Region	0.20	2.00	1.00	1.46				2.09		1.06
Hamilton City	0.18	2.22	1.00	1.98			1.98	3.10	3.64	1.79
Hastings County	0.25	1.00	1.00	1.10				1.13		0.82
Huron County	0.25	1.10		1.10				1.10		0.70
Kawartha Lakes City	0.25	1.96		1.38				1.35		2.00
Lambton County	0.23	2.00	1.00	1.63	1.54	2.08	1.09	2.05	3.00	1.34
Lanark County	0.25	2.02	1.10	1.84				2.53		2.01
Middlesex County	0.25	1.77	1.00	1.14				1.75		1.06
Muskoka District	0.25	1.00		1.10				1.10		0.70

**Table 14A:
 2023 Tax Ratio Survey Continued**

Municipality	Farm	Multi-Residential	New Multi-Residential	Commercial				Industrial		Pipeline
				Commercial	Office Building	Shopping Centre	Parking Lot	Industrial	Large Industrial	
Niagara Region	0.25	1.97	1.00	1.73				2.63		1.70
Norfolk County	0.23	1.69	1.00	1.69				1.69		1.49
North Bay City	0.15	1.99	1.00	1.88				1.40		1.17
Northumberland County	0.25	1.80	1.00	1.50				2.10		1.20
Oxford County	0.22	2.00	1.00	1.90				2.63	2.63	1.26
Perth County	0.25	1.00	1.00	1.25				1.97		1.64
Peterborough County	0.25	1.39	1.00	1.10		1.10		1.54		0.94
Prescott and Russell	0.25	1.40	1.00	1.44				2.45	3.50	1.42
Prince Edward County	0.25	1.44		1.11				1.39		0.54
Renfrew County	0.25	1.94	1.00	1.81				2.47	2.78	1.33
Sault Ste Marie	0.25	1.08	1.08	2.02	2.80	2.14	1.49	4.34	7.70	2.09
Simcoe County	0.25	1.00	1.00	1.22				1.19		1.30
Stratford	0.25	2.00	1.00	1.98	1.98	1.98		2.54	2.54	1.51
Toronto	0.25	1.91	1.00	2.53				2.51		1.92
Waterloo Region	0.25	1.95	1.00	1.95				1.95		1.16
Wellington County	0.25	1.90	1.10	1.49				2.40		2.25
York Region	0.25	1.00	1.00	1.33				1.64		0.92
Average Ratio	0.24	1.61	1.02	1.53	1.73	1.78	1.29	2.01	3.22	1.32
Median Ratio	0.25	1.79	1.00	1.48	1.55	1.98	1.30	2.02	2.78	1.27

CONCLUDING REMARKS

The analysis contained in the preceding report has been prepared to assist the Region of Niagara and its constituent lower-tier municipalities in understanding current changes in assessed value that have affected both the Region and its constituent municipalities' respective assessment bases for the 2024 Taxation Year, along with how these trends will ultimately impact the distribution of tax burden to the Region's taxpayers.

It is important that these changes and trends be clearly and thoroughly understood, and this Report is intended to provide Region staff with an effective foundation for ensuring that Regional Council is provided with the data and information it requires to make its decisions regarding the Region's 2024 Tax Policy development process. This means that staff will be able to fully assist Council with its deliberations about the extent to which the Region should exercise its jurisdiction and discretion to alter or vary status quo tax relationships.

Council's decisions in 2024 will also have implications to the Region's 2025 Tax Policy and beyond (as some decisions are one-way only). This is why a comprehensive analysis of all parameters affecting the formation of a jurisdiction's Tax Policy is integral to the budget-setting process for both upper and lower-tier purposes.

MTAG PPC would be pleased to provide further detail, support, and analysis as may be needed in response to local concerns or interests, as may be identified following publication of this report. We are also pleased to provide additional support to interpret and communicate the results of this analytical exercise to assist in informed decision making and the verification that decisions being contemplated achieve locally desirable tax outcomes for the 2024 tax year and future budget cycles.

For further information or assistance with this or any other aspect of property assessment and taxation, please do not hesitate to contact the undersigned.

Respectfully prepared and submitted for your consideration.

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Appendix 1, Tax Policy Tables, Township of West Lincoln - 2602

**Table A1.1 – Township of West Lincoln
 2024 Assessment Increase (-Reduction)**

Realty Tax Class	Phased CVA		Change in Assessment	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	1,850,967,253	1,848,487,509	-2,479,744	-0.13%
Farm	478,278,784	497,581,032	19,302,248	4.04%
Managed Forest	2,581,600	2,481,900	-99,700	-3.86%
Multi-Residential	7,043,000	7,043,000	0	0.00%
Commercial	83,149,672	83,323,499	173,827	0.21%
Industrial	37,940,900	39,754,800	1,813,900	4.78%
Pipeline	29,148,000	29,179,000	31,000	0.11%
Sub-Total Taxable	2,489,109,209	2,507,850,740	18,741,531	0.75%
Payment In Lieu				
Residential	554,600	554,600	0	0.00%
Commercial	2,986,000	2,986,000	0	0.00%
Landfill	386,000	386,000	0	0.00%
Industrial	105,100	105,100	0	0.00%
Sub-Total PIL	4,031,700	4,031,700	0	0.00%
Total Taxable and PIL	2,493,140,909	2,511,882,440	18,741,531	0.75%
Exempt	95,608,200	111,155,078	15,546,878	16.26%
Total	2,588,749,109	2,623,037,518	34,288,409	1.32%

**Table A1.2 – Township of West Lincoln
2023 Assessment Growth by Increasing and Decreasing CVA Change**

Realty Tax Class	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
	CVA Change	% Change	CVA Change	% Change	CVA Change	% Change
Taxable						
Residential	24,228,134	1.31%	-26,707,878	-1.44%	-2,479,744	-0.13%
Farm	21,486,800	4.49%	-2,184,552	-0.46%	19,302,248	4.04%
Managed Forest	13,000	0.50%	-112,700	-4.37%	-99,700	-3.86%
Multi-Residential	0	0.00%	0	0.00%	0	0.00%
Commercial	955,627	1.15%	-781,800	-0.94%	173,827	0.21%
Industrial	2,451,900	6.46%	-638,000	-1.68%	1,813,900	4.78%
Pipeline	31,000	0.11%	0	0.00%	31,000	0.11%
Sub-Total Taxable	49,166,461	1.98%	-30,424,930	-1.22%	18,741,531	0.75%
Payment In Lieu						
Residential	0	0.00%	0	0.00%	0	0.00%
Commercial	0	0.00%	0	0.00%	0	0.00%
Landfill	0	0.00%	0	0.00%	0	0.00%
Industrial	0	0.00%	0	0.00%	0	0.00%
Sub-Total PIL	0	0.00%	0	0.00%	0	0.00%
Total Taxable and PIL	49,166,461	1.97%	-30,424,930	-1.22%	18,741,531	0.75%
Exempt	17,490,378	18.29%	-1,943,500	-2.03%	15,546,878	16.26%
Total	66,656,839	2.57%	-32,368,430	-1.25%	34,288,409	1.32%

**Table A1.3 – Township of West Lincoln
 2023 Revenue Growth (-Loss)**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	\$11,544,335	\$11,528,869	-\$15,466	-0.13%
Farm	\$745,747	\$775,843	\$30,097	4.04%
Managed Forest	\$4,025	\$3,870	-\$155	-3.86%
Multi-Residential	\$86,535	\$86,535	\$0	0.00%
Commercial	\$896,713	\$898,248	\$1,536	0.17%
Industrial	\$620,463	\$650,356	\$29,892	4.82%
Pipeline	\$309,431	\$309,760	\$329	0.11%
Sub-Total Taxable	\$14,207,249	\$14,253,482	\$46,232	0.33%
Payment In Lieu				
Residential	\$3,459	\$3,459	\$0	0.00%
Commercial	\$32,310	\$32,310	\$0	0.00%
Landfill	\$7,079	\$7,079	\$0	0.00%
Industrial	\$1,724	\$1,724	\$0	0.00%
Sub-Total PIL	\$44,571	\$44,571	\$0	0.00%
Total Taxable and PIL	\$14,251,821	\$14,298,053	\$46,232	0.32%
Exempt	\$0	\$0	\$0	0.00%
Total	\$14,251,821	\$14,298,053	\$46,232	0.32%

**Table A1.4 – Township of West Lincoln
 2024 CVA Summary**

Realty Tax Class	Destination CVA		Change in Assessment	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	1,848,487,509	1,848,487,509	0	0.00%
Farm	497,581,032	497,581,032	0	0.00%
Managed Forest	2,481,900	2,481,900	0	0.00%
Multi-Residential	7,043,000	7,043,000	0	0.00%
Commercial	83,323,499	83,323,499	0	0.00%
Industrial	39,754,800	39,754,800	0	0.00%
Pipeline	29,179,000	29,179,000	0	0.00%
Sub-Total Taxable	2,507,850,740	2,507,850,740	0	0.00%
Payment In Lieu				
Residential	554,600	554,600	0	0.00%
Commercial	2,986,000	2,986,000	0	0.00%
Landfill	386,000	386,000	0	0.00%
Industrial	105,100	105,100	0	0.00%
Sub-Total PIL	4,031,700	4,031,700	0	0.00%
Total Taxable and PIL	2,511,882,440	2,511,882,440	0	0.00%
Exempt	111,155,078	111,155,078	0	0.00%
Total	2,623,037,518	2,623,037,518	0	0.00%

**Table A1.5 – Township of West Lincoln
 2024 Inter-Class Tax Shifts, Regional Levy**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	\$11,528,869	\$11,517,094	-\$11,775	-0.10%
Farm	\$775,843	\$775,052	-\$791	-0.10%
Managed Forest	\$3,870	\$3,866	-\$4	-0.10%
Multi-Residential	\$86,535	\$86,447	-\$88	-0.10%
Commercial	\$898,248	\$900,676	\$2,428	0.27%
Industrial	\$650,356	\$651,436	\$1,081	0.17%
Pipeline	\$309,760	\$309,444	-\$316	-0.10%
Sub-Total Taxable	\$14,253,482	\$14,244,016	-\$9,466	-0.07%
Payment In Lieu				
Residential	\$3,459	\$3,455	-\$4	-0.10%
Commercial	\$32,310	\$32,277	-\$33	-0.10%
Landfill	\$7,079	\$7,071	-\$7	-0.10%
Industrial	\$1,724	\$1,722	-\$2	-0.10%
Sub-Total PIL	\$44,571	\$44,526	-\$45	-0.10%
Total Taxable and PIL	\$14,298,053	\$14,288,542	-\$9,511	-0.07%
Exempt	\$0	\$0	\$0	0.00%
Total	\$14,298,053	\$14,288,542	-\$9,511	-0.07%

Appendix 2, Tax Policy Tables, Town of Grimsby - 2615

**Table A2.1 – Town of Grimsby
 2023 Assessment Increase (-Reduction)**

Realty Tax Class	Phased CVA		Change in Assessment	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	4,554,616,070	4,629,231,679	74,615,609	1.64%
Farm	89,050,695	94,763,095	5,712,400	6.41%
Managed Forest	849,300	584,800	-264,500	-31.14%
Multi-Residential	27,616,000	27,616,000	0	0.00%
Commercial	360,360,488	360,648,788	288,300	0.08%
Industrial	59,251,000	59,716,200	465,200	0.79%
Pipeline	8,281,000	8,287,000	6,000	0.07%
Sub-Total Taxable	5,100,024,553	5,180,847,562	80,823,009	1.58%
Payment In Lieu				
Residential	5,132,200	5,132,200	0	0.00%
Commercial	35,372,700	39,332,700	3,960,000	11.20%
Industrial	80,800	80,800	0	0.00%
Sub-Total PIL	40,585,700	44,545,700	3,960,000	9.76%
Total Taxable and PIL	5,140,610,253	5,225,393,262	84,783,009	1.65%
Exempt	235,986,900	243,826,500	7,839,600	3.32%
Total	5,376,597,153	5,469,219,762	92,622,609	1.72%

**Table A2.2 – Town of Grimsby
 2023 Assessment Growth by Increasing and Decreasing CVA Change**

Realty Tax Class	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
	CVA Change	% Change	CVA Change	% Change	CVA Change	% Change
Taxable						
Residential	86,983,409	1.91%	-12,367,800	-0.27%	74,615,609	1.64%
Farm	6,260,600	7.03%	-548,200	-0.62%	5,712,400	6.41%
Managed Forest	0	0.00%	-264,500	-31.14%	-264,500	-31.14%
Multi-Residential	0	0.00%	0	0.00%	0	0.00%
Commercial	12,000,300	3.33%	-11,712,000	-3.25%	288,300	0.08%
Industrial	643,800	1.09%	-178,600	-0.30%	465,200	0.79%
Pipeline	6,000	0.07%	0	0.00%	6,000	0.07%
Sub-Total Taxable	105,894,109	2.08%	-25,071,100	-0.49%	80,823,009	1.58%
Payment In Lieu						
Residential	0	0.00%	0	0.00%	0	0.00%
Commercial	3,960,000	11.20%	0	0.00%	3,960,000	11.20%
Industrial	0	0.00%	0	0.00%	0	0.00%
Sub-Total PIL	3,960,000	9.76%	0	0.00%	3,960,000	9.76%
Total Taxable and PIL	109,854,109	2.14%	-25,071,100	-0.49%	84,783,009	1.65%
Exempt	9,168,000	3.88%	-1,328,400	-0.56%	7,839,600	3.32%
Total	119,022,109	2.21%	-26,399,500	-0.49%	92,622,609	1.72%

**Table A2.3 – Town of Grimsby
 2023 Revenue Growth (-Loss)**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	\$28,374,862	\$28,840,233	\$465,372	1.64%
Farm	\$138,851	\$147,757	\$8,907	6.41%
Managed Forest	\$1,324	\$912	-\$412	-31.14%
Multi-Residential	\$339,310	\$339,310	\$0	0.00%
Commercial	\$3,878,458	\$3,880,806	\$2,349	0.06%
Industrial	\$962,222	\$969,966	\$7,744	0.80%
Pipeline	\$87,910	\$87,974	\$64	0.07%
Sub-Total Taxable	\$33,782,936	\$34,266,959	\$484,022	1.43%
Payment In Lieu				
Residential	\$32,009	\$32,009	\$0	0.00%
Commercial	\$376,164	\$419,013	\$42,849	11.39%
Industrial	\$1,325	\$1,325	\$0	0.00%
Sub-Total PIL	\$409,498	\$452,347	\$42,849	10.46%
Total Taxable and PIL	\$34,192,435	\$34,719,306	\$526,871	1.54%
Exempt	\$0	\$0	\$0	0.00%
Total	\$34,192,435	\$34,719,306	\$526,871	1.54%

**Table A2.4 – Town of Grimsby
 2024 CVA Summary**

Realty Tax Class	Destination CVA		Change in Assessment	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	4,629,231,679	4,629,231,679	0	0.00%
Farm	94,763,095	94,763,095	0	0.00%
Managed Forest	584,800	584,800	0	0.00%
Multi-Residential	27,616,000	27,616,000	0	0.00%
Commercial	360,648,788	360,648,788	0	0.00%
Industrial	59,716,200	59,716,200	0	0.00%
Pipeline	8,287,000	8,287,000	0	0.00%
Sub-Total Taxable	5,180,847,562	5,180,847,562	0	0.00%
Payment In Lieu				
Residential	5,132,200	5,132,200	0	0.00%
Commercial	39,332,700	39,332,700	0	0.00%
Industrial	80,800	80,800	0	0.00%
Sub-Total PIL	44,545,700	44,545,700	0	0.00%
Total Taxable and PIL	5,225,393,262	5,225,393,262	0	0.00%
Exempt	243,826,500	243,826,500	0	0.00%
Total	5,469,219,762	5,469,219,762	0	0.00%

**Table A2.5 – Town of Grimsby
 2024 Inter-Class Tax Shifts, Regional Levy**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	\$28,840,233	\$28,810,778	-\$29,456	-0.10%
Farm	\$147,757	\$147,607	-\$151	-0.10%
Managed Forest	\$912	\$911	-\$1	-0.10%
Multi-Residential	\$339,310	\$338,964	-\$346	-0.10%
Commercial	\$3,880,806	\$3,898,393	\$17,587	0.45%
Industrial	\$969,966	\$978,531	\$8,565	0.88%
Pipeline	\$87,974	\$87,884	-\$90	-0.10%
Sub-Total Taxable	\$34,266,959	\$34,263,068	-\$3,891	-0.01%
Payment In Lieu				
Residential	\$32,009	\$31,976	-\$33	-0.10%
Commercial	\$419,013	\$425,162	\$6,150	1.47%
Industrial	\$1,325	\$1,324	-\$1	-0.10%
Sub-Total PIL	\$452,347	\$458,463	\$6,116	1.35%
Total Taxable and PIL	\$34,719,306	\$34,721,531	\$2,225	0.01%
Exempt	\$0	\$0	\$0	0.00%
Total	\$34,719,306	\$34,721,531	\$2,225	0.01%

Appendix 3, Tax Policy Tables, Town of Lincoln - 2622

**Table A3.1 – Town of Lincoln
 2023 Assessment Increase (-Reduction)**

Realty Tax Class	Phased CVA		Change in Assessment	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	3,535,780,219	3,559,530,667	23,750,448	0.67%
Farm	520,807,373	536,611,073	15,803,700	3.03%
Managed Forest	1,188,500	926,700	-261,800	-22.03%
Multi-Residential	21,426,200	20,192,200	-1,234,000	-5.76%
New Multi-Residential	0	3,811,500	3,811,500	100.00%
Commercial	232,787,581	239,296,542	6,508,961	2.80%
Industrial	109,139,358	115,987,658	6,848,300	6.27%
Pipeline	21,675,000	21,728,000	53,000	0.24%
Sub-Total Taxable	4,442,804,231	4,498,084,340	55,280,109	1.24%
Payment In Lieu				
Residential	5,855,200	5,873,800	18,600	0.32%
Commercial	18,200,700	18,160,700	-40,000	-0.22%
Industrial	2,131,500	2,131,500	0	0.00%
Sub-Total PIL	26,187,400	26,166,000	-21,400	-0.08%
Total Taxable and PIL	4,468,991,631	4,524,250,340	55,258,709	1.24%
Exempt	196,317,750	209,247,941	12,930,191	6.59%
Total	4,665,309,381	4,733,498,281	68,188,900	1.46%

**Table A3.2 – Town of Lincoln
 2023 Assessment Growth by Increasing and Decreasing CVA Change**

Realty Tax Class	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
	CVA Change	% Change	CVA Change	% Change	CVA Change	% Change
Taxable						
Residential	48,782,500	1.38%	-25,032,052	-0.71%	23,750,448	0.67%
Farm	17,384,900	3.34%	-1,581,200	-0.30%	15,803,700	3.03%
Managed Forest	0	0.00%	-261,800	-22.03%	-261,800	-22.03%
Multi-Residential	0	0.00%	-1,234,000	-5.76%	-1,234,000	-5.76%
New Multi-Residential	3,811,500	100.00%	0	0.00%	3,811,500	100.00%
Commercial	9,208,461	3.96%	-2,699,500	-1.16%	6,508,961	2.80%
Industrial	8,450,300	7.74%	-1,602,000	-1.47%	6,848,300	6.27%
Pipeline	53,000	0.24%	0	0.00%	53,000	0.24%
Sub-Total Taxable	87,690,661	1.97%	-32,410,552	-0.73%	55,280,109	1.24%
Payment In Lieu						
Residential	18,600	0.32%	0	0.00%	18,600	0.32%
Commercial	0	0.00%	-40,000	-0.22%	-40,000	-0.22%
Industrial	0	0.00%	0	0.00%	0	0.00%
Sub-Total PIL	18,600	0.07%	-40,000	-0.15%	-21,400	-0.08%
Total Taxable and PIL	87,709,261	1.96%	-32,450,552	-0.73%	55,258,709	1.24%
Exempt	14,881,452	7.58%	-1,951,261	-0.99%	12,930,191	6.59%
Total	102,590,713	2.20%	-34,401,813	-0.74%	68,188,900	1.46%

**Table A3.3 – Town of Lincoln
 2023 Revenue Growth (-Loss)**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	\$22,052,378	\$22,200,508	\$148,130	0.67%
Farm	\$812,058	\$836,700	\$24,642	3.03%
Managed Forest	\$1,853	\$1,445	-\$408	-22.03%
Multi-Residential	\$263,258	\$248,096	-\$15,162	-5.76%
New Multi-Residential	\$0	\$23,772	\$23,772	100.00%
Commercial	\$2,508,354	\$2,579,096	\$70,742	2.82%
Industrial	\$1,778,363	\$1,889,983	\$111,620	6.28%
Pipeline	\$230,099	\$230,661	\$563	0.24%
Sub-Total Taxable	\$27,646,364	\$28,010,262	\$363,898	1.32%
Payment In Lieu				
Residential	\$36,518	\$36,634	\$116	0.32%
Commercial	\$196,939	\$196,507	-\$433	-0.22%
Industrial	\$34,183	\$34,183	\$0	0.00%
Sub-Total PIL	\$267,641	\$267,324	-\$317	-0.12%
Total Taxable and PIL	\$27,914,005	\$28,277,587	\$363,581	1.30%
Exempt	\$0	\$0	\$0	0.00%
Total	\$27,914,005	\$28,277,587	\$363,581	1.30%

**Table A3.4 – Town of Lincoln
 2024 CVA Summary**

Realty Tax Class	Destination CVA		Change in Assessment	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	3,559,530,667	3,559,530,667	0	0.00%
Farm	536,611,073	536,611,073	0	0.00%
Managed Forest	926,700	926,700	0	0.00%
Multi-Residential	20,192,200	20,192,200	0	0.00%
New Multi-Residential	3,811,500	3,811,500	0	0.00%
Commercial	239,296,542	239,296,542	0	0.00%
Industrial	115,987,658	115,987,658	0	0.00%
Pipeline	21,728,000	21,728,000	0	0.00%
Sub-Total Taxable	4,498,084,340	4,498,084,340	0	0.00%
Payment In Lieu				
Residential	5,873,800	5,873,800	0	0.00%
Commercial	18,160,700	18,160,700	0	0.00%
Industrial	2,131,500	2,131,500	0	0.00%
Sub-Total PIL	26,166,000	26,166,000	0	0.00%
Total Taxable and PIL	4,524,250,340	4,524,250,340	0	0.00%
Exempt	209,247,941	209,247,941	0	0.00%
Total	4,733,498,281	4,733,498,281	0	0.00%

**Table A3.5 – Town of Lincoln
 2024 Inter-Class Tax Shifts, Regional Levy**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	\$22,200,508	\$22,177,834	-\$22,674	-0.10%
Farm	\$836,700	\$835,847	-\$853	-0.10%
Managed Forest	\$1,445	\$1,443	-\$1	-0.10%
Multi-Residential	\$248,096	\$247,843	-\$253	-0.10%
New Multi-Residential	\$23,772	\$23,748	-\$24	-0.10%
Commercial	\$2,579,096	\$2,586,650	\$7,554	0.29%
Industrial	\$1,889,983	\$1,900,616	\$10,632	0.56%
Pipeline	\$230,661	\$230,426	-\$235	-0.10%
Sub-Total Taxable	\$28,010,262	\$28,004,406	-\$5,856	-0.02%
Payment In Lieu				
Residential	\$36,634	\$36,597	-\$37	-0.10%
Commercial	\$196,507	\$196,306	-\$200	-0.10%
Industrial	\$34,183	\$34,928	\$744	2.18%
Sub-Total PIL	\$267,324	\$267,831	\$506	0.19%
Total Taxable and PIL	\$28,277,587	\$28,272,237	-\$5,350	-0.02%
Exempt	\$0	\$0	\$0	0.00%
Total	\$28,277,587	\$28,272,237	-\$5,350	-0.02%

Appendix 4, Tax Policy Tables, Town of Niagara on the Lake - 2627

**Table A4.1 – Town of Niagara on the Lake
 2023 Assessment Increase (-Reduction)**

Realty Tax Class	Phased CVA		Change in Assessment	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	4,403,999,285	4,443,315,978	39,316,693	0.89%
Farm	564,649,916	584,396,423	19,746,507	3.50%
Managed Forest	1,402,100	1,402,100	0	0.00%
Multi-Residential	16,745,500	16,745,500	0	0.00%
New Multi-Residential	3,041,000	3,041,000	0	0.00%
Commercial	790,807,010	793,483,710	2,676,700	0.34%
Industrial	57,886,600	60,291,300	2,404,700	4.15%
Pipeline	19,074,000	19,135,000	61,000	0.32%
Sub-Total Taxable	5,857,605,411	5,921,811,011	64,205,600	1.10%
Payment In Lieu				
Residential	3,304,600	3,304,600	0	0.00%
Commercial	41,112,100	41,112,100	0	0.00%
Industrial	2,215,500	2,215,500	0	0.00%
Sub-Total PIL	46,632,200	46,632,200	0	0.00%
Total Taxable and PIL	5,904,237,611	5,968,443,211	64,205,600	1.09%
Exempt	267,938,099	274,453,299	6,515,200	2.43%
Total	6,172,175,710	6,242,896,510	70,720,800	1.15%

**Table A4.2 – Town of Niagara on the Lake
 2023 Assessment Growth by Increasing and Decreasing CVA Change**

Realty Tax Class	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
	CVA Change	% Change	CVA Change	% Change	CVA Change	% Change
Taxable						
Residential	75,092,100	1.71%	-35,775,407	-0.81%	39,316,693	0.89%
Farm	24,687,400	4.37%	-4,940,893	-0.88%	19,746,507	3.50%
Managed Forest	0	0.00%	0	0.00%	0	0.00%
Multi-Residential	0	0.00%	0	0.00%	0	0.00%
New Multi-Residential	0	0.00%	0	0.00%	0	0.00%
Commercial	12,965,200	1.64%	-10,288,500	-1.30%	2,676,700	0.34%
Industrial	2,404,700	4.15%	0	0.00%	2,404,700	4.15%
Pipeline	61,000	0.32%	0	0.00%	61,000	0.32%
Sub-Total Taxable	115,210,400	1.97%	-51,004,800	-0.87%	64,205,600	1.10%
Payment In Lieu						
Residential	0	0.00%	0	0.00%	0	0.00%
Commercial	0	0.00%	0	0.00%	0	0.00%
Industrial	0	0.00%	0	0.00%	0	0.00%
Sub-Total PIL	0	0.00%	0	0.00%	0	0.00%
Total Taxable and PIL	115,210,400	1.95%	-51,004,800	-0.86%	64,205,600	1.09%
Exempt	6,968,200	2.60%	-453,000	-0.17%	6,515,200	2.43%
Total	122,178,600	1.98%	-51,457,800	-0.83%	70,720,800	1.15%

**Table A4.3 – Town of Niagara on the Lake
 2023 Revenue Growth (-Loss)**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	\$27,467,391	\$27,712,606	\$245,215	0.89%
Farm	\$880,419	\$911,208	\$30,789	3.50%
Managed Forest	\$2,186	\$2,186	\$0	0.00%
Multi-Residential	\$205,747	\$205,747	\$0	0.00%
New Multi-Residential	\$18,966	\$18,966	\$0	0.00%
Commercial	\$8,529,613	\$8,559,033	\$29,420	0.34%
Industrial	\$930,496	\$969,941	\$39,445	4.24%
Pipeline	\$202,487	\$203,134	\$648	0.32%
Sub-Total Taxable	\$38,237,307	\$38,582,823	\$345,517	0.90%
Payment In Lieu				
Residential	\$20,611	\$20,611	\$0	0.00%
Commercial	\$442,377	\$442,377	\$0	0.00%
Industrial	\$34,063	\$34,063	\$0	0.00%
Sub-Total PIL	\$497,051	\$497,051	\$0	0.00%
Total Taxable and PIL	\$38,734,357	\$39,079,874	\$345,517	0.89%
Exempt	\$0	\$0	\$0	0.00%
Total	\$38,734,357	\$39,079,874	\$345,517	0.89%

**Table A4.4 – Town of Niagara on the Lake
 2024 CVA Summary**

Realty Tax Class	Destination CVA		Change in Assessment	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	4,443,315,978	4,443,315,978	0	0.00%
Farm	584,396,423	584,396,423	0	0.00%
Managed Forest	1,402,100	1,402,100	0	0.00%
Multi-Residential	16,745,500	16,745,500	0	0.00%
New Multi-Residential	3,041,000	3,041,000	0	0.00%
Commercial	793,483,710	793,483,710	0	0.00%
Industrial	60,291,300	60,291,300	0	0.00%
Pipeline	19,135,000	19,135,000	0	0.00%
Sub-Total Taxable	5,921,811,011	5,921,811,011	0	0.00%
Payment In Lieu				
Residential	3,304,600	3,304,600	0	0.00%
Commercial	41,112,100	41,112,100	0	0.00%
Industrial	2,215,500	2,215,500	0	0.00%
Sub-Total PIL	46,632,200	46,632,200	0	0.00%
Total Taxable and PIL	5,968,443,211	5,968,443,211	0	0.00%
Exempt	274,453,299	274,453,299	0	0.00%
Total	6,242,896,510	6,242,896,510	0	0.00%

**Table A4.5 – Town of Niagara on the Lake
 2024 Inter-Class Tax Shifts, Regional Levy**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	\$27,712,606	\$27,684,302	-\$28,304	-0.10%
Farm	\$911,208	\$910,279	-\$929	-0.10%
Managed Forest	\$2,186	\$2,184	-\$2	-0.10%
Multi-Residential	\$205,747	\$205,537	-\$210	-0.10%
New Multi-Residential	\$18,966	\$18,947	-\$19	-0.10%
Commercial	\$8,559,033	\$8,577,075	\$18,042	0.21%
Industrial	\$969,941	\$987,955	\$18,014	1.86%
Pipeline	\$203,134	\$202,927	-\$207	-0.10%
Sub-Total Taxable	\$38,582,823	\$38,589,207	\$6,384	0.02%
Payment In Lieu				
Residential	\$20,611	\$20,589	-\$21	-0.10%
Commercial	\$442,377	\$444,397	\$2,019	0.46%
Industrial	\$34,063	\$36,304	\$2,241	6.58%
Sub-Total PIL	\$497,051	\$501,290	\$4,240	0.85%
Total Taxable and PIL	\$39,079,874	\$39,090,497	\$10,623	0.03%
Exempt	\$0	\$0	\$0	0.00%
Total	\$39,079,874	\$39,090,497	\$10,623	0.03%

Appendix 5, Tax Policy Tables, City of St. Catharines - 2629

**Table A5.1 – City of St. Catharines
 2023 Assessment Increase (-Reduction)**

Realty Tax Class	Phased CVA		Change in Assessment	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	12,539,608,954	12,574,119,833	34,510,879	0.28%
Farm	155,708,800	162,242,600	6,533,800	4.20%
Multi-Residential	671,350,768	678,919,668	7,568,900	1.13%
New Multi-Residential	111,376,920	141,355,620	29,978,700	26.92%
Commercial	2,050,554,803	2,048,356,937	-2,197,866	-0.11%
Industrial	182,403,557	184,869,644	2,466,087	1.35%
Pipeline	31,291,000	31,393,000	102,000	0.33%
Sub-Total Taxable	15,742,294,802	15,821,257,302	78,962,500	0.50%
Payment In Lieu				
Residential	3,039,200	3,036,200	-3,000	-0.10%
Commercial	87,844,800	87,982,300	137,500	0.16%
Industrial	2,722,600	2,346,100	-376,500	-13.83%
Sub-Total PIL	93,606,600	93,364,600	-242,000	-0.26%
Total Taxable and PIL	15,835,901,402	15,914,621,902	78,720,500	0.50%
Exempt	1,256,300,678	1,257,458,378	1,157,700	0.09%
Total	17,092,202,080	17,172,080,280	79,878,200	0.47%

**Table A5.2 – City of St. Catharines
 2023 Assessment Growth by Increasing and Decreasing CVA Change**

Realty Tax Class	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
	CVA Change	% Change	CVA Change	% Change	CVA Change	% Change
Taxable						
Residential	67,312,000	0.54%	-32,801,121	-0.26%	34,510,879	0.28%
Farm	6,688,100	4.30%	-154,300	-0.10%	6,533,800	4.20%
Multi-Residential	8,950,000	1.33%	-1,381,100	-0.21%	7,568,900	1.13%
New Multi-Residential	29,978,700	26.92%	0	0.00%	29,978,700	26.92%
Commercial	21,520,734	1.05%	-23,718,600	-1.16%	-2,197,866	-0.11%
Industrial	6,527,887	3.58%	-4,061,800	-2.23%	2,466,087	1.35%
Pipeline	102,000	0.33%	0	0.00%	102,000	0.33%
Sub-Total Taxable	141,079,421	0.90%	-62,116,921	-0.39%	78,962,500	0.50%
Payment In Lieu						
Residential	0	0.00%	-3,000	-0.10%	-3,000	-0.10%
Commercial	137,500	0.16%	0	0.00%	137,500	0.16%
Industrial	0	0.00%	-376,500	-13.83%	-376,500	-13.83%
Sub-Total PIL	137,500	0.15%	-379,500	-0.41%	-242,000	-0.26%
Total Taxable and PIL	141,216,921	0.89%	-62,496,421	-0.39%	78,720,500	0.50%
Exempt	10,240,100	0.82%	-9,082,400	-0.72%	1,157,700	0.09%
Total	151,457,021	0.89%	-71,578,821	-0.42%	79,878,200	0.47%

**Table A5.3 – City of St. Catharines
 2023 Revenue Growth (-Loss)**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	\$78,195,104	\$78,410,345	\$215,242	0.28%
Farm	\$242,786	\$252,974	\$10,188	4.20%
Multi-Residential	\$8,248,706	\$8,341,703	\$92,997	1.13%
New Multi-Residential	\$694,649	\$881,624	\$186,975	26.92%
Commercial	\$22,158,788	\$22,138,536	-\$20,252	-0.09%
Industrial	\$2,964,626	\$3,000,208	\$35,582	1.20%
Pipeline	\$332,181	\$333,264	\$1,083	0.33%
Sub-Total Taxable	\$112,836,838	\$113,358,652	\$521,814	0.46%
Payment In Lieu				
Residential	\$18,955	\$18,937	-\$19	-0.10%
Commercial	\$949,212	\$950,700	\$1,488	0.16%
Industrial	\$43,909	\$37,733	-\$6,176	-14.06%
Sub-Total PIL	\$1,012,076	\$1,007,370	-\$4,707	-0.47%
Total Taxable and PIL	\$113,848,915	\$114,366,022	\$517,107	0.45%
Exempt	\$0	\$0	\$0	0.00%
Total	\$113,848,915	\$114,366,022	\$517,107	0.45%

**Table A5.4 – City of St. Catharines
 2024 CVA Summary**

Realty Tax Class	Destination CVA		Change in Assessment	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	12,574,119,833	12,574,119,833	0	0.00%
Farm	162,242,600	162,242,600	0	0.00%
Multi-Residential	678,919,668	678,919,668	0	0.00%
New Multi-Residential	141,355,620	141,355,620	0	0.00%
Commercial	2,048,356,937	2,048,356,937	0	0.00%
Industrial	184,869,644	184,869,644	0	0.00%
Pipeline	31,393,000	31,393,000	0	0.00%
Sub-Total Taxable	15,821,257,302	15,821,257,302	0	0.00%
Payment In Lieu				
Residential	3,036,200	3,036,200	0	0.00%
Commercial	87,982,300	87,982,300	0	0.00%
Industrial	2,346,100	2,346,100	0	0.00%
Sub-Total PIL	93,364,600	93,364,600	0	0.00%
Total Taxable and PIL	15,914,621,902	15,914,621,902	0	0.00%
Exempt	1,257,458,378	1,257,458,378	0	0.00%
Total	17,172,080,280	17,172,080,280	0	0.00%

**Table A5.5 – City of St. Catharines
 2024 Inter-Class Tax Shifts, Regional Levy**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	\$78,410,345	\$78,330,262	-\$80,083	-0.10%
Farm	\$252,974	\$252,716	-\$258	-0.10%
Multi-Residential	\$8,341,703	\$8,333,189	-\$8,514	-0.10%
New Multi-Residential	\$881,624	\$880,723	-\$900	-0.10%
Commercial	\$22,138,536	\$22,141,489	\$2,953	0.01%
Industrial	\$3,000,208	\$3,029,341	\$29,133	0.97%
Pipeline	\$333,264	\$332,924	-\$340	-0.10%
Sub-Total Taxable	\$113,358,652	\$113,300,643	-\$58,010	-0.05%
Payment In Lieu				
Residential	\$18,937	\$18,917	-\$19	-0.10%
Commercial	\$950,700	\$951,035	\$335	0.04%
Industrial	\$37,733	\$38,444	\$711	1.88%
Sub-Total PIL	\$1,007,370	\$1,008,396	\$1,027	0.10%
Total Taxable and PIL	\$114,366,022	\$114,309,039	-\$56,983	-0.05%
Exempt	\$0	\$0	\$0	0.00%
Total	\$114,366,022	\$114,309,039	-\$56,983	-0.05%

Appendix 6, Tax Policy Tables, Town of Fort Erie - 2703

**Table A6.1 – Town of Fort Erie
 2023 Assessment Increase (-Reduction)**

Realty Tax Class	Phased CVA		Change in Assessment	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	3,733,901,870	3,870,279,233	136,377,363	3.65%
Farm	56,233,300	58,959,800	2,726,500	4.85%
Managed Forest	982,700	1,190,100	207,400	21.11%
Multi-Residential	42,365,000	43,161,796	796,796	1.88%
Commercial	272,999,752	285,183,393	12,183,641	4.46%
Industrial	50,847,895	55,575,895	4,728,000	9.30%
Pipeline	17,104,000	17,389,000	285,000	1.67%
Sub-Total Taxable	4,174,434,517	4,331,739,217	157,304,700	3.77%
Payment In Lieu				
Residential	1,078,200	1,057,200	-21,000	-1.95%
Commercial	12,368,300	12,444,300	76,000	0.61%
Industrial	54,000	54,000	0	0.00%
Sub-Total PIL	13,500,500	13,555,500	55,000	0.41%
Total Taxable and PIL	4,187,935,017	4,345,294,717	157,359,700	3.76%
Exempt	165,993,258	169,990,658	3,997,400	2.41%
Total	4,353,928,275	4,515,285,375	161,357,100	3.71%

**Table A6.2 – Town of Fort Erie
 2023 Assessment Growth by Increasing and Decreasing CVA Change**

Realty Tax Class	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
	CVA Change	% Change	CVA Change	% Change	CVA Change	% Change
Taxable						
Residential	159,723,008	4.28%	-23,345,645	-0.63%	136,377,363	3.65%
Farm	3,248,100	5.78%	-521,600	-0.93%	2,726,500	4.85%
Managed Forest	441,200	44.90%	-233,800	-23.79%	207,400	21.11%
Multi-Residential	796,796	1.88%	0	0.00%	796,796	1.88%
Commercial	16,820,328	6.16%	-4,636,687	-1.70%	12,183,641	4.46%
Industrial	7,882,800	15.50%	-3,154,800	-6.20%	4,728,000	9.30%
Pipeline	285,000	1.67%	0	0.00%	285,000	1.67%
Sub-Total Taxable	189,197,232	4.53%	-31,892,532	-0.76%	157,304,700	3.77%
Payment In Lieu						
Residential	0	0.00%	-21,000	-1.95%	-21,000	-1.95%
Commercial	76,000	0.61%	0	0.00%	76,000	0.61%
Industrial	0	0.00%	0	0.00%	0	0.00%
Sub-Total PIL	76,000	0.56%	-21,000	-0.16%	55,000	0.41%
Total Taxable and PIL	189,273,232	4.52%	-31,913,532	-0.76%	157,359,700	3.76%
Exempt	6,353,800	3.83%	-2,356,400	-1.42%	3,997,400	2.41%
Total	195,627,032	4.49%	-34,269,932	-0.79%	161,357,100	3.71%

**Table A6.3 – Town of Fort Erie
 2023 Revenue Growth (-Loss)**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	\$23,288,047	\$24,138,622	\$850,575	3.65%
Farm	\$87,681	\$91,932	\$4,251	4.85%
Managed Forest	\$1,532	\$1,856	\$323	21.11%
Multi-Residential	\$520,527	\$530,317	\$9,790	1.88%
Commercial	\$2,934,459	\$3,064,621	\$130,161	4.44%
Industrial	\$825,627	\$904,709	\$79,082	9.58%
Pipeline	\$181,574	\$184,599	\$3,026	1.67%
Sub-Total Taxable	\$27,839,448	\$28,916,656	\$1,077,208	3.87%
Payment In Lieu				
Residential	\$6,725	\$6,594	-\$131	-1.95%
Commercial	\$133,830	\$134,653	\$822	0.61%
Industrial	\$819	\$819	\$0	0.00%
Sub-Total PIL	\$141,374	\$142,066	\$691	0.49%
Total Taxable and PIL	\$27,980,822	\$29,058,721	\$1,077,899	3.85%
Exempt	\$0	\$0	\$0	0.00%
Total	\$27,980,822	\$29,058,721	\$1,077,899	3.85%

**Table A6.4 – Town of Fort Erie
 2024 CVA Summary**

Realty Tax Class	Destination CVA		Change in Assessment	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	3,870,279,233	3,870,279,233	0	0.00%
Farm	58,959,800	58,959,800	0	0.00%
Managed Forest	1,190,100	1,190,100	0	0.00%
Multi-Residential	43,161,796	43,161,796	0	0.00%
Commercial	285,183,393	285,183,393	0	0.00%
Industrial	55,575,895	55,575,895	0	0.00%
Pipeline	17,389,000	17,389,000	0	0.00%
Sub-Total Taxable	4,331,739,217	4,331,739,217	0	0.00%
Payment In Lieu				
Residential	1,057,200	1,057,200	0	0.00%
Commercial	12,444,300	12,444,300	0	0.00%
Industrial	54,000	54,000	0	0.00%
Sub-Total PIL	13,555,500	13,555,500	0	0.00%
Total Taxable and PIL	4,345,294,717	4,345,294,717	0	0.00%
Exempt	169,990,658	169,990,658	0	0.00%
Total	4,515,285,375	4,515,285,375	0	0.00%

**Table A6.5 – Town of Fort Erie
 2024 Inter-Class Tax Shifts, Regional Levy**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	\$24,138,622	\$24,113,968	-\$24,654	-0.10%
Farm	\$91,932	\$91,838	-\$94	-0.10%
Managed Forest	\$1,856	\$1,854	-\$2	-0.10%
Multi-Residential	\$530,317	\$529,776	-\$541	-0.10%
Commercial	\$3,064,621	\$3,082,659	\$18,038	0.59%
Industrial	\$904,709	\$910,687	\$5,977	0.66%
Pipeline	\$184,599	\$184,411	-\$188	-0.10%
Sub-Total Taxable	\$28,916,656	\$28,915,192	-\$1,464	-0.01%
Payment In Lieu				
Residential	\$6,594	\$6,587	-\$7	-0.10%
Commercial	\$134,653	\$134,515	-\$137	-0.10%
Industrial	\$819	\$885	\$66	8.00%
Sub-Total PIL	\$142,066	\$141,987	-\$79	-0.06%
Total Taxable and PIL	\$29,058,721	\$29,057,179	-\$1,542	-0.01%
Exempt	\$0	\$0	\$0	0.00%
Total	\$29,058,721	\$29,057,179	-\$1,542	-0.01%

Appendix 7, Tax Policy Tables, City of Port Colborne - 2711

**Table A7.1 – City of Port Colborne
 2023 Assessment Increase (-Reduction)**

Realty Tax Class	Phased CVA		Change in Assessment	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	1,680,034,731	1,701,021,440	20,986,709	1.25%
Farm	57,324,774	57,683,974	359,200	0.63%
Managed Forest	838,900	926,100	87,200	10.39%
Multi-Residential	39,890,000	39,890,000	0	0.00%
New Multi-Residential	913,000	913,000	0	0.00%
Commercial	141,280,036	143,778,561	2,498,525	1.77%
Industrial	83,972,904	89,139,479	5,166,575	6.15%
Pipeline	10,846,000	10,859,000	13,000	0.12%
Sub-Total Taxable	2,015,100,345	2,044,211,554	29,111,209	1.44%
Payment In Lieu				
Residential	1,420,400	1,420,400	0	0.00%
Commercial	11,378,100	11,326,600	-51,500	-0.45%
Industrial	110,000	110,000	0	0.00%
Sub-Total PIL	12,908,500	12,857,000	-51,500	-0.40%
Total Taxable and PIL	2,028,008,845	2,057,068,554	29,059,709	1.43%
Exempt	153,500,500	157,045,000	3,544,500	2.31%
Total	2,181,509,345	2,214,113,554	32,604,209	1.49%

**Table A7.2 – City of Port Colborne
 2023 Assessment Growth by Increasing and Decreasing CVA Change**

Realty Tax Class	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
	CVA Change	% Change	CVA Change	% Change	CVA Change	% Change
Taxable						
Residential	26,316,509	1.57%	-5,329,800	-0.32%	20,986,709	1.25%
Farm	808,200	1.41%	-449,000	-0.78%	359,200	0.63%
Managed Forest	87,200	10.39%	0	0.00%	87,200	10.39%
Multi-Residential	0	0.00%	0	0.00%	0	0.00%
New Multi-Residential	0	0.00%	0	0.00%	0	0.00%
Commercial	3,016,325	2.13%	-517,800	-0.37%	2,498,525	1.77%
Industrial	5,577,575	6.64%	-411,000	-0.49%	5,166,575	6.15%
Pipeline	13,000	0.12%	0	0.00%	13,000	0.12%
Sub-Total Taxable	35,818,809	1.78%	-6,707,600	-0.33%	29,111,209	1.44%
Payment In Lieu						
Residential	0	0.00%	0	0.00%	0	0.00%
Commercial	28,500	0.25%	-80,000	-0.70%	-51,500	-0.45%
Industrial	0	0.00%	0	0.00%	0	0.00%
Sub-Total PIL	28,500	0.22%	-80,000	-0.62%	-51,500	-0.40%
Total Taxable and PIL	35,847,309	1.77%	-6,787,600	-0.33%	29,059,709	1.43%
Exempt	4,668,100	3.04%	-1,123,600	-0.73%	3,544,500	2.31%
Total	40,515,409	1.86%	-7,911,200	-0.36%	32,604,209	1.49%

**Table A7.3 – City of Port Colborne
 2023 Revenue Growth (-Loss)**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	\$10,476,047	\$10,607,015	\$130,968	1.25%
Farm	\$89,383	\$89,943	\$560	0.63%
Managed Forest	\$1,308	\$1,444	\$136	10.39%
Multi-Residential	\$490,118	\$490,118	\$0	0.00%
New Multi-Residential	\$5,694	\$5,694	\$0	0.00%
Commercial	\$1,526,396	\$1,553,403	\$27,006	1.77%
Industrial	\$1,366,310	\$1,451,446	\$85,135	6.23%
Pipeline	\$115,140	\$115,278	\$138	0.12%
Sub-Total Taxable	\$14,070,396	\$14,314,340	\$243,944	1.73%
Payment In Lieu				
Residential	\$8,859	\$8,859	\$0	0.00%
Commercial	\$123,116	\$122,559	-\$557	-0.45%
Industrial	\$1,804	\$1,804	\$0	0.00%
Sub-Total PIL	\$133,779	\$133,222	-\$557	-0.42%
Total Taxable and PIL	\$14,204,175	\$14,447,562	\$243,386	1.71%
Exempt	\$0	\$0	\$0	0.00%
Total	\$14,204,175	\$14,447,562	\$243,386	1.71%

**Table A7.4 – City of Port Colborne
 2024 CVA Summary**

Realty Tax Class	Destination CVA		Change in Assessment	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	1,701,021,440	1,701,021,440	0	0.00%
Farm	57,683,974	57,683,974	0	0.00%
Managed Forest	926,100	926,100	0	0.00%
Multi-Residential	39,890,000	39,890,000	0	0.00%
New Multi-Residential	913,000	913,000	0	0.00%
Commercial	143,778,561	143,778,561	0	0.00%
Industrial	89,139,479	89,139,479	0	0.00%
Pipeline	10,859,000	10,859,000	0	0.00%
Sub-Total Taxable	2,044,211,554	2,044,211,554	0	0.00%
Payment In Lieu				
Residential	1,420,400	1,420,400	0	0.00%
Commercial	11,326,600	11,326,600	0	0.00%
Industrial	110,000	110,000	0	0.00%
Sub-Total PIL	12,857,000	12,857,000	0	0.00%
Total Taxable and PIL	2,057,068,554	2,057,068,554	0	0.00%
Exempt	157,045,000	157,045,000	0	0.00%
Total	2,214,113,554	2,214,113,554	0	0.00%

**Table A7.5 – City of Port Colborne
 2024 Inter-Class Tax Shifts, Regional Levy**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	\$10,607,015	\$10,596,182	-\$10,833	-0.10%
Farm	\$89,943	\$89,851	-\$92	-0.10%
Managed Forest	\$1,444	\$1,443	-\$1	-0.10%
Multi-Residential	\$490,118	\$489,617	-\$500	-0.10%
New Multi-Residential	\$5,694	\$5,688	-\$6	-0.10%
Commercial	\$1,553,403	\$1,554,159	\$756	0.05%
Industrial	\$1,451,446	\$1,460,672	\$9,226	0.64%
Pipeline	\$115,278	\$115,160	-\$118	-0.10%
Sub-Total Taxable	\$14,314,340	\$14,312,771	-\$1,569	-0.01%
Payment In Lieu				
Residential	\$8,859	\$8,850	-\$9	-0.10%
Commercial	\$122,559	\$122,434	-\$125	-0.10%
Industrial	\$1,804	\$1,802	-\$2	-0.10%
Sub-Total PIL	\$133,222	\$133,086	-\$136	-0.10%
Total Taxable and PIL	\$14,447,562	\$14,445,857	-\$1,705	-0.01%
Exempt	\$0	\$0	\$0	0.00%
Total	\$14,447,562	\$14,445,857	-\$1,705	-0.01%

Appendix 8, Tax Policy Tables, Township of Wainfleet - 2714

**Table A8.1 – Township of Wainfleet
 2023 Assessment Increase (-Reduction)**

Realty Tax Class	Phased CVA		Change in Assessment	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	955,662,725	961,108,525	5,445,800	0.57%
Farm	203,812,715	212,224,215	8,411,500	4.13%
Managed Forest	1,758,989	1,848,789	89,800	5.11%
Multi-Residential	457,000	457,000	0	0.00%
Commercial	20,895,905	23,365,605	2,469,700	11.82%
Industrial	4,618,500	9,041,900	4,423,400	95.78%
Pipeline	5,988,000	6,016,000	28,000	0.47%
Sub-Total Taxable	1,193,193,834	1,214,062,034	20,868,200	1.75%
Payment In Lieu				
Residential	268,700	268,700	0	0.00%
Commercial	1,352,500	1,352,500	0	0.00%
Industrial	10,300	10,300	0	0.00%
Sub-Total PIL	1,631,500	1,631,500	0	0.00%
Total Taxable and PIL	1,194,825,334	1,215,693,534	20,868,200	1.75%
Exempt	43,068,138	49,173,938	6,105,800	14.18%
Total	1,237,893,472	1,264,867,472	26,974,000	2.18%

**Table A8.2 – Township of Wainfleet
 2023 Assessment Growth by Increasing and Decreasing CVA Change**

Realty Tax Class	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
	CVA Change	% Change	CVA Change	% Change	CVA Change	% Change
Taxable						
Residential	16,244,600	1.70%	-10,798,800	-1.13%	5,445,800	0.57%
Farm	11,031,600	5.41%	-2,620,100	-1.29%	8,411,500	4.13%
Managed Forest	90,200	5.13%	-400	-0.02%	89,800	5.11%
Multi-Residential	0	0.00%	0	0.00%	0	0.00%
Commercial	3,327,100	15.92%	-857,400	-4.10%	2,469,700	11.82%
Industrial	4,487,400	97.16%	-64,000	-1.39%	4,423,400	95.78%
Pipeline	28,000	0.47%	0	0.00%	28,000	0.47%
Sub-Total Taxable	35,208,900	2.95%	-14,340,700	-1.20%	20,868,200	1.75%
Payment In Lieu						
Residential	0	0.00%	0	0.00%	0	0.00%
Commercial	0	0.00%	0	0.00%	0	0.00%
Industrial	0	0.00%	0	0.00%	0	0.00%
Sub-Total PIL	0	0.00%	0	0.00%	0	0.00%
Total Taxable and PIL	35,208,900	2.95%	-14,340,700	-1.20%	20,868,200	1.75%
Exempt	6,869,500	15.95%	-763,700	-1.77%	6,105,800	14.18%
Total	42,078,400	3.40%	-15,104,400	-1.22%	26,974,000	2.18%

**Table A8.3 – Township of Wainfleet
 2023 Revenue Growth (-Loss)**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	\$5,960,392	\$5,994,357	\$33,965	0.57%
Farm	\$317,791	\$330,906	\$13,115	4.13%
Managed Forest	\$2,743	\$2,883	\$140	5.11%
Multi-Residential	\$5,615	\$5,615	\$0	0.00%
Commercial	\$224,799	\$251,396	\$26,597	11.83%
Industrial	\$75,490	\$148,048	\$72,557	96.11%
Pipeline	\$63,568	\$63,865	\$297	0.47%
Sub-Total Taxable	\$6,650,398	\$6,797,070	\$146,672	2.21%
Payment In Lieu				
Residential	\$1,676	\$1,676	\$0	0.00%
Commercial	\$14,605	\$14,605	\$0	0.00%
Industrial	\$161	\$161	\$0	0.00%
Sub-Total PIL	\$16,442	\$16,442	\$0	0.00%
Total Taxable and PIL	\$6,666,840	\$6,813,512	\$146,672	2.20%
Exempt	\$0	\$0	\$0	0.00%
Total	\$6,666,840	\$6,813,512	\$146,672	2.20%

**Table A8.4 – Township of Wainfleet
 2024 CVA Summary**

Realty Tax Class	Destination CVA		Change in Assessment	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	961,108,525	961,108,525	0	0.00%
Farm	212,224,215	212,224,215	0	0.00%
Managed Forest	1,848,789	1,848,789	0	0.00%
Multi-Residential	457,000	457,000	0	0.00%
Commercial	23,365,605	23,365,605	0	0.00%
Industrial	9,041,900	9,041,900	0	0.00%
Pipeline	6,016,000	6,016,000	0	0.00%
Sub-Total Taxable	1,214,062,034	1,214,062,034	0	0.00%
Payment In Lieu				
Residential	268,700	268,700	0	0.00%
Commercial	1,352,500	1,352,500	0	0.00%
Industrial	10,300	10,300	0	0.00%
Sub-Total PIL	1,631,500	1,631,500	0	0.00%
Total Taxable and PIL	1,215,693,534	1,215,693,534	0	0.00%
Exempt	49,173,938	49,173,938	0	0.00%
Total	1,264,867,472	1,264,867,472	0	0.00%

**Table A8.5 – Township of Wainfleet
 2024 Inter-Class Tax Shifts, Regional Levy**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	\$5,994,357	\$5,988,235	-\$6,122	-0.10%
Farm	\$330,906	\$330,569	-\$337	-0.10%
Managed Forest	\$2,883	\$2,880	-\$3	-0.10%
Multi-Residential	\$5,615	\$5,609	-\$6	-0.10%
Commercial	\$251,396	\$252,568	\$1,172	0.47%
Industrial	\$148,048	\$148,164	\$116	0.08%
Pipeline	\$63,865	\$63,800	-\$65	-0.10%
Sub-Total Taxable	\$6,797,070	\$6,791,824	-\$5,246	-0.08%
Payment In Lieu				
Residential	\$1,676	\$1,674	-\$2	-0.10%
Commercial	\$14,605	\$14,620	\$15	0.10%
Industrial	\$161	\$169	\$8	5.02%
Sub-Total PIL	\$16,442	\$16,463	\$21	0.13%
Total Taxable and PIL	\$6,813,512	\$6,808,287	-\$5,225	-0.08%
Exempt	\$0	\$0	\$0	0.00%
Total	\$6,813,512	\$6,808,287	-\$5,225	-0.08%

Appendix 9, Tax Policy Tables, City of Welland - 2719

**Table A9.1 – City of Welland
 2023 Assessment Increase (-Reduction)**

Realty Tax Class	Phased CVA		Change in Assessment	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	4,553,809,705	4,705,857,491	152,047,786	3.34%
Farm	21,649,400	22,417,900	768,500	3.55%
Managed Forest	1,172,700	1,134,200	-38,500	-3.28%
Multi-Residential	138,259,700	137,789,700	-470,000	-0.34%
New Multi-Residential	25,382,500	28,213,500	2,831,000	11.15%
Commercial	411,044,728	422,017,611	10,972,883	2.67%
Industrial	139,745,343	141,560,043	1,814,700	1.30%
Pipeline	21,774,000	22,108,000	334,000	1.53%
Sub-Total Taxable	5,312,838,076	5,481,098,445	168,260,369	3.17%
Payment In Lieu				
Residential	890,100	890,100	0	0.00%
Commercial	11,884,000	11,884,000	0	0.00%
Landfill	1,334,300	1,334,300	0	0.00%
Industrial	597,500	601,300	3,800	0.64%
Sub-Total PIL	14,705,900	14,709,700	3,800	0.03%
Total Taxable and PIL	5,327,543,976	5,495,808,145	168,264,169	3.16%
Exempt	377,170,460	389,655,400	12,484,940	3.31%
Total	5,704,714,436	5,885,463,545	180,749,109	3.17%

**Table A9.2 – City of Welland
 2023 Assessment Growth by Increasing and Decreasing CVA Change**

Realty Tax Class	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
	CVA Change	% Change	CVA Change	% Change	CVA Change	% Change
Taxable						
Residential	167,728,426	3.68%	-15,680,640	-0.34%	152,047,786	3.34%
Farm	1,133,600	5.24%	-365,100	-1.69%	768,500	3.55%
Managed Forest	67,000	5.71%	-105,500	-9.00%	-38,500	-3.28%
Multi-Residential	0	0.00%	-470,000	-0.34%	-470,000	-0.34%
New Multi-Residential	2,831,000	11.15%	0	0.00%	2,831,000	11.15%
Commercial	21,683,883	5.28%	-10,711,000	-2.61%	10,972,883	2.67%
Industrial	6,841,200	4.90%	-5,026,500	-3.60%	1,814,700	1.30%
Pipeline	334,000	1.53%	0	0.00%	334,000	1.53%
Sub-Total Taxable	200,619,109	3.78%	-32,358,740	-0.61%	168,260,369	3.17%
Payment In Lieu						
Residential	0	0.00%	0	0.00%	0	0.00%
Commercial	0	0.00%	0	0.00%	0	0.00%
Landfill	0	0.00%	0	0.00%	0	0.00%
Industrial	3,800	0.64%	0	0.00%	3,800	0.64%
Sub-Total PIL	3,800	0.03%	0	0.00%	3,800	0.03%
Total Taxable and PIL	200,622,909	3.77%	-32,358,740	-0.61%	168,264,169	3.16%
Exempt	14,027,100	3.72%	-1,542,160	-0.41%	12,484,940	3.31%
Total	214,650,009	3.76%	-33,900,900	-0.59%	180,749,109	3.17%

**Table A9.3 – City of Welland
 2023 Revenue Growth (-Loss)**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	\$28,365,124	\$29,313,434	\$948,310	3.34%
Farm	\$33,756	\$34,955	\$1,198	3.55%
Managed Forest	\$1,829	\$1,768	-\$60	-3.28%
Multi-Residential	\$1,698,760	\$1,692,985	-\$5,775	-0.34%
New Multi-Residential	\$158,309	\$175,965	\$17,657	11.15%
Commercial	\$4,424,599	\$4,541,506	\$116,907	2.64%
Industrial	\$2,276,050	\$2,309,825	\$33,774	1.48%
Pipeline	\$231,150	\$234,695	\$3,546	1.53%
Sub-Total Taxable	\$37,189,576	\$38,305,133	\$1,115,557	3.00%
Payment In Lieu				
Residential	\$5,551	\$5,551	\$0	0.00%
Commercial	\$128,563	\$128,563	\$0	0.00%
Landfill	\$24,469	\$24,469	\$0	0.00%
Industrial	\$9,799	\$9,861	\$62	0.64%
Sub-Total PIL	\$168,382	\$168,445	\$62	0.04%
Total Taxable and PIL	\$37,357,958	\$38,473,577	\$1,115,619	2.99%
Exempt	\$0	\$0	\$0	0.00%
Total	\$37,357,958	\$38,473,577	\$1,115,619	2.99%

**Table A9.4 – City of Welland
 2024 CVA Summary**

Realty Tax Class	Destination CVA		Change in Assessment	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	4,705,857,491	4,705,857,491	0	0.00%
Farm	22,417,900	22,417,900	0	0.00%
Managed Forest	1,134,200	1,134,200	0	0.00%
Multi-Residential	137,789,700	137,789,700	0	0.00%
New Multi-Residential	28,213,500	28,213,500	0	0.00%
Commercial	422,017,611	422,017,611	0	0.00%
Industrial	141,560,043	141,560,043	0	0.00%
Pipeline	22,108,000	22,108,000	0	0.00%
Sub-Total Taxable	5,481,098,445	5,481,098,445	0	0.00%
Payment In Lieu				
Residential	890,100	890,100	0	0.00%
Commercial	11,884,000	11,884,000	0	0.00%
Landfill	1,334,300	1,334,300	0	0.00%
Industrial	601,300	601,300	0	0.00%
Sub-Total PIL	14,709,700	14,709,700	0	0.00%
Total Taxable and PIL	5,495,808,145	5,495,808,145	0	0.00%
Exempt	389,655,400	389,655,400	0	0.00%
Total	5,885,463,545	5,885,463,545	0	0.00%

**Table A9.5 – City of Welland
 2024 Inter-Class Tax Shifts, Lower Tier Levy**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	\$29,313,434	\$29,283,495	-\$29,939	-0.10%
Farm	\$34,955	\$34,919	-\$36	-0.10%
Managed Forest	\$1,768	\$1,767	-\$2	-0.10%
Multi-Residential	\$1,692,985	\$1,691,257	-\$1,728	-0.10%
New Multi-Residential	\$175,965	\$175,786	-\$180	-0.10%
Commercial	\$4,541,506	\$4,561,753	\$20,247	0.45%
Industrial	\$2,309,825	\$2,319,654	\$9,829	0.43%
Pipeline	\$234,695	\$234,456	-\$239	-0.10%
Sub-Total Taxable	\$38,305,133	\$38,303,086	-\$2,047	-0.01%
Payment In Lieu				
Residential	\$5,551	\$5,546	-\$6	-0.10%
Commercial	\$128,563	\$128,459	-\$105	-0.08%
Landfill	\$24,469	\$24,444	-\$25	-0.10%
Industrial	\$9,861	\$9,853	-\$8	-0.08%
Sub-Total PIL	\$168,445	\$168,301	-\$143	-0.09%
Total Taxable and PIL	\$38,473,577	\$38,471,387	-\$2,190	-0.01%
Exempt	\$0	\$0	\$0	0.00%
Total	\$38,473,577	\$38,471,387	-\$2,190	-0.01%

Appendix 10, Tax Policy Tables, City of Niagara Falls - 2725

**Table A10.1 – City of Niagara Falls
 2023 Assessment Increase (-Reduction)**

Realty Tax Class	Phased CVA		Change in Assessment	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	9,309,571,489	9,452,617,426	143,045,937	1.54%
Farm	82,041,400	83,474,398	1,432,998	1.75%
Managed Forest	1,607,300	1,707,300	100,000	6.22%
Multi-Residential	326,799,289	334,774,189	7,974,900	2.44%
New Multi-Residential	50,630,500	54,737,900	4,107,400	8.11%
Commercial	2,574,773,988	2,583,027,388	8,253,400	0.32%
Landfill	3,152,500	3,152,500	0	0.00%
Industrial	141,856,249	145,811,749	3,955,500	2.79%
Pipeline	46,246,000	46,591,000	345,000	0.75%
Sub-Total Taxable	12,536,678,715	12,705,893,850	169,215,135	1.35%
Payment In Lieu				
Residential	7,149,600	6,935,400	-214,200	-3.00%
Commercial	452,648,599	376,056,399	-76,592,200	-16.92%
Industrial	4,034,200	4,072,000	37,800	0.94%
Sub-Total PIL	463,832,399	387,063,799	-76,768,600	-16.55%
Total Taxable and PIL	13,000,511,114	13,092,957,649	92,446,535	0.71%
Exempt	877,516,836	925,025,801	47,508,965	5.41%
Total	13,878,027,950	14,017,983,450	139,955,500	1.01%

**Table A10.2 – City of Niagara Falls
 2023 Assessment Growth by Increasing and Decreasing CVA Change**

Realty Tax Class	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
	CVA Change	% Change	CVA Change	% Change	CVA Change	% Change
Taxable						
Residential	180,378,892	1.94%	-37,332,955	-0.40%	143,045,937	1.54%
Farm	2,628,898	3.20%	-1,195,900	-1.46%	1,432,998	1.75%
Managed Forest	100,000	6.22%	0	0.00%	100,000	6.22%
Multi-Residential	9,876,900	3.02%	-1,902,000	-0.58%	7,974,900	2.44%
New Multi-Residential	4,107,400	8.11%	0	0.00%	4,107,400	8.11%
Commercial	95,707,700	3.72%	-87,454,300	-3.40%	8,253,400	0.32%
Landfill	0	0.00%	0	0.00%	0	0.00%
Industrial	9,569,700	6.75%	-5,614,200	-3.96%	3,955,500	2.79%
Pipeline	345,000	0.75%	0	0.00%	345,000	0.75%
Sub-Total Taxable	302,714,490	2.41%	-133,499,355	-1.06%	169,215,135	1.35%
Payment In Lieu						
Residential	0	0.00%	-214,200	-3.00%	-214,200	-3.00%
Commercial	5,451,000	1.20%	-82,043,200	-18.13%	-76,592,200	-16.92%
Industrial	37,800	0.94%	0	0.00%	37,800	0.94%
Sub-Total PIL	5,488,800	1.18%	-82,257,400	-17.73%	-76,768,600	-16.55%
Total Taxable and PIL	308,203,290	2.37%	-215,756,755	-1.66%	92,446,535	0.71%
Exempt	96,924,110	11.05%	-49,415,145	-5.63%	47,508,965	5.41%
Total	405,127,400	2.92%	-265,171,900	-1.91%	139,955,500	1.01%

**Table A10.3 – City of Niagara Falls
 2023 Revenue Growth (-Loss)**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	\$58,005,294	\$58,955,219	\$949,924	1.64%
Farm	\$127,921	\$130,156	\$2,234	1.75%
Managed Forest	\$2,506	\$2,662	\$156	6.22%
Multi-Residential	\$4,015,295	\$4,113,280	\$97,985	2.44%
New Multi-Residential	\$315,778	\$341,396	\$25,618	8.11%
Commercial	\$27,719,433	\$27,815,749	\$96,315	0.35%
Landfill	\$57,811	\$57,811	\$0	0.00%
Industrial	\$2,284,098	\$2,348,402	\$64,304	2.82%
Pipeline	\$490,941	\$494,604	\$3,662	0.75%
Sub-Total Taxable	\$93,019,079	\$94,259,278	\$1,240,199	1.33%
Payment In Lieu				
Residential	\$44,591	\$43,256	-\$1,336	-3.00%
Commercial	\$4,895,436	\$4,066,903	-\$828,532	-16.92%
Industrial	\$65,576	\$66,196	\$620	0.95%
Sub-Total PIL	\$5,005,603	\$4,176,354	-\$829,248	-16.57%
Total Taxable and PIL	\$98,024,682	\$98,435,632	\$410,951	0.42%
Exempt	\$0	\$0	\$0	0.00%
Total	\$98,024,682	\$98,435,632	\$410,951	0.42%

**Table A10.4 – City of Niagara Falls
 2024 CVA Summary**

Realty Tax Class	Destination CVA		Change in Assessment	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	9,452,617,426	9,452,617,426	0	0.00%
Farm	83,474,398	83,474,398	0	0.00%
Managed Forest	1,707,300	1,707,300	0	0.00%
Multi-Residential	334,774,189	334,774,189	0	0.00%
New Multi-Residential	54,737,900	54,737,900	0	0.00%
Commercial	2,583,027,388	2,583,027,388	0	0.00%
Landfill	3,152,500	3,152,500	0	0.00%
Industrial	145,811,749	145,811,749	0	0.00%
Pipeline	46,591,000	46,591,000	0	0.00%
Sub-Total Taxable	12,705,893,850	12,705,893,850	0	0.00%
Payment In Lieu				
Residential	6,935,400	6,935,400	0	0.00%
Commercial	376,056,399	376,056,399	0	0.00%
Industrial	4,072,000	4,072,000	0	0.00%
Sub-Total PIL	387,063,799	387,063,799	0	0.00%
Total Taxable and PIL	13,092,957,649	13,092,957,649	0	0.00%
Exempt	925,025,801	925,025,801	0	0.00%
Total	14,017,983,450	14,017,983,450	0	0.00%

**Table A10.5 – City of Niagara Falls
 2024 Inter-Class Tax Shifts, Regional Levy**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	\$58,955,219	\$58,895,006	-\$60,213	-0.10%
Farm	\$130,156	\$130,023	-\$133	-0.10%
Managed Forest	\$2,662	\$2,659	-\$3	-0.10%
Multi-Residential	\$4,113,280	\$4,109,082	-\$4,198	-0.10%
New Multi-Residential	\$341,396	\$341,047	-\$349	-0.10%
Commercial	\$27,815,749	\$27,920,950	\$105,202	0.38%
Landfill	\$57,811	\$57,752	-\$59	-0.10%
Industrial	\$2,348,402	\$2,389,324	\$40,921	1.74%
Pipeline	\$494,604	\$494,099	-\$505	-0.10%
Sub-Total Taxable	\$94,259,278	\$94,339,942	\$80,664	0.09%
Payment In Lieu				
Residential	\$43,256	\$43,211	-\$44	-0.10%
Commercial	\$4,066,903	\$4,064,940	-\$1,963	-0.05%
Industrial	\$66,196	\$66,725	\$530	0.80%
Sub-Total PIL	\$4,176,354	\$4,174,877	-\$1,477	-0.04%
Total Taxable and PIL	\$98,435,632	\$98,514,819	\$79,187	0.08%
Exempt	\$0	\$0	\$0	0.00%
Total	\$98,435,632	\$98,514,819	\$79,187	0.08%

Appendix 11, Tax Policy Tables, City of Thorold - 2731

**Table A11.1 – City of Thorold
 2023 Assessment Increase (-Reduction)**

Realty Tax Class	Phased CVA		Change in Assessment	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	2,479,354,460	2,640,994,960	161,640,500	6.52%
Farm	52,552,340	53,017,740	465,400	0.89%
Managed Forest	531,400	531,400	0	0.00%
Multi-Residential	43,783,800	43,152,800	-631,000	-1.44%
New Multi-Residential	73,019,800	106,235,800	33,216,000	45.49%
Commercial	186,633,217	188,308,009	1,674,792	0.90%
Industrial	72,246,392	71,828,800	-417,592	-0.58%
Pipeline	26,768,000	27,113,000	345,000	1.29%
Sub-Total Taxable	2,934,889,409	3,131,182,509	196,293,100	6.69%
Payment In Lieu				
Residential	4,704,900	4,704,900	0	0.00%
Farm	491,000	491,000	0	0.00%
Commercial	13,211,900	13,434,900	223,000	1.69%
Industrial	1,744,200	1,744,200	0	0.00%
Sub-Total PIL	20,152,000	20,375,000	223,000	1.11%
Total Taxable and PIL	2,955,041,409	3,151,557,509	196,516,100	6.65%
Exempt	107,808,700	120,911,100	13,102,400	12.15%
Total	3,062,850,109	3,272,468,609	209,618,500	6.84%

**Table A11.2 – City of Thorold
 2023 Assessment Growth by Increasing and Decreasing CVA Change**

Realty Tax Class	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
	CVA Change	% Change	CVA Change	% Change	CVA Change	% Change
Taxable						
Residential	178,111,600	7.18%	-16,471,100	-0.66%	161,640,500	6.52%
Farm	1,499,700	2.85%	-1,034,300	-1.97%	465,400	0.89%
Managed Forest	0	0.00%	0	0.00%	0	0.00%
Multi-Residential	0	0.00%	-631,000	-1.44%	-631,000	-1.44%
New Multi-Residential	33,216,000	45.49%	0	0.00%	33,216,000	45.49%
Commercial	4,682,792	2.51%	-3,008,000	-1.61%	1,674,792	0.90%
Industrial	6,673,500	9.24%	-7,091,092	-9.82%	-417,592	-0.58%
Pipeline	345,000	1.29%	0	0.00%	345,000	1.29%
Sub-Total Taxable	224,528,592	7.65%	-28,235,492	-0.96%	196,293,100	6.69%
Payment In Lieu						
Residential	0	0.00%	0	0.00%	0	0.00%
Farm	0	0.00%	0	0.00%	0	0.00%
Commercial	652,000	4.93%	-429,000	-3.25%	223,000	1.69%
Industrial	0	0.00%	0	0.00%	0	0.00%
Sub-Total PIL	652,000	3.24%	-429,000	-2.13%	223,000	1.11%
Total Taxable and PIL	225,180,592	7.62%	-28,664,492	-0.97%	196,516,100	6.65%
Exempt	13,415,700	12.44%	-313,300	-0.29%	13,102,400	12.15%
Total	238,596,292	7.79%	-28,977,792	-0.95%	209,618,500	6.84%

**Table A11.3 – City of Thorold
 2023 Revenue Growth (-Loss)**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	\$15,463,535	\$16,471,674	\$1,008,139	6.52%
Farm	\$81,941	\$82,667	\$726	0.89%
Managed Forest	\$829	\$829	\$0	0.00%
Multi-Residential	\$537,960	\$530,207	-\$7,753	-1.44%
New Multi-Residential	\$455,419	\$662,584	\$207,166	45.49%
Commercial	\$2,011,285	\$2,028,967	\$17,682	0.88%
Industrial	\$1,158,603	\$1,152,208	-\$6,395	-0.55%
Pipeline	\$284,165	\$287,828	\$3,662	1.29%
Sub-Total Taxable	\$19,993,737	\$21,216,964	\$1,223,227	6.12%
Payment In Lieu				
Residential	\$29,344	\$29,344	\$0	0.00%
Farm	\$766	\$766	\$0	0.00%
Commercial	\$142,958	\$145,371	\$2,413	1.69%
Industrial	\$28,610	\$28,610	\$0	0.00%
Sub-Total PIL	\$201,678	\$204,091	\$2,413	1.20%
Total Taxable and PIL	\$20,195,415	\$21,421,055	\$1,225,640	6.07%
Exempt	\$0	\$0	\$0	0.00%
Total	\$20,195,415	\$21,421,055	\$1,225,640	6.07%

**Table A11.4 – City of Thorold
 2024 CVA Summary**

Realty Tax Class	Destination CVA		Change in Assessment	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	2,640,994,960	2,640,994,960	0	0.00%
Farm	53,017,740	53,017,740	0	0.00%
Managed Forest	531,400	531,400	0	0.00%
Multi-Residential	43,152,800	43,152,800	0	0.00%
New Multi-Residential	106,235,800	106,235,800	0	0.00%
Commercial	188,308,009	188,308,009	0	0.00%
Industrial	71,828,800	71,828,800	0	0.00%
Pipeline	27,113,000	27,113,000	0	0.00%
Sub-Total Taxable	3,131,182,509	3,131,182,509	0	0.00%
Payment In Lieu				
Residential	4,704,900	4,704,900	0	0.00%
Farm	491,000	491,000	0	0.00%
Commercial	13,434,900	13,434,900	0	0.00%
Industrial	1,744,200	1,744,200	0	0.00%
Sub-Total PIL	20,375,000	20,375,000	0	0.00%
Total Taxable and PIL	3,151,557,509	3,151,557,509	0	0.00%
Exempt	120,911,100	120,911,100	0	0.00%
Total	3,272,468,609	3,272,468,609	0	0.00%

**Table A11.5 – City of Thorold
 2024 Inter-Class Tax Shifts, Regional Levy**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	\$16,471,674	\$16,454,851	-\$16,823	-0.10%
Farm	\$82,667	\$82,583	-\$84	-0.10%
Managed Forest	\$829	\$828	-\$1	-0.10%
Multi-Residential	\$530,207	\$529,666	-\$541	-0.10%
New Multi-Residential	\$662,584	\$661,907	-\$677	-0.10%
Commercial	\$2,028,967	\$2,035,495	\$6,528	0.32%
Industrial	\$1,152,208	\$1,177,013	\$24,804	2.15%
Pipeline	\$287,828	\$287,534	-\$294	-0.10%
Sub-Total Taxable	\$21,216,964	\$21,229,876	\$12,912	0.06%
Payment In Lieu				
Residential	\$29,344	\$29,314	-\$30	-0.10%
Farm	\$766	\$765	-\$1	-0.10%
Commercial	\$145,371	\$145,223	-\$148	-0.10%
Industrial	\$28,610	\$28,581	-\$29	-0.10%
Sub-Total PIL	\$204,091	\$203,883	-\$208	-0.10%
Total Taxable and PIL	\$21,421,055	\$21,433,759	\$12,704	0.06%
Exempt	\$0	\$0	\$0	0.00%
Total	\$21,421,055	\$21,433,759	\$12,704	0.06%

Appendix 12, Tax Policy Tables, Town of Pelham - 2732

**Table A12.1 – Town of Pelham
 2023 Assessment Increase (-Reduction)**

Realty Tax Class	Phased CVA		Change in Assessment	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	2,722,860,343	2,803,859,339	80,998,996	2.97%
Farm	164,728,000	173,178,700	8,450,700	5.13%
Managed Forest	3,597,900	3,491,000	-106,900	-2.97%
Multi-Residential	18,604,000	18,604,000	0	0.00%
New Multi-Residential	544,000	966,700	422,700	77.70%
Commercial	114,561,157	115,129,661	568,504	0.50%
Industrial	4,582,800	6,588,300	2,005,500	43.76%
Pipeline	17,877,000	17,967,000	90,000	0.50%
Sub-Total Taxable	3,047,355,200	3,139,784,700	92,429,500	3.03%
Payment In Lieu				
Residential	3,000	3,000	0	0.00%
Commercial	2,924,500	2,924,500	0	0.00%
Industrial	28,600	28,600	0	0.00%
Sub-Total PIL	2,956,100	2,956,100	0	0.00%
Total Taxable and PIL	3,050,311,300	3,142,740,800	92,429,500	3.03%
Exempt	128,546,000	136,707,700	8,161,700	6.35%
Total	3,178,857,300	3,279,448,500	100,591,200	3.16%

**Table A12.2 – Town of Pelham
 2023 Assessment Growth by Increasing and Decreasing CVA Change**

Realty Tax Class	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
	CVA Change	% Change	CVA Change	% Change	CVA Change	% Change
Taxable						
Residential	98,454,496	3.62%	-17,455,500	-0.64%	80,998,996	2.97%
Farm	9,587,700	5.82%	-1,137,000	-0.69%	8,450,700	5.13%
Managed Forest	64,200	1.78%	-171,100	-4.76%	-106,900	-2.97%
Multi-Residential	0	0.00%	0	0.00%	0	0.00%
New Multi-Residential	422,700	77.70%	0	0.00%	422,700	77.70%
Commercial	1,375,604	1.20%	-807,100	-0.70%	568,504	0.50%
Industrial	2,005,500	43.76%	0	0.00%	2,005,500	43.76%
Pipeline	90,000	0.50%	0	0.00%	90,000	0.50%
Sub-Total Taxable	112,000,200	3.68%	-19,570,700	-0.64%	92,429,500	3.03%
Payment In Lieu						
Residential	0	0.00%	0	0.00%	0	0.00%
Commercial	0	0.00%	0	0.00%	0	0.00%
Industrial	0	0.00%	0	0.00%	0	0.00%
Sub-Total PIL	0	0.00%	0	0.00%	0	0.00%
Total Taxable and PIL	112,000,200	3.67%	-19,570,700	-0.64%	92,429,500	3.03%
Exempt	8,874,900	6.90%	-713,200	-0.55%	8,161,700	6.35%
Total	120,875,100	3.80%	-20,283,900	-0.64%	100,591,200	3.16%

**Table A12.3 – Town of Pelham
 2023 Revenue Growth (-Loss)**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Returned	2023 Year End (As Revised)	\$	%
Taxable				
Residential	\$16,982,262	\$17,487,446	\$505,184	2.97%
Farm	\$256,849	\$270,025	\$13,177	5.13%
Managed Forest	\$5,610	\$5,443	-\$167	-2.97%
Multi-Residential	\$228,582	\$228,582	\$0	0.00%
New Multi-Residential	\$3,393	\$6,029	\$2,636	77.70%
Commercial	\$1,232,377	\$1,238,551	\$6,173	0.50%
Industrial	\$74,992	\$107,889	\$32,896	43.87%
Pipeline	\$189,780	\$190,735	\$955	0.50%
Sub-Total Taxable	\$18,973,845	\$19,534,701	\$560,856	2.96%
Payment In Lieu				
Residential	\$19	\$19	\$0	0.00%
Commercial	\$31,644	\$31,644	\$0	0.00%
Industrial	\$469	\$469	\$0	0.00%
Sub-Total PIL	\$32,132	\$32,132	\$0	0.00%
Total Taxable and PIL	\$19,005,978	\$19,566,833	\$560,856	2.95%
Exempt	\$0	\$0	\$0	0.00%
Total	\$19,005,978	\$19,566,833	\$560,856	2.95%

**Table A12.4 – Town of Pelham
 2024 CVA Summary**

Realty Tax Class	Destination CVA		Change in Assessment	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	2,803,859,339	2,803,859,339	0	0.00%
Farm	173,178,700	173,178,700	0	0.00%
Managed Forest	3,491,000	3,491,000	0	0.00%
Multi-Residential	18,604,000	18,604,000	0	0.00%
New Multi-Residential	966,700	966,700	0	0.00%
Commercial	115,129,661	115,129,661	0	0.00%
Industrial	6,588,300	6,588,300	0	0.00%
Pipeline	17,967,000	17,967,000	0	0.00%
Sub-Total Taxable	3,139,784,700	3,139,784,700	0	0.00%
Payment In Lieu				
Residential	3,000	3,000	0	0.00%
Commercial	2,924,500	2,924,500	0	0.00%
Industrial	28,600	28,600	0	0.00%
Sub-Total PIL	2,956,100	2,956,100	0	0.00%
Total Taxable and PIL	3,142,740,800	3,142,740,800	0	0.00%
Exempt	136,707,700	136,707,700	0	0.00%
Total	3,279,448,500	3,279,448,500	0	0.00%

**Table A12.5 – Town of Pelham
 2024 Inter-Class Tax Shifts, Regional Levy**

Realty Tax Class	CVA Tax		Change in Tax	
	2023 Year End (As Revised)	2024 Returned	\$	%
Taxable				
Residential	\$17,487,446	\$17,469,586	-\$17,861	-0.10%
Farm	\$270,025	\$269,750	-\$275	-0.10%
Managed Forest	\$5,443	\$5,438	-\$6	-0.10%
Multi-Residential	\$228,582	\$228,349	-\$233	-0.10%
New Multi-Residential	\$6,029	\$6,023	-\$6	-0.10%
Commercial	\$1,238,551	\$1,244,481	\$5,931	0.48%
Industrial	\$107,889	\$107,958	\$69	0.06%
Pipeline	\$190,735	\$190,541	-\$195	-0.10%
Sub-Total Taxable	\$19,534,701	\$19,522,126	-\$12,575	-0.06%
Payment In Lieu				
Residential	\$19	\$19	\$0	-0.10%
Commercial	\$31,644	\$31,612	-\$32	-0.10%
Industrial	\$469	\$469	\$0	-0.10%
Sub-Total PIL	\$32,132	\$32,099	-\$33	-0.10%
Total Taxable and PIL	\$19,566,833	\$19,554,225	-\$12,608	-0.06%
Exempt	\$0	\$0	\$0	0.00%
Total	\$19,566,833	\$19,554,225	-\$12,608	-0.06%

Appendix 13, Average and Median Assessment Impact Analysis

Table 1: Regional Summary of Assessment and Tax Impact

Property Type	Property Count	CVA		CVA Tax	
		Median	Average	Median	Average
Standard Residential	123,995	265,000	299,183	\$1,651	\$1,864
Residential Condominium	14,428	175,000	198,534	\$1,090	\$1,237
Farmland	2,219	305,900	411,679	\$384	\$537
Multi-residential	446	1,058,000	2,517,300	\$12,986	\$30,898
New Multi-Residential	66	1,644,100	4,957,425	\$10,244	\$30,887
Small Commercial	186	327,500	455,620	\$3,540	\$4,925
Small Commercial Retail	516	295,500	391,072	\$3,194	\$4,227
Standard Industrial	276	712,500	1,095,946	\$11,675	\$17,959

Selection Criteria Used by Property Type:

Standard Residential:

- Property Code = 301,
- Realty Tax Class = R,
- Realty Tax Qualifier = T

Residential Condominium:

- Property Code = 370,
- Realty Tax Class = R,
- Realty Tax Qualifier = T

Farmland:

- Property Code = 201 or 211
- Realty Tax Class = F,
- Realty Tax Qualifier = T

Multi-Residential:

- Property Code = 340, 341,
- Realty Tax Class = M,
- Realty Tax Qualifier = T

New Multi-Residential:

- Property Code = 340, 341, 352, 472
- Realty Tax Class = N,
- Realty Tax Qualifier = T

Small Commercial:

- Property Code = 400,
- Realty Tax Class = C,
- Realty Tax Qualifier = T

Small Commercial Retail:
 Property Code = 410,
 Realty Tax Class = C,
 Realty Tax Qualifier = T

Standard Industrial:
 Property Code = 520,
 Realty Tax Class = I,
 Realty Tax Qualifier = T

Table 2: Summary of Assessment and Tax by Municipality Standard Residential

Municipality	Property Count	CVA		CVA Tax	
		Median	Average	Median	Average
West Lincoln Township	3,109	368,000	385,958	\$2,293	\$2,405
Grimsby Town	6,699	424,000	449,251	\$2,642	\$2,799
Lincoln Town	5,220	381,000	403,747	\$2,374	\$2,516
Niagara-On-The-Lake Town	5,297	483,000	543,320	\$3,009	\$3,385
St. Catharines City	33,048	258,000	273,999	\$1,607	\$1,707
Fort Erie Town	10,994	210,000	234,434	\$1,308	\$1,461
Port Colborne City	5,717	180,000	200,914	\$1,121	\$1,252
Wainfleet Township	1,527	300,000	318,887	\$1,869	\$1,987
Welland City	15,282	214,000	229,501	\$1,333	\$1,430
Niagara Falls City	25,177	250,000	283,758	\$1,558	\$1,768
Thorold City	6,570	255,000	279,950	\$1,589	\$1,744
Pelham Town	5,355	377,000	400,278	\$2,349	\$2,494
Region	123,995	265,000	299,183	\$1,651	\$1,864

Table 3: Summary of Assessment and Tax by Municipality Residential Condominium

Municipality	Property Count	CVA		CVA Tax	
		Median	Average	Median	Average
West Lincoln Township	197	237,000	234,239	\$1,477	\$1,459
Grimsby Town	2,122	232,000	253,464	\$1,445	\$1,579
Lincoln Town	846	191,000	201,606	\$1,190	\$1,256
Niagara-On-The-Lake Town	410	407,000	456,629	\$2,536	\$2,845
St. Catharines City	6,640	145,000	179,214	\$903	\$1,117
Fort Erie Town	105	250,000	224,162	\$1,558	\$1,397
Port Colborne City	100	131,500	134,900	\$819	\$841
Wainfleet Township	0	0	0	\$0	\$0
Welland City	918	118,000	125,589	\$735	\$782
Niagara Falls City	2,767	175,000	195,574	\$1,090	\$1,219
Thorold City	64	204,000	166,063	\$1,271	\$1,035
Pelham Town	259	222,000	251,988	\$1,383	\$1,570
Region	14,428	175,000	198,534	\$1,090	\$1,237

Table 4: Summary of Assessment and Tax by Municipality Farmland

Municipality	Property Count	CVA		CVA Tax	
		Median	Average	Median	Average
West Lincoln Township	450	352,850	410,023	\$550	\$639
Grimsby Town	93	304,000	397,538	\$474	\$619
Lincoln Town	392	378,950	498,604	\$590	\$777
Niagara-On-The-Lake Town	376	347,050	529,882	\$541	\$825
St. Catharines City	111	316,300	476,227	\$493	\$742
Fort Erie Town	93	198,800	219,392	\$310	\$342
Port Colborne City	82	186,850	214,254	\$291	\$334
Wainfleet Township	224	222,100	338,759	\$346	\$528
Welland City	20	176,600	228,495	\$275	\$356
Niagara Falls City	98	242,450	304,399	\$378	\$474
Thorold City	67	243,900	315,743	\$380	\$492
Pelham Town	213	255,500	352,468	\$398	\$549
Region	2,219	305,900	411,679	\$384	\$537

Table 5: Summary of Assessment and Tax by Municipality Multi-residential

Municipality	Property Count	CVA		CVA Tax	
		Median	Average	Median	Average
West Lincoln Township	4	1,471,000	1,468,500	\$18,055	\$18,025
Grimsby Town	12	1,090,000	2,245,750	\$13,379	\$27,565
Lincoln Town	7	1,305,000	1,816,714	\$16,018	\$22,299
Niagara-On-The-Lake Town	2	7,417,050	7,417,050	\$91,038	\$91,038
St. Catharines City	166	1,099,500	3,266,494	\$13,495	\$40,094
Fort Erie Town	23	801,000	1,593,643	\$9,832	\$19,561
Port Colborne City	30	717,000	1,271,067	\$8,801	\$15,601
Wainfleet Township	1	457,000	457,000	\$5,609	\$5,609
Welland City	60	922,500	2,134,450	\$11,323	\$26,199
Niagara Falls City	102	1,329,000	2,553,358	\$16,312	\$31,340
Thorold City	28	1,076,000	1,380,657	\$13,207	\$16,946
Pelham Town	11	681,000	1,608,455	\$8,359	\$19,742
Region	446	1,058,000	2,517,300	\$12,986	\$30,898

Table 6: Summary of Assessment and Tax by Municipality New Multi-residential

Municipality	Property Count	CVA		CVA Tax	
		Median	Average	Median	Average
West Lincoln Township	0				
Grimsby Town	0				
Lincoln Town	1	3,811,500	3,811,500	\$23,748	\$23,748
Niagara-On-The-Lake Town	1	3,041,000	3,041,000	\$18,947	\$18,947
St. Catharines City	24	1,040,050	5,386,276	\$6,480	\$33,559
Fort Erie Town	0				
Port Colborne City	2	456,500	456,500	\$2,844	\$2,844
Wainfleet Township	0				
Welland City	13	901,000	2,170,269	\$5,614	\$13,522
Niagara Falls City	14	2,840,000	3,909,850	\$17,695	\$24,361
Thorold City	9	3,392,000	11,803,978	\$21,134	\$73,545
Pelham Town	2	483,350	483,350	\$3,012	\$3,012
Region	66	1,644,100	4,957,425	\$10,244	\$30,887

Table 7: Summary of Assessment and Tax by Municipality Small Commercial

Municipality	Property Count	CVA		CVA Tax	
		Median	Average	Median	Average
West Lincoln Township	3	326,000	357,000	\$3,524	\$3,859
Grimsby Town	14	849,500	807,714	\$9,183	\$8,731
Lincoln Town	6	549,500	602,633	\$5,940	\$6,514
Niagara-On-The-Lake Town	4	896,000	881,500	\$9,685	\$9,528
St. Catharines City	54	386,000	425,863	\$4,172	\$4,603
Fort Erie Town	23	231,000	225,435	\$2,497	\$2,437
Port Colborne City	17	190,000	234,306	\$2,054	\$2,533
Wainfleet Township	1	392,000	392,000	\$4,237	\$4,237
Welland City	22	273,000	461,350	\$2,951	\$4,987
Niagara Falls City	27	344,000	604,274	\$3,718	\$6,532
Thorold City	8	441,500	454,213	\$4,772	\$4,910
Pelham Town	7	322,000	367,000	\$3,481	\$3,967
Region	186	327,500	455,620	\$3,540	\$4,925

Table 8: Summary of Assessment and Tax by Municipality Small Commercial Retail

Municipality	Property Count	CVA		CVA Tax	
		Median	Average	Median	Average
West Lincoln Township	17	281,000	304,524	\$3,037	\$3,292
Grimsby Town	19	579,000	631,941	\$6,259	\$6,831
Lincoln Town	20	307,000	425,355	\$3,318	\$4,598
Niagara-On-The-Lake Town	19	718,800	1,079,663	\$7,770	\$11,671
St. Catharines City	90	351,500	415,434	\$3,800	\$4,491
Fort Erie Town	57	223,000	267,091	\$2,410	\$2,887
Port Colborne City	59	168,000	217,253	\$1,816	\$2,348
Wainfleet Township	11	143,000	139,218	\$1,546	\$1,505
Welland City	60	214,000	285,017	\$2,313	\$3,081
Niagara Falls City	123	326,000	473,454	\$3,524	\$5,118
Thorold City	23	320,000	324,039	\$3,459	\$3,503
Pelham Town	18	306,500	324,294	\$3,313	\$3,505
Region	516	295,500	391,072	\$3,194	\$4,227

Table 9: Summary of Assessment and Tax by Municipality Standard Industrial

Municipality	Property Count	CVA		CVA Tax	
		Median	Average	Median	Average
West Lincoln Township	14	614,500	1,280,171	\$10,069	\$20,977
Grimsby Town	10	1,185,103	1,179,531	\$19,420	\$19,328
Lincoln Town	28	1,216,000	1,754,154	\$19,926	\$28,744
Niagara-On-The-Lake Town	6	556,500	826,483	\$9,119	\$13,543
St. Catharines City	63	640,000	982,408	\$10,487	\$16,098
Fort Erie Town	26	569,000	911,658	\$9,324	\$14,939
Port Colborne City	20	578,400	1,389,265	\$9,478	\$22,765
Wainfleet Township	4	127,000	373,675	\$2,081	\$6,123
Welland City	35	595,000	911,618	\$9,750	\$14,938
Niagara Falls City	45	844,200	1,295,773	\$13,833	\$21,233
Thorold City	21	360,600	561,310	\$5,909	\$9,198
Pelham Town	4	396,200	452,350	\$6,492	\$7,412
Region	276	712,500	1,095,946	\$11,675	\$17,959

Appendix 14, Methodology Employed in the Preparation of this Tax Policy Analysis

OVERVIEW

Ontario Regulation 73/03 requires every municipality in Ontario to calculate **Revenue Neutral or Notional Tax Rates (RNTR)**. RNTR are the tax rates used to raise the **Revenue Limit**. Increases and decreases in current tax rates are measured against RNTR and budget and levy changes are compared to Revenue Limit and not last year's levy. Market Value Update or phase-in does not represent growth or loss in Revenue but merely redistribution between tax classes.

GROWTH IN ASSESSMENT AND TAXATION

The **Revenue limit** is determined by applying the adopted tax rates to the year-end roll which includes all assessment adjustments made or to be made during the year. Adjustments to assessment are made based on the following change provisions:

1. Assessment Act: Sections 32, 33, 34, 39.1, 40 and 41;
2. Municipal Act: Sections 319, 345, 357, 357.1, 358, 362, 364, 365, 365.1 or 365.2.

MTAG obtains the data from MPAC's MCP (Market Change Profile) file. MTAG produces two tables to illustrate annualized growth (loss) available for the municipality to use in the next budget, or in the case of a deficit, to make up through additional levy. Two tables are:

1. The changes in assessment from roll returned to end of year illustrating growth in assessment and percent change by class.
2. The changes in taxation and the determination of the Revenue Limit. The Revenue Limit is required to calculate the RNTR using the new revised adjusted phased market roll for next year's taxation.³

The Revenue Limit is determined at the total taxable assessment level or at the total taxable plus payment-in-lieu (PIL) assessment level depending on how the municipality calculates its tax rates. If PIL assessment is not incorporated into the municipality's tax rate calculation, then MTAG determines the Revenue Limit at the Taxable Assessment level only. This method of determining the Revenue Limit matches the methodology of the municipality at the time that it struck its tax rates for the current year.

³ Note: Ontario Regulation 73/03 requires the use of the General Rate for the Municipality excluding special area rates for the calculation of the Revenue Limit. MTAG's calculations employ only the General Rate of the Municipality (and in the case of two-tier, the general rates of the lower-tiers would need to be employed for production of lower-tier growth tables). Special Area Rates are not used in any of the calculations.

History of Regional Tax Ratios

The following table summarizes the annual tax ratio by realty tax class. The sections highlighted in the table below reflect the most recent ratio changes (multi-residential and commercial classes):

Realty Tax Class	2017 Ratios	2018 Ratios	2019 Ratios	2020 Ratios	2021 Ratios	2022 Ratios	2023 Ratios	2024 Start Ratios	Ranges of Fairness - Min	Ranges of Fairness - Max	Threshold - Max	Subject to Levy Restriction
Residential	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.00	1.00	-	N/A
Farm	0.250000	0.250000	0.250000	0.250000	0.250000	0.250000	0.250000	0.250000	-	0.25	-	N/A
Managed Forest	0.250000	0.250000	0.250000	0.250000	0.250000	0.250000	0.250000	0.250000	0.25	0.25	-	N/A
New Multi-Residential	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.00	1.10	-	N/A
Multi-Residential	2.000000	1.970000	1.970000	1.970000	1.970000	1.970000	1.970000	1.970000	1.00	1.10	2.00	No
Commercial	1.758600	1.734900	1.734900	1.734900	1.734900	1.734900	1.734900	1.734900	0.60	1.10	1.98	No
Industrial	2.630000	2.630000	2.630000	2.630000	2.630000	2.630000	2.630000	2.630000	0.60	1.10	2.63	No
Landfill	2.940261	2.940261	2.940261	2.940261	2.940261	2.940261	2.940261	2.940261	0.60	1.10	3.09	No
Pipeline	1.702100	1.702100	1.702100	1.702100	1.702100	1.702100	1.702100	1.702100	0.60	0.70	-	N/A

Performance Measures

Table 1 below provides the measure of total property taxes for the median household incomes in Niagara versus the BMA study average for both 2023 and 2022, while Table 2 compares the year over year change in average household income between Niagara and the BMA study average. As can be noted, the variance between the Region and BMA averages has grown from 2022 to 2023. Note that the study results are based on 2023 rates, and therefore are not impacted by 2024 tax policy decisions and approved budgets.

Table 1 – BMA Study Compared – Total Property Taxes and Municipal Burden

Tax Burdens Category	Niagara Average* 2023	Study Average 2023	Niagara Average* 2022	Study Average 2022
Total Property Taxes as % of Hhld. Income	4.09%	3.59%	4.17%	3.75%
Total Municipal Burden: Taxes and W/WW as % of Hhld. Income	5.24%	4.80%	5.33%	5.00%

*Calculated using a simple average of all LAMs

Table 2 – Niagara Avg. Household Income vs BMA Study Compared

	2023	2022	% Increase
Niagara Average Household Income	\$113,438	\$104,320	8.74%
Survey Average Household Income	\$121,388	\$110,000	10.35%

The combined Niagara Region, Local Area Municipalities, and education tax levy compares competitively to the BMA study average for 121 Ontario Municipalities surveyed. Total taxes as classified by BMA are in the mid-range tax burden for all but the Standard Industrial, Hotels and Walk-up multi-residential which is in the high-range. The Region is above the study average in seven categories per Table 3 below.

Table 3 – Property Tax Burden by Property Class versus BMA Average

Property Class	Property Type	Rank	Metric	Niagara Average* \$	Study Average \$	Variance \$	Variance %	Compare to Study
Residential	Bungalow	High	Tax/Unit	4,192	3,837	355	9.25%	Above
	2 Storey	High	Tax/Unit	5,549	5,065	484	9.56%	Above
	Executive	High	Tax/Unit	7,509	7,097	412	5.81%	Above
Multi-Res	Walk-Up	High	Tax/Unit	1,847	1,519	328	21.59%	Above
	Mid/High-Rise	Mid	Tax/Unit	2,019	1,984	35	1.76%	Above
Commercial	Office Buildings	Mid	Tax/Sq. Ft.	3.11	3.21	-.10	-3.12%	Below
	Shopping	Mid	Tax/Sq. Ft.	4.39	3.89	.5	12.85%	Above

Property Class	Property Type	Rank	Metric	Niagara Average* \$	Study Average \$	Variance \$	Variance %	Compare to Study
	Hotels	High	Tax/Unit	2,054	1,675	379	22.63%	Above
	Motels	Mid	Tax/Unit	1,223	1,253	-30	-2.39%	Below
Industrial	Standard Industrial	High	Tax/Sq. Ft.	2.00	1.65	.35	21.21%	Above
	Large Industrial	Mid	Tax/Sq. Ft.	1.00	1.15	-.15	-13.04%	Below

*Calculated using a simple average of all LAMs.

Subclass property tax rate reductions program

In 2018, the Province of Ontario provided municipalities with a greater range of options to modify or eliminate the Vacant Unit Property Tax Rebate and Commercial/Industrial Vacant/Excess Land Subclass programs. The Region's vacancy unit rebate program provided a 30% rebate starting in 2018, applicable to both commercial and industrial property classes if vacancies are experienced in that year. The Region's vacant and excess land discount factor for commercial and industrial properties was 30% in 2018 (which would be applied to properties that are vacant or have excess land). Starting in 2019, the recommended program phase-out schedule would reduce this discount factor, until it reached 0% by 2024. Table 1 summarizes the phase-out schedule (and reductions) by year for both the Vacant Unit Rebate and the Vacant/Excess Land Reduction program:

Table 1 – Commercial/Industrial Vacant/Excess Land Subclass program – phase out schedule

Year	Vacant Unit Rebate %	Vacant/Excess Land Reduction %
2018	30%	30%
2019	20%	30%
2020	10%	30%
2021	0%	22.5%
2022	0%	15%
2023	0%	7.5%
2024 and onwards	0%	0%