

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. <>

A BY-LAW TO AUTHORIZE THE BORROWING UPON
INSTALMENT DEBENTURES IN THE AGGREGATE
PRINCIPAL AMOUNT OF \$13,693,000.00 (10 YEAR
INSTALMENT DEBENTURES IN THE AGGREGATE
PRINCIPAL AMOUNT OF \$11,953,000.00 AND 20
YEAR INSTALMENT DEBENTURES IN THE
AGGREGATE PRINCIPAL AMOUNT OF
\$1,740,000.00) FOR CAPITAL WORKS OF THE
TOWNS OF LINCOLN AND NIAGARA-ON-THE-LAKE
AND THE CITY OF WELLAND

WHEREAS the *Municipal Act, 2001*, as amended (the “Act”) provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

AND WHEREAS the Act also provides that a municipality shall authorize long-term borrowing by the issue of debentures or through another municipality under section 403 or 404 of the Act;

AND WHEREAS section 403 of the Act provides that a by-law of an upper-tier municipality authorizing the issuing of debentures for the purposes or joint purposes of one or more of its lower-tier municipalities may require those lower-tier municipalities to make payments in each year to the upper-tier municipality in the amounts and on the dates specified in the by-law and subsection 403 (7) of the Act provides that all debentures issued under a by-law passed by an upper-tier municipality under section 403 of the Act are direct, joint and several obligations of the upper-tier municipality and its lower-tier municipalities;

AND WHEREAS subsection 408 (2.1) of the Act provides that a municipality may issue a debenture or other financial instrument for long-term borrowing only to provide financing for a capital work;

AND WHEREAS the Council of The Regional Municipality of Niagara (the “Upper-tier Municipality”) received requests of the respective Councils of The Corporation of the

Town of Lincoln, The Corporation of the Town of Niagara-on-the-Lake and The Corporation of the City of Welland (individually a “Lower-tier Municipality”, collectively the “Lower-tier Municipalities”) to borrow money for the respective capital works and the respective classes of works of the Lower-tier Municipalities (individually a “Capital Work”, collectively the “Capital Works”) set out in Column (1) of Schedule “A” attached hereto and forming part of this By-law (“Schedule “A””) and to issue debentures for the Capital Works in the respective principal amounts specified in Column (8) of Schedule “A”;

AND WHEREAS before authorizing its respective Capital Works and before authorizing any additional cost amounts and any additional debenture authorities in respect thereof, if any, the Council of each Lower-tier Municipality had its Treasurer calculate an updated limit in respect of its most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable regulation. Prior to the Council of the respective Lower-tier Municipality exercising its powers in respect of each of its Capital Works, each such additional cost amount and each such additional debenture authority, if any, the respective Treasurer determined that the estimated annual amount payable in respect of each of its Capital Works, each such additional cost amount and each such additional debenture authority, if any, would not cause the relevant Lower-tier Municipality to exceed its updated limit and that the approval of each Capital Work, each such additional cost amount and each such additional debenture authority, if any, by the Ontario Land Tribunal pursuant to such regulation was not required;

AND WHEREAS to provide long-term financing for the Capital Works it is now deemed to be expedient to borrow money by the issue and sale of instalment debentures of the Upper-tier Municipality in the aggregate principal amount of \$13,693,000.00 (10 year instalment debentures in the aggregate principal amount of \$11,953,000.00 and 20 year instalment debentures in the aggregate principal amount of \$1,740,000.00) payable at the times and bearing interest at the rates hereinafter set forth, as agreed to by the Upper-tier Municipality on May 9, 2025.

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

1. For the Capital Works, the borrowing upon the credit of the Upper-tier Municipality at large of the aggregate principal amount of \$13,693,000.00 (10 year instalment debentures in the aggregate principal amount of \$11,953,000.00 and 20 year instalment debentures in the aggregate principal amount of \$1,740,000.00) and the issue of instalment debentures therefor within the terms

of years set out in Column (1) of Schedule "A" in denominations of \$1,000.00 and any integral multiples thereof, as hereinafter set forth are hereby authorized.

2. The Regional Chair and the Treasurer of the Upper-tier Municipality are hereby authorized to cause any number of instalment debentures in the aggregate principal amount of \$13,693,000.00, as described in section 1 above, (the "Debentures") payable in annual instalments of principal (May 28) with semi-annual instalments of interest thereon (November 28 and May 28, commencing on November 28, 2025) to be issued for such amounts of money as may be required for the Capital Works in global and definitive forms, not exceeding in total the said aggregate principal amount of \$13,693,000.00. The Debentures shall bear the Upper-tier Municipality's municipal seal and the signatures of the Regional Chair and of the Treasurer of the Upper-tier Municipality, all in accordance with the provisions of the Act. The Debentures are sufficiently signed if they bear the required signatures and each person signing has the authority to do so on the date he or she signs. The Debentures shall initially be issued in global fully registered form as one certificate in the aggregate principal amount of \$13,693,000.00, substantially in the form attached as Schedule "B" hereto and forming part of this By-law (the "Global Debenture"). The Global Debenture shall initially be issued in the name of CDS & CO. as nominee of CDS Clearing and Depository Services Inc. ("CDS") and shall provide for payment of principal and interest electronically in final and irrevocable same-day funds in accordance with the applicable requirements of CDS, so long as the Global Debenture is held by CDS.
3. (1) The Debentures shall all be dated the 28th day of May, 2025, and as to both principal and interest shall be expressed and be payable in lawful money of Canada. The Debentures shall mature within the terms of years set out in Column (1) of Schedule "A" and the respective amounts of interest or of principal and interest payable in each of the years during the currency of the Debentures shall be as set forth in Schedule "C" attached hereto and forming part of this By-law ("Schedule "C"). The Debentures maturing (principal payable) in the year 2026 shall bear interest at the rate of 2.70% per annum, the Debentures maturing (principal payable) in the year 2027 shall bear interest at the rate of 2.75% per annum, the Debentures maturing (principal payable) in the year 2028 shall bear interest at the rate of 2.85% per annum, the Debentures maturing (principal payable) in the year 2029 shall bear interest at the rate of 3.00% per annum, the Debentures maturing (principal payable) in the year 2030 shall bear interest at the rate of 3.15% per annum, the Debentures

maturing (principal payable) in the year 2031 shall bear interest at the rate of 3.35% per annum, the Debentures maturing (principal payable) in the year 2032 shall bear interest at the rate of 3.55% per annum, the Debentures maturing (principal payable) in the year 2033 shall bear interest at the rate of 3.70% per annum, the Debentures maturing (principal payable) in the year 2034 shall bear interest at the rate of 3.85% per annum, the Debentures maturing (principal payable) in the year 2035 shall bear interest at the rate of 4.00% per annum, the Debentures maturing (principal payable) in the year 2036 shall bear interest at the rate of 4.10% per annum, the Debentures maturing (principal payable) in the year 2037 shall bear interest at the rate of 4.25% per annum, the Debentures maturing (principal payable) in the year 2038 shall bear interest at the rate of 4.30% per annum, the Debentures maturing (principal payable) in the year 2039 shall bear interest at the rate of 4.40% per annum, the Debentures maturing (principal payable) in the year 2040 shall bear interest at the rate of 4.45% per annum, the Debentures maturing (principal payable) in the year 2041 shall bear interest at the rate of 4.55% per annum, the Debentures maturing (principal payable) in the year 2042 shall bear interest at the rate of 4.55% per annum, the Debentures maturing (principal payable) in the year 2043 shall bear interest at the rate of 4.60% per annum, the Debentures maturing (principal payable) in the year 2044 shall bear interest at the rate of 4.65% per annum and the Debentures maturing (principal payable) in the year 2045 shall bear interest at the rate of 4.70% per annum.

- (2) Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario are not authorized or obligated by law or executive order to be closed (a "Business Day") and if any date for payment is not a Business Day, payment shall be made on the next following Business Day and no further interest shall be paid in respect of the delay in such payment.
4. Interest shall be payable to the date of maturity of the Debentures and on default shall be payable both before and after default and judgment. Any amounts payable by the Upper-tier Municipality as interest on overdue principal or interest in respect of the Debentures shall be paid out of current revenue. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days, if applicable.

5. In limited circumstances (as agreed to by both the Upper-tier Municipality and CDS) the Global Debenture shall be exchangeable for certificated Debentures in definitive fully registered form in authorized denominations upon surrender of the Global Debenture to the Treasurer of the Upper-tier Municipality provided that there is at least one definitive Debenture which matures in each of the remaining years of the currency of the Global Debenture. The definitive Debentures shall aggregate the same principal amount as the principal outstanding balance of the Global Debenture as of the record date for such exchange in accordance with the provisions of the Global Debenture, shall bear the same interest rates and maturity dates, shall bear all unmatured interest obligations and shall have the same benefits and be subject to the same terms and conditions as the Global Debenture (except insofar as they specifically relate to the Global Debenture). In issuing definitive Debentures no change shall be made in the amount which would otherwise be payable in each year under the Global Debenture. The definitive Debentures shall be in fully registered form, payable as to principal and outstanding interest in lawful money of Canada at maturity upon presentation and surrender thereof at any specified branch in Canada of the Upper-tier Municipality's bank designated in the definitive Debentures. Prior to maturity, the definitive Debentures shall be payable as to interest by cheque sent by mail to the registered addresses of the registered holders or, if authorized in writing, by electronic transfer.
6. (1) In each year in which a payment of an instalment of interest or of principal and interest becomes due in respect of the Debentures, there shall be raised as part of the general upper-tier levy the amounts of interest or of principal and interest payable in each year as set out in Schedule "C" to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality. Without limiting the generality of the foregoing, each of the Lower-tier Municipalities shall pay its respective portion of the aforesaid yearly amounts required to be paid to the Upper-tier Municipality by the Lower-tier Municipalities in respect of its Capital Works described in Schedule "A", as set out in Schedule "D" attached hereto and forming part of this By-law ("Schedule "D'") to the Upper-tier Municipality one Business Day before the date payment is due. The amounts required to be paid to the Upper-tier Municipality in accordance with Schedule "D" shall constitute a debt of the respective Lower-tier Municipality to the Upper-tier Municipality and such amounts shall, when combined with any amount payable by the Upper-tier

Municipality in the year for repayment of the debt for which the Debentures are to be issued, be sufficient to meet the total amount of principal and interest payable in the year by the Upper-tier Municipality in respect of the Debentures, all in accordance with the provisions of this By-law and the Act.

- (2) If any Lower-tier Municipality fails to make any payment or portion of it as provided in this By-law, such Lower-tier Municipality shall pay interest to the provided in this By-law, such Lower-tier Municipality shall pay interest to the Upper-tier Municipality on the amount in default at the rate of 15% per annum, from the date the payment is due until it is made.
 - (3) There shall be raised, pursuant to this By-law, in each year of the currency of the Debentures, as part of the general upper-tier levy, the amounts required to be paid to the Upper-tier Municipality in any previous year by any one or more of the Lower-tier Municipalities to the extent that the amounts have not been paid to the Upper-tier Municipality in accordance with this By-law and the Act.
7. The Debentures may contain any provision for their registration thereof authorized by any statute relating to municipal debentures in force at the time of the issue thereof.
8. The Upper-tier Municipality shall maintain a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of the cancellations, exchanges, substitutions and transfers of Debentures may be recorded and the Upper-tier Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.
9. The Upper-tier Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Upper-tier Municipality shall deem and treat registered holders of the Debentures, including the Global Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Upper-tier Municipality on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the

joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Upper-tier Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Upper-tier Municipality.

10. The Debentures are transferable or exchangeable at the office of the Treasurer of the Upper-tier Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Upper-tier Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, the Regional Chair and the Treasurer of the Upper-tier Municipality shall issue and deliver a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.
11. The Regional Chair and the Treasurer of the Upper-tier Municipality shall issue and deliver new Debentures in exchange or substitution for Debentures outstanding on the registry with the same maturity dates and of like form which have become mutilated, defaced, lost, subject to a mysterious or unexplainable disappearance, stolen, destroyed or dematerialized, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case when a Debenture is mutilated, defaced, lost, mysteriously or unexplainably missing, stolen, destroyed or dematerialized) furnished the Upper-tier Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Upper-tier Municipality in its discretion; and (c) surrendered to the Upper-tier Municipality any mutilated or defaced Debenture in respect of which new Debentures are to be issued in substitution.
12. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity dates and, subject to the provisions of this By-law, shall be subject to the same terms and

conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.

13. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Upper-tier Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Upper-tier Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange as directed by the registered holder; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange and (d) in the case of a transfer, enter in the registry the name of the registered holder as directed by the transferor.
14. Subject to an agreement that the Upper-tier Municipality may enter into to the contrary, reasonable fees may be imposed by the Upper-tier Municipality for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen, destroyed or dematerialized and for the replacement of any of the interest cheques that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed. When new Debentures are issued in substitution in these circumstances the Upper-tier Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
15. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if it is in writing and a copy of such notice is mailed or otherwise delivered, including delivery by electronic means, to the registered address of such registered holder.
16. (1) The Regional Chair and the Treasurer of the Upper-tier Municipality are hereby authorized to cause the Debentures to be issued, the execution of a purchase letter in respect of the Debentures, dated as at May 9, 2025, by the Acting Commissioner of Corporate Services/Treasurer is hereby ratified, confirmed and approved. One or more of the Treasurer of the Upper-tier Municipality and the Regional Clerk are hereby authorized to generally do all things and to execute all other documents and papers in the name of the Upper-tier Municipality in order to carry out the sale of the

Debentures through CDS's book entry only system and such Treasurer or the Regional Clerk is authorized to affix the Upper-tier Municipality's municipal seal to any of such documents and papers.

(2)The money received by the Upper-tier Municipality from the sale of the Debentures, including any premium, and any earnings derived from the investment of that money, after providing for the expenses related to their issue, if any, shall be delivered to The Corporation of the Town of Lincoln, The Corporation of the Town of Niagara-on-the-Lake and The Corporation of the City of Welland, as the case may be, on the basis that each such lower-tier municipality shall apportion and apply such money to its respective Capital Works, as applicable, in accordance with this By-law, and to no other purpose except as permitted by the Act.

17. The Upper-tier Municipality reserves the right to issue additional instalment debentures of the same maturities, interest rates and terms and conditions.
18. Subject to the Upper-tier Municipality's statement of investment policies and goals and the applicable legislation, the Upper-tier Municipality may, if not in default under the Debentures, at any time purchase any of the Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including, without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the Upper-tier Municipality may in its discretion determine.
19. This by-law shall come into force and take effect on the day upon which it is passed.

THE REGIONAL MUNICIPALITY OF NIAGARA

James Bradley, Regional Chair

Ann-Marie Norio, Regional Clerk

Passed: < >

Schedule "A"

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Item No.	Description	Account No.	Authorizing By-Law	MOE File No.	MOE Date	Debentures Authorized by Council	Debentures Previously Issued	Debentures Now Being Issued
						\$	\$	\$
	The Corporation of the Town of Lincoln							
	<u>Term 1-10 Year Instalment Debenture</u>							
	Capital costs in connection with the:							
1	2023 Pumper Truck project	202125	2023-15			1,100,000.00	-	1,100,000.00
2	2024 Fleet Street Sweeper project	202573	2023-69			429,000.00	-	429,000.00
3	Fire Truck - Mini-Rescue project	202230	2023-69			550,000.00	-	550,000.00
	Total – Town of Lincoln					\$2,079,000.00	-	\$2,079,000.00

Schedule "A"

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Item No.	Description	Account No.	Authorizing By-Law	MOE File No.	MOE Date	Debentures Authorized by Council \$	Debentures Previously Issued \$	Debentures Now Being Issued \$
The Corporation of the Town of Niagara-on-the-Lake								
<u>Term 1-20 Year Instalment Debenture</u>								
Capital costs in connection with:								
1	Irvine Road Roads Construction project	C01966	5379-21			430,000.00	-	400,000.00
2	Glendale Streetscape project	C02055	5500-23			400,000.00	-	237,000.00
3	Line 3 Road Reconstruction project – Four Mile Creed Road to Concession 6 Road (Phase 2)	CO2053	5500-23			1,058,665.00	92,105.82	353,000.00
4	Dorchester Street Culvert project	C02157	2024-009			750,000.00	-	750,000.00
Total – Town of Niagara-on-the-Lake						\$2,638,665.00	\$92,105.82	\$1,740,000.00

Schedule "A"

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Item No.	Description	Account No.	Authorizing By-Law	MOE File No.	MOE Date	Debentures Authorized by Council	Debentures Previously Issued	Debentures Now Being Issued
						\$	\$	\$
	The Corporation of the City of Welland							
	<u>Term 1-10 Year Instalment Debenture</u>							
	Capital costs in connection with the:							
1	2023 Road Reconstruction project	10-320-23168/ 10-327-23168	2023-11 2025-28			2,504,300.00	1,600,000.00	904,000.00
2	2023-301 Infrastructure Renewals project – phase 1	10-320-23715/ 10-316-23715/ 10-327-23715	2023-11 2025-28			3,455,000.00	-	3,455,000.00
3	2024 Road Resurfacing project	10-320-24169/ 10-327-24169	2023-163 2025-28			866,800.00	-	866,000.00
4	Sidewalks- condition related replacements and missing links project	10-316-24102	2023-163 2025-28			275,000.00	-	275,000.00
5	2024 Road Reconstruction project – phase 2	10-327-24168	2023-163 2025-28			205,000.00	-	205,000.00
6	Sanitary Sewer Lining project	10-330-24707	2023-163			100,000.00	-	100,000.00

Schedule "A"

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Item No.	Description	Account No.	Authorizing By-Law	MOE File No.	MOE Date	Debentures Authorized by Council	Debentures Previously Issued	Debentures Now Being Issued
						\$	\$	\$
			2025-28					
7	2023-303 Infrastructure Renewals project - phase 2 of 2	10-330-24745	2023-163 2025-28			528,850.00	-	528,000.00
8	Fleet Capital Replacement project	10-323-25300	2024-115 2025-28			2,200,000.00	-	1,100,000.00
9	Training Truck (2003 Suburban) Replacement project	10-210-25051	2024-115 2025-28			75,000.00	-	75,000.00
10	Pre-Approved Water Meter Replacements project	10-330-25751/ 10-910-25751	2024-115 2025-28			2,366,000.00	-	2,366,000.00
	Total - City of Welland					\$12,576,750.00	-	\$9,874,000.00

Schedule "A"

Unless this certificate is presented by an authorized representative of CDS Clearing and Depository Services Inc. ("CDS") to The Regional Municipality of Niagara or its agent for registration of transfer, exchange or payment, and any certificate issued in respect thereof is registered in the name of CDS & CO., or in such other name as is requested by an authorized representative of CDS (and any payment is made to CDS & CO. or to such other entity as is requested by an authorized representative of CDS), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered holder hereof, CDS & CO., has a property interest in the securities represented by this certificate herein and it is a violation of its rights for another person to hold, transfer or deal with this certificate.

\$13,693,000.00

No.GR2025-01

C A N A D A

Province of Ontario

THE REGIONAL MUNICIPALITY OF NIAGARA

FULLY REGISTERED GLOBAL INSTALMENT DEBENTURE

THE REGIONAL MUNICIPALITY OF NIAGARA (the "Issuer"), for value received, hereby promises to pay to

CDS & CO.

as nominee of CDS or registered assigns, subject to the Conditions attached hereto which form part hereof (the "Conditions"), by the final maturity date of this global debenture (May 28, 2045), the principal amount of

Thirteen Million, Six Hundred Ninety-Three Thousand Dollars

----- (\$13,693,000.00) -----

by annual payments on the 28th day of May in each of the years 2026 to 2045, both inclusive, in the amounts set forth in the Schedule on the second page hereof (the "Schedule") in lawful money of Canada, and to pay interest thereon until the final maturity date of this global debenture in like money in semi-annual payments from May 28, 2025, or from the last date on which interest has been paid on this global debenture, whichever is later, at the rates of interest set forth in the Schedule, in arrears on the 28th day of May and the 28th day of November, commencing on November 28, 2025, in each year (each, a "Payment Date") in the manner provided in the Conditions. Subject to the Conditions, interest shall be paid on default at the applicable rate set out in the Schedule both before and

Schedule "A"

after default and judgment. The applicable interest rate, the payments of principal and interest and the principal balance outstanding in each year are shown in the Schedule.

This global debenture is subject to the Conditions.

DATED at the Region of Niagara the 28th day of May, 2025.

IN TESTIMONY WHEREOF and under the authority of By-law No. 2025-22 of the Issuer duly passed on the 22nd day of May, 2025 (the "Debenture By-law"), this global debenture is sealed with the municipal seal of the Issuer and signed by the Regional Chair and by the Treasurer thereof.

Date of Registration: May 28, 2025

Regional Chair

(seal)

Treasurer

This global debenture is also signed by the Regional Clerk pursuant to the Issuer's internal requirements.

Regional Clerk

Schedule "A"

Year	CUSIP No.	ISIN No.	Interest Rate %	Semi-annual Interest		Principal May 28 \$	Total Annual Payment \$	Principal Balance Outstanding May 28 \$
				May 28 \$	Nov 28 \$			
2025				---	233,971.75	---	233,971.75	13,693,000.00
2026	65355DV44	CA65355DV440	2.700	233,971.75	219,081.25	1,103,000.00	1,556,053.00	12,590,000.00
2027	65355DV51	CA65355DV515	2.750	219,081.25	203,502.50	1,133,000.00	1,555,583.75	11,457,000.00
2028	65355DV69	CA65355DV697	2.850	203,502.50	186,915.50	1,164,000.00	1,554,418.00	10,293,000.00
2029	65355DV77	CA65355DV770	3.000	186,915.50	168,960.50	1,197,000.00	1,552,876.00	9,096,000.00
2030	65355DV85	CA65355DV853	3.150	168,960.50	149,540.75	1,233,000.00	1,551,501.25	7,863,000.00
2031	65355DV93	CA65355DV937	3.350	149,540.75	128,234.75	1,272,000.00	1,549,775.50	6,591,000.00
2032	65355DW27	CA65355DW273	3.550	128,234.75	104,893.50	1,315,000.00	1,548,128.25	5,276,000.00
2033	65355DW35	CA65355DW356	3.700	104,893.50	79,696.50	1,362,000.00	1,546,590.00	3,914,000.00
2034	65355DW43	CA65355DW430	3.850	79,696.50	52,534.75	1,411,000.00	1,543,231.25	2,503,000.00
2035	65355DW50	CA65355DW505	4.000	52,534.75	23,214.75	1,466,000.00	1,541,749.50	1,037,000.00
2036	65355DW68	CA65355DW687	4.100	23,214.75	21,472.25	85,000.00	129,687.00	952,000.00
2037	65355DW76	CA65355DW760	4.250	21,472.25	19,602.25	88,000.00	129,074.50	864,000.00
2038	65355DW84	CA65355DW844	4.300	19,602.25	17,624.25	92,000.00	129,226.50	772,000.00
2039	65355DW92	CA65355DW927	4.400	17,624.25	15,512.25	96,000.00	129,136.50	676,000.00
2040	65355DX26	CA65355DX263	4.450	15,512.25	13,287.25	100,000.00	128,799.50	576,000.00
2041	65355DX34	CA65355DX347	4.550	13,287.25	10,898.50	105,000.00	129,185.75	471,000.00
2042	65355DX42	CA65355DX420	4.550	10,898.50	8,396.00	110,000.00	129,294.50	361,000.00
2043	65355DX59	CA65355DX594	4.600	8,396.00	5,751.00	115,000.00	129,147.00	246,000.00
2044	65355DX67	CA65355DX677	4.650	5,751.00	2,961.00	120,000.00	128,712.00	126,000.00
2045	65355DX75	CA65355DX750	4.700	<u>2,961.00</u>	---	<u>126,000.00</u>	<u>128,961.00</u>	-
				<u>1,666,051.25</u>	<u>1,666,051.25</u>	<u>13,693,000.00</u>	<u>17,025,102.50</u>	

Schedule “B”

LEGAL OPINION

We have examined the Debenture By-law of the Issuer authorizing the issue of instalment debentures in the aggregate principal amount of \$13,693,000.00 dated May 28, 2025 and maturing in ten (10) instalments of principal of varying amounts on the 28th day of May in each of the years 2026 to 2045, both inclusive.

The Debenture By-law has been properly passed and is within the legal powers of the Issuer. The Global Debenture issued under the Debenture By-law in the within form (the “Global Debenture”) is a direct, general, unsecured, unsubordinated, joint and several obligation of the Issuer and of its lower-tier municipalities (the “Lower-tier Municipalities”). The Global Debenture is enforceable against the Issuer and the Lower-tier Municipalities subject to the special jurisdiction and powers of the Ontario Land Tribunal over defaulting municipalities under the *Municipal Affairs Act*, as amended. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter delivered on the date of the Global Debenture.

Toronto, May 28, 2025

WeirFoulds LLP

Schedule "B"

CONDITIONS OF GLOBAL DEBENTURE

Form, Denomination, Ranking and Beneficial Interests in Global Debenture

1. The debentures issued pursuant to the Debenture By-law (individually a "Debenture", collectively the "Debentures") are issuable as fully registered Debentures without coupons in denominations of \$1,000.00 and any integral multiples thereof.
2. The Debentures are direct, general, unsecured, unsubordinated, joint and several obligations of the Issuer and of the Lower-tier Municipalities. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Issuer except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is a Global Debenture registered in the name of the nominee of CDS and held by CDS. Beneficial interests in this Global Debenture are represented through book entry accounts, to be established and maintained by CDS, on its records for CDS's participants (the "Participants") in accordance with its participant agreement and rules and procedures which are posted on CDS's website.
4. Except in the limited circumstances described herein, owners of beneficial interests in this Global Debenture will not be entitled to have Debentures registered in their names, will not receive or be entitled to receive physical delivery of Debentures and will not be considered registered holders of Debentures under the Conditions. The Issuer does not have any responsibility or liability for maintaining, supervising or reviewing any records of CDS or Participants relating to payments made or to be made by CDS or any Participant on account of beneficial ownership interests in this Global Debenture.

Certificated Debentures

5. This Global Debenture is exchangeable, in whole but not in part, for certificated Debentures in definitive form registered in the name of a person other than CDS or its nominee only upon the occurrence of any of the following events: (a) upon 30 days notice by CDS to the Issuer, CDS may discontinue the eligibility of this Global Debenture on deposit, or cease to hold this Global Debenture in respect of the Debentures; or (b) if CDS ceases to be a recognized clearing agency under applicable Canadian or provincial securities legislation and a successor is not appointed; or (c) if the Issuer gives CDS appropriate notice that it is unable or unwilling to continue to have CDS hold this Global Debenture as a book entry only security or that it desires or has processed an entitlement requiring a withdrawal of this Global Debenture, and the Issuer has all right, power, capacity and authority to do so.

Schedule "B"

6. Debentures issued in exchange for this Global Debenture shall be issued as certificated Debentures in definitive form in authorized denominations, shall have the same benefits and be subject to the same terms and conditions as this Global Debenture (except insofar as they specifically relate to this Global Debenture as such), shall be registered in such names and in such denominations as CDS shall direct and shall be delivered as directed by the persons in whose names such definitive Debentures are to be registered.
7. Upon the exchange of certificated Debentures in definitive form for this Global Debenture, the Issuer shall receive and cancel this Global Debenture, shall reduce the holdings of CDS & CO. on the registry to nil and shall issue or cause to be issued in exchange for this Global Debenture certificated Debentures in definitive form in an aggregate principal amount equal to and in exchange for the Participants' proportionate interests in this Global Debenture as of the record date for such exchange, as directed by CDS. On or after any such exchange, but only to the extent reasonably practicable in the circumstances, the Issuer shall make all payments in respect of such certificated Debentures in definitive form to the registered holders thereof, notwithstanding such exchange occurred after the record date for any payment and prior to such payment date.

Registration

8. The Issuer will keep at its designated office in the Region of Niagara a registry in which shall be entered the names and addresses of the registered holders of Debentures and particulars of the Debentures held by them respectively and in which transfers, exchanges and substitutions of Debentures may be registered.

Title

9. The Issuer shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Issuer shall deem and treat registered holders of Debentures, including this Global Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Issuer on the Debentures to the extent of the amount or amounts so paid.

Payments of Principal and Interest

10. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any Payment Date, including a maturity date. Principal of and interest on the Debentures are payable by the Issuer to the persons registered as holders in the registry on the relevant record date. The Issuer shall not be required to register

Schedule "B"

- any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding Payment Date.
11. The Issuer shall make all payments in respect of annual principal (May 28) and semi-annual interest (May 28 and November 28) on the Debentures on the Payment Dates commencing with a payment of semi-annual interest on November 28, 2025 electronically in final and irrevocable same-day funds in accordance with the applicable requirements of CDS, so long as this Global Debenture is held by CDS.
 12. In the case that certificated Debentures in definitive form are issued, the Issuer shall make all payments in respect of principal and outstanding interest in lawful money of Canada at maturity upon presentation and surrender thereof at any specified branch in Canada of the Issuer's bank designated in the definitive Debentures, and prior to maturity, shall make payments of interest, by cheque sent by mail to the registered addresses of the registered holders or, if authorized in writing, by electronic transfer.
 13. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days, if applicable.
 14. Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario, are not authorized or obligated by law or executive order to be closed (a "Business Day"), and if any date for payment is not a Business Day, payment shall be made on the next following Business Day and no further interest shall be paid in respect of the delay in such payment.
 15. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Issuer.
 16. In the case of the death of one or more joint registered holders, despite sections 9 and 15 of the Conditions, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Issuer.

Transfers, Exchanges and Substitutions

17. Debentures are transferable or exchangeable at the office of the Treasurer of the Issuer upon presentation for such purpose accompanied by an instrument of

Schedule "B"

transfer or exchange in a form approved by the Issuer and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.

18. The Issuer shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity dates and of like form in the event of a mutilation, defacement, loss, mysterious or unexplainable disappearance, theft, destruction or dematerialization, provided that the applicant therefor shall have: (i) paid such costs as may have been incurred in connection therewith; (ii) (in the case of a mutilated, defaced, lost, mysteriously or unexplainably missing, stolen, destroyed or dematerialized Debenture) furnished the Issuer with such evidence (including evidence as to the certificate number of the Debenture in question) and indemnity in respect thereof satisfactory to the Issuer in its discretion; and (iii) surrendered to the Issuer any mutilated or defaced Debenture in respect of which new Debentures are to be issued in substitution.
19. Each Debenture executed and delivered upon any registration of transfer or exchange for or in substitution for any Debenture or part thereof shall carry all the rights to interest, if any, accrued and unpaid which were carried by such Debenture or part thereof and shall be so dated.
20. Subject to an agreement that the Issuer may enter into to the contrary, the Issuer shall not impose any fees in respect of the Debentures, in the normal course of business, other than reasonable fees for the issue of new Debentures in substitution for Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen, destroyed or dematerialized or for the issue of new cheques, in substitution for interest cheques that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed.

Purchases

21. Subject to the investment policies and goals of the Issuer and the applicable legislation, the Issuer may, if not in default under the Debentures, at any time purchase Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the Issuer may in its discretion determine.

Schedule “B”

Additional Debentures

22. The Issuer reserves the right to issue additional instalment debentures of the same maturities, interest rates and terms and conditions.

Notices

23. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if it is in writing and a copy of such notice is mailed or otherwise delivered, including delivery by electronic means, to the registered address of such registered holder. If the Issuer or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Business Day then such notice may be given on the next following Business Day.

Time

24. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

25. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

Schedule "C"

REPAYMENT SCHEDULE

Year	Maturity	Principal \$	Interest		Interest \$	Annual
		28-May	Rate %	28-May	28-Nov	Payments \$
2025		---		---	233,971.75	233,971.75
2026	05/28/26	1,103,000.00	2.700	233,971.75	219,081.25	1,556,053.00
2027	05/28/27	1,133,000.00	2.750	219,081.25	203,502.50	1,555,583.75
2028	05/28/28	1,164,000.00	2.850	203,502.50	186,915.50	1,554,418.00
2029	05/28/29	1,197,000.00	3.000	186,915.50	168,960.50	1,552,876.00
2030	05/28/30	1,233,000.00	3.150	168,960.50	149,540.75	1,551,501.25
2031	05/28/31	1,272,000.00	3.350	149,540.75	128,234.75	1,549,775.50
2032	05/28/32	1,315,000.00	3.550	128,234.75	104,893.50	1,548,128.25
2033	05/28/33	1,362,000.00	3.700	104,893.50	79,696.50	1,546,590.00
2034	05/28/34	1,411,000.00	3.850	79,696.50	52,534.75	1,543,231.25
2035	05/28/35	1,466,000.00	4.000	52,534.75	23,214.75	1,541,749.50
2036	05/28/36	85,000.00	4.100	23,214.75	21,472.25	129,687.00
2037	05/28/37	88,000.00	4.250	21,472.25	19,602.25	129,074.50
2038	05/28/38	92,000.00	4.300	19,602.25	17,624.25	129,226.50
2039	05/28/39	96,000.00	4.400	17,624.25	15,512.25	129,136.50
2040	05/28/40	100,000.00	4.450	15,512.25	13,287.25	128,799.50
2041	05/28/41	105,000.00	4.550	13,287.25	10,898.50	129,185.75
2042	05/28/42	110,000.00	4.550	10,898.50	8,396.00	129,294.50
2043	05/28/43	115,000.00	4.600	8,396.00	5,751.00	129,147.00
2044	05/28/44	120,000.00	4.650	5,751.00	2,961.00	128,712.00
2045	05/28/45	<u>126,000.00</u>	4.700	<u>2,961.00</u>	---	<u>128,961.00</u>
Total		<u>13,693,000.00</u>		<u>1,666,051.25</u>	<u>1,666,051.25</u>	<u>17,025,102.50</u>

Schedule "D"

Year	Lincoln	Niagara-on-the-Lake	Welland
	\$	\$	\$
2025	34,624.00	34,923.00	164,424.75
2026	247,804.50	129,036.00	1,179,212.50
2027	247,803.50	130,359.75	1,177,420.50
2028	247,524.25	130,567.25	1,176,326.50
2029	247,847.50	130,636.00	1,174,392.50
2030	246,711.00	130,544.25	1,174,246.00
2031	247,028.75	130,268.25	1,172,478.50
2032	246,694.00	129,783.25	1,171,651.00
2033	246,716.00	129,100.00	1,170,774.00
2034	246,106.00	129,211.00	1,167,914.25
2035	245,820.00	130,069.50	1,165,860.00
2036	---	129,687.00	---
2037	---	129,074.50	---
2038	---	129,226.50	---
2039	---	129,136.50	---
2040	---	128,799.50	---
2041	---	129,185.75	---
2042	---	129,294.50	---
2043	---	129,147.00	---
2044	---	128,712.00	---
2045	---	128,961.00	---
	2,504,679.50	2,625,722.50	11,894,700.50