

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. 2017-34

A BY-LAW TO SET AND LEVY THE RATES OF TAXATION FOR REGIONAL  
GENERAL AND SPECIAL PURPOSES FOR THE YEAR 2017

WHEREAS the Regional Council of The Regional Municipality of Niagara (hereinafter referred to as "The Regional Corporation") has prepared and adopted a budget including estimates of all sums it required during the year 2017 for the purposes of the Regional Corporation pursuant to Section 289(1) of the *Municipal Act 2001*, S.O. 2001, c. 25, as amended (hereinafter referred to as the "Municipal Act");

WHEREAS Regional Council by By-Law No. 69-2016 adopted the 2017 Waste Management Budget, and by By-Law No. 81-2016 adopted the 2017 Operating Budget and Tax Levy;

WHEREAS for the purposes of raising the general levy for the Regional Corporation, the Regional Corporation shall pass a by-law directing each Lower-Tier Municipality to levy a separate tax rate, as specified in the by-law, on the assessment in each property class in the Lower-Tier Municipality ratable for the purposes of The Regional Corporation, pursuant to Section 311 (2) of the Municipal Act;

WHEREAS the tax ratios and the tax rate reductions for prescribed property classes for the 2017 taxation year have been set out in By-Law No. 33-2017 of The Regional Corporation dated the 30th of March 2017;

WHEREAS The Regional Corporation is responsible for providing Waste Management services pursuant to By-Laws 8280-96, 8281-96, 8282-96 and 8283-96;

WHEREAS Regional Council is desirous of imposing a special levy for Waste Management purposes and the sums required by taxation in the year 2017 for the said purposes are to be levied by separate rates by the applicable Area Municipalities as directed by Regional by-law pursuant to Subsection 311 (4) of the Municipal Act;

WHEREAS it is necessary for The Regional Corporation, pursuant to Section 257.12.1 (3) of the *Education Act*, R.S.O 1990, C.E. 2, to levy tax rates required to raise the sums requisitioned by the Province against each Lower-Tier Municipality for the year 2017; and,

WHEREAS Regional Council established tax rates for property classes, and other decisions consistent with setting and levying rates of taxation for regional purposes for 2017.

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

1. That for the year 2017 in The Regional Municipality of Niagara the lower-tier municipalities shall levy upon the property tax classes set out in Schedule "A" the property tax rates applicable thereto.
2. That payment of all amounts directed to be levied pursuant to the provisions of this by-law and due to The Regional Municipality of Niagara shall be due and payable in the amounts and at the times shown on Schedule "B" attached to this by-law.
3. That for the year 2017 in The Regional Municipality of Niagara, the Town of Niagara-on-the-Lake be required to pay \$1,461,193 to the Regional Corporation as the charges for Waste Management purposes set out in Schedule "C". The remaining area municipalities shall levy upon the property tax classes and applicable subclasses the tax rates for Waste Management purposes set out in Schedule "C" attached to this by-law.
4. That if a lower-tier municipality fails to make any payment or portion thereof as provided in this by-law, the lower-tier municipality shall pay to the Regional Corporation interest due on the amount in default at the rate of fifteen (15) per cent per annum from the due date of the payment until the payment is made.
5. That this by-law shall come into force and effect on the day upon which it is passed.

THE REGIONAL MUNICIPALITY OF NIAGARA

Original signed by:

\_\_\_\_\_  
Alan Caslin, Regional Chair

Original signed by:

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Natasha L. Devos, Acting Regional Clerk

Passed: March 30, 2017

**Schedule A – 2017 Tax Ratios, Sub-Class Reductions, and Rates**

<b>Property Classification</b>	<b>Tax Ratio</b>	<b>Sub-Class Reduction</b>	<b>Tax Rate</b>
Residential	1.000000		.00577237
New Multi-Residential	1.000000		.00577237
Multi-Residential	2.000000		.01154474
Commercial	1.758600		.01015129
Commercial – Excess Land	1.758600	30%	.00710590
Commercial – Vacant Land	1.758600	30%	.00710590
Industrial	2.630000		.01518133
Industrial – Excess Land	2.630000	30%	.01062693
Industrial – Vacant Land	2.630000	30%	.01062693
Pipeline	1.702100		.00982515
Farmland	0.250000		.00144309
Managed Forest	0.250000		.00144309
Farmland Awaiting Development 1	1.000000	25%	.00432928
Farmland Awaiting Development 2	Class Ratio		Class Rate
Landfill Sites	2.940261		.01697227

**Schedule B – 2017 GENERAL TAX LEVY**

**2017 Upper-Tier General Levy and Dates by Local Municipality (Taxable Levy)**

Municipality	Interim Payment Due March 14, 2017	Interim Payment Due May 16, 2017	Final Payment Due August 8, 2017	Final Payment Due October 17, 2017	2017 Approved General Levy	Regional Departments	Niagara Regional Police	Niagara Regional Housing	Niagara Peninsula Conservation Authority	Court Services
Fort Erie	5,498,957	5,498,957	5,286,882	5,286,882	21,571,677	9,581,762	9,475,373	2,108,543	459,689	(53,690)
Grimsby	5,502,765	5,502,765	6,379,065	6,379,065	23,763,661	10,555,403	10,438,203	2,322,800	506,400	(59,145)
Lincoln	4,635,939	4,635,939	5,052,894	5,052,894	19,377,666	8,607,221	8,511,652	1,894,087	412,935	(48,229)
Niagara Falls	16,911,628	16,911,628	18,070,667	18,070,667	69,964,591	31,077,049	30,731,990	6,838,752	1,490,934	(174,134)
Niagara -on-the-Lake	6,598,762	6,598,762	7,360,463	7,360,463	27,918,450	12,400,888	12,263,197	2,728,914	594,938	(69,486)
Pelham	3,340,675	3,340,675	3,560,858	3,560,858	13,803,066	6,131,081	6,063,005	1,349,193	294,141	(34,354)
Port Colborne	2,815,410	2,815,410	2,840,885	2,840,885	11,312,590	5,024,855	4,969,062	1,105,759	241,069	(28,156)
St. Catharines	22,433,108	22,433,108	23,268,442	23,268,442	91,403,100	40,599,660	40,148,869	8,934,278	1,947,786	(227,492)
Thorold	3,213,914	3,213,913	3,365,272	3,365,272	13,158,372	5,844,719	5,779,823	1,286,177	280,403	(32,750)
Wainfleet	1,207,608	1,207,607	1,314,095	1,314,095	5,043,405	2,240,192	2,215,319	492,972	107,474	(12,552)
Welland	6,816,881	6,816,882	7,136,066	7,136,066	27,905,894	12,395,311	12,257,681	2,727,687	594,670	(69,455)
West Lincoln	2,301,433	2,301,432	2,599,348	2,599,348	9,801,561	4,353,682	4,305,342	958,062	208,870	(24,395)
<b>Regional Total Taxable Only</b>	<b>81,277,080</b>	<b>81,277,078</b>	<b>86,234,966</b>	<b>86,234,966</b>	<b>335,024,033</b>	<b>148,811,823</b>	<b>147,159,515</b>	<b>32,747,224</b>	<b>7,139,309</b>	<b>(833,838)</b>

Note: Agencies, Boards & Commissions amounts are inclusive of program support costs

**Schedule C – 2017 WASTE MANAGEMENT TAX RATES & LEVY****2017 Upper-Tier Special Levy (Waste Management) and Dates by Local Municipality (Taxable Levy)**

<b>Municipality</b>	<b>Interim Payment Due March 14, 2017</b>	<b>Interim Payment Due May 16, 2017</b>	<b>Final Payment Due August 8, 2017</b>	<b>Final Payment Due October 17, 2017</b>	<b>2017 Approved Special Levy</b>
Fort Erie	669,059	669,059	658,196	658,196	2,654,510
Grimsby	453,410	453,410	464,702	464,702	1,836,224
Lincoln	397,667	397,667	394,357	394,357	1,584,048
Niagara Falls	1,735,528	1,735,528	1,639,483	1,639,483	6,750,022
Niagara -on-the-Lake	355,838	355,838	374,759	374,758	1,461,193
Pelham	295,848	295,849	291,282	291,281	1,174,260
Port Colborne	457,170	457,169	447,730	447,730	1,809,799
St. Catharines	2,745,102	2,745,102	2,655,881	2,655,880	10,801,965
Thorold	359,200	359,201	359,313	359,312	1,437,026
Wainfleet	138,734	138,734	135,904	135,903	549,275
Welland	1,009,503	1,009,502	977,823	977,823	3,974,651
West Lincoln	208,266	208,266	220,845	220,845	858,222
<b>Regional Total Taxable Only</b>	<b>8,825,325</b>	<b>8,825,325</b>	<b>8,620,275</b>	<b>8,620,270</b>	<b>34,891,194</b>

**Schedule C – 2017 WASTE MANAGEMENT TAX RATES & LEVY**

<b>Fort Erie</b>	<b>2017 Phased</b>		
<b>Property Classification</b>	<b>CVA as Returned</b>	<b>Rates</b>	<b>Levy</b>
Residential	3,072,114,554	0.00071032	\$2,182,184
New Multi-Residential	38,225	0.00071032	\$27
Multi-Residential	39,093,399	0.00142064	\$55,538
Commercial	229,879,543	0.00124917	\$287,158
Commercial - Excess Land	16,572,850	0.00087442	\$14,492
Commercial - Vacant Land	6,328,984	0.00087442	\$5,534
Industrial	41,822,289	0.00186814	\$78,130
Industrial - Excess Land	3,202,919	0.00130770	\$4,188
Industrial - Vacant Land	657,300	0.00130770	\$860
Pipelines	14,038,750	0.00120904	\$16,973
Farmland	51,874,241	0.00017758	\$9,212
Farmland Awaiting Development	-	0.00053274	\$0
Landfill	-	0.00208853	\$0
Managed Forests	1,185,748	0.00017758	\$211
<b>Taxable Totals</b>	<b>3,476,808,802</b>		<b>\$2,654,510</b>

<b>Grimsby</b>	<b>2017 Phased</b>		
<b>Property Classification</b>	<b>CVA as Returned</b>	<b>Rates</b>	<b>Levy</b>
Residential	3,439,371,453	0.00044603	\$1,534,063
New Multi-Residential	-	0.00044603	\$0
Multi-Residential	25,324,500	0.00089206	\$22,591
Commercial	257,499,933	0.00078439	\$201,980
Commercial - Excess Land	14,962,750	0.00054907	\$8,216
Commercial - Vacant Land	10,434,040	0.00054907	\$5,729
Industrial	39,719,378	0.00117306	\$46,593
Industrial - Excess Land	1,689,750	0.00082114	\$1,388
Industrial - Vacant Land	3,011,125	0.00082114	\$2,473
Pipelines	7,306,750	0.00075919	\$5,547
Farmland	67,782,250	0.00011151	\$7,558
Farmland Awaiting Development	-	0.00033452	\$0
Landfill	-	0.00131144	\$0
Managed Forests	691,100	0.00011151	\$77
<b>Taxable Totals</b>	<b>3,867,793,029</b>		<b>\$1,836,224</b>

**Schedule C – 2017 WASTE MANAGEMENT TAX RATES & LEVY**

<b>Lincoln</b>	<b>2017 Phased</b>	<b>Rates</b>	<b>Levy</b>
<b>Property Classification</b>	<b>CVA as Returned</b>		
Residential	2,610,043,548	0.00047187	\$1,231,601
New Multi-Residential	-	0.00047187	\$0
Multi-Residential	20,605,225	0.00094374	\$19,446
Commercial	178,258,305	0.00082983	\$147,924
Commercial - Excess Land	9,108,325	0.00058088	\$5,291
Commercial - Vacant Land	5,988,200	0.00058088	\$3,478
Industrial	85,810,080	0.00124102	\$106,492
Industrial - Excess Land	6,629,750	0.00086871	\$5,759
Industrial - Vacant Land	2,443,825	0.00086871	\$2,123
Pipelines	18,792,250	0.00080317	\$15,093
Farmland	396,350,057	0.00011797	\$46,756
Farmland Awaiting Development	-	0.00035390	\$0
Landfill	-	0.00138742	\$0
Managed Forests	749,750	0.00011797	\$88
<b>Taxable Totals</b>	<b>3,334,779,315</b>		<b>\$1,584,048</b>

<b>Niagara Falls</b>	<b>2017 Phased</b>	<b>Rates</b>	<b>Levy</b>
<b>Property Classification</b>	<b>CVA as Returned</b>		
Residential	7,250,673,778	0.00055690	\$4,037,900
New Multi-Residential	9,227,480	0.00055690	\$5,139
Multi-Residential	277,443,123	0.00111380	\$309,016
Commercial	2,098,113,369	0.00097936	\$2,054,817
Commercial - Excess Land	136,019,325	0.00068556	\$93,249
Commercial - Vacant Land	46,966,439	0.00068556	\$32,198
Industrial	93,833,012	0.00146465	\$137,432
Industrial - Excess Land	20,825,162	0.00102525	\$21,351
Industrial - Vacant Land	4,632,225	0.00102525	\$4,749
Pipelines	41,049,250	0.00094790	\$38,911
Farmland	65,988,675	0.00013923	\$9,187
Farmland Awaiting Development	1,685,650	0.00041768	\$704
Landfill	3,152,500	0.00163743	\$5,162
Managed Forests	1,062,050	0.00013923	\$148
<b>Taxable Totals</b>			<b>\$6,750,022</b>

**Schedule C – 2017 WASTE MANAGEMENT TAX RATES & LEVY**

<b>Niagara-on-the-Lake</b>	<b>2017 Phased</b>		
<b>Property Classification</b>	<b>CVA as Returned</b>	<b>Rates</b>	<b>Levy</b>
Residential	3,442,759,833	N/A	\$0
New Multi-Residential	-	N/A	\$0
Multi-Residential	15,947,775	N/A	\$0
Commercial	630,607,756	N/A	\$0
Commercial - Excess Land	9,042,475	N/A	\$0
Commercial - Vacant Land	11,981,310	N/A	\$0
Industrial	28,328,231	N/A	\$0
Industrial - Excess Land	12,673,000	N/A	\$0
Industrial - Vacant Land	92,900	N/A	\$0
Pipelines	16,777,750	N/A	\$0
Farmland	401,259,800	N/A	\$0
Farmland Awaiting Development	-	N/A	\$0
Landfill	-	N/A	\$0
Managed Forests	666,225	N/A	\$0
<b>Taxable Totals</b>	<b>4,570,137,055</b>		<b>\$1,461,193</b>

<b>Pelham</b>	<b>2017 Phased</b>		
<b>Property Classification</b>	<b>CVA as Returned</b>	<b>Rates</b>	<b>Levy</b>
Residential	2,159,252,964	0.00049107	\$1,060,344
New Multi-Residential	-	0.00049107	\$0
Multi-Residential	17,376,500	0.00098214	\$17,066
Commercial	69,478,193	0.00086360	\$60,001
Commercial - Excess Land	3,677,250	0.00060452	\$2,223
Commercial - Vacant Land	549,704	0.00060452	\$332
Industrial	3,812,348	0.00129151	\$4,924
Industrial - Excess Land	63,500	0.00090406	\$57
Industrial - Vacant Land	47,025	0.00090406	\$43
Pipelines	15,421,250	0.00083585	\$12,890
Farmland	131,658,899	0.00012277	\$16,163
Farmland Awaiting Development	-	0.00036830	\$0
Landfill	-	0.00144387	\$0
Managed Forests	1,774,825	0.00012277	\$218
<b>Taxable Totals</b>	<b>2,403,112,458</b>		<b>\$1,174,260</b>



**Schedule C – 2017 WASTE MANAGEMENT TAX RATES & LEVY**

<b>Port Colborne</b>	<b>2017 Phased</b>		
<b>Property Classification</b>	<b>CVA as Returned</b>	<b>Rates</b>	<b>Levy</b>
Residential	1,463,483,394	0.00092347	\$1,351,483
New Multi-Residential	-	0.00092347	\$0
Multi-Residential	38,632,875	0.00184694	\$71,353
Commercial	115,031,993	0.00162401	\$186,814
Commercial - Excess Land	2,011,600	0.00113681	\$2,287
Commercial - Vacant Land	221,425	0.00113681	\$252
Industrial	63,893,625	0.00242873	\$155,180
Industrial - Excess Land	6,674,000	0.00170011	\$11,347
Industrial - Vacant Land	2,038,050	0.00170011	\$3,465
Pipelines	9,729,500	0.00157184	\$15,293
Farmland	48,482,850	0.00023087	\$11,193
Farmland Awaiting Development	1,312,925	0.00069260	\$909
Landfill	-	0.00271524	\$0
Managed Forests	977,725	0.00023087	\$226
<b>Taxable Totals</b>	<b>1,752,489,962</b>		<b>\$1,809,799</b>

<b>St. Catharines</b>	<b>2017 Phased</b>		
<b>Property Classification</b>	<b>CVA as Returned</b>	<b>Rates</b>	<b>Levy</b>
Residential	10,890,014,022	0.00068218	\$7,428,950
New Multi-Residential	28,119,495	0.00068218	\$19,183
Multi-Residential	649,670,972	0.00136436	\$886,385
Commercial	1,721,646,481	0.00119968	\$2,065,428
Commercial - Excess Land	16,051,825	0.00083978	\$13,480
Commercial - Vacant Land	14,435,592	0.00083978	\$12,123
Industrial	161,821,614	0.00179413	\$290,330
Industrial - Excess Land	22,867,225	0.00125589	\$28,719
Industrial - Vacant Land	4,866,646	0.00125589	\$6,112
Pipelines	28,947,750	0.00116114	\$33,612
Farmland	103,904,675	0.00017055	\$17,720
Farmland Awaiting Development	-	0.00051164	\$0
Landfill	-	0.00200579	\$0
Managed Forests	-	0.00017055	\$0
<b>Taxable Totals</b>	<b>13,642,346,297</b>		<b>\$10,801,965</b>

**Schedule C – 2017 WASTE MANAGEMENT TAX RATES & LEVY**

<b>Thorold</b>	<b>2017 Phased</b>	<b>Rates</b>	<b>Levy</b>
<b>Property Classification</b>	<b>CVA as Returned</b>		
Residential	1,641,977,578	0.00063040	\$1,035,103
New Multi-Residential	59,402,075	0.00063040	\$37,447
Multi-Residential	38,791,385	0.00126080	\$48,908
Commercial	150,986,175	0.00110862	\$167,387
Commercial - Excess Land	6,437,282	0.00077604	\$4,996
Commercial - Vacant Land	3,971,345	0.00077604	\$3,082
Industrial	52,200,771	0.00165795	\$86,546
Industrial - Excess Land	14,052,850	0.00116057	\$16,309
Industrial - Vacant Land	3,540,304	0.00116057	\$4,109
Pipelines	23,182,750	0.00107300	\$24,875
Farmland	51,508,350	0.00015760	\$8,118
Farmland Awaiting Development	187,000	0.00047280	\$88
Landfill	-	0.00185354	\$0
Managed Forests	363,025	0.00015760	\$57
<b>Taxable Totals</b>	<b>2,046,600,890</b>		<b>\$1,437,026</b>

<b>Wainfleet</b>	<b>2017 Phased</b>	<b>Rates</b>	<b>Levy</b>
<b>Property Classification</b>	<b>CVA as Returned</b>		
Residential	789,890,375	0.00062867	\$496,580
New Multi-Residential	-	0.00062867	\$0
Multi-Residential	456,250	0.00125734	\$574
Commercial	16,945,048	0.00110558	\$18,734
Commercial - Excess Land	285,650	0.00077391	\$221
Commercial - Vacant Land	747,877	0.00077391	\$579
Industrial	3,302,925	0.00165340	\$5,461
Industrial - Excess Land	85,500	0.00115738	\$99
Industrial - Vacant Land	103,225	0.00115738	\$119
Pipelines	5,056,750	0.00107006	\$5,411
Farmland	135,681,025	0.00015717	\$21,325
Farmland Awaiting Development	-	0.00047150	\$0
Landfill	-	0.00184845	\$0
Managed Forests	1,115,025	0.00015717	\$175
<b>Taxable Totals</b>	<b>953,669,650</b>		<b>\$549,275</b>

**Schedule C – 2017 WASTE MANAGEMENT TAX RATES & LEVY**

<b>Welland</b>	<b>2017 Phased</b>	<b>Rates</b>	<b>Levy</b>
<b>Property Classification</b>	<b>CVA as Returned</b>		
Residential	3,688,069,685	0.00082216	\$3,032,183
New Multi-Residential	7,737,300	0.00082216	\$6,361
Multi-Residential	156,632,575	0.00164432	\$257,554
Commercial	339,550,967	0.00144585	\$490,940
Commercial - Excess Land	11,907,250	0.00101210	\$12,051
Commercial - Vacant Land	5,067,886	0.00101210	\$5,129
Industrial	60,056,175	0.00216228	\$129,858
Industrial - Excess Land	4,699,750	0.00151360	\$7,114
Industrial - Vacant Land	1,542,325	0.00151360	\$2,334
Pipelines	19,364,500	0.00139940	\$27,099
Farmland	16,174,450	0.00020554	\$3,324
Farmland Awaiting Development	-	0.00061662	\$0
Landfill	227,125	0.00241736	\$549
Managed Forests	710,300	0.00020554	\$146
<b>Taxable Totals</b>	<b>4,311,740,288</b>		<b>\$3,974,651</b>

<b>West Lincoln</b>	<b>2017 Phased</b>	<b>Rates</b>	<b>Levy</b>
<b>Property Classification</b>	<b>CVA as Returned</b>		
Residential	1,388,443,437	0.00050543	\$701,761
New Multi-Residential	-	0.00050543	\$0
Multi-Residential	7,094,250	0.00101086	\$7,171
Commercial	61,621,038	0.00088885	\$54,772
Commercial - Excess Land	1,631,250	0.00062219	\$1,015
Commercial - Vacant Land	1,011,613	0.00062219	\$629
Industrial	22,198,546	0.00132928	\$29,508
Industrial - Excess Land	650,150	0.00093050	\$605
Industrial - Vacant Land	402,550	0.00093050	\$375
Pipelines	25,883,750	0.00086029	\$22,268
Farmland	314,228,750	0.00012636	\$39,705
Farmland Awaiting Development	638,750	0.00037907	\$242
Landfill	-	0.00148610	\$0
Managed Forests	1,393,325	0.00012636	\$176
<b>Taxable Totals</b>	<b>1,825,197,409</b>		<b>\$858,222</b>