

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. 2022-13

A BY-LAW TO SET AND LEVY THE RATE OF
TAXATION FOR REGIONAL GENERAL AND SPECIAL
PURPOSES FOR THE YEAR 2022

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 2022 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. 2021-89 adopted the 2022 Waste Management Budget, and by By-Law No. 2021-112 adopted the 2022 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 2022 taxation year have been set out in By-Law No. 2022-14 of The Regional Corporation dated the 24th of March 2022;

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 2022 for the said purposes are to be levied by separate rates by the applicable Area Municipalities as directed by Regional by-law pursuant to Subsection 311 (4) of the Municipal Act; and,

WHEREAS Regional Council established tax rates for property classes, and other decisions consistent with setting and levying rates of taxation for regional purposes for 2022.

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

1. That for the year 2022 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 2022 in The Regional Municipality of Niagara, the Town of Niagara-on-the-Lake be required to pay \$1,845,362 to the Regional Corporation as the charges for Waste Management purposes set out in Schedule "C". The remaining area municipalities shall levy upon the property tax classes and applicable subclasses the tax rates for Waste Management purposes set out in Schedule "C" attached to this by-law.
4. That if a lower-tier municipality fails to make any payment or portion thereof as provided in this by-law, the lower-tier municipality shall pay to the Regional Corporation interest due on the amount in default at the rate of fifteen (15) per cent per annum from the due date of the payment until the payment is made.
5. That this by-law shall come into force and effect on the day upon which it is passed.

THE REGIONAL MUNICIPALITY OF NIAGARA

James Bradley, Regional Chair

Ann-Marie Norio, Regional Clerk

Passed: March 24, 2022

Schedule A

2022 Tax Ratios, Sub-Class Reductions, and Rates

Property Classification	Tax Ratio	Sub-Class Reduction	Tax Rate by Class
Residential	1.000000		0.00603552
New Multi-Residential	1.000000		0.00603552
Multi-Residential	1.970000		0.01188997
Commercial	1.734900		0.01047102
Commercial - Excess	1.734900	15.0%	0.00890037
Commercial - Vacant	1.734900	15.0%	0.00890037
Landfill	2.940261		0.01774600
Industrial	2.630000		0.01587342
Industrial - Excess	2.630000	15.0%	0.01349240
Industrial - Vacant	2.630000	15.0%	0.01349240
Pipelines	1.702100		0.01027306
Farmland	0.250000		0.00150888
FAD 1	1.000000	25%	0.00452664
FAD 2	Class Ratio		Class Rate
Managed Forests	0.250000		0.00150888

Schedule B

2022 GENERAL TAX LEVY

2022 Upper-Tier General Levy and Dates by Local Municipality (Taxable Levy Only)

Municipality	Interim Payment Due March 9, 2022	Interim Payment Due May 11, 2022	Final Payment Due August 10, 2022	Final Payment Due October 12, 2022	2022 Approved General Levy	Regional Dept.	Niagara Regional Police	Niagara Regional Housing	Niagara Peninsula Conserv Authority	Court Services
Fort Erie	6,295,227	6,295,227	6,947,880	6,947,880	26,486,213	15,328,920	10,560,461	243,468	393,443	(40,080)
Grimsby	7,727,795	7,727,795	8,408,950	8,408,950	32,273,489	18,678,312	12,867,938	296,667	479,410	(48,837)
Lincoln	6,114,347	6,114,347	6,823,121	6,823,121	25,874,935	14,975,143	10,316,735	237,849	384,362	(39,155)
Niagara Falls	21,363,065	21,363,065	23,095,527	23,095,527	88,917,183	51,460,902	35,452,652	817,350	1,320,831	(134,553)
Niagara-on-the-Lake	8,772,817	8,772,817	9,480,956	9,480,956	36,507,546	21,128,776	14,556,121	335,587	542,306	(55,244)
Pelham	4,287,289	4,287,289	4,733,368	4,733,368	18,041,314	10,441,427	7,193,350	165,841	267,997	(27,301)
Port Colborne	3,252,185	3,252,185	3,480,342	3,480,342	13,465,052	7,792,911	5,368,724	123,774	200,018	(20,376)
St. Catharines	26,184,956	26,184,956	27,738,027	27,738,027	107,845,966	62,415,953	42,999,849	991,349	1,602,011	(163,196)
Thorold	4,187,699	4,187,699	4,860,998	4,860,998	18,097,393	10,473,883	7,215,710	166,356	268,830	(27,386)
Wainfleet	1,531,526	1,531,526	1,630,434	1,630,434	6,323,919	3,659,974	2,521,444	58,131	93,939	(9,570)
Welland	8,396,817	8,396,817	9,115,628	9,115,628	35,024,889	20,270,687	13,964,963	321,958	520,281	(53,001)
West Lincoln	3,211,431	3,211,431	3,509,830	3,509,830	13,442,522	7,779,872	5,359,741	123,567	199,684	(20,342)
Regional Total Taxable Only	101,325,151	101,325,151	109,825,059	109,825,059	422,300,421	244,406,762	168,377,688	3,881,898	6,273,113	(639,040)

Schedule C

2022 WASTE MANAGEMENT TAX RATES & LEVY**2022 Upper-Tier Special Levy (Waste Management) and Dates by Local Municipality (Taxable Levy Only)**

Municipality	Interim Payment Due March 9, 2022	Interim Payment Due May 11, 2022	Final Payment Due August 10, 2022	Final Payment Due October 12, 2022	2022 Approved Special Levy
Fort Erie	770,721	770,721	856,823	856,823	3,255,088
Grimsby	557,873	557,873	634,941	634,941	2,385,628
Lincoln	463,521	463,521	536,556	536,556	2,000,153
Niagara Falls	1,988,145	1,988,145	2,193,106	2,193,106	8,362,502
Niagara-on-the-Lake	439,618	439,618	483,063	483,063	1,845,362
Pelham	351,829	351,829	400,326	400,326	1,504,309
Port Colborne	510,435	510,435	559,303	559,303	2,139,476
St. Catharines	3,077,998	3,077,998	3,362,188	3,362,188	12,880,371
Thorold	434,000	434,000	509,832	509,832	1,887,664
Wainfleet	156,374	156,374	171,231	171,231	655,209
Welland	1,133,355	1,133,355	1,267,922	1,267,922	4,802,553
West Lincoln	257,863	257,863	289,502	289,502	1,094,730
Regional Total Taxable Only	10,141,732	10,141,732	11,264,791	11,264,791	42,813,045

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2022 WASTE MANAGEMENT TAX RATES & LEVY

Fort Erie Property Classification	2022 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	3,660,569,965	0.00074175	2,715,228
New Multi-Residential	0	0.00074175	-
Multi-Residential	42,206,000	0.00146125	61,674
Commercial	251,491,837	0.00128686	323,635
Commercial - Excess	4,894,888	0.00109383	5,354
Commercial - Vacant	20,412,000	0.00109383	22,327
landfill	0	0.00218094	-
Industrial	44,320,291	0.00195080	86,460
Industrial - Excess	817,200	0.00165818	1,355
Industrial - Vacant	4,760,400	0.00165818	7,894
Pipelines	16,622,000	0.00126253	20,986
Farmland	53,695,900	0.00018544	9,957
FAD 1	0	0.00055631	-
Managed Forests	1,177,100	0.00018544	218
Taxable Total	4,100,967,581		\$3,255,088

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2022 WASTE MANAGEMENT TAX RATES & LEVY

Grimsby Property Classification	2022 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	4,493,340,848	0.00044614	2,004,659
New Multi-Residential	0	0.00044614	-
Multi-Residential	31,243,000	0.00087890	27,459
Commercial	327,946,385	0.00077401	253,834
Commercial - Excess	9,973,525	0.00065791	6,562
Commercial - Vacant	15,654,500	0.00065791	10,299
landfill	0	0.00131177	-
Industrial	50,074,200	0.00117335	58,755
Industrial - Excess	3,726,200	0.00099735	3,716
Industrial - Vacant	4,140,600	0.00099735	4,130
Pipelines	8,284,000	0.00075937	6,291
Farmland	88,041,295	0.00011154	9,820
FAD 1	0	0.00033461	-
Managed Forests	923,100	0.00011154	103
Taxable Total	5,033,347,653		\$2,385,628

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2022 WASTE MANAGEMENT TAX RATES & LEVY

Lincoln Property Classification	2022 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	3,399,716,501	0.00046655	1,586,138
New Multi-Residential	0	0.00046655	-
Multi-Residential	22,725,200	0.00091910	20,887
Commercial	215,225,081	0.00080942	174,207
Commercial - Excess	8,862,800	0.00068800	6,098
Commercial - Vacant	4,784,500	0.00068800	3,292
landfill	0	0.00137178	-
Industrial	98,195,958	0.00122703	120,489
Industrial - Excess	2,870,900	0.00104297	2,994
Industrial - Vacant	7,268,000	0.00104297	7,580
Pipelines	21,599,000	0.00079411	17,152
Farmland	524,542,273	0.00011664	61,183
FAD 1	0	0.00034991	-
Managed Forests	1,140,500	0.00011664	133
Taxable Total	4,306,930,713		\$2,000,153

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2022 WASTE MANAGEMENT TAX RATES & LEVY

Niagara Falls Property Classification	2022 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	9,163,695,926	0.00056763	5,201,589
New Multi-Residential	22,100,500	0.00056763	12,545
Multi-Residential	325,035,589	0.00111823	363,465
Commercial	2,405,284,786	0.00098478	2,368,676
Commercial - Excess	39,228,798	0.00083706	32,837
Commercial - Vacant	140,801,000	0.00083706	117,859
landfill	3,152,500	0.00166898	5,261
Industrial	102,070,792	0.00149287	152,378
Industrial - Excess	10,325,557	0.00126894	13,103
Industrial - Vacant	29,873,700	0.00126894	37,908
Pipelines	46,142,000	0.00096616	44,581
Farmland	84,729,100	0.00014191	12,024
FAD 1	0	0.00042572	-
Managed Forests	1,946,400	0.00014191	276
Taxable Total	12,374,386,648		\$8,362,502

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2022 WASTE MANAGEMENT TAX RATES & LEVY

Niagara-on-the-Lake Property Classification	2022 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	N/A	N/A	N/A
New Multi-Residential	N/A	N/A	N/A
Multi-Residential	N/A	N/A	N/A
Commercial	N/A	N/A	N/A
Commercial - Excess	N/A	N/A	N/A
Commercial - Vacant	N/A	N/A	N/A
landfill	N/A	N/A	N/A
Industrial	N/A	N/A	N/A
Industrial - Excess	N/A	N/A	N/A
Industrial - Vacant	N/A	N/A	N/A
Pipelines	N/A	N/A	N/A
Farmland	N/A	N/A	N/A
FAD 1	N/A	N/A	N/A
Managed Forests	N/A	N/A	N/A
Taxable Total			\$1,845,362

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2022 WASTE MANAGEMENT TAX RATES & LEVY

Pelham Property Classification	2022 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	2,671,780,410	0.00050325	1,344,573
New Multi-Residential	544,000	0.00050325	274
Multi-Residential	18,604,000	0.00099140	18,444
Commercial	103,556,546	0.00087309	90,414
Commercial - Excess	674,511	0.00074213	501
Commercial - Vacant	9,919,000	0.00074213	7,361
landfill	0	0.00147969	-
Industrial	4,436,700	0.00132355	5,872
Industrial - Excess	45,100	0.00112502	51
Industrial - Vacant	101,000	0.00112502	114
Pipelines	17,758,000	0.00085658	15,211
Farmland	167,641,933	0.00012581	21,091
FAD 1	0	0.00037744	-
Managed Forests	3,206,600	0.00012581	403
Taxable Total	2,998,267,800		\$1,504,309

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2022 WASTE MANAGEMENT TAX RATES & LEVY

Port Colborne Property Classification	2022 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	1,659,891,635	0.00095899	1,591,819
New Multi-Residential	913,000	0.00095899	876
Multi-Residential	39,175,000	0.00188921	74,010
Commercial	135,006,007	0.00166375	224,616
Commercial - Excess	357,200	0.00141419	505
Commercial - Vacant	2,723,100	0.00141419	3,851
landfill	0	0.00281968	-
Industrial	74,945,738	0.00252214	189,024
Industrial - Excess	2,735,766	0.00214382	5,865
Industrial - Vacant	7,723,400	0.00214382	16,558
Pipelines	10,736,000	0.00163230	17,524
Farmland	56,711,638	0.00023975	13,597
FAD 1	1,407,700	0.00071924	1,012
Managed Forests	912,352	0.00023975	219
Taxable Total	1,993,238,536		\$2,139,476

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2022 WASTE MANAGEMENT TAX RATES & LEVY

St. Catharines Property Classification	2022 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	12,444,203,973	0.00072084	8,970,280
New Multi-Residential	83,232,920	0.00072084	59,998
Multi-Residential	677,381,968	0.00142005	961,916
Commercial	1,959,836,371	0.00125059	2,450,952
Commercial - Excess	11,891,600	0.00106300	12,641
Commercial - Vacant	18,298,900	0.00106300	19,452
landfill	0	0.00211946	-
Industrial	157,051,588	0.00189581	297,740
Industrial - Excess	4,873,960	0.00161144	7,854
Industrial - Vacant	22,528,100	0.00161144	36,303
Pipelines	31,274,000	0.00122694	38,371
Farmland	137,970,300	0.00018021	24,864
FAD 1	0	0.00054063	-
Managed Forests	0	0.00018021	-
Taxable Total	15,548,543,680		\$12,880,371

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2022 WASTE MANAGEMENT TAX RATES & LEVY

Thorold Property Classification	2022 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	2,304,748,360	0.00062954	1,450,931
New Multi-Residential	73,019,800	0.00062954	45,969
Multi-Residential	44,035,000	0.00124019	54,612
Commercial	171,029,596	0.00109219	186,797
Commercial - Excess	3,792,113	0.00092836	3,520
Commercial - Vacant	7,290,500	0.00092836	6,768
landfill	0	0.00185101	-
Industrial	46,975,966	0.00165569	77,778
Industrial - Excess	3,777,334	0.00140734	5,316
Industrial - Vacant	13,501,800	0.00140734	19,002
Pipelines	26,872,000	0.00107154	28,794
Farmland	51,426,240	0.00015739	8,094
FAD 1	0	0.00047216	-
Managed Forests	528,600	0.00015739	83
Taxable Total	2,746,997,309		\$1,887,664

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2022 WASTE MANAGEMENT TAX RATES & LEVY

Wainfleet Property Classification	2022 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	937,926,139	0.00062533	586,513
New Multi-Residential	0	0.00062533	-
Multi-Residential	457,000	0.00123190	563
Commercial	19,172,305	0.00108489	20,800
Commercial - Excess	948,800	0.00092215	875
Commercial - Vacant	425,500	0.00092215	392
landfill	0	0.00183863	-
Industrial	4,401,200	0.00164462	7,238
Industrial - Excess	85,300	0.00139793	119
Industrial - Vacant	132,000	0.00139793	185
Pipelines	5,645,000	0.00106437	6,008
Farmland	206,238,015	0.00015633	32,241
FAD 1	0	0.00046900	-
Managed Forests	1,758,989	0.00015633	275
Taxable Total	1,177,190,248		\$655,209

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2022 WASTE MANAGEMENT TAX RATES & LEVY

Welland Property Classification	2022 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	4,388,409,196	0.00082758	3,631,760
New Multi-Residential	14,934,500	0.00082758	12,359
Multi-Residential	152,975,700	0.00163033	249,401
Commercial	372,715,893	0.00143577	535,134
Commercial - Excess	8,628,028	0.00122040	10,530
Commercial - Vacant	20,344,100	0.00122040	24,828
landfill	0	0.00243330	-
Industrial	130,106,359	0.00217654	283,182
Industrial - Excess	3,681,100	0.00185006	6,810
Industrial - Vacant	7,441,900	0.00185006	13,768
Pipelines	21,445,000	0.00140862	30,208
Farmland	21,093,100	0.00020690	4,364
FAD 1	0	0.00062069	-
Managed Forests	1,009,900	0.00020690	209
Taxable Total	5,142,784,776		\$4,802,553

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2022 WASTE MANAGEMENT TAX RATES & LEVY

West Lincoln Property Classification	2022 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	1,796,000,969	0.00049152	882,770
New Multi-Residential	0	0.00049152	-
Multi-Residential	7,074,000	0.00096829	6,850
Commercial	80,090,000	0.00085274	68,296
Commercial - Excess	732,500	0.00072483	531
Commercial - Vacant	2,830,300	0.00072483	2,051
landfill	0	0.00144520	-
Industrial	37,233,200	0.00129270	48,131
Industrial - Excess	305,200	0.00109879	335
Industrial - Vacant	1,227,000	0.00109879	1,348
Pipelines	29,135,000	0.00083662	24,375
Farmland	486,018,440	0.00012288	59,722
FAD 1	0	0.00036864	-
Managed Forests	2,608,300	0.00012288	321
Taxable Total	2,443,254,909		\$1,094,730