



**City of Port Colborne
Council Meeting Agenda**

Date: Tuesday, March 11, 2025
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Pages

1. **Call to Order**
2. **National Anthem**
3. **Land Acknowledgement**

The Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit people from across Turtle Island that live and work in Niagara today. The City of Port Colborne stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

4. **Adoption of Agenda**
5. **Disclosures of Interest**
6. **Proclamations**
7. **Presentations**
8. **Delegations**

In order to speak at a Council meeting, individuals must register no later than 12 noon on the date of the scheduled meeting. To register, complete the online application at www.portcolborne.ca/delegation, email deputyclerk@portcolborne.ca or phone 905-228-8118.

- 8.1 **Barbara Butters - 1152 Weaver Road**

Port Colborne Health Coalition regarding the Submission of a Petition
Re: Port Colborne Hospital and its Urgent Care Center

8.2 Angie Desmarais - 270 Davis Street

Request for Healthcare Committee

9. Mayor's Report

10. Regional Councillor's Report

11. Motions Arising from Committees and Boards

11.1 Memorandum to Council - Grant Allocation Advisory Committee 256

12. Consent Agenda

All items listed in the Consent Agenda are subject to a single motion that is not debatable. A Member may make a brief comment or ask a question regarding a Consent Item prior to the consideration of the motion, however, if an item requires further discussion, debate, or an amendment it must be removed from the Consent Agenda and dealt with under Items Requiring Separate Discussion.

12.1 Approval of Minutes

a. Regular Council Meeting - February 25, 2025 257

12.2 Receipt of Minutes of Boards & Committees

a. Senior Advisory Committee Meeting - January 21, 2025 271

b. Museum, Culture and Heritage Board Meeting - January 21, 2025 274

c. Port Colborne Public Library Board Meeting - February 5, 2025 282

12.3 Staff Reports

a. Comprehensive CIP East Waterfront CIPA Tax Increment Grant
–131 - 133 Durham Street, Report 2025-39 286

b. Comprehensive CIP East Waterfront CIPA Tax Increment Grant
– 71 Nickel Street, 2025-27 312

c. Oil Mill Creek Municipal Drain Report Update, 2025-22 338

d. Revised Billing of the Young and Hopf-Wagner Municipal
Drains, 2025-42 345

12.4	Receipt of Correspondence Items	
	a. City of Thorold - Actions to Address Mental Health, Addiction and Homelessness	357
	b. Town of Goderich - Support for an Ontario-wide Licencing Framework for Rideshare Companies	360
	c. Town of Coburg - Correspondence received from Northumberland County regarding the Municipal Restructuring Study	369
	d. Niagara Region - 2025 Property Tax Policy, Ratios and Rates	379
	e. Niagara Region - Motion Respecting Supporting Niagara's Business Community and Advocating for Economic Resilience Measures	571
13.	Items Requiring Separate Discussion	
14.	Staff Remarks	
15.	Councillors' Remarks	
16.	Motions	
17.	Notice of Motions	
18.	By-laws	
18.1	By-law No. 7327/18/25 - Being a By-law to Authorize Entering into an Agreement with Resimate (2812881 Ontario Inc., Owner Glyn Holmes) Regarding the Comprehensive CIP Downtown CIPA Property Tax Increment Grant 131-133 Durham Street	573
18.2	By-law No. 7328/19/25 - Being a By-law to Authorize Entering into an Agreement with 71 Nickel Inc. (owner Wendy Singh) Regarding the Comprehensive CIP East Waterfront CIPA Property Tax Increment Grant 71 Nickel Street	592
18.3	By-law No. 7329/20/25 - Being a By-law to Amend the Assessment Schedule to Levy the Difference of Actual Costs Incurred in Constructing a Drainage Works Known as the Young & Hopf Wagner Municipal Drain	612
19.	Closed Session	

19.1 Approval of the Minutes

- a. Regular Council Meeting (Closed Session) - February 25, 2025

19.2 Staff Reports

- a. Confidential Public Works Department Report - 2025-37

Confidential Public Works Department Report - 2025-37 pursuant to the *Municipal Act, 2001*, subsection 239(2)(h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them.

- b. Confidential Public Works Department Report - 2025-61

Confidential Public Works Department Report - 2025-61 pursuant to the *Municipal Act, 2001*, subsection 239(2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board.

20. **Back to Open Session**

21. **Procedural Motions**

22. **Confirmatory By-law**

- 22.1 By-law No. 7330/21/25 - By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne

616

23. **Adjournment**



PORT COLBORNE

City of Port Colborne Request to Appear as a Delegation

- If you wish to speak to a non-agenda delegation, please submit this form no later than noon on the Monday prior to the Council Meeting.
- If you wish to speak to an item listed on a published agenda, please submit this form no later than noon on the day of the Council Meeting.

First Name <i>Barbara</i>	Last Name <i>BUTTERS</i>
Organization: (if applicable) <i>Port Colborne Health Coalition</i>	
Address: <i>1152 Weaver Rd</i>	
Telephone: [REDACTED]	Email Address: [REDACTED]

Date of Meeting: MARCH 11 2025

Speaking to an Item on a Published Agenda: Provide Agenda Item number and title:

Speaking:

In support of the recommendation In opposition to the recommendation Other

If other, please specify: _____

Non-Agenda Delegation: Provide details on the matter to be discussed:
(ATTACH ADDITIONAL PAGE IF NEEDED)

*submitting petitions for Mayor & Council
prior to their attendance at Good Roads Conference.*

Will you be attending the Council Meeting in person? Yes No

Do you have material for distribution at the meeting? Yes No

If yes, please specify petitions

Please provide a copy of your presentation/speaking notes.

All material for distribution and electronic presentations must be delivered via e-mail or delivered to the Clerk's Division by noon on the day of the meeting.

Have you previously spoken on this issue? Yes No

If an individual has previously appeared as a delegate, a further delegation from the same individual on the same topic will not be permitted, unless there is significant new information to be brought forward.

Specific New Information I wish Council to review is as follows: (attach additional page if needed).

I have read and understood the delegation information on the back of this form and acknowledge that my name, address, and information and/or correspondence presented to! Committee of the Whole Meeting or Council Meeting, will become public information.

Barbara K. Butten

Signature

Feb 28, 2025

Date

Personal information on this form is collected under the authority of the *Municipal Act, 2001* and will be used to document the names and addresses of delegates, and information presented to Council. The disclosure of this information is governed by the *Municipal Freedom of Information and Protection of Privacy Act*. Questions related to the collection of this information may be directed to the Deputy City Clerk at 905-835-2900 ext.115 or deputyclerk@portcolborne.ca.

Save Form

Print Form

Clear Form

1220 Signatures

Petition Organizer Name: Port Colborne Health Coalition

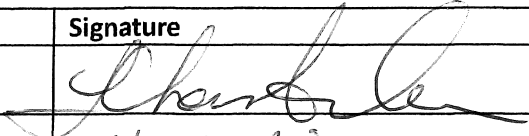
To: The Mayor and Members of Council

Subject of the Petition: Port Colborne Hospital and its Urgent Care Center

We, the undersigned, residents of Port Colborne, submit this petition for Council's consideration regarding the services of our Urgent Care in the Port Colborne hospital for the following reasons.

- a) Our Urgent Care serves a population of more than 21,000 and more than 10,000 residents do not have a family doctor
- b) The Port Colborne area has a very large lakeside community and tourist population that need access to health services
- c) Residents who have a family doctor need to be able to access care on off hours, weekends or when their physician is unavailable.
- d) Our city is growing rapidly due to an influx of new industries.
- e) Port Colborne is an important port on the Welland Canal. Health services must be readily available to meet the needs of sailors.
- f) We want our elected council to fight to restore 24/7 urgent care in the Port Colborne hospital and to fight to keep the hospital open until such time that new models of care are established and functioning to meet the needs of the residents

Therefore, we respectfully request, our mayor and council to lead the efforts to save and restore 24/7 Urgent Care services in Port Colborne and to immediately create and pass the motion necessary to enable the City of Port Colborne to deal with Niagara Health and the Ministry of Health of Ontario regarding urgent care.

Name (Print)	Address	Signature
Lillie Chamberlain	162 Oakwood St PC.	
Cheryl Minor	11483 Morgans Pt Rd, PC	Cheryl Minor
Jim Minor	"	J.M.
Linda Pellow	118 West St #30603	Linda Pellow
Howard Drinkwater	35 CLARKE ST.	H.D.
Cindy Nelson	83 Franklin Ave	C Nelson

This petition will be considered a public document at the town of Port Colborne and the information contained in it will be subject to the scrutiny of the City and other members of the general public.

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Name (Print)	Address	Signature
IKENE SIMON LA POINTE	109 Victoria St, Port Colborne	I. N. Simon La Pointe
Paul Lyrette	3598 Elm St Port Colborne	Paul Lyrette
Austin Souder	19 First Ave. Port Colborne	as
SUE ANNE POTE	STEVENSVILLE	S. Pote
Nancy Borland	Port Colborne	Nancy Borland
Gene Hampson	80 ELIZABETH	G. Hampson
Christina Dakin	83 Franklin Ave PC	Christina Dakin
FRANK GUARDARI	84 AELISSA CRESS	Frank Guardari

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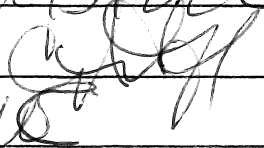





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Name (Print)	Address	Signature
Nathan Chamberland	301 Saturn Cres, Port Colborne	
MINA KAIZERAM	30 AALND ST WETS	
Jean Devore	45 HOLLAND RD	Jean Devore
DELOUKEROLD	55 SATURN RD PC.	
WAYNE CRAWFORD	10964 LAKESHORE RD P.C.	
TIA KRISBOIS	28 CLANCE ST P.C.	
Gail Burt	25-4B Sugarloaf ST PC	
Gilles Brochu	62 Erie St Port Colborne	
Dajeonna depass	58 Keelson st	
Clifford cambell	58 Keelson st	C. Cambell

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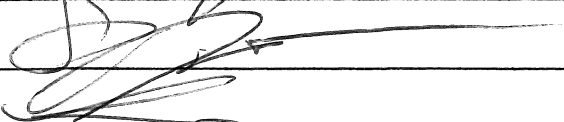

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Name (Print)	Address	Signature
Stephanie Waud	167 Erie St. Port Colborne	
Debbie Agoston	36 Sheba Cres Port Colborne	D. Agoston
Brooke Andrus	60 Charles St Port Colborne	BA
JOE Scalzo	301 Knoll St Port Colborne	Joe Scalzo
Rob Cerenzia	898 Silver Bay Rd.	Rob C
Judy Cassan	680 Elm St. Port Colborne	Judy Cassan
Nancy Crawford	10964 Lakeshore Rd Wainfleet	n. crawford
Stephan Rodrigue	11 BARTOK AVE Port Colborne	
Lorraine THOMAS	170 RUDENOUNT AVE	
Michelle Kernaghan	239 West Side Road, Port Colborne	M. Kernaghan

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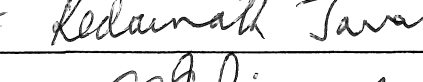

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Name (Print)	Address	Signature
CHRIS Boone	480-6 Northland Ave.	
Wm Mordale	73281 Robertson	
Brooke Pettitt	214 Str	
IAN MACLEOD	37 KNOLL ST, P/C.	
GRAHAM RUSCICA	92 JAMES ST	
DAVE METHOT	408 PARKS ST P/C	
Robert Cote	3405 Netherby Rd, Stevensville	
Allison Desiri	76 Coronation Dr	
KEDARNATH JAVALY	354 KING STREET, PORT COLBORNE	
Megan Grimaldi	83 East Ave Port Colborne	

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Name (Print)	Address	Signature
MARY DITIZIO	953 STEELE ST.	Mary Ditizio
Nancy Salvage	48 Steele St	Nancy Salvage
Mary Cosby	331 Mitchell St	M. Cosby
John Wacker	32 Hawkwood Ave	John Wacker
LINDSAY ARWARDS	155 Durham St.	Lindsay Arwards
Jennifer Rodrigue	6-480 Northland Ave	J Rodrigue
Debbie Scott	266 Clarke St	Debbie Scott
Sarah Simpson	2-625 King St	S Simpson
Terry PRACCHIA	11810 SIDE RD 18	Terry Praccia
Sharon Dunlop	386 Faces St.	Sharon Dunlop

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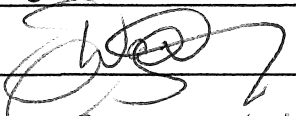









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Name (Print)	Address	Signature
Edith Wagner	6 Royal Rd PC	
Candace Robinson	11130 Churchill Ave. PC	
Rose Dardella	11 Meadowlark Dr.	
W. Rodgers	99 Silver Street	
JaymieAnn Albrecht	27 Woodington Place	
David Draper	11491 MORBANKS POINT ROAD	
William B	550 King Street P.1	
Ali Sie	28 Hillsdale Row, wehn	
Michelle Della Ventura	11562 Lakeshore Rd., P.C.	
Taylor Kostick	3 Coronation dr	

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Name (Print)	Address	Signature
Joy Walmsley	374 St George St, Welland	Joy Walmsley
Wendy Cross	58 Main St W. Port Colborne	Wendy Cross
Sue Fox	3166 Con 3 Port Colborne	Sue Fox
MAIDA ROSSMAN	41 Tennessee Ave	Maida Rossman
Chris Harris	91 Keelson Welland	Chris Harris
EARL SAGER	119 ALBERT ST FT. ERIE	Earl Sager
FEVANGELISTA	201 WESTSIDE RD P.C	Fevangalista
Mike Bondia	17 Sheba Cres.	Mike Bondia
Donna Fallon	2156 Firelane 2 PC	Donna Fallon
Mike Zelazko	590 Silver Bay Rd PC	Mike Zelazko

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Name (Print)	Address	Signature
Charmaine Kitchinhouse	376 Catharine Street	
Sandra Hillier	517 Elna St - 49	
Amanda West Macke	" "	
Rachel Deschamps	14 Conville	Rachel Deschamps
CAROLYN PUTTICK	221 NEFF ST.	Carolyn Puttick
VIVIAN BOND	RR # 3, WAINFREET	Vivian Bond
Sharon Morrison	22 Royal Rd P.C.	
BILLY BANCHEMY	20214 Youngs Rd.	
Marisa Klemm	Hillcrest Rd	Marisa
David Smith	49 St. Andrews	David Smith

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Name (Print)	Address	Signature
EVELYN MCKENZIE	169 MAIN ST E PORT COLBORNE	Evelyn McKenzie
JODIE GAUTHIER	139 Merritt Parkway, PC	J. Gauthier
Chrissy Martin.	Wainfleet.	Chrissy Martin
KEN MARTIN	WAINFLEE	Ken Martin
JIM PAUL	Port Colborne	Jim Paul
J. Walters	Port Colborne	J. Walters
J HOOPER	PORT COLBORNE	Joe Hooper
Wendy Standish	203 Chippawa Road, Pt. Col.	Wendy Standish
Chris Standish	76 Clare Ave P.C.	Chris Standish
DAVE OWEN	210 DENISTON ST #403 WELLAND	D. Owen

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Name (Print)	Address	Signature
Evelyn Moore	892 Steel	Evelyn Moore
Derek Ozer	43 Helen St	Derek Ozer
Nancy Dmytrow	693 Weaver Rd	Nancy Dmytrow
Andrew Stapleford	3708 Elm Street	Andrew Stapleford
JENNIFER MAURICE	86 WALLACE AVE.	Jennifer Maurice
Paul Gibson	176 GREENWOOD AVE	Paul Gibson
Thomas Corby Briejer	16A Kent street	Thomas Corby Briejer
RUSSELL WALL	806 STEELE ST	Russell E Wall
Geertje Doring	35 Kind Ave	Geertje Doring
Frank Crawford	22 BeLaide	Frank Crawford

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Petition Organizer Name: Port Colborne Health Coalition

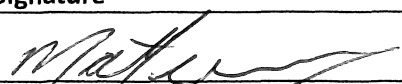

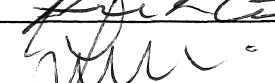

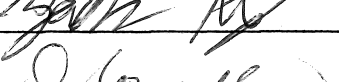

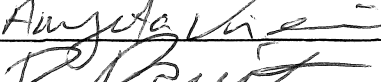



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Name (Print)	Address	Signature
MATT WEASNER	110 FEARS STREET	
Brian Cunningham	773 STEELE STREET	
Lauren Cole	27 Genadier Court St. Catharines	
Zachary Myburgh	32633 Feeder Road west	
Debbie Rosnall	400 Steele	
Angela Vicina	11115 Desjardins St. W. Windsor	
Rielly Davis	401 Welland Street, Port Colborne	
JASON FISH	31953 HIGHWAY 3	
Natale Hickey	263 Barrick Rd.	
GEORGE KODATSKY	125 WELLINGTON ST. P.C. 2A1 L3K 2A1	

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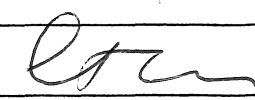

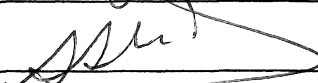
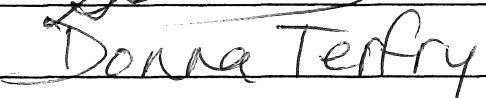



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Name (Print)	Address	Signature
HOWARD REID	32 CORONATION DR P.C.	
Katie Mulder	Dunnville, ON	
Sean DITS	279 main street P.C.	
Caroyne Tammis	214 Monette Pk	
Savannah Thompson	12779 Augustine Rd Wainfleet	
George glirc	12186 Augustine Rd Wainfleet	
Nona Jeffrey	Barrick Rd P.C.	
J. M. ...	Knoll St P.C.	
Randi Labrie	Port Colborne	
Carol Booth	Port Colborne	

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Name (Print)	Address	Signature
Katelynn Embush	40 Michael Pk	[Signature]
Kim Martel	39 Helen St. P.C	Kim Martel
Mare Sebastiano	428 Barrick Rd	M. Sebastiano
RICHARD LAPORTE	10830 LARSON RD	[Signature]
Gary Calla	521 King St.	Gary Calla
Kailey Mancuso	111 Turnbiewood Pl	K Mancuso
JACK BEARSHOOT	302 Elbra St PR	[Signature]
JIM & JOANNE KLACK	57 CHRISTMAS ST	[Signature]
Pietro		PRECO
ROSA		PRECO

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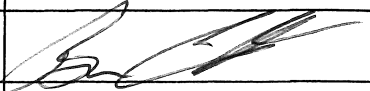






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Name (Print)	Address	Signature
SARA LECLAIR	57 MINTO ST	
Ben Collins	702 main st	
Diane Hockings	21 Silver St. P.C	Diane Hockings
Jeff Hockings	21 Silver St, P.C	Jeff Hockings
RON BAER	PT COLBORNE	
Ted Rogalsky	P.C	
Jesse Wingel	3378 FID, RIA Co.	
Barbara Dubois	200 Steel	
BRIAN GARDNER	84 BISHOP ROAD	
Tiffany Wilson	40 Michael Dr N	

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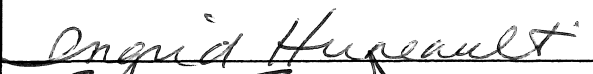


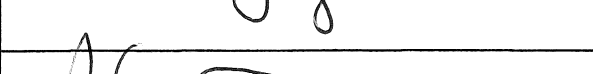
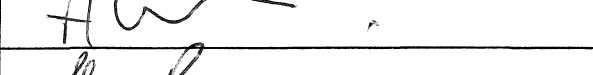

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Name (Print)	Address	Signature
Joe Embrey	40 Michie Dr. W. AL	
Nath Haymes	76 Knoll St Port	
David FENTON	17, BEACH ST. P. Col	
Ingrid Huneault	285 Olga Dr. P. Colb.	
Sarah Rivers	12093 Augustia Rd Wainfleet	
Kimberly Young	263 Barnick Rd.	
BRIAN TARARA		
A G BYRNE	9 Mera Point P.C	
Shawn Run	4 Merritt Pkwy PC	
Rhonda Rudd	2257 Side Rd.	

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Name (Print)	Address	Signature
Dorothy Peels	6064 King St Port Colborne	Dorothy Peels
Brandon Rawalec	60 Adelaide St.	B. Rawalec
Veronique Martin	Nickel St Port Colborne	Veronique Martin
Tracy Michal	19 ESME LANE Crystal Beach	Jay Michal
William Winger	19 ESME Lane Crystal Beach	William Winger
Kim Skuter	128 Borden Ave.	Kim Skuter
Souzy Brunet-Raukin	206 DAVIS ST P.C.	Souzy Brunet-Raukin
L. Ryan	24 Portal Dr. P.C.	L. Ryan
Tory Kimbriel	47 Louis Street	Tory Kimbriel
Angela Lawrence	57 Wellington St P.C.	Angela Lawrence

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Name (Print)	Address	Signature
Trish Wakumek	481 Clarence St. PC	Patricia Wakumek
BONES McCoy	34 AMELIA ST PC	Bones McCoy
Gwan Myshrahl	101 St Annand St PC	Gwan Myshrahl
Gwen Myshrahl	101 St. Annand St PC.	Gwen Myshrahl
Larry Philp	96 Delh. St.	Larry Philp
Collette Cooke	11648 Bellevue Beach Rd	Collette Cooke
BOB CRER	521 King	Bob Crer
Jackie Keefe	10845 Kathleen Rd.	Jackie Keefe
Doug Davies	10765 LAKESHORE Rd.	Doug Davies
Brian Weaver	62 Clifford Ave Welland	Brian Weaver

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Name (Print)	Address	Signature
CONNIE FORD	402-112 Sugarbush St. P.C.	Connie Ford
MERU FRETZ	20 HELEN ST. P.C.	Mery Fretz
Joseph Ramirez	Port Colborne	
Kathleen Brunette	250 Wellington St.	K Brunette
ASHLEE REECE	90 COLBORNE ST.	
Debbie Byng	11 Elmvale Cres. PC	Mrs Debbie Byng
Adrian Turner-Twymen	167 Ash Port Colborne, ON	
Olivia Ouellette	Welland	
WENDY VAN KRAHNGEN	WAINFLEET	Wendy van Kraingen
HEXA WINTALE	1068 ONT. RD WELLSAND	Hexa Wintale

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Name (Print)	Address	Signature
Michael Byng	11 ELVALE CRES	Michael Byng
Eric Shearer	26 Knoll St	E. Shearer
KEVIN KATULIC	100 JAMES ST	Kevin Katulich
DANA SHAUBEL	86 Knoll	Dana Shaubel
DR RIMAS SLAVICKAS	76 BRIDLEWOOD DR.	Rimas Slavic
WILLIAM BALDWIN	158 ASH ST	William Baldwin
Karen Miller	Steele St TC.	Karen Miller
MIKE CROWTHER	614 BARRICK RD	Mike Crowther
ELIZABETH WATT	DENSTOWN ST WELAND	E. Watt
Rob Lorraine	36 Nickel st	Robert Lorraine

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Name (Print)	Address	Signature
Judy Mastroianni	Welland	J Mastroianni
Ashley Doyle	St Catharines	Ashley Doyle
Scott Schuhl	Port Colborne	Scott Schuhl
Paul Lee	Port Colborne	Paul Lee
Barbara Kurpita	Wainfleet	B Kurpita
James Twelker	Wainfleet	James Twelker
Shashika Samaras	Wainfleet	Shashika Samaras
Lisa Do	Niagara Fall	Lisa Do
Connor Dolicoeur	Welland	Connor Dolicoeur
Ascenzo Santarella	Port Colborne	Ascenzo Santarella

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Kara Thompson	27 Huron St Welland	
JOE MIADELLO	18400 CROWLAND AVE WELLAND	
Beate Voelkner	451 Main St. W. Port Colborne	Beate Voelkner
DAVID BUTLER	451 Main W Port Colborne	D Butler
KimShia ExceH	Almond Street Welland	
S. Halliday	Welland	
M. Finlayson	57 Wallace P.C	MONA FINLAYSON
J. Davis	10157 Cedar Crest Rd. P.C	
SUSAN Di BARTOLOMEO	241 - 3033 TOWNLINE RD. STEVENSVILLE	Susan Di Bartolomeo
Kevin Koch	69 Humboldt Pkwy	

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Name (Print)	Address	Signature
Pat Hudak	162 Park Str P C	Pat Hudak
Austin Hudak	" "	Austin Hudak
Joceline Bowers	11747 Hwy #3, Wainfleet	Joceline Bowers
Mike Stoop	43292 P.H. Rd Wainfleet	Mike Stoop
Maureen M	Port Colborne	Maureen M
BILL HUNTER	669 CLARENCE ST. PORT COLBORNE	Bill Hunter
John Gure	66 JANA Rd, P.C.	John Gure
Clayton Harry	1025 Steele St	Clayton Harry
MATTHEW BEU	3894 ELI ST.	Matthew Beu
JEANNE RUSTON	108 Steele St.	Jeanne Ruston

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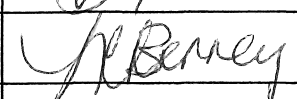

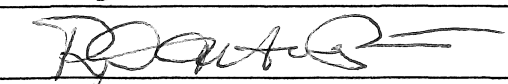

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We, the undersigned, residents of Port Colborne, submit this petition for Council's consideration regarding the services of our Urgent Care in the Port Colborne hospital for the following reasons.

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- c) Residents who have a family doctor need to be able to access care on off hours, weekends or when their physician is unavailable.
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Name (Print)	Address	Signature
Jessica Beauregard	40830 Forks Rd Wainfleet	
Barb Santin	633 clarend st. P.C	
Annie Rogers	50227 Ingram Rd Wainfleet	
NATHALIE LAPALLE	432 BELL ST	
Deborah h. Owen	238 Fares St. P.C.	
Marece Bekker-Thompson	227 Wellington st, P.C	
Lynda Benney	15 Arnold Dr. Welland	
Trey Rogers	Wainfleet	
Doughtoughton	12487 Lakeshore R Wainfleet	
Lena Houghton	12487 Lakeshore E. Wainfleet	

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Name (Print)	Address	Signature
RALPH HAMMOND	24 FORKS RD WELLAND	R Hammond
CATHY CUMMING	7-223 CLARENCE ST. P.C.	C. Cumming
SANDRA ALLAN	300-266 ELGIN ST.	Sandra Allan
Melissa Free	117 Drapers St Welland	M. Free
PENNY HAWKINS	WELLANDPORT RD	P. Hawkins
Joanne Bell-Klauch	287 Fielden Ave P.C	J Bell-Klauch
Brian Klauck	287 Fielden Ave P.C.	Brian Klauck
Michelle Kowak	177 Mitchell St. P.C.	Michelle Kowak
ROB BENNEY	15 ARMOUR DR WELLAND	R Benney
Christopher Smith	10 Hampton Ave Port Colborne	C.P. Smith

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Name (Print)	Address	Signature
Tyler Murawski	659 Fielder ave	Tyler M
Noah Huibers	1029 Steele St.	Noah Huibers
Bill Ristine	Lakeshore Rd	Bill Ristine
Gabriella Ristine	10417 Lakeshore Road	Gabriella Ristine
RYAN AGNEW	11350 NEFF RD Port Colborne	Ryan Agnew
Debbie Zavor		
Alexandra Macdonald	4 Saturn Rd. Port Colborne	Alexandra Macdonald
Rachel Dupuis	port Colborne, ont.	Rachel Dupuis
Rachel Dupuis	Welland Ont	Rachel Dupuis
Budgel Moss	104 Knoll St P.C.	Budgel Moss

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Name (Print)	Address	Signature
Rebecca Wyatt	3471 Elm St.	[Signature]
Jacob Flayy	56 upper Louis st	[Signature]
Deborah Armstrong	2837 Firdlane W	[Signature]
Diana Schneider	2837 Firdlane	[Signature]
Don Ledebner	90 Hambleton Rd	[Signature]
Katelynn Cunningham	35 Helen st	[Signature]
Abrey Okune	39 Bowlea	[Signature]
Emilia ROSINSKI	50842 O'REILLYS RD	[Signature]
Eric Mezzavilla	114 Rosemont Ave.	[Signature]
GAIL ETLING	21217 Rattler Rd Port Colborne	[Signature]

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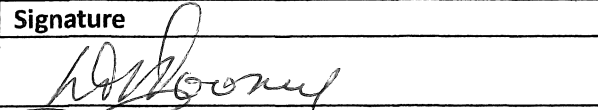





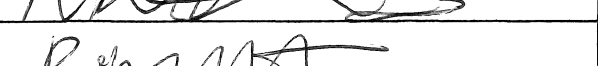



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Name (Print)	Address	Signature
LINDA TOOMEY	141598 FORKS	
RICHARD SMITH	111 - 1	
BRENT NECKIK	104 ELGIN ST PC	
DAVE NAGY	75 ERIE ST	
KRISTA NAGY	75 ERIE ST	
NATHAN HOOD	816 ELM ST.	
Rachael Hilderbrandt	782 Welland Rd.	
George Andonian	287 West Side Road	
LINDA Ething	21648 Dixie Rd.	
Debbie Eggert	2911 Beach Ave	

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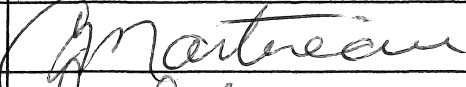
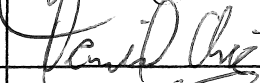

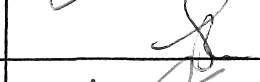





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Name (Print)	Address	Signature
Cynthia Martineau	162 Mitchell St. P.C. ON	
Daniel Chic	734-A KING ST.	
Lyndsay Cloughley	65 CORONATION DR. PC ON	
John Kiltr	97 PRICE AVE	
Linda Bidgood	Franklin Ave P.C.	
Victoria Bamford	Hwy # 3 Wainfleet	
Angela Lawrence	57 Wellington St P.C.	
Peggy Parker	193 Lakeshore Rd W P.C.	
Ann Purdy	21 Bartok	
Mavis Adams	21 Bartok crescent	

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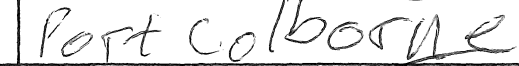

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Name (Print)	Address	Signature
GLEN MILLER	196 OMER	
Bonnie Ehrhardt	P.O Box 391	
Jutta Dean	193 Oakwood St	
H O'Connell	P.C.	
RENA Ribby	131 Borden Ave	
Shane [unclear]	315 Westside Rd	
Cheryl Tiano	223 Omer Ave	
ROB DESMARAIS	160 OAKWOOD ST	
Theresa Dunn	750 Fielden Ave	
Christina Rott	382 Barrick Rd	

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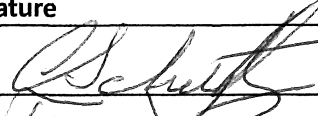


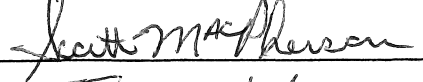

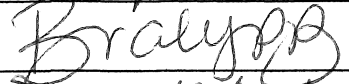
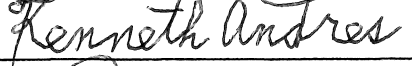

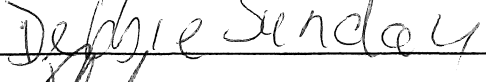

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Name (Print)	Address	Signature
CARL SCHULTZ	164 HOMEWOOD AVE	
TIM LAMB	48 SATURN	
Kim Barriek	1170 Kleinsmith Road	
SCOTT MACPHERSON	116 BRADY STREET	
SUE ESPOSITO	28 THORNTON AVE	
Bracey Beamer	186 Linwell	
KENNETH	545 northland	
Charlie M.	203 Chippawa Rd	
Wanda Sunday	500 Elm St	
John Aoy	11620 Elizabeth Cres.	

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Name (Print)	Address	Signature
Bindhia Suneel Jackson	44 cottonwood cres. welland. ON L3B 0J4	Bindhia
Lindsay Temple	68 Elmvale Cres P.C L3K 5A2	Lindsay
Jan Temple	68 Elmvale Cres P.C L3K 5A2	Jan
Jamie Morrison	273 Silverwood Ave welland	Jamie Morrison
Stephanne Flagg	Hawthorne blvd P.C	Steph Flagg
Katelyn Smith	172 Tun 36 road	Katelyn
Pamela Graveline	101 Johnston St PC	Pamela Graveline
Darnell Graveline	101 Johnston St. P.C.	Darnell Graveline
Beth Standish	203 Chippawa Rd. P.C.	Beth Standish
Melissa Murdoch	274 Barrick Rd. P.C.	Melissa Murdoch

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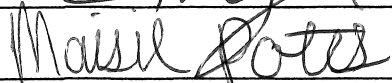





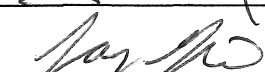
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Name (Print)	Address	Signature
Jessica Goedelings	59 Olga Dr Port Colborne	
Amanda Richer	11635 Burnaby Rd Wainfleet	
Emily Richer	11635 Burnaby rd wainfleet	
Maisie Potts	120 Knoll st	
Abigail Potts	120 Knoll st	
Adrián Taylor	11399 Lakeshore Rd	
LOUISE PARKER	11201 HARBOURVIEW	
Lynn Albanese	48 Rollins Dr Welland	
Tamie Porcino	389 Wellington St P.C	
Jay Grice	237 Bell St	

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Name (Print)	Address	Signature
Lorrie Hood	17 Cedar St. Port Colborne	Lorrie Hood
Wendy Burattini	2905 Brookfield Rd. Port Colborne	Wendy Burattini
Rosy Lamb	48 Saturn Road, Port Colborne	Rosy Lamb
Andrew Huffman	250 Alexandra St, Port Colborne	Andrew Huffman
Path Miller	250 Alexandra St, PC	Path Miller
Yolanda Providence	40198 Forks rd.	Yolanda Providence
Cyndi Savage	11664 Bellevue Beach Rd Wainfleet	Cyndi Savage
Kimberly Godan	461 Fares street	Kimberly Godan
JANE KOLLER	3633 FIRELANE 9 P.C	Jane Koller
Crystal Kiczula	Port Colborne. ON L3K 5A3	Crystal Kiczula

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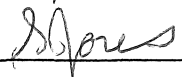


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Name (Print)	Address	Signature
Catherine Jones	389 Wellington	
B Borgmann	131 Linwood	
Nick Borgmann	131 Linwood ave	
Aileen Wells	343 Mitchell St	
Haley Grice	237 Bell Street	Haley Grice
Samantha Jones	177 Bell St.	
Tyler Passmore	177 Bell St.	Tpassmore
Maja Martin	434 Barrick Rd	M Martin
Ryan Stutz	11695 Belleview Beach rd	
Marshall Nadeau	170 Nuff St	

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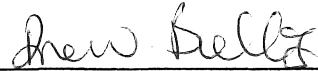



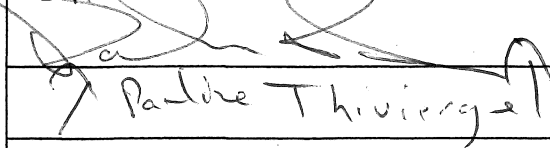

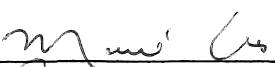


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Name (Print)	Address	Signature
Hayden Kish	136 Grassie Ave	
Drew Bellis	69 Linwood ave	
Laura Herbert	267 Rossmount Ave	
LOU LAUZERNE	144 FOREST AVE	
SPURIA Ironside	133 Adelaide St	
	199 Oakwood St.	
Marie Vis	29 11555 Hwy#3 Wainfleet	
JOANNE MARTEL	1751 HWY#3 PORT COLBORNE	
Sarah Stroud	402 Saturn Cr. Port Colborne	

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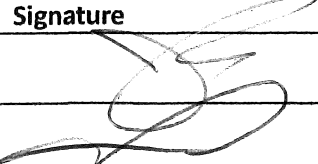






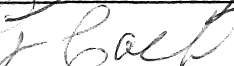


To: The Mayor and Members of Council

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Name (Print)	Address	Signature
JOHN TYROLIZ	144 HUMBOLDT PKWY	
Cheyenne Talh	809 Steele St	
Elizabeth Fernandez	94 Wellington St.	
Silvana Turner	1403 Clark Rd	
Sara Mijar	567 Barrick Rd	
David Hinkle	105 Oakwood St	
GEORGE FISCH	46 HAMPTON AVE	
James Lemigo	Robesou Ed	
Regis Smith	Clarend	
Shawn Dennis	157 OLEA DRIVE	

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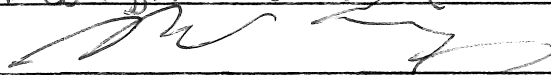




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Name (Print)	Address	Signature
Sharan Figueroa	7 Theal Court	
Brooklyn Comerford	257 Mitchell Street	Brooklyn Comerford
MIKE Tyndal	60 King St Welland	
Bill Sherwood	WAINFLEET	
Billy Topolinsky	Port Colborne	
CHRIS GAUSTON	WELLAND	
Vicky Davis	16 Third Pt Colborne	Vicky Davis
ERIC de la Torre	94 Wellington St.	
JANICE HART	ASHST. PORT COLBORNE	Janice Hart
ELEANOR PHILLIPS	151 HOMEWOOD AVE.	Eleanor Phillips

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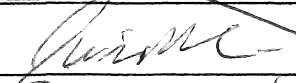
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Name (Print)	Address	Signature
Am ANWARIS	65 Elanvab Crescent	
Jaime McCabe	26 Runnymede Rd	
Sharon Day	95 FORKS RD	SHARON LINGEE
James Brownson	10553 Maplewood Cir	James Brownson
Ashley Gauthier	147 Bell St.	Ashley Gauthier
Sherri Thelen	3661 Hwy # 3 Sherkston	S Thelen
Michael Brander	5 Sassafras Row	MB
John Caromich	10331 Lakeshore Rd	John Caromich
Jane Perereux	19 Bantok Cres	Jane Perereux
Lee Sherwood	Hwy 3 Wainfleet	Lee Sherwood

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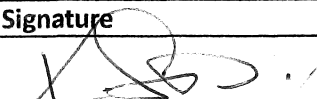









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Name (Print)	Address	Signature
KEN SERVOS	11368 LAKESHORE RD TC, ON	
Maure Moreau	75 Concession	
Matthias Toeff	98 Humboldt Pkwy	
Donna Calder	56 Nickle Street	
Sherril Maurice	116 Clare Dr	
Guy LAROCQUE	131 KNOLL STREET	
Keith Barre	201 Mitchell St	
Desiree MacEachern	119 Nett St	
Dionne Knapman	420 Second Concession	
Devin Cook	420 Second Concession	

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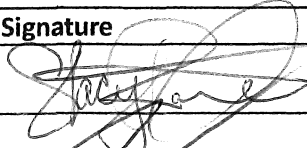






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Name (Print)	Address	Signature
STACY BANKIN	7 Donlea Drive Port Colborne	
Mark Lagace	99 North Cres Port Colborne	
SHANNON BAKER	3051 GARRISON RD	
Glenn Baker	3051 Garrison Rd	
PAUL ZARTISKEY	9 NIAGARA ST P.C.	Paul Zartitsky
Cathy VanderVeen	1566 Third Con. Rd.	Cathy VanderVeen
John VanderVeen	"" Same	
JEFF STURCH	301 MITCHEL ST P.C.	
Todd Turonski	18 Oxford Blvd P.C.	
Jordan Nenziak	34 Clare Ave Port Colborne	Jordan Nenziak

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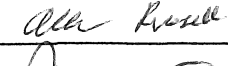

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Name (Print)	Address	Signature
Alex Marciano	153 Christmas Street	
James Kasprick	405 Bell Street	
J. Van de Kant	201 Garton St.	
Luca Robinson	121 McRae	
MIKE P. VERONESI	10 Steele Ave	
Crista Bucione	51 Omer Ave.	
Suzette Abrams	821 Fielden Ave	
Alana Hoyle	57 McRae Ave	
Allison Russell	2340 Highway 3	
Denise Collins	300 Catharine St P.C	

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Name (Print)	Address	Signature
Kenda Gillespie	1716 Minor Rd. Port Colborne	Kenda Gillespie
Mark Cote	810 Steele P.C.	Mark Cote
Sheila Balger	29 Donlea Dr	Sheila Balger
KEITH NAGEL	63 ELMVALE CRESCENT	Keith Nagel
JULIA MAUDE	93 Johnston St port C.	Julia Maude
Lindsay Adams	Third Ave	Lindsay Adams
Brandon J. Hest	188 Council Rd St Colborne	Brandon J. Hest
Matt Sacco	70 Calland Ave Welland	Matt Sacco
Colin Snider	125 Hampton Ave	Colin Snider
Lisa Johnston	520 Fieldon AVE	Lisa Johnston

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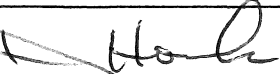






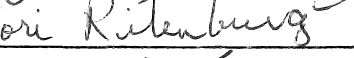

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Name (Print)	Address	Signature
Pete Long	15325 Lakeshore Waukegan	
DAVID HOMENUCK	742 CLARENCE ST. P.C.	
Kesley Schneider	11336 Buckbeard Port Colborne	
RIAZ BAKSH	79 Hillcrest Rd	
MORGAN MILBRANDT	400 Steele Street Apt 203	
Kristina Toomey	460 Fares Dr	
BARRY JOHNSTON	76 Rossmount Ave. Port Colborne	
Sarahna Prokopetz	11276 Golf Course Road, Port Colborne	
LORI RITENBURG	11562 Hwy 3 WAINFLEET	
ACAN BISHOP	576 - FIELDEN AVE	

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Name (Print)	Address	Signature
Steve Nagy	402 Fades St.	Steve Nagy
Dean Kuszul	405 Bell St	DK
Jackie Dusome	680 Steele Street	Jackie Dusome
Judy Marr	11558 Hwy #3 Wainfleet	JMarr
Grace Marco	98 King Street	Grace Marco
Kendrick Dusome	680 Steele St.	K. Dusome
Barb Dusome	21 Donlea DR. Port Colborne	Barb Dusome
Kim Bogusat	50847 D'Reilly Rd S	Kim Bogusat
Nicole Larson	121 McRae Ave	N Larson
Susan Bous	51 McRae St	Susan Bous

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Name (Print)	Address	Signature
Brock Pelchat	799 LAKESHORE RD. EAST, Port Colborne	Brock Pelchat
DENISE BOUDREAU	308 Kingsway Welland.	D. Boudreau
ONERU McDONALD	28 Heron St	O. McDonald
Stephanie McDonald	" "	S. McDonald
Amanda Lumsden	143 Clarke St	A. Lumsden
Hilary Fink	3 CORONATION DRIVE	H. Fink
Joseph Lin	60 Emerald	PORT Colborne
SAGINS	57 Sheba Cne	Port Colborne
Joe Champis	266 Clarke St. Port Colborne	Joe Champis
Jayne PATT	Elm St	J. PATT

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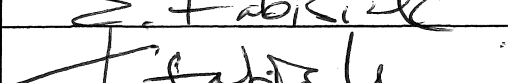


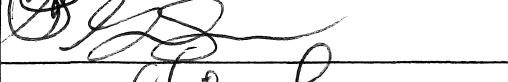


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Name (Print)	Address	Signature
Sylvia Stanton	10320 Lakeshore Rd PC	
Ryan Stanton	231 Clarence St, PC	
Sylvia Stanton	231 Clarence St, PC	
Shirley Stanton	10267 Crescent Heights PC	
EWA FABISIAK	6 Park Lane PC	
KRIS FABISIAK	6 Park Lane PC	
Tarra Reise	104 Saturn Cres. P.C	
KAYLA SEGUIN	72 KING ST UPPER PC	
Gillian Sitts	45 Victoria St. P.C	
Emme Holy	712 Borwick Road, P.C.	

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Name (Print)	Address	Signature
Robin Adams	47 Michael DR N	Robin Adams
Julie Turmel	311 Wellington St	Julie Turmel
PickHeemskerk	671 Marble Point Rd Aurora	PickHeemskerk
Keyba Dube	99 Elm St Port Colborne	Keyba Dube
Cathy Sequin	1389 Chippawa Port Colborne	Cathy Sequin
Tanya Vargo	1031 Steele Str. port Colborne	Tanya Vargo
Amanda Bazinet	21806 Hwy 3 Wainfleet	A. Bazinet
John Boyd	302 Elgin St Port Colborne	John Boyd
Alexandra Collar	406 Bell St Port Colborne	Alexandra Collar
Steve Holjak	712 Barrick Road, Port Colb.	Steve Holjak

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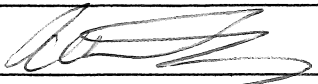

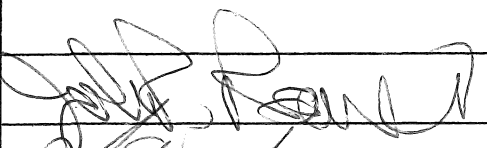


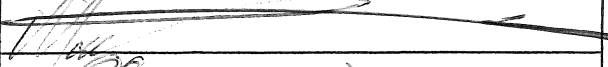

To: The Mayor and Members of Council

Subject of the Petition: Port Colborne Hospital and its Urgent Care Center

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Name (Print)	Address	Signature
M. Schmitz	117 Equin	
Cunor Jones	249 Olga Dr	
melanie ker	249 Olga RR	melanie ker
Macy Abbey	113 Merae Ave	macyAbbey.
Jim Olson	176 WESTSIDE RD.	
JP Reunano	Port Colborne	
Leslie Stephenson	43 Michael Dr. South	
Mark STEPHENSON	43 MICHAEL DR. SOUTH	
Lisa Clark	2645 Lakeshore Rd P	
Diane Pichette	220 Clarke St	Diane Pichette

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Petition Organizer Name: Port Colborne Health Coalition

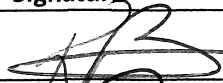



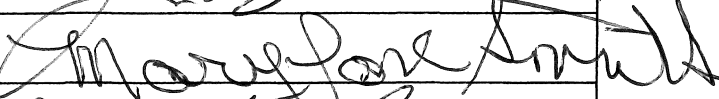



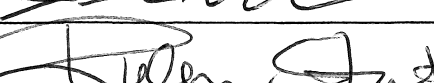
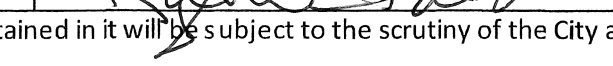
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Name (Print)	Address	Signature
Rob Birnie	391 Catharine St L3R4L6	
Tommy McAway	33 Bartok Cr.	
Peggy Lalonde	164 King St.	
Jim Bazzar	1265 Beach Rd W	
Mary Jane Smith	635 Steele St	
Clair Beauparlant	43 South cres port colborne	
Cherell	24 Berkeley Ave Port Colborne	
Stephen Knight	24 Berkeley Ave Port Colborne	
Jim Dolan	3351 Hwy 3 P.C.	
Ryan Stanton	10320 Lakeshore Rd, P.C.	

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Name (Print)	Address	Signature
Sharon Saleh	104 Tennessee, Port Colborne	Saleh
SAM SALEH	" " " "	
Patrice DiGirolamo	45 DURKSEN ST. CATHERINE	
MANNY DAKOSA	45 DURKSEN ST. CATHERINE	Manuel Dakosa
Charmaine Martin	11625 Beach Rd West Wainfleet	
Chris Small	635 Steele St P.C.	
J Barth	2614 Port Colborne	J Barth
Shelley Ogden	811 Steele St Port Colborne	Shelley Ogden
Kim Beauparlant	43 South Cres Port Colborne	Beauparlant
Gay Brenna	11 Orchard Port Colborne	Gay Brenna

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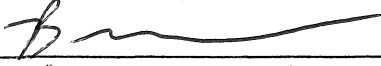
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Name (Print)	Address	Signature
Teal Brown	745 puecrest rd.	
Cardin Kartymir	199 Ash St.	
Jenny Sunday	12 Thornton Av	
Anne Henderson	1933 Fire lane 2 Port Colborne	M.A. Henderson
Alyssa Krebs	4 Colbu crescent Port Colborne	Alyssa Krebs
Robert Moom	527 Clarence Street P.C.	Robert Moom
David VERLAQUE	92 McCAN ST, PORT COLBORNE	David Verlaque
PAUL RICHARDSON	96 BELL ST.	Paul Richardson
Brendon Smits	317 Simpson Ave Welland	
LOUISE MIDDLETON	391 CATHARINE ST	L. Middleton

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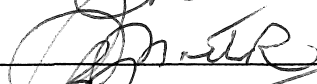






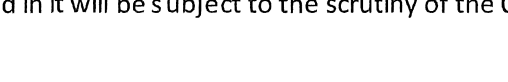
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Name (Print)	Address	Signature
Gerry Laurin	63 King St PC	
Marcia Boros	PC	
SHARI MATER	41943 FEEDER RD WAINFLEET	
BRIAN MATER	" "	
JEREMY VOICE	319 VICCAHY ST. EAST	
TRAVIS GERRI	530 KING STREET	
MAA NUGENT	555 FURB RD	
Courtney Barres	3780 Miller Rd Port Colborne	
Lyndie Kennedy	92 McCain St. Port Colborne	
Laura Stillwell	163 Mitchell P.C	

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Name (Print)	Address	Signature
James Hill	65 Ridgewood Dr Port Colborne	[Signature]
Brad Russeau	2340 Highway 3 Port Colborne	[Signature]
Debbie Goss	24 Bay View Lakeshore	[Signature]
ISABELLE CURRIE.	230 Chippewa Rd. P.C	[Signature]
Karla Gramatovich	39 Rosemount Ave P.C	[Signature]
Harry Gramatovich	39 Rosemount Ave. P.C	[Signature]
Sharon Chevalier	149 Christmas St. P.C	[Signature]
Alex Morin	11 Portal Dr.	[Signature]
Michael Paladino	214 Humboldt Pl	[Signature]
Tonya Laurin	63 King St PC	[Signature]

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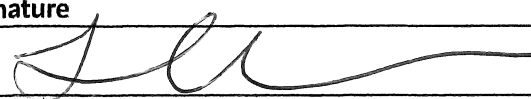
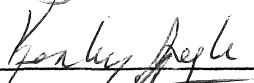








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Name (Print)	Address	Signature
Harmony Cooper	167 Ash St. Port Colborne	
Kenley Angle	3941 Hwy 3 Sherkston, Ont	
John South	10268 Rathfon Rd Pt. Colb.	
Asia South	10868 Rathfon Rd. Pt. Colborne	
Courtney McIntee	620 King Street Apt 4 Pt Colborne	
Davis Grandner	62 George St Port Colborne	
GRANT MCGILVERD	119 Forest Ave Port Colborne	
Marie-Claire Reynolds	47 Gaspare Dr. Port Colborne	
Taylor Laidlaw	244 Humboldt Hwy	
Sarah Lawrin	63 King St PC	

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Name (Print)	Address	Signature
MARIA TRIVISONNO	118 Merritt Pky	Maria Trivisonno
PAT SULLIVAN III	118 Merritt Pky	Pat Sullivan
PAUL SLIPAK	238 WestSide Road L3K5K9	Paul Slipak
GREG FOX	3166 THIRD CONCESSION Pk	Greg Fox
Danielle Bilton	67- minto St L3K0B4	Danielle Bilton
Linda Bordin	17 Shiba Crs	Linda Bordin
James Clarke	2917 FIRE LANE 4	James Clarke
SARAH RITTENHOUSE	336 CATHARINE ST	Sarah Rittenhouse
Jasmin Baird	32033 Bell Rd, Wainfleet	Jasmin Baird
Jim Moore	637 ELM St P.C.	Jim Moore

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Name (Print)	Address	Signature
Eric Penwarden	23 Huron St Welland	Eric Penwarden
Erin Lee	1014 Kilkenny St E P.C.	Erin Lee
Pam McCLUMBER	130 FRASER ST. P.C.	Pam McClumber
Lori St Laurent	31 McCain St P.C.	Lori St Laurent
Brendan Napper	334 Mitchell St	B. Napper
SHARLOUN NEASE	2991 FORKES RD	A. Meese
Christina Koth	382 BARKICK Rd	CKO
IDA BOYER	49 Elm St P.C.	Ida Boyer
Irene Sherwood	393 CORVETTE ST	I. Sherwood
Kristin O'Neal	75 Knoll Street	Kristin

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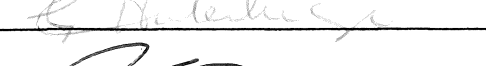



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Name (Print)	Address	Signature
Joe Shapton	976 Knoll St	
Paul D. Brown	176 Ash St. Port Colborne	
Karen Markovic	49 Elmvale Crescent	
MARGARITA DONAGHEY	10157 LAKESHORE RDW, Port Colborne	
Frankie Boscuvo	75 Knoll St.	
Gede Hinteberger	11560 Hill Ave Wainfleet	
Kristen Lotulippe	324 Knoll St. port colborne	
Andrew Hines	324 Knoll St. Port Colborne	
Dean Grano	537 Clarence	
Fran Dedder	40562 Forks Rd Wainfleet	

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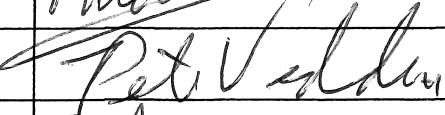




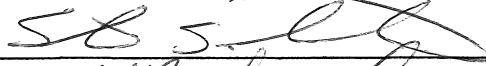


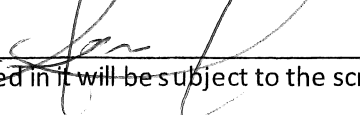
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Phelan Collins	517 Burnick Rd	
Peter Veldner	40562 Forks Rd	
BROOKLYN AMPEAS	40562 MICHAEL DR.	
RICK MARR	343 WEST SIDE RD	
SHAWN HOYLE	44 SHEBA CRESENT	
Yunter Jeffery	41554 Forks Road	
STEVE STENHOUSE	81 CORONATION DR	
Colette Richard	81 Coronation Dr.	
Aaron Locke	11437 Lakeshore Rd	
Paul Thwaites	55 Saturn Rd	

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Name (Print)	Address	Signature
Marc Paudyal	443 Killaly St East	Marc Paudyal
John J. Seward	444 Downs Ride Rd	John J. Seward
Shelley Madama	11646 Highway 3	Shelley Madama
Beverly Fitzpatrick	359 Dovescourt CRIPITAL	Beverly Fitzpatrick
Pierrette Hepburn	300 STEEL	Pierrette Hepburn
Adam Davis	340 Wellington Street	Adam Davis
LAURIE HUPAULT	276 OMER AVE	LAURIE HUPAULT
Nancy Gruhl	66 Renfield Street	Nancy Gruhl
DANA KOZELIS	1196 CHIPPAWA RD	DANA KOZELIS
Ruth Jones	178 NEFF ST.	Ruth Jones

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Name (Print)	Address	Signature
Kristal Bob	14 Cannock Welland	[Signature]
Sue Beck ^{Sue Beck}	7 Lakewood Cr	[Signature]
Jammy Pithouse	11368 Lakeshore Rd, PC	[Signature]
Carol Stuart	533 Clarence St Pt Colborne	[Signature]
Miko Sinderly	2660 Kings Ridge Road	[Signature]
Melissa Oerholt	358 Forest St. Apt.	[Signature]
Kristina Marr	62 Royal Road	[Signature]
REBECCA GRAVENOR	245 ALEXANDRA ST	[Signature]
Rod Bennett	108 Delhi St Port Colborne	[Signature]
HILDA BENNETT	108 DELHI ST. P.C.	[Signature]

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Petition Organizer Name: Port Colborne Health Coalition











To: The Mayor and Members of Council

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Name (Print)	Address	Signature
Alex Butler	50 Tennessee Ave, PC	
Tipson Humph	8354 Farnes St P.C	
Kyle Pennie	1475 Chippawana	
Inne MOURILE	79 dolphin St	
R Kydrank	227 CHARLOTTE ST	
KEVIN HARVILY	597 JONES WOOD ROAD	
Sarah Smith	15-5 Afton Av.	
Laurie Pless	46 Adelaide St	
PAUL K.	72 CROSS ST	
Cystal Sgourakis	46 Orille	

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Name (Print)	Address	Signature
Aabby Needham	686 Stanley Street	Aabby Needham
Nicky Johnson	647 Chippaward	N Johnson
Ray Johnson	647 Chippaward	R Johnson
Kennor Nelson	43 Upper James st.	K Nelson
Jerry Lockhead	158 Forest Ave	J Lockhead
MARGIE RAE	40 GASPARE DR.	Margie Rae
Danielle Mackenzie	8 Berkley Ave	D Mackenzie
S INGRAM	10959 LAKESIDE RD P.C.	S Ingram
M-L	S Windsor Tern	Mike VanKralingen
Rachael Boye	1055 Steele St	Rachael Boye

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Name (Print)	Address	Signature
DARWIN HOOVER	185 KNAC ST P.C.	[Signature]
Lorie Dayball	780 Elm St P.C	Lorie Dayball
Bradley Stoyes		[Signature]
K. Kendrick	11408 Moore Rd	K. Kendrick
BONNIE HOOVER	153 BORDEN	Don Don
Iva Keriksson	11375 Neff St	Iva
Stuart Gillanders	132 Delhi St.	[Signature]
Paire Shields	74029 RR 27	Paire Shields
Vanessa Grant	40436 Forks Rd	Vanessa
Ken WATTS	S BERKLEY	[Signature]

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Name (Print)	Address	Signature
Ruth m Nelson	41 michigan ST. Welland	Ruth m. Nelson
Kayla Moor	257 Sugar-loaf St	Kayla Moor
Marco Lanzillotta	11454 LAKE SHORE RD Wainfleet	Marco Lanzillotta
Zoe Young	981 Highway #3 Port Colborne	Zoe Young
Tammy Young	981 Highway #3 Port Colborne	Tammy Young
Morgan Foddenia	622 Stanley St. Port Colborne	Morgan Foddenia
Cassie Gillanders	132 Delhi Street	Cassie Gillanders
Jade Shields	Clarendon St. Wainfleet	Jade Shields
BRIAN HUTCHMAN	28 MICHIGAN ST	Brian Hutchman
Carrie Booker	78 Hampton Ave.	Carrie Booker

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Name (Print)	Address	Signature
Amy Courage	155 Oakwood St. P.C., ON ^{L3K} 5G5	Amy Courage
Paisley Boychuk	625 Sugarloaf St P.C. ON ^{L3K} 2R4	Paisley Boychuk
MARIE COCUMATTO	739 CHIPPAWA RD P.C.	M. Cocumatto
Brenda Beauregard	91 Omer Ave	Brenda Beauregard
James Wilson	340 Clarence	James Wilson
Keonna Camilleri	424 barrick rd P.C	K Camilleri
BARRIE WILSON	340 CLARENCE ST. P.C.	Barrie Wilson
David Samb	49 Christmas St.	
Sally Falochelli	339 Alexander	Sally Falochelli
Rachel Marshall	2688 Hwy #3 EAST P.C.	Rachel Marshall

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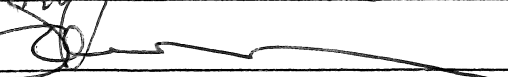




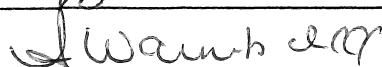

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Name (Print)	Address	Signature
Reneke Borup	409 Davis St.	
Cheryl Steyer	6 First Ave	
KATHY ADORJAN	819 FORKS RD W	
JOHN HIE	675 STANLY ST.	
Jennifer Devoe	335 Chaffy St	
Claudia Spiteri	226 Lancaster Dr.	
FRANCESCA SPITERI	266 Lancaster Dr.	
Kristofer Suleh	69 Elmville Cr	
April Warmbold	196 Oakwood St	
Tyler Warmbold	196 Oakwood St	

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Name (Print)	Address	Signature
Diane Shaubel	786 Steele Street Port Colborne	Diane Shaubel
Kimberly Rock	658 Fielden Ave Port Colborne	Kimberly Rock
GREG ROCK	658 FIELDEN AVE. PORT COLBORNE	[Signature]
Bill Peacock	517 Stanley St Port	Peacock
Annelyn Guillemette	51 Grange Ave. Welland	Guillemette
Jairo Hernandez	520 Stanley	[Signature]
Patrick Guillemette	51 Grange Ave	Guillemette
Nicole Frozak	993 Steele St	NICOLE FROZAK
Rick Jukosky	11390 Lakeshore Ave W	Rick Jukosky
Clara Jukosky	11390 Lakeshore Rd W	Clara Jukosky

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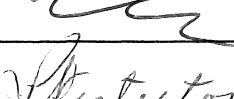
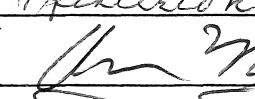

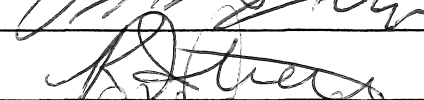

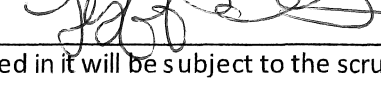


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Name (Print)	Address	Signature
EDWARD DEMATOS	10 ORIOLE CRES.	
Lesa Curtis	119 Highland ave	
Crystal Snow	317 Mitchell St.	
Patricia Penterton	183 Queen Ave	
Ann Mott	11646 Bellevue Beach	
Joe Scambati	155 Oakwood St	
Joshua Beard	350 Davis St	
Renee Stuart	35 Coronation Drive	
Nancy Good	61 Beverly Cres	
Tiffany Gagnon	49 Christmas St PC.	

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Name (Print)	Address	Signature
JAMES A. MULLAY	#107-269 ELM ST. PORT COLBORNE	James A. Mullay
Mike Vander Jaegh	76 CLARE AVE PORT COLBORNE	Mike Vander Jaegh
KAREN TORKOS	36 BAYVIEW LN PORT COLBORNE	Karen Torkos
JOSEPH TORKOS	36 BAYVIEW LN PORT COLBORNE	Joe Torkos
Arlene Beauregard	354 Davis St PT Colborne	Arlene Beauregard
Melanie Stroud	42 Clarke St. P.C.	Melanie Stroud
Marilyn Williams	11761 Summerland Ave Wainfleet	Marilyn Williams
Patricia Berg	15 Portal Dr., P.C.	Patricia Berg
Heidi Gresina	561 STEELE # 311	Heidi Gresina
WENDE HORWATH	231 MITCHEL	Wendy Horwath

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Name (Print)	Address	Signature
ILAMATER	18 Maple St Port Colb	Sh. Mater
B. Butz	Northland Point	B. Butz
K. Huyks	South Crescent - pc.	K. Huyks
Carrie Stevens	177 Humboldt Pky PC	Carrie Stevens
Ray Montpetit	56 Nickel St #6	Ray Montpetit
Dave Cobwell	24 Michael Dr. S	Dave Cobwell
Shirley	Wainfleet	Shirley
Joel Sime	7413 Sixteen Rd.	Joel Sime
DAE THARAVS	41847 Bulwark Rd Wainfleet	DAE THARAVS
TAMMY BLACKBURN	10428 LAKESHORE RD W	TAMMY BLACKBURN

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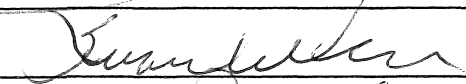




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Name (Print)	Address	Signature
Andrew Mariase	2 bridge street Port Colbr	
Joe Marinelli	542 Sugarloaf St. Port Colborne	
SUSAN WORKMAN	91 TENNESSEE AVE P.C.	
Jue Brest	21-529 Elm St PC	J. Brest
RICK BREITER	27 THORNECREST RD PC	
Joelyne Aubertin	20 PORTAL DR. Port Colb.	
Michael Scott	43 Elmvale Cres PC	
Lisa Robinson	1 Bartok Cres P.C.	L. Robinson
Bea Weaver	248 CHARLOTTE ST.	Bea Weaver.
N.M. Cameron	124 Neff St Port	

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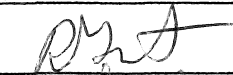

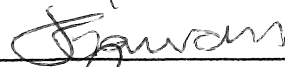







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Name (Print)	Address	Signature
Rebecca Grant	10568 Maplewood Dr.	
CHRISTOPHER MAHABIR	269 Charlotte St.	
JAWG Gaurran	10568 Maplewood Dr	
Pat Hamenud	742 Clarence St	
Colleen Maloney	265 Rosemount	
Ben Szabo	160 Clarke St	
Bronya Jackson	160 Clarke St	
Harry Brennan	15 MEADOWHARK DR	
Ruth Brynns	Crystal Beach	
Karen Cahill	102 Berkley Ave Port Colborne	

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Name (Print)	Address	Signature
Marie Premi	37 Bartok crescent PC.	Marie Premi
Kristen Latulippe	324 Knoll St. Port Colborne	Kristen Latulippe
Andrew Hines	324 Knoll St. Port Colborne	Andrew Hines
Ed Cleveland	9 Shamrock Ave. P.C.	Ed Cleveland
Hee Young Kim	106 Broadwelland	Hee Young Kim
Eric Silverthorne	289 Clarence St	Eric Silverthorne
Eve DeDonatis	16 Shamrock Ave P.C	Eve DeDonatis
Christian Dignard	55 Elmvale Cres. P.C	Christian Dignard
Kelly Toulouse	21213 Rattler Rd PC.	Kelly Toulouse
John Weaver	248 Charlotte St P.C.	John Weaver

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Petition Organizer Name: Port Colborne Health Coalition



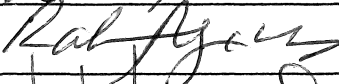
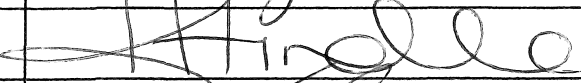




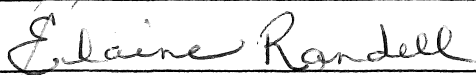

To: The Mayor and Members of Council

Subject of the Petition: Port Colborne Hospital and its Urgent Care Center

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Name (Print)	Address	Signature
Louis Vaillancourt	84 BRADY	
PAT GUNKA	84 BRADY	
Rob Agias	66 George	
Kristy Hindle	105 Oakwood St.	
Carson Stark	452 Barrick Lane	
Sherry Reid	24 Willard Ave	
Ed Brzo	232 West St	
Gloria Coomer	300 Knoll St.	
Elaine Randell	"	
Sarah Bailey	85 Sherwood Forest Tr.	

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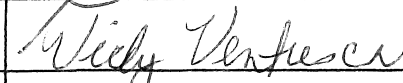


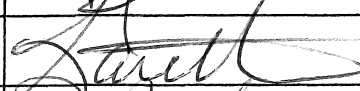
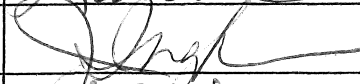




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Name (Print)	Address	Signature
DARRYL SCHNEIDER	549 CHIPPAWA RD P.C.	
VICKY VENTRESCA	10 Third Ave. PORT COLBORNE	
Erin Kis	42441 Hwy 3 Wainfleet on	
Gannon Coffey	4444 Hwy 3 Wainfleet on	
Larue Kiltz	132 Borden Ave P.C	
Janet Ingham	17 Tennessee Ave P.C	
Ann Delaney	119 Nett ST UNIT 37	
MARIE RABISHAW	340 PROSPECT POINT RD N RIDGEWAY	
Marty Smits	118 McQueen St P.C	
Karen Powell	199 Knoll St P.C	

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Name (Print)	Address	Signature
LINDA KOABEL	205 ALEXANDRA ST.	Linda Koabel
Dan Morr	62 Royal Rd.	Dan Morr
Joe Hansen	90 Commercial	Joe Hansen
Cindy Murphy	14 Second Ave	C Murphy
BECKY GAGNON	130 FRASER ST. P.C.	Becky Gagnon
Dawn van Kralingen	10148 Hwy # 3 P.C	Dawn van Kralingen
SHARBEA PORTER	716 CLARENCE ST. P.C.	Sharbea Porter
Hannah Vandelaar	21658 DIXIE RD WAINFLEET	Hannah Vandelaar
JOSU TREBYCH	735 Norfolk city rd. 28 Lynton	Josu Trebych
Janet LeSawage	51 Gaspare Dr.	Janet LeSawage

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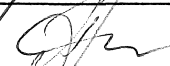
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Name (Print)	Address	Signature
Chip Pearce	577 Clarence St	
NORM ST. LAURENT	31 M'CAIN ST.	PORT COLBORNE
Alyson Dean	334 Mitchell St. portcolborne	
Oleksandra Tolstykh	679 Elm str	
Kristina Tolstykh	649 Elm. str	
Emily Reath	98 brady st.	ER
Txl or Cjs	5 herve Dr	T.C
Darlene Nease	2991 Forkes RD. E	Darlene Nease
Liliana Gillespie	32 Sheba Crs	Liliana Gillespie
PAUL BOYER	49 ELM STREET	PORT COLBORNE

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Name (Print)	Address	Signature
COBAL PFAFF	3493 HWY 3 L3K5V3	[Signature]
JADE ANDERSON-PFAFF	240 PORT COLBORNE DRIVE L3K2M5	[Signature]
[Signature]	1050 Woodland Dr. P.C.	[Signature]
James Fortes	557 Steeles St. P.C.	[Signature]
[Signature]	452 Fares St	[Signature]
[Signature]		[Signature]
Richard Murphy	2309 Hts	[Signature]
Max [Signature]	261 Lakeshore Rd W	[Signature]
Brenda Wells	155 Welland St. Ap 2	Brenda Wells
Julie Wood	101 Delhi	Julie Wood

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Name (Print)	Address	Signature
JAMES WAYLT	RR2 Pt Colborne	James Waylt
Lauren O'Connell	13400 Conestoga Dr Welland	Lauren O'Connell
Mak DiBenedictis	70 Elmore Cres	Mak DiBenedictis
D. Nettasos	5 Hillcrest	D. Nettasos
PAT Seredine	282 KNOW ST. P.C.	Patricia Seredine
LYNDEN MINOR	2410 Hwy 3 P.C	Lynden Minor
Donna Smith	3428 White Rd PC	Donna Smith
Doug Towler	12166 AUGUSTINE RD. WAINFLEET	Doug Towler
FRANK BEAM	303 - Elgin St	Frank Beam
Sue Cormier	747 King St.	Sue Cormier

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Name (Print)	Address	Signature
Pat MacKay	119 NeFF Apt 2H/217	Pat MacKay
Brandon Sullivan	604 clarence street	
Caitlin Stroud	1126 Firelane #1	
Elane Pace	78 79 Dolphin Street	
Andrew Jeffrey	112 Sugarloaf	
Taylor Mynkoff	37829 Feeder Rd W	
Lucy Evans	520 Forks	
Chase Walker	271 Fares Street	
B. Seemann	1 ALBany Street #766	
Jodie Clapp	72 Michael Drive W	Jodie Clapp

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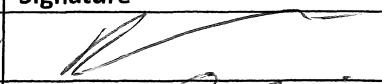


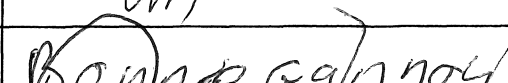


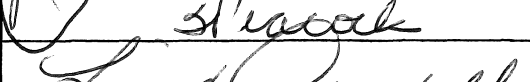


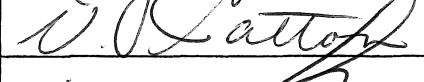
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Name (Print)	Address	Signature
Dore Dietzge	31823 Marshville Dr, Wainfleet, ON	
A. McIlramney Ivanford	65 Huron St Welland	
Willie Nelsen	31 Delhi St PC	
Bonnie Cannon	31 Delhi St PC	
Ben Lyrette	31 Delhi St PC	
Sylvia Peacock	14 Johnston St. P.C.	
LINDA DAYBOLL	480 Northland	
Kelsy Chiocchio	6 Oriole Cres., P.C.	
VALERIE CATTON	96 FRANKLIN AVE	
WILLIAM TEAE	30 PORTAL DRIVE. PC.	

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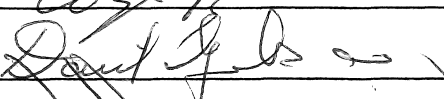
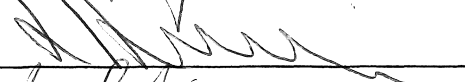
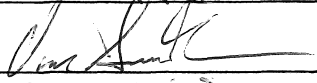
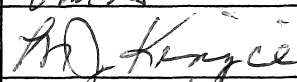
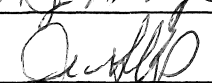

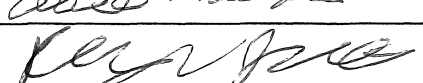
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Name (Print)	Address	Signature
DAVID FRASSELL	20 Michael Dr S	
Miranda Sibb	691 Fielden	
Cory Braithwaite	692 Fielden ave	
DAVID GIBSON	1715 White Rd	
Linda Hunwick	22 McCormick St Welland	
Don Smith	67 Minto St	
MAUREEN Kinzie	966 Hwy 3 E	
Jane Gillap	4 Elmvale Cres PL	
Alice Hicks	717 Barrick Road	
RANDY L	110 Forest ave	

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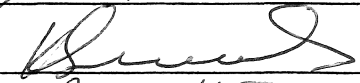

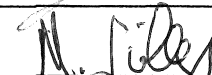
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Name (Print)	Address	Signature
Taylor TRISA	11755 Hwy # 3	
Rebecca Lott	11340 Neff St.	R. Lott
Dianna Jarram	70 Delhi St. P.C. Ont	Dianna Jarram
Darby Whittaker	26 Homewood Ave	
JOSH MOBLEY	20 Homewood Ave	Josh Mobley
Karen Swords	444 Doans Ridge Rd.	
Pat HART	93 Wellington St	Pat Hart
Gloria MacQueen	112 Sugarloaf St #206	Gloria MacQueen
JAY MY WULFEAT	32829 Feeder Rd W	
MIKE GILLAF	4 ELMVALE CRESC.	

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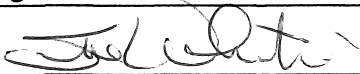
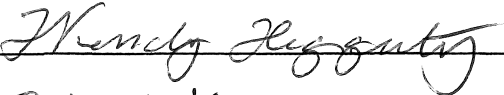








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Name (Print)	Address	Signature
Sue Whitehouse	545 Clarence St.	
WENDY HABBERTY	16 FIELDEN AVE	
Pamela Koudijs	105 Merritt Parkway Port Colborne ON	
Robert Dytstra	11340 Neff st	
August Murdoch	159 Killaly St E	
John Davidson	28 MICHAEL DRWS	
Hinda Kramer	6 Meastowlarke Dr. Port Colborne	
Dave Kenny	15 Knoll St. P.C.	
RIGR SVERA	6950 KALAM RD	
Carol Staten	11351 Neff St	

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Name (Print)	Address	Signature
Gwen Channon	23K 4V8 501-300 STEELES P.C	Gwen Channon
NICK MOLENAAR		Nick Molenaar
Jennifer Fricke	A-740 King St. Port Colborne	Jennifer Fricke
Karen Vloet	B-740 King St. Port Colborne	Karen Vloet
Bonnie Sedore	880 Steele St. Port Colborne	Bonnie Sedore
Suzanne Dal Ben	2915 Third Concession Rd	S Dal Ben
TERRY SWEIS	59 MICHAEL DR S	TJ
Maurice Walker	75 Saturn Rd P.C.	M Walker
TAMMY CHAPESKIE	Wainfleet	Tammy Chapeskio
Tara Grobell	46 Adelaide St.	Tara Grobell

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Petition Organizer Name: Port Colborne Health Coalition





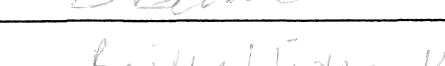
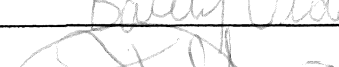




To: The Mayor and Members of Council

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Name (Print)	Address	Signature
Wendy Busch	435 Bell Street	
Amanda Busch	435 Bell Street	
Legat C... Legat C...	142 Wilcey Road	
St Daniel	44 Shelton Cr.	
Bailey Vidcock	200 Chippawa Rd	
Kathleen HADAY	189 OAKWOOD ST	
ROB KRIGER	189 OAKWOOD ST	
Autumn Rae Billy	11437 Lakeshore Rd W	
HAYDEN DEWAR	166 HAMPTON AVE	
Kathleen Horton	747 King St	

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Petition Organizer Name: Port Colborne Health Coalition

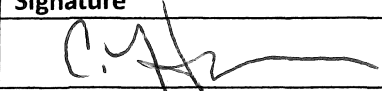
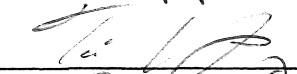
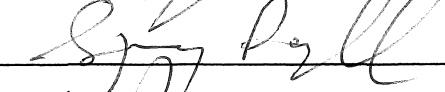
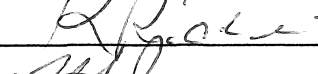




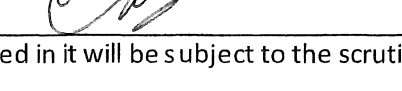

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Name (Print)	Address	Signature
Casey Holmes	105 Saturn Cres	
Tim Hayslop	95 Victoria Street	
GARY DAYBOLL	23 Thorncroft	
K. RICHARDSON	20 APOLLO DR.	
Matt Jessome	200 Chipawa Rd.	
TAM DO	287 Westside Road	
Chelsea Rutherford	55 Saturn Rd.	
Amy Hunt	160 CROSS ST	
Mackenzie Mathey	166 Hampton Ave	
COLEB BEACH	258 Humboldt Pkwy	

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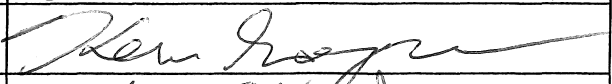



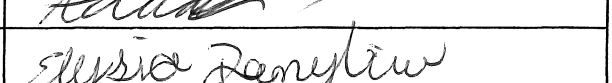
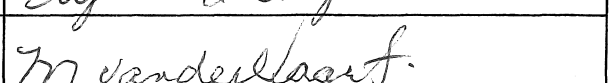
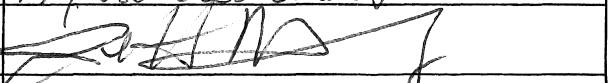
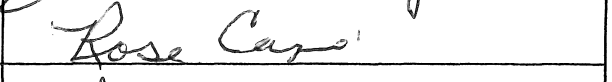


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Name (Print)	Address	Signature
Ken Gagnon	20250 Youngs Rd	
Kim Shively	Welland	
Luella Gilmore	Luella Gilmore PC.	
Stasia Fernandez	19 Colborne St	
Adam Fyfe	439 Hwy 3	
Elysia Danyliw	1 Rosemount Dr.	
MARG VANDERVAART	732 Cedar Bay Rd.	
JEFF McInnty	380 CATHERINE ST	
Rose Carpio	33 Snider St	
Aeshia Jennings	388 Wellington St.	

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Name (Print)	Address	Signature
Bev Weir	15 Windsor Terrace	B. Weir
Max Maskell	11754 Summerland Ave	Max Maskell
PAUL MORRISON	46 Schultfield Dr	Paul Morrison
Tammy Greer	53845 Zion Rd Wainfleet	Tammy Greer
Leanne Fraser	178 Oakwood St.	Leanne Fraser
Dan Demers	174 erio St	Dan Demers
Viregan Prasad	57 Baker St Tran	Viregan Prasad
Wayne Haskin	101 Autumn Cres pc	Wayne Haskin
Fred Watters	195 Clarendon	Fred Watters
Linden Nieuwold	832 Forks Rd, Welland	Linden Nieuwold

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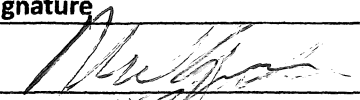


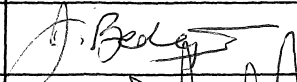
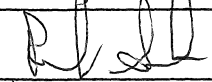

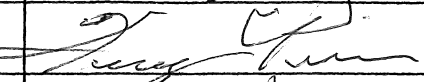
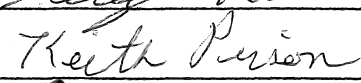
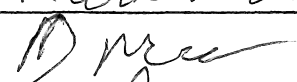
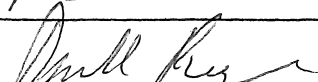
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Name (Print)	Address	Signature
MIKE CZARLOW	10572 WOODLAND	
MARK CROWE	15245 BRULOUIS BLVD RD	
BRENT PIRSON	145 HIGHLAND AVE PC	
BEANI BALZSES	3124 BELL ROAD	
BOB SLACK	521 KING ST. P.C.	
Victor Samuel	52161 WILFORD RD	
Tony C Pirson	497 Alan Ave Welland	
Keith Pirson	11568 HWY 3 Wainfleet	
DOUG MAY	LAKESHORE P.C	
Bill Pirson	LAKESHORE P.C	

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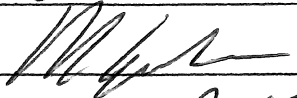

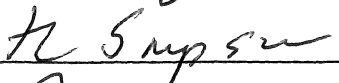
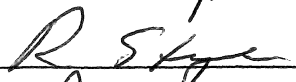
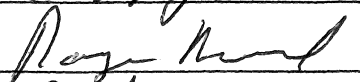

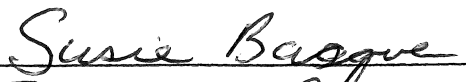
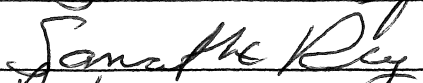
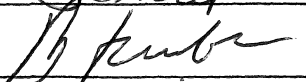

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Name (Print)	Address	Signature
MIKE CZERUJAL	10572 WOODLAND PC	
PAUL THURSTON	LAKE SHORE RD TC	
KARI SIMPSON	WELINGTON ST P.C	
RIKH STAYZLER	WELLINGTON ST PC	
ROGER ARSENIWAT	CERBAR RD P.C	
ANITA ARSENIWAT	CERBAR RD P.C.	
SUSIE BASQUE	WOODLAND RD P.C.	
SAMANTHA ROY	MILLRACE RD WAINFLEET	
BUTCH KIMBER	LAKE SHORE RD P.C	
CATHY KIMBER	LAKE SHORE RD P.C	

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Name (Print)	Address	Signature
DOUG MAY	10556 Lakeshore Rd Port Colborne	Doug May
GRACE KYTYA	10568 LAKE SHORE P.C.	Grace Kitya
LEANN KYDER	10576 WOODLAND PC	Leanne Kyder
JOANNE PRUYN	LAKE SHORE RD P.C	J. Pryn
CHRIS HARWOOD	10560 LAKE SHORE RD	Chris Harwood
RICK LEWINGTON	10570 MAPLEWOOD PC	Rick Lewington
GINA MURDOCH	10570 MAPLEWOOD PC	Gina Murdoch
JUDY MAYDEN	WOODLAND RD P.C.	Judy Mayden
JENNIFER PILON	LAKE SHORE RD PC	J. Pilon
CHRIS PILON	" " "	Chris Pilon

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Name (Print)	Address	Signature
Maddie Walker	271 Fares Street. Port Colborne	<i>M Walker</i>
Betty Lou Terlonge	86 Forest " "	<i>Betty Lou Terlonge</i>
<i>[Handwritten initials]</i>	144 Knoll ST.	
TREW BELL	FIRELANE 3	<i>Trew Bell</i>
ANNA ELVIDGE	52156 WILLFORD RD.	<i>Anna Elvidge</i>
Darlene Bradnam	4 Carlton Ave Welland	<i>Darlene Bradnam</i>
Debbie P.	24 Walnut. P. Col.	<i>[Handwritten initials]</i>
Sarah Feduk	3560 East Main St. F. Eric.	<i>Sarah Feduk</i>
Kaylee Misztal	12381 Lakeshore Rd Wainfleet	<i>Kaylee Misztal</i>
Kathleen Finamore	51 Michael Dr S	<i>K. Finamore</i>

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Name (Print)	Address	Signature
Cheryl Brown	10 Lena Cres, P.C.	Cheryl Brown
SANDRA TEAL	30 PORTAL DRIVE P.C.	Sandra Teal
CS STOP SWEET	72 ROSEMOUNT P.C.	C. Sweet
Nick Finamore	51 Michael Dr S P.C.	N. Finamore
LAURIE KURAK	171 QUEEN ST. P.C.	L. Kurak
Terry Benner	167 Hampton Ave P.C.	Terry Benner
SHARON ANNETT	11442 LAKESHORE RD. W WAINFLEET	S. Annett
Mike Miztal	12381 LAKESHORE RD WAINFLEET	M. Miztal
Amanda Sibbald	5 Bay Ave Welland on	A. Sibbald
Kylee Sibbald	5 bay ave welland on	Kylee Sibbald

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Name (Print)	Address	Signature
DEBRA BLACK	10975 Hwy 3 Wainfleet, ON	<i>Debra Black</i>
Mike Haberer	Walrus St Port Colb	<i>Mike Haberer</i>
WRAI BENSON	167 HAMPTON AVE P.C.	<i>Wrai Benson</i>
Michael Graham	126 forest Ave, P.C.	<i>Michael Graham</i>
Alexandra Foster	475 Chippawa Rd, P.C	<i>Alexandra Foster</i>
L. Ramantarsingh	682 Lakeshore rd. e P.C.	<i>L. Ramantarsingh</i>
Jill Molnar	41749 Mill Race Rd.	<i>Jill Molnar</i>
R. BOSKEY	14 DONLICK DR PORT COLBORNE	<i>R. Boskey</i>
C Wylie	208 Rosemount Ave P.C.	<i>C Wylie</i>
<i>Handwritten Name</i>	31 BARTOK CRE	<i>Handwritten Signature</i>

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Petition Organizer Name: Port Colborne Health Coalition

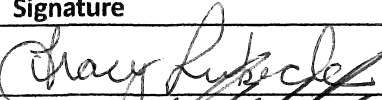
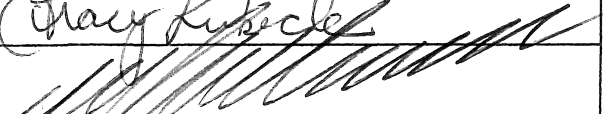

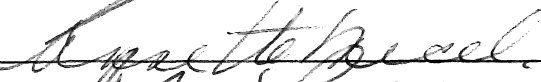






To: The Mayor and Members of Council

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Name (Print)	Address	Signature
Tracy Lubeck	523 Fielden Ave Port Colborne	
AULF Robitaille	11 Hillcross Rd Port Colborne	
Jeremy Worrall	46 Hillcrest Rd Port Colborne	
ANNE-MICHELLE MICELI	40850 FORT RD	
Glen Collins	50859 O'REILLY RD S	
Marie Stillwell	16 Knoll St Port Colborne	
Shawna Creighton	90 Clare Ave	
GREG DANE	706 Main St W PC	
Tammy Dame	706 Main St W PC	
Jessica Davis	141 Delhi Street PC	

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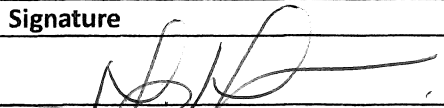
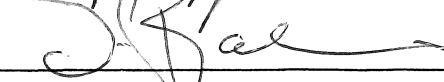
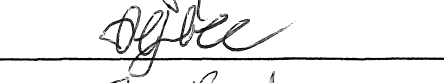




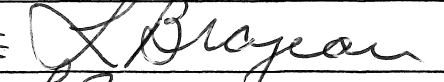

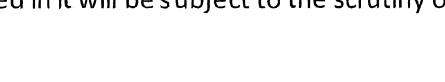
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Name (Print)	Address	Signature
Dianna Dudzik	1050 Line Ave - Welland	
Darlene Robinson	269 Charlotte St.	
Aylee Cavillero	424 bassick rd.	
GEORGE PORTER	Lakeshore Road/ Port	
BRACK TEMPLAIN	417 KING ST	
Chris Molenaar	65 Sugarloaf St Port Colborne	
Jeremy	191 Hickory - Cr + Welland	
Savannah Emery	40385 Feeder Rd E Wainfleet	
LUKE BRAZEAU	357 SUGARLOAF ST PORT COLBORNE	
M Lynn Brazeau	357 Sugarloaf St. Pt Colborne	

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Name (Print)	Address	Signature
Kelly Grondin	175 Johnston St Port Colborne	Kelly Grondin
A. Kennedy Ann Kennedy	10590 Woodland Dr.	Ann Kennedy
Curtis Marshall	54 Royal Rd	
Rody HERRERA	11421 Hwy 3 ^{LOS IVO} WAINFLEET	
Kelly Rogers	1283 3rd Con. Rd Port Colborne	K Rogers
Shannon Emery	40385 Feeder Rd E Wainfleet	Shannon Emery
Charla Arnold	93 St Arnaud St Port Colborne	Charla Arnold
Emily Johnson	206 Oakwood St PC	Emily Johnson
Josh Johnson	11	
Leah Lynnen	2394 Miller Rd PC	

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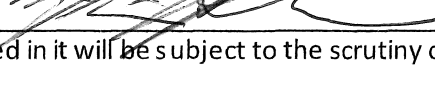


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Name (Print)	Address	Signature
Chris Silvestracci	1778 MINOR RD PORT COLBORNE	
JOE POIRIER	173 MAIRIE EAST	
L Ventresca	638 SILVER BAY RD	
Q Barry	309 HAVOK ST Port	
Cait Bolinski	44 South Cres. Port Colborne	
Pam Cizmar	44 South Cres Port Colbor	
Aldo Gelsumini	690 Barriack Rd PC	
Floyd Jacobs	177 Man St. E P.C.	
Daniel DeBorja	1394 Kulling East P.C	
William Tomblin	190 KILBY ST. E. P.C. Colb	

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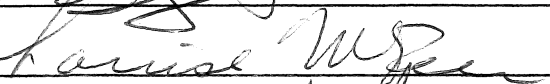





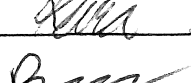
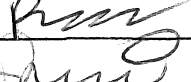
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Name (Print)	Address	Signature
Donna Johnson	248 Bell St	
Gilles Labelle	134 ELIZABETH ST.	
Karise Wren	119 W E F ST.	
Mayor Hudra	507 Bell St	
Susie Donofrio	826 Felder Ave Port Colborne	
Shanna Gogo	47 Gaspare dr.	
Nacey Gelsamini	690 Barrick Rd. Port Colborne	
Kiera Morgan	36 Saton Rd Port Colborne	
Ruby Herrera	11021 Hwy 3	
Judy Riel	3607 Hubbard	

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Name (Print)	Address	Signature
Collin Noyes	S Scholfield av	Collin Noyes
Nyla Hickey	S Scholfield av	Nyla Hickey
Tim DoroFeio	826 Fielder Ave P.O.	[Signature]
LUNDA WOODLEY	145 Main W.	[Signature]
ROBERT SOUTH	789 MICHAEL RD	[Signature]
Lisa Gauthro	29 Deerfield Pkwy	Lisa Gauthro
Scott Koduban	50641 Green Rd S Waukegan	[Signature]
Ron Mattie	1169 2 Bellevue Beach Rd	[Signature]
V. Beninger		[Signature]
S. SEGUNO	117 Merritt Pkwy	Shane Seguni

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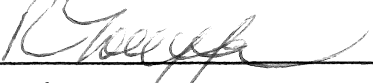
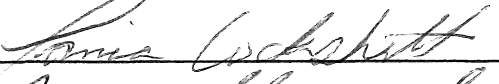

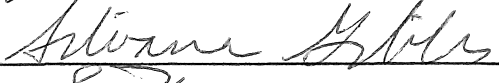

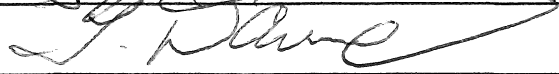
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Name (Print)	Address	Signature
Erin Shisler	34 Bayview Lane	
Cheryl Firth	228 Fares St.	
RITA LOEFFEN	11972 CONCESSION RD ^{WAINFLEET}	
Elena Di Carmin	180 Scholkin Port Colb	E.D.C.
Rachel Edwards	128 McCain St. Port Colb.	R. Edwards
Tania Lockshitt	111 Dakridge Port Colb	
ALVIN SHAUBER	56 KNOWST PORT COLB	
SILVANA GIBBS	142 HAMPTON AVE PC	
Evan Main	R.R. Wainfleet	
Tony Darriso	106 Coyle Court Welland	

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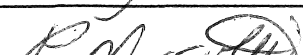
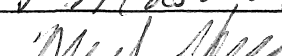
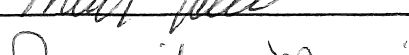
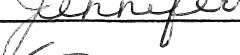

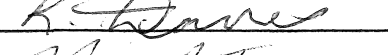
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Name (Print)	Address	Signature
Landon	11210 GOLF course Rd	
Owen	50831 Lambert Rd	
M. Tida	638 Stanley St. P.C.	
ALISON HODGKINS	33 JEFFERSON AVE, P.C	
PATTI MASOTTI	32068 Side Rd 20 Wainfleet	
MARK HARDY	262 BARRICK RD	
Jennifer Main	31868 Hwy 3. Wainfleet	
A RAMEL	5457 Slerkston Rd	
R. Davies	89 DANFORTH WELAND	
M. Turner	11161 Churchill Ave	

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Name (Print)	Address	Signature
DAVE RUSENSTROM	51 MERRITT PKWY	
JAMIE MIDNIGHT	455 Barrick Rd.	JMidnight
PETER KWING	9 PAUL	Peter K Wing
Debbie Ellsworth	74 Graystone Creech Rd.	Debbie Ellsworth
Shirley A Faracelli	1050 Main St West	Shirley Faracelli
SHARON WINGLER	303 ELVIN ST. UNIT 108	Sharon Wingler
CHRIS GRAVELINE	550 Elm St	Chris Graveline
H. SNIDER	688 Lakeshore P.C.	
Chris Cooper	750 Fielden PC	Chris Cooper
B. Meyers	Ellsworth Rd. S. P.C	B. Meyers

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Name (Print)	Address	Signature
RITA SMITH	66 CROSS PORT COLB	Rita Smith
SUSAN BABE	299 KNOLL PORT COLB	Susan Babe
George Babe	" " "	George Babe
W. M AYV	29 TITONCREST RD	W. M
BART COLEMAN	59 GRIFFITH ST Welland ON	Barton S. Coleman
Doree curri	1112 Chippewa road.	Doree curri
Bette Ann Babe	191 Adelt Port Colborne	B. Babe
Jane Thomas	39 Division, Port Colborne	Thomas
Karen Zucki	#5 - 415 MAIN ST W PORT	K. Zucki
B. ZBUCKI	✓ ✓ ✓ ✓ ✓ ✓	B. Zucki

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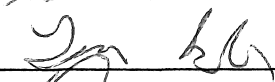
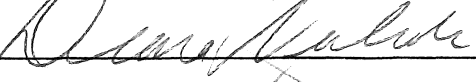

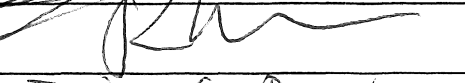


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We, the undersigned, residents of Port Colborne, submit this petition for Council's consideration regarding the services of our Urgent Care in the Port Colborne hospital for the following reasons.

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Name (Print)	Address	Signature
Mark Leduc	19 Stefflar St. Fortwell	
Michael L. Roche	356 Sugarloaf St P.C.	
JULIE BRAUN	59 KING ST. P.C	
LEON Jim G. Campbell	194 CHILWORTH ST P.C	
Diana Nicholson	20 Townline Rd P.C.	
Craig Mewers	11610 Burnaby Rd	
Elizabeth Smith-Anwar	6 Scord Ave P.C	
RANDY Randy Kovacs	119 NEFF ST PC	
Ron Champagne	8 Kingsway unit 202	
Bonnie Champagne	8 Kingsway Unit 202.	Bonnie Champagne

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Petition Organizer Name: Port Colborne Health Coalition

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Name (Print)	Address	Signature
Sharon Hamm	55 McCain St	Sharon Hamm
Andrea Zaldenko	247 Humboldt Pky	Andrea Zaldenko
Thalia Kramer	1791 White Rd.	Thalia Kramer
JOE MURRAY	915 LORRAINE Rd.	Joe Murray
Amy Bankert	Port Colborne	Amy Bankert
Jean Guy Beaudry	Port Colborne	Jean Guy Beaudry
TERRY ALLAN	114 KENT ST. P.C.	Terry Allan
DANA CAVERLY	44 MOHAWK PT LOWBANKS	Dana Caverly
Brittany Johnson	128 Oakwood st. P.C.	Brittany Johnson
JOE SARDO	3397 TWINLINE RD PC	Joe SarDO

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Name (Print)	Address	Signature
Justin Sherk	501 Clarence street L3K3H3	Justin Sherk
Patti Lacharity	180 Queen St, Pt. Colb. L3K 5J1	P. Lacharity
STEVE Roepke	834 Fiddan AVE	Steve Roepke
Leann Malnisch	427 Steele St.	Leann Malnisch
CERRY VANDYKE	11770 LAKESHORE RD.	Cerry Vandyke
Ann Marie Root	Gonthill - Lookout Lodge	Ann Marie Root
Phyllis Brown	10765 Lakeshore Rd Pt. Colborne ON	Phyllis Brown
Kinda Saxon	640 2nd conc Rd. P.C.	Kinda Saxon
B. Barrow	301 Saturn Cres	Bridget Barrow
Nadya Coles	470 Stanley St.	Nadya Coles

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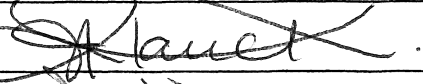







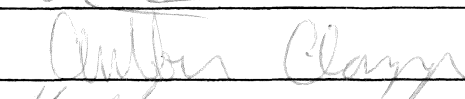

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Name (Print)	Address	Signature
Jackie Klaucek	488 Northland Ave. P.C.	
Nancy Dupuis	119 N. Main St Apt 403 PC	
Kathi Hill	23 Gordon St Ham	
GT. BARNES	20 OAK ST. PC	
JORDAN HEK	65 RIDGEWOOD AVE	
Evan Spruce	636 ELM ST P.C.	
Mike Johnson	649 Clearview st	
A. crumb	36 corner	
Amber Clazier	602 Stanley St	
ADAM MARTIN	434 BARRICK RD	

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Name (Print)	Address	Signature
22524 March	219 main st	Kelley Munn
Tracy Hood	219 Main st west	T. Hood
Brandon Schuch	628 Lakeshore east	
Duzanne Wymen	6 PAUL ST R.	D. Wymen
Ray Gustard	177 Knoll S.E.	Port Colborne
Berk Myself	117 Knoll	PC.
HARRY ROE	RR # 2	PORT COLBORNE
Herbert Jackson	Brady st	Port Colborne
J. & A. ORNELAS	11304 Lakefield CR.	A. Ornelas
Heike Wall	306 STEELE ST.	Heike Wall

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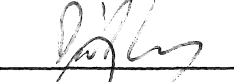



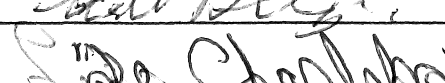



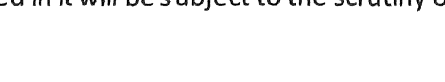
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Name (Print)	Address	Signature
MARTY WARRIN	214 ASH ST	
David Corey	48 Elmvale Cresc.	
Joe Brown Jay Brown	303 Bell St. PC.	
Don Davis	114 FOREST AVE	
Katrina Kenderic	4502 Comfort Cres	
Scott BELVER	950 Elm St	
Lise Charlebois	561-312 Steele	
Paul Charlebois	561-312 Steele	
JOE OLYNICK	300 STEELE ST	
MARILYN VIEIRA	1115 DESIREE ST	

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*** Please sign ***

NOTE - this is different than the original petition

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Name (Print)	Address	Signature
Maribeth Wiewland	501 Lorraine Rd.	Maribeth Wiewland
Nancy McPhee	Chippawa Rd P. Colborn	Nancy McPhee
Jodi Hartin	Elm St. P. Colborne	Jodi Hartin
R. Gucciardi	240 Bell Street	R. Gucciardi
Hiside Champagne	557 Steele St P. Colborne	H. Champagne
STEVE BURROWS	67 MINTO #401 P. Colborne	Steve Burrows
Vitor Pulerico	101 BORDEN AVE P.C.	VITOR PULERICO
GREG M'INTYRE	557 STALEX ST.	Greg McIntyre
John Christian	561 Steele Street	John Christian
Wm. Tran	PC Resident	Wm. Tran

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Please SIGN
even if you signed original
petition

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Name (Print)	Address	Signature
DANA EVERLY	2244 McHAWK Pt RD LOWBANK	Dana Everly
Carrie Charlebois	244 Wellington St ^{PORT} COLBORNE	C. Charlebois
Joe Calla	430 Fares St P.C.	J. Calla
Betty Mahaffey	269 Elm St, Port Colborne	B. Mahaffey
GESSELLE TOKAR	11689 BURNABY BOWMAN FLEET	G. Tokar
LLOYD MACKINNON	345 SUGARLOAF ST	L. Mackinnon
BRAD DUQUETTE	20 HUMBOLDT PKY P.C.	B. Duquette
Frankie Caberlin	670 Main St W P.C.	F. Caberlin
Hendree Wilson	55 Ramey Ave. P.C. L3K 2L2	Hendree Wilson
Donna Bell	14 Cathy Cres PC	Donna Bell

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Name (Print)	Address	Signature
MICHAEL SPENCER	561 STEELE ST. APT 203 PORT COLBORNE L3K 4Y4	[Signature]
Recky Hernauer	125 Forest Ave. Port Colborne, Ont	[Signature]
Dan Parker	197 Lakeshore w.l.c	[Signature]
GERRY GUILFAR	3 HUBBARD PORT COLBORNE	[Signature]
JANE WIGMORE	94 North Cres. Port Colborne	[Signature]
Lorraine Soucie	104 Division St. Pt Colborne	[Signature]
Genevieve Dixon	108 Elgin St Pt Colborne	[Signature]
John Zutt	13 Maple St	[Signature]
Pauline Cousineau	422 Bell Street	[Signature]
Lisa Stratton	11 Leena Crescent	[Signature]

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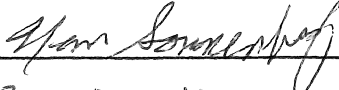
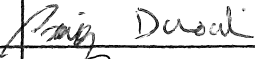


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Name (Print)	Address	Signature
Crystal Hough	900 Wyldewood Rd, Sherkston	
Colleen Parton	118 Hampton Ave P.C	
Jane Nigh	736 Pinecrest Road, PC	
Antonia Szigija	550 Percant Rd Sherkston	
Janice Champagne		
Janice Poitras		
Y. Sorenberg	551 BLA	
Craig Dumoulin	Port Colborne	
RICK GRANT	P.C.	
I. CURRIE.	230 Chippawa Rd Port Colborne	

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Name (Print)	Address	Signature
Bonnie Beauregard	21 Steel St Welland	
Patricia Benner	10340 Lakeshore Rd P.C	Patti Benner
Jill	12151 Augustine Road	Jill
Jill Ali	12151 Augustine Road	Jill Ali
Trevor Hull	11639 Burnaby Rd	Trevor Hull
Andrew Veenstra	1878. Sherk Road	Andrew Veenstra
Shirley	6 Birch	Shirley
Julie Severin	149 Creekside Drive, Welland	Julie Severin
Ken Wolmer	337 Sugarboat St Port Colborne	Ken Wolmer
Amy Andrews	11669 Burnaby Rd. Wainfleet	Amy Andrews

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Name (Print)	Address	Signature
Candace Devenyi	3555 FIRELANE #7	Candace Devenyi
DAN BEAULON	212 CHRISTMAS CT	_____
_____	206 ECHO RD	Pete Gagne
Kate Ostrykhon-hummsden	11580 Beach Rd. E Wainfleet	Kate Ostrykhon-hummsden
Dave Keenan	73509 Dechastaler RD	_____
Megan Moody	2559 Northshore Dr.	Megan Moody
Paul Hart	PORT COLBORNE	_____
Crystal Woolmer	352 Sugarloaf St	_____
Barry Duffin	11669 Burnaby Rd Wainfleet	_____
Nathalie Labonte	34 Pine Street P.C.	Nathalie Labonte

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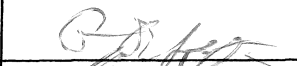









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Name (Print)	Address	Signature
Gualco Orfei	278 Humboldt Port Colborne	
Mike Lindsay	8 Birch Covey Port Colborne	
Jocelyn Turminillo	2631 Olden ave. NF.	
Pascal Giroux	473 Wright St. Welland	
Louise Bartok	3395 Sherk Rd. Port Colborne	
Laura Grano	597 Clarence St P.C	
Brian Beck	S Elmvale Ct	
Jim Cassan	723 Lakeshore Dr	
Jack Mitchell ^{JACK} _{MITCHELL}	840 STEELE ST.	
Kevin Sharpe	755 Kins St	

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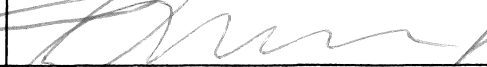



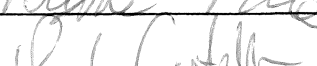



To: The Mayor and Members of Council

Subject of the Petition: Port Colborne Hospital and its Urgent Care Center

We, the undersigned, residents of Port Colborne, submit this petition for Council's consideration regarding the services of our Urgent Care in the Port Colborne hospital for the following reasons.

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Name (Print)	Address	Signature
Shannon Arsenault	48 Rose Ave	
Derck Bowyer	210 DAVIS ST	
Jessica Murr	4 Burtok Crs	
Ralph Costello	36 McCain St	
DOUB HOOVER	99 CHESTNUT ST	
Debbie Paresi	101 Humboldt Pkwy	
Paul Costello	594 Stede St port Colborne	
Jah Cack	1777 Lillard	
Randy S. Bussell	21 Helen St	
Allana Sathman	19 Shamrock Ave	

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Name (Print)	Address	Signature
Laura Richards	3834 Pearl St Ridgeway LUSING	Laura Richards
Reece Richards	501 " " "	RR
Dave Borden	205 BORDEN P.C	[Signature]
Tracy Hawkins	205 BORDEN P.C	Tracy Hawkins
Fran Semley	2 Orchard Dr P.C	Fran Semley
Allison Benson	235 Knoll St P.C	Allison Benson
John Lukashik	350 Wellington St	[Signature]
Shawn King	158 Bell St P.C	[Signature]
Arsam Ali	22 Runnymede Rd	[Signature]
Cordell Guttin	2919 June rd	[Signature]

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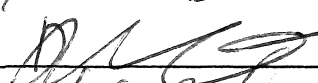
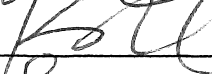

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Name (Print)	Address	Signature
Carolyn teBrake	32420 Bell Rd Wainfleet ON	
Cassandra Beaulieu	212 Christmas St Port Colborne	
Alison Gagnon	266 Forks Rd Welland	
Gary Callaghan	471 Clarence St, P/C	
Samantha Richardson	25 McLaughlin St	
AUDRE LELLEC	22 MERRIT	
Michael Kiczula	1017 Steele St	
MIKE P. VENTRESCA	10 Third Ave	
Kim Ricker	113-119 NEFF ST	
Linda Ricker	106-119 NEFF ST	

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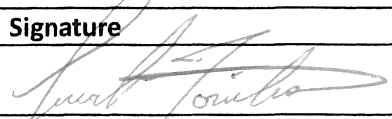
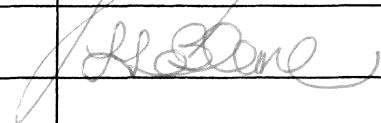

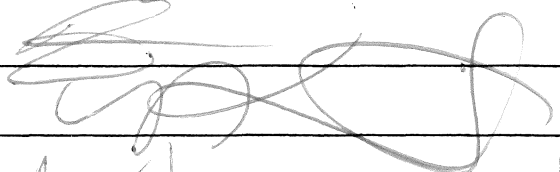



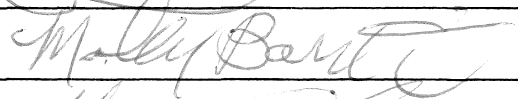

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Name (Print)	Address	Signature
Jacob Fontaine	13 Janet st	
Binda LeBlanc and Vivienne Pusiak	146 Main Street East Port Colborne.	
Elise		
Elise Doyle	11824 Lakeshore Rd, Wainfleet	
Chake Stewart	11824 Lake shore Rd Wainfleet	
Nadine Kneekaert	Green Pointe Dr. Welland	
Michelle	78 Emily st	
Dou MURDOCH	192 Kent St	
Molly Barrick	375 Southworth St. Welland	
MIKE LASTOWKA	147 OAKWOOD ST. P.C.	

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Name (Print)	Address	Signature
Les Pawlik	42881 Gilmore Rd Naudet	
Felice R M 1000	52M ST PC	
Crystal Adams Coons	3878 Elm St. Welland	
Florian Chammet	72 Main St E. PC	
Mort Brown	40 ELMORE CRES.	
Jackson Montgomery	160 Clate Avenue	
Taylor Smith	3453 Dominion Rd	
Nam Zhang	20 Green Pointe Dr, Welland	
Cassandra Holder	23 Louis St Port Colborne	
Dawn Tuck	52259 Misonor RD	

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Name (Print)	Address	Signature
Angela Knight	20 WARREN RD	Angela Knight
Erwin Rodgers	2169 Millar Rd	Erwin Rodgers
WAYNE KLUKACH	416 BARRICK RD	Wayne Klukach
Paul Levey	11336 Buckbee Rd	Paul Levey
Stephane Grondin	70 McKee Ave P.C	Stephane Grondin
Josh Kelynnick	70 McKee Ave P.C	Josh Kelynnick
BRENT DAWSON	2 Hawthorne Blvd.	Brent Dawson
Kaylee Smith	2 Hawthorne Blvd	Kaylee Smith
James Ditts	566 ELM ST.	JAMES DITTS
Ashley Leblanc	167 Killaly St. west	Ashley Leblanc

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To: The Mayor and Members of Council

Subject of the Petition: Port Colborne Hospital and its Urgent Care Center

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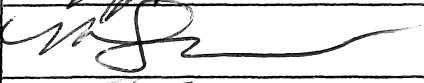

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Name (Print)	Address	Signature
LARRY LAWSON	2394 MILLION RD. PORT COLBORNE	
TERRA SMITH	18448 Lakeshore	
ISAAC MANN	141 DELHI ST. PORT COLBORNE	

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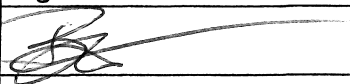

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Name (Print)	Address	Signature
Brad Wentzell	287 Faresst Port Colborne	
Rob Belanger	10448 Lakeshore rd. P.C.	RB
Joe Caldwell	57 Elgin St P.C.	Joe Caldwell
Linda Morrison	10401 Lakeshore Rd W - Port Colborne	

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Name (Print)	Address	Signature
Justin Coleman	145 Franklin Ave	JC
Karey Mao	61013 DEERS RD. S	KRM
RALPH BENINCASA	35 First ave	R Benincasa
JOANNE EDEN	27 Wood Ln. P.C. L3K6B9	JE
TONY FABIANI	29 WESTWOOD DR	TF
J Riddell	240 Colborne St	JASON RIDDELL
MICHAEL WILSON	42 VORSE ROAD,	MW
JASON BROZOVIC	34 UNION ST.	JB
Ben Grant	2791 Chippawa Rd.	Ben Grant
Cindy Stewart	335 Melick Rd.	C Stewart

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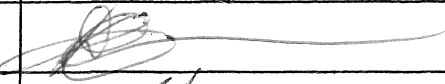








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Name (Print)	Address	Signature
JANNA CRIDLAND	10157 cedarcrest Rd Wainfleet	
Jenna Horton	33 Merritt Pky, Port Colborne	
Dave Cook	3879 Elm St Welland	
Brandon Donnelly	3978 Elm St	
MORGAN MARTEL	26 McRae Ave	
Trevor Blais	24 Townline Rd	
Polio Moio	5103 DEEKS RD WAINFLEET	
Deh Brown	253 Kent St . P.C.	Melosh Brown
Carl Dawest	81 Talbot Ave Welland	
Channon Hennigan	305 Ash St. Port Colborne	

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Name (Print)	Address	Signature
L. ROSZ	5 Bartok Cr P.C	
L. Carrithers	52 Rose Ave - Welland	
A. CLEARY	129 MERRITT P.W.	
C. Presse	2592 Jimmy Rd	
S. Tofano	42571 Hwy 3 - WF	
F. Fabiani	29 Westwood Pk	
S. Churchill	117 Forrest Ave.	
C. Markel	4 Wood Lane	
L. Fabiani	29 Westwood	
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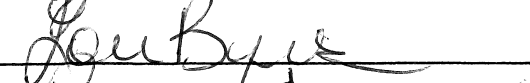
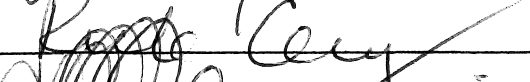

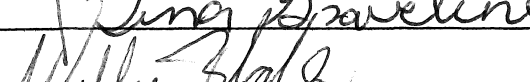
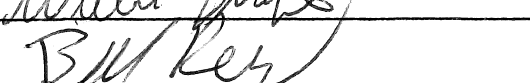
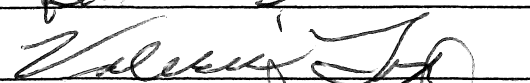

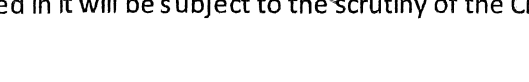
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Name (Print)	Address	Signature
James Connors	35 Liberty Terr	
Jeanette Brown	233 Charlotte St.	
Korn Byers	610 Barrick	
Rick Coy	610 Barrick	
Christine Pifferin	825 Elm St.	
Tina Graveline	154 Ness St	
William Blakely	940 Kings	
Bill Reid	11046 Lakeshore	
Valerie Fox	12419 Lakeshore	
Mari Aeri Ciuffi	18 Debbie Cres.	

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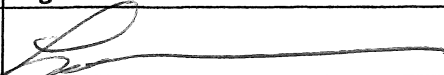
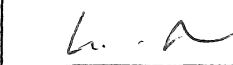
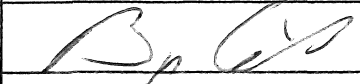







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Name (Print)	Address	Signature
LANCE FERGUSON	242 JOHNSTON ST	
WENDY BARNES	3575 BROOKFIELD RD. P.C	
Bryan Creighton	240 Cleveance St. P.C.	
Jennifer Anne	125 Hamelton ave P.C.	
Dylan Edwards	51 Elmank Cres. PC	
Josh Abraham	64 Wellington St.	
Owen Bazinet	21806 Hwy. 3	
Morgan Alcock	825 Elm St.	
JADOT BERNIGOR	11046 LAKESHORE RD	
Landon Clattenburg	347 Killary ST E	

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Petition Organizer Name: Port Colborne Health Coalition







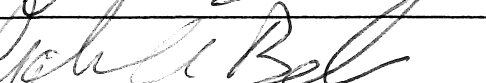


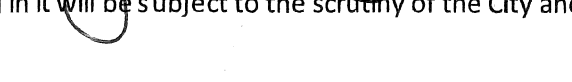
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Name (Print)	Address	Signature
CHRIS VAN KRAHWGEN	RR 2 WARU FLEET ON	
Nicholas Duliban	436 Ash St Port Colborne	
Mary Anne M'Lezza	33630 Galea Rd. Waru Fleet	
Chris Black	426 Feidan St	
Kilcign Donegan	36 Sutton Rd	
Louis Loriccia	14 Meadowlark Drive	
CARLO PAGLIARE	1233 Killaly St E	
Adrian DeBester	1816 White Rd.	
MIKE TOBIAS	218 ALEXANDRA ST	
Jella Laramay	35 Liberty Terrace	

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Name (Print)	Address	Signature
Bea Landry	9 Thornton Ave Welland	Bea Landry
Derek McCak	Burnaby Rd	
Michael Carriere	43 Berkley Avenue	Michael Carriere
Amy Creighton	240 Clarence St.	Amy Creighton
Rachelle Robins	3436 Highway 3	Rachelle Robins
Brenda Bennett	176 Alexander St.	Bennett
Tammy Hodgkins	561 Clarence St.	Tammy Hodgkins
Jan ^W Jen	22 SATURN RD	Jan Jen
Kyan McKay	38 Westwood Dr	Kyan McKay
Kaitlyn Edwards	51 Elmvale Crst	Kaitlyn Edwards

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Name (Print)	Address	Signature
Kathleen F	253 Bell St	[Signature]
JAMIE L.	18 3rd AVE P.C.	[Signature]
L. BOLES	104 ONTARIO RD. P.C.	[Signature]
Amukish	604 Barrick Rd P.C.	[Signature]
DARIAN PAUL	332 Colborne St Port Colborne	[Signature]
REBECCA BENSON	970 FARMS RD	[Signature]
Amanda Guglielmi	176 Charlotte	[Signature]
Ryan Harten	1870 Third Concession Rd	[Signature]
Kevin Hodgins	20 Fielder Ave	[Signature]
Mandi McKay	38 Westwood Dr.	[Signature]

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Name (Print)	Address	Signature
Shelley Bodner	192 Linwood Ave.	Shelley Bodner
Victoria Plonke	920 forks rd	[Signature]
Brian Plonke	920 forks rd	[Signature]
Gary Cooper	920 forks	[Signature]
Sharon Cooper	920 forks rd	[Signature]
Kaya Plonke	920 forks rd	[Signature]
Judy Shoalts	43653 Hwy #3 Wainfleet	Judy Shoalts
Nina Johnson	76 Wallace Ave P.C.	[Signature]
Lynsai Kramer	1870 3rd Concession Rd.	[Signature]
Jeff Clark	33630 Sider Rd Wainfleet	[Signature]

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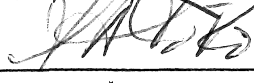


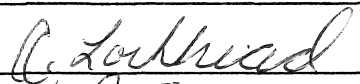




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Name (Print)	Address	Signature
Tom Gullion	56 ERIC ST	
LAURA LORO	42004 HWY 3, WAINFLEET	
Anna Kirkwood	82 King st.	
Steve Stirling	497 Firelane 1	
Giuditta Petrucci	50h W 4 W	DIUDIPA
Allison Lochhead	54 Royal Road	
Kayla White	55 CORONATION DR.	
Lauren Bodner	192 lin wood Ave	
John Visser	11809 Side road 18 th	
R. WIGGINS	269 Elm St.	

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Name (Print)	Address	Signature
Christina Pasuzzi	Second ave	Christina Pasuzzi
Tristan Jameson	Second ave	[Signature]
CURT Mc CONKEY	200 DENISTOWN ST. WELLAND	Curt McConkey
MARIA ANTONI SUAREZ	73 Stern Drive welland.	[Signature]
Rheal Guillet	310 Catharine Street Port Colborne	Rheal Guillet
[Signature]	108 Talbot Ave Welland.	[Signature]
BOB BLM	266 West ST	[Signature]
RANDALL PAUL	300 MITCHELL ST	[Signature]
RHYS CLARKE	50 OAKWOOD ST	[Signature]
Jonathan White	55 Coronation Ave, PC.	[Signature]

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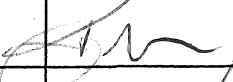
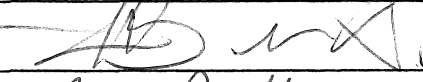





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Name (Print)	Address	Signature
Valerie Hurst	10439 Lakeshore Rd W	
FELICE NERO	765 LORRAINER	
C. McIntyre	530 2nd CONCESSION	
Kate Webb	302 ELGIN	
Daniel Duro	73 Stern Dr.	
Gia Battentype	20214 th Youngs Rd S PC	
L. Murawski	251 Chippawa Rd PC	
A. Ferris	Bessie Rd.	
Adriana Rowe	230 Pleasant Ave. N.	
Nicole Gullim	56 Erie St. W	

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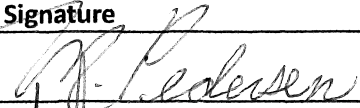

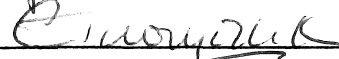




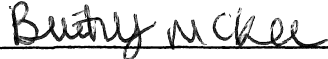

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Name (Print)	Address	Signature
MARY PEDERSEN	159 NELLES RD Welland	
Scott Cole	600 Steele St	
Carrie Tuorczuk	44 Gaspare Dr.	
SCOTT SAQUES	11294 GOLF COURSE RD	
Himanshu	127 Hillcrest Road	
E MacDougall	24 Erie St PC	
Deb Mcke	Killaly P.C	
Britney Mchee	Killaly P.C	
Courney Mcke	Killaly P.C	
D. od Boogaard	OMER AVE	DIANA VANDENBOOGAARD

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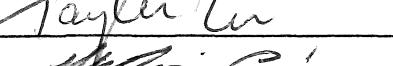
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Name (Print)	Address	Signature
Ronald Pietz	209 Queen St. Port Colborne	
Jim West	232 Regatta Drive Welland	
Tammy West	232 Regatta Drive Welland	
James Weir	208 Abatus tree Welland	
Karen Stutzer	116 Hillside Rd Welland	
Susan Stutzer	116 Hillside Rd Welland	
Tiffany Pothick	221 Neff St. Port Colborne	
Joelyne Eckhardt	454 Clarence St. P.C.	
Taylor Cimek	350 Catharine St P.C.	
Mak Simon	350 Catharine St P.C.	

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Name (Print)	Address	Signature
Maddison Harris	142 Carlton Ave Welland	Mithin
Greg Zack	198 Colborne St Welland	Greg Zack
R Babirad Rachael Babirad	569 Cedar Bay Rd.	R Babirad
Peter Babirad	569 Cedar Bay Rd	P Babirad
Zoranna Kadechi	11241 Labourview rd.	Z Kadechi
Willie Davis	156 main st E Pt Colborne	Willie Davis
Makayla Marceau	1826 Miller road	Makayla Marceau
Rajesh Purnasri	224 Whistler Rd.	Rajesh Purnasri
Tammy Gibson	10826 Lakeshore Rd Pt Colborne	Tammy Gibson
Dave Potts	254 Clarence Pt Colborne	Dave Potts

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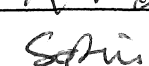


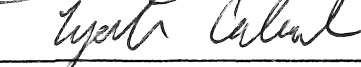


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Name (Print)	Address	Signature
JEFF BIRCH	11 Portland St, Thorold	
BRAD MARION	363 Fares St. P.C.	
Worm Husar	15 WILKINSON ST PC	
Kim Munroe	3 Riverview Dr Welland	
Sophie Atkins	11210 Golf course rd	
Alex Lafontaine	133 Cross st, P.C.	
Nathan Unrau	4 Apollo Dr PC	
Tyrah Cabral	11241 Harbourview RD. P.C.	
Melissa Slipak	18216 Miller Rd Port Colborne	
Sandra Kendall	673 Barrick Rd PC	

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Name (Print)	Address	Signature
Sydney Torkos	179 Clarence St. Port Colborne	
Barb Fontaine	2807 Tammy Ave	
MARTIN POLC	32 LINWOOD AVE Port Colborne	
Danny DiLoenzo	541 Barnack Rd PC	
Corene Airhardt	584 Sugarboat St PC.	
Brandon Fang	179 Queen St. PC	
Amelia Fang	179 Queen St. PC	
Sydney Foster	6000 Steele Street	
Pauline Hicks	2493 Northline	PAULINE HICKS
Dee Laalo	168 Erie St P.C.	

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Name (Print)	Address	Signature
Kim Daley	14 Scholfield Ave Port Colborne	Kim Daley
Jenny Howard	141 CONCESSION ST. Dunnville	Jenny Howard
Mary Barchiesi	10233 Camelot Dr	Mary Barchiesi
Brenda Mitchell	78 Hillcrest Rd.	Brenda Mitchell
Richard Brady	78 Hillcrest Rd.	Richard Brady
Jeremy D. Jett	98 Wellington St	Jeremy D. Jett
Lisa Shibley	39 Renfield St, PC	Lisa Shibley
Jim S. Mo	FINCAVE 3	Jim S. Mo
Patti McGinnis	197 BORDEN AVE P/C	Patti McGinnis
BRENT DRYSDALE	27 KNOW ST PC	Brent Drysdale

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Petition Organizer Name: Port Colborne Health Coalition





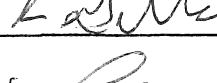

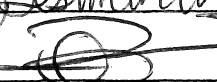



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Name (Print)	Address	Signature
Vicki D'Amagncs	209 Queen St Port Colborne, ON	
Kathryn Colley	10 Clearwater Lowbanks	
Derek Robins	723 FORKES ROAD PORT COLBORNE	
Jason Grosnay	629 Skeele St Port Colborne	
Keith Gilla	89 Shoreview Dr	
Natalie Turner	167 Port Crescent, Welland	
Demarcus	Oakwood St	
RYAN WAINES	14 SCHAFIELD AVENUE	
Rick NESBITT	321 WELLINGTON ST	
Dina Orfei	278 Humboldt Pky	

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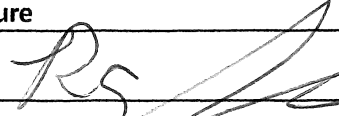










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Name (Print)	Address	Signature
RAY TUNGOON	16 Lena Crescent	
Ashley Vincelette	301 Riverside Drive	
Green Ioni	917 KENNEDY ST. EAST	
Carole Lariviere	229 West side Rd	
Ray Lariviere	229 West side Rd	
JEFF JONES	275 CUFFORD AVE	
KELLY RASO	2631 Carl Rd	
PATRASSO	2631 Carl Rd	
Grae Garner (Grae Garner)	79 Wallace Ave.	
	11632 Hwy #3	

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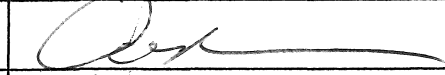
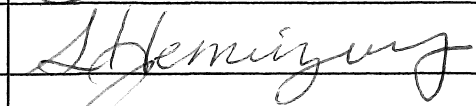



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Name (Print)	Address	Signature
O.J. Burnett	54 Sugarloaf St. Pt. Colborne	
Rob Tuck	529 Sugarloaf St. P.C.	
Suz. Hernandez	571 Berrick Rd.	
DIANNE JONES	50 KNOWL ST. P.C.	
Gord Steinhoff	114 Kent St., Port Colborne	
AARON PUCHALSKI	224 WESTSIDE RD. P.C.	
Shelby Hemingway	3 Third Ave P.C.	
Joselyn Vanc	623 ALASKA PC	
David Anderson	23 Hillcrest	
Rene LeBlanc	672 chippewa rd	

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Name (Print)	Address	Signature
BRIAN OZOG	608 Sugarbaf St	B. Ozog
PAT GANANN	18 FORKS RD WELLS	P. Ganann
CATHY MANN	3769 Hwy #3 SHERKSTON	C. Mann
LAURIE HOLINATY	2 STEELE ST.	L. Holinaty
Denise Tuck	529 Sugarbaf Street XXXXXX PC L3K 2P9	Denise Tuck
Remigio D'Ambrosio		
THE READER	607-300 Steele St	J. Reader
David Cursey	214 Alexandra	D. Cursey
Ben Blich	763 Park Albany (port)	B. Blich

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Name (Print)	Address	Signature
DOUG MANN	3719 Highway 3. Shenk.	
Linda Daves	557 Steele St. Pt. Colborne	Linda Daves
Cynthia Burnett	54 Sugarloaf St. Pt. Colborne	CBurnett
ERNIE LEPORONI	28 WILLARD AVE Port-Colborne	EtoRef.
HELEN MACKINNON	345 Sugarloaf St Pt Colborne	L Mackinnon
LLOYD MACKINNON	" " " "	L Mackinnon
Brooke Bulitz	204 Borden Ave Port C	B Bulitz
Gil Bonn	25 OAK ST P.C.	
Sarah Templain	47 Apollo Dr. P.C.	S. Templain
Louise Jones	275 Clifford Ave	L Jones

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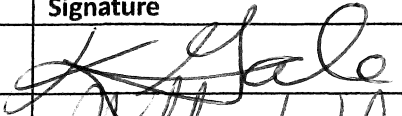
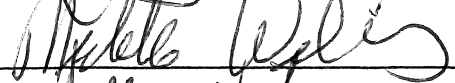

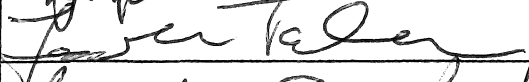

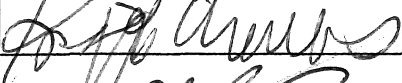


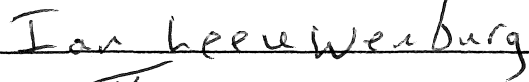

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Name (Print)	Address	Signature
Kathy Gale	72 main St	
Michelle Wiles	3173 Hwy 3	
JEFF Wiles	3173 Hwy 3	
Faulcon Palmer	8 Killary St Apt B.	
Brandon Evans-Parkinson	8 Killary St Apt B.	
Krista Chambers	22 First Ave.	
Melissa Jacobs	Main St E	
OLEG GARWER	70 APOWST PC	
don leeburg		
Juliana Opoki-Abaute	49 Keelson Street	

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20 pg.

200 Sign

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Name (Print)	Address	Signature
Adrienne McGilvery	119 FOREST AVE. PORT COLBORNE	Adrienne McGilvery
Heather Illes	263 Kent St. Port Colborne	H Illes
CHRISTINE ILLES	302 ELGIN ST. PORT COLBORNE	Christine Illes
GREG SCHWARTZ	263 KENT ST PORT COLBORNE	Greg Schwartz
Madelyn Schwartz	" " "	Madelyn Schwartz
Kathryn Wherry	111 Clare Ave, Port Colborne	Kathryn Wherry
Peter van Dillen	" "	Peter van Dillen
Mandy Trumble	249 Kent St. P. Colborne	Mandy Trumble
Mike Gideman	241 Kent Street Port Colborne	Mike Gideman
Violet Churney	221 Kent St Colborne	Violet Churney

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Name (Print)	Address	Signature
JOY PROSSER	Clarence St	Joy Prosser
Nendy Saunders	Regiona Road 27	Nendy Saunders
Ann Czinega	Killaly ST E	Ann Czinega
Martin Duvall	west side	Martin Duvall
Nicholas Barrett	146 Hampton Ave	Nicholas Barrett
VICTORIASIMBLER	99 WILTON AVENUE	Victoria Simbler
JESSE MARTIN	11753 HWY #3 WAINFLEET	Jesse Martin
Mohib Balkanich	252 DAVIS ST	Mohib Balkanich
JOHN MARACLE	946 CRESCENT RD	John Maracle
Jason P. Ryan	895 Wythewood Rd	Jason P. Ryan

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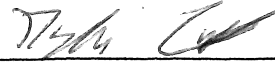

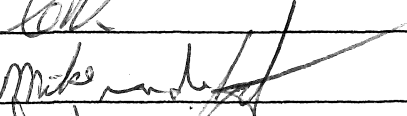
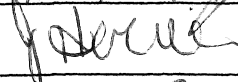
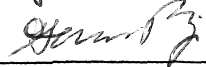


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Name (Print)	Address	Signature
Dylan Gulp	372 Wellington st	
Jeanette Braudry	738 Barrick	JTB
Janis Bygo	198 KNOLL ST. PC.	J B
Gwendolyn Bygo	198 KNOLL ST. PC.	M. B.
Chris VanderJagt	76 Clare Ave	
Michael Robert VanderJagt	76 Clare Ave PC	
JESSICA HARVE	45 OAKWOOD ST	
GEMMA BISHOP	21638 HWY. 3 WAINFLEET, ON.	
Candice Fasko	158 Bell St	
Chris Vennell	35 cross st.	

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Name (Print)	Address	Signature
Emma Hric	1085 Minor Rd.	
Tara O'Dell	11610 Burnaby Rd.	
Amanda Richer	204 Chippawa rd.	
Michael	Maplewood Dr P.C.	
MARLENE SMITH	21 THORNCREST Rd.	
A. Neypapaa	14 HELEN SE, P.O. 43K 31X4	
A.C. Robitaille	11563 Lakeshore Rd Port Colborne	
Justice Pearson	659 Forks Rd	
MARISA HARVEY	204 QUEEN ST. P.C.	
Alana Bishop	1206 North Shore Dr. Dunnville ON	

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Name (Print)	Address	Signature
Denise Robitaille	24 Coors	Denise Robitaille
Maerske McCreade	574 Wyldewood	Maerske McCreade
LINDA GRANT	31 Dunes	L Grant
JULIE WHERRY	11663 Belleview Beach Rd.	Julie K. Wherry
Shawn Warring	331 Bielden	Shawn Warring
Nick Kelley	983 Ridge Rd N	N Kelley
Martina Lemar	113 State St	Martina Lemar
Wendy Leblanc	113 State St	Wendy Leblanc
Lesley Witt	733 Lyons Creek Rd. Welland.	Lesley Witt
Sylvia Young	9 Stebbel St Welland	Sylvia Young

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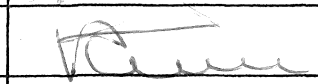







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Name (Print)	Address	Signature
PETER BINKA	350 Willowood Ave ^{Crested Beach}	
PAUL WEAVER	351 CLARENCE	
KAROLINEMANU	921 LAKE SHORE RD ^{PORT COLBORNE}	
C. Ransby	51964 Hwy 3 ^{Wainfleet ON}	
Amanda Becker	1685 minor Rd Port Colborne, ON	
AMANDA VOLPATTI	694 STEELE STREET, PC	
William Wilson	78651 Gracay Rd Wainfleet	
Lee Maesai	958 Silverbay Rd	
CAROL FILON	15 Lakeshore Rd Port Colborne	
TOM WILLIS	516 MAIN ST WEST	

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Petition Organizer Name: Port Colborne Health Coalition

To: The Mayor and Members of Council

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Name (Print)	Address	Signature
MATT KLACKO	42016 Hwy #3	Matt Klacko
JEFF FORREST	131 MAIN ST. E.	Jeff Forrest
KELLY FORREST	131 MAIN ST. E.	Kelly Forrest
Brian Murawski	255 King St #4	B Murawski
Bill DEBA	MILLBRIDGE CR FORTHEW	Bill Deba
Tylor Melnik	264 Clarence	Tylor Melnik
Tim MARTEL	73 CHESTNUT ST	Tim Martel
FRED COONS HAW	528 FORKS RD WELLAND	Fred Coons
Bob Arend	46 ATON AVE Welland	Bob Arend
Vanessa Bisson	975 Ridgewood Ave	V Bisson

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Name (Print)	Address	Signature
Valerie Capaldi	12 Apollo Drive	V. Capaldi
Tom Hood	65 Ridgewood	Tom Hood
Joan Moss	13 Thornberry Rd.	ROBERT MOSS
Robert Moss	" " "	JOAN MOSS
Connie Moss	17 Silver St.	CONNIE MOSS
Ang Pettit	30 Calmidge Court	Ang Pettit
Bruce Pettit	32 CARDNOCKS CUE	Bruce Pettit
Carmen DellaValle	11245 Harbourview R.	C. DellaValle
Tina Graves	377 Lakeside Rd	Tina Graves
Elizabeth McKenzie	34 Union St P.C.	Elizabeth McKenzie

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Name (Print)	Address	Signature
Rob Bizley	101 KEAT ST. Port Colborne, ON	R Bizley
Kim Thornton	26 Michael Dr. S. P.C. Ont	Kim Thornton
Aleasha Clarke	28 CORONATION DR P.C ONT	Aleasha Ann Clarke
Crystal Sutton	81 Christmas St. P.C	Crystal Sutton
Tracy Masood	449 KINGST WELLS	Tracy Masood
Gracie Krudmoff	1791 White Rd	
Myles Kramer	1791 White Rd	
Wendy Schieve	128 Neff St. P.C.	Wendy Schieve
EMAH Schieve	128 NEFF ST. P.C.	EMAH Schieve
Jennifer Schieve	128 Neff St Port Colborne, ON	Jennifer Schieve

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Name (Print)	Address	Signature
Santino Luciviere	144 FOST Ave	Santino Luciviere
Jessica Pieroway	643 BARRICK ROAD	J Pieroway
Donna Tot	786 Main	DD
STU M ^r 127-1 st	P.C.	Stu M ^r
RS Hare	55 Coronation Dr. P.C.	RS Hare
Tiffany Bisette	16 OAKWOOD P.C.	Tiffany Bisette
Liz Levanon	67 Maple St. P.C.	Liz Levanon
PAUL SALTARELLI	570 STANLEY ST. PORT COLBORNE	Paul Saltarelli
Patricia Caliendo-Channon	116 Franklin Ave Port Colborne	Patricia Caliendo-Channon
Richard Stephens	2494 Market Road, Welland	Richard Stephens

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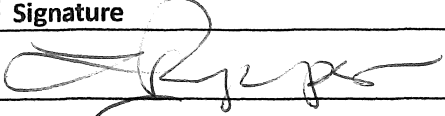




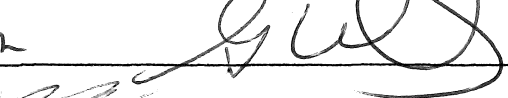

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Name (Print)	Address	Signature
Lynn Peppas	15 Shamrock Ave	
GICO, Royce	10587 maplewood	
Fenton wells.	730 King St	
Kate Raso	16 second Avenue	Kate Raso
RENÉ COTTE	92 OAK WOOD ST	
John Makey	333 elm st Port Colb.	
Gabriela wells	97 Dolphin St Port Colb.	
Kevin Echlun	1445 chenna Rd.	
Patti Teblane	51 Saturn Rd P.C	Pat Teblane
Everett Gillis	320 Island Street Port Robinson	Everett Gillis

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Name (Print)	Address	Signature
Carol Neudorf	179 North Valley Drive Welland	Carol Neudorf
Pat Leblanc	51 Saturn Rd P.C.	Pat Leblanc
Randy GIFFORD	11663 Bellevea Beach Rd	Randy Gifford
Kelly Drombrook	43 Saturn Rd	Kelly Drombrook
TERESA VANDELAAAR	21658 Dixie Rd Wainfleet	Teresa Vandelaar
Rich Lord	134 Merritt	Rich Lord
C Parry	122 Clare Ave P.C.	C Parry
Neil MacNeil	124 SCHOLFIELD	Neil MacNeil
Ed Cali	730 Fielden Ave	Ed Cali
Emmy Tanini	730 Fielden Ave	Emmy Tanini

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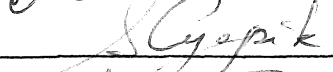


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Name (Print)	Address	Signature
Soan Irlady	77 Balmoral Ave	
Colin Wilson	121 Knoll St.	
Angelo Interisano	61 Ramey Ave	
Susan McAlpine	279 Eastbridge Ave - Welland	
Nicole Van Vriegen	35 Schoffield Ave - Port Colborne	
Arlene Bacon	475 Chippawa Rd	
^{SAMUEL} CYPRIK	167 FALEON DR. WELLAND	
Louise O'Neil	40 Towering Heights Blvd, STZ	
Cory Cunningham	17 Inverose Drive	

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Name (Print)	Address	Signature
H J	750 Fielden Ave Port Colborne	H J
M CRAWFORD	HIGHWAY #3 E	MC
LALON	LOKRAINE RD P.C.	L
Scott Stewart	Suit of House	755 Hwy 3 Port Col
LINDA DAYBOCC	480 North 1st Ave P.C.	Linda Daybock
Brent Morrison	22 Royal Rd	B
JACKIE Hill	101 47 Cement Rd.	Jackie Hill
Leanne Bizley	26 Woodstream Blvd/Fonthill	L
Randeep	549 Elm Street Port	R
Jessica Bobak	11275 Golf Course Rd	Jessica Bobak

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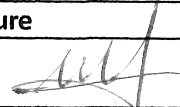


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Name (Print)	Address	Signature
Tiffany Tai	204 Westsid Road P.C	
Darby Whittaker	26 Homewood Ave	
GREN GONZALEZ-PIRESKI	3104 Everdale Ave Richmond	M.
Judy Hawthorn	64 Golden Blvd Welland	Judy Hawthorn
GREG ENGLAND	41558 Forks Rd. Wainfleet	
CYRIL Gauthier	64 GOLDEN BLDG ERSI	Cyril Hawthorn
H. GUERKOLT	Box 271 Welland ON	H. Guerholt
Joseph Benoit	172 ALEXANDRA ST.	
Beatrice Cole	300 Steete St. Apt 103	Beatrice Cole
Jess Adams	11288	WAINFLEET

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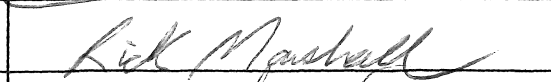
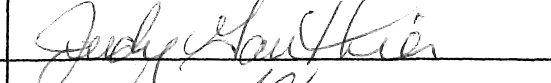


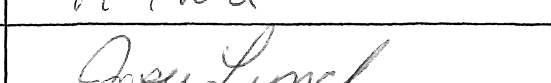
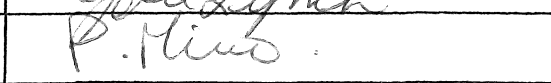


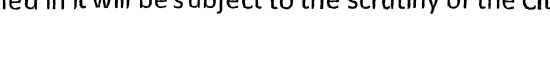
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Name (Print)	Address	Signature
Colton Weaver	351 Clarence Street	
Rick Marshall	41 Third Ave. Port Colborne	
Judy Dauthier	64 Golden Blvd Welland	
GARRY HOPSON	13 RIDGEWOOD AVE.	
Wilma Basso	647 Silver Bay Port Colborne	
Mark Kirtan	632 Doonas Ridge Rd.	
Josée Lynch Josée Lynch.	9 Thorncrest Rd.	
Patti Mino	152 Erie St.	
Libby Akey	118 West St. Port Colborne	
Kim Goch	585 Stanley St P.C.	

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Name (Print)	Address	Signature
Justin Fraser	178 Oakwood Sr.	
Alyssa Bucciero	22 forest Ave	
Shikira Bates	225 erie St	
Jordan Easton	354 Mitchell Street	
Pam Taylor	905-1 Albany St, Port Colborne	
Susan Clarke	56 Hampton Ave P.C.	
Joshua webb	195 Rosemount Ave	
Dave Ruck	11613 Burnaby Rd	
Jamie Morris	2819 Huron St 3 Port Colborne	
Melanie Cuddy <small>MILNE COCKRILL</small>	63 STATION Port Colb	

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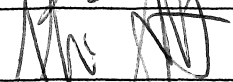


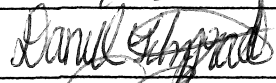

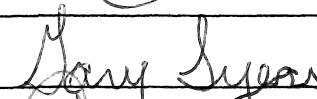

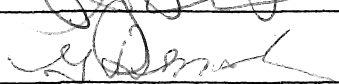

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Name (Print)	Address	Signature
Nancy Spada	3 Donlea Dr. P.C	
Alison Lavery	19 Fielden Ave - Port Colborne	
MILK GUSTAVN	81 CHRISTMAS STREET	
MOE RICHARDS	200 REC. RD 20 FORT HILL	
Daniel Fitzgerald	240 Port Colborne Drive	
Lesley Romano	17 Bayview Lane	
GARY SYERS	6 Athol st PC	
ANGIE DESMARAIS	270 DAVIS ST. P.C. L3K1Z4	
GILLES DESMARAIS	270 DAVIS ST. P.C. L3K1Z4	
JENNIFER CIANARELLA	170 DAVIS ST. P.C. L3K1Z4	

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We, the undersigned, residents of Port Colborne, submit this petition for Council's consideration regarding the services of our Urgent Care in the Port Colborne hospital for the following reasons.

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- e) Port Colborne is an important port on the Welland Canal. Health services must be readily available to meet the needs of sailors.
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Name (Print)	Address	Signature
Lori Martin	810 Steele St. Pt Colb.	Lori Martin
Lauryn Syers	6 Athoest Pt colb	Lauryn Syers
Jessica White	497 Main St	Jessica White
Chad Johnson	7 Bay Ave Welland	Chad Johnson
Kyle Howard	10 Thornton Ave Welland	Kyle Howard
JENNIFER PARRY	11020 Ellsworth Rd. S. Wainfleet	Jennifer Parry
Robw	117 division	Robw
Nicholas Brier	311 Mitchell St	Nicholas Brier
JMASIEL	17 Wainfleet Cir Welland	JMASIEL
Pat Weston	Colborne Street -	PAT WESTON

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Petition Organizer Name: Port Colborne Health Coalition



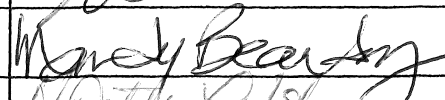







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Name (Print)	Address	Signature
Folch Scores	40 Albert St. Welland	
BETH BOLES	104 CASPANA RD.	
Mandy Beaudry	663 Cope rd	
Heather Light	40 Merritt Pkwy	
Ilona van Maris	388 BARRICK RD.	
HANLIN LAMON	2784 VIMY RIDGE RD.	
Ron Murphy	74 Delhi St.	
Ali Vasar	40 Merritt Pkwy	
Felisha Muleboom	252 Wellington St.	
Samuel Coorff	888 Strickland St	

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Name (Print)	Address	Signature
Michael Eberly	2407 Fivelane 2 Port Colborne	<i>[Signature]</i>
Gene Pasolata	178 Elm P.E	<i>[Signature]</i>
Dave Vanderveen	171 Killally St.	<i>[Signature]</i>
Terri Franklin	142 Maple Leaf Ave Redgum	<i>[Signature]</i>
Tracey Garwood	60 Michael Dr W.	<i>[Signature]</i>
Grant Winterton	183 Omer Ave	<i>[Signature]</i>
Lucie Bernard	211 Christmas St.	<i>[Signature]</i>
GAVIN CAIRNS	" "	<i>[Signature]</i>
Grace Becker	115 Knoll St PC	<i>[Signature]</i>
Tracey Dekker	32641 Bell rd. Wainfleet	<i>[Signature]</i>

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Name (Print)	Address	Signature
WAYNE LABATT	35 CEDAR ST. PORT COLBORNE	Wayne Labatt
PETER GLOYS	92 JAMES ST COLBORNE	Peter Gloy
Alexandre Ayala	74 McCaskey Cresc. St. Catharines	
Cheryl Tiano	223 Omer Ave Port Colborne	Cheryl Tiano
Jared Murphy	11 meadowlark drive Port Colborne	Jared Murphy
S. Schwander	4485 Elcho Rd. Wellandport	S. Schwander
Christina FERRARA	791 Feldens Ave P.C. L3K4W5	Christina Ferrara
Mirah Goodale	617 Broad st W	Mirah Goodale
Brianna Schowky	350 Wellington	Brianna Schowky
Bryan Schowky	350 Wellington	Bryan Schowky

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Name (Print)	Address	Signature
Joy Serquena	16 SHEBA CRESCENT	Joy Serquena
KEVIN THOMPSON		
ANNA BAKER	295 Riverside DR	Anna Baker
Riley Gracie-Smith	372 Davis St.	Riley Gracie-Smith
AUSTIN PRICE	4-46 ADELPHIDE ST.	Austin Price
Shania Mego	11780 HWY 3, Wainfleet	Shania Mego
Lisa Little	374 Weaver Rd	Lisa Little
Phil Telleir	372 Davis St.	Phil Telleir
Aaron Alexander	298 Fortes Rd	Aaron Alexander
CHRIS COSTABILE	111 FOREST AVE	Chris Costabile

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Name (Print)	Address	Signature
Frank Fischer	50483 O'Reilly's Rd S Wainfleet	Frank Fischer
J.F. Walker	1880 Barber Drive	J.F. Walker
SHARON GUITARD	10799 Lakeshore Rd Port Colborne	Sharon Guillard
Cynthia Josee Goyette	372 Davison St	Cynthia Goyette
Robert Lann	407 Steele St	Robert Lann
Adam Cavers	50802 O'Reilly's rd south Wainfleet on	Adam Cavers
John F. Ettinger	21247 Rattlesnake Rd	John F. Ettinger
Steph Davies	32086 Side Rd 20 Wainfleet	Steph Davies
Robert Down	6925 Parkside Rd	Robert Down
Sue Skotnicki	11662 Burnaby Wainfleet	Sue Skotnicki

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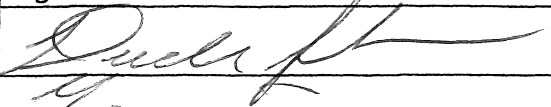



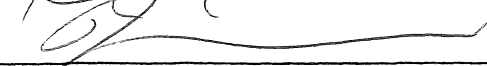





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Name (Print)	Address	Signature
Danielle De Farkas	11404 Lakeshore rd, Port Colborne	
MATT T		
Coleen Lochhead	184 Borden Ave PE	
Coralia de Freitas	201 Borden av.	
Ineta Rozhn	1000 Steele St	
BRYAN SAMWAYS	113 Grass Ave	
Thomas DeWitt	698 King St, Port Colborne	
Monica Chouinard	11 " " " "	
Jody Price	3039 Forkes Rd Port Colborne	
Riely Pearce	577 Clarence St Port Colborne	

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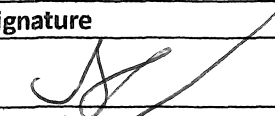





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Name (Print)	Address	Signature
Stuart Scott (J)	677 King St Port Colborne	
Glennie Fanning	15 Cross St P.C.	934-7656
Darlene Shaver	11335 Buckbee Road	
Cindy Belvedere	99 Coyle Court Welland	289-213-0877
Rico Belvedere	99 Coyle Court Welland	289-439-6958
Michael Michells	4775 Forkes Rd P.C	905-382-2137
STEVE LILLEY	WILFORD RD, WELLSBORO	
Melissa Uessel	12156 Augustine Rd.	
TINA TRIANO	1 LIMESTONE CRT. P.C.	
K Krause	Lakeshore Rd	

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Name (Print)	Address	Signature
Patricia Abbey	113 McRae Avenue Port Colborne	Patricia Abbey
Joanne Madsen	136 Merritt Parkway Port Colborne	Joanne Madsen
Richard Madsen	136 Merritt Parkway Port Colborne	Richard Madsen
Daniel Scott	Hwy 3 Wainfleet	Daniel Scott
RITA PERRY	12 Shamrock Ave. Port Colborne	Rita Perry
Yolanda Boda	51 McLeoll Dr. Welland	Yolanda Boda
Elizabeth D'Angel	233 Watside Rd.	Elizabeth D'Angel
GLORIA PEW	2843 NORTH SHORE DR., LOWBANKS	Gloria Pew
Brandon Daniel	70 South Cres, Colo	Brandon Daniel
Midelle Hussey	58 Ramey Ave Port Colborne	Midelle Hussey

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Name (Print)	Address	Signature
SYLVIA BOWMAN	305 KNOLL ST. PORT COLBORNE	Sylvia Bowman
Robbie Barrick	292 Barrick Rd. Port Colborne	Robbie Barrick
Marielle Lees	11206 Golf Course Rd. P.C.	Marielle Lees
FRANK PILOTE	51 ELIZABETHA	Frank Pilote
Brenda Duplool	10945 Hwy 3 P.C.	Brenda Duplool
Breezanne Sloan.	2317 Miller Road	Breezanne Sloan
M. Hlyhes	22 Michael De S P.C.	M. Hlyhes
Will J. Th...	653 Clarence St. P.C.	Will J. Th...
Margaret Vidichak	Fans ST. 23K1x2	Margaret Vidichak
GREG OWEN	86 King St Port Colborne	Greg Owen

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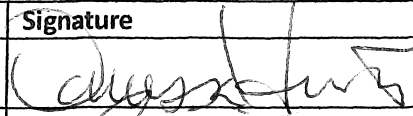
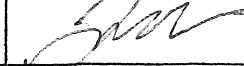
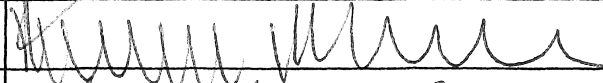







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Name (Print)	Address	Signature
VANESSA HURST	10611 Hwy 3 Pt Colborne.	
Jeremy Whitaker	72 Lincoln Ave	
Rebecca Mcgoggan	350 Wellington St	
Adam Marshall	2317 Miller RD	
Carl Morozieuk	243 Killaly St East	
Cid Cabrd		
MONA THEBAULT	19 COLBORNE ST. P. COLBORNE	
Bridget Champion	32 Havelock St. Torr.	
F. BERNDE	73 HOMEWOOD AVE	
Krystal Moore	72 Main St. East	

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Name (Print)	Address	Signature
Joey	228 Clarke St	Joey
Dave	55 Michael Dr N	Dave
Tanya	Wainfleet	Tanya
Stacey	Wainfleet	Stacey
Luke	FONTHILL	Luke
Brenda Larisa	10611 Hwy 3	Brenda Larisa
Rick Desjardins	3989 ELM ST	Rick Desjardins
Lauren	Wainfleet	Lauren
Lorrie	Wainfleet	Lorrie
Rhonda VanderDalen	Welland	Rhonda VanderDalen

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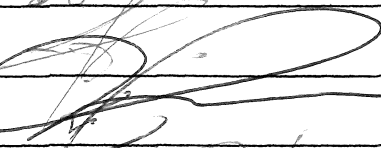
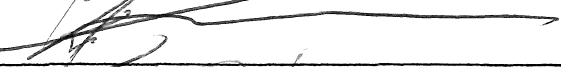

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Name (Print)	Address	Signature
Peter Thornton	23 CASSELL ST WOLLAND	
Garth Keane	16 oakwood st Port Colborne	
Matt Gibbins	838 Steele St	Matthew gibbins
Dean Gehlits	4 Lincoln Street	DG
Scott Silvestro	12115 RIVE	
Bill Brown	153 OAKWOOD	
Brandon Schneider	65 Humboldt Parkway	Brandon Schneider
Johnny Robson	Johnny Robson	27 Merritt Parkway
Glenn MARK	RIDGE RD	
VIRGINIA WHITE	ROSS ST	Virginia White

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Name (Print)	Address	Signature
Reno Goukhin	8 Sheba Cres.	Reno Goukhin
Licht, Richard	51d King St	Richard Licht
Ashley Hanson	593 King St	Ashley Hanson
Tania Fratto	151 Charlotte St	Tania Fratto
William Beaudon	151 Charlotte St	William Beaudon
E. MacSween	57 Michael Dr S	E. MacSween
J Kuan	11573 Hwy 3	J Kuan
Colette Lamontagne	841 Bowick Rd.	Colette Lamontagne
Amorison	487 Northland (Y)	Amorison
Michael Sselmi	223 Sugarloaf	Michael Sselmi

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Petition Organizer Name: Port Colborne Health Coalition



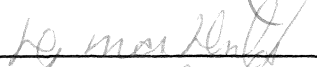







To: The Mayor and Members of Council

Subject of the Petition: Port Colborne Hospital and its Urgent Care Center

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Name (Print)	Address	Signature
Christina Bowers	10711 Lakeshore Rd W. Port Colborne	
Andrew Radford	134 Fares St Port Colborne	
Ilona MacDonald	228 Lakeshore Rd. W. Port Colborne	
Jenny Costello	14 Oakwood St Pt. Colborne	
KAREN ZBUCKI	^{unit 5} 415 MAIN ST. WEST Pt. Colborne	
BOB ZBUCKI	^{unit 5} 415 MAIN ST W. PORT COLBORNE	
Rose Lethemann	300 Steele St Port Colborne	
Leslie Curtly	245 Bell St. Port Colborne	
Valentina Guerra	202-67 Minto St, port colborne	
LINDA PLANT	307-300 Steele St ^{Port} Colborne	

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Name (Print)	Address	Signature
Elizabeth Bonisteel	501 Stanley St Port Colborne ON L3K 2S7	Elizabeth Bonisteel
Audrey Morcast	112 Oakmont St PC	A. Morcast
Linda Rowe	327 St George St Delta	Linda Rowe
COUNTE STONE	101 DIVISION ST. P.C.	Counte Stone
Lynday Adams	Third Ave	Lynday Adams
Mike C...	PC	Mike C...
...	400-Stack St. App 30	PE
Bob ...		
Rita ...	112 Deth. St. Port Colborne, ON	Rita ...
Rita Scorzafava	910 Lorraine Rd P.C. L3K 5B5	Rita Scorzafava

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Name (Print)	Address	Signature
Sharon Kelley	608 Steele St PC	Sharon Kelley
Mona Johnston	B-72 Oakwood St.	Mona Johnston
James Sullivan	308 Queen St PC	James Sullivan
Christy Boutin	114 ERIE PC	Christy Boutin
Anna Bullock	32 Knoll Ct PC	Anna Bullock
Mike F Lambert	11072 Lake Shore R Port Col	Mike F Lambert
Mrs. Patricia Buckley	4224 HWY # 3E Shubston	Mrs. Patricia Buckley
Audrey Adams	54 KILBILT PC	Audrey Adams
Bob McKelvey	11654 Burrows Rd LOSHO	Bob McKelvey
Sam Adams	325 Aginc St. L3K6H2	Sam Adams

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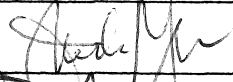
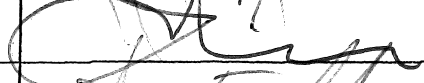
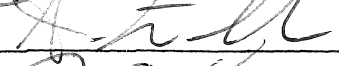

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Name (Print)	Address	Signature
LEN McEwan	11614 LAKESHORE R WAINFLEET	
Dominic Prox	14 Strathmore Cres Wainfleet	
Maureen Bosley	14 Double Dr.	
Mike Fulbrook	84 Steele St	
Ashton Murdoch	263 Lakeshore Rd West	
Dang Lue	10150 Hwy 3, Port Colborne	
Don Nurr	24 maple st Port	
Amanda Ellis	11366 Hwy 3 P.C.	
Barbara Kovacs	260 Charlotte St	

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Name (Print)	Address	Signature
Sheri Tutti	2859 Chippawa Road PC	Sheri Tutti
Ray Czerny	898 Sliney Bar	Ray Czerny
James Tolman	10150 Hwy 3, Port Colborne, ON	James Tolman
James Tipper	232 West Side rd	James Tipper
Pat Law	31 Michael Dr S P.C.	Pat Law
TOM LITTLE	250 CLARENCE ST. P.C.	TOM LITTLE
SYLVIA LITTLE	250 CLARENCE ST. P.C.	Sylvia H. Little
Sam Gardner	38 South crescent	Sam Gardner
Ram Rosario	1189 Sherk Rd P.C.	Ram Rosario
Clay Rosario	1189 Sherk Rd P.C.	Clay Rosario

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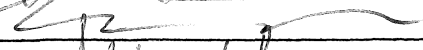






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Name (Print)	Address	Signature
Dawn Gillis	170 HAMPTON AVE	
Sheptute	94 NORWOOD AVE	
JUDY VIRTUE	94 NORWOOD AVE	
Tabitha Tonnes	547 King St	
Graham Hart	32 South Cir	
Krissha Walker	160 Northwood Dr.	
Bonnie Heil	605 Ridgewood Ave	
Odie Luangrath	11824 Side Pt 18	
Rox Rebe	77 Ramay Ave	
Carley Scalco	77 Ramay Ave	

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Name (Print)	Address	Signature
LOI IANNAZZO	192 GARDEN AVE	Loi Iannazzo
BOB SALACINO	300 STEELE S	Bob Salacino
Louise King-Hall	270 Bell St.	Louise King-Hall
LINDA GRANT	813 PINCREST RD. P.C	Linda Grant
TWILA ANDREWS	259 STEELE ST	Twila Andrews
MICHAEL BEUN	302 DAVIS ST.	Michael Beun
Chip SWEET	72 ROSEMOUNT	Chip Sweet
Roy & Linda Rowe	327 St George St Welland	Linda Rowe
Jan & Donna Putman	805 BARRICK P.C	Jan Putman
Steve OIT	206 Alexander St	Steve OIT

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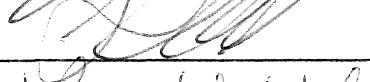
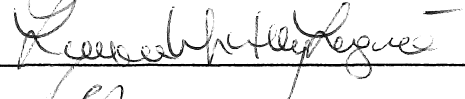


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Name (Print)	Address	Signature
Kevin Gibson	12044 Lakeshore Rd Wainfleet	
Will Powell	303 CLARKE ST	
Riley Bell	21 first AVE PC	RB
D. Sabo	1681 Chippawa Rd. P.C.	
G Manni	134 OST AVE P.C	
Curtis Rodriguez	193 Queen St	
JAMES AHILL	102 BEDFORD AVE	
Leanne Whiteley Lagace	459 Main St W Port Colborne	
Steve Atkin	10719 Lakeshore Rd W.P.C.	
Cheri Laurson	40354 Forks Rd	

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20 pg

200 sign

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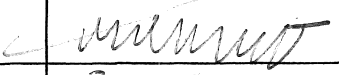
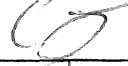
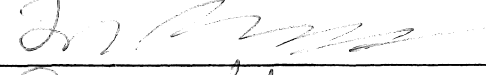
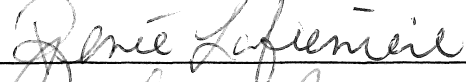

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Name (Print)	Address	Signature
Barley Carmichael	2919 June rd	
Erica Jacques	1640 Killaly St. E.	
Ammarie Busch	21 Helen St P.C	
Frank Ardizzone	9 Cedar. St	
JAMES WATSON	210 LAKESHORE RD W	
Michael West	21774 Goringway	
Cody Barton	107 Killaly st West	
Don Pelletier	131 Knoll Street	
Renee Lafreniere	82 OSTAVE	
Jennifer Milson	224 Clarke St	

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Name (Print)	Address	Signature
Mike Bryant	450 Landreille St	God
Al Ward	167 Erie St	[Signature]
Harrison Ward	167 Erie St	HW
Norah Ward	167 Erie St	NW
Jayne Inouye	167 Erie St	J Inouye
Steph Ward	167 Erie St	S
Nathaniel Birdsey	167 Erie St	NB
Tiffany Pothick	221 Neff St	[Signature]
Shaun Hagar	75 McNaughton Rd. Welland	[Signature]
Michele K-Pkopetz	11276 Golf Course Rd. P.C.	[Signature]

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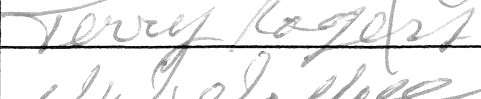
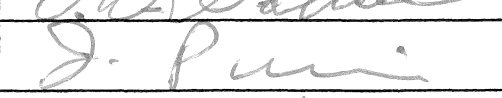
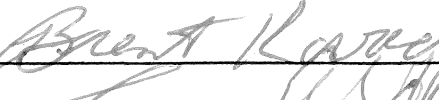
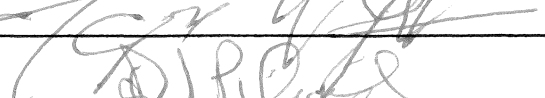
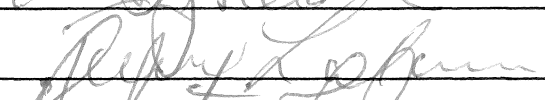


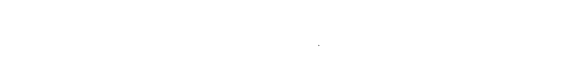
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Name (Print)	Address	Signature
MARK PLEACH	351 BELST ^{L3K 1J7} PORT COLBORNE	
B. Paigle	62 McCain POC	
TERRY ROGERS	109 Brady St	
OW Wallace	1057 STEELE ST	
J. Pierce	67 Minto Street	
Brent Kovach	1002 King St	
Tom WRIGHT		
DAVID PISHACH	10773 Lakeshore Rd W. Port C.	
Jeri Lalama	18 E/16th St	
Rob Lalama	18 E/16th ST	

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Name (Print)	Address	Signature
BRANKA ZLOMISLIC	614 STANLEY ST. P.C.	Branka Zlomisljic
ZARKO ZLOMISLIC	- " -	Z. Zlomisljic
Tomy Zoubakovic	241 CHIPPAWARD P.C. CONT.	#
DIANE SUTCH	118 WEST ST PORT COLBORNE	Diane Sutch
JOSEPH NORI	11205 Harbourview Rd. P.C.	Joseph Nori
CARMEN LANNAN	5 LINWOOD AVE P.C.	Carmen Lannan
Susan Sinko	21 McCain St PC	Susan Sinko
LAURIE MYCINK	93 SILVER ST. P.C.	Laurie Mycink
Patrick Whitty	28 Erholfield Ave P.C.	Patrick Whitty
Patricia Whitty	"	Patricia Whitty

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To: The Mayor and Members of Council

Subject of the Petition: Port Colborne Hospital and its Urgent Care Center

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Name (Print)	Address	Signature
Cathy Rubocki	47 Michael Dr South PC	Cathy A Rubocki
Paul Rubocki	47 Michael Dr South PC	Paul Rubocki
Theresa Gunn	7570 Fielden ave	Theresa Gunn
Jeanne Accella	503 Fitch ST Welland	Jeanne Accella
LINDA REFLING	112 SUGARLOAF ST. P.C. L3K6L2	Linda Refling
JACKIE HILL	10147 CENWAY Rd. PC ^{L3K 5V41}	Jackie Hill
JILL JACKSON	8 Cedar St. P.C	Jill Jackson
MATT RUBOCKI	68 Courantier Pkwy PC	Matt Rubocki
Margaret Verreault	206 Fraser St PC	Margaret Verreault
Mark Leslie	11571 Lakeshore	Mark Leslie

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Name (Print)	Address	Signature
Patricia Seredine	282 Knoll St.	Patricia Seredine
Bailey Woodhead	369 Sugarloaf	Bailey Woodhead
Monique Kerai	10841 Rathfon Rd RR2	Monique Kerai
SONIA K COOPER	12888 CUL LAKESIDE RD.	Sonia K Cooper
Yvette Dawson	35 Helcrest St. Port	Yvette Dawson
Barb Atkin	10719 Lakeside Rd W	Barb Atkin
Catherine Hurst	224 Port Colborne Br.	Catherine Hurst
Becky Callaghan	471 Clarence St. PC	Becky Callaghan
Patti Catalfano	70 Page St PIC	Patti Catalfano
FAYE SHIBLEY	76 KENT ST.	Faye Shibley

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Name (Print)	Address	Signature
Michael R. Perez	40 Berkley Ave P.C.	Michael R. Perez
Deb Penner	1937 Brookfield Rd. P.C.	[Signature]
Chris Smith	1937 Brookfield Rd P.C.	[Signature]
Crystal Foulis	829 Elm St PC	[Signature]
Jim BILARD	30 CHRISTMAS ST	[Signature]
F. Westlake	295 Clouance -	[Signature]
JUDY LACHARITY	11606 ELIZABETH CRES WAINFLEET	Judy Lacharity
CINDY GEADY	9541 Cedar Bay Rd.	[Signature]
Bridampson	80 Olydwin	[Signature]
Vera Papp	83 Olydwin	[Signature]

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Name (Print)	Address	Signature
LESLIE BUCK	155 Killaly St E	Leslie Buck
BRENDA MOYER	9 Hillcrest Rd	Brenda Moyer
KEVIN SCOTT	942 Cedar Bay Rd. Port Colborne.	Kevin Scott
SARAH SEYMOUR	487 SUGARLOAF ST PC	Sarah Seymour
JOAN TREVISONN	184 SCHOUFIELD AVE P.C	Joan Trevisonn
Gloria Brewer	1193 Killaly St	Gloria Brewer
Margaret Pratt	269 Killaly St W P.C.	Margaret Pratt
Rachel Marshall	2688 Hwy #3 EAST PC.	Rachel Marshall
Ken Clayton	2688 Hwy #3 EAST P.C.	Ken Clayton
Sandra Nagel	24 Johnson PC	Sandra Nagel

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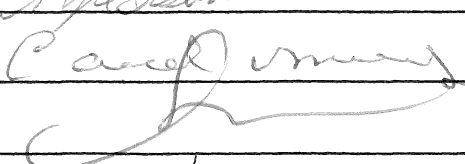
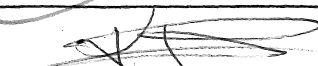
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Name (Print)	Address	Signature
David Bilodeau	68 Michael Dr. N. Port Colborne L3K 3C5	David Bilodeau
Bob Costa	40261 Young Rd W. W. W. W.	
MD Sennock	11538 Hill Ave	
Rosemary Pols	11003 Lakeshore Rd. W.	R. Pols
ANTONIO SCOLARO	9 OXFORD BLVD	Antonio Scolaro
WAYNE RONGERS	99 Silver St.	Wayne Rongers
G DISANO	11 WINDSOR TERR	G Disano
Carol Moseley	200 Knoll St	Carol Moseley
NAW	600 CEDAR BAY RD.	
Kim Bishop	"Welland"	

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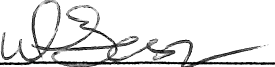


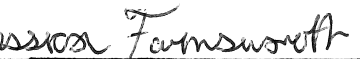
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Name (Print)	Address	Signature
Laura Roome	70 Winwood Ave	
SANDRA FRAME	LAKESHORE RD. E. 1ST	
Zandy Morigeau	Sutor Rd	
Soh. Kyelee	Labrador Rd P.O.	
Andreas Eckmitt	106 MURRAY ST	
Dylan Bevan	11750 Highway 3	
Ivan LEE	127 ELM ST	
Barbara Lachoni	223 Clarence #1	
Kyara Wendling	218 Elizabeth St	
Jessica Farnsworth	106 Knoll Street	

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Name (Print)	Address	Signature
Tyler Lawrence	279 main st W Port Colborne	
Jana Culber	114 Rosemount Avenue	
Miranda Doyle	316 Alder St W Dunnville	
NORM OBRIEN	11487 Margans Point	
Marilyn Turner	10588 maplewood DR	
Caroleen Trye	14 Colonial St, Welland	
Laurie Lockhart	723 Matthews Rd Port Robinson	
Jake Van Kralingen	723 Matthews Rd Port Robinson	
Theo J	919 Dominion Rd	
Steve Wester	94 Clarke St	

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Name (Print)	Address	Signature
DARIUS IWANICKI	20 Oxford Blvd P.C	[Signature]
HELEN ANDREWS	124 King St. P.C	[Signature]
Jessie minor	11381 Hwy 3, Wainfleet	[Signature]
Nathan Bull		
Sarah Berman	11750 Hwy 3, Wainfleet	[Signature]
Jim Tobano	11675 Burnaby rd Wainfleet	[Signature]
MICHAEL SMITH	131 SCHOLFIELD AVE	[Signature]
Warren Cochran	11 KIDDERWOOD DR	[Signature]
MIKE KOLISNYK	120 Hampton Ave	[Signature]
Sue Bystersbach	446 Sugarloaf St	[Signature]

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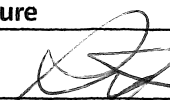








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Name (Print)	Address	Signature
R. DiMAURIZIO	12207 LAKESHORE RD. WAINFLEET	
Sean Penny	5249 SherKston Rd.	
Jess Rodrigue	Barrick Rd	
S Fisher	5086 O'Reillys Rd. S. Wainfleet, ON	
Joe Havelotte		
Mike Reid	18 Trent Ave, Welland, ON	
Karen Havelotte	35 Hatchman Rd. Port Colborne	
Crystal Humeault	28 Barkin Cres. Port Colborne	
Lorrie Guenetie	25 First Ave.	
Karen Josiah	34 Onwie Crescent	

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Name (Print)	Address	Signature
Greg Sheik	49 Berkley Ave	G. Sheik
Austin Coverdale	73011 KILW ROAD	A. Coverdale
Anil Cheriyan	7746 Penderstreet, Niagara Falls	Anil Cheriyan
KERRI COFFIN	125 OST AVE	K. Coffin
Sam Goss	971 Steele	Sam Goss
Aaron Thompson	997 Steele St.	A. Thompson
ROB PERKINS	31974 CHURCH ST. WAINFLEET	Rob Perkins
Bryanne Colyn	171 Bell St	B. Colyn
Jesse Hymas	1902 Oakwood Pt	Jesse Hymas
A FARKAS	1215 SHEIK RD, PT COL	A. Farkas

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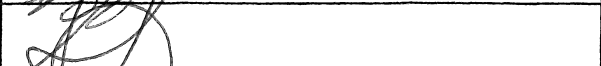
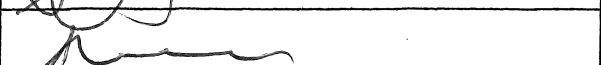


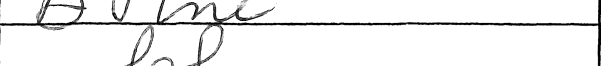
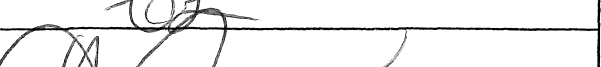

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Name (Print)	Address	Signature
BILL HERMAN	175 KING ST P.C.	
James Atkinson	41047 Fork rd Wainlee	
Brandon Cottridge	205 Oakwood St P.C.	
Scott Stevens	Neff St. P.C.	
Jim Neeson	63 RICHMOND DAM CITY	
Brandon Creighton	240 CLARENCE ST.	
Bruce Pine	87 Sugarloaf ST	
Cindy Lalonde	40 Runnede Rd PC	
Deirdre Valga	125 OMER AVE PC	
Zola Valga	175 OMER AVE PC	

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Name (Print)	Address	Signature
Linda Difts	101-119 Neff St. P.C	Linda Difts
Brendan Flynn	55 Michael Dr	B Flynn
GARY LEEMAN	195 LAKESHORE BR. W.	Gary Leeman
James Soon		James Soon
Joe Pearce	67 Michael Dr. N. PTC.	Joe Pearce
Wade Bishop	34 Sheba	Wade Bishop
Joe Allcroft	3846 Elm. St	Joe Allcroft
Michelle Porter	44 Rennyroad Rd P.C	Michelle Porter
Sandra Hurst	213 Knoll ST P+Col.	S. Hurst
Rick Richardson	509 CLARENCE ST	Rick Richardson

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Name (Print)	Address	Signature
David Pauls	11032 Lakeshore Rd	David Pauls
Julie Grayson	30 Saturn Rd	Julie Grayson
Christina Saliba	2858 Tracey Terr.	Christina Saliba
Shelby Beckett	6 Sheba Crest	Shelby Beckett
Mulford Beckett	6 Sheba Crest	M Beckett
Diana Kun	320 Church St.	Diana Kun
Robbie Boda	732 Hwy 3 East P.C.	Robbie Boda
Sean O'D	14 Linwood Ave.	Sean O'D
Rees Johnson	11813 Sigs Rd 18	Rees Johnson
Maureen Green	183 Main St. E P.C.	Maureen Green

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Petition Organizer Name: Port Colborne Health Coalition

To: The Mayor and Members of Council

Subject of the Petition: Port Colborne Hospital and its Urgent Care Center

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Name (Print)	Address	Signature
Eric Kinsley	706 Elizabeth port Colborne	Eric Kinsley
Rosanna Arment	249 Clarence St P.C.	Rosanna Arments
JESSICA DULAT	8 CEDAR ST., PORT COLBORNE	Jess Dulat
Shelley Kovach	28 Clarence St P.C.	Shelley Kovach
Mike Filion	28 Clarence St P.C.	Mike Filion
Tyler Mallory	41 Royal Rd	Tyler Mallory
MARIS Muli	175 Lakeshore Rd W. PC	MARIS Muli
Chad Litalien	10152 Hwy 3	Chad Litalien
Jessica Jones	10152 Hwy 3	Jess Jones
James Johnson	128 oakwood st	James Johnson

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Petition Organizer Name: Port Colborne Health Coalition

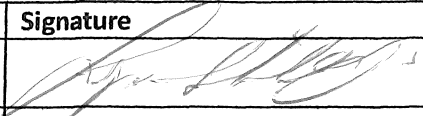
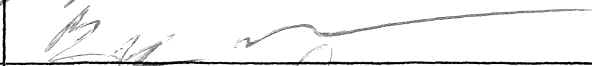




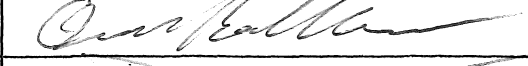



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Name (Print)	Address	Signature
Lyan Skillings	135 Grassie Ave Port Colborne	
BRYAN HINSMAN		
Nicole Deschamps	722 Main St W P.C.	
Frank Grano	70 Clarke St. P.C.	
Dorothy Carlo	17 Bankley Ave P.C.	
Justin Penfold	131 Feilding Crescent	
Oam Bellehumeur	305 Humboldt Pkwy	
DAWN K. HUGHES	5 Lakeshore Rd, P.C	
Raf Reeves	12319 Lakeshore Rd Wainfleet	
Arson Alwood	12644 Concession Rd 1 WAINFLEET	

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Name (Print)	Address	Signature
T. Boyer	14. Renfield st.	T. Boyer
Sara Putnam	18 Wallace Ave.	S. Putnam
Lwanma	Markus	Lwanma
Eric T.	Eric T.	70 Clarke St
Tara Henderson	9 Hindman	2199 Babion St. PC
KERRI LUKSISILYJ	179 Omer Ave	K. Luksisilyj
NANCY KLUKACH	416 BARRICK RD. PORT COLBORNE ON	Nancy Klukach
PAT HUGHES	81 MAPLE ST.	P. Hughes
GREG ADEKATA	295 Stanley St	G. Adekata
MARIA CARLA MALAKI	3165 Hwy 140	M. Malaki

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200 sign

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Name (Print)	Address	Signature
Pauline Cousineau	423 Bell Street Port Colborne ON	Pauline Cousineau
Fannie Holley	125 Franklin Ave. Port Colborne ON	Fannie Holley
Dorothy Barillier	231 Knoll St	Dorothy Barillier
Louise Bain	25 Jefferson Ave. P.C.	Louise Bain
Claudette Zieschang	51043 Deeks Rd S. Wainfleet	Claudette Zieschang
Sharon Knox	119 Neff St Port Colborne	Sharon Knox
BRENDA LEARN	303 ELGIN ST. PORT COLBORNE	Brenda Learn
Barbara Coles	470 Stanley St. Port Colborne	Barbara Coles
KAREN VAN GOOL	10158 #3 PORT COLBORNE	Karen Van Gool
NANCY HORNE	204 NEFF ST. port Colborne	Nancy Horne

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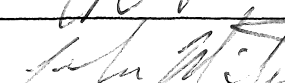
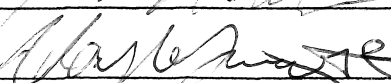


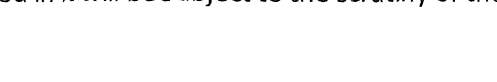
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Name (Print)	Address	Signature
James Powell	86 Silver St Port Colborne	
Skye DeBacco	358 Fares St Port Colborne	
FRED PIZZO	100 TENNESSEE AVE P.C	
Rick Humbert	154 KENT ST. PORT COLBORNE	
Philip Proulx	676 WILDEWOOD RD.	
Christine Robinson	11629 Beach Rd W, Wainfleet	
John McAlpine	39 Wellington Port Colborne	
Wayne Lamb	5544 Sheraton RD port colborne	
Amande Seguin	387 Catharine St	
Graham Theys	" "	

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Name (Print)	Address	Signature
Kallie Atkins	105 oakwood st	Kallie Atkins
Nancy Shearle	2 Maple St	Nancy Shearle
David Borowski	39 wellington st	David Borowski
Janna Meunier		Janna Meunier
Jacob Sneek	622 Stanley St.	Jacob Sneek
Denise Cobb	168 Chippawa Rd	Denise Cobb
Denise Cobb	168 Chippawa Rd.	Denise Cobb
Natalie Wilson	32 clark street	Natalie Wilson
Lon Fowle	41 Port Colborne Janet St	Lon Fowle
Janet Pilon	29 Caspary Dr	Janet Pilon

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Name (Print)	Address	Signature
William Wood	49 Tennessee Ave	William Wood
Jonathan Hayler	124 Elgin St W.	[Signature]
Kaitlyn Rose	500 Bell St	[Signature]
Jake Gibson	500 Bell St	[Signature]
Andrew Carter	5145 Michener Rd	[Signature]
Ring Cornish	55 Michael Dr N	[Signature]
Jean Rogers	20 Kingsway	J. Rogers
Ann Nagy Ann Nagy	Welland	Ann Nagy
C. [Signature] C. [Signature]	P. C.	[Signature]
LYNNE CARTER	210 ALEXANDRA PORT COLBORNE	Lynne Carter

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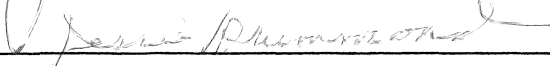

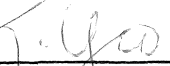



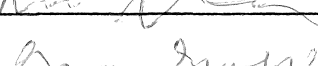
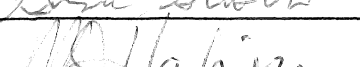
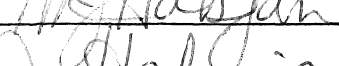
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Name (Print)	Address	Signature
MARK BUNNEY	7 JONES WOODS	
JESSIE DRUMMOND	625 King St	
MATRICE BUNNEY	454 FIELDEN AVE	
Kendra Yeo	1094 Lakeshore Rd. W.	
Jennifer Yeo	20 Erie St	
Jeff Spiter	16 Meadowland Dr	
June Furlano	37 Third Ave	
Grace Guthoeri	38 South crescent	
Michelle Nabjan	50612 Green Rd S Wainlet	
Joe Nabjan	50612 Green Rd S Wainlet	

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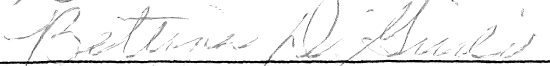
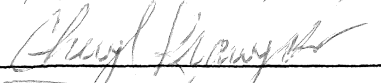







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Name (Print)	Address	Signature
Stephanie Thiessen	91 Crescent St Port Colborne	
Bettina DiGiulio	135 Clarke St P. C.	
Cheryl Kranyak	43280 Pettit Rd Wainfleet	
Brad Hagopian	11493 Morgan's Point RD	
Sheila Monday	444 Webber Rd.	
Paul Bilski	40 Clare Ave	
Paul Bilski	WAINFLEET	
CANDY PEW	16077 Mohawk Pl Rd Long Beach	
JEFF KERTON	36 OTTAWA ST. ST. CATHARINES	
Eva Kessel	1533 FIRELANE 2	

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Name (Print)	Address	Signature
Jamie Vanthemert	59 Hampton Ave Port Colborne	Jamie Vanthemert
Shawna DiCarmino	26 Sheba Cres.	Shawna DiCarmino
Kam Jones	50 Knoll	Kam Jones
Megan Smeed	532 Elm St	Megan Smeed
SADRA BAILEY	32 Michael Dr N	Sadra Bailey
Kara Holmes	233 Chippawa Rd Port Colborne	Kara Holmes
Issy Campigetto	21 Ridgewood Dr Welland	Issy Campigetto
CAROLINE WILLIAMS	628 Chippawa Rd P.C.	Caroline Williams
SHARON COCHRANE	11561 Hwy 3 Wainfleet, ON	Sharon Cochran
BEN TROTTIER	543 DAVID ST WELLAND	Ben Trotter

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Name (Print)	Address	Signature
TRUDY LAPLANTE	157 Borden Ave	Judy LaPlante
Natasha Craig	257 Ash Street	Natasha Craig
Germaine Cunningham	30 Sheba Crescent P.C.	Germaine Cunningham
Lauren Rouble	232 West Side Rd. P.C. Ont.	Lauren Rouble
Edwin Maerzluft	20 THORNCREST Rd P.C. Ont.	Edwin Maerzluft
Michael Boudette	477 Bell St P.C.	Michael Boudette
C Mac Donald	524 Sugarloaf St P.C.	C Mac Donald
Diane Casselman	383 Sugarloaf St P.C.	Diane Casselman
Lynda Agius	104 Coronation Dr. P.C.	Lynda Agius
Isabella Favero	116 Olga Drive PC	Isabella Favero

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Dorothy Peers	6064 King St Port Colborne	Dorothy Peers
Brandon Rawalec	60 Adelaide St.	B. Rawalec
Veronique Martin	Nickel St Port Colborne	Veronique Martin
Tracey Michal	19 ESME Lane Crystalbeach	Tracey Michal
William Winger	19 ESME Lane Crystalbeach	William Winger
Kim Skuter	128 Borden Ave.	Kim Skuter
Souzy Brunet-Rawkin	206 DAVIS ST P.C.	Souzy Brunet-Rawkin
L. Ryan	24 Portal Dr. P.C.	L. Ryan
Tory Kimbrell	47 Louis Street	Tory Kimbrell
Angela Lawrence	57 Wellington St P.C.	Angela Lawrence

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Petition Organizer Name: Port Colborne Health Coalition

To: The Mayor and Members of Council

Subject of the Petition: Port Colborne Hospital and its Urgent Care Center

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Name (Print)	Address	Signature
Maddy D. D. D.	11245 Harbourview ^{Wentworth}	M. D. D.
Francis Olive	11245 Harbourview ^{Wentworth}	F. O.
Stephen FARKAS	197 Main	S. F.
Sarah Bickle	670 Steele St PO Co	S. B.
William Sitts	8-45 Victoria St. P.C. ON	W. S.
Pat Shore	14 Royal Rd. P.C.	Pat Shore
Jack Shore	14 Royal Rd. PC	Pat Shore
L. Ryan	26 Portal Drive PC.	L. Ryan
A Fowler	176 Elm St PC	A. Fowler
A. Alexander	90 Forest Ave	A. Alex

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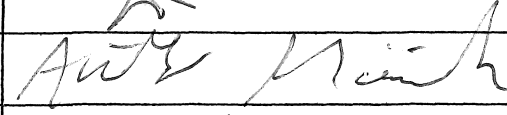

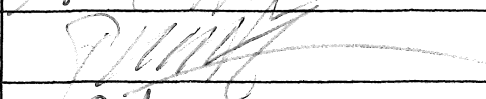
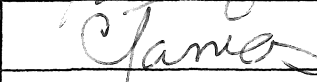
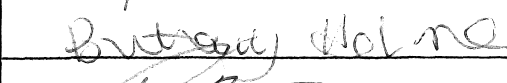




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Name (Print)	Address	Signature
RALPH MACE	130 Schofield AVE P.C.	
Anthony	279 King St.	
Andy	8 Kingway	
PIETE SIMI	1424 CHIPPAWA Rd	
Carmen Tomas	179 Alexandre St	
Brittany Holyone	14 Strathmore cres	
Allan Moss	17 Silver St	
Cassandra Fulbrook	84 Steele St P.C.	
Christina Clark	10 Oxford blud.	
Jakob Murtach	263 Lakeshore Rd West	

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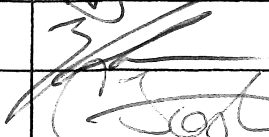







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Name (Print)	Address	Signature
Anthony Turner	252 KENT ST.	
Ashley Damico	240 WEST ST. UNIT 2	
Zach Hoover	185 Knoll St	
Courtney Foster	577 Stanley St	
William McCreffery	288 Clark St P.C.	
Josephine	223 Clarence St PC	
Michael Juras	50636 Green Rd South	
Shannon Marsh	28 Fielden ave Pt. Colb.	
Amanda Scalzo	301 Knoll st	
Joe Scalzo	301 Knoll st	

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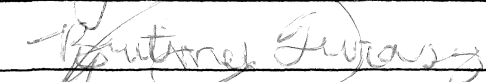





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Name (Print)	Address	Signature
Amy Myers	2521 Lakeshore Blvd W	
Sue Freeman	12 Parkdale Cres. Fonthill	
Linda Rowe	327 St. George St. Welland	Linda S. Rowe
Roy Rowe	" " "	Roy Rowe
Brittney Turasz	28 Fielden Ave Port Col.	
Muriel Hubalt	21 Pritz Rd Woodport	
Joselyn Bongals	224 Ferris St.	
Kerilee Fowler	22 Stella Cres	
Cheryl Jennings	70 Humboldt Pky	
Michelle Davis	219 Sumbley Rd.	

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Name (Print)	Address	Signature
Kristen Mastrosianni	4132 Tarnline Rd. N. Wainfleet L0S 1V0	
Ron Buchholz	501 Clarence St. Port Colborne	
KAJEEV SARKAR	519 Sycamore St.	
Helen R. MacCarty	2168 Miller Rd.	
Sandra Ayers	191 Claude St. P.C.	
PAT GIBSON	176 GLENWOOD RD P.C.	
PAUL GIBSON	176 GLENWOOD RD P.C.	
Lauren Foresi	205 Johnston St. P.C.	
Sharon Favero	116 Olga Dr. P.C.	
Brad Jennings	70 Humboldt Pkwy	

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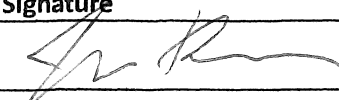






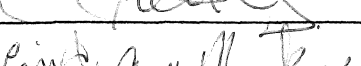
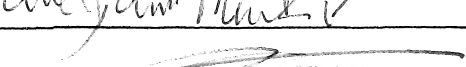

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Name (Print)	Address	Signature
Jessica Perry	10 Birch Court Port Colborne	
Pam Thompson	521 KING ST PORT COLBORNE	
George Beaulieu	15 KENNEDY POTTSBORO	
Christie Cunningham	30 SHEBA CREZ PORT COLBORNE	
Colleen Rogers	20 McCoun St	
Lucas Clatterburg	232 west side road	
Christine Clatterburg	36 Saturn Rd	
Cindy Ann Mullins	780 Elm St	
Phyllis Walston	91 KNOX ST. Colborne	
Gayle Ross	690 Barretton	

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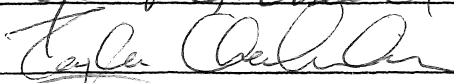

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Name (Print)	Address	Signature
Jon Kulak	41 Bond St P.C	
Pat Cervoni	164 Erie street P.C	
Mr. Brown	429 FITCH ST WELAND	Mark Brown
Helen Brown	Welland, ont	Helen Brown
Earl TR Matherly	300 Steele	ETR
Jordan Borattini	2905 Brookfield rd	
Mark Russell	54 Hillcrest Road	
Taylor Chamberlain	19 Lakeshore Rd West	
Shannon Wilson	21260 Rattler Rd.	
Helena Bird	14 Kent St.	Helena Bird

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Name (Print)	Address	Signature
Glenn Armitage	260 Charlotte St.	G Armitage
Joellen Thurman	Augustine Road	J Thurman
Cindy McAllister	27 NEFF ST.	C McAllister
NATHAN SIMON	250 LANCASTER	N Simon
Robyn Dawnine Tibbels	32420 Bell Rd	R Tibbels
Monna Hrobowsky	3010 Finelan S Pt. C	M Hrobowsky
Jackie Rebelo	17 Merritt H. Pkwy	J Rebelo
Michael Rebelo	" "	M. Rebelo
BECKY MENARD	Victoria St PC	B Menard
becky Callaghan	Clarence St. PC	B Callaghan

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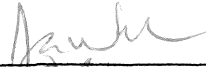




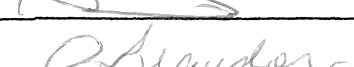
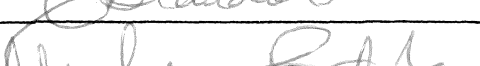

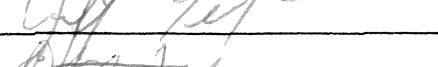
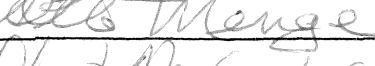
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Name (Print)	Address	Signature
JASON WANAMAKER	1101 SHERBROOK RD, PORT COLBORNE,	
Byron Jamphe	85 Main Street West	
Kristen Burch	85 Main Street West.	
Amanda Dirstein	31 Apollo Dr.	
Trevor Duster	31 Apollo Dr	
Cristina Beaudoin	8 Elmvale Crescent	
Stephanie Babin	21 First Ave PC	
Jeffery Telford	78 Orville Cres	
Atte & Trizelda Meng	106 Chalott St	
Chatrina McGrath	70 Hillcrest Rd Port Colborne	

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PLEASE READ,

PLEASE SIGN,

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Name (Print)	Address	Signature
MARGARET KERTON	302 ELGIN ST PORT COLBORNE, L3K 6A3	Margaret Kerton
LILLIAN CUIK	302 ELGIN ST PT COL. "	Lillian Cuik
DAWN REER	302 ELGIN ST. PT COLBORNE.	
A. MARVIN	"	A. Marvin
ALBINA WYLLIE	"	Albina Wyllie
JOYCE BURTON	"	J. Burton
R. KARAS	302 ELGIN ST PT COL	R. Karas
AUDREY KERR	302 ELGIN ST. P.C.	Audrey Kerr
NATALIA SYMONDS	302 ELGIN ST P.C.	Natalia Symonds
JOYCE HAINES	"	J. Haines

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LOIS LONG

"

L. Long

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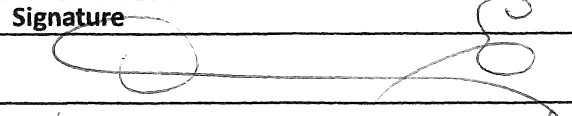
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Name (Print)	Address	Signature
CARLA CRAWFORD	326 Mitchell St .PC. L3K1Y8	
Maria Belanger	666 Elm St L3K 4A1 PC	Maria Belanger
Betty Falar	1073 Steele St	Betty Falar
Mary Amador	155 Knoll Av	Mary Amador
Franco Afferie	142 Clarence	Franco Afferie
ROSANNE Di NOBILE	APT 306 - 157 CLARENCE PC	Rosanne Di Nobile
Johanne Duquette	266 mitchell st	Johanne Duquette
MARY WINFIELD	269 Elm st. apt. 306	Mary Winfield
Theresa Parsons	269 Elm St apt 204	Theresa Parsons
FLEURETTE WEBBER	43 UNION ST PC.	Fleurette Webber

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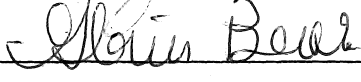
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Name (Print)	Address	Signature
ARTHUR STEVENSON	90 FREDERICK AVENUE	
Debra Scott	255 DEEP ST P.C.	
	416 King St PC.	
	10223 HURON ST	
MICHELLE		
MARINA WARREN	214 WYTH ST	
Sharon Boyce	415 Wellington St	
TONY FERREIRA	209 QUEEN ST PC	
GUICIA BARRAS	334 Sycamore St	

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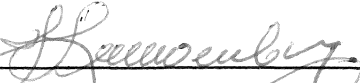


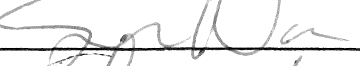
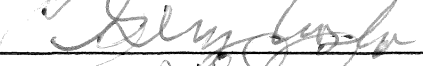


To: The Mayor and Members of Council

Subject of the Petition: Port Colborne Hospital and its Urgent Care Center

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Name (Print)	Address	Signature
Dylan Tucker	1-101 King St Port Colborne	
Shannon Brown	512 Sugarloaf St port colborne	
MARIETTE ANTONIACCIA	96 ELIZABETH ST. PORT COLBORNE	M. Antonaccia
Jenneke Leeuwenburg	16 Portal Dr Port Colborne	
FRED LEEUWENBURG	16 PORTAL DR PORT COLBORNE	
Mary Spencer	10553 Lakeshore Rd. Wainfleet	
Jana Wades	11339 Wiff St Pt. Colbur	
Gerry Nosko	716 Rosedale Sarnia	
Marsha M Creadre	574 W. glenwood P.C.	
Betty Kone	831 HWY #3E PORT COLBORNE	

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Name (Print)	Address	Signature
KAREN ROSINSKI hetourneau	52 Lakeshore Blvd ^{Lowbanks}	Karen Rosinski hetourneau
NORMA BIRD	11754 LAKESHORE RD Wainfleet	Norma Bird
Bear Stevenson	153 Young Rd, Dunnville	B. Stevenson
Frank Tim Powell	13204 Lakeshore Lowbanks Twp	
Wendy Shinnors	41499 Malrooney Rd.	W. Shinnors
Dany Baladi	41217 Feeder Rd 12	Dany Baladi
Ness Pols	292 Webber Rd. Welland	W. Pols
Cheryl Pols	31818 Hwy 3 Wainfleet	C. Pols
CECILE MCMILLAN	62970 row 6 Welland port	
Charles Crain	14 Donkirk Ct Wainfleet	

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Name (Print)	Address	Signature
Esther Dixon	41829 Forks Rd. Wainfleet ON	
Matt Dixon	" "	
Meri Gagne	195 Peniston St Welland, ON	
BILL FIPWELL	11605 BURNHAM RD FLEET	
Connor Hooley	Kroll St, PTC	
Linda Medvic	60829 Reg'd 27 Welland	
JOHN PENWARDEN	11557 BEACH RD E WAINFLEET	
Lana Penwarden	11557 Beach Rd E W	
Angie Reiskind	54553 Welland Rd. Wellandport	
Bobbie Lybick	4541 Home Road Ave NE	

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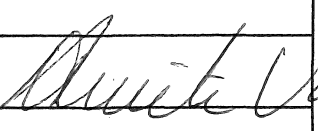

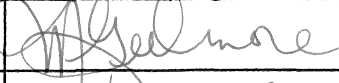
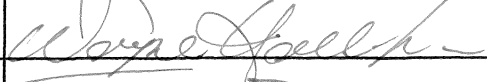


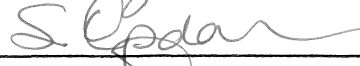


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Name (Print)	Address	Signature
Brandon Neutels	33 Forest Ave Port Colborne	
A. Vonk	73218 Reg Rd. 27 Welland port	
R. Dekker	207 Fares	
M Gillmore	11625 Belleview beach	
Wayne Appleton	101 Datan Cre	
Terry Bemer	492 Clarence St.	
Marion Taylor		
S. Opdam	21 Forest Ave P.C	
J LOWE	11813 SIDERD 18 WAINFLEET	
B. GAGNON	10822 LAKESHORE R.W	

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Name (Print)	Address	Signature
Blayne Farnan	43 Feilden Ave.	Blayne Farnan
DARX LETFORD	10804 RATHFON RD	Darx Letford
Bill Humphrey	150 Humboldt Pkwy	Bill Humphrey
ROD STANBISH	202 CHIMAWA RD PC.	Rod Stanbish
ART BYNG	313 BARRICK RD PORT COLBORNE	Art Byng
Tracy Frayne	#4/48 Neff Rd Port Colbourne	Tracy Frayne
BARBARA DUGGAN	80 ADELAIDE ST. P.C.	Barbara Duggan
Delen Andrews	126 King St PC	Delen Andrews
JENNIE BECK	214 HUMBOLDT PKWY PT. COLB.	Jennie Beck
Olivia Sures	29 CORONATION DR P.C	Olivia Sures

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Name (Print)	Address	Signature
Kylie Bell	535 King Street	KyBell
Angie D'Uve	37 Michael Dr N	ADUve
Joanne Hemaver	139 Knoll St	JHemaver
Pat Misner	17 Thorncrest Rd P.C.	Pat Misner
Steven Stortz	1 Borden Ave P.C.	Stortz
Scott Thompson	227 Wellington PC	Thompson
Dayle Bones	337 Rosewood Ave, Crystal Beach	DB
Kaia Markovits	16 First ave P.C	Markovits
Andrew Eler	3835 White Rd P.C	Eler
JIM WEST	232 Fegatta Dr. Welland Ont	JWest

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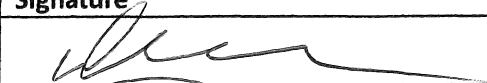

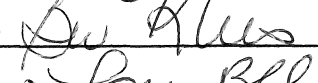

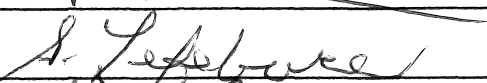

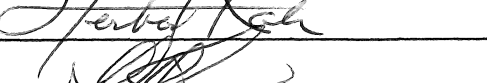
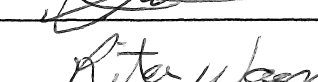
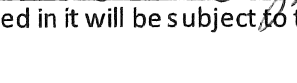

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Name (Print)	Address	Signature
DARREL MOORE	534 EMPIRE RD, SHERKSTON	
Milce Tenzon	576 Fielden	
Beverly A. Kus	145 W. Main St. PC	
Lynn Bell	6 Elmvale Court Port Colborne	
Rodger BRIDEAU	345 CATHARINE ST PC.	
Suzanne Lefebvre	Port Colborne	
Carol Bowerman	REHI Sherkston	
HERB KAH	301 - 204 ¹¹² Sugarloaf St. P.C	
GREN CARTMELL	1 SECOND AVE	
Rita Wagner	483 Clarence	

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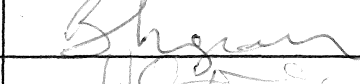
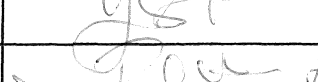

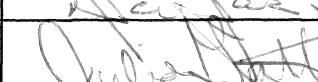
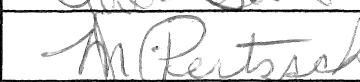
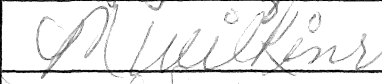

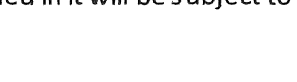
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Name (Print)	Address	Signature
Cindy Minor	150 DAVIS ST. P.C.	
Kristen Walker	69 Christmas P.C	
Barry + Linda Ingram	146 Park St Pe	
Yvonne Stolk	Winfleet.	
Paul Denis	"	
Steve Ingram	1511 SY Port Colbr.	
Julia Catt	Steel St. Port Colborne	
M. Pertsch	Port Colborne	
M. Wilkins	P.C.	
MARCO ABERICO	107 BORDEAUX P.C.	

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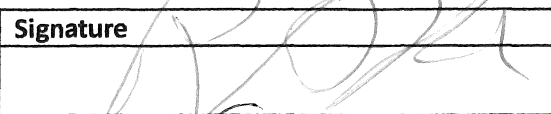
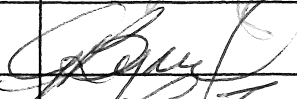

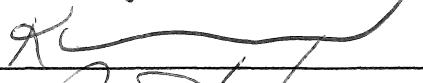



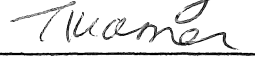

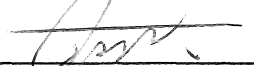
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Ar Chand Shah	142 Main St. W.	
Arita Byard	113 ELGIN ST.	
LYNDA TURTON	P.O. Box 131 PT. COLBORNE	
KARON WINNBY	RR. 1 SHERIKSTON	
PENNY HAWKINS	WILLFORD RD. WELLAND P.C.	
Audrey Kool	43 Clarke P.C.	
Rachel Gracey	72 Homewood Ave P.C.	
T. Kramer	white Rd. P.C.	
Helen Andrews	126 Kingst P.C.	
JIM MARTIN	17N WALTON P.C.	

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Name (Print)	Address	Signature
Janette Toscher	512 Bell St P.C.	Janette Toscher
Edith Toscher	63 Foss Rd. Welland L3C3H8	Edith Toscher
Reta Marr	193 Mitchell St L3K1Y4	Reta Marr
JOSIE KELLY	181 BELL ST PC L3K1J1	Josie Kelly
Lorraine Saurie	104 Division Pt Colborne L3K3B6	Lorraine Saurie
Carla Crawford	326 Mitchell St PC L3K1Y8	Carla Crawford
Mary Karsz	85 McARTHUR AVE Welland L3B2S6	Mary Karsz
Collette Gosselin	85 McArthur Ave Welland	Collette Gosselin
FRANK P. LOTE	56 Foss St	Frank P. Lote
Laurette Cloutier	45 Michal Dr. S. P.C.	Laurette Cloutier

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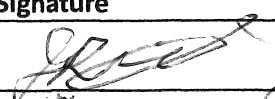
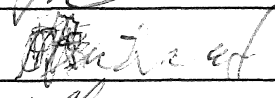
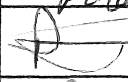

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Name (Print)	Address	Signature
Juliette Richard	521 King st - 205	
Pauline Richard	280 Barrick Rd	
Theresa Parsons	269 ELM ST 204	Theresa Parsons
Mary Winfield	206 Elm St. 204	Mary Winfield
Fleurlette Webber	43 Union St.	Fleurlette Webber
Reta Marr	193 Mitchell St <small>PC-ONTARIO</small>	Reta Marr
Rosemarie Taylor	166 Mitchell St Port Colborne	Rosemarie Taylor
Joline Davies	94 Clarke St. " "	
Adeline Schooley	RR#1 Stevensville	Adeline Schooley
Colette Beaudoin	218-156 Fitch St Welland	

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To: The Mayor and Members of Council

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Name (Print)	Address	Signature
Ron Marshall	265 Willson Rd. Welland.	Ron Marshall
Juliette Richard	521 King St	Juliette Richard
Pauline Richard	290 Barrick Rd	Pauline Richard
R. D. Carmine	187 Kent St. Port Coll.	R. D. Carmine
LIESCHAMPS	722 MAIN ST W PC	Lieschamps
CHRISTINE TESSIER	54 - REAR AIRPORT ST. Welland	Christine Tessier
Pam Johnston	174 Bell St Port Colborne	Pam Johnston
Berkley Dempsey	365 Bell St	Berkley Dempsey
Kelly May	368 Bell St	Kelly May
Alice Seno	72 178 W St PC	Alice Seno

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Name (Print)	Address	Signature
Tina Johnson	Lakeshore Rd W	Tina Johnson
Jaime Bitner	Saturn Rd	Bitner
Sandra McGEE	KILLALY ST.	Sandra McGee
Helen Rousseau	Wallington St.	Helen Rousseau
MERLIND WOOD	STEELE ST	Merlind Wood
Shirley Ditcher	Fork RD	Shirley Ditcher
JOHN Mc GEE	KILLALY ST. EAST	John McGee
DEUG LAMPMAN	15 Mercury Ave	Deug Lampman
Louise Richardson	509 Clarence	Louise Richardson
Ben Siddall	300 Steele St	Ben Siddall

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Name (Print)	Address	Signature
Connie Kettle	P.C	Connie Kettle
Aison Kettle	P.C	Aison Kettle
JOSIE KELLY	181 Bell St PC	Josie Kelly
Sandi Leavey	pc.	Sandi Leavey
DOROTHY VEENSTRA	SHERKSTON	D. Veenstra
Phyllis Spykema	Wainfleet	P. Spykema
HARRY ROE	WAINFLEET	H. Roe
Ray Weston	P.E.	Ray Weston
Joaney King	Port Colborne	Joaney King
BLAIR HAGERTT	PORT COLBORNE	Blair Hagertt

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Name (Print)	Address	Signature
Ken Bosak	PORT COLB	Ken Bosak
Tina Newman	Port Colborne	Tina Newman
Angie Garon	Port Colborne	Angie Garon
Ashley Gibbs	Port Colborne	Ashley Gibbs
Gerald Trotter	Port Colborne	Gerald Trotter
Katelyn Kuster	Port Colborne	Katelyn Kuster
PETER KAMPEN	PORT COLBORNE	Peter Kampen
Kathy Veldhovek	Port Colborne	Kathy Veldhovek
Mike Ozasa	PC	Mike Ozasa
Ruth Masenworthy	PC	Ruth Masenworthy

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Name (Print)	Address	Signature
George Hodgkinson	35 PORTAL VILLAGE	[Signature]
Eleanor Peyton	589 STANLEY ST.	[Signature]
Linda Devlin	11609 Burnaby Rd Wainfleet	[Signature]
YVONNE MACIEA	144 OAKWOOD ST.	Yvonne Maciea
CHRISTINE BEAR	174 ASH ST P.E.	[Signature]
CAROLINE WILLIAMS	622 CHINDAWA P.C.	Caroline Williams
Jane Marr	12054 Augustine Rd Wainfleet	[Signature]
Sharon Knox	119 APT 210 Neff P.C.	[Signature]
SAM GAINES	325 Elgin St. PC	Sam Gaines
J. Capercione	158 Borden Ave.	J. CAPERCIONE

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Name (Print)	Address	Signature
Brian L. ...	173 LAWRENCE RD. W.	[Signature]
Vicki McKenna	426 Bell St.	Vicki McKenna
Brian Duquette	P.C.	[Signature]
Shane Tindan	P.C.	[Signature]
DG Repar	P.C.	[Signature]
F. ...	P.C.	[Signature]
Nancy Forsyth	P.C.	[Signature]
John Zutt	P.C.	[Signature]
Sandy Hebert	P.C.	[Signature]
Nancy McDonald	P.C.	Nancy P. McDonald

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Name (Print)	Address	Signature
Melody Gibson	21550 Hwy 3 Wainfleet	M Gibson
Nikki Myhill (Green)	104 Bell St. P.C. L3K1H6	Nikki Myhill
Tawnya Crawford	39 Hillcrest Rd P.C. L3K6G4.	Tawnya Crawford
Cynthia Campeau	61 Lake Rd P.C. L3K1A2	C Campeau
STEPHEN MARTEL	76 CHRISTMAS STREET	S. Martel
LINDA STORTZ	34 MEKITT	L. Stortz
FRANK WIENS	2282 MILLER RD. PORT COLBORNE	Frank Wiens
SARAH - RITTENHOUSE	336 CATHARINE ST PORT	Sarah Rittenhouse
Mick Daboky	403 Burleigh St Port Colborne	Mick Daboky
Cathy BARTEL	830 ELM ST.	C Bartel

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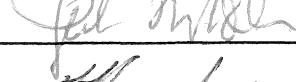
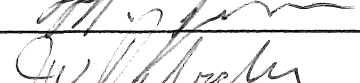
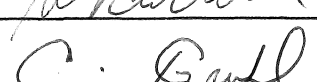



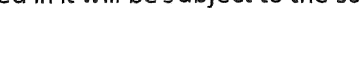
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Name (Print)	Address	Signature
MIKE MENARD	152 MAIN ST EAST PORT COLBORNE	
JOHN TWEEDY	124 DEFF ST	
PAT RISTINE	11 RUSSELL AVE	
JOHN MORENARD	60 ORCA DRIVE	
MOE JESPERSEN	215 MELANBY	
JOHN RUBOLKI	816 DMR	
CRAIG GRUHL	39 CHARLES ST.	
BLAD Marion	363 FACES ST.	
MICHAEL NOLET	PORT COLBORNE	
PAT SALTWELL	PORT-COLBORNE	

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Name (Print)	Address	Signature
L. Goulet	313 Clarence	L. Goulet
DAVE OIT	206 ALEXANDER ST	Dave Oit
Robert White	10402 Bessey Road	Robert White
C. MITCHELL	974 Pleasant Road L0S1R0	C. Mitchell
Mark Minor	605 Cedar Bay Rd	Mark Minor
Louise Graveline	154 Neff St.	Louise B Graveline
Laurette Hayes	256 Fielder Ave P.C.	Laurette Hayes
LORNE LYNDY	155 HUMBOLT P.C	L. Lyndy
SALLY EM BURGH	590 STANLEY ST	S. Embury
GLORIA BERES.	334 SUBARU AVE ST.	Gloria Beres

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Name (Print)	Address	Signature
Nicole Ebert	440 Stanley St. Pt. Colborne	Nicole Ebert
Jennifer Ballantyne	20214 Youngs Rd S Port Colborne	Jennifer Ballantyne
Anita Landon	11 Guest Court St. Marys	Anita Landon
Kristin Roy	184 Fares Street, P.C	Kristin Roy
ANDREW WATTS	10810 BATHURST ROAD WAINFLEET	Andrew Watts
Jacqueline Topa	32020 Clarendon St Wainfleet	Jacqueline Topa
NANCY RIVERS	47 OAK ST. PORT COLBORNE	Nancy Rivers

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PORT COLBORNE

Memorandum

To: City Council
From: Grant Allocation Advisory Committee
Date: March 11, 2025
Re: Grants for Non-profits – First Allocation of 2025

At the meeting of the Grant Allocation Advisory Committee on February 13, 2025 the following motion was passed:

Moved by: M. Aquilina
Seconded by: B. Haymes

THAT the following funding requests be approved for a total of \$20,304.35 in the first allocation of grants for 2025:

\$3,000 for Community Living Port Colborne Wainfleet to fund quality-of-life programming for youth and young adults with developmental and-or learning disabilities, including cooking and meal preparation, driver instruction and training, and job search skills. The grant will help with costs of transportation, staffing, and training materials.

\$4,335 for Port Colborne Feline Initiative to fund TNVR (trap, neuter, vaccinate, return) for 10 feral cats, and to fund the SNAP (spay/neuter assistance program) for 10 cats. PCFI volunteers address complex issues of feral cats in the community by providing humane and fiscally responsible resources for free-roaming, unowned cats.

\$3,600 for Friends of Port Colborne Lighthouses to fund a waterless composting toilet for volunteers and visitors.

\$4,000 for Port Colborne Optimist Club to help fund the annual fishing derby for youth, and the annual Canada Day in the Park community event.

\$5,369.35 for Port Colborne Wave girls minor hockey to help fund professional skills training for U7 to U15 age groups, and related ice time.

and that this recommendation be provided to Council for consideration.

CARRIED



City of Port Colborne Council Meeting Minutes

Date: Tuesday, February 25, 2025
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Members Present: M. Aquilina, Councillor
M. Bagu, Councillor
E. Beauregard, Councillor
R. Bodner, Deputy Mayor (presiding officer)
G. Bruno, Councillor
F. Danch, Councillor
D. Elliott, Councillor
T. Hoyle, Councillor

Member(s) Absent: W. Steele, Mayor

Staff Present: J. Beaupre, Deputy Clerk
B. Boles, Chief Administrative Officer
C. Dray, Road and Park Operations Manager
G. Long, Director of Development and Government Relations
C. Madden, City Clerk
M. Pilon, Senior Project Manager, Strategic Projects
S. Shypowskyj, Director of Public Works
G. Zwiep, Manager of Recreation and Tourism

1. Call to Order

Deputy Mayor Bodner called the meeting to order at 6:30 p.m.

2. National Anthem

Everyone stood for the National Anthem.

3. Land Acknowledgement

The Land Acknowledgement was read:

The Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit people from across Turtle Island that live and work in Niagara today. The City of Port Colborne stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

4. Adoption of Agenda

An amendment was made to item 18.2 a on the Closed Session agenda.

C-25- 030

Moved by Councillor G. Bruno

Seconded by Councillor F. Danch

That the Council agenda dated February 25, 2025, be confirmed, as amended.

Carried

5. Disclosures of Interest

5.1 Councillor T. Hoyle - Removal of a Holding Provision Application – Vacant Lots on Killaly Street East (File No. D14-10-24) - 2025-32

Councillor Hoyle declared a conflict of interest on item 11.3 a. – Removal of a Holding Provision Application – Vacant Lots on Killaly Street East (File No. D14-10-24) – 2025-32 due to the property being located behind his house.

6. Proclamations

There were no proclamations.

7. Presentations

There were no presentations.

8. Delegations

There were no delegations.

9. Mayor's Report

A copy of the Mayor's report is attached.

10. Regional Councillor's Report

There was no regional councillor's report.

11. Consent Agenda

The following items were lifted for separate discussion:

- item 11.3 b. - considered as item 12.4
- item 11.4 a. - considered as item 12.5
- item 11.3 a. - considered as item 12.6
- item 11.4 b. - considered as item 12.7
- item 11.4 c. - considered as item 12.8

C-25- 031

Moved by Councillor M. Aquilina
Seconded by Councillor M. Bagu

That Council hereby approves the listed consent items on the February 25, 2025, Council agenda; and

That the consent items be approved on the recommendations as contained therein.

Carried

11.1 Approval of Minutes

a. Regular Council Meeting - February 11, 2025

11.2 Receipt of Minutes of Boards & Committees

11.3 Staff Reports

11.4 Receipt of Correspondence Items

d. Township of McGarry - Ontario Building Code

12. Items Requiring Separate Discussion

12.1 Lodging House Licensing By-law - 2025-40

C-25- 032

Moved by Councillor E. Beauregard
Seconded by Councillor T. Hoyle

That Office of the Chief Administrative Officer Report 2025-40 be received;
and

That the Lodging House Licensing By-law attached hereto as Appendix A
be approved; and

That the Clerk be directed to contact the Niagara Region and request that they assume responsibility for regulating Lodging Houses in Niagara and additionally request that the Councils of each municipality in the Niagara Region request the same of the Niagara Region; and

That the amending by-law to By-law 4323/159/02, Being a By-law to License, Regulate, and Govern Lodging Houses and the Keepers of Lodging Houses, be approved in order to facilitate a name change of that by-law to “Being a By-law to License, Regulate and Govern Bed & Breakfast Establishments”, attached hereto as Appendix B; and

That the amending by-law to By-law 7297/119/24, Being a By-law to Establish Fees and Charges for Various Services and to Repeal By-law 7155/97/23 and any amendments thereto, attached hereto as Appendix C, be approved to include the Lodging House licensing fee structure as outlined in this report; and

That the amending by-law to By-law 6902/50/21, Being a by-law to Establish a System for Administrative Penalties for Non-Parking Offences within the City of Port Colborne, attached hereto as Appendix D, be approved to include administrative penalties associated with the Lodging House Licensing By-law; and

That the resolution and Lodging House Licensing By-law be circulated to the local area municipalities in the Niagara Region; and

That the local area municipalities be encouraged to implement similar by-laws.

Carried

Amendment:

Moved by Councillor E. Beauregard

Seconded by Councillor T. Hoyle

That the resolution and Lodging House Licensing By-law be circulated to the local area municipalities in the Niagara Region; and

That the local area municipalities be encouraged to implement similar by-laws.

Carried

12.2 Backyard Chickens in the Urban Boundary - 2025-43

C-25- 033

Moved by Councillor D. Elliott
Seconded by Councillor M. Bagu

That Corporate Services Department Report 2025-43 be received; and

That Council direct staff to implement the public engagement plan regarding backyard Chickens in the Urban Boundary in Port Colborne.

Carried

12.3 Status of Marina Dredging - 2025-12

C-25- 034

Moved by Councillor G. Bruno
Seconded by Councillor T. Hoyle

That Public Works Department Report 2025-12 be received; and

~~That Council approve funding to dredge Sugarloaf Harbour Marina at an estimated cost of \$3,400,000; and~~

That clause two be removed; and

That council approve funding to design the dredging options of Sugarloaf Harbour Marina at an estimated cost of \$500,000; and

That Council direct staff to implement the proposed public engagement plan outlined in this report.

Carried

Amendment:

Moved by Councillor M. Bagu
Seconded by Councillor G. Bruno

That clause two be removed; and

That council approve funding to design the dredging options of Sugarloaf Harbour Marina at an estimated cost of \$500,000.

Carried

12.4 Nickel Beach Report - 2025-06

C-25- 035

Moved by Councillor G. Bruno
Seconded by Councillor M. Bagu

That Corporate Services Department Report 2025-06 be received; and

That Recreation staff be directed to move forward with the environmental projects involving removal of invasive phragmites, installation of dune fencing; and

That Recreation staff be directed to conduct a trial of vendors at Nickel Beach during the 2025 season.

Carried

12.5 Town of Fort Erie - Provincial Election Health Care Advocacy

C-25- 036

Moved by Councillor M. Aquilina
Seconded by Councillor T. Hoyle

That Council endorse the Town of Fort Erie's resolution regarding Provincial Election Health Care Advocacy; and

That staff be directed to prepare a similar motion to be brought forward with the staff report regarding the future of healthcare in Port Colborne at the March 25, 2025, Regular Council Meeting.

Carried

12.6 Removal of a Holding Provision Application – Vacant Lots on Killaly Street East (File No. D14-10-24) - 2025-32

Councillor Hoyle declared a conflict on this item. He did not participate in the discussion, nor did he vote on the motion.

C-25- 037

Moved by Councillor D. Elliott
Seconded by Councillor F. Danch

That Development and Government Relations Department 2025-32 be received; and

That Council approve the by-law attached as Appendix A to this report, being a by-law to remove the holding provision for the subject lands legally known as Lots 52 and 53, Plan 871, in the City of Port Colborne, Regional Municipality of Niagara.

Carried

12.7 City of St. Catharines, Town of Hanover, Town of Parry Sound, Township of Val Rita-Harty, Re: United States Imposition of Tariffs on Canada

C-25- 038

Moved by Councillor E. Beauregard

Seconded by Councillor T. Hoyle

That Council endorse the City of St. Catharines, the Town of Hanover, the Town of Parry Sound and the Township of Val Rita-Harty resolutions regarding the United States Imposition of Tariffs on Canada; and

Carried

12.8 Town of Fort Frances - Sovereignty of Canada

C-25- 039

Moved by Councillor E. Beauregard

Seconded by Councillor G. Bruno

That Council endorse the Town of Fort Frances resolution regarding Sovereignty of Canada.

Carried

13. Staff Remarks

Bryan Boles, Chief Administrative Officer, noted the healthcare survey is still open, and that staff will be bringing a summary of the initial results to Council on March 25, 2025. He also noted the marina and grain terminal public consultation processes will be beginning next week, starting with open houses at the Vale Health and Wellness Centre on March 5th and 6th. Lastly, he noted there will be an open house on March 18th and March 20th regarding water and wastewater billing.

Gary Long, Director of Development and Government Relations, explained they have had weekly phone calls with stakeholders regarding the U.S. tariffs to develop a Niagara response, and that City staff have been working on creating a webpage for businesses with resources. He also discussed plans for the upcoming Good Roads conference.

Greg Zwiép, Manager of Recreation and Tourism explained that they chose a consultant for the Parks and Recreation Master Plan. He also noted that registration is open for spring and summer sports with the minor sports associations.

Steve Shypowskyj, Director of Public Works, acknowledged public works staff for their efforts in snow clearing and handling the inclement weather events. He also noted that localized flooding may happen due to snow melt. Staff are working to unblock catch basins and are out proactively to look for potholes. He updated Council on the Clarence Street project; the work is ongoing, but the road is now open again. Lastly, he provided Council with an update on the storm sewer replacement project on Olga Drive.

14. **Councillors' Remarks**

Councillor Hoyle inquired to Steve Shypowskyj, Director of Public Works, about flooding in backyards in the Wellington Street area. He also thanked Public Works staff for keeping the roads clean for the Wave hockey tournament on the weekend; 22 teams across Ontario participated, and 2 local teams won their divisions.

Councillor Danch noted concerns about the length of time for By-law matters to be resolved.

Councillor Elliot thanked the workers for their work on Clarence Street. He also thanked staff for their efforts with snow removal, and inquired about providing residents more information about how snow removal is done.

Councillor Bruno congratulated Bryan Boles on his new role as CAO, and he thanked Public Works staff for snow removal. Lastly, he inquired to staff about steps being taken to ensure the use of Canadian suppliers and companies in light of the U.S. tariffs.

Councillor Bagu inquired with Steve Shypowskyj, Director of Public Works, about snowplows creating piles of snow at the end of residents' driveways. He also inquired to the CAO about fixing the speakers in Council Chambers. Lastly, he noted that the Library has begun their free income tax clinic for community members.

Councillor Beauregard provided Council an update on the Heritage Sub-Committee; they are reviewing potential projects for designation, and that will be coming forward soon to Council. He also noted the Niagara Transit Commission survey has been extended to February 28 and encouraged residents to fill out the survey to provide their feedback on the Transit Master Plan.

Councillor Aquilina inquired to the CAO about working with the Communications team on providing residents with information about the income tax clinic. She also thanked everyone who came out to events regarding the hospital and for completing the survey; she noted these are steps towards making movement in supporting urgent care going forward.

15. Motions

There were no motions.

16. Notice of Motions

There were no notices of motions.

17. By-laws

C-25- 040

Moved by Councillor G. Bruno
Seconded by Councillor D. Elliott

That the following by-laws be passed and enacted, as presented:

- By-law No. 7321/12/25
- By-law No. 7322/13/25
- By-law No. 7323/14/25
- By-law No. 7324/15/25
- By-law No. 7325/16/25

Carried

17.1 By-Law No. 7321/12/25 - Respecting the Removal of the Holding Symbol from lands known as Two Vacant Lots on Killaly Street East

17.2 By-law No. 7322/13/25 - By-law to License, Regulate and Govern Lodging Houses in the City of Port Colborne

17.3 By-Law No. 7323/14/25 - By-law to Amend By-law 4323/159/02 Bed and Breakfast Establishments

17.4 By-law No. 7324/15/25 - By-law to Amend By-law No. 7297/119/24 Fees and Charges for Various Services - Licensing of Lodging Houses

17.5 By-Law No. 7325/16/25 - By-law to Amend By-law No. 6902/50/21 Administrative Penalties for Non-Parking Offences - Lodging Houses

18. Closed Session

C-25- 041

Moved by Councillor T. Hoyle

Seconded by Councillor M. Aquilina

That Council do now proceed to meet in Closed Session at 9:12 p.m. under:

- Section 239(2)(b) of the *Municipal Act, 2001*, where a closed meeting is held if the subject matter being considered are personal matters about an identifiable individual, including municipal or local board employees.
- Section 239(2)(d) of the *Municipal Act, 2001*, where a closed meeting is held if the subject matter being considered is labour relations or employee negotiations.
- Section 239(2)(e) of the *Municipal Act, 2001*, where a closed meeting is held if the subject matter being considered is litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.
- Section 239(2)(f) of the *Municipal Act, 2001*, where a closed meeting is held if the subject matter being considered is advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

18.1 Approval of the Minutes

- a. **Regular Council Meeting (Closed Session) - February 11, 2025**

18.2 Staff Reports

- a. **Confidential Public Works Report - 2025-46**
- b. **Confidential Office of the Chief Administrative Officer Report - 2025-41**

c. Confidential Office of the Chief Administrative Officer Report - 2025-45

19. Back to Open Session

C-25- 042

Moved by Councillor E. Beauregard
Seconded by Councillor M. Bagu

That Council does now rise and reconvene from Closed Session at 11:45 p.m. with report:

- Item 18.1 - Approval of Closed Session Minutes
 - a. That the Closed Session Meeting minutes from the February 11, 2025, Council meeting be approved as presented.
- Item 18.2 - Staff Reports
 - a. That Council authorize staff to proceed as directed in Closed Session.
 - b. That Council authorize staff to proceed as directed in Closed Session.
 - c. That Council authorize staff to proceed as directed in Closed Session.

Carried

20. Procedural Motions

C-25- 043

At 10:55 p.m. the following motion was passed:

Moved by Councillor T. Hoyle
Seconded by Councillor G. Bruno

That Council waive the rules of the Procedural By-law and extend the hour of curfew beyond 11 p.m.

Carried

21. Confirmatory By-law

21.1 By-Law No. 7326/17/25 - By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne

C-25- 044

Moved by Councillor D. Elliott
Seconded by Councillor T. Hoyle

That the By-law to Adopt, Ratify and Confirm the Proceedings of the Council of the Corporation of the City of Port Colborne, dated February 25, 2025, be enacted and passed, as presented.

Carried

22. Adjournment

Deputy Mayor Bodner adjourned the meeting at 11:46 p.m.

Ron Bodner, Deputy Mayor

Charlotte Madden, City Clerk



PORT COLBORNE

DEPUTY MAYOR'S REPORT TO COUNCIL

Tuesday, Feb. 25, 2025

HEALTHCARE PUBLIC ENGAGEMENT

Council thanks every one of you who completed the “Future of Healthcare” survey, and for attending the open houses, whether in person or virtually. In the first week, more than 1000 people completed and submitted the survey, whether online or on the paper versions. We had two open houses last week at the Vale Health and Wellness Centre, and a virtual town hall Friday. Yesterday, we had an in-person town hall meeting in the Lighthouse Theatre over at Roselawn. All the data will be gathered, compiled, and shared as soon as possible so we are prepared when we meet with the Ministry of Health at the end of March. But that will not conclude our public engagement. Please continue to follow the city social media and the city website for information and updates.

CONGRATULATIONS OPERATIC SOCIETY

My wife Claire and I joined a full house of fans in the theatre at Lakeshore Catholic Saturday evening. We all enjoyed Anything Goes, with music and lyrics by Cole Porter. We were impressed by so much talent on stage, in the pit, and with the incredible sets. Anything Goes debuted on Broadway in 1934. It was the biggest musical comedy of the 1930s and has been revived many times. The local version included some clever Port Colborne and Canadian references. Bravo to the board of directors, the cast, crew, musicians, and volunteers of the Port Colborne Operatic Society, the oldest amateur theatre company in Niagara, founded 80 years ago, in 1945. Anything Goes runs until March 2, so there is still time to see it, if you haven't already.

SNOW DAYS

The weekend before last, we experienced a dramatic weather event, during which 25cm of snow fell in a 24-hour period. On behalf of council, I thank our roads crew for being on top of things and clearing accumulating snow all weekend. People may not know this, but we have six trucks, three loaders and a grader to clear 300 kilometres of roads and streets in 320 square kilometres. We have a well-designed snow removal route which clears primary roadways first – that's emergency routes, and main arteries – followed by secondary roads and residential streets. Thankfully, most of our snow is

moved, salted, sanded, and this week, melting. Thank you to our road crews and thank you to the thoughtful residents who reached out to thank them.

PORT FAMILY AT INVICTUS GAMES

In my report two weeks ago, I shared news that Jeana Provias, who grew up in Port Colborne, was to participate in the Invictus Games in Vancouver and Whistler BC. Jeana was one of 56 members of Team Canada, one of 26 countries competing in the Games. She had the experience of a lifetime! Jeana's parents, Tony and Pat Harrington, arrived home late Thursday night, after being delayed by several days. Apart from the delay in getting home, Jeana's dad said the Invictus Games were amazing. He was so impressed with BC Place, with the convention centre, with Whistler, everything was first-class.

He said he has new friends from around the world, including a guy he met from Australia who came to Port Colborne and stayed at Canalside Inn after the 2017 Invictus Games in Toronto. Jeana took part in indoor rowing, endurance and sprint events, (placed fourth in both!). She placed fifth in biathlon, and 14th in skeleton. Her sitting volleyball team was eliminated in game three by Team France. Jeana's dad Tony said they were treated like royalty -- their flights, accommodation and food all covered. He met dignitaries and sponsors and presidents of companies, but the icing on the cake was meeting Prince Harry and Meghan.

Jeana was featured in People magazine and described Prince Harry as "very intense and purposeful. When he shakes your hand," she said, "he looks into your face like he wants to imprint your face in his mind. You can feel he's an outstanding leader." What an experience for the Harrington family. Tony said he traded pins with athletes and parents and coaches from around the world. "We cheered for our kids," he said, "but we all cheered for all the athletes."

GRAND OPENING OF CHESTNUT PLACE

Tomorrow afternoon, after many years of hard-fought effort and heartfelt planning, I look forward to attending the ribbon cutting at Chestnut Place, the five-story affordable housing project successfully brought to life by Port Cares and its champion Christine Clark LaFleur. It's not simply an affordable housing project now. It's 41 new homes that will improve the quality of life for people.

Congratulations to the Port Cares board of directors, to all the funding partners, all the donors to Port Cares, and all the volunteers. It's been a huge undertaking, which started before the pandemic, and tomorrow, we celebrate the grand opening. Kudos to our staff who worked extensively on the project, including Gary Long with his team in planning, building an economic development; Steve Shypowskyj and his teams in public works; Sherry Hanson and her team in bylaw; and Jasmine and her team in communications. It takes many hands to see a major project like this come together. We're grateful for all of them. Congratulations to all the new tenants!



City of Port Colborne

Port Colborne Senior Advisory Committee Meeting Minutes

Date: Tuesday, January 21, 2025
Time: 10:00 am
Location: Committee Room 3-City Hall
66 Charlotte Street, Port Colborne, Ontario, L3K 3C8

Members Present: M. Cooper
D. Santarella
D. Rudyk
N. Salvage
M. Aquilina, Councillor

Member(s) Absent: S. Brown
R. Carter
T. McDowell

Staff Present: S. McDowell, Public Programmer, Museum and Culture

1. Call to Order

The Staff Liaison called the meeting to order at 10:06am

2. Adoption of the Agenda

Motion to adopt the agenda for January 21st, 2025.

Moved By Deanna Rudyk
Seconded By Nancy Salvage

Carried

3. Disclosures of Interest

No disclosures of interest

4. Approval of Minutes

Motion to approve the minutes of December 17th, 2024.

Moved By Dorothy Santarella

Seconded By Deanna Rudyk

Carried

5. Order of Business

5.1 Seniors Community Grant Update

S. McDowell updated the committee on the Seniors Community Grant.

5.2 Seniors Expo

a. Game Plan

The committee discussed plans for June 12th Seniors Expo.

b. Committee Contacts

The committee will provide a list of potential vendors at the February 18th committee meeting.

c. Shuttle Bus

S. McDowell will investigate accessible shuttle buses for the event.

5.3 Annual Workplan 2025

The committee developed 5 objectives for the annual workplan.

5.4 Resolution to Declare Vacant Position

Motion to defer resolution to February 18th, 2025.

Moved By Michael Cooper

Seconded By Nancy Salvage

Carried

5.5 February 13th Library Table

N. Salvage will man outreach table.

5.6 Heritage Committee - Designations Moved Online

Discussion about Heritage Committee decision to move heritage designations to a fully online platform.

6. New Business

No new business.

7. Adjournment

The Staff Liaison adjourned the meeting at 10:35am.

Chair

Staff Liaison

Port Colborne Historical and Marine Museum Board Meeting Minutes

Date: Tuesday, January 21, 2025
Time: 7:00 pm
Location: Roselawn Centre
296 Fielden Ave, Port Colborne, ON L3K 4T6

Members Present: B. Heaslip
C. MacMillan
T. Huffman
J. Piniak
G. Hoyle
A. Lessard
B. Schneider
L. Brazeau
M. Heaslip
J. van Dillen
M. Hili

Member(s) Absent: C. Brema
E. Beauregard, Councillor

Staff Present: M. Mason, Museum Curator
Tami Nail
S. Powell Baswick, Director of Museum and Culture

1. Call to Order Annual General Meeting

The Chair called the meeting to order at 2:00pm.

2. Disclosures of Interest

Nothing to report

3. AGM Elections

In accordance with the Museum Board's Procedural Policy, Terry Huffman, past chair, will lead the nominations and elections for the Executive for a 2 year term for 2025 and 2026, Committee Chairs, and announce the appointment of the

Roselawn and Auxiliary Liaisons. Nominations can also be taken from the floor and positions will be voted on by a show of hands.

Executive:

Chair: Arlene Lessard

Vice Chair: Luke Brazeau

Finance Chair: Bonnie Schneider

Secretary: Staff (presently Tami Nail)

Committee Chair:

Membership: Claudia Brema (Chair), Marianne Heaslip

Building & Property: Brian Heaslip (Chair), James van Dillen, Terry Huffman

Accession: Luke Brazeau (Chair), Bonnie Schneider, James van Dillen, Terry Huffman, Gary Hoyle, Jeff Piniak

Programming (and 50th Anniversary): Cheryl MacMillan (Chair), Luke Brazeau, Arlene Lessard, Bonnie Schneider

Fundraising: Claudia Brema (Chair), Terry Huffman

Policy: Cheryl MacMillan (Chair), Arlene Lessard

Heritage: Luke Brazeau (Chair), Mike Hili, Cheryl MacMillan, Gary Hoyle

Liaisons:

Auxiliary Liaison: Marianne Heaslip

Roselawn Liaison: Arlene Lessard

4. Adoption of Agenda

Moved by C. MacMillan

Seconded by L. Brazeau

That the agenda dated January 29, 2025, be confirmed as circulated or as amended.

Carried

5. Approval of Minutes

Moved by G. Hoyle

That the minutes from the pervious meeting dated November 19, 2024, be confirmed as circulated or as amended.

Carried

6. Business Arising from the Minutes

Chair of Programming Committee will arrange for the Remembrance Day wreath on behalf of the Board of Directors of the Port Colborne Museum and choose a board member to lay it at the Remembrance Day ceremony annually. The wreath will come from the Advertising budget.

7. Correspondence

Tami reported that a new TripAdvisor review came in from an August 2024 visit from a Toronto visitor. It reads:

5/stars best small town museum I have ever seen

After visiting the canal, we visited the museum here, the Port Colborne Historical & Marine Museum. This museum is another pleasant surprise. Parking and visiting the museum are free. It consists of two parts: indoor and outdoor, and is a of a certain size. In the indoor part, some exhibits and materials about the history of Port Colborne are exhibited. It turns out that two famous food companies in Canada, Robin Hood and Maple Leaf Mills, which produce flour both originated in Port Colborne, which is unexpected.

Its outdoor part has a very rich exhibition. The theme part is similar to the design of a heritage village, exhibiting classrooms, blacksmith shop, textile workshop, houses, etc that have been preserved in the mid nineteenth century. A 235 year old tulip tree slice is exhibited in the blacksmith shop. What impressed me most was that there was a special exhibition hall exhibit a steam car produced here in 1899, called Neff Buggy. Although this car burns oil, it is steam-powered and is known as the third oldest car in Canada. And this history is also very interesting. It has been transferred many times, then lost and found, and finally it was refurbished and exhibited in its birthplace. In addition, there are some shipping-related exhibits such as anchors, propellers, lifeboats, lighthouses, ship models, etc. The museum is very clean and tidy inside and out. It is the best small town museum I have ever seen.

8. Council Report

Councillor Beauregard was not in attendance due to change in date and time of meeting.

9. Curator's Report

Michelle reported that it is a milestone year, and lots is planned for the 50th Anniversary.

Susan Nicholson, Visitor Services and Gift Shop Coordinator has retired. Lauren Hutton-Parnell, Visitor Services Assistant at Roselawn, has resigned as she has accepted a full-time position with the NRP. Garry Turner has been hired to fill the position.

The installation of the 180 degree camera was completed in December. If someone is loitering in the area for more than 10 minutes after dark, the horn will say you are trespassing, your actions will be recorded. There has been no vandalism since.

Laura Blain, Facilities Project Manager came with a building inspector to assess the buckling in the gallery floor. She will provide a report with recommendations and a list of skilled people to do the repair.

The department has written and submitted 6 summer job grants, and 2 Museum Assistance Programs grants so far in 2025. The decisions should be made in March but may be delayed due to the upcoming Provincial election.

Michelle reported that planning for the Speakers Series in the fall is underway, with invitations going out to prospective presenters. We are also in preliminary planning for the possibility of another collaborative Welland Canal 200th anniversary series.

Archives staff are preparing a video about a heritage building for Heritage Week in February.

The Archivist has already been booked for several presentations to local historical societies and other groups in 2025, and was invited to be an adjudicator for a Niagara History fair.

The uploading of Port High yearbooks to the ourontario website is nearly complete, and hope to make the exhibit live in the next few months. The process has taken longer than anticipated because ourontario was taking offline due to the City of Hamilton's cyberattacks and Hamilton's servers host ourontario.

The Archives has applied for funding for a digitization assistant the the Young Canada Works (YCW) student grant program.

The Archivist is currently assisting Veterans Affairs Canada as they work to update their online registry of war memorials.

The Archives staff continue to provide research support for the Heritage Committee as required. Several of the Archives regular volunteers are coming in weekly, and researchers using the resources.

10. Auxiliary Report

Marianne reported that the Tea Room had a very successful year and Christmas season, with 350 guests during that week.

The auxiliary has requested the Building and Property Committee to help with the following in the Spring: the weather stripping on the front door, painting the threshold between the large room and back porch, as well as between the large room and the kitchen, and the interior of the windows on the South side.

11. Friends of Roselawn Centre Liaison Report

Arlene reported that a meeting was held on January 15th to plan for 2025.

The Makers' Market last November was well attended and successful. This year's will be held on November 22nd.

The annual Art Auction will take place in the fall with an evening finale event in September.

The Friends of Roselawn will be sponsoring the Music on the Lawn series once again this year.

12. Committee Report

12.1 Finance Committee

Bonnie reported that was \$5,512.61 in donations received from the donation bin, members, Canada Helps, In Memorials, etc.

12.2 Membership Committee

Michelle reported that there are 2 new Life Patrons so far in 2025.

12.3 Building and Property Committee

Brian thanked the Board and staff on behalf of the Building and Property Committee for their Award of the Excellence which was presented at the January council meeting. It was very much appreciated by all the members of the committee.

Brian reported that the committee helped plant 400 tulip bulbs in December at Roselawn. Two hundred around the pond, and 200 around the Fielden entrance sign. They have repaired and rehung the door on the men's washroom, they have completed putting UV filters on the windows in the sun room and double parlour, and they are currently working on the basement rooms to make more useable.

The contractors have installed new floors in the Presidents' room and the programming room.

The accessible ramp for Roselawn is still in the process and hopefully will be completed this year.

12.4 Programme Committee

Cheryl reported that Sloane ran a PD program on January 17th with 6 participants.

Upcoming Programming:

- February 14th: PD Day
- March 10th-15th: March Break (take home with an in-person day at the end)
- April 4th - PD Program

Hands on Heritage tentative dates:

- June 28th: Lino cutting and printing
- July 12th: Tile Painting
- August 9th: Tea Making

Lantern Tour tentative dates: October 24th and 25th

Sloane applied to the Seniors Community grant in partnership with the Seniors' Advisory Committee and Friends over 55. The grant will support seniors based programming throughout the year. Programming will include a Talk and Sip which is a speakers series involving local/age-friendly organizations, and Get Out and Get Active with activities like yoga, tai chi, walks around the museum, all meant to keep seniors active and engaged.

Tami presented a report on a successful Grand Old Christmas Festival that was well attended. The introduction of the traditional method of making beeswax candles was well received and will be continued. The festival had a revenue of \$3,679.25.

a. 50th Anniversary Committee

Cheryl reported that the committee met on January 20th to discuss the July 6th picnic activities, marketing and guest list. The committee has also approached both BIAs to fly the flag with the 50th anniversary logo and to have the logo worked into the garden at H.H.Knoll.

12.5 Fundraising Committee

Terry reported that the two new artists performing at Music on the Lawn have requested to come see Roselawn before they perform as it a new venue for them.

12.6 Policy Committee

Nothing to report.

12.7 Accession Committee

Terry reported that the first meeting of 2025 is still to be scheduled.

12.8 Heritage Committee

Luke reported that Diana Vasu has been good support. She has reviewed all of last year's projects and documents.

The last meeting created a baseline to move forward and the committee is confident they will have a more productive year. At the meeting Steve Shypowskyj and Laura Blain brought forward a proposal of an addition on the back of Humberstone Hall to accommodate a YMCA daycare for 49 children. The committee asked for more detailed plans to be brought back to the next meeting. There will be community engagement sessions coming up.

13. Confidential Items

None to report.

14. New Business

Stephanie said she is very proud to work with the board and to see Mayor Steele and Council recognize the Board and the Building and Property Committee. Having such a stable pillar really helps to propel the staff forward.

Stephanie passed along a sign up sheet for members interested in being in the 50th Anniversary video series that Meghan is putting together.

An ad hoc committee made up of Executive board members, the Director, and staff was made to create a policy and procedure for the Department's Award of Excellence.

15. Adjournment

The Chair adjourned the meeting at approximately 3:50pm.

Chair

Staff Liaison



Port Colborne Public Library Board Meeting Minutes

Date: Wednesday, February 5, 2025
Time: 6:00 pm
Location: Library Auditorium, Port Colborne Public Library
310 King St, Port Colborne

Members Present: A. Desmarais, Vice Chair
M. Bagu, Councillor
H. Cooper
C. MacMillan
B. Beck
M. Booth
E. Tanini

Member(s) Absent: B. Ingram, Chair
A. Smits

Staff Present: R. Tkachuk, Chief Executive Officer (Board Secretary-Treasurer)

Others Present: Mary Murray, Chief Human Resources Officer

1. **Call to Order**

The Vice-Chair called the meeting to order at 6:02 p.m.

2. **Land Acknowledgement**

The Vice-Chair recited the Land Acknowledgement.

3. **Disclosures of Interest**

There were no disclosures of interest.

4. **Adoption of Agenda**

The Confidential Items were reordered to Item 7 of the agenda.

Moved by C. MacMillan
Seconded by M. Booth

That the agenda dated February 5, 2025, be confirmed, as amended.

Carried

5. Approval of Minutes

Moved by M. Booth

Seconded by Councillor M. Bagu

That the minutes dated January 8, 2025, be approved, as circulated.

Carried

6. Business Arising from the Minutes

Nil.

7. Confidential Items

Moved by Councillor M. Bagu

Seconded by C. MacMillan

That the Board do now proceed into closed session in order to address the following matters at 6:10 p.m.

Carried

7.1 Minutes of the closed session of the January 8, 2025, meeting

Moved by C. MacMillan

Seconded by Councillor M. Bagu

That the minutes of the closed meeting dated January 8, 2025, be approved, as circulated.

Carried

7.2 Confidential Human Resources (HR) Verbal Report

The Chief Human Resources Officer provided an update for the Board.

7.3 Confidential Human Resources Matter

The CEO provided an update for the Board.

Moved by Councillor M. Bagu

Seconded by C. MacMillan

That the Board do now rise from closed session at approximately 6:20 p.m.

Carried

8. Consent Items

Moved by C. MacMillan
Seconded by Councillor M. Bagu

That consent items 8.1 to 8.5 be received, as presented.

Carried

8.1 Staff Reports

- a. **CEO's Report**

8.2 Circulation Reports

- a. **Circulation Report, December 2024**
 - a. **December 2024 Snapshot**
 - b. **4th Quarter Circulation Report 2024**
 - a. **4th Quarter Snapshot**
 - c. **Circulation Report, 2024 Summary**
 - a. **2024 Summary Snapshot**

8.3 Financial Reports

- a. **Operating Budget (as of December 31, 2024)**

8.4 Public Relations

- a. **Librarian's Report, January 2025**

8.5 Correspondence

- a. **Ontario Library Association and Federation of Ontario Public Libraries - Supporting Ontario's Public & School Libraries to Empower Local Communities**
- b. **Ontario Library Association and Federation of Ontario Public Libraries - Ontario Digital Public Library: Bridging the Digital Divide**

9. Policy

9.1 OP-12: Circulation

Moved by C. MacMillan

Seconded by M. Booth

That the Board approve the policy listed in 9.1, as presented.

Carried

10. Discussion Items

10.1 Ontario Public Library Service Awards - Minister's Award for Innovation (R. Tkachuk)

The CEO provided an update for the Board.

10.2 Ontario Library Association Superconference - Verbal Report (R. Tkachuk)

The CEO provided an update for the Board.

11. Roundtable

The Vice-Chair gave an update on the opening of a new Port Cares residence called Chestnut Place.

12. Other Business

Nil.

13. Next Meeting Date and Adjournment

The next meeting of the Port Colborne Public Library Board will be Wednesday, March 5, 2025, 6 p.m.

The Chair adjourned the meeting at approximately 7:15 p.m.

Bryan Ingram, Chair

Rachel Tkachuk, Chief Executive
Officer (Board Secretary-
Treasurer)



Subject: Comprehensive CIP East Waterfront CIPA Tax Increment Grant –131 - 133 Durham Street

To: Council

From: Development and Government Relations Department

Report Number: 2025-39

Meeting Date: March 11, 2025

Recommendation:

That Development and Government Relations Department Report 2025-39 be received;

That Council approve entering into the Comprehensive Community Improvement Plan East Waterfront Community Improvement Project Area (CIPA) Agreement for the Tax Increment-Based Grant (TIG) with Resimate (2812881 Ontario Inc. Owner Glyn Holmes); and

That the by-law and agreement attached hereto as Appendix B be brought forward for Council's approval.

Purpose:

The purpose of this report is to provide Council with a recommendation regarding an application for a Tax Increment Grant (TIG) in the East Waterfront CIPA under the Comprehensive CIP submitted by Axe Homes Kyle Rutter on behalf of Resimate 2812881 Ontario Inc. and owner Glyn Holmes for 131-133 Durham Street as shown in Appendix A.

Background:

Since 2008, Council has adopted and implemented six Community Improvement Plans (CIPs) for various project areas throughout the City. On November 28, 2023, Council approved a new Comprehensive CIP that consolidates all CIPs into one document.

Resimate has applied for a TIG in the East Waterfront CIPA under the Comprehensive CIP for 131-133 Durham Street. The TIG is a 10-year grant fixed at 80% of the initial

increase in municipal taxes that result from property rehabilitation and improvements. The grant payment is based on the actual post-project assessed value as determined by the Municipal Property Assessment Corporation (MPAC).

A condition of approving the application for tax assistance is that the owner is required to enter into an agreement with the City. The agreement requires that the applicant develop the subject property in accordance with the City's objectives and required information in the CIP Program Guides.

While many of the CIP programs can be approved through the authority delegated to staff, any application for tax assistance must go through Council for approval. The CIP Review Team has met and recommended that this application be brought forward to Council for approval.

Discussion:

The owner of 131-133 Durham Street has submitted a proposal to construct a four (4)-unit purpose-built rental building. This project is in direct alignment with the City's Strategic Plan, with the goal of creating more housing options.

Currently, the property contributes \$468 in annual City property tax and \$350 in Niagara Region property tax based on 2024 tax rates annually. Upon project completion, the anticipated City property tax is estimated to increase to \$10,168 and Niagara Region tax is \$7,593 per year. As the CIP provides an 80% TIG grant, the City's initial tax portion is estimated to increase to \$2,408 from \$468 and the Region's to \$1,798 from \$350 in year one.

Following the 10-year period, the City will receive the full property tax value, estimated to be \$10,168 based on 2024 tax rates and the current estimated post construction assessed value.

The introduction of new housing units in the East Waterfront area of the City of Port Colborne aligns with the objectives of the CIP and the Strategic Plan, aiming to enhance and increase housing stock, density, and is within walking distance to local restaurants and shopping for walkability.

The agreement is comprehensive, outlining the City's expectations for the owner to meet eligibility requirements for the tax increment grant. Key provisions include:

- The annual grant is based on the actual post-project MPAC assessed value;
- The City must be satisfied, at its discretion, that the owner has completed property improvements in accordance with the proposed plans;
- The City must be satisfied with its review of all documentation submitted to support the actual cost of works incurred by the owner, including third-party review if

required by the City at the owner's cost;

- Payments are repayable by the owner if the City determines that conditions set out in the Application or Agreement have not been met;
 - The grant may be reduced by the amount of any tax arrears on the property; and
 - Specific preconditions for the annual grant must be met to the satisfaction of the City.
 - The Region must still approve their portion of the TIG and the City is only responsible for the City portion
-

Internal Consultations:

The application and the agreement have been reviewed by the City's CIP Review Team comprised of staff from Building, Development and Government Relations, Economic Development, and Planning. The TIG calculations were supplied by Finance.

Financial Implications:

As per the agreement attached, Schedule B indicates that the amount of the TIG over a 10-year period is estimated to be \$135,543 combined between the City and Region based on 2024 tax rates and the current estimated post-construction assessed value.

As noted above, the property currently generates \$468 in annual City property tax and \$350 in Niagara Region property tax based on 2024 tax rates. Upon completion of the project the new estimated amount in City property tax is \$10,168 and Niagara Region tax is \$7,593 per year. As the CIP provides an 80% TIG grant, the City's initial tax portion is estimated to increase to \$2,408 from \$468 and the Region's to \$1,798 from \$350 in year one.

Following the 10-year period, the City will receive the full property tax value, estimated to be \$10,168 based on 2024 tax rates and the current estimated post-construction assessed value.

It is important to note that the property owner is responsible for the upfront costs associated with the redevelopment and is required to cover the increased taxes resulting from the higher assessed value. Additional details are provided in Appendix C.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillars of the strategic plan:

- Welcoming, Livable, Healthy Community
 - Increased Housing Options
-

Conclusion:

Staff recommend that Council approve the Comprehensive CIP application by Resimate to assist with the development of the property and construction of a 6-unit residential purpose-built rental building at 131-133 Durham Street. If approved, the TIG would establish a fixed grant at 80% of the initial increase in municipal taxes that result from property rehabilitation and improvements for 10-years. Following the 10-year period, the City and Region will receive the full property tax value.

As a condition of approval, the owner is required to enter into an agreement with the City that outlines obligations of the owner to satisfy the eligibility requirements of the City's CIP programs.

Appendices:

- a. Property Map
- b. By-law and East Waterfront CIPA Comprehensive CIP TIG Agreement
- c. TIG Calculation

Respectfully submitted,

Bram Cotton

Economic Development Officer
(905) 228-8063
Bram.Cotton@portcolborne.ca

Gary Long
Director of Development & Government Relations
(905) 228-8062
Gary.Long@portcolborne.ca

Report Approval:

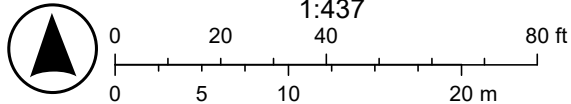
All reports reviewed and approved by the Department Director and the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.



2025-02-26, 10:34:49 p.m.

- Port Colborne Boundary
- Building Footprints
- Assessment Parcel - Assessment Parcels

- | | |
|---------------------|---------------------|
| 2023 Aerial Imagery | 2020 Aerial Imagery |
| Red: Red | Red: Red |
| Green: Green | Green: Green |
| Blue: Blue | Blue: Blue |



Esri Community Maps Contributors, Province of Ontario, Niagara Region, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc.

City of Port Colborne
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The Corporation of the City of Port Colborne

By-law No. _____

**Being a By-law to Authorize Entering into an Agreement with Resimate
(2812881 Ontario Inc., Owner Glyn Holmes Regarding the Comprehensive CIP
Downtown CIPA Property Tax Increment Grant 131-133 Durham Street**

Whereas at its meeting of March 11th, 2025, the Council of The Corporation of the City of Port Colborne (Council) approved the recommendations of Development and Government Relations Department Report 2025-39, Subject: Comprehensive CIP East Waterfront CIPA Tax Increment Grant – 131 - 133 Durham Street; and

Whereas Council is desirous of entering into an agreement with Resimate, Glyn Holmes, for the purposes of a Comprehensive CIP East Waterfront CIPA Property Tax Increment Grant; and

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That The Corporation of the City of Port Colborne enters into an agreement with Resimate, Glyn Holmes for the purposes of a Comprehensive CIPA East Waterfront CIPA Property Tax Increment Grant, which agreement is attached to this By-law as Schedule “A”.
2. That the Mayor, the City Clerk be and are hereby authorized to execute any documents that may be required for the purpose of carrying out the intent of this by-law and the City Clerk is dully authorized to affix the Corporate Seal thereto.

Enacted and passed this 11th day of March 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk

TAX INCREMENT GRANT AGREEMENT

BY AND BETWEEN:

THE Corporation of the City of Port Colborne (hereinafter referred to as the “City”)

and

131-133 Durham St, (Owner, Glyn Holmes) (hereinafter referred to as the “Applicant”)

WHEREAS the Applicant is the registered Owner of lands described in Schedule “A” attached to this Agreement (“the subject lands”) which are situated within the Brownfield Community Improvement Project Area/Main Street Community Improvement Project Area/Downtown Community Improvement Project Area/East Waterfront Community Improvement Project Area, and the Applicant has applied to the City for a Tax Increment Grant (“Grant”) and the City has agreed to make such a Grant pursuant to Section 28 of the *Planning Act* and under By-Law No (insert CIP by-law number);

AND WHEREAS as a condition of approval of such a Grant, the Applicant is required by the City to enter into this Agreement;

NOW THEREFORE IN CONSIDERATION of the City making this Grant in the estimated maximum amount of \$13,554.40 annually for up to ten (10) years to the Applicant, the Applicant and the City hereby agree as follows:

1. INFORMATION ON SUBJECT LANDS

- 1.1 The Grant shall apply to the subject lands as set out in Schedule A attached.
- 1.2 The subject lands are/are not designated under the *Ontario Heritage Act*.

2. GRANT ELIGIBILITY

- 2.1 To be eligible for the Grant, the works on the subject land shall conform to and fulfill:
 - a) The objectives and program requirements of the Tax Increment Grant Program and the Port Colborne Comprehensive CIP (“CIP”); and,
 - b) Any other requirements as specified by the City.
- 2.2 The Applicant acknowledges that it has received and read a copy of the: CIP, General Program Requirements, Tax Increment Grant Program Guide (the “Guide”), Urban Design Guidelines (the “Guidelines”), and the Applicant covenants with the City that the subject lands shall be improved and the Grant provided for in this Agreement shall be applied in accordance with the City’s goals, policies, and program requirements as set out in the CIP, General Program Requirements, Guide, and Guidelines.
- 2.3 The City shall review all cost estimates submitted in support of the Application in evaluating the estimated eligible costs for the Grant program, which costs, when designated by the City shall constitute the maximum eligible cost upon which the total

TAX INCREMENT GRANT AGREEMENT

grant amount will be calculated and paid. In the event the City is not satisfied with said cost estimates, the City may substitute their opinion of such amounts for purposes of calculating the eligible costs for the Grant.

- 2.4 If the City is not in receipt of sufficient information satisfactory to the City to determine eligible costs and the amount of the Grant, the application will not be processed, and the application file will be closed. The decision of the City regarding the total amount of eligible costs, and the calculation of the estimated and actual annual grant payment is final, absolute and within the City's sole discretion.

3. GRANT CALCULATION

3.1 Definitions:

"Eligible works" (applies only to a Brownfield Tax Increment Grant) – the works specified in Schedule B attached to this Agreement.

"Eligible costs" (applies only to a Brownfield Tax Increment Grant) – the cost of the eligible works specified in Schedule B attached to this Agreement.

"Pre-project assessed value" – the assessed value of the subject lands as determined by the Municipal Property Assessment Corporation ("MPAC") the day before development works commence.

"Post-project assessed value" – the assessed value of the subject lands as determined by the MPAC when the development is complete.

"City pre-project property taxes" - City of Port Colborne property taxes the day before development works commence.

"Regional pre-project property taxes" – Regional Municipality of Niagara property taxes the day before development works commence.

"Municipal pre-project property taxes" – the total of City and Regional property taxes the day before development works commence.

"City post-project property taxes" - City of Port Colborne property taxes based on the assessed value of the subject lands as determined by the MPAC when the development is complete.

"Regional post-project property taxes" – Regional Municipality of Niagara property taxes based on the assessed value of the subject lands as determined by the MPAC when the development is complete.

"Municipal post-project property taxes" – the total of City and Regional property taxes based on the assessed value of the subject lands as determined by the MPAC when the development is complete.

TAX INCREMENT GRANT AGREEMENT

- 3.2 The annual Grant will be equal to a percentage of the increase in the municipal (City and Region) property taxes on the subject lands that result from the development, as follows:
- a) 80% if the project is in the Main Street/Downtown/East Waterfront Community Improvement Project Area;
 - b) 100% for all new affordable rental residential units if the project is in the Main Street/Downtown/East Waterfront Community Improvement Project Area, where an “affordable rental residential unit” means a new residential unit intended for use as a rented residential premises where:
 - i) The rent is no greater than 80% of the average market rent based on CMHC data; and,
 - ii) The tenant is dealing at arm’s length with the landlord; and,
 - iii) The rent for the unit is maintained as per b)i) above for a period of 25 years from the date that the unit is first rented;
 - c) 100% for a brownfield redevelopment project in the Brownfield Community improvement Project Area (entire Urban Area).

- 3.3 Grant payments will cease on the earlier of:
- a) The date when the total of all annual Grant payments equals the total eligible costs that have been approved/set by the City; or,
 - b) Ten (10) years (equivalent) after the date of completion of development of the subject lands.

3.4 The amount of the annual Grant payment is calculated according to the formulas set out below. Some of the figures set out below are estimates only. The amount of the actual annual Grant payment will be based on the actual post-project assessed value (AV) as determined by the MPAC:

Estimated Cost of Project \$942,075.00

Pre-project AV: \$25,000 Date: 02/26/2025

Estimated Post-project AV \$ _____

Actual Post-project AV
(provided by MPAC): \$ _____ Date: _____

If the difference between the Pre-project Assessment Value (AV) and the Post-Project Assessment Value (AV) is not at least \$500,000, there will be no grant paid by the City and this Grant Agreement will terminated.

- a) Municipal Pre-Project Property Taxes

TAX INCREMENT GRANT AGREEMENT

Municipal pre-project property taxes = City pre-project property taxes + Regional pre-project property taxes, where:

City pre-project property taxes = (Pre-project AV x City Tax Rate) + Clawback/-Cap + other charges, and

Regional pre-project property taxes = (Pre-project AV x Regional Tax Rate) + Clawback/-Cap + other charges

Municipal Pre-project property taxes: \$818.00

Date:02/26/2025

b) Estimated Municipal Post-Project Property Taxes

Estimated Municipal post-project property taxes = Estimated City post-project property taxes + estimated Regional post-project property taxes, where:

Estimated City post-project property taxes = (Estimated Post-project AV x applicable City Tax Rate), and

Estimated Regional post-project property taxes = (Estimated Post-project AV x applicable Regional Tax Rate)

Estimated Municipal Post-project property taxes: \$17,761.00

c) Actual Municipal Post-Project Property Taxes

Actual Municipal post-project property taxes = Actual City post-project property taxes + actual Regional post-project property taxes, where:

Actual City post-project property taxes = (Actual Post-project AV x applicable City Tax Rate), and

Actual Regional post-project property taxes = (Actual Post-project AV x applicable Regional Tax Rate)

Actual Municipal Post-project property taxes: \$_____

Calculation of Estimated Annual Grant

Estimated Annual Grant = (Estimated Municipal Post-project property taxes - Municipal Pre-project property taxes) x 0.80/1.0

Calculation of Actual Annual Grant

Actual Annual Grant = (Actual Municipal Post-project property taxes - Municipal Pre-project property taxes) x 0.80/1.0

TAX INCREMENT GRANT AGREEMENT

- 3.5 The total value of the sum of the annual Grant payments that may be provided under this grant Program shall not exceed the total eligible costs that have been accepted by the City, which costs are estimated, as of the date of this agreement, at \$13,554.40.
- 3.6 Where the actual eligible costs are, in the opinion of the City, less than the estimated eligible costs (\$13,554.40), the maximum permitted amount of the total annual Grant payments shall be reduced.
- 3.7 Where at any time after the original development of the subject lands, new construction is added to the subject lands that is not part of the original Program Application, the Grant payment will be calculated only in respect of the original development contained in the original application, based on the property taxes levied in the last year before revaluation by MPAC as a result of the new construction added to the subject lands.
- 3.8 The annual Grant payment shall be calculated by the City based upon, and provided the City is satisfied in its discretion that:
- a) Development of the subject lands was completed and took place in accordance with the proposed development as specified in the Program Application, supporting documentation, and this Agreement.
 - b) There was and remains during each year of the Grant payment, an increase in net municipal property taxes as a result of an increase in the assessed value attributable to the completion of the development;
 - c) Annual Grant payments after the first Grant payment are adjusted downwards in the event the property tax increase in any subsequent year has been reduced.
- 3.9 The estimated annual Grant calculated as set out above in this Agreement is based on preliminary estimates of post-project assessed value and post-project tax rates. Accordingly, the amount of the Grant payment shall be re-calculated by the City based on actual assessed value as determined by MPAC and actual post-project tax rates prior to payment of the Grant.

4. GRANT PAYMENT

- 4.1 Payment of the grant is subject to the City's review and satisfaction with all reports and documentation submitted in support of the application, including but not limited to: documentation of the estimated and actual eligible costs. Any and all of these costs may be, where required by the City, subject to verification, third party review or independent audit, at the expense of the Applicant.
- 4.2 The Applicant shall not be entitled to a grant unless and until they have met all the conditions of this Agreement to the satisfaction of the City. Except where expressly stated in this Agreement, all conditions in this Agreement are for the benefit of the City and may only be waived by the City. No waiver is effective unless in writing.

TAX INCREMENT GRANT AGREEMENT

- 4.3 The total sum value of the annual grant payments that may be provided to the Applicant shall not exceed the total eligible costs that have been accepted by the City.
- 4.4 Any and all grant payments that have been provided to the Applicant will become repayable to the City upon notice in writing from the City that one or more of the conditions set out in the application, this Agreement, or the Grant Program have not been met.
- 4.5 The Grant is not payable by the City until such time as additional assessment eligible for a Grant has been added to the assessment roll by the MPAC, all taxes eligible for a Grant have been billed by the City, and taxes have been paid in full for at least one (1) year. The Grant will not be issued if there is an outstanding tax payment on portions of the subject lands owned by the Applicant. If at any time after the execution of this Agreement, property taxes are owing on portions of the subject lands owned by the Applicant for more than one (1) full year, the City will have the option, upon notice to the Applicant, and at its sole discretion, to terminate all future Grant payments.
- 4.6 The Grant is not payable by the City until such time as all assessment appeals relating to the value of the subject lands before the additional assessment or as to the additional assessment have been filed and finally determined.
- 4.7 Annual Grant payments are not payable by the City to the Applicant until the Applicant has satisfied the City that:
- a) The development of the subject lands has been fully completed in accordance with the development as described in the Application;
 - b) The Applicant has supplied the City with the actual amount of the eligible costs incurred by the Applicant
 - c) There are no outstanding work orders and/or orders or requests to comply from any City department or other regulatory authority in respect of the subject lands, the property and the business of the Applicant conducted on the subject lands;
 - d) As of the date of the proposed first Grant payment, the Applicant, its development and the subject lands are in full compliance with:
 - i) Any agreement(s) relating to the subject lands in favour of the City or Region, including any Agreement relating to: subdivision, modified subdivision, service, site plan approval, encroachment, joint sewer & water use, easement or other Agreement; and,
 - ii) By-laws of the City, Region, provincial or federal legislation and their regulations.
 - g) The post-project assessed value of the subject property has increased as a result of the development;
 - h) The Applicant has not appealed the post-project assessed value for the portions of the subject lands owned by the Applicant, and there exists no other pending appeal which has not been finally determined in respect of the post-project assessed value for the portions of the subject lands owned by the Applicant.

TAX INCREMENT GRANT AGREEMENT

- i) The property taxes for the year during which property taxes were calculated pursuant to the increased post-project assessment and for each of the preceding years for the portions of the subject lands owned by the Applicant, have been paid in full, have not been deferred and there are, at the time of payment of the annual Grant, no instalments of property taxes for the current year remaining to be paid for the portions of the subject lands owned by the Applicant;
- j) There are no unpaid charges (where applicable) in favour of the City or the Region against the portions of the subject lands owned by the Applicant, including but not limited to: development charges, park land dedication fees, special assessments, building permit fees and local improvement charges.

4.8 Provided that all Program and Grant Agreement requirements have been met, each year, the same grant payment will be made to the Applicant or assignee (Brownfield Tax Increment Grant only).

4.9 If the Applicant has not assigned the Grant, and an assessment appeal has been made on portions of the subject lands not owned by the Applicant, or property taxes are owing on portions of the subject lands not owned by the Applicant, Grant payments will be made, but they will be pro-rated, i.e., the portion of the Grant payment that is subject to an assessment appeal, or where property taxes are owing, will be paid to the Applicant once the assessment appeal has been resolved and/or property taxes have been collected in full.

5. CORPORATE STATUS

5.1 The Applicant represents to the City that:

- a) The Applicant has been duly incorporated as a corporation and is in good standing under the *Business Corporations Act* and is in compliance with all laws that may affect it and will remain so throughout the term of this Agreement;
- b) The Applicant has the corporate capacity to enter into this Agreement and to perform and meet any and all duties, liabilities and obligations as may be required of it under this Agreement;
- c) The Applicant is a resident of Canada as of the date of this Agreement and that in the event the Applicant ceases to be a resident of Canada, the Applicant shall immediately notify the City, and it is agreed, the City may deduct for any or all annual Grant payments, such sum(s) as may be required by the Canada Customs and Revenue Agency in order to meet the City's obligations as a payor and the Applicant's obligations under the *Income Tax Act (Canada)* and other applicable laws;
- d) To the best of its knowledge and belief, there are no actions, suits or proceedings pending or threatened against or adversely affecting the Applicant in any court or before or by any federal, provincial, municipal or other governmental department, commission, board, bureau or agency, Canadian or foreign, which might materially affect the financial condition of the Applicant or title to the subject lands or assets;

TAX INCREMENT GRANT AGREEMENT

- e) The Applicant shall notify the City immediately of any material change in the conditions set out in paragraphs (a)-(d) above.

6. PROVISIONS RELATING TO THE APPLICANT

- 6.1 At the time of application for the Program, the Applicant shall have submitted to the City for its review and acceptance, the Applicant's plans for the development and supporting documentation, including the Applicant's proposed residential and non-residential uses for the property.
- 6.2 The Applicant shall notify the City if the Applicant has applied for, been approved for, or has received project funding from any other levels of government or government funded agencies, e.g., Region, Provincial, Federal, Canada Mortgage and Housing Corporation, Federation of Canadian Municipalities, etc...). The Applicant will notify the City immediately upon receiving any and all project funding from other levels of government even if said funding is received after the execution of this agreement.
- 6.3 At the time the Applicant signs this Agreement, the Applicant will provide the City with a certified true copy of a resolution of the Board of Directors of the Applicant (certified by an officer of the corporation) that authorizes the Applicant to enter into this Agreement with the City.
- 6.4 The Applicant agrees that it shall not commence any eligible works that are the subject of a Grant Application prior to receiving approval of the Grant Application from the City, execution of this Agreement, and issuance of a building permit (if required).
- 6.5 The Applicant will complete all eligible works as specified in the approved Grant application, and in documentation submitted in support of the Grant application, including but not limited to: all required planning approvals, the architectural/design drawings, specifications, contracts and cost estimates. As the City is relying upon this information, if the information in this Agreement, the associated application, and/or any supporting documentation submitted to the City is, in the opinion of the City, incomplete, false, inaccurate or misleading, the Grant may be reduced and/or delayed, and/or cancelled, and where part or all of the Grant has already been paid by the City, such payments shall be repaid by the Applicant as required by the City.
- 6.6 The Applicant agrees that the development shall be constructed in compliance with all required Building Permits, and constructed in accordance with the Ontario Building Code and all applicable zoning by-law requirements, municipal requirements and other approvals required at law.
- 6.7 The Applicant agrees that it shall commence construction of the development as described in the associated Tax Increment Grant (TIG) Program Application (building permit issued) within four (4) years and complete construction of the development within seven (7) years of the execution of this Agreement, failing which, unless extended by the City, this Grant approval shall be at an end, there shall be no Grant, and this Agreement shall be terminated. The deadline imposed by this paragraph shall not include delays that are outside the control of the Applicant. The City's decision as to when such project is commenced and completed is final and absolute.

TAX INCREMENT GRANT AGREEMENT

- 6.9 Upon request, the Applicant shall supply to the satisfaction of the City prior to issuance of any and all Grant payments, environmental reports and documentation showing that the subject lands have been remediated to the appropriate levels for the proposed use. This includes, where required by the City, proof of acknowledgement of a signed Record of Site Condition (RSC) by the Ministry of Environment, Conservation and Parks (MOECP) for the subject lands.
- 6.10 The Applicant agrees and covenants to the City that if the building(s) and improvements that are the subject of this Agreement are demolished, in whole or in part, or any of the heritage features of the property are altered in any way that would compromise the reasons for designation, prior to the expiration of the term of this Agreement, all subsequent Grant payments shall cease, and all Grant payments already paid by the City to the Applicant shall be repaid to the City.
- 6.11 Upon completion of the project, the Applicant shall provide the City with documentation satisfactory to the City as to the amount of the actual eligible costs incurred by the Applicant and the City shall, in its discretion designate this cost as the total maximum amount of the Grant.
- 6.12 The Applicant will provide to the City, upon request, a status report signed by the Applicant to confirm the status and completion of the approved development; a detailed progress report of the status of the development, including, but not limited to, the development schedule, the existence and extent of any faults or defects, the value of the work done under any contract, the amount owing to any contractor and the amounts paid or retained by the Applicants on any contract.
- 6.13 The Applicant shall ensure there are no liens or other claims outstanding in respect of the subject lands, including its development, and all accounts for work and materials which could give rise to any claim for a construction lien against the subject lands have been paid.
- 6.14 The Applicant shall ensure that the Applicant is in compliance with the *Construction Lien Act*, including its holdback provisions and is not aware of any potential or unresolved Lien claim in respect of the redevelopment.
- 6.15 The Applicant agrees to comply with all outstanding work orders and/or orders or requests to comply from any and all City departments prior to or as a condition of Grant approval.
- 6.16 The Applicant covenants to the City that where the ownership of part or all of the subject lands ceases for any reason to be in the Applicant's name by sale, assignment or otherwise, prior to the advance of all of the Grant payments, the Applicant will notify the City in writing of said pending ownership change at least 45 days prior to the ownership change taking place.
- 6.16 With the exception of an approved Brownfield Tax Increment Grant, the Applicant acknowledges that it may not assign its interest in this Agreement nor the grant payments to an assignee or new owner.
- 6.17 For an approved Brownfield Tax Increment Grant only, the Applicant acknowledges that it may not assign its interest in this Agreement nor the remaining grant payments to an

TAX INCREMENT GRANT AGREEMENT

assignee or new owner without the express written consent of the City. The City, entirely at its own discretion and to its satisfaction, prior to assignment of the Applicant's interest in this Agreement and/or the remaining grant payments to an assignee or new owner, agrees that such consent shall not be unreasonably withheld, subject to:

- a) The assignee/new owner agreeing in writing to be bound by all of the Applicant's obligations and maintenance conditions under this Agreement that have not been fulfilled;
- b) The assignee/new owner agreeing in writing to be bound by any new conditions and requirements imposed by the City to address any project deficiencies; and,
- c) The Applicant and new owner executing such written consent, agreement or other documentation as required by the City and providing said executed documentation to the City.

6.18 The Applicant will be responsible for ensuring that they can be contacted by the City for the purpose of delivering Grant cheques.

6.19 The Applicant acknowledges that without limiting the generality of the other provisions of this Agreement:

- a) The onus and responsibility is upon the Applicant at all times to assume all costs of rehabilitation of the subject lands and to apply for and obtain, at the Applicant's expense, all approvals required from the City, the Region, and all other agencies for the rehabilitation of the subject lands, including but not limited to: all Official Plan amendments, Zoning By-law amendments, minor variances, and Site Plan approval;
- b) Nothing in this Agreement limits or fetters the City or the Region in exercising its statutory jurisdiction under the *Planning Act* or under any other legislative authority or by-law and that in the event the City or Region decides to deny or oppose or appeal any such decision, that such action by the City or Region is not in any manner limited by reason of the City entering into this Agreement;
- c) The Applicant releases the City from any liability in respect of the City's reviews, decisions, inspections or absence of inspections regarding this rehabilitation and the Applicant agrees that it is its responsibility at all times to prepare and implement its rehabilitation as would a careful and prudent land owner;
- d) Nothing in this Agreement is intended to impose or shall impose upon the City any duty or obligation to inspect or examine the land for compliance or non-compliance or to provide an opinion or view respecting any condition of development; and,
- e) Nothing in this Agreement is intended to be or shall be construed to be a representation by the City regarding compliance of the land with: (1) applicable environmental laws, regulations, policies, standards, permits or approvals, or, (2) other by-laws and policies of the City.

6.20 The Applicant agrees that if after it has received a Grant payment(s) from the City, it or any new owner successfully appeals the post-project assessed value on which that Grant payment(s) is based, and as a result, there is a retroactive decrease in the assessed

TAX INCREMENT GRANT AGREEMENT

value, the City may deduct the amount of any resulting Grant overpayment from future Grant payments and/or add any Grant overpayment to municipal property taxes payable on the property.

- 6.21 If the City determines in its sole discretion that any of the conditions of this Agreement are not fulfilled, the City may at its sole discretion cease or delay the Grant payments, and/or require repayment Grant payments already made to the Applicant, and/or terminate this Agreement, and the Applicant shall not have any claim for compensation or reimbursement of these costs and expenses against the City and that the City is not liable to the Applicant for losses, damages, interest, or claims which the Applicant may bear as a result of the lapse of time (if any) where the City is exercising its rights herein to cease, delay, require repayment of a Grant payment or terminate this Agreement.
- 6.22 The Applicant shall indemnify and save harmless from time to time and at all times, the City, its officers, employees, and agents from and against all claims, actions, causes of action, interest, demands, costs, charges, damages, expenses and loss made by any person arising directly or indirectly from:
- a) The City entering into this Agreement; and,
 - b) Any failure by the Applicant to fulfil its obligations under this Agreement.

This indemnification shall, in respect of any matter arising prior to the termination of this Agreement, remain in force following termination or expiry of this Agreement, or satisfactory completion of the eligible works approved under this Agreement.

- 6.23 The Applicant is bound by this Agreement, unless, prior to the Applicant receiving the Initial Grant payment, the Applicant gives notice in writing to the City, that the Applicant has decided not to accept the Grant contemplated by this Agreement, in which case, the Agreement is terminated.

7. PROVISIONS RELATING TO THE CITY

- 7.1 The City agrees to provide a Grant to the Applicant to be paid out over a maximum of 10 years, to be used towards the eligible costs on the subject lands, subject to and in accordance with the terms and conditions set out in this Agreement, provided that the total of such Grants shall not exceed the total actual eligible costs accepted and designated by the City, estimated as of the date of this agreement, in the amount of \$13,554.40.
- 7.2 Upon revaluation of the subject lands by MPAC, the City shall calculate the actual post-project City property taxes and the actual annual Grant.
- 7.3 On an annual basis, the City, upon being satisfied that the Applicant is in compliance with this Agreement and has met all and any other requirements of the City, shall pay the annual Grant payment.
- 7.4 The City reserves the right to require a third party review or independent audit, at the Applicant's expense, of all documentation submitted in support of the Application or during the administration of the initial or subsequent annual Grant payments, including, but not limited to:

TAX INCREMENT GRANT AGREEMENT

- a) Estimated and actual eligible costs; and,
 - b) Environmental reports and documentation.
- 7.5 The City, its employees and agents are entitled to inspect the subject lands and all fixtures and improvements upon the subject lands at any time during usual business hours for the purpose of ascertaining their condition or state of repair or for the purpose of verifying compliance with the provisions of this Agreement.
- 7.6 If the Applicant cannot be reached over a protracted period (more than 2 years), the City will have the option, without notice and at its own discretion, of terminating all future Grant payments to the Applicant.
- 7.7 If in the opinion of the City the subject lands are not maintained in their rehabilitated condition, the City may at its own discretion, terminate all future Grant payments and require repayment of all Grant payments already paid out by the City to the Applicant.
- 7.8 The City retains the right at all times not to make any or all Grant payments or to delay payment where the City deems that there is non-compliance by the Applicant with this Agreement. In particular, without limiting the generality of the foregoing, the Grant is conditional upon periodic reviews satisfactory to the City to there being no adverse change in the rehabilitation and condition of the subject lands, and to there being compliance on the part of the Applicant with all requirements contained in this Agreement.
- 7.9 Except where expressly stated in this Agreement, all conditions in this Agreement are for the benefit of the City and may only be waived by the City. No waiver is effective unless in writing.

8. DEFAULT AND REMEDIES

- 8.1 On the occurrence of default under this Agreement, the City shall be entitled to its remedies to enforce the terms of this Agreement, including:
- a) Delaying or ceasing payment of the Grant;
 - b) Requiring repayment of the Grant; and/or
 - c) Terminating this Agreement.
- 8.2 Default shall be deemed to occur upon any default of the Applicant or assignee in complying with the terms set out in this Agreement, including but not limited to the following:
- a) The as constructed works do not comply with the description of the works as provided in the Application Form and supporting plans and documents;
 - b) Deficiencies in the as constructed works during the term of this Agreement;

TAX INCREMENT GRANT AGREEMENT

- c) The works are not undertaken in conformity with the Ontario Building Code and all applicable zoning requirements and planning approvals;
 - d) The Applicant sells, transfers or otherwise disposes of the property without advising the City;
 - e) The building for which a Grant was provided is demolished or designated heritage features of that building are altered during the term of the Grant;
 - f) The building is damaged by fire or otherwise, and repair or reconstruction is not commenced within 90 days;
 - g) The Applicant is in property tax arrears with respect to the property for more than one (1) year;
 - h) Any representation or warranty made by the Applicant is incorrect in any material respect;
 - i) Failure to perform or comply with any of the obligations contained in this Agreement or contained in any other Agreement entered into between the Applicant and the City;
 - j) The Applicant makes an assignment for the benefit of creditors, or assigns in bankruptcy or takes the advantage in respect of their own affairs of any statute for relief in bankruptcy, moratorium, settlement with creditors, or similar relief of bankrupt or insolvent debtors, or if a receiving order is made against the Applicant, or if the Applicant is adjudged bankrupt or insolvent, or if a liquidator or receiver is appointed by reason of any actual or alleged insolvency, or any default of the Applicant under any mortgage or other obligation, or if the subject lands or interest of the Applicant in the subject lands becomes liable to be taken or sold by any creditors or under any writ of execution or other like process;
 - k) Construction ceases for a period of 60 days due to the Applicant's default (strikes and Acts of God excepted) and/or the Applicant abandons the property or project;
 - l) The Applicant is in default of the terms and conditions of the construction financing secured by the first mortgage;
 - m) This Agreement is forfeited or is terminated by any other provision contained in it.
- 8.3 The City may, at its sole discretion, provide the Applicant with an opportunity to remedy any default.

9. ADDITIONAL PROVISIONS

- 9.1 This Agreement shall remain in effect from the date of its execution to the earlier of:
- a) The Applicant informing the City in writing prior to the initial Grant payment, that the Applicant has decided not to accept the Grant;

TAX INCREMENT GRANT AGREEMENT

- b) The City informs the Applicant in writing that due to the non-fulfilment or non-compliance with a required condition or due to default, this Agreement is at an end;
- c) The total amount of the Grant paid out to the Applicant equals total eligible;
- d) Ten (10) years from the date of completion of the development.

9.2 Time shall be of the essence with respect to all covenants, Agreements and matters contained in this Agreement.

9.3 Schedules "A" and "B" attached to this Agreement forms part of this Agreement.

10. NOTICES

10.1 Where this Agreement requires notice to be delivered by one party to the other, such notice shall be in writing and delivered either personally, by e-mail, by fax or by prepaid registered first class post, by party wishing to give such notice, to the other party at the address noted below:

Such notice shall be deemed to have been given:

- a) In the case of personal delivery, on the date of delivery;
- b) In the case of e-mail or fax, on the date of transmission provided it is received before 4:30 p.m. on a day that is not a holiday, as defined in the *Interpretation Act*, failing which it shall be deemed to have been received the next day, provided the next day is not a holiday; and,
- c) In the case of registered post, on the third day, which is not a holiday, following posting.

Notice shall be given:

To the Applicant at:
345 Valridge Dr
Ancaster, ON L9G0B1
905-518-26188
Glyn@resimate.build

To the City at:
City of Port Colborne
66 Charlotte Street
Port Colborne Ontario, L3K 3C8
Attention: Bram Cotton, Economic Development Officer
Ph: 905-228-8063
Email: cipapplication@portcolborne.ca

TAX INCREMENT GRANT AGREEMENT

IN WITNESS WHEREOF the parties hereto have executed this Agreement all as of the day and year first written above, and the parties hereto have hereunto affixed their corporate seals duly witnessed and attested by the hands of the proper signing officers in that behalf, and said signing officers certify that they have authority to bind their corporation.

Signed for and on behalf of Glyn Holmes by:

Per: _____
Name: Kyle Rutter
Title: Authorized Signing Officer

Per: _____
Name: _____
Title: Authorized Signing Officer

Signed for and on behalf of The Corporation of the City of Port Colborne by:

Per: _____
Name: _____
Title: Mayor (or designate)

Per: _____
Name: Charlotte Madden
Title: City Clerk

TAX INCREMENT GRANT AGREEMENT

SCHEDULE "A"

of a Grant Agreement between the City and the Applicant named in this Agreement.

Legal Description of Applicant's land

PT LT 8 S/S DURHAM ST PL 849 PORT COLBORNE AS IN BB78524; PORT COLBORNE

SCHEDULE "B"

TAX INCREMENT GRANT AGREEMENT

of a Grant Agreement between the City and the Applicant named in this Agreement.

Eligible Works for the Brownfield Tax Increment Grant

TAX INCREMENT GRANT AGREEMENT

- i) a Phase II ESA, Designated Substances and Hazardous Materials Survey, Remedial Work Plan, Risk Assessment /Risk Management Plan, not disbursed by the Environmental Site Assessment (ESA) Grant Program or the Brownfield Tax Assistance Program (TAP);
- ii) environmental remediation, including the costs of preparing a Record of Site Condition (RSC), not disbursed by the Brownfield TAP;
- iii) placing, compacting and grading of clean fill required to replace contaminated soils/fill disposed of off-site not disbursed by the Brownfield TAP;
- iv) installing, monitoring, maintaining and operating environmental and/or engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment and/or CPU, not disbursed by the Brownfield TAP;
- v) testing of on-site excess soils for potential reuse, but shall not include the excavation, management, transportation or disposal of such soil, except where the soil is found to be contaminated;
- vi) environmental insurance premiums not disbursed by the Brownfield TAP;
- vii) demolishing buildings (excluding permit fees);
- viii) building rehabilitation and retrofit works (excluding permit fees); and,
- ix) upgrading on-site infrastructure including water services, sanitary sewers and stormwater management facilities.

The total value of the grant provided under the Brownfield TIG Program shall not exceed the total cost of the eligible works specified in i) to ix) above.

**NIAGARA SMARTER NIAGARA INCENTIVE PROGRAM TAX INCREMENT GRANT & BROWNFIELD TAX INCREMENT GRANT
TAX INCREMENT GRANT PROGRAM ESTIMATE**

2025-39
Appendix C

Municipality: **Port Colborne**
Address: **133 Durham Street**
Roll Number: **#271102000816800**
Pre Project Year: **2024**
Post Project Year: **2024**

	Industrial	Commercial - Vacant and Excess Land	Industrial	Total Pre-Project Taxes	Commercial	New Multi-residential	Commercial	Total Post Project Taxes	Tax Increment	Annual Grant amount
Class Code	IT	CX	IT		CT	NT	CT			
Assessment Value¹	\$0.00	\$25,000.00	\$0.00		\$0.00	\$942,075.00	\$0.00			
Municipal Taxes^{2,3,4}	\$0	\$468	\$0	\$468	\$0	\$10,168	\$0	\$10,168	\$9,699	\$7,760
Regional Taxes^{5,6,7}	\$0	\$350	\$0	\$350	\$0	\$7,593	\$0	\$7,593	\$7,243	\$5,795
Provincial Taxes^{8,9,10}	\$0	\$220	\$0	\$220	\$0	\$1,441	\$0	\$1,441	N/A	
									\$16,942.95	
									80.00%	
										\$13,554.36

This estimates the completed project being assessed at \$942,075 based on cost of land and construction costs; actual assessment will be completed by MPAC following the project completion. Existing assessment value is \$25,000 based on actual 2024 MPAC assessment. These calculations reflect the grant percentage that would be received based on a project score of 80%. These results are estimated using the 2024 tax rates. Actual annual amount will be based on the grant percentage applied to the incremental taxes paid each year for the duration of the grant however may be subject to a reduction should the taxes owing be reduced in any given year due to a assessment appeal.

¹ Both Pre- and post-project completion assessments are estimates and may be subject to change.

- 2 Municipal Industrial Tax Rate
- 3 Municipal Commercial - Vacant and Excess Land Tax Rate
- 4 Municipal Industrial Tax Rate
- 5 Regional Industrial Tax Rate
- 6 Regional Commercial - Vacant and Excess Land Tax Rate
- 7 Regional Industrial Tax Rate
- 8 Education Industrial Tax Rate
- 9 Education Commercial - Vacant and Excess Land Tax Rate
- 10 Education Industrial Tax Rate

Pre-Project Tax Rates	Post-Project Tax Rates
0.02838501	0.01872439
0.01872439	0.01079278
0.02838501	0.01872439
0.02119754	0.01398312
0.01398312	0.0080599
0.02119754	0.01398312
0.0088	0.0088
0.0088	0.00153
0.0088	0.0088

¹³ This is an estimate only and does not constitute any guarantee or assurance of a grant and should not be relied upon as such.

SUMMARY FORECAST (excluding education)

Event	Year	Grant %	Municipal Grant Estimate	Regional Grant Estimate	Total Grant Estimate
Base year	2024				
Grant Year 1	2024	80%	\$ 7,759.60	\$ 5,794.76	\$ 13,554.36
Grant Year 2	2025	80%	\$ 7,759.60	\$ 5,794.76	\$ 13,554.36
Grant Year 3	2026	80%	\$ 7,759.60	\$ 5,794.76	\$ 13,554.36
Grant Year 4	2027	80%	\$ 7,759.60	\$ 5,794.76	\$ 13,554.36
Grant Year 5	2028	80%	\$ 7,759.60	\$ 5,794.76	\$ 13,554.36
Grant Year 6	2029	80%	\$ 7,759.60	\$ 5,794.76	\$ 13,554.36
Grant Year 7	2030	80%	\$ 7,759.60	\$ 5,794.76	\$ 13,554.36
Grant Year 8	2031	80%	\$ 7,759.60	\$ 5,794.76	\$ 13,554.36
Grant Year 9	2032	80%	\$ 7,759.60	\$ 5,794.76	\$ 13,554.36
Grant Year 10	2033	80%	\$ 7,759.60	\$ 5,794.76	\$ 13,554.36
Total Estimate	Total Estimate		\$ 77,595.99	\$ 57,947.62	\$ 135,543.61



Subject: Comprehensive CIP East Waterfront CIPA Tax Increment Grant – 71 Nickel Street

To: Council

From: Development and Government Relations Department

Report Number: 2025-27

Meeting Date: March 11, 2025

Recommendation:

That Development and Government Relations Report 2025-27 be received;

That Council approve entering into the Comprehensive Community Improvement Plan East Waterfront Community Improvement Project Area (CIPA) Tax Increment Grant (TIG) Agreement with 71 Nickel St. Inc. (Owner Wendy Singh); and

That the by-law and agreement attached hereto as Appendix B be brought forward for Council's approval.

Purpose:

The purpose of this report is to provide Council with a recommendation regarding an application for a Tax Increment Grant (TIG) in the East Waterfront CIPA under the Comprehensive CIP submitted by Wendy Singh for 71 Nickel Street as shown in Appendix A.

Background:

Since 2008, Council has adopted and implemented six Community Improvement Plans (CIPs) for various project areas throughout the City. On November 28, 2023, Council approved a new Comprehensive CIP that consolidates all CIPs into one document.

71 Nickel Street Inc. has applied for a TIG in the East Waterfront CIPA under the Comprehensive CIP for 71 Nickel Street. The TIG is a 10-year grant for 80% of the increase in municipal taxes that result from property rehabilitation and improvements. The grant payment is based on the actual post-project assessed value as determined by the Municipal Property Assessment Corporation (MPAC).

A condition of approving the application for tax assistance is that the owner is required to enter into an agreement with the City. The agreement requires that the applicant develop the subject property in accordance with the City's objectives and required information in the CIP Program Guides.

While many of the CIP programs can be approved through the authority delegated to staff, any application for tax assistance must go through Council for approval. The CIP Review Team has met and recommended that this application be brought forward to Council for approval.

Discussion:

The owner of 71 Nickel Street has submitted a proposal to construct a six (6)-unit purpose-built rental building. This project is in direct alignment with the City's Strategic Plan with the goal of creating more housing options.

Currently, the property contributes \$55 in annual City property tax and \$34 to the Niagara Region annually, based on 2024 tax rates. Upon project completion, the anticipated City property tax is estimated to increase to \$13,425, with the Niagara Region tax expected to be \$10,026 annually. With an 80% TIG, the City's tax portion is projected to rise to \$2,729 from \$55, and the Region's to \$2,038 from \$34 in the first year of assessment.

Following the 10-year period, the City will receive the full property tax value, estimated to be \$13,425 based on 2024 tax rates and the current estimated post construction assessed value.

The introduction of new housing units in the East Waterfront area of the City of Port Colborne aligns with the objectives of the CIP and the Strategic Plan, aiming to enhance and increase housing stock, density, and walkability to local restaurants and shopping.

The agreement is comprehensive, outlining the City's expectations for the owner to meet eligibility requirements for the tax increment grant. Key provisions include:

- The annual grant is based on the actual post-project MPAC assessed value;
- The City must be satisfied, at its discretion, that the owner has completed property improvements in accordance with the proposed plans;
- The City must be satisfied with its review of all documentation submitted to support the actual cost of works incurred by the owner, including third-party review if required by the City at the owner's cost;

- Payments are repayable by the owner if the City determines that conditions set out in the Application or Agreement have not been met;
 - The grant may be reduced by the amount of any tax arrears on the property; and
 - Specific preconditions for the annual grant must be met to the satisfaction of the City.
-

Internal Consultations:

The application and the agreement have been reviewed by the City's CIP Review Team comprised of staff from Building, Development and Government Relations, Economic Development, and Planning. The TIG calculations were supplied by Finance.

Financial Implications:

As per the agreement attached, Schedule B indicates that the amount of the TIG over a 10-year period is estimated to be \$186,836 combined between the City and Region based on 2024 tax rates and the current estimated post-construction assessed value.

As noted above, the property currently generates \$55 in annual City property tax and \$34 in Niagara Region property tax based on 2024 tax rates. Upon completion of the project, the new estimated amount in City property tax is \$13,425 and Niagara Region tax is \$10,026 per year. As the CIP provides an 80% TIG grant, the City's initial tax portion is estimated to increase to \$2,729 from \$55 and the Region's to \$2,038 from \$34 in year one.

Following the 10-year period, the City will receive the full property tax value, estimated to be \$13,425 based on 2024 tax rates and the current estimated post construction assessed value.

It is important to note that the property owner is responsible for the upfront costs associated with the redevelopment and is required to cover the increased taxes resulting from the higher assessed value. Additional details are provided in Appendix C.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillars of the strategic plan:

- Welcoming, Livable, Healthy Community
- Increased Housing Options

Conclusion:

Staff recommend that Council approve the Comprehensive CIP application by 71 Nickel Street Inc., to assist with the development of the property and construction of a 6-unit residential purpose-built rental building at 71 Nickel Street. If approved, the TIG would establish a fixed grant at 80% of the initial increase in municipal taxes that result from property rehabilitation and improvements for 10 years. Following the 10-year period, the City and Region will receive the full property tax value.

As a condition of approval, the owner is required to enter into an agreement with the City that outlines obligations of the owner to satisfy the eligibility requirements of the City's CIP programs.

Appendices:

- a. Property Map
- b. By-law and East Waterfront CIPA Comprehensive CIP TIG Agreement
- c. TIG Calculation

Respectfully submitted,

Bram Cotton

Economic Development Officer
(905) 228-8063
Bram.Cotton@portcolborne.ca

Gary Long
Director of Development & Government Relations
(905) 228-8062
Gary.Long@portcolborne.ca

Report Approval:




All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.




Port Colborne Mapping Application

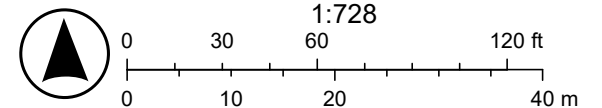
2025-27
Appendix A



2025-02-27, 1:21:35 p.m.

-  Port Colborne Boundary
-  Building Footprints
-  Assessment Parcel - Assessment Parcels

- | 2023 Aerial Imagery | | 2020 Aerial Imagery | |
|---|--------------|---|--------------|
|  | Red: Red |  | Red: Red |
|  | Green: Green |  | Green: Green |
|  | Blue: Blue |  | Blue: Blue |



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

The Corporation of the City of Port Colborne

By-law No. _____

**Being a By-law to Authorize Entering into an Agreement with 71 Nickel Inc.
(owner Wendy Singh) Regarding the Comprehensive CIP East Waterfront CIPA
Property Tax Increment Grant 71 Nickel Street**

Whereas at its meeting of March 11th, 2025, the Council of The Corporation of the City of Port Colborne (Council) approved the recommendations of Development and Government Relations Department Report 2025-27, Subject: Comprehensive CIP East Waterfront CIPA Tax Increment Grant – 71 Nickel Street; and

Whereas Council is desirous of entering into an agreement with 71 Nickel Inc. Wendy Singh, for the purposes of a Comprehensive CIP East Waterfront CIPA Property Tax Increment Grant; and

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That The Corporation of the City of Port Colborne enters into an agreement with 71 Nickel Inc. Wendy Singh for the purposes of a Comprehensive CIP East Waterfront CIPA Property Tax Increment Grant, which agreement is attached to this By-law as Schedule “A”.
2. That the Mayor, the City Clerk be and are hereby authorized to execute any documents that may be required for the purpose of carrying out the intent of this by-law and the City Clerk is dully authorized to affix the Corporate Seal thereto.

Enacted and passed this 11th day of March 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk

TAX INCREMENT GRANT AGREEMENT

BY AND BETWEEN:

THE Corporation of the City of Port Colborne (hereinafter referred to as the “City”)

and

71 Nickel Street Inc. (Owner Wendy Singh) (hereinafter referred to as the “Applicant”)

WHEREAS the Applicant is the registered Owner of lands described in Schedule “A” attached to this Agreement (“the subject lands”) which are situated within the Brownfield Community Improvement Project Area/Main Street Community Improvement Project Area/Downtown Community Improvement Project Area/East Waterfront Community Improvement Project Area, and the Applicant has applied to the City for a Tax Increment Grant (“Grant”) and the City has agreed to make such a Grant pursuant to Section 28 of the *Planning Act* and under By-Law No (insert CIP by-law number);

AND WHEREAS as a condition of approval of such a Grant, the Applicant is required by the City to enter into this Agreement;

NOW THEREFORE IN CONSIDERATION of the City making this Grant in the estimated maximum amount of \$18,683.60 annually for up to ten (10) years to the Applicant, the Applicant and the City hereby agree as follows:

1. INFORMATION ON SUBJECT LANDS

1.1 The Grant shall apply to the subject lands as set out in Schedule A attached.

1.2 The subject lands are/are not designated under the *Ontario Heritage Act*.

2. GRANT ELIGIBILITY

2.1 To be eligible for the Grant, the works on the subject land shall conform to and fulfill:

- a) The objectives and program requirements of the Tax Increment Grant Program and the Port Colborne Comprehensive CIP (“CIP”); and,
- b) Any other requirements as specified by the City.

2.2 The Applicant acknowledges that it has received and read a copy of the: CIP, General Program Requirements, Tax Increment Grant Program Guide (the “Guide”), Urban Design Guidelines (the “Guidelines”), and the Applicant covenants with the City that the subject lands shall be improved and the Grant provided for in this Agreement shall be applied in accordance with the City’s goals, policies, and program requirements as set out in the CIP, General Program Requirements, Guide, and Guidelines.

2.3 The City shall review all cost estimates submitted in support of the Application in evaluating the estimated eligible costs for the Grant program, which costs, when designated by the City shall constitute the maximum eligible cost upon which the total

TAX INCREMENT GRANT AGREEMENT

grant amount will be calculated and paid. In the event the City is not satisfied with said cost estimates, the City may substitute their opinion of such amounts for purposes of calculating the eligible costs for the Grant.

- 2.4 If the City is not in receipt of sufficient information satisfactory to the City to determine eligible costs and the amount of the Grant, the application will not be processed and the application file will be closed. The decision of the City regarding the total amount of eligible costs, and the calculation of the estimated and actual annual grant payment is final, absolute and within the City's sole discretion.

3. GRANT CALCULATION

3.1 Definitions:

"Eligible works" (applies only to a Brownfield Tax Increment Grant) – the works specified in Schedule B attached to this Agreement.

"Eligible costs" (applies only to a Brownfield Tax Increment Grant) – the cost of the eligible works specified in Schedule B attached to this Agreement.

"Pre-project assessed value" – the assessed value of the subject lands as determined by the Municipal Property Assessment Corporation ("MPAC") the day before development works commence.

"Post-project assessed value" – the assessed value of the subject lands as determined by the MPAC when the development is complete.

"City pre-project property taxes" - City of Port Colborne property taxes the day before development works commence.

"Regional pre-project property taxes" – Regional Municipality of Niagara property taxes the day before development works commence.

"Municipal pre-project property taxes" – the total of City and Regional property taxes the day before development works commence.

"City post-project property taxes" - City of Port Colborne property taxes based on the assessed value of the subject lands as determined by the MPAC when the development is complete.

"Regional post-project property taxes" – Regional Municipality of Niagara property taxes based on the assessed value of the subject lands as determined by the MPAC when the development is complete.

"Municipal post-project property taxes" – the total of City and Regional property taxes based on the assessed value of the subject lands as determined by the MPAC when the development is complete.

TAX INCREMENT GRANT AGREEMENT

- 3.2 The annual Grant will be equal to a percentage of the increase in the municipal (City and Region) property taxes on the subject lands that result from the development, as follows:
 - a) 80% if the project is in the Main Street/Downtown/East Waterfront Community Improvement Project Area;
 - b) 100% for all new affordable rental residential units if the project is in the Main Street/Downtown/East Waterfront Community Improvement Project Area, where an “affordable rental residential unit” means a new residential unit intended for use as a rented residential premises where:
 - i) The rent is no greater than 80% of the average market rent based on CMHC data; and,
 - ii) The tenant is dealing at arm’s length with the landlord; and,
 - iii) The rent for the unit is maintained as per b) i) above for a period of 25 years from the date that the unit is first rented;
 - c) 100% for a brownfield redevelopment project in the Brownfield Community improvement Project Area (entire Urban Area).

- 3.3 Grant payments will cease on the earlier of:
 - a) The date when the total of all annual Grant payments equals the total eligible costs that have been approved/set by the City; or,
 - b) Ten (10) years (equivalent) after the date of completion of development of the subject lands.

3.4 The amount of the annual Grant payment is calculated according to the formulas set out below. Some of the figures set out below are estimates only. The amount of the actual annual Grant payment will be based on the actual post-project assessed value (AV) as determined by the MPAC:

Estimated Cost of Project \$1,243,890.10

Pre-project AV: \$5,100.00 Date:02/26/2025

Estimated Post-project AV \$ _____

Actual Post-project AV
(provided by MPAC): \$ _____ Date: _____

If the difference between the Pre-project Assessment Value (AV) and the Post-Project Assessment Value (AV) is not at least \$500,000, there will be no grant paid by the City and this Grant Agreement will terminated.

- a) Municipal Pre-Project Property Taxes

TAX INCREMENT GRANT AGREEMENT

Municipal pre-project property taxes = City pre-project property taxes + Regional pre-project property taxes, where:

City pre-project property taxes = (Pre-project AV x City Tax Rate) + Clawback/-Cap + other charges, and

Regional pre-project property taxes = (Pre-project AV x Regional Tax Rate) + Clawback/-Cap + other charges

Municipal Pre-project property taxes: \$89.00

Date:02/26/2025

b) Estimated Municipal Post-Project Property Taxes

Estimated Municipal post-project property taxes = Estimated City post-project property taxes + estimated Regional post-project property taxes, where:

Estimated City post-project property taxes = (Estimated Post-project AV x applicable City Tax Rate), and

Estimated Regional post-project property taxes = (Estimated Post-project AV x applicable Regional Tax Rate)

Estimated Municipal Post-project property taxes: \$23,451.00

c) Actual Municipal Post-Project Property Taxes

Actual Municipal post-project property taxes = Actual City post-project property taxes + actual Regional post-project property taxes, where:

Actual City post-project property taxes = (Actual Post-project AV x applicable City Tax Rate), and

Actual Regional post-project property taxes = (Actual Post-project AV x applicable Regional Tax Rate)

Actual Municipal Post-project property taxes: \$_____

Calculation of Estimated Annual Grant

Estimated Annual Grant = (Estimated Municipal Post-project property taxes - Municipal Pre-project property taxes) x 0.80/1.0

Calculation of Actual Annual Grant

Actual Annual Grant = (Actual Municipal Post-project property taxes - Municipal Pre-project property taxes) x 0.80/1.0

TAX INCREMENT GRANT AGREEMENT

- 3.5 The total value of the sum of the annual Grant payments that may be provided under this grant Program shall not exceed the total eligible costs that have been accepted by the City, which costs are estimated, as of the date of this agreement, at \$18,689.60.
- 3.6 Where the actual eligible costs are, in the opinion of the City, less than the estimated eligible costs (\$18,689.60), the maximum permitted amount of the total annual Grant payments shall be reduced.
- 3.7 Where at any time after the original development of the subject lands, new construction is added to the subject lands that is not part of the original Program Application, the Grant payment will be calculated only in respect of the original development contained in the original application, based on the property taxes levied in the last year before revaluation by MPAC as a result of the new construction added to the subject lands.
- 3.8 The annual Grant payment shall be calculated by the City based upon, and provided the City is satisfied in its discretion that:
- a) Development of the subject lands was completed and took place in accordance with the proposed development as specified in the Program Application, supporting documentation, and this Agreement;
 - b) There was and remains during each year of the Grant payment, an increase in net municipal property taxes as a result of an increase in the assessed value attributable to the completion of the development;
 - c) Annual Grant payments after the first Grant payment are adjusted downwards in the event the property tax increase in any subsequent year has been reduced.
- 3.9 The estimated annual Grant calculated as set out above in this Agreement is based on preliminary estimates of post-project assessed value and post-project tax rates. Accordingly, the amount of the Grant payment shall be re-calculated by the City based on actual assessed value as determined by MPAC and actual post-project tax rates prior to payment of the Grant.

4. GRANT PAYMENT

- 4.1 Payment of the grant is subject to the City's review and satisfaction with all reports and documentation submitted in support of the application, including but not limited to: documentation of the estimated and actual eligible costs. Any and all of these costs may be, where required by the City, subject to verification, third party review or independent audit, at the expense of the Applicant.
- 4.2 The Applicant shall not be entitled to a grant unless and until they have met all the conditions of this Agreement to the satisfaction of the City. Except where expressly stated in this Agreement, all conditions in this Agreement are for the benefit of the City and may only be waived by the City. No waiver is effective unless in writing.

TAX INCREMENT GRANT AGREEMENT

- 4.3 The total sum value of the annual grant payments that may be provided to the Applicant shall not exceed the total eligible costs that have been accepted by the City.
- 4.4 Any and all grant payments that have been provided to the Applicant will become repayable to the City upon notice in writing from the City that one or more of the conditions set out in the application, this Agreement, or the Grant Program have not been met.
- 4.5 The Grant is not payable by the City until such time as additional assessment eligible for a Grant has been added to the assessment roll by the MPAC, all taxes eligible for a Grant have been billed by the City, and taxes have been paid in full for at least one (1) year. The Grant will not be issued if there is an outstanding tax payment on portions of the subject lands owned by the Applicant. If at any time after the execution of this Agreement, property taxes are owing on portions of the subject lands owned by the Applicant for more than one (1) full year, the City will have the option, upon notice to the Applicant, and at its sole discretion, to terminate all future Grant payments.
- 4.6 The Grant is not payable by the City until such time as all assessment appeals relating to the value of the subject lands before the additional assessment or as to the additional assessment have been filed and finally determined.
- 4.7 Annual Grant payments are not payable by the City to the Applicant until the Applicant has satisfied the City that:
- a) The development of the subject lands has been fully completed in accordance with the development as described in the Application;
 - b) The Applicant has supplied the City with the actual amount of the eligible costs incurred by the Applicant
 - c) There are no outstanding work orders and/or orders or requests to comply from any City department or other regulatory authority in respect of the subject lands, the property and the business of the Applicant conducted on the subject lands;
 - d) As of the date of the proposed first Grant payment, the Applicant, its development and the subject lands are in full compliance with:
 - i) Any agreement(s) relating to the subject lands in favour of the City or Region, including any Agreement relating to: subdivision, modified subdivision, service, site plan approval, encroachment, joint sewer & water use, easement or other Agreement; and,
 - ii) By-laws of the City, Region, provincial or federal legislation and their regulations.
 - g) The post-project assessed value of the subject property has increased as a result of the development;
 - h) The Applicant has not appealed the post-project assessed value for the portions of the subject lands owned by the Applicant, and there exists no other pending appeal which has not been finally determined in respect of the post-project assessed value for the portions of the subject lands owned by the Applicant;

TAX INCREMENT GRANT AGREEMENT

- i) The property taxes for the year during which property taxes were calculated pursuant to the increased post-project assessment and for each of the preceding years for the portions of the subject lands owned by the Applicant, have been paid in full, have not been deferred and there are, at the time of payment of the annual Grant, no instalments of property taxes for the current year remaining to be paid for the portions of the subject lands owned by the Applicant;
- j) There are no unpaid charges (where applicable) in favour of the City or the Region against the portions of the subject lands owned by the Applicant, including but not limited to: development charges, park land dedication fees, special assessments, building permit fees and local improvement charges.

4.8 Provided that all Program and Grant Agreement requirements have been met, each year, the same grant payment will be made to the Applicant or assignee (Brownfield Tax Increment Grant only).

4.9 If the Applicant has not assigned the Grant, and an assessment appeal has been made on portions of the subject lands not owned by the Applicant, or property taxes are owing on portions of the subject lands not owned by the Applicant, Grant payments will be made, but they will be pro-rated, i.e., the portion of the Grant payment that is subject to an assessment appeal, or where property taxes are owing, will be paid to the Applicant once the assessment appeal has been resolved and/or property taxes have been collected in full.

5. CORPORATE STATUS

5.1 The Applicant represents to the City that:

- a) The Applicant has been duly incorporated as a corporation and is in good standing under the *Business Corporations Act* and is in compliance with all laws that may affect it and will remain so throughout the term of this Agreement;
- b) The Applicant has the corporate capacity to enter into this Agreement and to perform and meet any and all duties, liabilities and obligations as may be required of it under this Agreement;
- c) The Applicant is a resident of Canada as of the date of this Agreement and that in the event the Applicant ceases to be a resident of Canada, the Applicant shall immediately notify the City, and it is agreed, the City may deduct for any or all annual Grant payments, such sum(s) as may be required by the Canada Customs and Revenue Agency in order to meet the City's obligations as a payor and the Applicant's obligations under the *Income Tax Act (Canada)* and other applicable laws;
- d) To the best of its knowledge and belief, there are no actions, suits or proceedings pending or threatened against or adversely affecting the Applicant in any court or before or by any federal, provincial, municipal or other governmental department, commission, board, bureau or agency, Canadian or foreign, which might materially affect the financial condition of the Applicant or title to the subject lands or assets;

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- e) The Applicant shall notify the City immediately of any material change in the conditions set out in paragraphs (a)-(d) above.

TAX INCREMENT GRANT AGREEMENT

6. PROVISIONS RELATING TO THE APPLICANT

- 6.1 At the time of application for the Program, the Applicant shall have submitted to the City for its review and acceptance, the Applicant's plans for the development and supporting documentation, including the Applicant's proposed residential and non-residential uses for the property.
- 6.2 The Applicant shall notify the City if the Applicant has applied for, been approved for, or has received project funding from any other levels of government or government funded agencies, e.g., Region, Provincial, Federal, Canada Mortgage and Housing Corporation, Federation of Canadian Municipalities, etc...). The Applicant will notify the City immediately upon receiving any and all project funding from other levels of government even if said funding is received after the execution of this agreement.
- 6.3 At the time the Applicant signs this Agreement, the Applicant will provide the City with a certified true copy of a resolution of the Board of Directors of the Applicant (certified by an officer of the corporation) that authorizes the Applicant to enter into this Agreement with the City.
- 6.4 The Applicant agrees that it shall not commence any eligible works that are the subject of a Grant Application prior to receiving approval of the Grant Application from the City, execution of this Agreement, and issuance of a building permit (if required).
- 6.5 The Applicant will complete all eligible works as specified in the approved Grant application, and in documentation submitted in support of the Grant application, including but not limited to: all required planning approvals, the architectural/design drawings, specifications, contracts and cost estimates. As the City is relying upon this information, if the information in this Agreement, the associated application, and/or any supporting documentation submitted to the City is, in the opinion of the City, incomplete, false, inaccurate or misleading, the Grant may be reduced and/or delayed, and/or cancelled, and where part or all of the Grant has already been paid by the City, such payments shall be repaid by the Applicant as required by the City.
- 6.6 The Applicant agrees that the development shall be constructed in compliance with all required Building Permits, and constructed in accordance with the Ontario Building Code and all applicable zoning by-law requirements, municipal requirements and other approvals required at law.
- 6.7 The Applicant agrees that it shall commence construction of the development as described in the associated Tax Increment Grant (TIG) Program Application (building permit issued) within four (4) years and complete construction of the development within seven (7) years of the execution of this Agreement, failing which, unless extended by the City, this Grant approval shall be at an end, there shall be no Grant, and this Agreement shall be terminated. The deadline imposed by this paragraph shall not include delays that are outside the control of the Applicant. The City's decision as to when such project is commenced and completed is final and absolute.
- 6.9 Upon request, the Applicant shall supply to the satisfaction of the City prior to issuance of any and all Grant payments, environmental reports and documentation showing that the subject lands have been remediated to the appropriate levels for the proposed use. This includes, where required by the City, proof of acknowledgement of a signed Record of

TAX INCREMENT GRANT AGREEMENT

- Site Condition (RSC) by the Ministry of Environment, Conservation and Parks (MOECP) for the subject lands.
- 6.10 The Applicant agrees and covenants to the City that if the building(s) and improvements that are the subject of this Agreement are demolished, in whole or in part, or any of the heritage features of the property are altered in any way that would compromise the reasons for designation, prior to the expiration of the term of this Agreement, all subsequent Grant payments shall cease, and all Grant payments already paid by the City to the Applicant shall be repaid to the City.
- 6.11 Upon completion of the project, the Applicant shall provide the City with documentation satisfactory to the City as to the amount of the actual eligible costs incurred by the Applicant and the City shall, in its discretion designate this cost as the total maximum amount of the Grant.
- 6.12 The Applicant will provide to the City, upon request, a status report signed by the Applicant to confirm the status and completion of the approved development; a detailed progress report of the status of the development, including, but not limited to, the development schedule, the existence and extent of any faults or defects, the value of the work done under any contract, the amount owing to any contractor and the amounts paid or retained by the Applicants on any contract.
- 6.13 The Applicant shall ensure there are no liens or other claims outstanding in respect of the subject lands, including its development, and all accounts for work and materials which could give rise to any claim for a construction lien against the subject lands have been paid.
- 6.14 The Applicant shall ensure that the Applicant is in compliance with the *Construction Lien Act*, including its holdback provisions and is not aware of any potential or unresolved Lien claim in respect of the redevelopment.
- 6.15 The Applicant agrees to comply with all outstanding work orders and/or orders or requests to comply from any and all City departments prior to or as a condition of Grant approval.
- 6.16 The Applicant covenants to the City that where the ownership of part or all of the subject lands ceases for any reason to be in the Applicant's name by sale, assignment or otherwise, prior to the advance of all of the Grant payments, the Applicant will notify the City in writing of said pending ownership change at least 45 days prior to the ownership change taking place.
- 6.16 With the exception of an approved Brownfield Tax Increment Grant, the Applicant acknowledges that it may not assign its interest in this Agreement nor the grant payments to an assignee or new owner.
- 6.17 For an approved Brownfield Tax Increment Grant only, the Applicant acknowledges that it may not assign its interest in this Agreement nor the remaining grant payments to an assignee or new owner without the express written consent of the City. The City, entirely at its own discretion and to its satisfaction, prior to assignment of the Applicant's interest in this Agreement and/or the remaining grant payments to an assignee or new owner, agrees that such consent shall not be unreasonably withheld, subject to:

TAX INCREMENT GRANT AGREEMENT

- a) The assignee/new owner agreeing in writing to be bound by all of the Applicant's obligations and maintenance conditions under this Agreement that have not been fulfilled;
 - b) The assignee/new owner agreeing in writing to be bound by any new conditions and requirements imposed by the City to address any project deficiencies; and,
 - c) The Applicant and new owner executing such written consent, agreement or other documentation as required by the City and providing said executed documentation to the City.
- 6.18 The Applicant will be responsible for ensuring that they can be contacted by the City for the purpose of delivering Grant cheques.
- 6.19 The Applicant acknowledges that without limiting the generality of the other provisions of this Agreement:
- a) The onus and responsibility is upon the Applicant at all times to assume all costs of rehabilitation of the subject lands and to apply for and obtain, at the Applicant's expense, all approvals required from the City, the Region, and all other agencies for the rehabilitation of the subject lands, including but not limited to: all Official Plan amendments, Zoning By-law amendments, minor variances, and Site Plan approval;
 - b) Nothing in this Agreement limits or fetters the City or the Region in exercising its statutory jurisdiction under the *Planning Act* or under any other legislative authority or by-law and that in the event the City or Region decides to deny or oppose or appeal any such decision, that such action by the City or Region is not in any manner limited by reason of the City entering into this Agreement;
 - c) The Applicant releases the City from any liability in respect of the City's reviews, decisions, inspections or absence of inspections regarding this rehabilitation and the Applicant agrees that it is its responsibility at all times to prepare and implement its rehabilitation as would a careful and prudent land owner;
 - d) Nothing in this Agreement is intended to impose or shall impose upon the City any duty or obligation to inspect or examine the land for compliance or non-compliance or to provide an opinion or view respecting any condition of development; and,
 - e) Nothing in this Agreement is intended to be or shall be construed to be a representation by the City regarding compliance of the land with: (1) applicable environmental laws, regulations, policies, standards, permits or approvals, or, (2) other by-laws and policies of the City.
- 6.20 The Applicant agrees that if after it has received a Grant payment(s) from the City, it or any new owner successfully appeals the post-project assessed value on which that Grant payment(s) is based, and as a result, there is a retroactive decrease in the assessed value, the City may deduct the amount of any resulting Grant overpayment from future Grant payments and/or add any Grant overpayment to municipal property taxes payable on the property.

TAX INCREMENT GRANT AGREEMENT

- 6.21 If the City determines in its sole discretion that any of the conditions of this Agreement are not fulfilled, the City may at its sole discretion cease or delay the Grant payments, and/or require repayment Grant payments already made to the Applicant, and/or terminate this Agreement, and the Applicant shall not have any claim for compensation or reimbursement of these costs and expenses against the City and that the City is not liable to the Applicant for losses, damages, interest, or claims which the Applicant may bear as a result of the lapse of time (if any) where the City is exercising its rights herein to cease, delay, require repayment of a Grant payment or terminate this Agreement.
- 6.22 The Applicant shall indemnify and save harmless from time to time and at all times, the City, its officers, employees, and agents from and against all claims, actions, causes of action, interest, demands, costs, charges, damages, expenses and loss made by any person arising directly or indirectly from:
- a) The City entering into this Agreement; and,
 - b) Any failure by the Applicant to fulfil its obligations under this Agreement.

This indemnification shall, in respect of any matter arising prior to the termination of this Agreement, remain in force following termination or expiry of this Agreement, or satisfactory completion of the eligible works approved under this Agreement.

- 6.23 The Applicant is bound by this Agreement, unless, prior to the Applicant receiving the Initial Grant payment, the Applicant gives notice in writing to the City, that the Applicant has decided not to accept the Grant contemplated by this Agreement, in which case, the Agreement is terminated.

7. PROVISIONS RELATING TO THE CITY

- 7.1 The City agrees to provide a Grant to the Applicant to be paid out over a maximum of 10 years, to be used towards the eligible costs on the subject lands, subject to and in accordance with the terms and conditions set out in this Agreement, provided that the total of such Grants shall not exceed the total actual eligible costs accepted and designated by the City, estimated as of the date of this agreement, in the amount of \$18,689.60.
- 7.2 Upon revaluation of the subject lands by MPAC, the City shall calculate the actual post-project City property taxes and the actual annual Grant.
- 7.3 On an annual basis, the City, upon being satisfied that the Applicant is in compliance with this Agreement and has met all and any other requirements of the City, shall pay the annual Grant payment.
- 7.4 The City reserves the right to require a third party review or independent audit, at the Applicant's expense, of all documentation submitted in support of the Application or during the administration of the initial or subsequent annual Grant payments, including, but not limited to:
- a) Estimated and actual eligible costs; and,
 - b) Environmental reports and documentation.

TAX INCREMENT GRANT AGREEMENT

- 7.5 The City, its employees and agents are entitled to inspect the subject lands and all fixtures and improvements upon the subject lands at any time during usual business hours for the purpose of ascertaining their condition or state of repair or for the purpose of verifying compliance with the provisions of this Agreement.
- 7.6 If the Applicant cannot be reached over a protracted period (more than 2 years), the City will have the option, without notice and at its own discretion, of terminating all future Grant payments to the Applicant.
- 7.7 If in the opinion of the City the subject lands are not maintained in their rehabilitated condition, the City may at its own discretion, terminate all future Grant payments and require repayment of all Grant payments already paid out by the City to the Applicant.
- 7.8 The City retains the right at all times not to make any or all Grant payments or to delay payment where the City deems that there is non-compliance by the Applicant with this Agreement. In particular, without limiting the generality of the foregoing, the Grant is conditional upon periodic reviews satisfactory to the City to there being no adverse change in the rehabilitation and condition of the subject lands, and to there being compliance on the part of the Applicant with all requirements contained in this Agreement.
- 7.9 Except where expressly stated in this Agreement, all conditions in this Agreement are for the benefit of the City and may only be waived by the City. No waiver is effective unless in writing.

8. DEFAULT AND REMEDIES

- 8.1 On the occurrence of default under this Agreement, the City shall be entitled to its remedies to enforce the terms of this Agreement, including:
- a) Delaying or ceasing payment of the Grant;
 - b) Requiring repayment of the Grant; and/or
 - c) Terminating this Agreement.
- 8.2 Default shall be deemed to occur upon any default of the Applicant or assignee in complying with the terms set out in this Agreement, including but not limited to the following:
- a) The as constructed works do not comply with the description of the works as provided in the Application Form and supporting plans and documents;
 - b) Deficiencies in the as constructed works during the term of this Agreement;
 - c) The works are not undertaken in conformity with the Ontario Building Code and all applicable zoning requirements and planning approvals;

TAX INCREMENT GRANT AGREEMENT

- d) The Applicant sells, transfers or otherwise disposes of the property without advising the City;
- e) The building for which a Grant was provided is demolished or designated heritage features of that building are altered during the term of the Grant;
- f) The building is damaged by fire or otherwise, and repair or reconstruction is not commenced within 90 days;
- g) The Applicant is in property tax arrears with respect to the property for more than one (1) year;
- h) Any representation or warranty made by the Applicant is incorrect in any material respect;
- i) Failure to perform or comply with any of the obligations contained in this Agreement or contained in any other Agreement entered into between the Applicant and the City;
- j) The Applicant makes an assignment for the benefit of creditors, or assigns in bankruptcy or takes the advantage in respect of their own affairs of any statute for relief in bankruptcy, moratorium, settlement with creditors, or similar relief of bankrupt or insolvent debtors, or if a receiving order is made against the Applicant, or if the Applicant is adjudged bankrupt or insolvent, or if a liquidator or receiver is appointed by reason of any actual or alleged insolvency, or any default of the Applicant under any mortgage or other obligation, or if the subject lands or interest of the Applicant in the subject lands becomes liable to be taken or sold by any creditors or under any writ of execution or other like process;
- k) Construction ceases for a period of 60 days due to the Applicant's default (strikes and Acts of God excepted) and/or the Applicant abandons the property or project;
- l) The Applicant is in default of the terms and conditions of the construction financing secured by the first mortgage;
- m) This Agreement is forfeited or is terminated by any other provision contained in it.

8.3 The City may, at its sole discretion, provide the Applicant with an opportunity to remedy any default.

9. ADDITIONAL PROVISIONS

9.1 This Agreement shall remain in effect from the date of its execution to the earlier of:

- a) The Applicant informing the City in writing prior to the initial Grant payment, that the Applicant has decided not to accept the Grant;
- b) The City informs the Applicant in writing that due to the non-fulfilment or non-compliance with a required condition or due to default, this Agreement is at an end;

TAX INCREMENT GRANT AGREEMENT

- c) The total amount of the Grant paid out to the Applicant equals total eligible;
 - d) Ten (10) years from the date of completion of the development.
- 9.2 Time shall be of the essence with respect to all covenants, Agreements and matters contained in this Agreement.
- 9.3 Schedules "A" and "B" attached to this Agreement forms part of this Agreement.

10. NOTICES

- 10.1 Where this Agreement requires notice to be delivered by one party to the other, such notice shall be in writing and delivered either personally, by e-mail, by fax or by prepaid registered first class post, by party wishing to give such notice, to the other party at the address noted below:

Such notice shall be deemed to have been given:

- a) In the case of personal delivery, on the date of delivery;
- b) In the case of e-mail or fax, on the date of transmission provided it is received before 4:30 p.m. on a day that is not a holiday, as defined in the *Interpretation Act*, failing which it shall be deemed to have been received the next day, provided the next day is not a holiday; and,
- c) In the case of registered post, on the third day, which is not a holiday, following posting.

Notice shall be given:

To the Applicant at:

1523 Astrella Cr
Mississauga, ON L5M 5A1
Telephone No: 416-989-0677
E-mail: wendy@wendysingh.ca

To the City at:

City of Port Colborne
66 Charlotte Street
Port Colborne Ontario, L3K 3C8
Attention: Bram Cotton, Economic Development Officer
Ph: 905-228-8063
Fax: 905-835-2939
Email: cipapplication@portcolborne.ca

TAX INCREMENT GRANT AGREEMENT

IN WITNESS WHEREOF the parties hereto have executed this Agreement all as of the day and year first written above, and the parties hereto have hereunto affixed their corporate seals duly witnessed and attested by the hands of the proper signing officers in that behalf, and said signing officers certify that they have authority to bind their corporation.

Signed for and on behalf of (insert Applicant Name) by:

Per: _____
Name: Wendy Singh
Title: Authorized Signing Officer

Per: _____
Name:
Title: Authorized Signing Officer

Signed for and on behalf of The Corporation of the City of Port Colborne by:

Per: _____
Name:
Title: Mayor (or designate)

Per: _____
Name: Charlotte Madden
Title: City Clerk

TAX INCREMENT GRANT AGREEMENT

SCHEDULE "A"

of a Grant Agreement between the City and the Applicant named in this Agreement.

Legal Description of Applicant's land

PT LT 12 E/S MITCHELL ST PL 849 PORT COLBORNE BEING PT 1 ON 59R12508; PORT
COLBORNE

TAX INCREMENT GRANT AGREEMENT

SCHEDULE "B"

of a Grant Agreement between the City and the Applicant named in this Agreement.

Eligible Works for the Brownfield Tax Increment Grant

TAX INCREMENT GRANT AGREEMENT

- i) a Phase II ESA, Designated Substances and Hazardous Materials Survey, Remedial Work Plan, Risk Assessment /Risk Management Plan, not disbursed by the Environmental Site Assessment (ESA) Grant Program or the Brownfield Tax Assistance Program (TAP);
- ii) environmental remediation, including the costs of preparing a Record of Site Condition (RSC), not disbursed by the Brownfield TAP;
- iii) placing, compacting and grading of clean fill required to replace contaminated soils/fill disposed of off-site not disbursed by the Brownfield TAP;
- iv) installing, monitoring, maintaining and operating environmental and/or engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment and/or CPU, not disbursed by the Brownfield TAP;
- v) testing of on-site excess soils for potential reuse, but shall not include the excavation, management, transportation or disposal of such soil, except where the soil is found to be contaminated;
- vi) environmental insurance premiums not disbursed by the Brownfield TAP;
- vii) demolishing buildings (excluding permit fees);
- viii) building rehabilitation and retrofit works (excluding permit fees); and,
- ix) upgrading on-site infrastructure including water services, sanitary sewers and stormwater management facilities.

The total value of the grant provided under the Brownfield TIG Program shall not exceed the total cost of the eligible works specified in i) to ix) above.

**NIAGARA SMARTER NIAGARA INCENTIVE PROGRAM TAX INCREMENT GRANT & BROWNFIELD TAX INCREMENT GRANT
TAX INCREMENT GRANT PROGRAM ESTIMATE**

2025-27
Appendix C

Municipality: **Port Colborne**
Address: **71 Nickel**
Roll Number: **# 271102000704900**
Pre Project Year: **2024**
Post Project Year: **2024**

	Industrial	Residential	Industrial	Total Pre-Project Taxes	Commercial	New Multi-residential	Commercial	Total Post Project Taxes	Tax Increment	Annual Grant amount
Class Code	IT	RT	IT		CT	NT	CT			
Assessment Value ¹	\$0.00	\$5,100.00	\$0.00		\$0.00	\$1,243,890.10	\$0.00			
Municipal Taxes ^{2,3,4}	\$0	\$55	\$0	\$55	\$0	\$13,425	\$0	\$13,425	\$13,370	\$10,696
Regional Taxes ^{5,6,7}	\$0	\$41	\$0	\$41	\$0	\$10,026	\$0	\$10,026	\$9,985	\$7,988
Provincial Taxes ^{8,9,10}	\$0	\$8	\$0	\$8	\$0	\$1,903	\$0	\$1,903	N/A	
Total									\$23,354.51	
% of Tax Increment Year 1¹¹									80.00%	
Annual Grant Payment¹³									\$18,683.61	

This estimates the completed project being assessed at **\$1,243,890.10** based on cost of land and construction costs; actual assessment will be completed by MPAC following the project completion. Existing assessment value is \$5,100 based on actual 2024 MPAC assessment. These calculations reflect the grant percentage that would be received based on a project score of 80%. These results are estimated using the 2024 tax rates. Actual annual amount will be based on the grant percentage applied to the incremental taxes paid each year for the duration of the grant however may be subject to a reduction should the taxes owing be reduced in any given year due to a assessment appeal.

¹ Both Pre- and post-project completion assessments are estimates and may be subject to change.

- 2 Municipal Industrial Tax Rate
- 3 Municipal Residential Tax Rate
- 4 Municipal Industrial Tax Rate
- 5 Regional Industrial Tax Rate
- 6 Regional Residential Tax Rate
- 7 Regional Industrial Tax Rate
- 8 Education Industrial Tax Rate
- 9 Education Residential Tax Rate
- 10 Education Industrial Tax Rate

Pre-Project Tax Rates	Post-Project Tax Rates
0.02838501	0.01872439
0.01079278	0.01079278
0.02838501	0.01872439
0.02119754	0.01398312
0.0080599	0.0080599
0.02119754	0.01398312
0.0088	0.0088
0.00153	0.00153
0.0088	0.0088

¹³ This is an estimate only and does not constitute any guarantee or assurance of a grant and should not be relied upon as such.

SUMMARY FORECAST (excluding education)

Event	Year	Grant %	Municipal Grant Estimate	Regional Grant Estimate	Total Grant Estimate
Base year	2024				
Grant Year 1	2024	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 2	2025	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 3	2026	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 4	2027	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 5	2028	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 6	2029	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 7	2030	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 8	2031	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 9	2032	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 10	2033	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Total Estimate	Total Estimate		\$ 106,959.91	\$ 79,876.19	\$ 186,836.11



Subject: Oil Mill Creek Municipal Drain Report Update

To: Council

From: Public Works Department

Report Number: 2025-22

Meeting Date: March 11, 2025

Recommendation:

That Public Works Department Report 2025-22 be received; and

That staff advise the appointed engineer, Paul Marsh, P.Eng to move forward with the changes to the Oil Mill Creek Municipal Drain report and upon completion of the report, that Council direct the Drainage Superintendent to advance the Oil Mill Creek Municipal Drain Engineer's Report to a second 'Meeting to Consider,' in accordance with section 41, Chapter D.17 of the *Drainage Act*.

Purpose:

The purpose of this report is to update Council on the status of the Oil Mill Creek Municipal Drain Engineer's Report, originally presented at the Meeting to Consider on September 3, 2024, and to seek Council's approval to proceed with mailing notices and scheduling a second Meeting to Consider following the completion of the revised report by the appointed engineer.

Background:

At the September 3, 2024 Meeting to Consider, Council directed that the Oil Mill Creek Municipal Drain Engineer's Report be referred back to the engineer. The intent was to explore a redesign that reduces the scope of work to only what is necessary to modernize the report. This direction was largely in response to significant concerns raised by assessed landowners, many of whom opposed the proposed costs, particularly the costs associated with the wetland feature.

Additionally, Council requested that staff engage assessed landowners to determine if any were interested in constructing a wetland feature on their property.

Discussion:

Following Council's direction at the September Meeting to Consider, staff and the Engineer undertook a detailed review of the Oil Mill Creek Engineer's Report to identify ways to reduce costs while maintaining necessary improvements to the municipal drain. Staff considered several options to determine the most feasible and cost-effective approach, while still making sure the drain functions as needed.

After the report was referred back, staff sent letters (Appendix A) to all 209 assessed landowners on September 10, 2024, informing them of the reconsideration process and inviting feedback regarding their interest in having a wetland or storage feature on their private property by October 2, 2024. Four property owners contacted staff.

- One landowner expressed disinterest, stating they already had a pond and did not want additional features.
- Another initially showed interest but did not follow up further.
- The remaining two met with staff on November 13, 2024, to discuss the proposal but ultimately declined to have a wetland feature on their property.

The addition of private wetland features may have resulted in additional costs to the report as the design would still need to be incorporated into a revised version of the Engineer's Report.

Staff then undertook some key investigations to try and reduce scope of the report, as described below.

Wetland Feature Removal

One of the significant cost drivers in the original report was an engineered wetland designed for water storage. This wetland increased the quantity of stormwater that the system could hold, improving it from a 1 in 2 year storm design to a 1 in 5 year storm design. Removing this wetland from the design would save approximately \$150,000 while still maintaining a 1 in 2 year storm design. City staff have applied for grants to construct the wetland feature within Centennial Park and will continue to do so to offset the cost of a future wetland installation which will increase the capabilities of the drainage system to a 1 in 5 year storm. This would eliminate the need for the drainage shed to pay for the wetland.

West Branch Drain Rock Removal

Flooding has been a persistent issue for properties west of Pinecrest Road, with some landowners experiencing severe impacts in recent years. Staff reviewed the design and

concluded that rock removal remains essential to improving flow and mitigating future flooding.

Outlet Flap-Gate Review

The existing flap gate at the outlet has withstood significant storm events over many years. However, due to its weight, it causes water to backup. The Report proposes solutions to this gate, which staff reviewed and recommend maintaining to ensure the gate functions as needed.

To balance cost reduction with necessary drainage improvements, staff also evaluated the following options:

- Install a pump system.
- Widen the drain (to improve capacity and flow).

Ultimately, the Engineer's proposed revised report will reflect a 'bare bones' approach, removing the wetland and prioritizing essential drainage improvements to align with Council's directive. Stormwater management is inherently expensive, and staff recognize the financial burden this places on property owners within the drainage area. The goal of this review was to find equitable solutions that balance cost with necessary improvements to the Oil Mill Creek. Modernizing the report was essential to ensure the drain functions effectively, and while cost reductions will be proposed in the updated version of the Oil Mill Creek report, there are unavoidable expenses associated with achieving proper drainage.

Internal Consultations:

Public Works staff have met internally to discuss the options to reduce the scope of work for the report.

Financial Implications:

The financial implications will be presented in the assessment schedule in the revised Oil Mill Creek Municipal Drain report at the Meeting to Consider. The removal of the wetland from the report is anticipated to result in a reduction of approximately \$150,000 in design and construction costs.

Public Engagement:

As directed by Council, staff mailed a notice to assessed landowners on September 10, 2024. The letter informed them that the report had been referred back to the Engineer

and invited those interested in donating land for a potential wetland feature. (See Appendix A.)

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Sustainable and Resilient Infrastructure
-

Conclusion:

The proposed revised Engineer's Report will reflect Council's direction to reduce costs while ensuring the drain functions effectively. By removing the wetland and prioritizing essential improvements, staff and the Engineer have sought a balanced approach that considers both financial impacts on property owners and the need for a modernized, functional drainage system. With Council's approval, a new mailing will be completed to inform property owners of an updated Meeting to Consider date with the revised Engineer Report.

Appendices:

- a. Letter dated September 10, 2024 titled 'Oil Mill Creek Municipal Drain – Update'

Respectfully submitted,

Alana Vander Veen
Drainage Superintendent
905-228-8127
Alana.VanderVeen@portcolborne.ca

Cassandra Banting
Manager of Environmental Services
905-228-8137
Cassandra.Banting@portcolborne.ca

Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.



PORT COLBORNE

PUBLIC WORKS

2025-22
Appendix A

Municipal Offices: 66 Charlotte Street
Port Colborne, Ontario L3K 3C8 • www.portcolborne.ca

T 905-228-8127 F 905.834.5746
E @Alana.VanderVeen@portcolborne.ca

September 10, 2024

City Hall
66 Charlotte St
Port Colborne, ON, L3K 3C8

Roll: 040-002-37400

Re: Oil Mill Creek Municipal Drain - Update

This notification is a follow up to the previous Notice dated July 24, 2024, which provided information for a meeting that was held on September 3, 2024. That meeting is referred to as the Meeting to Consider, where City Council had the opportunity to listen to a presentation from the Engineer regarding the Oil Mill Creek Municipal Drain Report. Council further had the opportunity to listen to the concerns of the assessed landowners through the Engineer's report.

The record meeting is available on Youtube and is entitled 'Port Colborne Meeting to Consider – Oil Mill Creek Municipal Drain – September 3, 2024' should you wish to watch the meeting.

At the meeting, Council had three options:

- Adopt the Report and give the Provisional By-law two readings as required by legislation, which then allows for the appeal process to begin as prescribed by the Drainage Act R.S.O. 1990
- Reject the Report
- Redirect/refer the Report back to the Engineer to make changes related to errors, omissions, design or scope of work.

The decision of Council was to refer the report back to the Engineer.

The motion from Council was to *refer the Oil Mill Creek Engineer's Report dated June 20, 2024, back to the Engineer to consider redesign and to reduce the scope of work based on those needs that only need to be done to bring the current Report up to date.* Council also specifically mentioned that the proposed wetland in Centennial Park be removed to reduce the scope of work. Council also directed staff to contact all assessed landowners to gauge interest in those who would be willing to donate their land for smaller wetland/retention features that would offset the removal of the wetland from the park.

Residents who are interested in offering a portion of their land for wetland/retention features are to contact the undersigned by **October 2, 2024**. To ensure the parcels are suitable, they will be screened and assessed for compliance and feasibility by Niagara Peninsula Conservation Authority and the Niagara Region, along with City staff.

A copy of the Engineer's Report, as well as a copy of the Engineer's Watershed Hydrology and Hydraulics report, are both available for your review. Please review the report and associated assessments at <https://www.portcolborne.ca/municipaldrains>.

Scroll down to the Additional Resources 'Engineer's Reports' section to find the 'Oil Mill Creek Drain Report – June 20, 2024'. The assessment tables begin on page 49 of the pdf.

Scroll down to the Addition Resources 'Supporting Documents' section to review the Watershed Hydrology and Hydraulics report.

Once a revised report has been issued by the Engineer, another meeting notice for a second Meeting to Consider will be mailed to all assessed landowners within the report.

If you have questions regarding the drainage report, please contact the Drainage Superintendent, Alana Vander Veen at 905-228-8127 or at Alana.VanderVeen@portcolborne.ca.

If you are unable to review the report on the website, a copy of the report can be provided to you on a thumb drive or in hard copy. Additionally, a viewing copy of the report can also be found at City Hall in the Clerks office, and at the Port Colborne Library.

Sincerely,



Alana Vander Veen
Drainage Superintendent

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PORT COLBORNE

Subject: Revised Billing of the Young and Hopf-Wagner Municipal Drains

To: Council

From: Public Works Department

Report Number: 2025-42

Meeting Date: March 11, 2025

Recommendation:

That Public Works Department Report 2025-42 be received; and

That the revised billing for the Young and Hopf-Wagner Municipal Drains be approved and invoiced in accordance with the *Drainage Act*, as outlined in Appendix A of Public Works Department Report 2025-42.

Purpose:

This report has been prepared to inform Council that the Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) grant for the Young and Hopf-Wagner Municipal Drain construction has been received but is lower than expected. The Report outlines the funding shortfall, next steps, and the process for a revised by-law and rebilling to affected property owners.

Background:

Council Report 2023-102 dated June 27, 2023, provides the background and overview of the Young and Hopf-Wagner Municipal Drain Project. Subsequent to that report, the OMAFA grant, which was applied for in 2023, has been received. OMAFA provides grants of up to one-third of for qualifying lands. The Municipality applies for the grant on behalf of the landowners and the qualifying landowners are responsible for the remaining costs. Once work is completed on the drain and the grants are received for a maintenance or construction project, a By-Law is passed to give authority to bill based on the assessment schedule.

The original application for the OMAFA grant for farm parcels totalled \$112,510.33, but since receiving the grant, the actual amount was less and therefore a new by-law is required to bill the remaining amounts.

Discussion:

The original application for the OMAFA grant for farm parcels totalled \$112,510.33 but the funding received resulted in a shortfall of \$21,629.95.

The OMAFA grant is issued to those parcels that have the Farm Property Class Tax and the amount of the grant is 1/3 of the net assessment to the parcel. OMAFA's review of the application indicated that several parcels did not have Farm Property Class Tax Rate as listed on the application.

Due to this discrepancy, a total of 29 parcels were incorrect and will be rebilled. Of those parcels, 25 are in Port Colborne, 1 in Fort Erie and 3 in Niagara Falls. Of the total parcels within Port Colborne, 23 will result in an increase in cost and 2 of the parcels will be receiving a credit from the original amount invoiced.

The net cost of the project is as follows:

	Previously Invoiced	New Invoice Amount	Difference
Town of Fort Erie	2,578.83	\$2,767.40	188.57
City of Niagara Falls	231,812.41	\$234,262.60	2,450.19
City of Port Colborne	774,934.35	\$793,925.53	18,991.18
Total	1,009,325.59	1,030,955.53	21,629.94

The parcels to be rebilled are detailed in Appendix A.

Internal Consultations:

Consultation was held with the City's Finance Division to discuss the duties required to complete the new invoicing of this work.

Financial Implications:

Due to the OMAFA grant being \$21,629.94 less than expected, the parcels detailed in Appendix A will be rebilled to ensure each parcel within the drainage shed is contributing according to the Engineers assessment schedules.

Public Engagement:

The *Drainage Act* has many points of public consultation. The following is a list of events identifying when mailings occur to inform the property owners defined within the engineer's report of the public meetings and public appeal processes set out by the *Drainage Act*.

- Notice of Public consultation prior to the completion of the report
 - Notice of Meeting to consider the report
 - Notice of Court of Revision
 - Notice of Tribunal
 - Notice of Meeting to Consider Contract Price
 - Notice of Construction
 - Previous Billing
-

Conclusion:

It is recommended the City proceed with the passing of the by-law as defined in Section 61(1), a Levy by-law, of the *Drainage Act R.S.O. 1990* to complete the revised billing of the drainage work. If these funds are not collected from ratepayers, the City would need to absorb these costs. Approval of this report will allow staff to proceed with the billing of these works and collect this amount from the affected property owners.

Appendices:

- a. Schedule of Revised Assessments
- b. Original Assessment Schedule
- c. Young and Hopf-Wagner Levy By-law

Respectfully submitted,

Alana Vander Veen
Drainage Superintendent
905-228-8127
Alana.VanderVeen@portcolborne.ca

Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.

**SCHEDULE OF REVISED ASSESSMENT
YOUNG & HOPF-WAGNER DRAINS
City of Port Colborne**

* = Non-agricultural

ROLL NUMBER (OWNER)	ACTUAL ASSESSMENT	GRANT	ALLOW.	TOTAL	PREVIOUS	NEW NET	DIFFERENCE	OPTIONAL 5 YEAR PAYMENT	
				NET ASSESSMENT	ASSESSMENT	IN BILLING	5% / 5 YRS 0.230929174	TOTAL AMOUNT OVER 5 YRS	
City of Port Colborne									
* 040 609301 (A. Ruigrok)	\$1,164.77				776.51	\$1,164.77	\$388.26	\$89.66	\$448.30
* 040 609400 (D. & L. Showler)	\$1,085.24				723.49	\$1,085.24	\$361.75	\$83.54	\$417.70
* 040 609600 (L. & P. Durliat)	\$524.66				349.77	\$524.66	\$174.89	\$40.39	\$201.95
* 040 610100 (E. & M. Geyer)	\$2,541.20		\$650.00		1,044.13	\$1,891.20	\$847.07	\$195.61	\$978.05
* 040 610200 (C. & H. Aimsbury)	\$7,722.38		\$1,290.00		3,858.25	\$6,432.38	\$2,574.13	\$594.44	\$2,972.20
* 040 610300 (M. Dumont)	\$1,765.12				1,176.75	\$1,765.12	\$588.37	\$135.87	\$679.35
* 040 611100 (J. Walker, T. Stroomer)	\$223.21				148.81	\$223.21	\$74.40	\$17.18	\$85.90
* 040 614205 (R. Walker)	\$1,396.96				931.31	\$1,396.96	\$465.65	\$107.53	\$537.65
* 040 614600 (S. & D. Nease)	\$9,228.37		\$1,550.00		4,602.25	\$7,678.37	\$3,076.12	\$710.37	\$3,551.85
* 040 615000 (R. & S. Little)	\$2,309.02				1,539.35	\$2,309.02	\$769.67	\$177.74	\$888.70
* 040 614900 (M. Butler Est.)	\$5,260.71		\$260.00		3,247.14	\$5,000.71	\$1,753.57	\$404.95	\$2,024.75
* 040 614700 (A. & R. Dickey)	\$3,176.18		\$280.00		1,837.45	\$2,896.18	\$1,058.73	\$244.49	\$1,222.45
* 040 612200 (P. Aiello)	\$947.98				631.99	\$947.98	\$315.99	\$72.97	\$364.85
* 040 612415 (L. McMahon)	\$3,998.45		\$920.00		1,745.63	\$3,078.45	\$1,332.82	\$307.79	\$1,538.95
* 040 612600 (G. Sovejarto)	\$2,369.31				1,579.54	\$2,369.31	\$789.77	\$182.38	\$911.90
* 040 612800 (Heritage Family Holdings LLD)	\$14,097.83		\$1,560.00		7,838.55	\$12,537.83	\$4,699.28	\$1,085.20	\$5,426.00
* 040 613105 (J. & A. Ens)	\$915.91				610.61	\$915.91	\$305.30	\$70.50	\$352.50
* 040 613200 (P. Czartowski)	\$288.63				192.42	\$288.63	\$96.21	\$22.22	\$111.10
* 040 615800 (A. Pruyne)	\$1,987.04				1,324.69	\$1,987.04	\$662.35	\$152.96	\$764.80
* 040 613600 (M. & E. Geyer)	\$1,345.64				897.09	\$1,345.64	\$448.55	\$103.58	\$517.90
* 040 616501 (K. Pagnotta)	\$1,091.65				727.77	\$1,091.65	\$363.88	\$84.03	\$420.15
* 040 617700 (M. & T. Novotny)	\$1,323.84				882.56	\$1,323.84	\$441.28	\$101.90	\$509.50
* 040 617905 (J. Stam)	\$3,051.75				2,034.50	\$3,051.75	\$1,017.25	\$234.91	\$1,174.55
* 040 609902 (W. & L. Collard)	\$10,060.90	\$3,353.30	\$1,990.00		8,070.90	\$4,717.60	-\$3,353.30		
040 615100 (J. & E. Vidal)	\$782.50	\$260.81			782.50	\$521.69	-\$260.81		
Town of Fort Erie									
* 40 5532805 (K. & A. Duerksen)	\$565.71				377.14	\$565.71	188.57		

City of Niagara Falls

*	130 418000	(D. & A. Silverthorne, R. & T. Portugai)	\$11,306.49		\$1,250.00	6,287.66	\$10,056.49	3,768.83
	130 417000	(R. Ferraro, T. Millington-Ferraro)	\$130.84	\$43.57		130.84	\$87.27	-43.57
	130 423320	(S. Jasek)	\$495.16	\$165.04		495.16	\$330.12	-165.04
						54,844.76	77,584.74	22,739.98

Fort Erie	Previously Billed	New Billing Amount	Difference to Collect
	\$2,578.83	\$2,767.40	188.57
Niagara Falls	Previously Billed	New Billing Amount	
	\$231,812.41	\$234,262.60	2,450.19
Port Colborne	Previously Billed	New Billing Amount	
	\$678,641.64	\$697,632.82	\$18,991.18

Note: **Amount to Invoice**
Amount to Refund

YOUNG & HOPF-WAGNER DRAINS
City of Port Colborne

Total Estimated Cost	\$	792,390.00	Total Actual Cost	\$	1,173,095.89
Special Non Pro-rateable Assessments	\$	<u>364,190.00</u>	Special Non Pro-rateable Assessments	\$	<u>623,806.32</u>
Total Estimated Pro-rateable Assessment	\$	428,200.00	Total Actual Pro-rateable Assessment	\$	<u>549,289.57</u>

* = Non-agricultural

ROLL NUMBER (OWNER)	TOTAL		TOTAL		NET		ESTIMATED		OPTIONAL 5 YEAR PAYMENT	
	ESTIMATED ASSESSMENT	ACTUAL ASSESSMENT	GRANT	ALLOW.	ASSESSMENT	AMOUNT	%	5% / 5 YRS 0.230929174	TOTAL AMOUNT OVER 5 YRS	
City of Port Colborne										
* 040 607800 (D. & S. Anderson)	\$ 88.00	\$ 112.89			\$ 112.89	88.00	1.28	\$26.07	\$130.35	
040 608100 (D. & L. Pirson)	319.00	409.21	136.40		272.81	213.00	1.28	\$63.00	\$315.00	
* 040 608200 (M. & R. Nicholls)	494.00	633.70			633.70	494.00	1.28	\$146.34	\$731.70	
* 040 609200 (V. Hermoza)	763.00	978.77			978.77	763.00	1.28	\$226.03	\$1,130.15	
* 040 608600 (Heritage Family Holdings)	286.00	366.88			366.88	286.00	1.28	\$84.72	\$423.60	
* 040 608601 (Heritage Family Holdings)	181.00	232.18			232.18	181.00	1.28	\$53.62	\$268.10	
040 609301 (A. Ruigrok)	908.00	1,164.77	388.26		776.51	605.00	1.28	\$179.32	\$896.60	
040 609400 (D. & L. Showler)	846.00	1,085.24	361.75		723.49	564.00	1.28	\$167.07	\$835.35	
040 609405 (L. & B. Durliat)	2,047.00	2,625.87	875.29		1,750.58	1,365.00	1.28	\$404.26	\$2,021.30	
* 040 609500 (W. Schneider, B. Gingras)	256.00	328.39			328.39	256.00	1.28	\$75.83	\$379.15	
040 609600 (L. & P. Durliat)	409.00	524.66	174.89		349.77	273.00	1.28	\$80.77	\$403.85	
040 609606 (L. & P. Durliat)	1,315.00	1,686.87	562.29		1,124.58	877.00	1.28	\$259.70	\$1,298.50	
040 609607 (L. & P. Durliat)	3,604.00	4,623.17	1,541.06		3,082.11	2,403.00	1.28	\$711.75	\$3,558.75	
* 040 609902 (W. & L. Collard)	7,843.00	10,060.90		1,990.00	8,070.90	5,853.00	1.38	\$1,863.81	\$9,319.05	
040 609900 (A. Collard)	4,004.00	5,136.28	1,712.09		3,424.19	2,669.00	1.28	\$790.75	\$3,953.75	
* 040 609901 (H. & D. Noyes)	676.00	867.16			867.16	676.00	1.28	\$200.25	\$1,001.25	
* 040 609904 (City of Port Colborne)	50.00	64.14			64.14	50.00	1.28	\$14.81	\$74.05	
040 610100 (E. & M. Geyer)	1,981.00	2,541.20	847.07	650.00	1,044.13	671.00	1.56	\$241.12	\$1,205.60	
040 610301 (J. Murray)	336.00	431.02	143.67		287.35	224.00	1.28	\$66.36	\$331.80	
* 040 610305 (M. Dumont)	3,155.00	4,047.19			4,047.19	3,155.00	1.28	\$934.61	\$4,673.05	
040 610200 (C. & H. Aimsbury)	6,020.00	7,722.38	2,574.13	1,290.00	3,858.25	2,723.00	1.42	\$890.98	\$4,454.90	
* 040 610205 (R. & L. Eckmier)	176.00	225.77			225.77	176.00	1.28	\$52.14	\$260.70	
040 610300 (M. Dumont)	1,376.00	1,765.12	588.37		1,176.75	917.00	1.28	\$271.75	\$1,358.75	
* 040 610400 (R. Wiggin, M. Friedlein)	232.00	297.61			297.61	232.00	1.28	\$68.73	\$343.65	
* 040 610500 (J. Rudd, R. Begley)	232.00	297.61			297.61	232.00	1.28	\$68.73	\$343.65	
040 610600 (K. & S. Fox)	3,408.00	4,371.74	1,457.25		2,914.49	2,272.00	1.28	\$673.04	\$3,365.20	
040 610700 (W. & M. Aiken)	3,520.00	4,515.41	1,505.14		3,010.27	2,347.00	1.28	\$695.16	\$3,475.80	
040 611100 (J. Walker, T. Stroomer)	174.00	223.21	74.40		148.81	116.00	1.28	\$34.36	\$171.80	
040 614205 (R. Walker)	1,089.00	1,396.96	465.65		931.31	726.00	1.28	\$215.07	\$1,075.35	
040 614201 (D. & H. Carver)	1,420.00	1,821.56	607.19		1,214.37	947.00	1.28	\$280.43	\$1,402.15	
040 611000 (J. Carver)	7,494.00	9,613.21	3,204.40	940.00	5,468.81	4,056.00	1.35	\$1,262.91	\$6,314.55	
040 611200 (G. & J. Tice)	6,894.00	8,843.54	2,947.85	1,030.00	4,865.69	3,566.00	1.36	\$1,123.63	\$5,618.15	
040 614200 (K. & S. Fox)	8,481.00	10,879.32	3,626.44	980.00	6,272.88	4,674.00	1.34	\$1,448.59	\$7,242.95	
040 614601 (C. Menard, C. Barker)	10,110.00	12,968.98	4,322.99	890.00	7,755.99	5,850.00	1.33	\$1,791.08	\$8,955.40	
* 040 614300 (A. & V. Kertesz)	439.00	563.14			563.14	439.00	1.28	\$130.05	\$650.25	
* 040 614400 (J. & S. Price)	547.00	701.68			701.68	547.00	1.28	\$162.04	\$810.20	

	040 614500	(B. & H. Sonnenberg)	14,226.00	18,248.93	6,082.98	2,230.00	9,935.95	7,254.00	1.37	\$2,294.50	\$11,472.50
	040 614600	(S. & D. Nease)	7,194.00	9,228.37	3,076.12	1,550.00	4,602.25	3,246.00	1.42	\$1,062.79	\$5,313.95
*	040 615100	(J. & E. Vidal)	610.00	782.50			782.50	610.00	1.28	\$180.70	\$903.50
	040 615000	(R. & S. Little)	1,800.00	2,309.02	769.67		1,539.35	1,200.00	1.28	\$355.48	\$1,777.40
	040 614900	(M. Butler Est.)	4,101.00	5,260.71	1,753.57	260.00	3,247.14	2,474.00	1.31	\$749.86	\$3,749.30
*	040 614800	(R. & C. Betts)	648.00	831.25			831.25	648.00	1.28	\$191.96	\$959.80
	040 614700	(A. & R. Dickey)	2,476.00	3,176.18	1,058.73	280.00	1,837.45	1,371.00	1.34	\$424.32	\$2,121.60
*	040 615400	(D. & M. Orlowski)	2,386.00	3,060.73			3,060.73	2,386.00	1.28	\$706.81	\$3,534.05
*	040 615405	(Enbridge Gas Distribution)	2,145.00	2,751.58		650.00	2,101.58	1,495.00	1.41	\$485.32	\$2,426.60
	040 515901	(Stam Acres Limited)	2,071.00	2,656.65	885.55		1,771.10	1,381.00	1.28	\$409.00	\$2,045.00
*	040 515902	(D. & J. Culp)	633.00	812.00			812.00	633.00	1.28	\$187.51	\$937.55
*	040 515903	(R.J. Gillespie Enterprise Limited)	472.00	605.48			605.48	472.00	1.28	\$139.82	\$699.10
*	040 515904	(D. & M. Orlowski)	483.00	619.59			619.59	483.00	1.28	\$143.08	\$715.40
	040 611900	(Loeffen Farms Ltd., 1448077 Ontario Ltd.)	1,287.00	1,650.95	550.32		1,100.63	858.00	1.28	\$254.17	\$1,270.85
	040 612000	(D. & J. Deschamps.)	1,423.00	1,825.41	608.47		1,216.94	949.00	1.28	\$281.03	\$1,405.15
*	040 612002	(H. Najmudin)	537.00	688.86			688.86	537.00	1.28	\$159.08	\$795.40
	040 612200	(P. Aiello)	739.00	947.98	315.99		631.99	493.00	1.28	\$145.94	\$729.70
	040 612300	(H. & B. Bos)	3,969.00	5,091.38	1,697.13		3,394.25	2,646.00	1.28	\$783.83	\$3,919.15
*	040 612301	(D. & H. Matthews)	117.00	150.09			150.09	117.00	1.28	\$34.66	\$173.30
	040 612400	(N. & L. Bateman)	6,396.00	8,204.71	2,734.90	1,970.00	3,499.81	2,294.00	1.53	\$808.21	\$4,041.05
	040 612415	(L. McMahon)	3,117.00	3,998.45	1,332.82	920.00	1,745.63	1,158.00	1.51	\$403.12	\$2,015.60
	040 612500	(D. Borg-Rucci)	2,340.00	3,001.72	1,000.57	590.00	1,411.15	970.00	1.45	\$325.88	\$1,629.40
	040 612600	(G. Sovegiarto)	1,847.00	2,369.31	789.77		1,579.54	1,231.00	1.28	\$364.76	\$1,823.80
*	040 612700	(T. Chambers, L. Freeborn)	84.00	107.75			107.75	84.00	1.28	\$24.88	\$124.40
	040 612800	(Heritage Family Holdings LLD)	10,990.00	14,097.83	4,699.28	1,560.00	7,838.55	5,767.00	1.36	\$1,810.15	\$9,050.75
*	040 612900	(S. & S. Hall)	4,358.00	5,590.39		1,890.00	3,700.39	2,468.00	1.50	\$854.53	\$4,272.65
*	040 613100	(J. Post & S. Robb)	9,652.00	12,381.46		2,340.00	10,041.46	7,312.00	1.37	\$2,318.87	\$11,594.35
	040 613105	(J. & A. Ens)	714.00	915.91	305.30		610.61	476.00	1.28	\$141.01	\$705.05
	040 613200	(P. Czartowski)	225.00	288.63	96.21		192.42	150.00	1.28	\$44.44	\$222.20
*	040 613300	(J. Grimaldi)	4,992.00	6,403.67		1,200.00	5,203.67	3,792.00	1.37	\$1,201.68	\$6,008.40
*	040 613301	(F. & E. Joudrey)	541.00	693.99			693.99	541.00	1.28	\$160.26	\$801.30
	040 613400	(L. & P. Durliat)	9,817.00	12,593.12	4,197.71	2,170.00	6,225.41	4,375.00	1.42	\$1,437.63	\$7,188.15
	040 613500	(L. & C. Schneider)	5,132.00	6,583.27	2,194.42	830.00	3,558.85	2,591.00	1.37	\$821.84	\$4,109.20
	040 615700	(Davison Farms Ltd.)	810.00	1,039.06	346.35		692.71	540.00	1.28	\$159.97	\$799.85
	040 615705	(Davison Farms Ltd.)	809.00	1,037.78	345.93		691.85	539.00	1.28	\$159.77	\$798.85
	040 615800	(A. Pruyne)	1,549.00	1,987.04	662.35		1,324.69	1,033.00	1.28	\$305.91	\$1,529.55
*	040 613505	(City of Port Colborne)	26.00	33.35			33.35	26.00	1.28		
*	040 613510	(City of Port Colborne)	38.00	48.75			48.75	38.00	1.28		
	040 613600	(M. & E. Geyer)	1,049.00	1,345.64	448.55		897.09	699.00	1.28	\$207.16	\$1,035.80
	040 613700	(M. & M. Young)	2,671.00	3,426.33	1,142.11		2,284.22	1,781.00	1.28	\$527.49	\$2,637.45
	040 613705	(J. & D. Rauscher)	4,361.00	5,594.24	1,864.75		3,729.49	2,907.00	1.28	\$861.25	\$4,306.25
*	040 615900	(C. Wilson)	19.00	24.37			24.37	19.00	1.28	\$5.63	\$28.15
	040 616000	(J. & H. Swanson)	521.00	668.33	222.78		445.55	347.00	1.28	\$102.89	\$514.45
*	040 616300	(C. Vanderloos)	80.00	102.62			102.62	80.00	1.28	\$23.70	\$118.50
*	040 616400	(R. Stegner)	49.00	62.86			62.86	49.00	1.28	\$14.52	\$72.60
*	040 616500	(D. Little)	126.00	161.63			161.63	126.00	1.28	\$37.33	\$186.65
*	040 616600	(R. Vincelette)	94.00	120.58			120.58	94.00	1.28	\$27.85	\$139.25
*	040 616700	(S. Johnston, H. Keeso)	428.00	549.03			549.03	428.00	1.28	\$126.79	\$633.95
*	040 616800	(S. Johnston, H. Keeso)	348.00	446.41			446.41	348.00	1.28	\$103.09	\$515.45
*	040 616900	(A. & S. Miljanic)	99.00	127.00			127.00	99.00	1.28	\$29.33	\$146.65
*	040 617000	(K. Cooke)	73.00	93.64			93.64	73.00	1.28	\$21.62	\$108.10
	040 616501	(K. Pagnotta)	851.00	1,091.65	363.88		727.77	567.00	1.28	\$168.06	\$840.30
	040 616502	(R. & M. Bilodeau)	1,441.00	1,848.50	616.17		1,232.33	961.00	1.28	\$284.58	\$1,422.90

*	040 617005	(K. & A. Warner)	591.00	758.13			758.13	591.00	1.28	\$175.07	\$875.35
*	040 616505	(V. & F. Kerschl)	333.00	427.17			427.17	333.00	1.28	\$98.65	\$493.25
	040 617700	(M. & T. Novotny)	1,032.00	1,323.84	441.28		882.56	688.00	1.28	\$203.81	\$1,019.05
*	040 617601	(M. Miedema, J. Ceply)	856.00	1,098.07			1,098.07	856.00	1.28	\$253.58	\$1,267.90
*	040 617602	(D. & D. Taylor)	635.00	814.57			814.57	635.00	1.28	\$188.11	\$940.55
	040 618103	(M. & L. Koabel)	9,486.00	12,168.52	4,056.17		8,112.35	6,324.00	1.28	\$1,873.38	\$9,366.90
*	040 618105	(J. Wayne)	182.00	233.47			233.47	182.00	1.28	\$53.92	\$269.60
*	040 618110	(A. Troczynska)	146.00	187.29			187.29	146.00	1.28	\$43.25	\$216.25
*	040 617800	(L. Adams)	2,763.00	3,544.34			3,544.34	2,763.00	1.28	\$818.49	\$4,092.45
*	040 617900	(Enbridge Gas Distribution) Special Assessment	5,307.00 50,170.00	6,807.75 66,967.35			6,807.75 66,967.35	5,307.00 50,170.00	1.28 1.33	\$1,572.11 \$15,464.71	\$7,860.55 \$77,323.55
	040 617905	(J. Stam)	2,379.00	3,051.75	1,017.25		2,034.50	1,586.00	1.28	\$469.83	\$2,349.15
*	040 617500	(M. Chow, K. Lee)	249.00	319.41			319.41	249.00	1.28	\$73.76	\$368.80
*	040 619200	(A. & T. Mattiazzo)	405.00	519.53			519.53	405.00	1.28	\$119.97	\$599.85
*	040 619400	(A. & C. Game)	1,708.00	2,191.00			2,191.00	1,708.00	1.28	\$505.97	\$2,529.85

ROLL NUMBER (OWNER)	TOTAL ESTIMATED ASSESSMENT	TOTAL ACTUAL ASSESSMENT	GRANT	ALLOW.	TOTAL AMOUNT PAYABLE	REPORT AMOUNT PAYABLE	%
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City of Port Colborne (cont)

*	040 699900	(C.N.R.) Special Assesment	29,173.00 171,770.00	37,422.76 374,981.53		1,050.00	36,372.76 374,981.53	28,123.00 171,770.00	1.29 2.18	\$8,399.53 \$86,594.17	\$41,997.65 \$432,970.85
*	040 699600	(C. P. Rail)	3,908.00	5,013.13			5,013.13	3,908.00	1.28	\$1,157.68	\$5,788.40
*		Regional Road 98	115.00	147.52			147.52	115.00	1.28	\$34.07	\$170.35
*		Koable Road	3,540.00	4,541.07			4,541.07	3,540.00	1.28		
*		Green Road	3,496.00	4,484.62			4,484.62	3,496.00	1.28		
*		Brookfield Rd	3,308.00	4,243.46			4,243.46	3,308.00	1.28		
*		Special Assessment	7,070.00	7,070.00			7,070.00	7,070.00	1.00		
*		Stauth Road	1,407.00	1,804.88			1,804.88	1,407.00	1.28		
*		Troup Road	773.00	991.59			991.59	773.00	1.28		
*		Sherk Road	2,349.00	3,013.27			3,013.27	2,349.00	1.28		
*		Special Assessment	36,070.00	27,996.55			27,996.55	36,070.00	0.78		
*		White Road	6,804.00	8,728.09			8,728.09	6,804.00	1.28		
*		Forkes Road	25,938.00	33,272.94			33,272.94	25,938.00	1.28		

Town of Fort Erie

*	20 3117301	(F. Iuliani)	36.00	46.18			46.18	36.00	1.28		
	40 5532401	(R. Guglielmi)	71.00	91.08	30.36		60.72	47.00	1.29		
	40 5532800	(Kenneth Chacra Enterprises Inc.)	356.00	456.67	152.22		304.45	237.00	1.28		
	40 5532805	(K. & A. Duerksen)	441.00	565.71	188.57		377.14	294.00	1.28		
	40 5532900	(C. & E. Upper)	388.00	497.72	165.91		331.81	259.00	1.28		
*	40 5532901	(N. & C. Horton)	66.00	84.66			84.66	66.00	1.28		
*		Regional Road 25	613.00	786.35			786.35	613.00	1.28		
*		Willow Road	420.00	538.77			538.77	420.00	1.28		
*		Unopened Rd Lt 30	38.00	48.75			48.75	38.00	1.28		

City of Niagara Falls

*	130	416700	(N.P.C.A.)	389.00	499.00			499.00	389.00	1.28
	130	410100	(N. Sauer)	2.00	2.57	0.86		1.71	1.00	1.71
	130	409900	(K. & C. Brown)	93.00	119.30	39.77		79.53	62.00	1.28
	130	409500	(J. Kulhanek)	211.00	270.67	90.22		180.45	141.00	1.28
*	130	409600	(G. Williamson)	88.00	112.89			112.89	88.00	1.28
	130	418100	(N. Sauer)	11,969.00	14,968.85	4,989.62	3,450.00	6,529.23	4,329.00	1.51
	130	418000	(D.&A.Silverthorne,R.&T.Portugaise)	8,814.00	11,306.49	3,768.83	1,250.00	6,287.66	4,626.00	1.36
*	130	416700	(N.P.C.A.)	684.00	877.43			877.43	684.00	1.28
	130	417600	(P. Fiorentino)	434.00	556.73	185.58		371.15	289.00	1.28
	130	417800	(E. & S. Friskie)	324.00	415.62	138.54		277.08	216.00	1.28
*	130	417700	(W. Holowitz)	16.00	20.52			20.52	16.00	1.28
*	130	417000	(R. Ferraro, T. Millington-Ferraro)	102.00	130.84			130.84	102.00	1.28
*	130	417001	(B. Flores)	90.00	115.45			115.45	90.00	1.28
*	130	417100	(J. Graham)	16.00	20.52			20.52	16.00	1.28
*	130	417200	(W. Lamb)	119.00	152.65			152.65	119.00	1.28
*	130	417300	(M. & J. Royer)	14.00	17.96			17.96	14.00	1.28
	130	421200	(A. & G. & A. Tavano)	335.00	429.73	143.24		286.49	223.00	1.28
	130	421100	(L. Kit, D. Kit-Mete)	7,977.00	10,232.80	3,410.93	3,350.00	3,471.87	1,968.00	1.76
	130	421001	(A. Subramanian)	118.00	151.37	50.46		100.91	79.00	1.28
*	130	421000	(S. Hilton)	48.00	61.57			61.57	48.00	1.28
*	130	420900	(R. & T. Warner)	5.00	6.41			6.41	5.00	1.28
	130	420715	(N. & J. Vandenberg)	17.00	21.81	7.27		14.54	11.00	1.32
	130	422300	(F. & C. Muileboom)	62.00	79.53	26.51		53.02	41.00	1.29
*	130	416700	(N.P.C.A.)	624.00	800.46			800.46	624.00	1.28
	130	422500	(W. & S. Young)	1,051.00	1,348.21	449.40		898.81	701.00	1.28
	130	422800	(E. Landrum)	8,031.00	10,302.07	3,434.02	2,210.00	4,658.05	3,144.00	1.48
	130	422900	(A. & K. Duerksen)	512.00	656.79	218.93		437.86	341.00	1.28
	130	423210	(J. & H. Swanson)	16,958.00	21,753.51	7,251.17	3,820.00	10,682.34	7,485.00	1.43
	130	423400	(V. Scott)	11,321.00	14,522.44	4,840.81	3,090.00	6,591.63	4,457.00	1.48
*	130	423000	(J. & C. Castellanos)	559.00	717.08		600.00	117.08	-41.00	-2.86
*	130	423100	(S. & M. Eggleton)	40.00	51.31		530.00	-478.69	-490.00	0.98
*	130	423202	(J. & D. Pierrynowski)	89.00	114.17			114.17	89.00	1.28
*	130	423320	(S. Jasek)	386.00	495.16			495.16	386.00	1.28
*	140	102500	(A. Secco)	73.00	93.64			93.64	73.00	1.28
	140	102600	(A. & R. Armenti)	3,271.00	4,196.00	1,398.67	950.00	1,847.33	1,231.00	1.50
	140	102700	(P. & M. Kikkert)	5,795.00	7,433.75	2,477.92	640.00	4,315.83	3,223.00	1.34
	140	102900	(E. & K. Edwards)	9,723.00	12,472.54	4,157.51	2,350.00	5,965.03	4,132.00	1.44
	140	103200	(1532044 Ontario Inc.)	1,399.00	1,794.62	598.21		1,196.41	933.00	1.28
	140	103800	(B. & L. Gatto)	102.00	130.84	43.61		87.23	68.00	1.28
*	150	100500	(E. Michaud)	46.00	59.01			59.01	46.00	1.28
	150	100600	(Loeffen Farms Ltd., 1448077 Ont. Ltd.)	663.00	850.49	283.50		566.99	442.00	1.28
*	150	100650	(J. & E. Hersom)	146.00	187.29			187.29	146.00	1.28
*	150	100605	(B. & C. Newell)	149.00	191.14			191.14	149.00	1.28
*	150	100701	(R. & V. Dekker)	173.00	221.92			221.92	173.00	1.28
*	150	100700	(J. & D. Deschamps)	2,596.00	3,330.12		460.00	2,870.12	2,136.00	1.34
*	150	100704	(H. Najmudin)	3,114.00	3,994.60		1,170.00	2,824.60	1,944.00	1.45
*	150	100800	(L. McMahon)	1,301.00	1,668.91		130.00	1,538.91	1,171.00	1.31
	150	100900	(J. Ruicci, D. Borg-Ruicci)	407.00	522.09	174.03		348.06	271.00	1.28
*	150	101000	(G. Sovegjarro)	1,591.00	2,040.91			2,040.91	1,591.00	1.28
*	150	101400	(P. Czartowski)	293.00	375.86			375.86	293.00	1.28
*	150	101300	(A. Vibent)	583.00	747.87			747.87	583.00	1.28
*	150	101200	(S. Pandur)	48.00	61.57			61.57	48.00	1.28
*	150	101500	(E. & F. Joudrey)	601.00	770.96			770.96	601.00	1.28

The Corporation of the City of Port Colborne

By-Law No. _____

**Being a By-law to Amend the Assessment Schedule to
Levy the Difference of Actual Costs Incurred in Constructing a Drainage Works
Known as the Young & Hopf Wagner Municipal Drain**

Whereas Section 61 Chapter D.17 of the *Drainage Act* R.S.O. 1990 authorizes a municipality, upon the completion of the drainage works, to levy the final cost thereof to the lands and roads liable, as stated in the engineer's report; and

Whereas By-law 6677/41/19, Being a By-law to Provide for Drainage Works in the City of Port Colborne, and the City of Niagara Falls in the Regional Municipality of Niagara, known as the Young & Hopf-Wagner Municipal Drain, was enacted the 23rd day of April, 2019, and provided for the construction of the Young & Hopf-Wagner Municipal Drain based on the estimates contained in the drainage report dated July 27, 2017, as submitted by Spriet Associates London Limited; and

Whereas the Drainage Works was completed as per the Engineer's Report, as amended, and the total actual costs incurred were \$1,173,095.89 compared to an original estimated cost of \$792,390.00. Actual costs for constructing the drain were 1.54% over the Engineer's estimate; and

Whereas By-law 7109/51/23, Being a By-law to amend the assessment Schedule to Levy the actual costs incurred in constructing a drainage works known as the Young & Hopf-Wagner Municipal Drain was completed prior to receiving the OMAFA grant allocation.

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That the Treasurer invoice the Town of Fort Erie and the City of Niagara Falls in accordance with Schedule 'A', attached hereto, being the amounts to be charged for the difference in grant allocation received for completing the construction of the drainage works known as the Young & Hopf - Wagner Drain for the portions of work within the Town of Fort Erie and the City of Niagara Falls, with the invoice being due within 30 days of the invoice date.
2. That the Treasurer levy the remaining amount in accordance with Schedule 'A', attached hereto, against the lands in the City of Port Colborne, being the amounts to be charged for the difference in grant allocation received for completing the construction of the drainage works known as the Young & Hopf-Wagner Drain.
3. That the owners of the properties within the City of Port Colborne have the option of submitting full payment of the net cost or make yearly payments over a period of 5 years at 5% interest per annum. The full payments not received by May 15, 2025, shall be added to the final tax bill beginning in the year 2025 and ending in the year 2030.
4. That in the event of nonpayment, the City of Port Colborne's penalty and interest charges on outstanding accounts receivable, By-law 6841/91/20 shall be followed.
5. That By-law 7109/51/23 is hereby amended by replacing the assessment schedule with Schedule 'A' appended hereto.
6. This by-law shall come into force and take effect on the day of its final passing.

Enacted and passed this 11th day of March, 2025.

William C. Steele Mayor

Charlotte Madden



February 27, 2025

SENT ELECTRONICALLY

To All Concerned Organizations

Re: 14.6 Actions to Address Mental Health, Addiction and Homelessness – City of Thorold Council Resolution

Please be advised that the Council of the Corporation of the City of Thorold, at its meeting held on February 25, 2025, considered the aforementioned topic and the following resolution was passed:

The Corporation of the City of Thorold enacts as follows:

1. That Council for the City of Thorold **CONDEMNNS** the discrimination of people living with mental illness, people who are unhoused, homeless and/or people living with addiction;
2. That Staff **BE DIRECTED** to prepare and make publicly available a collection of resources for the assistance of addition and mental health support and treatment;
3. That Staff **BE DIRECTED** to contact the Canadian Mental Health Association to express interest in hosting a safe beds program in the City of Thorold;
4. That Staff **BE DIRECTED** to request the following from the Regional Municipality of Niagara:
 - a) Increased delivery of preventative drug education in our community;
 - b) Creation of an Indigenous homeless and housing action plan;
 - c) A staff report on the subject of the Indigenous Mobile Crisis Unit; and
 - d) Hosting of a public summit for mental health, homelessness and addiction.
5. That Staff **BE DIRECTED** to request from the Province of Ontario, access to alternative revenue streams other than property taxes, for the purpose of addressing social housing funding requirements; and
6. That this resolution **BE CIRCULATED** to the following, with a request for support and call to action:

- a) all Niagara region school boards, all Niagara region municipalities, all Niagara region Members of Provincial Parliament, all Niagara region Members of Parliament, the Federal Minister of Crown-Indigenous Relations, the Federal Minister of Indigenous Services, the Federal Minister of Mental Health and Addictions, the Ontario Minister of Municipal Affairs and Housing, Ontario Minister of Indigenous Affairs, Ontario Solicitor General, and Ontario Minister of Health; and
- b) the Canadian Mental Health Association, Brock University, Niagara College, Fort Erie Native Friendship Centre, Ontario Federation of Indigenous Friendship Centres, Niagara Regional Native Centre, Niagara Peninsula Aboriginal Area Management Board, Niagara Aboriginal Health Centre, Niagara Chapter of Native Women, and Niagara Region Métis Council.

Thank you,



Nicholas Debono
City Clerk, City of Thorold

- cc. Niagara region School Boards
- District School Board of Niagara
 - Niagara Catholic District School Board
 - Conseil scolaire catholique MonAvenir
 - Conseil Scolaire Viamonde
- Niagara region Municipalities
- Niagara Falls
 - Port Colborne
 - St Catharines
 - Welland
 - Grimsby
 - Lincoln
 - Niagara-on-the-Lake
 - Pelham
 - Wainfleet
 - West Lincoln
 - Fort Erie
- Niagara region Members of Provincial Parliament
- Sam Oosterhoff
 - Jennifer Stevens
 - Wayne Gates



- Jeff Burch

Niagara region Members of Parliament

- Dean Allison
- Chris Bittle
- Tony Baldinelli
- Vance Badawey

Federal Minister of Crown-Indigenous Relations and Northern Affairs Canada – Honourable Gary Anandasangaree

Federal Minister of Indigenous Services – Honourable Patty Hajdu

Federal Minister of Mental Health and Addictions – Honourable Ya'ara Saks

Ontario Minister of Municipal Affairs and Housing – Honourable Paul Calandra

Ontario Minister of Indigenous Affairs – Honourable Greg Rickford

Ontario Solicitor General – Honourable Michael S. Kerzner

Ontario Minister of Health – Honourable Sylvia Jones

Canadian Mental Health Association

Brock University

Niagara College

Fort Erie Native Friendship Centre

Ontario Federation of Indigenous Friendship Centres

Niagara Regional Native Centre

Niagara Peninsula Aboriginal Area Management Board

Niagara Aboriginal Health Centre

Niagara Chapter of Native Women

Niagara Region Métis Council

Steven Soos, Member of the Public



Monday, January 20, 2025

The Honourable Doug Ford
Premier of Ontario
Premier's Office, Legislative Building, Room 281
Toronto, Ontario M7A 1A1
Premier@ontario.ca

SENT VIA EMAIL

The Honourable Prabmeet Sarkaria
Minister of Transportation
5th Flr, 777 Bay St
Toronto, ON M7A 1Z8
minister.mto@ontario.ca

RE: Support for an Ontario-wide licencing framework for rideshare companies

Dear Premier Ford and Minister Sarkaria,

Please be advised of the following motion that was passed at the January 13, 2025, Goderich Town Council meeting:

Moved By: Councillor Kelly

Seconded By: Deputy Mayor Noel

Whereas Rideshare services are increasingly relied upon by seniors, students, visitors and tourists, and residents looking for safe, affordable, convenient, and reliable ways to travel;

And Whereas, the standardization and consistency of regulations across municipalities, particularly in Ontario, can improve the efficiency and effectiveness of the regulatory framework;

And Whereas, transferring the responsibility of ride-share regulations and licensing to the provincial level would contribute to a more streamlined and uniform governance structure, while eliminating associated red tape and unnecessary administrative costs;

Therefore, Be It Resolved that the Town of Goderich Council hereby expresses its support for the migration of ride-share regulations and licensing from the municipal level to the provincial level;

Be It Further Resolved that the Town of Goderich Council formally requests the Government of Ontario to initiate the transfer of responsibilities in the interest of creating a more coherent and standardized regulatory framework for ride-sharing services across the province;

Be It Further Resolved that copies of this motion be distributed to the Honourable Doug Ford, Premier of Ontario; the Honourable Prabmeet Sarkaria, Minister of Transportation; the Honourable Paul Calandra, Minister of Municipal Affairs and Housing; the Honourable Lisa Thompson, Minister of Rural Affairs; the Association of Municipalities of Ontario (AMO); the Eastern Ontario Wardens Caucus, the County of Huron; and all six neighbouring Huron County lower-tier municipalities, and all Ontario municipalities.

CARRIED

If you have any questions, please do not hesitate to contact me at 519-524-8344 ext. 210 or afisher@goderich.ca

Yours truly,



Andrea Fisher
Director of Legislative Services/Clerk
/ab

Enclosed:

1. Policy Note – Expanding Transportation Options in Ontario
2. Eastern Ontario Warden's Caucus Letter of Support

cc: Hon. Paul Calandra, Minister of Municipal Affairs and Housing minister.mah@ontario.ca
Hon. Lisa Thompson, Minister of Rural Affairs minister.mra@ontario.ca
The Association of Municipalities Ontario (AMO) amopresident@amo.on.ca
Rural Ontario Municipal Association (ROMA) roma@roma.on.ca
Meredith Staveley-Watson, Manager of Government Relations, EOWC info@eowc.org
The Eastern Ontario Wardens Caucus, info@eowc.org
The County of Huron and all neighbouring Huron County lower-tier municipalities and all Ontario municipalities.

Policy Note - Expanding Transportation Options in Ontario

The purpose of this note is to outline the current challenges with respect to the regulation of ridesharing in Ontario and the benefits to the province that could be unlocked through a provincial regulatory framework.

[Context](#)

[Current Challenges](#)

[Municipal Interest in Ontario](#)

[Benefits of Provincial Approach](#)

[Jurisdictional Scan](#)

Context

- Since 2016, dozens of municipalities across Ontario have developed unique bylaws to regulate ridesharing.
- These bylaws cover topics such as licensing scheme, insurance requirements, driver screening standards, vehicle requirements, and fee / payment schedules.
- Currently, there are several ridesharing companies operational in Ontario, including Lyft, U-Ride, Uber and others.
- Ridesharing provides a vital transportation option in communities across the province, but much of the province is still underserved by ridesharing services.

Current Challenges

The current regulatory structure has significant policy challenges that impacts the province's transportation system and economic growth. Challenges include:

- **Patchwork regulatory framework** - As the province recently demonstrated through its [One Fare](#) announcement, transportation does not stop at municipal boundaries and is increasingly regional. The regulation of ridesharing has become a patchwork regulatory system where a driver can pick up in one municipality but may not be able to pick up in the neighbouring municipality, leading to deadheading.
- **Increasing red tape** - For ridesharing companies that wish to expand in Ontario at the moment, they have to go to individual municipalities and develop bespoke compliance systems. This increases red tape and the cost of doing business in Ontario. It severely limits the ability of ridesharing companies to scale across rural Ontario.
- **Lack of rural transportation options** - Many rural municipalities in Ontario are significantly growing as a result of the Government's investment in housing and infrastructure, yet they lack sufficient transportation options for their residents. Even when options exist, they are often only available at limited times of the day.

Municipal Interest in Ontario

Due to the lack of rural transportation options and the benefits of ridesharing services, over the past months, several municipalities that do not currently have ridesharing services have expressed interest in bringing ridesharing to their communities. These include:

- **Municipality of Brighton** - Northumberland-Peterborough South
- **Township of Russell** - Glengarry-Prescott-Russell
- **City of Pembroke** - Renfrew-Nippissing-Pembroke
- **Township of Southgate** - Bruce-Grey-Owen Sound
- **Town of St. Mary's** - Perth-Wellington

Some of these communities, including Brighton, ON have already passed resolutions (see [Appendix A](#) for full resolution) declaring “support for the migration of ride-share regulations and licensing from the municipal level to the provincial level”.

Benefits of Provincial Approach

A provincial approach to the regulation of ridesharing would have considerable benefits to the Ontario economy and the people of Ontario. These benefits include:

- **Supports economic development** - As Ontario continues to attract investments in areas such as EV manufacturing, communities across the province will need additional transportation options. Ridesharing helps people get around growing communities while also providing part-time flexible work opportunities.
- **Connects communities** - The current patchwork regulatory structure does not reflect the reality of regional transportation, which does not stop at municipal borders. Similar to the One Fare approach of the government, a provincial regulatory framework would allow people to use ridesharing to move seamlessly between communities in the province.
- **Helps reduce impaired driving** - Research shows that the presence of ridesharing in a community can help reduce impaired driving, which is why Uber is a proud partner of MADD Canada. In many rural communities, transportation options are often sparse or unavailable late at night, which can lead some to drive impaired. A provincial regulatory framework would allow ridesharing to expand more easily into these communities and provide citizens with a good reason not to drink and drive.
- **Enables innovative approaches to transit** - Uber and the Town of Innisfil co-designed a custom transit solution, named Innisfil Transit. With a touch of a button, residents are offered flat fare rides to popular destinations, such as the train station, the recreation complex, or the Innisfil Employment Area. Since the launch of Innisfil Transit, thousands of residents have taken trips to connect with the commuter rail station, get to work, go out with friends, or visit their doctor.
- **Connectivity to higher order transit** - As Metrolinx builds out the GO RER expansion and the Ontario Northlander resumes services, more Ontarians and visitors to our

province will use these services to connect with communities. Ridesharing would help boost the success of these services by serving as a “first-mile / last-mile” solution in communities across the RER and Northlander corridors.

Jurisdictional Scan

The majority of other provinces in Canada have adapted a provincial model to the regulation of ridesharing. Some examples of provincial models include:

Province	Legislation	Website / More Information
Newfoundland and Labrador	Transportation Network Company Regulations	Transportation Network Companies (Ride-sharing Service) - Digital Government and Service NL
Quebec	Bill 17, An Act respecting remunerated passenger transportation by automobile - National Assembly of Québec	Authorized drivers or drivers of a vehicle comparable to a taxi - SAAQ
Alberta	Transportation Network Companies Regulation	Ride-for-hire services Alberta.ca
Saskatchewan	Vehicles for Hire Act Vehicles for Hire Regulations	Ridesharing services - SGI

Appendix A: Municipality of Brighton Resolution

WHEREAS, the Municipality of Brighton faces challenges related to limited access to transportation, and there exists a pressing need for a ride-sharing service to address transportation gaps within our community;

WHEREAS rideshare services are increasingly relied upon by seniors, students, visitors and tourists, and residents looking for safe, affordable, convenient, and reliable ways to travel;

WHEREAS, the standardization and consistency of regulations across municipalities, particularly in Ontario, can improve the efficiency and effectiveness of the regulatory framework;

WHEREAS, transferring the responsibility of ride-share regulations and licensing to the provincial level would contribute to a more streamlined and uniform governance structure, while eliminating associated red tape and unnecessary administrative costs;

THEREFORE, BE IT RESOLVED that the Municipality of Brighton Council hereby expresses its support for the migration of ride-share regulations and licensing from the municipal level to the provincial level;

BE IT FURTHER RESOLVED that the Municipality of Brighton Council formally requests the Government of Ontario to initiate the transfer of responsibilities in the interest of creating a more coherent and standardized regulatory framework for ride-sharing services across the province;

BE IT FURTHER RESOLVED that copies of this motion be distributed to the Honourable Doug Ford, Premier of Ontario; the Honourable Prabmeet Sarkaria, Minister of Transportation; the Honourable Paul Calandra, Minister of Municipal Affairs and Housing; the Honourable David Piccini, Member of Provincial Parliament for Northumberland-Peterborough South; the Association of Municipalities of Ontario (AMO); the Eastern Ontario Wardens Caucus, the County of Northumberland; and all six neighbouring Northumberland lower-tier municipalities, and all Ontario municipalities.

October 24, 2024

The Honourable Doug Ford
Premier of Ontario
Premier's Office, Legislative Building, Room 281
Toronto, Ontario M7A 1A1
Premier@ontario.ca

The Honourable Prabmeet Sarkaria
Minister of Transportation
5th Flr, 777 Bay St
Toronto, ON M7A 1Z8
minister.mto@ontario.ca

**Re: Eastern Ontario Wardens' Caucus support for an Ontario-wide
licensing framework for rideshare companies**

Dear Premier Ford and Minister Sarkaria,

On behalf of the [Eastern Ontario Wardens' Caucus \(EOWC\)](#), representing 103 rural and small urban municipalities across Eastern Ontario, I am writing to request that the Ontario Government strongly consider adopting a province-wide licensing framework for rideshare companies.

Municipalities across Eastern Ontario, including the County of Northumberland and Township of Russell, have been advocating for a provincial licensing framework for rideshare companies that would align Ontario with Quebec and British Columbia. Ridesharing provides a vital transportation option in communities across Ontario, but much of the province is still underserved by ridesharing services.

In many parts of the province, ridesharing is unregulated or regulated in a 'patchwork' manner. Since 2016, dozens of municipalities across Ontario have developed unique bylaws to regulate ridesharing. These bylaws cover topics such as licensing scheme, insurance requirements, driver screening standards, vehicle requirements, and fee / payment schedules.

The benefits of an Ontario-wide licensing framework of rideshare companies include:

- **Supports economic development** - As Ontario continues to attract investments in areas such as electronic vehicle (EV) manufacturing, communities across the province will need additional transportation options. Ridesharing helps people get around growing communities while also providing part-time flexible job opportunities.
- **Connects communities** - The current patchwork regulatory structure does not reflect the reality of regional transportation, which does not stop at municipal borders. Similar to the One Fare approach of the government, a provincial regulatory framework would allow people to use ridesharing to move seamlessly between communities in the province.
- **Helps reduce impaired driving** - Research shows that the presence of ridesharing in a community can help reduce impaired driving. In many rural communities, transportation options are often sparse or unavailable late at night, which can lead some individuals to choose to drive impaired. A provincial regulatory framework would allow ridesharing to expand more easily into these communities and provide people with a safe ride option.
- **Enables innovative approaches to transit** – As one example of innovative partnerships, the Town of Innisfil and Uber Canada co-designed a custom transit solution, named Innisfil Transit. With a touch of a button, residents are offered flat fare rides to popular destinations, such as the train station, the recreation complex, or the Innisfil Employment Area. Since the launch of Innisfil Transit, thousands of residents have taken trips to connect with the commuter rail station, get to work, go out with friends, or visit their doctor.

Premier Ford and Minister Sakaria, we thank you for your consideration of this important issue. As always, the EOWC remains a trusted partner and welcomes continued collaboration and opportunities for open dialogue on behalf of our member municipalities.

Sincerely,



Peter Emon
Chair, 2024
Eastern Ontario Wardens' Caucus
Info@eowc.org

CC: Hon. Paul Calandra, Minister of Municipal Affairs and Housing
minister.mah@ontario.ca

Hon. Lisa Thompson, Minister of Rural Affairs
minister.mra@ontario.ca

The Association of Municipalities Ontario (AMO)
amopresident@amo.on.ca

Rural Ontario Municipal Association (ROMA)
roma@roma.on.ca

Meredith Staveley-Watson, Manager of Government Relations, EOWC
info@eowc.org



The Corporation of the Town of Cobourg

Resolution

Honourable Doug Ford, Premier of Ontario
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Town of Cobourg
55 King Street West,
Cobourg, ON, K9A 2M2
clerk@cobourg.ca

Delivered via email

Doug.fordco@pc.ola.org
premier@ontario.ca

January 31, 2025

RE: Correspondence received from Northumberland County regarding the Municipal Restructuring Study

Please be advised that the Town of Cobourg Council, at its meeting held on January 29, 2025, passed the following resolution:

WHEREAS Cobourg Council understands that the Northumberland tax base is having difficulties with the constant increase in municipal taxes from both the upper and lower tier municipalities; and

WHEREAS the Council acknowledges the need to explore service rationalization, restructuring, and potential amalgamation within Northumberland County to enhance efficiency and service delivery; and

WHEREAS any study undertaken must provide a comprehensive and balanced approach to ensure that all viable options are fairly considered in determining the best governance and financial structure for all of our communities; and

WHEREAS the town of Cobourg tax base makes up 23% of the Northumberland County tax levy and the town of Cramahe contributes just 6% while both having a single vote at the County of Northumberland Council table unless it is a recorded vote; and

WHEREAS in addition to the options of restructuring and amalgamation, a third alternative must be evaluated, namely the potential dilution of the upper-tier government that could allow for the direct allocation of provincial funding to lower-tier municipalities enhancing the local decision-making process and allowing for fiscal autonomy of the various communities.

NOW THEREFORE BE IT RESOLVED THAT the Cobourg Council expresses its support and significant interest in the pursuing a study on service rationalization, restructuring, and amalgamation of Northumberland County; and that a third option, be included in the study and that the third option look at the possible dissolution of the



The Corporation of the Town of Cobourg

Resolution

upper tier government; and

FURTHER THAT this letter be forwarded to Honourable Doug Ford, Premier of Ontario, Honourable, David Piccini, Minister of Labour, Immigration, Training and Skills Development and Northumberland - Peterborough South MPP, and Honourable, Paul Calandra, Minister of Municipal Affairs and Housing and Markham-Stouffville MPP along with all other lower tier municipalities asking for their support in ensuring this much needed study explores all potential options that may better serve the resident of Cobourg and Northumberland County.

Sincerely,

A handwritten signature in black ink that reads "Kristina Lepik".

Kristina Lepik
Deputy Clerk/Manager, Legislative Services

Enclosure.

cc. Honourable David Piccini, Minister of Labour, Immigration, Training and Skills Development, Northumberland – Peterborough South MPP;
Honourable Paul Calandra, Minister of Municipal Affairs and Housing; and
All lower tier Ontario Municipalities

January 22, 2025

Delivered via email

Dear Northumberland County Clerks,

Re: Municipal Restructuring Study

I am writing to share a report and accompanying Council Resolution approved by Northumberland County Council on December 18, 2024. The report entitled 'Budget 2025 – Municipal Restructuring Study', was requested by County Council on November 20, 2024 for the purposes of investigating the cost of a restructuring study as part of 2025 budget deliberations.

As per Council's request, this letter is being sent to Member Municipalities to determine interest in pursuing a study of service rationalization, restructuring and/or amalgamation. The support required would include staff time to gather and share information, as well as meetings with the consultant. The study would be informative, and participation would not be seen as an agreement to move forward with any recommendations resulting from the study. If a majority of Member Municipalities wish to participate in the study, we will take the results back to County Council for next steps on moving forward.

Please note the response deadline of March 3, 2025.

Thank you for your consideration and we look forward to hearing from you.

Sincerely,



Jennifer Moore
CAO, Northumberland County

c.c. Northumberland County CAOs
Maddison Mather, Clerk, Northumberland County

Council Resolution

Moved By: J. Logel

Seconded By: R. Crate

Agenda
Item 17.c
(2.i)

Resolution Number
2024-12-18- 926

“That County Council direct staff to send a letter to each of Northumberland County’s 7 Member Municipalities to determine interest in pursuing a municipal restructuring study, with a response deadline of March 3, 2025.”

Recorded Vote
Requested by _____
Councillor’s Name

Deferred _____
Warden’s Signature

Carried 
Warden’s Signature

Defeated _____
Warden’s Signature

If you require this information in an alternate format, please contact the Accessibility Coordinator at accessibility@northumberland.ca or 1-800-354-7050 ext. 2327



Report 2024-167

Report Title: Budget 2025 – Municipal Restructuring Study

Prepared by: Jennifer Moore
Chief Administrative Officer
Office of the CAO

Approved by: Jennifer Moore, CAO

Council Meeting Date: December 18, 2024

Report Not Considered by

Standing Committee Because:

- Time-sensitive Issue (information received too late for Committee consideration)
- Urgent Matter (issue arose after this month’s Committee meeting)
- Other

Strategic Plan Priorities: Innovate for Service Excellence
 Ignite Economic Opportunity
 Foster a Thriving Community
 Propel Sustainable Growth
 Champion a Vibrant Future

Recommendation

“That County Council, having considered Report 2024-167 ‘Budget 2025 - Municipal Restructuring Study’, direct staff to request input from member municipalities to determine interest in pursuing a municipal restructuring study.”

Purpose

At their November 20, 2024 meeting, County Council discussed budget considerations for 2025. As a result of the discussions, staff were directed to report back on the cost of an amalgamation study in the draft budget.

Background

The idea of restructuring is not new to Northumberland County. Northumberland has been restructured several times in its 232-year history. Northumberland was initially formed in 1792. It joined with Durham County to form the Newcastle District in 1802, as part of Upper Canada. In 1850 it became the United Counties of Northumberland and Durham. It remained as the United Counties until 1973. On January 1, 1974, the majority of Durham County joined Ontario County to form Durham Region, except for the Town of Port Hope and Hope Township. Hope and Port Hope joined Northumberland County to form a standalone County named Northumberland. Over the years there have been various changes to the boundaries and names of lower tiers, as those organizations have been restructured, as well with population growth and Provincial direction.

In the late 1990's there was significant restructuring across the province and the number of municipalities was reduced by almost half. Northumberland's boundaries were changed once again when Murray Township left Northumberland and joined the newly formed City of Quinte West. Northumberland's boundaries have otherwise remained unchanged, but there were several amalgamations of lower-tiers. By 2001, Northumberland was comprised of seven lower-tiers and looks as it does today.

Current	Formerly
Town of Cobourg	Town of Cobourg
Municipality of Port Hope	Town of Port Hope Hope Township
Municipality of Trent Hills	Town of Campbellford Village of Hastings Seymour Township Percy Township
Municipality of Brighton	Town of Brighton Brighton Township
Hamilton Township	Hamilton Township
Township of Alnwick/Haldimand	Alnwick Township Haldimand Township
Township of Cramahe	Village of Colborne Cramahe Township

Around the time of the municipal restructuring in 2001, there were also significant changes in the responsibilities of each level of government. While services such as road and bridges had been the County's responsibility since the days of horse and buggy, the County assumed responsibility for many additional services from the province, including Housing and Paramedics.

The table below summarizes key municipal services, and which level of municipal government delivers the service within Northumberland County. It should be noted that the responsibilities of each level of government have changed over time. The manner in which services are delivered varies dramatically across the province. Every municipality has a unique combination of service responsibilities and service levels. The range of services seems to be most diverse in the two-tier municipal structures where a County is the upper tier. Regional governments tend to have more similarities in the distribution of services between the upper and lower tiers.

Service		Upper Tier	Lower Tier
Infrastructure			
	Roads	*	*
	Bridges	*	*
	Water		*
	Wastewater/Sewage		*
	Solid Waste	*	
Community Services			
	Social Services/Service Manager	*	
	Housing	*	
	Parks & Recreation		*
	Forest	*	
	Libraries		*
	Transit		*
	Cemeteries		*
Protection Services			
	Police		*
	Fire		*
	Fire – Communications tower/Dispatch shared service	*	
	Provincial Offences	*	
	Court Security		*
	By Law Enforcement	*	*
	Emergency Planning	*	*
Health Care			
	Paramedics	*	
	Community Paramedicine	*	
	Long Term Care	*	
	Health Unit (funding only)	*	
	Walk-in Clinic	*	

Service		Upper Tier	Lower Tier
Community Development			
	Economic Development	*	*
	Tourism	*	*
	Land Use Planning	*	*
	Conservation Authority (funding only)		*
	Inspections		*
	Inspections – Shared Service	*	
Legislative Services			
	Clerk/Governance	*	*
	Licensing		*
	Archives (existing shared service)	*	*
	MPAC (funding only)	*	
Corporate Services			
	HR/Payroll	*	*
	Finance/Treasury	*	*
	Legal	*	
	IT/GIS (existing shared service)	*	*
	Health & Safety	*	*
	Facilities/Property Management	*	*
	Communications	*	*

Notes

*Some services may be a lower tier responsibility, but are not necessarily delivered by every member municipality.

** Some services may be delivered by another entity, while remaining the responsibility of the municipality.

There are several services where there are existing formal, or informal, shared services arrangements. Selected services have been consolidated, or partially consolidated, at the upper tier to achieve efficiencies and economies of scale such as IT, road surface treatment, GIS, etc. There have been other shared services agreements on an ad hoc basis in recent years such as HR. In addition to the more formal arrangements, municipalities across the County frequently collaborate on service delivery and projects. For example, joint training exercises, road construction with underground works, and purchasing.

Consultations

The County and member municipalities have explored opportunities for shared services over the past couple of decades, with some new opportunities advancing and others being abandoned after hitting barriers. Staff have consistently approached this work with the intention of maintaining (or improving) service levels for the same or less cost. However, it is inherently difficult to voluntarily merge the work of eight separate legal entities with independent governance structures. Every organization has their own identified priorities, in addition to busy day-to-day operating demands.

Anecdotally, there are mixed opinions about the success of previous amalgamations. The key difference is that most previous amalgamations were initiated through a Provincial directive, or a very strong suggestion from the Province that municipalities look to merge with one or more neighbouring municipalities. Small municipalities speak to the potential benefits of economies of scale across their operations, although many municipal services cannot achieve significant savings even at their present size and scale due to labour intensive services, large geographic areas, and other limitations. Municipalities that underwent large amalgamations, such as moving to a single tier, often acknowledge long-term benefits but reference many challenges, including governance structure and service rationalization, that need to be overcome in the early days. In many cases, there were increased costs during the initial years of an amalgamation, as common service levels and expectations were settled. For many communities, particularly in rural Ontario, there are strong ties to existing features of the community; there is a reluctance to accept the changes that could lead to more significant savings.

Legislative Authority / Risk Considerations

The Municipal Act 2001 Part V, Municipal Reorganization specifically permits restructuring of municipalities. This section of the Act outlines the process and authorities for various aspects of restructuring the governance of a municipality or municipalities. The purpose of this section is as follows:

171 (1) The purposes of section 172 to 179 are,

- (a) To provide for a process which allows municipal Restructuring to proceed in a timely and efficient manner;*
- (b) To facilitate municipal restructuring over large geographic areas; and*
- (c) To facilitate municipal restructuring of a significant nature which may include elimination of a level of municipal government, transfer of municipal powers and responsibilities and responsibilities and changes to municipal representation systems. 2001, c.25 s. 171(a)*

Discussion / Options

Any study on municipal restructuring will require participation from all seven member municipalities, and most likely the County, depending on the services being considered. It is critical that there is an interest in the study, and a commitment of support from the participants. The support required would include staff time to gather and share information, as well as meetings with the consultant. The study would be informative, and participation would not be seen as an agreement to move forward with any recommendations resulting from the study.

Staff propose an initial step by County Council to request input from member municipalities to determine interest in pursuing a study of service rationalization, restructuring and/or amalgamation. Further, a resolution should be requested from each member municipality to express their level of interest in the information learned through such as study. This resolution would only be a commitment to participate and receive the final report, but would NOT obligate any municipality to proceed with implementation of the report recommendations.

Further, if a majority of member municipalities wish to participate in the study, then the County should proceed with the procurement of a consultant to conduct the necessary research and analysis, and make recommendations for consideration. Given the anticipated size and scope of the study, it would be a competitive RFP process.

Staff propose two options should there be sufficient interest from member municipalities:

- a) Study the benefits and challenges of a full amalgamation to a single government across Northumberland County for all services. This would include costs and resourcing required through a transition period, projected ongoing savings or increases, high level review of staffing implications, proposed governance model, etc.
- b) Select 1-2 services to evaluate and develop an assessment of options for restructuring. Restructuring could result in an upload to the County, or consolidation with one of the seven member municipalities for all or part of a service, based on the analysis. The review would include transitional and ongoing operational impacts to governance, staffing, service levels, and financial implications, as well as an initial plan for implementation.

Staff recommend option B, and recommend that it be referred to the CAOs' Committee to determine the services to be reviewed. The CAOs should provide input into developing common goals for a study, including financial objectives, service level equalization, staffing and asset impacts, as well as qualitative impacts of service restructuring.

Financial Impact

The cost would be dependent on the scope of the review. Given the complexity of the assessment and number of municipalities, consulting costs would likely be \$150,000 - \$250,000 for the initial reviews, depending on number and complexity of departments included in the study, and the number of municipalities currently offering the service. The work required would be unique to Northumberland County, and could require extensive planning if the direction is to conduct a review of a full amalgamation, with costs likely exceeding the top end of the estimate for a full implementation plan. Given the time required for member municipal consideration as well as the RFP process, it is expected that only a portion of costs would be incurred in 2025 with the balance incurred in 2026.

Member Municipality Impacts

Depending on the extent of the review, there could be a significant impact to member municipal operations and governance.

Conclusion / Outcomes

Staff recommend this report be received for information, and considered as part of the 2025 budget deliberations.

Attachments

N/A

Administration

Office of the Regional Clerk

1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON L2V 4T7

Telephone: 905-980-6000 Toll-free: 1-800-263-7215 Fax: 905-687-4977

www.niagararegion.ca

February 25, 2025

CL 3-2025, February 20, 2025

CSC 1-2025, February 5, 2025

CSD 6-2025, February 5, 2025

LOCAL AREA MUNICIPALITIES

SENT ELECTRONICALLY

2025 Property Tax Policy, Ratios and Rates

CSD 6-2025

Regional Council, at its meeting held on February 20, 2025, passed the following recommendation of its Corporate Services Committee:

That Report CSD 6-2025, dated February 5, 2025, respecting 2025 Property Tax Policy, Ratios and Rates, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That Regional Council **APPROVE** the following tax ratios and sub-class reductions for the 2025 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	
Aggregate Extraction	2.140048	
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 interim and final Regional levy amounts and dates **BE APPROVED** in accordance with Appendix 5 to Report CSD 6-2025;
3. That the necessary by-laws **BE PREPARED** and **PRESENTED** to Council for consideration and **BE CIRCULATED** to the Councils of the Local Area Municipalities for information; and
4. That Report CSD 6-2025 **BE CIRCULATED** to the Councils of the Local Area Municipalities for information.
5. That as part of the incentive review scheduled to take place in 2026, staff **BE DIRECTED** to review the New Multi-Residential Sub-class as part of the (incentive) strategy.

Report CSD 6-2025, By-law No. 2025-03 and By-law No. 2025-04 are enclosed for your reference.

Yours truly,



Ann-Marie Norio
Regional Clerk

:rh
CLK-C 2025-012

cc: M. Raquion, Director, Financial Management and Planning/ Deputy Treasurer
D. Carnegie, Commissioner/ Treasurer, Corporate Services
K. Beach, Executive Assistant to the Commissioner/Treasurer, Corporate Services

Subject: 2025 Property Tax Policy, Ratios, and Rates

Report to: Corporate Services Committee

Report date: Wednesday, February 5, 2025

Recommendations

1. That Regional Council **APPROVE** the following tax ratios and sub-class reductions for the 2025 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	
Aggregate Extraction	2.140048	
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 interim and final Regional levy amounts and dates **BE APPROVED** in accordance with Appendix 5 to Report CSD 6-2025;
3. That the necessary by-laws **BE PREPARED** and **PRESENTED** to Council for consideration and **BE CIRCULATED** to the Councils of the Local Area Municipalities for information; and
4. That Report CSD 6-2025 **BE CIRCULATED** to the Councils of the Local Area Municipalities for information.

Key Facts

- The purpose of this report is to set the tax policy for 2025 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 the actual taxes paid by property owners or classes.
- A new stand-alone mandatory Aggregate Extraction property class was introduced by Ministry of Finance for 2025 taxation year with transition ratios for municipalities approved through O. Reg. 510/24 on December 10, 2024.
- A new optional Multi-Residential Subclass, which allows municipalities to provide a further reduction to newly built or substantially renovated multi-residential properties, beyond that already conveyed under the New Multi-Residential property class was also introduced by Ministry of Finance. The introduction of the optional new Multi-Residential Subclass is not supported at this time by Regional staff and Area Treasurers.
- In order for the Area Municipalities to complete 2025 final tax billings in June, which includes Regional taxes, the Regional tax bylaw, following the approval of this report, needs to be established no later than April 2025.
- The analysis in Appendix 1 to Report CSD 6-2025, is based on the actual Region's General Tax Levy for 2024 being \$483 million and for 2025 being \$537 million. The assessment growth dollars for the 2025 Budget is \$7.8 million or 1.62% over approved 2024 General Tax Levy. The tax policy decisions also apply to the Special Tax Levies for Waste Management and Transit.

- The proposed 2025 tax policy and approved 2025 Regional General Tax Levy will result in an increase of approximately \$186 for the typical residential property with a current value assessment (CVA) of \$298,000 for an annual regional property tax of \$2,171 in 2025. The amount differs from the \$191 disclosed in the 2025 budget as a result of the residential class having a higher share of assessment growth (1.65%) and tax class shifts.
- The 2025 interim levy amounts and due dates are included in Appendix 5. The proposed 2025 interim levy dates are consistent with the prior years. The local area municipalities were consulted, and no alternative dates were considered.

Financial Considerations

There are no direct costs to the Region as a result of setting 2025 tax policy. There are however, taxpayer impacts as a result of tax shifts between property classes due to assessment growth, creation of new property class(s), and tax ratio/discount decisions. Detailed analysis of these impacts are included in the Tax Policy Study attached as Appendix 1 of Report CSD 6-2025.

Analysis

The *Municipal Act, 2001*, provides the Region with the responsibility to establish tax policy to raise tax 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 2025 Tax Policy Study as completed by the Region's external tax consultant as well as discussed potential scenarios for 2025. Based on the feedback provided, both Regional staff and Area Treasurers are recommending to maintain the status quo tax ratios (i.e. to not implement the optional new Mul-Residential Subclass, and to only implement the mandatory new Aggregate Extraction class) in 2025.

New Mandatory Aggregate Extraction Property Class

The Aggregate Extraction (AE) class captures the active industrial portions of aggregate-producing properties including gravel pits and quarries (previously under Industrial class).

The implementation of the new AE class results in increased notional tax rates (revenue neutral year-over-year) of 0.02% for all other property classes in 2025. Staff are proposing to maintain the 2024 tax ratios in 2025 for all property classes, except the new AE class. Properties under the AE class were under the Industrial class in 2024 at 2.630000. For 2025 the province has regulated a new, lower transition ratio at 2.140048, which creates tax shifts of 0.02% to other property classes.

Table 1 below illustrates:

1. The CVA assessment shifts in the Industrial and AE classes in 2024
2. The tax revenue based on the original 2024 treatment and classification.
3. The 2025 starting regional tax revenue.

Table 1 – Regional Tax Impacts of Aggregate Extraction Class

CVA Assessment¹	2024 As Returned	2024 As Revised / 2025 As Returned	Change \$	Change %
Industrial	980,165,768	966,686,842	-13,478,926	-1.38%
Aggregate Extraction	0	30,502,100	30,502,100	100.00%
Region General Levy²	2024 Yearend Levy	2025 Notional Levy	Change \$	Change %
Industrial	\$16,935,112	\$16,938,550	\$3,438	0.02%
Aggregate Extraction	\$534,358	\$434,899	-\$99,459	-18.61%

¹ Table 1 in Appendix 1 2025 Tax Policy Study

² Table 9 in Appendix 1 2025 Tax Policy Study

New Optional Multi-Residential Subclass

The new Multi-Residential property class includes properties that:

- Are a building or complex containing seven or more self-contained residential units, all captured under a single roll number; or
- Vacant land zoned for multi-unit residential use improvements.

Currently there are two (2) Multi-Residential properties classes at the Region: Multi-Residential class (tax ratio 1.970000) and the original New Multi-Residential class (tax ratio 1.000000). The original New Multi-Residential class was established in 2002 for the 2003 taxation year at Niagara Region. The new optional New Multi-Residential subclass introduced in 2024 is functionally similar to the New Multi-Residential class.

Municipalities that choose to adopt this subclass may set a discount of **up to 35%** of the New Multi-Residential class. Properties within the new subclass (as part of the broader New Multi-Residential class) would revert to the Multi-Residential class after 35 years.

Both Regional staff and Area Treasurers recommend that the new subclass is not adopted for 2025 taxation year due to the following main considerations.

1. Further Differentiation of Tax Treatment for Multi-Residential Properties

The only factor that distinguishes buildings classified as Multi-Residential, New Multi-Residential, or the New Multi-Residential Subclass (if the Region were to opt in) is the timing of the original building permit under which the building was built or converted to a multi-residential property. Table 2 below illustrates the three (3) multi-residential property taxes and associated dates of building permits.

Table 2 – Class/Subclass Inclusion Based Solely on Building Permit Date

Class/Subclass	Building Permit Issued
Multi-Residential	Before the date of passing the 2003 Tax Ratios By-law No. 37-2003
New Multi-Residential	After the date of passing the 2003 Tax Ratios By-law No. 37-2003
New Multi-Res. Subclass	After: Municipal Opt-In Date (adoption of the optional New Multi-Res. Subclass)

Theoretically, three (3) identical buildings adjacent to one another could be classified and taxed differently based on the timing of their respective building permits. Differential tax treatment based solely on the date a building permit is issued could raise questions about fairness. Additionally, it would add administrative burden as municipalities would need to track when each individual property starts and stops to receive the discount.

2. Financial Impact

Due to the definition and eligibility of the new subclass, it would be difficult to quantify the financial and tax impact should the Region implement the new subclass as the building permits have not been issued for the subject properties at this time.

Assuming that a new discounted Multi-Residential subclass had been adopted in 2024 with all of the assessment from the existing New Multi-Residential Class, The “foregone” regional tax revenues are estimated to range from \$252,592 to \$884,065 annually for up to 35 years, based on discount range from 10% to 35%.

Any reductions to the Multi-Residential rates will result in increases to other property classes, with the largest impact being on the residential class.

Based on the above considerations, and in consultation with the area treasurers’ group, staff are recommending that the optional discounted New Multi-Residential Tax subclass is not implemented for 2025.

Analysis of Current State

1. Assessment Growth

The overall real assessment growth that occurred in 2024 for the Region was 1.62%, equivalent to \$7.8 million in General Tax Levy dollars from new taxpayers. When the 2025 Tax Levy Budget was presented to Council in December prior to the tax ratio for the AE class was announced, the growth was reported as 1.51% which was due the assessment for the AE class was not picked in the 2024 revised roll of CVA. The overall assessment growth is net of reduction in assessment due to property assessment appeals.

Table 3 summarizes the overall assessment growth that occurred in 2024 (see Assessment Growth Impacts column) as well as the impacts affecting each of the tax

classes based on maintaining the status quo tax ratios with the implementation of new AE property class.

The residential increase in Table 3 below of 9.51% (which is above the 2025 Regional total levy impact of 9.49%) is net of the tax shift due the implementation of the new AE class (See Appendix 1, Table 9).

Table 3 – 2025 General Tax Levy Impacts by Property Class

Property Class	2024 Approved General Tax Levy	Assessment Growth (AG) Impacts	Inter-class Shift*	2025 General Tax Levy Impacts (net of AG)	2025 Approved General Tax Levy	Avg. General Tax % Increase
Residential	\$354,217,202	\$5,834,033	\$72,974	\$33,616,503	\$393,740,720	9.51%
New Multi-Res	2,259,947	265,441	514	235,785	2,761,686	10.46%
Multi-Residential	17,955,968	80,208	3,654	1,683,945	19,723,776	9.40%
Farm	4,224,068	3,638	862	394,697	4,623,265	9.36%
Managed Forest	27,018	913	5	2,608	30,544	9.67%
Commercial	84,198,711	1,331,762	17,321	7,985,556	93,533,351	9.50%
Industrial	17,171,248	-236,136	3,438	1,581,152	18,519,700	9.23%
Aggregate Extraction	0	534,358	-99,459	40,596	475,494	100.00%
Pipelines	2,922,508	20,888	592	274,807	3,218,797	9.42%
Landfill	61,743	0	12	5,765	67,520	9.36%
Total	\$483,038,413	\$7,835,105	-\$87	\$45,821,413	\$536,694,853	9.49%
% Increase		1.62%	0.00%	9.49%	11.11%	

Note: Includes tax shifts due to the new AE class.

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 2025 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 4 shows the relative tax share of each tax class from 2024 to 2025. The 2025 amounts are based on the recommended tax policy.

Table 4 – Multi-Year Tax Distribution by Tax Class

Property Class	2024 Levy	% Share	2025 Levy	% Share
Residential	\$354,217,202	73.33%	\$393,740,720	73.36%
New Multi-Residential	2,259,947	0.47%	2,761,686	0.51%
Multi-Residential	17,955,968	3.72%	19,723,776	3.68%
Farm	4,224,068	0.87%	4,623,265	0.86%
Managed Forest	27,018	0.01%	30,544	0.01%
Commercial	84,198,711	17.43%	2,761,686	17.43%
Industrial	17,171,248	3.55%	18,519,700	3.45%
Aggregate Extraction	0	0.00%	475,494	0.09%
Pipelines	2,922,508	0.61%	3,218,797	0.60%
Landfill	61,743	0.01%	67,520	0.01%
Total	\$483,038,413	100%	\$536,694,853	100%

3. Education Rates

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 2024, the Province has maintained the education tax rates in 2025 for most of the classes. What this means is that with no changes in property assessment due to reassessment, most properties will typically pay the same dollars in education taxes as in the prior year.

The education rate for the new AE class has been set at 0.00511 for 2025 taxation year, which results in an education tax increase of over 1,000% for captured properties in comparison to their 2024 final, adjusted levy (at 0.000440 education rate).

4. Waste Management Special Levy Rates

Waste Management Special Levy tax rates are also set based on the Regional tax ratios. The 2025 waste management requisition by municipality was approved through 2025 Waste Management Budget By-law (Bill 2024-73); however, the by-law setting for the waste management special levy tax rates for the 2025 requisitions are brought forward with the 2025 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.

5. 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 2025 Transit requisition by municipality was approved through 2025 Niagara Transit Commission Budget By-law (Bill 2024-74); however, the by-law setting for transit special levy tax rates for the 2025 requisitions are also brought forward with the 2025 general tax levy by-law as the rates are based on each municipality's assessment and are dependent on the tax ratios. 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 6-2025 to assess policy options.

- Residential taxpayer - The residential class is responsible for 73.36% of the overall tax levy. 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 (2024 - Niagara 5.35% versus BMA average 4.90%). This gap between Niagara and the survey average has remained roughly the same from 2023 (Niagara 5.24% versus BMA average 4.80%).
- Multi-Residential Tax Class - the multi-residential tax category consists of two property tax classes. The multi-residential class is responsible for 3.68% of the overall tax levy while the new-multi-residential category (which includes multi-residential structures constructed after 2003) is responsible for 0.51%. 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. 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 \$364 and the high-rise structure types are also above the average by \$37 for 2024.
- 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 \$2.09/square foot, while the BMA average is \$1.68/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 (\$3.22 tax/square foot vs. \$3.30 tax/square foot and \$1,265 tax/unit vs. \$1,309 tax/unit respectively) while Niagara's taxation of shopping centres and hotels (\$4.55 tax/square foot vs. \$3.99 tax/square foot and \$2,132 tax/unit vs. \$1,742 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.

2025 Property Tax Impacts

Table 5 – Regional General Tax Increases for Proposed Tax Policy

Property Class	2024 Avg. CVA	2024 Regional General Tax	2025 Avg. CVA	2025 Regional General Tax*	\$ Increase
Residential	\$298,000	\$1,985	\$298,000	\$2,171	\$186
Multi-Residential	2,517,300	33,033	2,517,300	36,124	3,091
Commercial – Occupied	846,692	9,784	846,692	10,700	916
Industrial – Occupied	1,095,946	19,200	1,095,946	20,996	1,796
Farmland	411,679	686	411,679	750	64

Note: Based on draft rates utilizing the recommended 2025 tax policy.

2025 Interim Levy Dates and Amounts

The authority to incur expenditures by Regional departments, boards and agencies is granted by Regional Council through the annual approved operating budget as prescribed by the Municipal Act, 2001. Additionally, O.Reg 75/01 prescribes the information to be contained on property tax bills. Prior to the annual budget being adopted by Regional Council, bylaw 2017-63 as approved by Regional Council provides that Regional departments, boards and agencies may incur expenses up to 50% of their prior year’s operating budget in order to maintain business as usual for Regional services.

Further to this, Section 316 of the Municipal Act, 2001, authorizes Council through a by-law to provide an interim levy equivalent to 50% of the prior year's approved estimates (subject to certain adjustments) before the adoption of budget estimates for the year. It has been the Region’s past practice to levy an interim amount in order to fund Regional services prior to the approval of the annual budget and final levy amounts. The Region’s 2025 General Tax Levy budget was approved in December 2024. Staff recommend that

50% of 2024 approve budget is levied as interim tax in first two quarters of 2025 to remain consistent and allow sufficient time for the lower-tier municipalities to adopt their 2025 levy budgets.

As such, Appendix 5 to Report CSD 6-2025 includes the proposed 2025 interim and final levy dates and amounts by Local Area Municipality. The proposed levy dates have been communicated to the Treasurers of all twelve Local Area Municipalities who have supported these dates.

The 2025 levy amounts to be requisitioned from local area municipalities total \$644,935,164 with following breakdown by levy type (details in Appendix 5):

- \$536,694,853 for the General Levy
- \$45,584,715 for the Waste Management Special Levy, and
- \$62,655,596 for the Transit Special Levy

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 ratios (with exception of the new AE class) for the 2025 taxation year. Alternative thresholds were not considered as the interim levy of 50% permitted by the Municipal Act, 2001 will generally ensure cash inflows in the shorter term are able to accommodate the level of expenditures. The Municipal Act, 2001 does not have a requirement to approve a spending limit in advance of the budget approval however the practice has been adopted by the Region through bylaw 2017-63.

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

[CSD 64-2024 2025 Consolidated General Levy Budget](#)

(<https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=0281408c-b40e-404a-b9b0-5cdd3582ac52&Agenda=Merged&lang=English&Item=19&Tab=attachments>)

[BRC-C 25-2024 2025 Consolidated General Levy Budget Update Memo](#)

(<https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=6fe248c3-7e32-435a-8ffc-103cabcc703d&Agenda=Agenda&lang=English&Item=12&Tab=attachments>)

[Bill 2024-83 2025 Operating Budget and Tax Levy](#)

(<https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=33c65e0b-de4c-497b-98a4-2daa68f1e117&Agenda=Merged&lang=English>)

[CSD 44-2024 Waste Management 2025 Operating Budget and Requisition](#)

(<https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=6ed594dd-1cef-4a22-92e7-186d204662a7&Agenda=Agenda&lang=English>)

[Bill 2024-73 2025 Waste Management Budget](#)

(<https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=2b9412ea-0101-4985-871d-53d5e48fe506&Agenda=Merged&lang=English>)

[BRC-C 2-2024 2025 Proposed Operating Budget and Special Levy Requisition – Niagara Transit Commission](#)

(<https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=93252d78-80cf-4c36-9b0f-2f9cb97010a3&Agenda=Merged&lang=English>)

[BRC-C 3-2024 Niagara Transit Commission Additional Budget Information](#)

(<https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=93252d78-80cf-4c36-9b0f-2f9cb97010a3&Agenda=Merged&lang=English>)

[Bill 2024-74 2025 Niagara Transit Commission Budget and Requisition for Niagara Region Special Levy tax for Transit](#)

(<https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=2b9412ea-0101-4985-871d-53d5e48fe506&Agenda=Merged&lang=English>)

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Appendices

Appendix 1	Niagara Region 2025 Tax Policy Study
Appendix 2	History of Regional Tax Ratios
Appendix 3	Performance Measures
Appendix 4	Subclass Property Tax Rate Reductions Program Summary
Appendix 5	2025 Interim and Final Levy Payments and Dates

2025
PROPERTY TAX AND TAX POLICY STUDY

Prepared For:
THE REGIONAL MUNICIPALITY OF NIAGARA

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Appendix A: Understanding Reassessment and Real Growth

Appendix B: New Multi-Residential Subclass

Appendix C: Aggregate Extraction Property Class

Local Results Addenda

INTRODUCTION

Each year, Ontario municipalities face crucial decisions regarding their local property tax regime. These decisions shape both the total amount of revenue to be raised as well as the distribution of the tax burden. Municipalities are not, however, making these decisions in a vacuum. Due to the complexities of the Province's tax and assessment system, and the constantly changing landscape of the local tax base, even a choice to rely on last year's decisions will come with new implications. In the realm of municipal property tax in Ontario, a true "status-quo" does not exist. To navigate these challenges effectively, municipalities must understand their options and choices within a comprehensive framework, aligning them with local priorities, objectives, and goals.

This study aims to present a detailed and accurate overview of the 2025 assessment and tax landscape. In doing this we will document how the tax and assessment circumstances have changed since taxes were levied for 2024 and also consider the various tax policy options and choices that can be used to influence final tax outcomes for 2025.

The overall goal is to provide municipal Staff and decision makers with the core insight and analysis needed to consider 2025 property tax decisions in an informed and strategic manner. This in turn will maximize the attainment of municipal priorities and objectives.

Assessment and Property Tax in 2025

This new taxation year promises to be uniquely challenging in the realm of property taxation, influenced by a multitude of factors. In addition to the fact that reassessment has been paused for another year, the municipal policy landscape is changing rapidly. Municipal tax levies are subject to a host of unprecedented impact including the highest inflationary pressures in two decades and an economic climate that has spurred increased demand for a range of supports and services. At the same time, many municipalities are compelled to rely more heavily on property tax as a counterbalance to stresses and declines in other revenue streams.

To further complicate the transition to 2025, municipalities must consider the implications of, and their reactions to two recent changes in provincial property tax policy in addition to the existing slate of property tax considerations. Mainly:

- The introduction of a new **multi-residential subclass**, which allows municipalities to provide a further reduction to newly built or substantially renovated multi-residential properties, beyond that already conveyed under the new multi-residential property class; and
- A new **Aggregate Extraction** property class, that will capture most gravel pits and quarries and will drive material tax shifts for 2025 in those jurisdictions with significant assessment being moved from the industrial class to this new stand-alone class.

Other adjustments and implications for Ontario's property tax regime could come in a variety of forms and from a variety of sources.

Recognizing these challenges and uncertainty, MTAG has continued to ensure our Property Tax and Tax Policy Study provides a measure of clarity as to what this all means for how we interpret and explain tax and assessment matters.

Assessment Roll Revisions

The tables set out in this report are based on a revised assessment roll for 2025 for the property identified by roll number 2731 000 023 04600. The property specific roll revisions are listed in Figure 1.

Figure 1
Roll Revisions

RTC RTQ	2024 Start			2024 Year-End			2025 Start		
	Per Roll	Revised	Diff	Per Roll	Revised	Difference	Per Roll	Revised	Difference
CT	0	0	0	32,219,000	1,159,500	-31,059,500	32,219,000	1,159,500	-31,059,500
E	1,454,000	1,454,000	0	1,387,000	35,842,500	34,455,500	1,387,000	35,842,500	34,455,500
	1,454,000	1,454,000	0	33,606,000	37,002,000	3,396,000	33,606,000	37,002,000	3,396,000

PART ONE: ASSESSMENT AND REVENUE GROWTH ANALYSIS

2024 Assessment Growth

The ongoing reassessment pause does not have any independent implications for growth related assessment and tax change. As such, a restated 2025 revenue limit and starting tax position must be established in order to make informed decisions in respect of the new taxation year.

Table 1 compares the CVA values contained on the roll as returned and the roll as revised for 2024, summarizing the net in-year changes to property within the municipality, as reflected for assessment and taxation purposes. Table 1-B summarizes this same growth by constituent lower tiers.

Growth vs. Loss

The municipality's overall growth component will be made up of both positive and negative growth. Positive growth will be reflective of things such as new construction, additions, improvements, etc. The drivers of negative growth may include demolitions, Minutes of Settlement, and/or decisions of the Assessment Review Board.

While it is ultimately this net figure that will inform taxation and revenue models as we move into the new taxation year, considering the differential patterns and impacts of growth and loss can be a valuable exercise.

Considering loss patterns independently can reveal areas of concern, such as fluctuations in property valuations within a class, tax erosion due to appeals, and economic pressures in specific sectors, industries, or geographic areas. Similarly, isolating and examining positive growth can shed light on the effects of new developments, improvements, and expansions on the assessment base.

When these change patterns are broken out as seen in Table 2, it is possible to see trends and movement within the assessment base that may otherwise be obscured or skewed when only the net impact is being considered. For instance, robust growth in a particular subset of a class might be less noticeable if it is counterbalanced (and camouflaged) by losses in another subset.

While the results in these tables do not offer a comprehensive insight into the municipality's assessment and economic dynamics, they represent a crucial initial step towards identifying significant trends.

Table 1
2024 Assessment Growth Resulting from Changes
in the State and/or Use of Property

Realty Tax Class	2024 Current Value Assessment			
	As Returned	As Revised	In-Year Growth	
Taxable				
Residential	53,190,424,080	54,065,919,282	875,495,202	1.65%
Farm	2,536,550,950	2,538,735,132	2,184,182	0.09%
Managed Forest	16,224,389	16,772,189	547,800	3.38%
New Multi-Residential	339,275,020	379,124,354	39,849,334	11.75%
Multi-Residential	1,368,345,853	1,374,458,105	6,112,252	0.45%
Commercial	7,285,919,704	7,401,201,054	115,281,350	1.58%
Industrial	980,165,768	966,686,842	-13,478,926	-1.38%
Aggregate Extraction	0	30,502,100	30,502,100	100.00%
Industrial + AE	980,165,768	997,188,942	17,023,174	1.74%
Landfill	3,152,500	3,152,500	0	0.00%
Pipeline	257,765,000	259,607,000	1,842,000	0.71%
Sub-Total Taxable	65,977,823,264	67,036,158,558	1,058,335,294	1.60%
Payment in Lieu				
Residential	33,181,100	30,581,600	-2,599,500	-7.83%
Farm	491,000	491,000	0	0.00%
Commercial	618,996,999	613,027,199	-5,969,800	-0.96%
Industrial	13,499,400	13,361,400	-138,000	-1.02%
Landfill	1,720,300	1,720,300	0	0.00%
Sub-Total PIL	667,888,799	659,181,499	-8,707,300	-1.30%
Total (Tax + PIL)	66,645,712,063	67,695,340,057	1,049,627,994	1.57%

Aggregate Extraction Class and Industrial Growth

The amount identified as "Aggregate Extraction Growth" represents assessment that has been reallocated from the industrial class as of year-end. Consequently, a significant portion of the aggregate extraction growth corresponds directly to the reduction in the industrial class.

To provide a clearer picture, we have included special sub-total lines labelled "Industrial + AE". These lines illustrate what the industrial class growth would have been if the aggregate extraction class had not been introduced at year-end. This special sub-total serves as the most accurate measure of actual growth, as opposed to shifts driven by changes in Provincial property tax policy.

Table 1-B
2024 Assessment Growth Resulting from Changes
in the State and/or Use of Property

Local Municipality	2024 Current Value Assessment			In-Year Growth
	As Returned	As Revised		
Fort Erie	4,331,739,217	4,424,339,527	92,600,310	2.14%
Grimsby	5,180,847,562	5,211,631,353	30,783,791	0.59%
Lincoln	4,498,084,340	4,530,767,570	32,683,230	0.73%
Niagara Falls	12,705,893,850	12,916,243,434	210,349,584	1.66%
Niagara-on-the-Lake	5,921,811,011	5,993,893,947	72,082,936	1.22%
Pelham	3,139,784,700	3,208,408,282	68,623,582	2.19%
Port Colborne	2,044,211,554	2,099,653,000	55,441,446	2.71%
St. Catharines	15,821,257,302	15,955,595,680	134,338,378	0.85%
Thorold	3,131,182,509	3,289,592,009	158,409,500	5.06%
Wainfleet	1,214,062,034	1,230,672,889	16,610,855	1.37%
Welland	5,481,098,445	5,651,963,836	170,865,391	3.12%
West Lincoln	2,507,850,740	2,523,397,031	15,546,291	0.62%
Region (Taxable only)	65,977,823,264	67,036,158,558	1,058,335,294	1.60%

Table 2
2024 Assessment Growth and Loss Patterns

2024 In-Year Current Value Assessment Growth						
Realty Tax Class	Positive Growth		Negative Growth		Net Growth	
Taxable						
Residential	1,050,344,145	1.97%	-174,848,943	-0.33%	875,495,202	1.65%
Farm	41,963,582	1.65%	-39,779,400	-1.57%	2,184,182	0.09%
Managed Forest	780,200	4.81%	-232,400	-1.43%	547,800	3.38%
New Multi-Residential	40,467,634	11.93%	-618,300	-0.18%	39,849,334	11.75%
Multi-Residential	15,844,652	1.16%	-9,732,400	-0.71%	6,112,252	0.45%
Commercial	313,129,183	4.30%	-197,847,833	-2.72%	115,281,350	1.58%
Industrial	43,628,894	4.45%	-57,107,820	-5.83%	-13,478,926	-1.38%
Aggregate Extraction	30,502,100	100.00%	0	0.00%	30,502,100	100.00%
Industrial + AE	43,628,894	4.45%	-26,605,720	-2.71%	17,023,174	1.74%
Landfill	0	0.00%	0	0.00%	0	0.00%
Pipeline	1,999,000	0.78%	-157,000	-0.06%	1,842,000	0.71%
Sub-Total Taxable	1,538,659,390	2.33%	-480,324,096	-0.73%	1,058,335,294	1.60%
Payment in Lieu						
Residential	480,000	1.45%	-3,079,500	-9.28%	-2,599,500	-7.83%
Farm	0	0.00%	0	0.00%	0	0.00%
Commercial	10,191,700	1.65%	-16,161,500	-2.61%	-5,969,800	-0.96%
Industrial	0	0.00%	-138,000	-1.02%	-138,000	-1.02%
Landfill	0	0.00%	0	0.00%	0	0.00%
Sub-Total PIL	10,671,700	1.60%	-19,379,000	-2.90%	-8,707,300	-1.30%
Total (Tax + PIL)	1,549,331,090	2.32%	-499,703,096	-0.75%	1,049,627,994	1.57%

Historic Growth Patterns

Table 3 has been prepared to provide the reader with a measure of context within which to consider the current year’s assessment growth. Table 3 provides a comparison between the full CVA growth realized during 2023, to the current year’s final growth figures.

**Table 3
Year-To-Year Assessment Growth Comparison**

Realty Tax Class	Current Value Assessment Growth			
	2023 In-Year		2024 In-Year	
Taxable				
Residential	870,256,976	1.66%	875,495,202	1.65%
Farm	89,713,453	3.67%	2,184,182	0.09%
Managed Forest	-287,000	-1.74%	547,800	3.38%
New Multi-Residential	74,367,300	28.07%	39,849,334	11.75%
Multi-Residential	14,005,596	1.03%	6,112,252	0.45%
Commercial	46,071,367	0.64%	115,281,350	1.58%
Industrial	35,674,270	3.78%	-13,478,926	-1.38%
Aggregate Extraction			30,502,100	100.00%
Industrial + AE	35,674,270	3.78%	17,023,174	1.74%
Landfill	0	0.00%	0	0.00%
Pipeline	1,693,000	0.66%	1,842,000	0.71%
Sub-Total Taxable	1,131,494,962	1.75%	1,058,335,294	1.60%
Payment in Lieu				
Residential	-219,600	-0.66%	-2,599,500	-7.83%
Farm	0	0.00%	0	0.00%
Commercial	-72,287,200	-10.46%	-5,969,800	-0.96%
Industrial	-334,900	-2.42%	-138,000	-1.02%
Landfill	0	0.00%	0	0.00%
Sub-Total PIL	-72,841,700	-9.83%	-8,707,300	-1.30%
Total (Tax + PIL)	1,058,653,262	1.61%	1,049,627,994	1.57%

Revenue Growth

On an annualized basis, the net growth-related gain or loss in taxation is the difference between the total tax amount as determined against the returned roll and the total tax as determined against the roll as revised. Not all of this value will, however, have been realized in the form of additional revenue during the year. Some changes would not have been effective for the full tax year, while others may have been made for multiple years.

The net annualized revenue growth in Upper Tier general levy dollars is summarized by class in Table 4 and local area municipality in Table 4-B. Table 5 compares the municipality’s current year revenue growth against the final growth figures calculated as of roll return for 2025.

**Table 4
2024 Annualized Revenue Growth by Property Class**

Realty Tax Class	2024 Upper Tier General Levy			
	As Levied	Year-End	In-Year Growth	
Taxable				
Residential	\$354,217,454	\$360,051,487	\$5,834,033	1.65%
Farm	\$4,224,068	\$4,227,706	\$3,638	0.09%
Managed Forest	\$27,018	\$27,931	\$913	3.38%
New Multi-Residential	\$2,259,947	\$2,525,388	\$265,441	11.75%
Multi-Residential	\$17,955,968	\$18,036,176	\$80,208	0.45%
Commercial	\$84,198,711	\$85,530,473	\$1,331,762	1.58%
Industrial	\$17,171,248	\$16,935,112	-\$236,136	-1.38%
Aggregate Extraction	\$0	\$534,358	\$534,358	100.00%
Industrial + AE	\$17,171,248	\$17,469,470	\$298,222	1.74%
Landfill	\$61,743	\$61,743	\$0	0.00%
Pipeline	\$2,922,508	\$2,943,396	\$20,888	0.71%
Sub-Total Taxable	\$483,038,665	\$490,873,770	\$7,835,105	1.62%
Payment in Lieu				
Residential	\$221,022	\$203,707	-\$17,315	-7.83%
Farm	\$818	\$818	\$0	0.00%
Commercial	\$7,153,354	\$7,084,362	-\$68,992	-0.96%
Industrial	\$236,493	\$234,075	-\$2,418	-1.02%
Landfill	\$33,693	\$33,693	\$0	0.00%
Sub-Total PIL	\$7,645,380	\$7,556,655	-\$88,725	-1.16%
Total (Tax + PIL)	\$490,684,045	\$498,430,425	\$7,746,380	1.58%

Revenue Limit and Zero Per Cent Levy Change

For tax policy and tax levy purposes, the net annualized growth is a critical measure as it serves to inform the municipality's "revenue limit" for the coming year. This revenue limit represents the tax dollars that can be raised for the current year under a zero percent levy change scenario.

Table 4-B
2024 Annualized Revenue Growth by Local Area Municipality

Local Municipality	2024 Upper Tier General Levy			
	As Levied	Year-End	In-Year Growth	
Fort Erie	\$30,913,362	\$31,561,114	\$647,752	2.10%
Grimsby	\$36,630,801	\$36,862,949	\$232,148	0.63%
Lincoln	\$29,939,636	\$30,171,105	\$231,469	0.77%
Niagara Falls	\$100,859,244	\$102,605,433	\$1,746,189	1.73%
Niagara-on-the-Lake	\$41,255,892	\$41,819,858	\$563,966	1.37%
Pelham	\$20,871,194	\$21,331,022	\$459,828	2.20%
Port Colborne	\$15,301,847	\$15,697,872	\$396,025	2.59%
St. Catharines	\$121,130,220	\$122,099,168	\$968,948	0.80%
Thorold	\$22,696,956	\$23,818,730	\$1,121,774	4.94%
Wainfleet	\$7,261,170	\$7,384,977	\$123,807	1.71%
Welland	\$40,950,000	\$42,139,848	\$1,189,848	2.91%
West Lincoln	\$15,228,341	\$15,381,693	\$153,352	1.01%
Region (Taxable only)	\$483,038,663	\$490,873,769	\$7,835,106	1.62%

Note: Rounding differences may exist among tables due to the varying roll-up calculations.

Table 5
Year-To-Year Revenue Growth Comparison

Upper Tier General Levy Growth				
Realty Tax Class	2023 In-Year		2024 In-Year	
Taxable				
Residential	\$5,485,556	1.68%	\$5,834,033	1.65%
Farm	\$139,883	3.67%	\$3,638	0.09%
Managed Forest	-\$447	-1.74%	\$913	3.38%
New Multi-Residential	\$463,822	28.07%	\$265,441	11.75%
Multi-Residential	\$172,082	1.03%	\$80,208	0.45%
Commercial	\$504,636	0.65%	\$1,331,762	1.58%
Industrial	\$585,635	3.82%	-\$236,136	-1.38%
Aggregate Extraction			\$534,358	100.00%
Industrial + AE	\$585,635	3.82%	\$298,222	1.74%
Landfill	\$0	0.00%	\$0	0.00%
Pipeline	\$17,971	0.66%	\$20,888	0.71%
Sub-Total Taxable	\$7,369,138	1.66%	\$7,835,105	1.62%
Payment in Lieu				
Residential	-\$1,370	-0.66%	-\$17,315	-7.83%
Farm	\$0	0.00%	\$0	0.00%
Commercial	-\$781,952	-10.47%	-\$68,992	-0.96%
Industrial	-\$5,493	-2.47%	-\$2,418	-1.02%
Landfill	\$0	0.00%	\$0	0.00%
Sub-Total PIL	-\$788,815	-9.95%	-\$88,725	-1.16%
Total (Tax + PIL)	\$6,580,323	1.45%	\$7,746,380	1.58%

Local Revenue Growth

MTAG's analysis of local revenue growth includes only general levies applied at the municipal level and excludes any special area rates or levies. Total region-wide growth in local levy dollars is summarized on a class-by-class basis in Table 6 and by local area municipality in Table 6-B. Table 7 compares the upper-tier and local levy growth by municipality.

Table 6
2024 Local Revenue Growth by Property Class
All General Local Municipal Levies

Realty Tax Class	2024 Local Levies (All Locals)			
	As Levied	Year-End	In-Year Growth	
Taxable				
Residential	\$314,508,891	\$320,172,565	\$5,663,674	1.80%
Farm	\$3,184,322	\$3,190,379	\$6,057	0.19%
Managed Forest	\$24,653	\$25,446	\$792	3.21%
New Multi-Residential	\$2,181,530	\$2,488,348	\$306,818	14.06%
Multi-Residential	\$17,303,958	\$17,376,563	\$72,605	0.42%
Commercial	\$72,471,638	\$73,662,789	\$1,191,151	1.64%
Industrial	\$16,420,569	\$16,089,374	-\$331,195	-2.02%
Aggregate Extraction	\$0	\$563,852	\$563,852	100.00%
Industrial + AE	\$16,420,569	\$16,653,226	\$232,657	1.42%
Landfill	\$52,204	\$52,204	\$0	0.00%
Pipeline	\$2,622,461	\$2,643,328	\$20,866	0.80%
Sub-Total Taxable	\$428,770,226	\$436,264,848	\$7,494,620	1.75%
Payment in Lieu				
Residential	\$180,758	\$165,516	-\$15,242	-8.43%
Farm	\$800	\$800	\$0	0.00%
Commercial	\$5,992,682	\$5,932,721	-\$59,961	-1.00%
Industrial	\$194,646	\$192,346	-\$2,300	-1.18%
Landfill	\$36,257	\$36,257	\$0	0.00%
Sub-Total PIL	\$6,405,143	\$6,327,640	-\$77,503	-1.21%
Total (Tax + PIL)	\$435,175,369	\$442,592,488	\$7,417,117	1.70%

Table 6-B
2024 Local Revenue Growth by Area Municipality
General Local Levies

Local Municipality	2024 Local General Levies			
	As Levied	Year-End	In-Year Growth	
Fort Erie	\$34,320,088	\$35,039,224	\$719,136	2.10%
Grimsby	\$17,593,164	\$17,704,661	\$111,497	0.63%
Lincoln	\$24,169,258	\$24,356,115	\$186,857	0.77%
Niagara Falls	\$85,277,296	\$86,754,109	\$1,476,812	1.73%
Niagara-on-the-Lake	\$16,111,954	\$16,332,204	\$220,249	1.37%
Pelham	\$19,093,616	\$19,514,282	\$420,665	2.20%
Port Colborne	\$24,793,085	\$25,434,751	\$641,666	2.59%
St. Catharines	\$117,204,858	\$118,142,406	\$937,548	0.80%
Thorold	\$22,193,208	\$23,290,085	\$1,096,877	4.94%
Wainfleet	\$9,042,694	\$9,196,877	\$154,183	1.71%
Welland	\$49,261,901	\$50,693,260	\$1,431,359	2.91%
West Lincoln	\$9,709,103	\$9,806,875	\$97,772	1.01%
Region (Taxable only)	\$428,770,226	\$436,264,848	\$7,494,621	1.75%

Table 7
2024 Upper Tier and Local Revenue Growth by Area Municipality
All Municipal General Levies

Local Municipality	2024 In-Year Municipal Levy Growth			
	Upper Tier Levy		Local General Levies	
Fort Erie	\$647,752	2.10%	\$719,136	2.10%
Grimsby	\$232,148	0.63%	\$111,497	0.63%
Lincoln	\$231,469	0.77%	\$186,857	0.77%
Niagara Falls	\$1,746,189	1.73%	\$1,476,812	1.73%
Niagara-on-the-Lake	\$563,966	1.37%	\$220,249	1.37%
Pelham	\$459,828	2.20%	\$420,665	2.20%
Port Colborne	\$396,025	2.59%	\$641,666	2.59%
St. Catharines	\$968,948	0.80%	\$937,548	0.80%
Thorold	\$1,121,774	4.94%	\$1,096,877	4.94%
Wainfleet	\$123,807	1.71%	\$154,183	1.71%
Welland	\$1,189,848	2.91%	\$1,431,359	2.91%
West Lincoln	\$153,352	1.01%	\$97,772	1.01%
Region (Taxable only)	\$7,835,106	1.62%	\$7,494,621	1.75%

PART TWO: 2025 BASE-LINE TAX LANDSCAPE

Establishing 2025 Starting Taxes with Precision and Accuracy

To accurately assess the tax impacts stemming from market value changes (reassessment), tax policy adjustments, and levy changes, it is essential to calculate and use revenue-neutral tax rates. While there is no reassessment for 2025, establishing these rates and a precise starting position remains critical for measuring and reporting all other factors affecting taxation.

For 2025, a reliable notional baseline will enable municipalities to:

- 1. Quantify Year-Over-Year Taxation Shifts**

Identify the implications of provincially prescribed recalculation protocols on the balance of taxation.

- 2. Measure the Impact of the New Aggregate Extraction Property Class**

Evaluate and report how this newly introduced class affects the municipal tax base.

- 3. Assess Municipal Levy and Tax Policy Adjustments**

Accurately calculate and communicate the effects of any changes to the municipal levy or local tax policies.

By establishing this solid foundation, municipalities can ensure transparency, accountability, and informed decision-making in their fiscal management.

Notional vs. Revenue Neutral Tax Rates

While there is no statutory distinction between Notional and Revenue Neutral tax rates, the differentiation is conceptually useful in property tax analysis. Both represent revenue-neutral positions, but we may need multiple sets of revenue-neutral rates to measure distinct forces affecting taxation.

Notional Tax Rates are a specific set of tax rates designed to generate the municipality's revenue limit (previous year levy + growth) using the current year's assessment roll and starting tax policy parameters as dictated by provincial statutes and regulations.

These rates isolate the impact of changes **external to municipal policy and spending decisions** and serve as the municipality's baseline starting position each year. Any local policy or levy changes will be measured against this notional baseline.

Alternate Revenue Neutral Tax Rates are those that raise the same baseline revenue but are recalibrated to account for any contemplated changes in tax policy or class structure. If adjustments are made, the levy impact for that year is measured by comparing taxes raised under these revised revenue-neutral rates with those generated by the final tax rates for the year.

By leveraging these distinctions, municipalities can precisely analyze and report the financial impacts of both market-driven changes and policy decisions within their tax systems.

2025 Start Ratios and Notional Tax Rates

Table 8 outlines the municipality's 2025 starting tax ratios and notional tax rates, established to ensure overall revenue neutrality on a year-over-year basis.

For most property classes, the actual 2024 tax ratios have been carried forward as the 2025 start ratios. The exception to this is the Aggregate Extraction class. While its year-end 2024 effective ratio aligns with the industrial ratio, the Province has regulated a new, lower transition ratio for 2025. This adjustment results in increased notional tax rates for all other property classes.

Table 8
Starting Ratios and Revenue Neutral (Notional) Tax Rates

Realty Tax Class	Tax Ratios			General Regional Rates		
	2024	2025 Start	% Change	2024	2025 Notional	% Change
Residential	1.000000	1.000000	0.00%	0.00666111	0.00666246	0.02%
Farm	0.250000	0.250000	0.00%	0.00166528	0.00166562	0.02%
Managed Forest	0.250000	0.250000	0.00%	0.00166528	0.00166562	0.02%
New Multi-Residential	1.000000	1.000000	0.00%	0.00666111	0.00666246	0.02%
Multi-Residential	1.970000	1.970000	0.00%	0.01312239	0.01312505	0.02%
Commercial	1.734900	1.734900	0.00%	0.01155636	0.01155870	0.02%
Industrial	2.630000	2.630000	0.00%	0.01751872	0.01752227	0.02%
Aggregate Extraction ¹	2.630000	2.140048	-18.63%	0.01751872	0.01425798	-18.61%
Landfill	2.940261	2.940261	0.00%	0.01958540	0.01958937	0.02%
Pipeline	1.702100	1.702100	0.00%	0.01133788	0.01134017	0.02%
Taxable Only Revenue				\$490,873,770	\$490,873,683	0.00%

Note: minor variations in total dollars between the year-end and notional levy due to rounding are expected.

Treatment of PIL Assessment and Revenue

For municipalities that do not include the assessment and revenues associated with Payment in Lieu of Tax (PIL) properties in the calculation of tax rates, the amount of PIL revenue is dictated by, or dependant on the rates calculated using the municipality's taxable assessment base. As such, municipalities that have directed MTAG to calculate their rates exclusive of PIL revenue and assessment will see that their revenue neutral levy amounts balance with the *Taxable Sub-Total* for 2024. In contrast, where a municipality includes both taxable and PIL revenue and assessment in their tax rate calculations, the total levy (Taxable + PIL) will balance on a year-over-year basis. Where the former approach has been applied, and a loss of PIL revenue is anticipated, the municipality may wish to consider an alternate calculation protocol.

¹ 2025 Aggregate Extraction Transition Ratio was set by an amendment to Ontario Regulation 385/98 made under the Municipal Act, 2001.

Table 9
Year-Over-Year Inter-Class Tax Shifts
 (Upper-Tier General Levy)

Realty Tax Class	Upper Tier General Levy		Inter-Class Shifts	
	2024 Year-End	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$360,051,487	\$360,124,461	\$72,974	0.02%
Farm	\$4,227,706	\$4,228,568	\$862	0.02%
Managed Forest	\$27,931	\$27,936	\$5	0.02%
New Multi-Residential	\$2,525,388	\$2,525,902	\$514	0.02%
Multi-Residential	\$18,036,176	\$18,039,830	\$3,654	0.02%
Commercial	\$85,530,473	\$85,547,794	\$17,321	0.02%
Industrial	\$16,935,112	\$16,938,550	\$3,438	0.02%
Aggregate Extraction	\$534,358	\$434,899	-\$99,459	-18.61%
Landfill	\$61,743	\$61,755	\$12	0.02%
Pipeline	\$2,943,396	\$2,943,988	\$592	0.02%
Sub-Total Taxable	\$490,873,770	\$490,873,683	-\$87	0.00%
<i>Payment in Lieu</i>				
Residential	\$203,707	\$203,751	\$44	0.02%
Farm	\$818	\$818	\$0	0.00%
Commercial	\$7,084,362	\$7,085,794	\$1,432	0.02%
Industrial	\$234,075	\$234,121	\$46	0.02%
Landfill	\$33,693	\$33,700	\$7	0.02%
Sub-Total PIL	\$7,556,655	\$7,558,184	\$1,529	0.02%
Total (Taxable + PIL)	\$498,430,425	\$498,431,867	\$1,442	0.00%

Although the rates calculated and shown in Table 8 are revenue neutral overall, they do result in shifts between individual properties and groups of properties. The inter-class shifts of the Upper-Tier general levy are documented in Table 9.

In addition to shifting among property classes, the Upper-Tier levy will also shift among and within local municipalities based on the differential concentrations of Aggregate Extraction assessment in each local municipality. Table 10 documents these shifts of the upper-tier notional levy at the local level.

Overall Municipal Levy Shift

As with the Upper-Tier levy, local levies will shift amongst classes and taxpayers. Table 11 considers how the combined (upper tier + local) general levies are shifting among the property classes. The local levy amounts used in this section, as well as the underlying municipal specific notional tax rates are further documented in the ***Local Results Addenda*** attached to this study.

Table 10
Year-Over-Year Inter-Municipal Tax Shifts

Local Municipality	Upper-Tier General Levy		Inter-Municipal Shifts	
	2024 Year-End	2025 Notional	\$	%
Fort Erie	\$31,561,115	\$31,556,347	-\$4,768	-0.02%
Grimsby	\$36,862,949	\$36,870,421	\$7,472	0.02%
Lincoln	\$30,171,106	\$30,155,889	-\$15,217	-0.05%
Niagara Falls	\$102,605,433	\$102,616,205	\$10,772	0.01%
Niagara-on-the-Lake	\$41,819,859	\$41,817,128	-\$2,731	-0.01%
Pelham	\$21,331,023	\$21,326,873	-\$4,150	-0.02%
Port Colborne	\$15,697,873	\$15,678,901	-\$18,972	-0.12%
St. Catharines	\$122,099,166	\$122,123,911	\$24,745	0.02%
Thorold	\$23,818,729	\$23,823,555	\$4,826	0.02%
Wainfleet	\$7,384,976	\$7,371,251	-\$13,725	-0.19%
Welland	\$42,139,848	\$42,148,389	\$8,541	0.02%
West Lincoln	\$15,381,693	\$15,384,813	\$3,120	0.02%
Region (Taxable)	\$490,873,770	\$490,873,683	-\$87	0.00%

Table 11
Year-Over-Year Inter-Class Tax Shifts – All Municipal General Levies

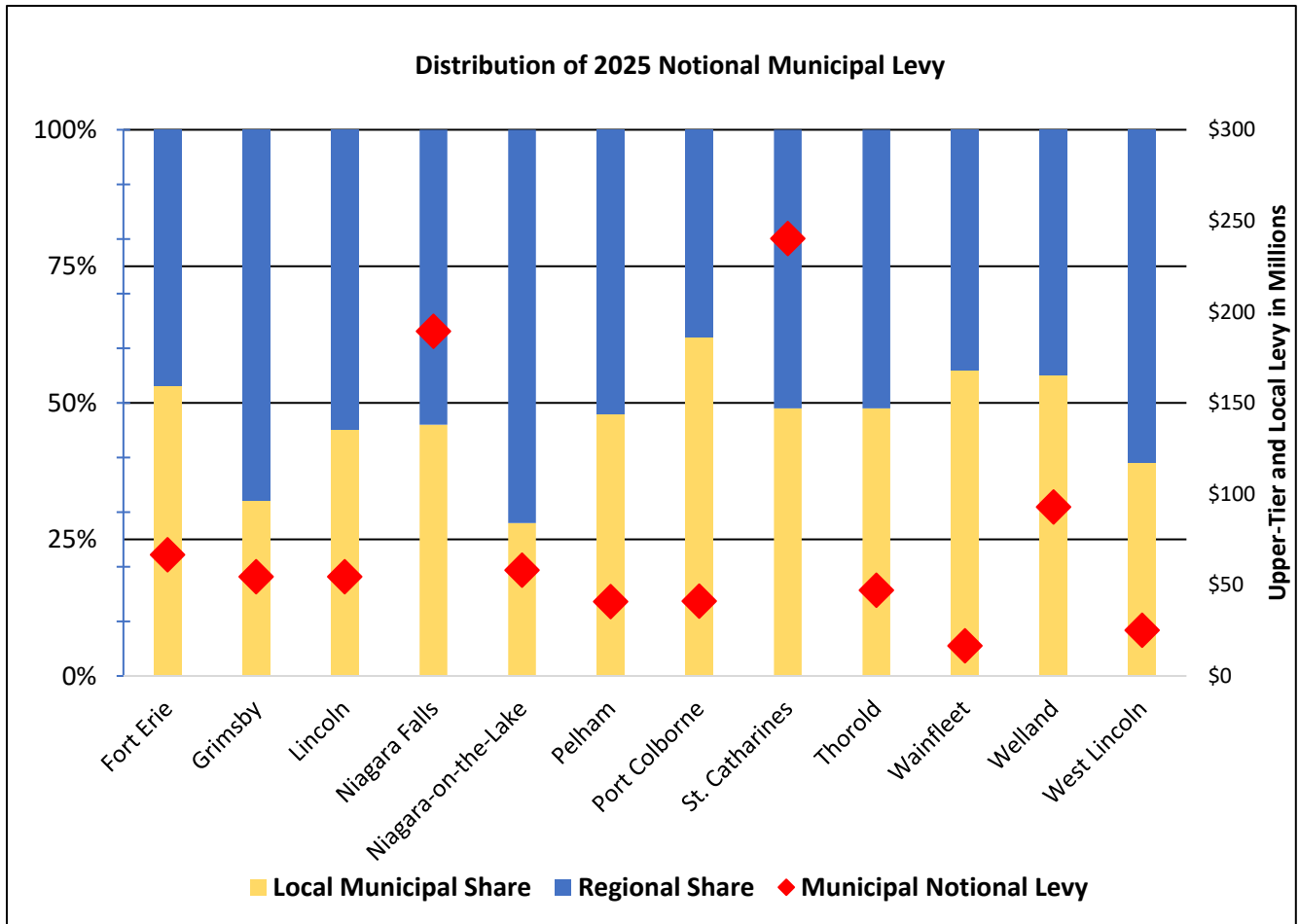
Realty Tax Class	Upper-Tier + All Local General Levies		Inter-Class Shifts	
	2024 Year-End	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$680,224,052	\$680,379,757	\$155,705	0.02%
Farm	\$7,418,085	\$7,420,849	\$2,764	0.04%
Managed Forest	\$53,377	\$53,397	\$20	0.04%
New Multi-Residential	\$5,013,736	\$5,014,364	\$628	0.01%
Multi-Residential	\$35,412,739	\$35,418,438	\$5,699	0.02%
Commercial	\$159,193,262	\$159,222,152	\$28,890	0.02%
Industrial	\$33,024,486	\$33,033,271	\$8,785	0.03%
Aggregate Extraction	\$1,098,210	\$894,196	-\$204,014	-18.58%
Landfill	\$113,947	\$113,964	\$17	0.01%
Pipeline	\$5,586,724	\$5,588,135	\$1,411	0.03%
Sub-Total Taxable	\$927,138,618	\$927,138,523	-\$95	0.00%
<i>Payment in Lieu</i>				
Residential	\$369,223	\$369,323	\$100	0.03%
Farm	\$1,618	\$1,618	\$0	0.00%
Commercial	\$13,017,083	\$13,019,432	\$2,349	0.02%
Industrial	\$426,421	\$426,504	\$83	0.02%
Landfill	\$69,950	\$69,957	\$7	0.01%
Sub-Total PIL	\$13,884,295	\$13,886,834	\$2,539	0.02%
Total (Taxable + PIL)	\$941,022,913	\$941,025,357	\$2,444	0.00%

Table 12 provides a summary of both Upper Tier and local notional levies for 2025 by realty tax class. Figure 1 summarizes the starting notional municipal levy in each local area municipality and documents the Upper Tier and local proportional shares.

Table 12
Upper Tier Levy, Local and Total Municipal Notional Levy

Realty Tax Class	Upper Tier Notional		Local Notional		Municipal Notional (UT + LT)	
	Levy	% of Class	Levy	% of Class	Levy	% of Levy
Taxable						
Residential	\$360,124,461	52.93%	\$320,255,296	47.06%	\$680,379,757	72.30%
Farm	\$4,228,568	56.98%	\$3,192,281	42.99%	\$7,420,849	0.79%
Managed Forest	\$27,936	52.32%	\$25,461	47.65%	\$53,397	0.01%
New Multi-Residential	\$2,525,902	50.37%	\$2,488,462	49.62%	\$5,014,364	0.53%
Multi-Residential	\$18,039,830	50.93%	\$17,378,608	49.06%	\$35,418,438	3.76%
Commercial	\$85,547,794	53.73%	\$73,674,358	46.26%	\$159,222,152	16.92%
Industrial	\$16,938,550	51.28%	\$16,094,721	48.71%	\$33,033,271	3.51%
Aggregate Extraction	\$434,899	48.64%	\$459,297	63.06%	\$894,196	0.10%
Landfill	\$61,755	54.19%	\$52,209	45.81%	\$113,964	0.01%
Pipeline	\$2,943,988	52.68%	\$2,644,147	47.30%	\$5,588,135	0.59%
Sub-Total Taxable	\$490,873,683	52.95%	\$436,264,840	47.05%	\$927,138,523	98.52%
Payment in Lieu						
Residential	\$203,751	55.17%	\$165,572	44.82%	\$369,323	0.04%
Farm	\$818	50.56%	\$800	49.44%	\$1,618	0.00%
Commercial	\$7,085,794	54.42%	\$5,933,638	45.57%	\$13,019,432	1.38%
Industrial	\$234,121	54.89%	\$192,383	45.10%	\$426,504	0.05%
Landfill	\$33,700	48.17%	\$36,257	51.83%	\$69,957	0.01%
Sub-Total PIL	\$7,558,184	54.43%	\$6,328,650	45.57%	\$13,886,834	1.48%
Total (Tax + PIL)	\$498,431,867	52.97%	\$442,593,490	47.03%	\$941,025,357	100.00%

Figure 1
Distribution of Total Municipal Notional Levy
Upper Tier + Local Area Municipal Levies



Interpretation Notes:

- Yellow bar portions represent the local share (%) of general municipal levy tax dollars;
- Blue portions represent the Region’s share of general municipal levy dollars within each municipality; and
- The Red Diamonds indicate the total municipal general levy dollars (Upper Tier + Local) based on the notional tax levies documented in this study.

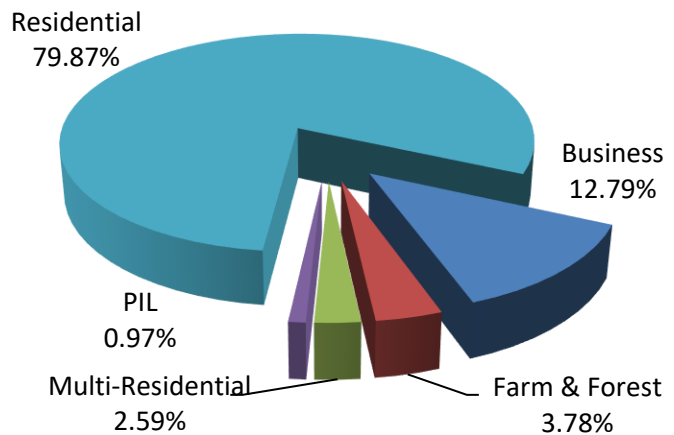
Business, Non-Business and Public Sector Revenue

Although some groups or categories of taxpayers are not specifically defined by the *Municipal or Assessment Acts*, it is possible to make distinctions between various types of taxpayers to support informative, interesting, and useful analysis.

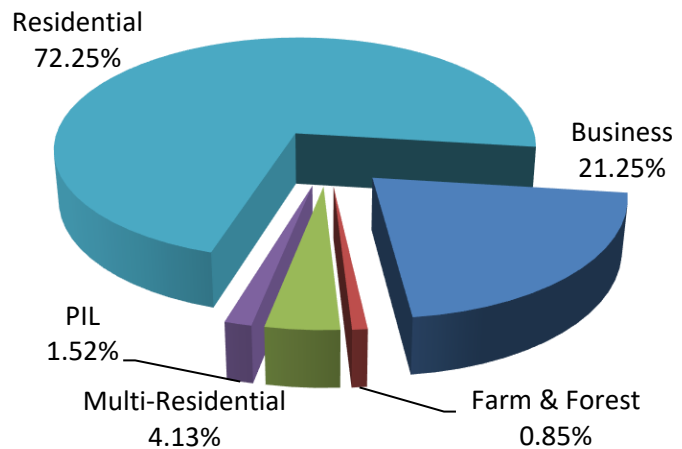
For many, the distinction between revenue that comes from non-business, business and public sector property owners is of significant interest. Figures 2 and 3 have been prepared to show how the relative burden of assessment and CVA tax is shared amongst various groups. For the purposes of this report, these categories incorporate the following assessment elements:

Residential	Taxable Residential
Farm and Forest	Taxable Farm and Managed Forest
Multi-Residential	Taxable Multi-Residential and New Multi-Residential
Business	Taxable Commercial, Industrial, Aggregate Extraction and Pipeline
PIL	Properties from any class subject to a Payment in Lieu of taxes

**Figure 2:
2025 Full CVA**



**Figure 3:
2025 General Levy**



Typical and Median Properties

It is also important to consider taxes at the property level. While the taxes carried by each ratepayer can vary widely within a class, or sub-set of properties, considering the taxes for a typical property can be very helpful in placing the broader trends in an understandable perspective.

To this end, we have prepared Tables 13-A and B through 21-A and B to illustrate the potential impact on various “typical” taxable and median properties within the jurisdiction, including:

- Single Detached Residential;
- Freehold Townhouse;
- Residential Condominium;
- Waterfront Residential;
- All Residential;
- Farm;
- Occupied Multi-Residential;
- Commercial Occupied (CT); and
- Industrial Occupied (IT).

For each property type we have included results based on Average and Median Properties.

In all results, the local component of the Region-Wide tax is based on the Average or Median CVA as shown and the Average Local General tax rate.

Table 13-A
Average CVA Tax: Single Detached Residential Properties

Local Municipality	2025 Average		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	236,947	\$3,695	\$1,579	43%	\$1,753	47%	\$363	10%
Grimsby	451,067	\$5,138	\$3,005	58%	\$1,443	28%	\$690	14%
Lincoln	405,015	\$5,497	\$2,698	49%	\$2,179	40%	\$620	11%
Niagara Falls	285,480	\$3,947	\$1,902	48%	\$1,608	41%	\$437	11%
Niagara-on-the-Lake	545,346	\$5,886	\$3,633	62%	\$1,419	24%	\$834	14%
Pelham	402,909	\$5,756	\$2,684	47%	\$2,456	43%	\$616	10%
Port Colborne	203,084	\$3,859	\$1,353	35%	\$2,195	57%	\$311	8%
St. Catharines	274,556	\$4,019	\$1,829	46%	\$1,770	44%	\$420	10%
Thorold	284,755	\$4,188	\$1,897	45%	\$1,855	44%	\$436	11%
Wainfleet	321,350	\$5,304	\$2,141	40%	\$2,671	50%	\$492	10%
Welland	231,671	\$3,754	\$1,544	41%	\$1,856	49%	\$354	10%
West Lincoln	387,741	\$4,823	\$2,583	54%	\$1,647	34%	\$593	12%
Region Wide	300,826	\$4,335	\$2,004	46%	\$1,871	43%	\$460	11%

Table 13-B
Median CVA Tax: Single Detached Residential Properties

Local Municipality	2025 Median		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	212,000	\$3,304	\$1,412	43%	\$1,568	47%	\$324	10%
Grimsby	425,000	\$4,842	\$2,832	58%	\$1,360	28%	\$650	13%
Lincoln	383,000	\$5,199	\$2,552	49%	\$2,061	40%	\$586	11%
Niagara Falls	252,000	\$3,484	\$1,679	48%	\$1,419	41%	\$386	11%
Niagara-on-the-Lake	485,000	\$5,235	\$3,231	62%	\$1,262	24%	\$742	14%
Pelham	379,000	\$5,415	\$2,525	47%	\$2,310	43%	\$580	11%
Port Colborne	181,000	\$3,439	\$1,206	35%	\$1,956	57%	\$277	8%
St. Catharines	258,200	\$3,779	\$1,720	46%	\$1,664	44%	\$395	10%
Thorold	262,000	\$3,853	\$1,746	45%	\$1,706	44%	\$401	10%
Wainfleet	303,000	\$5,002	\$2,019	40%	\$2,519	50%	\$464	9%
Welland	216,000	\$3,500	\$1,439	41%	\$1,731	49%	\$330	9%
West Lincoln	369,000	\$4,590	\$2,458	54%	\$1,567	34%	\$565	12%
Region Wide	268,000	\$3,863	\$1,786	46%	\$1,667	43%	\$410	11%

Table 14-A
Average CVA Tax: Townhouse/Semi-Detached

Local Municipality	2025 Average		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	260,497	\$4,062	\$1,736	43%	\$1,927	47%	\$399	10%
Grimsby	335,080	\$3,817	\$2,232	58%	\$1,072	28%	\$513	14%
Lincoln	302,757	\$4,109	\$2,017	49%	\$1,629	40%	\$463	11%
Niagara Falls	226,953	\$3,137	\$1,512	48%	\$1,278	41%	\$347	11%
Niagara-on-the-Lake	402,472	\$4,344	\$2,681	62%	\$1,047	24%	\$616	14%
Pelham	319,450	\$4,564	\$2,128	47%	\$1,947	43%	\$489	10%
Port Colborne	197,921	\$3,761	\$1,319	35%	\$2,139	57%	\$303	8%
St. Catharines	221,927	\$3,249	\$1,479	46%	\$1,430	44%	\$340	10%
Thorold	250,893	\$3,690	\$1,672	45%	\$1,634	44%	\$384	11%
Welland	212,052	\$3,436	\$1,413	41%	\$1,699	49%	\$324	10%
West Lincoln	284,375	\$3,538	\$1,895	54%	\$1,208	34%	\$435	12%
Region Wide	259,821	\$3,696	\$1,731	47%	\$1,567	42%	\$398	11%

Table 14-B
Median CVA Tax: Townhouse/Semi-Detached

Local Municipality	2025 Median		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	268,500	\$4,186	\$1,789	43%	\$1,986	47%	\$411	10%
Grimsby	332,000	\$3,782	\$2,212	58%	\$1,062	28%	\$508	13%
Lincoln	304,000	\$4,126	\$2,025	49%	\$1,636	40%	\$465	11%
Niagara Falls	198,000	\$2,737	\$1,319	48%	\$1,115	41%	\$303	11%
Niagara-on-the-Lake	371,000	\$4,005	\$2,472	62%	\$965	24%	\$568	14%
Pelham	317,000	\$4,529	\$2,112	47%	\$1,932	43%	\$485	11%
Port Colborne	215,000	\$4,085	\$1,432	35%	\$2,324	57%	\$329	8%
St. Catharines	205,000	\$3,001	\$1,366	46%	\$1,321	44%	\$314	10%
Thorold	261,000	\$3,838	\$1,739	45%	\$1,700	44%	\$399	10%
Welland	199,000	\$3,225	\$1,326	41%	\$1,595	49%	\$304	9%
West Lincoln	292,000	\$3,632	\$1,945	54%	\$1,240	34%	\$447	12%
Region Wide	259,000	\$3,684	\$1,726	47%	\$1,562	42%	\$396	11%

Table 15-A
Average CVA Tax: Residential Condominium

Local Municipality	2025 Average		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	224,210	\$3,496	\$1,494	43%	\$1,659	47%	\$343	10%
Grimsby	253,473	\$2,888	\$1,689	58%	\$811	28%	\$388	14%
Lincoln	201,702	\$2,738	\$1,344	49%	\$1,085	40%	\$309	11%
Niagara Falls	196,614	\$2,718	\$1,310	48%	\$1,107	41%	\$301	11%
Niagara-on-the-Lake	457,243	\$4,936	\$3,046	62%	\$1,190	24%	\$700	14%
Pelham	251,988	\$3,601	\$1,679	47%	\$1,536	43%	\$386	10%
Port Colborne	134,900	\$2,563	\$899	35%	\$1,458	57%	\$206	8%
St. Catharines	181,390	\$2,656	\$1,209	46%	\$1,169	44%	\$278	10%
Thorold	166,062	\$2,442	\$1,106	45%	\$1,082	44%	\$254	11%
Welland	125,589	\$2,035	\$837	41%	\$1,006	49%	\$192	10%
West Lincoln	234,447	\$2,917	\$1,562	54%	\$996	34%	\$359	12%
Region Wide	202,122	\$2,875	\$1,347	47%	\$1,219	42%	\$309	11%

Table 15-B
Median CVA Tax: Residential Condominium

Local Municipality	2025 Median		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	250,000	\$3,898	\$1,666	43%	\$1,849	47%	\$383	10%
Grimsby	232,000	\$2,643	\$1,546	58%	\$742	28%	\$355	13%
Lincoln	191,000	\$2,593	\$1,273	49%	\$1,028	40%	\$292	11%
Niagara Falls	179,000	\$2,475	\$1,193	48%	\$1,008	41%	\$274	11%
Niagara-on-the-Lake	407,000	\$4,394	\$2,712	62%	\$1,059	24%	\$623	14%
Pelham	222,000	\$3,172	\$1,479	47%	\$1,353	43%	\$340	11%
Port Colborne	131,500	\$2,498	\$876	35%	\$1,421	57%	\$201	8%
St. Catharines	147,000	\$2,151	\$979	46%	\$947	44%	\$225	10%
Thorold	204,000	\$3,000	\$1,359	45%	\$1,329	44%	\$312	10%
Welland	118,000	\$1,913	\$786	41%	\$946	49%	\$181	9%
West Lincoln	237,000	\$2,949	\$1,579	54%	\$1,007	34%	\$363	12%
Region Wide	178,000	\$2,531	\$1,186	47%	\$1,073	42%	\$272	11%

Table 16-A
Average CVA Tax: Waterfront Residential Properties

Local Municipality	2025 Average		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	579,730	\$9,038	\$3,862	43%	\$4,289	47%	\$887	10%
Grimsby	931,230	\$10,608	\$6,204	58%	\$2,979	28%	\$1,425	14%
Lincoln	832,668	\$11,303	\$5,548	49%	\$4,481	40%	\$1,274	11%
Niagara Falls	557,974	\$7,714	\$3,717	48%	\$3,143	41%	\$854	11%
Niagara-on-the-Lake	1,054,588	\$11,384	\$7,026	62%	\$2,744	24%	\$1,614	14%
Pelham	299,111	\$4,274	\$1,993	47%	\$1,823	43%	\$458	10%
Port Colborne	623,612	\$11,849	\$4,155	35%	\$6,740	57%	\$954	8%
St. Catharines	818,529	\$11,981	\$5,453	46%	\$5,276	44%	\$1,252	10%
Thorold	426,948	\$6,279	\$2,845	45%	\$2,781	44%	\$653	11%
Wainfleet	415,818	\$6,863	\$2,770	40%	\$3,457	50%	\$636	10%
Welland	456,163	\$7,392	\$3,039	41%	\$3,655	49%	\$698	10%
West Lincoln	402,102	\$5,002	\$2,679	54%	\$1,708	34%	\$615	12%
Region Wide	613,870	\$8,848	\$4,090	46%	\$3,819	43%	\$939	11%

Table 16-B
Median CVA Tax: Waterfront Residential Properties

Local Municipality	2025 Median		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	521,500	\$8,130	\$3,474	43%	\$3,858	47%	\$798	10%
Grimsby	806,000	\$9,182	\$5,370	58%	\$2,579	28%	\$1,233	13%
Lincoln	773,000	\$10,493	\$5,150	49%	\$4,160	40%	\$1,183	11%
Niagara Falls	451,000	\$6,235	\$3,005	48%	\$2,540	41%	\$690	11%
Niagara-on-the-Lake	850,500	\$9,180	\$5,666	62%	\$2,213	24%	\$1,301	14%
Pelham	300,000	\$4,287	\$1,999	47%	\$1,829	43%	\$459	11%
Port Colborne	588,000	\$11,173	\$3,918	35%	\$6,355	57%	\$900	8%
St. Catharines	714,000	\$10,451	\$4,757	46%	\$4,602	44%	\$1,092	10%
Thorold	344,000	\$5,059	\$2,292	45%	\$2,241	44%	\$526	10%
Wainfleet	384,000	\$6,338	\$2,558	40%	\$3,192	50%	\$588	9%
Welland	483,500	\$7,835	\$3,221	41%	\$3,874	49%	\$740	9%
West Lincoln	394,000	\$4,901	\$2,625	54%	\$1,673	34%	\$603	12%
Region Wide	535,000	\$7,711	\$3,564	46%	\$3,328	43%	\$819	11%

Table 17-A
Average CVA Tax: All Residential Properties

Local Municipality	2025 Average		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	232,916	\$3,631	\$1,552	43%	\$1,723	47%	\$356	10%
Grimsby	397,382	\$4,527	\$2,648	58%	\$1,271	28%	\$608	14%
Lincoln	372,013	\$5,050	\$2,479	49%	\$2,002	40%	\$569	11%
Niagara Falls	272,829	\$3,772	\$1,818	48%	\$1,537	41%	\$417	11%
Niagara-on-the-Lake	509,413	\$5,499	\$3,394	62%	\$1,326	24%	\$779	14%
Pelham	373,308	\$5,334	\$2,487	47%	\$2,276	43%	\$571	10%
Port Colborne	214,700	\$4,078	\$1,430	35%	\$2,320	57%	\$328	8%
St. Catharines	263,429	\$3,856	\$1,755	46%	\$1,698	44%	\$403	10%
Thorold	252,394	\$3,712	\$1,682	45%	\$1,644	44%	\$386	11%
Wainfleet	282,866	\$4,669	\$1,885	40%	\$2,351	50%	\$433	10%
Welland	222,887	\$3,612	\$1,485	41%	\$1,786	49%	\$341	10%
West Lincoln	330,321	\$4,109	\$2,201	54%	\$1,403	34%	\$505	12%
Region Wide	287,312	\$4,141	\$1,914	46%	\$1,787	43%	\$440	11%

Table 17-B
Median CVA Tax: All Residential Properties

Local Municipality	2025 Median		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	200,000	\$3,118	\$1,332	43%	\$1,480	47%	\$306	10%
Grimsby	368,000	\$4,192	\$2,452	58%	\$1,177	28%	\$563	13%
Lincoln	329,000	\$4,465	\$2,192	49%	\$1,770	40%	\$503	11%
Niagara Falls	241,000	\$3,332	\$1,606	48%	\$1,357	41%	\$369	11%
Niagara-on-the-Lake	448,000	\$4,836	\$2,985	62%	\$1,166	24%	\$685	14%
Pelham	350,000	\$5,002	\$2,332	47%	\$2,134	43%	\$536	11%
Port Colborne	174,000	\$3,306	\$1,159	35%	\$1,881	57%	\$266	8%
St. Catharines	241,000	\$3,528	\$1,606	46%	\$1,553	44%	\$369	10%
Thorold	241,000	\$3,545	\$1,606	45%	\$1,570	44%	\$369	10%
Wainfleet	266,500	\$4,399	\$1,776	40%	\$2,215	50%	\$408	9%
Welland	204,000	\$3,306	\$1,359	41%	\$1,635	49%	\$312	9%
West Lincoln	320,000	\$3,981	\$2,132	54%	\$1,359	34%	\$490	12%
Region Wide	251,000	\$3,617	\$1,672	46%	\$1,561	43%	\$384	11%

Table 18-A
Average CVA Tax: Farm Properties

Local Municipality	2025 Average		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	212,885	\$830	\$355	43%	\$394	47%	\$81	10%
Grimsby	402,254	\$1,146	\$670	58%	\$322	28%	\$154	14%
Lincoln	539,877	\$1,832	\$899	49%	\$726	40%	\$207	11%
Niagara Falls	282,115	\$975	\$470	48%	\$397	41%	\$108	11%
Niagara-on-the-Lake	662,221	\$1,787	\$1,103	62%	\$431	24%	\$253	14%
Pelham	320,909	\$1,147	\$535	47%	\$489	43%	\$123	10%
Port Colborne	197,898	\$941	\$330	35%	\$535	57%	\$76	8%
St. Catharines	655,850	\$2,400	\$1,092	46%	\$1,057	44%	\$251	10%
Thorold	269,004	\$989	\$448	45%	\$438	44%	\$103	11%
Wainfleet	300,212	\$1,239	\$500	40%	\$624	50%	\$115	10%
Welland	229,807	\$931	\$383	41%	\$460	49%	\$88	10%
West Lincoln	367,311	\$1,142	\$612	54%	\$390	34%	\$140	12%
Region Wide	413,879	\$1,491	\$689	46%	\$644	43%	\$158	11%

Table 18-B
Median CVA Tax: Farm Properties

Local Municipality	2025 Median		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	182,200	\$710	\$303	43%	\$337	47%	\$70	10%
Grimsby	322,100	\$917	\$536	58%	\$258	28%	\$123	13%
Lincoln	384,600	\$1,305	\$641	49%	\$517	40%	\$147	11%
Niagara Falls	214,500	\$741	\$357	48%	\$302	41%	\$82	11%
Niagara-on-the-Lake	414,000	\$1,117	\$690	62%	\$269	24%	\$158	14%
Pelham	219,000	\$783	\$365	47%	\$334	43%	\$84	11%
Port Colborne	155,350	\$738	\$259	35%	\$420	57%	\$59	8%
St. Catharines	373,750	\$1,368	\$623	46%	\$602	44%	\$143	10%
Thorold	213,500	\$786	\$356	45%	\$348	44%	\$82	10%
Wainfleet	222,600	\$919	\$371	40%	\$463	50%	\$85	9%
Welland	157,400	\$637	\$262	41%	\$315	49%	\$60	9%
West Lincoln	312,400	\$971	\$520	54%	\$332	34%	\$119	12%
Region Wide	287,900	\$1,038	\$480	46%	\$448	43%	\$110	11%

Table 19-A
Average CVA Tax: Improved Multi-Residential Properties

Local Municipality	2025 Average		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	1,381,776	\$40,388	\$18,136	45%	\$20,138	50%	\$2,114	5%
Grimsby	2,245,750	\$47,066	\$29,476	63%	\$14,154	30%	\$3,436	7%
Lincoln	1,710,564	\$43,201	\$22,451	52%	\$18,133	42%	\$2,617	6%
Niagara Falls	2,615,161	\$67,343	\$34,324	51%	\$29,018	43%	\$4,001	6%
Niagara-on-the-Lake	5,382,367	\$106,470	\$70,644	66%	\$27,591	26%	\$8,235	8%
Pelham	1,608,455	\$42,889	\$21,111	49%	\$19,317	45%	\$2,461	6%
Port Colborne	1,245,806	\$44,782	\$16,351	37%	\$26,525	59%	\$1,906	4%
St. Catharines	3,242,650	\$88,693	\$42,560	48%	\$41,172	46%	\$4,961	6%
Thorold	1,229,309	\$33,789	\$16,135	48%	\$15,773	47%	\$1,881	5%
Wainfleet	457,000	\$14,181	\$5,998	42%	\$7,484	53%	\$699	5%
Welland	1,969,569	\$59,955	\$25,851	43%	\$31,091	52%	\$3,013	5%
West Lincoln	1,468,500	\$33,807	\$19,274	57%	\$12,286	36%	\$2,247	7%
Region Wide	2,487,553	\$66,939	\$32,649	49%	\$30,484	46%	\$3,806	5%

Table 19-B
Median CVA Tax: Improved Multi-Residential Properties

Local Municipality	2025 Median		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	695,000	\$20,314	\$9,122	45%	\$10,129	50%	\$1,063	5%
Grimsby	1,090,000	\$22,844	\$14,306	63%	\$6,870	30%	\$1,668	7%
Lincoln	1,305,000	\$32,959	\$17,128	52%	\$13,834	42%	\$1,997	6%
Niagara Falls	1,371,000	\$35,305	\$17,994	51%	\$15,213	43%	\$2,098	6%
Niagara-on-the-Lake	2,620,000	\$51,828	\$34,388	66%	\$13,431	26%	\$4,009	8%
Pelham	681,000	\$18,158	\$8,938	49%	\$8,178	45%	\$1,042	6%
Port Colborne	640,000	\$23,006	\$8,400	37%	\$13,627	59%	\$979	4%
St. Catharines	1,061,100	\$29,023	\$13,927	48%	\$13,473	46%	\$1,623	6%
Thorold	810,500	\$22,278	\$10,638	48%	\$10,400	47%	\$1,240	6%
Wainfleet	457,000	\$14,181	\$5,998	42%	\$7,484	53%	\$699	5%
Welland	842,000	\$25,631	\$11,051	43%	\$13,292	52%	\$1,288	5%
West Lincoln	1,471,000	\$33,865	\$19,307	57%	\$12,307	36%	\$2,251	7%
Region Wide	1,034,000	\$27,824	\$13,571	49%	\$12,671	46%	\$1,582	6%

Table 20-A
Average CVA Tax: Commercial Occupied Properties (CT)

Local Municipality	2025 Average		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	381,852	\$12,675	\$4,414	35%	\$4,901	39%	\$3,360	26%
Grimsby	923,794	\$23,934	\$10,678	45%	\$5,127	21%	\$8,129	34%
Lincoln	634,932	\$18,854	\$7,339	39%	\$5,928	31%	\$5,587	30%
Niagara Falls	1,626,570	\$49,010	\$18,801	38%	\$15,895	32%	\$14,314	30%
Niagara-on-the-Lake	1,408,034	\$35,022	\$16,275	46%	\$6,356	18%	\$12,391	36%
Pelham	521,447	\$16,131	\$6,027	37%	\$5,515	34%	\$4,589	29%
Port Colborne	345,338	\$13,506	\$3,992	30%	\$6,475	48%	\$3,039	22%
St. Catharines	746,242	\$23,537	\$8,626	37%	\$8,344	35%	\$6,567	28%
Thorold	504,056	\$15,958	\$5,826	37%	\$5,696	36%	\$4,436	27%
Wainfleet	258,381	\$8,987	\$2,987	33%	\$3,726	41%	\$2,274	26%
Welland	525,296	\$17,998	\$6,072	34%	\$7,303	41%	\$4,623	25%
West Lincoln	383,220	\$10,626	\$4,430	42%	\$2,824	27%	\$3,372	31%
Region Wide	850,745	\$26,502	\$9,834	37%	\$9,181	35%	\$7,487	28%

Table 20-B
Median CVA Tax: Commercial Occupied Properties (CT)

Local Municipality	2025 Median		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	185,600	\$6,160	\$2,145	35%	\$2,382	39%	\$1,633	27%
Grimsby	454,750	\$11,782	\$5,256	45%	\$2,524	21%	\$4,002	34%
Lincoln	285,300	\$8,472	\$3,298	39%	\$2,663	31%	\$2,511	30%
Niagara Falls	422,450	\$12,729	\$4,883	38%	\$4,128	32%	\$3,718	29%
Niagara-on-the-Lake	655,000	\$16,292	\$7,571	46%	\$2,957	18%	\$5,764	35%
Pelham	300,000	\$9,281	\$3,468	37%	\$3,173	34%	\$2,640	28%
Port Colborne	157,400	\$6,155	\$1,819	30%	\$2,951	48%	\$1,385	23%
St. Catharines	337,000	\$10,629	\$3,895	37%	\$3,768	35%	\$2,966	28%
Thorold	310,000	\$9,814	\$3,583	37%	\$3,503	36%	\$2,728	28%
Wainfleet	147,100	\$5,115	\$1,700	33%	\$2,121	41%	\$1,294	25%
Welland	213,250	\$7,307	\$2,465	34%	\$2,965	41%	\$1,877	26%
West Lincoln	201,900	\$5,599	\$2,334	42%	\$1,488	27%	\$1,777	32%
Region Wide	304,000	\$9,470	\$3,514	42%	\$3,281	27%	\$2,675	32%

Table 21-A
Average CVA Tax: Industrial Occupied Properties (IT)

Local Municipality	2025 Average		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	912,678	\$41,781	\$15,992	38%	\$17,757	43%	\$8,032	19%
Grimsby	1,684,637	\$58,518	\$29,519	50%	\$14,174	24%	\$14,825	26%
Lincoln	1,037,895	\$42,008	\$18,186	43%	\$14,689	35%	\$9,133	22%
Niagara Falls	1,081,096	\$44,472	\$18,943	43%	\$16,015	36%	\$9,514	21%
Niagara-on-the-Lake	905,238	\$30,023	\$15,862	53%	\$6,195	21%	\$7,966	26%
Pelham	260,043	\$11,014	\$4,557	41%	\$4,169	38%	\$2,288	21%
Port Colborne	865,708	\$47,395	\$15,169	32%	\$24,608	52%	\$7,618	16%
St. Catharines	848,539	\$36,719	\$14,868	40%	\$14,384	39%	\$7,467	21%
Thorold	897,344	\$38,992	\$15,724	40%	\$15,371	39%	\$7,897	21%
Wainfleet	279,413	\$13,464	\$4,896	36%	\$6,109	45%	\$2,459	19%
Welland	916,579	\$43,444	\$16,061	37%	\$19,317	44%	\$8,066	19%
West Lincoln	582,210	\$21,828	\$10,202	47%	\$6,503	30%	\$5,123	23%
Region Wide	904,612	\$38,612	\$15,851	41%	\$14,800	38%	\$7,961	21%

Table 21-B
Median CVA Tax: Industrial Occupied Properties (IT)

Local Municipality	2025 Median		Upper Tier		Local		Education	
	CVA	Tax	Tax	Share	Tax	Share	Tax	Share
Fort Erie	550,200	\$25,188	\$9,641	38%	\$10,705	43%	\$4,842	19%
Grimsby	1,317,300	\$45,758	\$23,082	50%	\$11,084	24%	\$11,592	25%
Lincoln	490,300	\$19,845	\$8,591	43%	\$6,939	35%	\$4,315	22%
Niagara Falls	690,300	\$28,397	\$12,096	43%	\$10,226	36%	\$6,075	21%
Niagara-on-the-Lake	542,000	\$17,976	\$9,497	53%	\$3,709	21%	\$4,770	27%
Pelham	136,400	\$5,777	\$2,390	41%	\$2,187	38%	\$1,200	21%
Port Colborne	427,000	\$23,378	\$7,482	32%	\$12,138	52%	\$3,758	16%
St. Catharines	465,300	\$20,135	\$8,153	40%	\$7,887	39%	\$4,095	20%
Thorold	445,600	\$19,362	\$7,808	40%	\$7,633	39%	\$3,921	20%
Wainfleet	187,700	\$9,044	\$3,289	36%	\$4,103	45%	\$1,652	18%
Welland	469,500	\$22,254	\$8,227	37%	\$9,895	44%	\$4,132	19%
West Lincoln	184,500	\$6,918	\$3,233	47%	\$2,061	30%	\$1,624	23%
Region Wide	447,650	\$19,107	\$7,844	41%	\$7,324	38%	\$3,939	21%

PART THREE: OTHER REVENUE AND LEVIES

Provincial Education Taxes

Municipalities levy and collect the education portion of property taxes; however, they have no authority over the rates set for this purpose. Since 1998, education tax rates have been regulated annually by the Minister of Finance. Uniform education tax rates are prescribed for properties in the residential, multi-residential, new multi-residential, farm, and managed forest property classes and apply across the Province.

Traditionally, the uniform residential education rate is adjusted annually to maintain approximate revenue neutrality on a Province-wide basis. In reassessment years, these adjustments inevitably influence overall tax levels within each municipality, depending on how property values in each area compare to Province-wide phase-in change averages.

For 2025, with no reassessment or phase-in change, the uniform education rates will remain unchanged from 2024 levels, ensuring no year-over-year shifts in education taxes for municipalities.

Business Education Tax

The Province also prescribes Business Education Tax (BET) rates, which historically varied by municipality and still may where special circumstances or optional property classes apply.

From 1998 to 2007, the Province maintained approximate revenue neutrality at the single- and upper-tier municipal level when setting BET rates. In 2008, they initiated a transition toward uniform BET rates through a two-fold process:

1. **New Construction Classes:** Newly built or newly classified commercial and industrial properties were assigned to special New Construction classes, attracting uniform rates province-wide.
2. **Rate Migration:** Municipality-specific rates for traditional business classes were gradually reduced.

Significant reductions occurred between 2008 and 2010. However, from 2011 through 2020, adjustments were limited to revenue-neutral restatements, with annual rates reset to reflect phase-in changes but no substantial levy reductions implemented.

In the 2020 Budget, the Province introduced a uniform BET rate of 0.88% across all business classes. This adjustment provided most business properties with education tax reductions of up to 30% and eliminated the rate differential between standard and New Construction education classes.

Aggregate Extraction Class

In mid-2024 the Province introduced a special, temporary industrial subclass that captured the industrial component of gravel pits and quarries. This subclass maintained existing industrial rates for all municipal purposes, but attracted a special discounted education rate that was set at 5% of the regular industrial rate (0.000440 vs. 0.008800)

The properties captured by this temporary subclass for 2024, have all been returned under the new stand-alone aggregate extraction class for 2025. The education rate for this new class has been set at 0.00511, which results in an education tax increase of over 1,000% for captured property in comparison to their 2024 final, adjusted levy.

2025 Education Rates and Levy

Tables 22 and 23 document the municipality's 2025 education rates and starting levy by class. Only subclasses subject to a unique education rate have been broken out in this table (SSOFB). Vacant and excess land are included in their respective class categories.

Table 22
2024 - 2025 Education Rate Summary

Realty Tax Class / Subclass	Education Rates		Change %
	2024	2025	
Taxable			
Residential	0.00153000	0.00153000	0.00%
Farm	0.00038250	0.00038250	0.00%
Managed Forest	0.00038250	0.00038250	0.00%
New Multi-Residential	0.00153000	0.00153000	0.00%
Multi-Residential	0.00153000	0.00153000	0.00%
Commercial	0.00880000	0.00880000	0.00%
SSOFB	0.00220000	0.00220000	0.00%
Industrial	0.00880000	0.00880000	0.00%
SSOFB	0.00220000	0.00220000	0.00%
Aggregate Extraction	0.00044000	0.00511000	1061.36%
Landfill	0.00880000	0.00880000	0.00%
Pipeline	0.00880000	0.00880000	0.00%
Payment In Lieu			
Residential	0.00153000	0.00153000	0.00%
Farm	0.00038250	0.00038250	0.00%
Commercial	0.00880000	0.00880000	0.00%
Industrial	0.00880000	0.00880000	0.00%
Retained Education PIL			
Commercial	0.00980000	0.00980000	0.00%
Industrial	0.01250000	0.01250000	0.00%
Landfill	0.01714649	0.01714649	0.00%

Important Notes:

This is an unofficial listing of the education rates, the municipality should refer to Ontario Regulation 400/98 as amended or official Ministry of Finance documentation.

Table 23
2024 – 2025 Education Levy Summary

Realty Tax Class / Subclass	Education Levy		Difference	
	2024 Year-End	2025 Start	\$	%
<i>Taxable</i>				
Residential	\$82,720,856	\$82,720,856	\$0	0.00%
Farm	\$971,066	\$971,066	\$0	0.00%
Managed Forest	\$6,414	\$6,414	\$0	0.00%
New Multi-Residential	\$580,061	\$580,061	\$0	0.00%
Multi-Residential	\$2,102,920	\$2,102,920	\$0	0.00%
Commercial	\$64,507,378	\$64,507,378	\$0	0.00%
SSOFB	\$2,837	\$2,837	\$0	0.00%
Industrial	\$8,484,518	\$8,484,518	\$0	0.00%
SSOFB	\$5,583	\$5,583	\$0	0.00%
Aggregate Extraction	\$13,421	\$155,867	\$142,446	1061.37%
Landfill	\$27,742	\$27,742	\$0	0.00%
Pipeline	\$2,284,541	\$2,284,541	\$0	0.00%
Sub-Total Taxable	\$161,707,337	\$161,849,783	\$142,446	0.09%
<i>Payment in Lieu</i>				
Residential	\$14,390	\$14,390	\$0	0.00%
Farm	\$188	\$188	\$0	0.00%
Commercial	\$2,935,213	\$2,935,213	\$0	0.00%
Industrial	\$7,130	\$7,130	\$0	0.00%
Sub-Total PIL	\$2,956,921	\$2,956,921	\$0	0.00%
<i>Retained Education PIL</i>				
Commercial	\$1,830,678	\$1,830,678	\$0	0.00%
Industrial	\$150,139	\$150,139	\$0	0.00%
Landfill	\$29,498	\$29,498	\$0	0.00%
Sub-Total Retained Education	\$2,010,315	\$2,010,315	\$0	0.00%
Grand Total	\$166,674,573	\$166,817,019	\$142,446	0.09%

The Education Payment In Lieu (PIL) of Tax amounts summarized in this table have been calculated using different rates depending on whether the amount is to be shared with School Boards or retained by the local municipality. This is discussed in greater detail later in this section.

Linear Properties

Unlike other property types, railway and power utility lands—commonly referred to as linear properties—are taxed based on area rather than market value. For assessment purposes, these properties are listed on the roll with their acreage rather than a CVA Value. Taxes are determined by applying provincially regulated rates per acre to the reported area.

The rates per acre for municipal and education purposes are outlined in Ontario Regulations 387/98 and 392/98, respectively. As only a single municipal rate is prescribed, municipalities in two-tier jurisdictions must allocate the revenue between the upper-tier and local municipalities. This allocation is guided by a proportional sharing formula based on each tier’s share of revenue from the commercial property class. For education purposes, the treatment of linear properties and the distribution of the education portion varies by ownership and tax status.

A summary of the current rates for each property type and levy is presented in Table 24, with no updates expected for 2025. Table 25 provides an overview of the linear properties in each local municipality.

Table 24
Rate per Acre Summary

Linear Property Type	Regulated Rates Per Acre²	
	<i>Municipal</i>	<i>Education</i>
Utility Corridors	396.09	436.50
Railway Right-of-Way	277.83	291.60
Shortline Railway Right-of-Way	264.83	291.60

² It is the responsibility of each local municipality to confirm final rates against the actual regulation prior to billing.

Table 25
Linear Property Summary

Local Municipality	RTC RTQ	Category	2025 Roll Return		2025 Preliminary Levy	
			Count	Acreage	Municipal	Education
Fort Erie	WT	Railway	2	263.67	\$73,255	\$76,886
Fort Erie	UT	Utility	3	76.07	\$30,131	\$33,205
Grimsby	WT	Railway	2	102.89	\$28,586	\$30,003
Grimsby	UH	Utility	1	91.70	\$36,321	\$40,027
Lincoln	WT	Railway	1	150.69	\$41,866	\$43,941
Lincoln	UH	Utility	1	246.76	\$97,739	\$107,711
Niagara Falls	WT	Railway	2	331.86	\$92,201	\$96,770
Niagara Falls	UT	Utility	1	19.89	\$7,878	\$8,682
Niagara Falls	UH	Utility	1	735.75	\$291,423	\$321,155
Niagara-on-the-Lake	UH	Utility	1	0.44	\$174	\$192
Pelham	WT	Railway	1	62.01	\$17,228	\$18,082
Pelham	UH	Utility	1	398.34	\$157,778	\$173,875
Port Colborne	WT	Railway	2	149.14	\$41,436	\$43,489
Port Colborne	WF	Railway	1	96.13	\$26,708	\$28,032
Port Colborne	BT	Shortline Rail	3	49.36	\$13,072	\$14,393
St. Catharines	WT	Railway	1	106.83	\$29,681	\$31,152
St. Catharines	BT	Shortline Rail	2	45.04	\$11,928	\$13,134
St. Catharines	UH	Utility	1	102.15	\$40,461	\$44,588
Thorold	WT	Railway	1	120.35	\$33,437	\$35,094
Thorold	BT	Shortline Rail	2	116.04	\$30,731	\$33,837
Thorold	UH	Utility	1	547.54	\$216,875	\$239,001
Wainfleet	WT	Railway	3	160.02	\$44,458	\$46,662
Wainfleet	BT	Shortline Rail	2	56.28	\$14,905	\$16,411
Welland	WT	Railway	2	51.35	\$14,267	\$14,974
Welland	BT	Shortline Rail	3	181.07	\$47,953	\$52,800
Welland	UH	Utility	1	143.80	\$56,958	\$62,769
West Lincoln	WT	Railway	1	146.00	\$40,563	\$42,574
West Lincoln	UH	Utility	1	1,123.09	\$444,845	\$490,229
Region-Wide			44	5,674.26	\$1,982,858	\$2,159,668

Retained Education Levies for Certain Payment in Lieu (PIL) Properties

Federal and Provincially owned and occupied properties are exempt from both municipal and Provincial (education) property taxes. Both levels of government do, however, maintain programs whereby payments are made to local governments in lieu of the taxes that would otherwise be applicable to property that they own and occupy.

PIL payments are made and administered under a variety of Federal and Provincial statutes and regulations, including the federal *Payment in Lieu of Taxes Act*, and Ontario's *Municipal Tax Assistance*

Act, Municipal Act, 2001, Assessment Act, and various supporting regulations. This collection of statutes and regulations prescribe not only the circumstances and amounts of PILs that are made, but also the manner in which the payments are shared and distributed.

Of particular interest regarding the sharing of revenues raised against PIL properties is the fact that in certain circumstances the local municipality retains the education portion of the levy as local revenue. This is provided for under section 2 of *Ontario Regulation 392/98*, which state that in the case of payments made under a number of specific authorities, the “education” portion is ultimately retained by the local municipality. The eligible payments captured by these rules, are those made in accordance with:

- Subsection 27 (3) of the *Assessment Act*;
- The *Municipal Grants Act (Canada)*, which may be referenced as the *Payment in Lieu of Taxes Act*; and
- Subsections 84(2), (3) or (5) of the *Electricity Act*.

All education amounts raised against residential, multi-residential and new multi-residential property must be remitted to the school boards.

Potential Risks Related to Retained Education Payments

The Province's decision to reduce Business Education Tax (BET) rates in 2021 introduced potential risks for municipalities that depend on retained education amounts as part of their annual revenue stream. To address municipal concerns, the Province assured municipalities that status quo education rates would be used to calculate payments in lieu of taxes (PILs) for properties where municipalities were entitled to retain the education portion. Despite the Provincial Government’s attempt to maintain inflated education rates for certain PIL properties, Federal payment rules still require the taxable rate to be used.

Although the *Education Act* grants the Minister of Finance authority to prescribe rates for calculating payments in lieu of taxes (PILs), the statutory provisions governing these payments mandate alignment with the tax rates for taxable properties. While the *Education Act* allows for separately identified rates for PILs, the regulations governing the payments require that they match the rates applicable to taxable properties.

The requirement that Federal—and, technically, all other—PILs be calculated using the lower taxable rates is neither new nor a response to current circumstances in Ontario. This approach is long-standing, deliberate, and fundamental to the design of the relevant statutes. By legislative intent, PILs are calculated using the same rates as taxable properties, ensuring that no special or dedicated rates are established to target government properties. These statutes are intentionally crafted to prevent the use of alternative rates in calculating payments, reinforcing their reliance on uniformity with taxable property rates.

Budgeting for Risks

Since the introduction of the rate differentials, many municipalities have received reduced payments based on the taxable rather than the inflated special rates regulated by the Province. The most consistent short-payments have been those made under the Federal *Payment in Lieu of Taxes Act* and this is generally expected to continue on a go-forward basis. As such, MTAG recommends that the

municipality consider budgeting for the lower retained education amounts based on taxable rates rather than the full amounts calculated using the specially regulated *Retained PIL Education Rates*.

Table 26 provides a summary of retained education payment amounts that would be raised using the special regulated rates and the lower alternate amounts calculated using preliminary 2025 taxable education rates.

Municipalities with significant Federal properties should undertake further analysis to specifically identify and stratify these discrepancies and risks by property owner and/or payee.

Table 26
Retained Education Levy Amounts

Municipality RTC / RTQ	Retained Rates	Taxable Rates	Difference	
			\$	%
Fort Erie				
CF	\$100,925	\$90,627	-\$10,298	-10.20%
Fort Erie Subtotal	\$100,925	\$90,627	-\$10,298	-10.20%
Grimsby				
CF	\$247,408	\$222,162	-\$25,246	-10.20%
CH	\$14,024	\$12,593	-\$1,431	-10.20%
IH	\$1,010	\$711	-\$299	-29.60%
UH	\$40,027	\$40,027	\$0	0.00%
Grimsby Subtotal	\$302,469	\$275,493	-\$26,976	-8.92%
Lincoln				
CH	\$10,412	\$9,350	-\$1,062	-10.20%
CF	\$53,289	\$47,852	-\$5,437	-10.20%
IK	\$2,235	\$1,573	-\$662	-29.62%
IH	\$8,594	\$6,050	-\$2,544	-29.60%
UH	\$107,711	\$107,711	\$0	0.00%
Lincoln Subtotal	\$182,241	\$172,536	-\$9,705	-5.33%
Niagara Falls				
CH	\$71,453	\$64,162	-\$7,291	-10.20%
CJ	\$8,472	\$7,608	-\$864	-10.20%
CK	\$9,434	\$8,471	-\$963	-10.21%
CF	\$202,904	\$182,200	-\$20,704	-10.20%
IH	\$43,611	\$30,702	-\$12,909	-29.60%
IK	\$5,840	\$4,111	-\$1,729	-29.61%
IJ	\$234	\$165	-\$69	-29.49%
UH	\$321,155	\$321,155	\$0	0.00%
Niagara Falls Subtotal	\$663,103	\$618,574	-\$44,529	-6.72%

Table 26 (Continued)
Retained Education Levy Amounts

Municipality RTC/RTQ	Retained Rates	Taxable Rates	Difference	
			\$	%
<i>Niagara-on-the-Lake</i>				
CK	\$564	\$507	-\$57	-10.11%
CH	\$11,372	\$10,212	-\$1,160	-10.20%
CF	\$304,437	\$273,372	-\$31,065	-10.20%
CV	\$23,217	\$20,848	-\$2,369	-10.20%
IJ	\$23,150	\$16,298	-\$6,852	-29.60%
IH	\$4,544	\$3,199	-\$1,345	-29.60%
UH	\$192	\$192	\$0	0.00%
NOTL Subtotal	\$367,476	\$324,628	-\$42,848	-11.66%
<i>Pelham</i>				
CF	\$8,580	\$7,704	-\$876	-10.21%
IH	\$358	\$252	-\$106	-29.61%
UH	\$173,875	\$173,875	\$0	0.00%
Pelham Subtotal	\$182,813	\$181,831	-\$982	-0.54%
<i>Port Colborne</i>				
CF	\$102,132	\$91,710	-\$10,422	-10.20%
IH	\$1,375	\$968	-\$407	-29.60%
WF	\$28,032	\$28,032	\$0	0.00%
Port Colborne Subtotal	\$131,539	\$120,710	-\$10,829	-8.23%
<i>St. Catharines</i>				
CF	\$383,646	\$344,498	-\$39,148	-10.20%
CH	\$46,192	\$41,479	-\$4,713	-10.20%
CK	\$4,381	\$3,934	-\$447	-10.20%
IH	\$21,708	\$15,282	-\$6,426	-29.60%
IK	\$7,229	\$5,089	-\$2,140	-29.60%
UH	\$44,588	\$44,588	\$0	0.00%
St. Catharines Subtotal	\$507,744	\$454,870	-\$52,874	-10.41%
<i>Thorold</i>				
CH	\$13,299	\$11,942	-\$1,357	-10.20%
CF	\$71,382	\$64,098	-\$7,284	-10.20%
IH	\$20,152	\$14,187	-\$5,965	-29.60%
IF	\$1,650	\$1,162	-\$488	-29.58%
UH	\$239,001	\$239,001	\$0	0.00%
Thorold Subtotal	\$345,484	\$330,390	-\$15,094	-4.37%

Table 26 (Continued)
Retained Education Levy Amounts

Municipality RTC/RTQ	Retained Rates	Taxable Rates	Difference	
			\$	%
<i>Wainfleet</i>				
IH	\$45	\$32	-\$13	-28.89%
IJ	\$84	\$59	-\$25	-29.76%
Wainfleet Subtotal	\$129	\$91	-\$38	-29.46%
<i>Welland</i>				
CF	\$109,404	\$98,241	-\$11,163	-10.20%
CH	\$12,586	\$11,302	-\$1,284	-10.20%
CK	\$320	\$288	-\$32	-10.00%
IH	\$6,985	\$4,917	-\$2,068	-29.61%
IJ	\$21	\$15	-\$6	-28.57%
HF	\$22,879	\$11,742	-\$11,137	-48.68%
UH	\$62,769	\$62,769	\$0	0.00%
Welland Subtotal	\$214,964	\$189,274	-\$25,690	-11.95%
<i>West Lincoln</i>				
CF	\$20,845	\$18,718	-\$2,127	-10.20%
IH	\$1,314	\$925	-\$389	-29.60%
HF	\$6,619	\$3,397	-\$3,222	-48.68%
UH	\$490,229	\$490,229	\$0	0.00%
West Lincoln Subtotal	\$519,007	\$513,269	-\$5,738	-1.11%
Region Wide	\$3,517,894	\$3,272,293	-\$245,601	-6.98%

PART FOUR: GENERAL SUMMARY AND NEXT STEPS

As discussed in the introduction, the qualitative and quantitative content of this study is intended to provide the municipality with a clear and comprehensive overview of the 2025 assessment and tax landscape. Establishing an accurate and precise foundation such as that set out here is the essential first step in making informed decisions for the coming tax year.

The ultimate aim of this analysis is to support municipalities in making choices that are not only informed by the most current data and trends but also aligned with their unique local priorities and objectives. Based on this foundation, municipalities can make effective, locally sensitive decisions that meet both their revenue needs and their preferences regarding the distribution of the tax burden among their residents and business.

Beyond the simple translation of assessment data to tax outcomes, this study offers a strategic framework for understanding the local tax landscape in a manner that is thoughtful, responsible, and forward-looking. Thus, this study is not just an end in and of itself, but a starting point for informed, and strategic planning and decision making.

Based on this foundation, the municipality is encouraged to consider any and all local priorities, challenges and preferences that will or may influence the tax landscape for the coming year. While the scope and nature of further enquiry will vary by municipality, it is generally recommended that some consideration be given to each of the following.

1. If any of the alternate tax policy models contained herein, or any other model that may deviate from the status quo is being considered, additional analysis should be undertaken. At a minimum, models should be prepared to document how any options under consideration will impact each local area municipality as the implications could vary significantly.
2. Whether or not tax policy changes (ratio, class structure, discounts, etc.) are being considered, the municipality should prepare complimentary models to document the specific implications of budgetary change if the 2025 total levy is going to differ from the revenue neutral position.
3. It is recommended that specific tax policy options be modelled and considered with care before any annual decisions are made. For 2025 we also recommend that no final decisions be put before Council prior to receiving formal word from the Province with regards to their 2025 tax policy intentions.
4. Where specific tax policy challenges or pressures are anticipated, early attention should be devoted in order to effectively address and understand any potential challenges, opportunities and/or tax implications.
5. In light of the fact that we continue to tax on values that are far removed from the actual market value of properties, MTAG encourages all of our clients to undertake deliberate market analysis in order to build an understanding as to the potential assessment and tax changes that could be expected once reassessment is restarted.

Staff are also encouraged to take steps necessary to ensure that both Council and the public are well informed regarding base line tax impacts and any implications related to potential policy change. MTAG would be pleased to provide any level or type of support that may be deemed appropriate and/or necessary in this regard.

UNDERSTANDING REASSESSMENT, MARKET UPDATES AND REAL GROWTH

Although we are not dealing with reassessment, we are in a circumstance where the values we are taxing on are further away from the actual market than has been the case since the 1990's. As such, MTAG suggests it remains critical for those in both administrative and decision-making positions to understand how market value updates impact the tax landscape when they do occur (and how they do not). We also feel that a clear understanding of these concepts is critical as we brace for and prepare for the inevitable implications of restarting reassessment after the longest pause in over two decades.

For the 2017 taxation year all properties in Ontario were reassessed based on their Current Value Assessment (CVA) as of January 1st, 2016. These updated CVA values, as adjusted under the Province's assessment phase-in program, were to form the basis of taxation through the 2020 taxation year. Those properties that experienced a CVA increase as of 2017 were taxed in accordance with a *phase-adjusted* CVA value through 2019, while all properties in the Province were subject to taxation based on their full, unmitigated CVA for 2020.

While 2021 should have been the first year of a new reassessment cycle, with all destination (Full CVA) values being updated to reflect January 1, 2019 market conditions, the Province put a pause on reassessment in the spring of 2020. This decision was made as part of a host of early measures in response to COVID-19. This pause was subsequently extended meaning that property taxes for 2025 will again rely on the full destination values based on the January 1, 2016 valuation date. This will be the fifth year in a row without any market driven valuation changes at the municipal level and we will be taxing on values that are further out of date than at any time since 1997.

Growth vs. Market Value Changes

The Assessment Roll is a living data set, which is continually evolving in response to real-world market and property changes. The assessed value of a property can and does change for a number of reasons; for the purposes of the property tax system in Ontario, all valuation changes must be considered in one of only two categories; Real Growth in the Tax Base and Market Value Updates (reassessment).

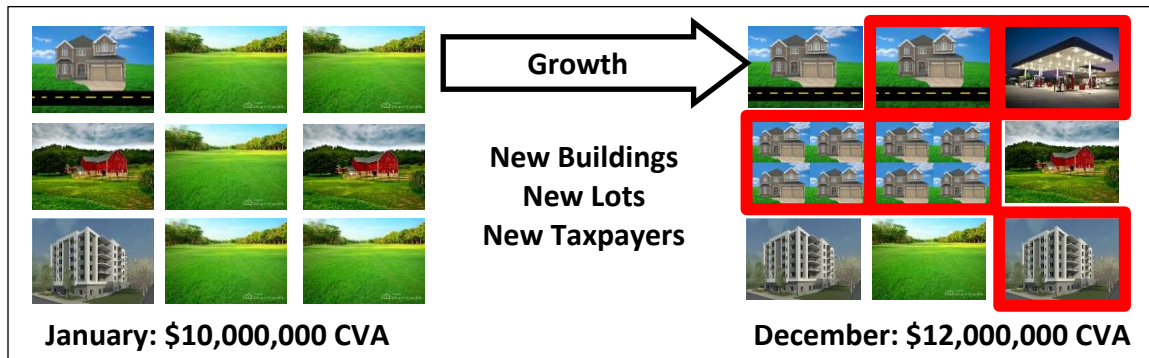
Growth (positive or negative) reflects the value increase or decrease associated with a change to a property's state, use or condition.

- Properties are developed, improved, or intensified;
- Involves actual changes in the size and intensity of the tax base;
- Positive growth means an increase in tax revenue supplied exclusively by taxpayers of new homes, businesses, buildings, etc.;
- Equate positive growth to increased income tax resulting from new or better paying jobs.

Reassessment change is simply a matter of revaluating what a property's market value would be at one point in time (2016) vs. an earlier point in time (2012) in the absence of any other changes.

- Reassessment (and annual phase-in adjustments) do not represent or reflect new property, improved or intensified property, and are not accompanied by new taxpayers;
- If additional revenue is raised from market updates (phase-in) those amounts represent a net tax increase on existing taxpayers;
- Equate to inflation; the product or job has not changed but the price/salary has been updated to reflect current market conditions.

The following illustrations can be helpful in considering the difference between **additional assessment** that comes from growth and the **restatement of values** for existing assessable property within the context of a reassessment or the annual phase-in of those changes.



Tax Implications of Growth

Real growth (and loss) within the municipality’s assessment base has real and direct implications for the municipality’s overall tax revenue. Positive growth means net-new revenue for the municipality, while negative growth reduces the municipality’s revenue and future revenue capacity.


The property tax implications of growth materialize at the property level and do not have any immediate impact on other taxpayers. Growth related tax increases are carried solely by those taxpayers who improve, develop, or otherwise alter their property in a manner that results in additional assessment. Growth related decreases are enjoyed by those taxpayers whose property taxes are reduced.

That said, secondary implications of both positive and negative growth can and do impact the broader base. Significant and/or unanticipated losses resulting from assessment appeals, plant closures or other circumstances can alter the balance of taxation and create budgetary pressures that must be carried by other taxpayers. Material growth can ease the burden that might otherwise be carried by the pre-growth base, however, this is largely dependent on the nature of the growth and the increased budgetary requirements the growth brings.

Tax Implications of Reassessment

When reassessment occurs, the tax base doesn't increase or grow, properties are simply assigned new values (CVA's) that reflect a more current market. Although this generally means that the overall "value" of the base increases, reassessment has no direct implications for municipal revenue, only the share each taxpayer will carry.

Ultimately, it is not the absolute value of a property that determines one's tax liability, it is the property's **relative value**, or more precisely, the **share of the total base** that the property's value represents. Hence, the actual tax implications of reassessment are driven by the **realignment of value shares** rather than the actual value changes.



CVA	2,500,000	300,000	300,000	550,000	600,000	750,000
Share of CVA	100%	12%	12%	22%	24%	30%
Tax	\$100,000	\$12,000	\$12,000	\$22,000	\$24,000	\$30,000
Share of Tax	100%	12%	12%	22%	24%	30%
Reassessment						
New CVA	3,750,000	475,000	525,000	825,000	825,000	1,100,000
CVA Change	50%	58%	75%	50%	38%	47%
New CVA Share	100%	13%	14%	22%	22%	29%
Change in CVA Share	0%	6%	17%	0%	-8%	-2%
New Tax	\$100,000	\$12,667	\$14,000	\$22,000	\$22,000	\$29,333
Reassessment Shift \$	\$0	\$667	\$2,000	\$0	-\$2,000	-\$667
Reassessment Shift %	0%	6%	17%	0%	-8%	-2%

This simplified illustration shows that it is the change in CVA Share, not the change in absolute CVA that drives the reassessment related tax shifts. In this example the base as a whole is increasing by 50%; properties increasing at a greater rate experience reassessment related tax increase, while properties increasing at a lesser rate see tax decreases. The magnitude of tax change is based on the degree to which each property's rate of change varies from the overall.

What Is and Is Not Impacted by the Pause in Reassessment?

Understanding how reassessment impacts the tax landscape is an important prerequisite for understanding what the pause in reassessment means for municipalities in terms of the 2025 taxation and tax policy. The pause in reassessment will have no direct or independent implications for 2025 municipal revenue and there will be no market driven shifts among property, between classes or across local municipalities within two-tier jurisdictions.

The longer-term implications remain unknown, however, municipalities should be aware that the real-world market value changes that reassessment captures have not been paused. The longer reassessment is put off, the more dramatic and disruptive the update will be when finally made.

NEW MULTI-RESIDENTIAL SUBCLASS – STRUCTURE AND GENERAL POLICY DISCUSSION

Multi-Residential Class in Brief

In simple terms, the Multi-Residential property class includes properties that:

1. Are improved with a building or complex containing **seven or more self-contained residential units**, all captured under a single roll number; or
2. **Vacant land** zoned for multi-unit residential use improvements.

Multi-residential class buildings can include traditional (vertical) apartment buildings, townhouse complexes, and even collections of detached homes, provided they are located on a single assessment parcel under unified ownership.

New Multi-Residential Class

Inclusion in the **New Multi-Residential Class** is purely a function of timing and includes any property that would otherwise qualify as multi-residential if the subject units were built, or converted from another use, under a building permit dated after:

- The date on which the host municipality opted to have the class apply; or
- April 20th, 2017, the date on which the class ceased to be an optional property class.

New Multi-Residential Subclass

The new multi-residential subclass introduced in 2024 is functionally similar to the New Multi-Residential class. It applies to any building or complex that would otherwise be classified as multi-residential, provided the building permit for its construction or conversion was issued after the municipality enacts a by-law to implement the subclass.

Class/Subclass Inclusion Based Solely on Building Permit Date

The only factor that distinguishes buildings classified as multi-residential, new multi-residential, or the new multi-residential subclass is the timing of the original building permit under which the building was built or converted to a multi-residential property.

Class/Subclass	Building Permit Issued
Multi-Residential	Before the earlier of: April, 2017; or Municipal Opt-In Date ¹
New Multi-Residential	After the earlier of: April, 2017; or Municipal Opt-In Date
New Multi-Res. Subclass	After: Municipal Opt-In Date.

Theoretically, three identical buildings adjacent to one another could be classified and taxed differently based on the timing of their respective building permits.

¹ Municipal Opt-In Date is the date of passing a by-law to adopt the optional new multi-residential class prior to April 2017 or to adopt the optional new multi-residential subclass. By-law authority rests with upper and single tier councils.

Duration of New Multi-Residential Classification

Properties classified as new multi-residential are transitioned to the standard multi-residential class after 35 years. For example, a property added to the New Multi-Residential class on December 31, 2010, will be reclassified to the standard multi-residential class as of January 1, 2045.

This rule also applies to properties within the new subclass, as they are considered part of the broader new multi-residential class and therefore will revert to the multi-residential class after 35 years.

Differential Tax Treatment

The range of flexibility for setting the multi-residential ratio varies based on the existing ratio level of each upper and single tier municipality. With this in mind, and considering provincially established parameters, the range of flexibility may be generally summarized as follows:

Multi-Residential Ratios Above 2.00 are subject to levy restriction, which will also trigger annual reduction calculations until the ratio is reduced to 2.00 or below.

Multi-Residential Ratios at or Below 2.00 may remain at the previous year’s level or be reduced.

- Multi-residential ratios may be set freely between 1.00 and 1.10

New Multi-Residential Class ratio may be set anywhere between 1.00 and 1.10

New Multi-Residential subclass

- Municipalities that choose to adopt this subclass may set a discount of up to 35% pegged against the new multi-residential class.
- If the new multi-residential ratio is set at 1.00, the lowest effective rate for eligible properties would be 65% of the residential rate.

The net municipal tax rate incentive offered by the new multi-residential class or the subclass will depend on both the multi-residential ratio as well as the settings for the incentive classes.

The following table illustrates the incentive potential of the new multi-residential class, and the new multi-residential subclass depending on the municipality’s multi-residential ratio.

Multi-Residential Class Ratio	Discount of Municipal Rate vs. Multi-Residential ²				
	New Multi-Residential	10%	20%	30%	35%
2.00	50.0%	55.0%	60.0%	65.0%	67.5%
1.75	42.9%	48.6%	54.3%	60.0%	62.9%
1.50	33.3%	40.0%	46.7%	53.3%	56.7%
1.25	20.0%	28.0%	36.0%	44.0%	48.0%
1.00	0.0%	10.0%	20.0%	30.0%	35.0%

The uniform residential education rate applies to all multi-residential classes and subclasses. No reduction in education tax is applied to the new multi-residential class or subclass.

² Assumes a new multi-residential ratio of 1.00

Considering the Policy Logic of Property Tax Incentives for New Multi-Residential Builds

Reducing the property tax burden on multi-residential properties sends a clear, housing-positive signal to landlords, tenants, and the broader public. Lowering tax rates can directly reduce rental costs for tenants and lessen expenses for municipally owned housing, enhancing overall sector viability.

Still, the actual effectiveness of the new multi-residential class in spurring additional rental construction remains uncertain. Most development decisions hinge on factors like land availability, infrastructure, financing, and market demand—variables that generally outweigh marginal tax incentives. Since this class has applied province-wide since 2017, it has likely had a limited direct influence on whether projects move forward, instead influencing only where they might be located.

The optional new subclass reintroduces some competitive differentiation among municipalities, potentially making those that adopt it more appealing to developers. However, this advantage is not guaranteed, as comparing tax treatments, rates, and property values across jurisdictions can be both complex and speculative.

Overall, policymakers should critically evaluate the extent to which these measures genuinely drive new development versus simply demonstrating municipal support for such projects. While the subclass may help reinforce a municipality's commitment to encouraging multi-residential growth, it should not be assumed that it will substantially increase the number of units built.

Policy Considerations for the New Multi-Residential Subclass

Below we have set out a series of policy considerations that may be helpful to the reader. We have deliberately avoided organizing these into “pros and cons” as those determinations are inherently subjective. Such judgments can only be made in light of locally defined objectives and preferences.

Housing and Rental Friendly Signaling: Lower tax rates for new multi-residential properties may send a positive signal to developers, landlords, and tenants, thereby reinforcing and even improving the municipality's image as being supportive of housing development.

Modest Impact on New Construction Decisions: While the subclass could influence where developers choose to locate, it is unlikely to decisively change whether they build. Fundamental factors like land availability, infrastructure, and market demand usually outweigh marginal tax incentives.

Competitive Advantage Between Municipalities: Offering the subclass may help a municipality stand out compared to those that do not, potentially tipping the scales for developers choosing between similar jurisdictions.

No Immediate Impact or Volatility: Unlike altering an existing tax ratio or discount, there will be no immediate impacts and no measurable *tax shifts* down the road.

The new subclass will emerge gradually as new qualifying buildings are constructed, and each will be taxed at the lower rate from the start. While other classes may carry marginally more than they otherwise would this differential will be subtle, and no property will see a policy driven “spike” or “shift”.

Equity and Perception Issues: Differential tax treatment based solely on the date a building permit is issued could raise questions about fairness. Existing properties will not benefit, potentially creating perceived inequities among property owners. This risk should be considered more closely by municipalities with higher multi-residential ratios and/or where no ratio reduction plan is in place.

Revenue Trade-Offs: While an upper-tier government subject to local taxation may gain from enhanced development spurred by the subclass, the corresponding reduction in tax rates for new properties will decrease the local municipality's direct revenue from that growth.

Policy Intent vs. Practical Outcomes: Policymakers should be realistic about the subclass's ability to drive new housing supply. Any decision to implement it should balance the symbolic, competitive, and economic benefits against the fiscal and equity considerations it introduces.

Quantitative Modelling Protocols

Modelling future tax implications for properties where building permits have not yet been issued—let alone constructed—should be approached with extreme caution. As most appropriate solution can only be identified in consideration of local circumstances, objectives, and available data, we have not set out specific avenues of inquiry here. MTAG is available to work with each client jurisdiction to assess the most appropriate modelling approach should such analysis be required.

ONTARIO'S NEW AGGREGATE EXTRACTION PROPERTY CLASS

Background: Temporary 2024 Industrial Subclass

In July 2024, the Minister of Finance introduced a temporary property subclass specifically for the active industrial portions of aggregate-producing properties, including gravel pits and quarries. This subclass was designed to apply solely for the 2024 taxation year, targeting the education portion of the tax bill.

The impact of the subclass was significant: for every \$100,000 in Current Value Assessment (CVA) captured by the subclass, the education portion of the tax bill was reduced from \$880 to \$44, representing a reduction of 95%. While the education tax rate was significantly lowered, the municipal portion of the levy remained unchanged and continued to be taxed at the standard industrial rate.

New Stand-Alone Aggregate Extraction Property Class

With the introduction of regulations in the fall of 2024, the temporary subclass will cease to exist after 2024, to be replaced by a new stand-alone Aggregate Extraction property class. This new class will initially capture the same assessment base as the temporary subclass, although some definitional differences may affect what is included in the class moving forward.

As a distinct class, the Aggregate Extraction property class will no longer form part of the industrial class as was the case with the temporary subclass. As such, it will be subject to its own tax ratio as well as class specific rules and limits governing how the ratio may be moved and adjusted.

For 2025, the most relevant factors that will determine the initial impact of this new class on the municipal balance of taxation are:

- 1) The municipal specific transition ratio regulated for each upper and single-tier jurisdiction with eligible properties appearing on the roll as returned for 2025; and
- 2) The regulated range of flexibility is 0.6000 to 1.1000, within which municipalities may freely set and adjust the ratio for this class.

These factors will guide how the tax burden shifts between the new class and other property classes.

Transition Ratios and Flexibility for 2025

The provincially regulated transition ratios vary by municipality, but analysis of a significant sample suggests that the ratios have generally been set by reducing each municipality's starting industrial ratio by 18.63%. The rationale behind this uniform reduction factor has not been explained, and there is no indication of the intent or reasoning for its indiscriminate application across municipalities.

Many transition ratios have been set below 1.00, however, the effective upper limit for any municipality is the higher of:

- The regulated transition ratio, or
- 1.10, which is the upper limit of the allowable range for this class.

Increases above these limits are not permitted, and in fact, have been explicitly prohibited for 2025.

Provincial Education Tax Rates

While regulating forced, across the board decreases in municipal tax for eligible properties, the province has increased the education portion of the tax bill for these properties in comparison to the special treatment they received under the temporary 2024 subclass.

- In 2024, the education rate for eligible properties was reduced by 95% in comparison to the industrial rate that originally applied for that year.
- The education rate is approximately 58% of the industrial education rate in 2025.

Summary of Overall Impacts and Municipal Specific Observations

The following table has been prepared to document the tax change pattern for the assessment now captured by Aggregate Extraction due to these changes in provincial policy. Based on the total assessment of 30,502,100 as returned for 2025, we illustrate:

- 1) The taxes based on the original 2024 treatment and classification
- 2) The year-end tax under the temporary 2024 subclass, and
- 3) The 2025 starting municipal levy for municipal and education purposes.

Levy Component	2024	2024 Temporary Subclass			2025 Notional Levy		
	Original Tax	Adjusted Tax	Vs. Original Levy		Start Tax	vs. 2024 Adjusted	
Region	\$534,358	\$534,358	\$0	0.00%	\$434,899	-\$99,459	-18.61%
Local (all)	\$563,853	\$563,853	\$0	0.00%	\$459,297	-\$104,556	-18.54%
Total Municipal	\$1,098,211	\$1,098,211	\$0	0.00%	\$894,196	-\$204,015	-18.58%
Education	\$268,418	\$13,421	-\$254,997	-95.00%	\$155,867	\$142,446	1061.37%
Total	\$1,366,629	\$1,111,632	-\$254,997	-18.66%	\$1,050,063	-\$61,569	-5.54%

- The total collective tax burden for property now captured by the Aggregate Assessment class decreased by over \$250,000 in 2025, and has decreased by an additional \$61,500 over year-end.
- There has been significant re-alignment between the provincial and municipal portions of the tax bill. In comparison to year-end municipal taxes have decreased by over \$200,000, while the provincial portion has increased by over \$142,000.
- On a Region-wide basis, the notional starting municipal levy for a typical residential property, with an average CVA of 188,133, has increased by less than \$1.00 as a result of the introduction of this class

Note: All summary figures noted here are intended for illustrative and general reference only. Please refer to the body of the study for detailed results.

LOCAL RESULTS ADDENDUM

2024 Local Assessment Growth

Year-Over-Year Assessment Growth Comparison

2024 Local Revenue Growth

Year-Over-Year Local Revenue Growth Comparison

2025 Start Ratios and Notional Tax Rates

2025 Inter-Class Shifts: Local General Levy

2025 Inter-Class shifts: Upper-Tier General Levy

Local Results Table
2024 Local Assessment Growth
 (Full / Non Phase-Adjusted CVA)

<i>Fort Erie</i>				
Realty Tax Class	2024 Full CVA		Full CVA Growth	
	As Returned	As Revised	\$	%
Taxable				
Residential	3,870,279,233	3,943,493,368	73,214,135	1.89%
Farm	58,959,800	60,033,500	1,073,700	1.82%
Managed Forest	1,190,100	1,217,800	27,700	2.33%
New Multi-Residential	0	10,862,300	10,862,300	100.00%
Multi-Residential	43,161,796	43,467,517	305,721	0.71%
Commercial	285,183,393	292,013,547	6,830,154	2.40%
Industrial	55,575,895	52,104,795	-3,471,100	-6.25%
Aggregate Extraction	0	3,419,700	3,419,700	100.00%
Pipeline	17,389,000	17,727,000	338,000	1.94%
Sub-Total: Taxable	4,331,739,217	4,424,339,527	92,600,310	2.14%
Payment In Lieu				
Residential	1,057,200	1,057,200	0	0.00%
Commercial	12,444,300	12,429,900	-14,400	-0.12%
Industrial	54,000	54,000	0	0.00%
Sub-Total: Payment In Lieu	13,555,500	13,541,100	-14,400	-0.11%
Total (Taxable + PIL)	4,345,294,717	4,437,880,627	92,585,910	2.13%

Special Sub-Total	2024 Full CVA		Growth	
	As Returned	As Revised	\$	%
Industrial + AE	55,575,895	55,524,495	-51,400	-0.09%

Aggregate Extraction Class and Industrial Growth
 The figures identified as *Aggregate Extraction Growth* reflect the assessment and tax dollars that have been reallocated from the industrial class as of year-end. To provide a clearer picture of actual overall change, we have included a special subtotal line for each growth table. These rolled-up amounts show the industrial class growth without the policy shift created by the introduction of the new class at year-end.

Local Results Table
Year-To-Year Assessment Growth Comparison
 (Full / Non Phase-Adjusted CVA)

Fort Erie

Realty Tax Class	2023 Full CVA Growth		2024 Full CVA Growth	
	\$	%	\$	%
Taxable				
Residential	136,377,363	3.65%	73,214,135	1.89%
Farm	2,726,500	4.85%	1,073,700	1.82%
Managed Forest	207,400	21.11%	27,700	2.33%
New Multi-Residential			10,862,300	100.00%
Multi-Residential	796,796	1.88%	305,721	0.71%
Commercial	12,183,641	4.46%	6,830,154	2.40%
Industrial	4,728,000	9.30%	-3,471,100	-6.25%
Aggregate Extraction			3,419,700	100.00%
Pipeline	285,000	1.67%	338,000	1.94%
Sub-Total: Taxable	157,304,700	3.77%	92,600,310	2.14%
Payment In Lieu				
Residential	-21,000	-1.95%	0	0.00%
Commercial	76,000	0.61%	-14,400	-0.12%
Industrial	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	55,000	0.41%	-14,400	-0.11%
Total (Taxable + PIL)	157,359,700	3.76%	92,585,910	2.13%

Special Sub-Total	2023 Full CVA Growth		2024 Full CVA Growth	
Industrial + AE	4,728,000	9.30%	-51,400	-0.09%

Local Results Table
2024 Local Revenue Growth
(Annualized)

<i>Fort Erie</i> Realty Tax Class	2024 Local General Levy		Annualized Growth	
	As Returned	As Revised	\$	%
Taxable				
Residential	\$28,621,412	\$29,162,843	\$541,432	1.89%
Farm	\$109,005	\$110,990	\$1,985	1.82%
Managed Forest	\$2,200	\$2,251	\$51	2.32%
New Multi-Residential	\$0	\$80,329	\$80,329	100.00%
Multi-Residential	\$628,803	\$633,257	\$4,454	0.71%
Commercial	\$3,658,875	\$3,746,505	\$87,631	2.40%
Industrial	\$1,080,913	\$1,013,403	-\$67,510	-6.25%
Aggregate Extraction	\$0	\$66,511	\$66,511	100.00%
Pipeline	\$218,881	\$223,136	\$4,255	1.94%
Sub-Total: Taxable	\$34,320,089	\$35,039,225	\$719,138	2.10%
Payment In Lieu				
Residential	\$7,818	\$7,818	\$0	0.00%
Commercial	\$159,659	\$159,475	-\$185	-0.12%
Industrial	\$1,050	\$1,050	\$0	0.00%
Sub-Total: Payment In Lieu	\$168,527	\$168,343	-\$185	-0.11%
Total (Taxable + PIL)	\$34,488,616	\$35,207,568	\$718,953	2.08%

Special Sub-Total	2024 Local General Levy		Growth	
	As Returned	As Revised	\$	%
Industrial + AE	\$1,080,913	\$1,079,914	-\$999	-0.09%

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

<i>Fort Erie</i> Realty Tax Class	2023 Local Annualized Revenue Growth		2024 Local Annualized Revenue Growth	
	\$	%	\$	%
Taxable				
Residential	\$955,890	3.65%	\$541,432	1.89%
Farm	\$4,778	4.85%	\$1,985	1.82%
Managed Forest	\$363	21.08%	\$51	2.32%
New Multi-Residential	\$0	0.00%	\$80,329	100.00%
Multi-Residential	\$11,002	1.88%	\$4,454	0.71%
Commercial	\$146,278	4.44%	\$87,631	2.40%
Industrial	\$88,874	9.58%	-\$67,510	-6.25%
Aggregate Extraction	\$0	0.00%	\$66,511	100.00%
Pipeline	\$3,400	1.67%	\$4,255	1.94%
Sub-Total: Taxable	\$1,210,585	3.87%	\$719,138	2.10%
Payment In Lieu				
Residential	-\$147	-1.95%	\$0	0.00%
Commercial	\$924	0.61%	-\$185	-0.12%
Industrial	\$0	0.00%	\$0	0.00%
Sub-Total: Payment In Lieu	\$777	0.49%	-\$185	-0.11%
Total (Taxable + PIL)	\$1,211,362	3.85%	\$718,953	2.08%

Special Sub-Total	2023 Local Growth		2024 Local Growth	
Industrial + AE	\$88,874	9.58%	-\$999	-0.09%

Local Results Table
Starting Ratios and Revenue Neutral (Notional) Tax Rates
(Local General Levy)

Fort Erie

Realty Tax Class	-----Tax Ratios-----			-----Tax Rates-----		
	2024 Actual	2025 Start Ratio	Change %	2024 Actual	2025 Revenue Neutral (Notional)	Change %
<i>Taxable</i>						
Residential	1.000000	1.000000	0.00%	0.00739518	0.00739780	0.04%
Farm	0.250000	0.250000	0.00%	0.00184880	0.00184945	0.04%
Managed Forest	0.250000	0.250000	0.00%	0.00184880	0.00184945	0.04%
New Multi-Residential	1.000000	1.000000	0.00%	0.00739518	0.00739780	0.04%
Multi-Residential	1.970000	1.970000	0.00%	0.01456850	0.01457367	0.04%
Commercial	1.734900	1.734900	0.00%	0.01282990	0.01283444	0.04%
Industrial	2.630000	2.630000	0.00%	0.01944932	0.01945621	0.04%
Aggregate Extraction	2.630000	2.140048	-18.63%	0.01944932	0.01583165	-18.60%
Pipeline	1.702100	1.702100	0.00%	0.01258734	0.01259180	0.04%
Sub-Total of Taxable Levy				\$35,039,225	\$35,039,240	0.00%
<i>Payment In Lieu</i>						
Residential	1.000000	1.000000	0.00%	0.00739518	0.00739780	0.04%
Commercial	1.734900	1.734900	0.00%	0.01282990	0.01283444	0.04%
Industrial	2.630000	2.630000	0.00%	0.01944932	0.01945621	0.04%
Sub-Total of Payment In Lieu Levy				\$168,343	\$168,403	0.04%
Total Taxable + PIL Levies Based on Rate Set				\$35,207,568	\$35,207,643	0.00%

NOTE: These results are based on preliminary start ratios and notional levy amounts and are subject to change based on municipal policy decisions, spending decisions and/or Provincial policy updates. No rates or ratios should be used for actual taxation purposes without independent verification.

Local Results Table
Year-Over-Year Interclass Tax Shifts
(Local General Levy: Revenue Neutral - Start Ratios)

<i>Fort Erie</i> Realty Tax Class	Local General Levy		Change	
	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$29,162,843	\$29,173,175	\$10,332	0.04%
Farm	\$110,990	\$111,029	\$39	0.04%
Managed Forest	\$2,251	\$2,252	\$1	0.04%
New Multi-Residential	\$80,329	\$80,357	\$28	0.03%
Multi-Residential	\$633,257	\$633,481	\$224	0.04%
Commercial	\$3,746,505	\$3,747,830	\$1,325	0.04%
Industrial	\$1,013,403	\$1,013,762	\$359	0.04%
Aggregate Extraction	\$66,511	\$54,139	-\$12,372	-18.60%
Pipeline	\$223,136	\$223,215	\$79	0.04%
Sub-Total: Taxable	\$35,039,225	\$35,039,240	\$15	0.00%
<i>Payment In Lieu</i>				
Residential	\$7,818	\$7,821	\$3	0.04%
Commercial	\$159,475	\$159,531	\$56	0.04%
Industrial	\$1,050	\$1,051	\$1	0.10%
Sub-Total: Payment In Lieu	\$168,343	\$168,403	\$60	0.04%
Total (Taxable + PIL)	\$35,207,568	\$35,207,643	\$75	0.00%

Local Results Table
Year-Over-Year Upper-Tier Levy Shifts
 (Upper-Tier General Levy)

<i>Fort Erie</i> Realty Tax Class	Upper-Tier General Levy		Change	
	2024 as Revised	2025 Notional	\$	%
Taxable				
Residential	\$26,268,043	\$26,273,367	\$5,324	0.02%
Farm	\$99,973	\$99,993	\$20	0.02%
Managed Forest	\$2,028	\$2,028	\$0	0.00%
New Multi-Residential	\$72,355	\$72,370	\$15	0.02%
Multi-Residential	\$570,398	\$570,513	\$115	0.02%
Commercial	\$3,374,612	\$3,375,296	\$684	0.02%
Industrial	\$912,810	\$912,995	\$185	0.02%
Aggregate Extraction	\$59,909	\$48,758	-\$11,151	-18.61%
Pipeline	\$200,987	\$201,027	\$40	0.02%
Sub-Total: Taxable	\$31,561,115	\$31,556,347	-\$4,768	-0.02%
Payment In Lieu				
Residential	\$7,042	\$7,044	\$2	0.03%
Commercial	\$143,644	\$143,673	\$29	0.02%
Industrial	\$946	\$946	\$0	0.00%
Sub-Total: Payment In Lieu	\$151,632	\$151,663	\$31	0.02%
Total (Taxable + PIL)	\$31,712,747	\$31,708,010	-\$4,737	-0.01%

Local Results Table
2024 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

<i>Grimsby</i> Realty Tax Class	2024 Full CVA		Full CVA Growth	
	As Returned	As Revised	\$	%
<i>Taxable</i>				
Residential	4,629,231,679	4,656,472,770	27,241,091	0.59%
Farm	94,763,095	94,529,795	-233,300	-0.25%
Managed Forest	584,800	657,300	72,500	12.40%
Multi-Residential	27,616,000	27,616,000	0	0.00%
Commercial	360,648,788	362,913,988	2,265,200	0.63%
Industrial	59,716,200	61,087,500	1,371,300	2.30%
Pipeline	8,287,000	8,354,000	67,000	0.81%
Sub-Total: Taxable	5,180,847,562	5,211,631,353	30,783,791	0.59%
<i>Payment In Lieu</i>				
Residential	5,132,200	5,132,200	0	0.00%
Commercial	39,332,700	40,257,700	925,000	2.35%
Industrial	80,800	80,800	0	0.00%
Sub-Total: Payment In Lieu	44,545,700	45,470,700	925,000	2.08%
Total (Taxable + PIL)	5,225,393,262	5,257,102,053	31,708,791	0.61%

Local Results Table
Year-To-Year Assessment Growth Comparison
 (Full / Non Phase-Adjusted CVA)

<i>Grimsby</i>	2023 Full CVA Growth		2024 Full CVA Growth	
	\$	%	\$	%
Realty Tax Class				
<i>Taxable</i>				
Residential	74,615,609	1.64%	27,241,091	0.59%
Farm	5,712,400	6.41%	-233,300	-0.25%
Managed Forest	-264,500	-31.14%	72,500	12.40%
Multi-Residential	0	0.00%	0	0.00%
Commercial	288,300	0.08%	2,265,200	0.63%
Industrial	465,200	0.79%	1,371,300	2.30%
Pipeline	6,000	0.07%	67,000	0.81%
Sub-Total: Taxable	80,823,009	1.58%	30,783,791	0.59%
<i>Payment In Lieu</i>				
Residential	0	0.00%	0	0.00%
Commercial	3,960,000	11.20%	925,000	2.35%
Industrial	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	3,960,000	9.76%	925,000	2.08%
Total (Taxable + PIL)	84,783,009	1.65%	31,708,791	0.61%

Local Results Table
2024 Local Revenue Growth
(Annualized)

<i>Grimsby</i> Realty Tax Class	2024 Local General Levy		Annualized Growth	
	As Returned	As Revised	\$	%
<i>Taxable</i>				
Residential	\$14,793,560	\$14,880,710	\$87,150	0.59%
Farm	\$75,792	\$75,606	-\$187	-0.25%
Managed Forest	\$468	\$526	\$58	12.39%
Multi-Residential	\$174,049	\$174,049	\$0	0.00%
Commercial	\$2,001,721	\$2,014,293	\$12,573	0.63%
Industrial	\$502,448	\$513,986	\$11,538	2.30%
Pipeline	\$45,126	\$45,491	\$365	0.81%
Sub-Total: Taxable	\$17,593,164	\$17,704,661	\$111,497	0.63%
<i>Payment In Lieu</i>				
Residential	\$16,419	\$16,419	\$0	0.00%
Commercial	\$218,310	\$223,444	\$5,134	2.35%
Industrial	\$680	\$680	\$0	0.00%
Sub-Total: Payment In Lieu	\$235,409	\$240,543	\$5,134	2.18%
Total (Taxable + PIL)	\$17,828,573	\$17,945,204	\$116,631	0.65%

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

<i>Grimsby</i>	2023 Local Annualized Revenue Growth		2024 Local Annualized Revenue Growth	
Realty Tax Class	\$	%	\$	%
<i>Taxable</i>				
Residential	\$227,901	1.64%	\$87,150	0.59%
Farm	\$4,362	6.41%	-\$187	-0.25%
Managed Forest	-\$202	-31.12%	\$58	12.39%
Multi-Residential	\$0	0.00%	\$0	0.00%
Commercial	\$1,150	0.06%	\$12,573	0.63%
Industrial	\$3,792	0.80%	\$11,538	2.30%
Pipeline	\$31	0.07%	\$365	0.81%
Sub-Total: Taxable	\$237,034	1.43%	\$111,497	0.63%
<i>Payment In Lieu</i>				
Residential	\$0	0.00%	\$0	0.00%
Commercial	\$20,984	11.39%	\$5,134	2.35%
Industrial	\$0	0.00%	\$0	0.00%
Sub-Total: Payment In Lieu	\$20,984	10.46%	\$5,134	2.18%
Total (Taxable + PIL)	\$258,018	1.54%	\$116,631	0.65%

Local Results Table
Starting Ratios and Revenue Neutral (Notional) Tax Rates
(Local General Levy)

Grimsby

Realty Tax Class	-----Tax Ratios-----			-----Tax Rates-----		
	2024 Actual	2025 Start Ratio	Change %	2024 Actual	2025 Revenue Neutral (Notional)	Change %
<i>Taxable</i>						
Residential	1.000000	1.000000	0.00%	0.00319922	0.00319922	0.00%
Farm	0.250000	0.250000	0.00%	0.00079981	0.00079981	0.00%
Managed Forest	0.250000	0.250000	0.00%	0.00079981	0.00079981	0.00%
Multi-Residential	1.970000	1.970000	0.00%	0.00630246	0.00630246	0.00%
Commercial	1.734900	1.734900	0.00%	0.00555033	0.00555033	0.00%
Industrial	2.630000	2.630000	0.00%	0.00841395	0.00841395	0.00%
Pipeline	1.702100	1.702100	0.00%	0.00544539	0.00544539	0.00%
Sub-Total of Taxable Levy				\$17,704,661	\$17,704,661	0.00%
<i>Payment In Lieu</i>						
Residential	1.000000	1.000000	0.00%	0.00319922	0.00319922	0.00%
Commercial	1.734900	1.734900	0.00%	0.00555033	0.00555033	0.00%
Industrial	2.630000	2.630000	0.00%	0.00841395	0.00841395	0.00%
Sub-Total of Payment In Lieu Levy				\$240,543	\$240,543	0.00%
Total Taxable + PIL Levies Based on Rate Set				\$17,945,204	\$17,945,204	0.00%

NOTE: These results are based on preliminary start ratios and notional levy amounts and are subject to change based on municipal policy decisions, spending decisions and/or Provincial policy updates. No rates or ratios should be used for actual taxation purposes without independent verification.

Local Results Table
Year-Over-Year Interclass Tax Shifts
(Local General Levy: Revenue Neutral - Start Ratios)

<i>Grimsby</i> Realty Tax Class	Local General Levy		\$	Change %
	2024 as Revised	2025 Notional		
<i>Taxable</i>				
Residential	\$14,880,710	\$14,880,710	\$0	0.00%
Farm	\$75,606	\$75,606	\$0	0.00%
Managed Forest	\$526	\$526	\$0	0.00%
Multi-Residential	\$174,049	\$174,049	\$0	0.00%
Commercial	\$2,014,293	\$2,014,293	\$0	0.00%
Industrial	\$513,986	\$513,986	\$0	0.00%
Pipeline	\$45,491	\$45,491	\$0	0.00%
Sub-Total: Taxable	\$17,704,661	\$17,704,661	\$0	0.00%
<i>Payment In Lieu</i>				
Residential	\$16,419	\$16,419	\$0	0.00%
Commercial	\$223,444	\$223,444	\$0	0.00%
Industrial	\$680	\$680	\$0	0.00%
Sub-Total: Payment In Lieu	\$240,543	\$240,543	\$0	0.00%
Total (Taxable + PIL)	\$17,945,204	\$17,945,204	\$0	0.00%

Local Results Table
Year-Over-Year Upper-Tier Levy Shifts
 (Upper-Tier General Levy)

<i>Grimsby</i> Realty Tax Class	Upper-Tier General Levy		Change	
	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$30,983,192	\$30,989,472	\$6,280	0.02%
Farm	\$157,419	\$157,451	\$32	0.02%
Managed Forest	\$1,095	\$1,095	\$0	0.00%
Multi-Residential	\$362,388	\$362,461	\$73	0.02%
Commercial	\$4,193,964	\$4,194,814	\$850	0.02%
Industrial	\$1,070,174	\$1,070,392	\$218	0.02%
Pipeline	\$94,717	\$94,736	\$19	0.02%
Sub-Total: Taxable	\$36,862,949	\$36,870,421	\$7,472	0.02%
<i>Payment In Lieu</i>				
Residential	\$34,186	\$34,193	\$7	0.02%
Commercial	\$465,232	\$465,326	\$94	0.02%
Industrial	\$1,416	\$1,416	\$0	0.00%
Sub-Total: Payment In Lieu	\$500,834	\$500,935	\$101	0.02%
Total (Taxable + PIL)	\$37,363,783	\$37,371,356	\$7,573	0.02%

Local Results Table
2024 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

<i>Lincoln</i> Realty Tax Class	2024 Full CVA		Full CVA Growth	
	As Returned	As Revised	\$	%
Taxable				
Residential	3,559,530,667	3,589,185,158	29,654,491	0.83%
Farm	536,611,073	537,177,373	566,300	0.11%
Managed Forest	926,700	926,700	0	0.00%
New Multi-Residential	3,811,500	3,811,500	0	0.00%
Multi-Residential	20,192,200	20,192,200	0	0.00%
Commercial	239,296,542	240,907,881	1,611,339	0.67%
Industrial	115,987,658	110,216,458	-5,771,200	-4.98%
Aggregate Extraction	0	6,535,300	6,535,300	100.00%
Pipeline	21,728,000	21,815,000	87,000	0.40%
Sub-Total: Taxable	4,498,084,340	4,530,767,570	32,683,230	0.73%
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: Payment In Lieu	26,166,000	26,166,000	0	0.00%
Total (Taxable + PIL)	4,524,250,340	4,556,933,570	32,683,230	0.72%

Special Sub-Total	2024 Full CVA		Growth	
	As Returned	As Revised	\$	%
Industrial + AE	115,987,658	116,751,758	764,100	0.66%

Aggregate Extraction Class and Industrial Growth
The figures identified as *Aggregate Extraction Growth* reflect the assessment and tax dollars that have been reallocated from the industrial class as of year-end. To provide a clearer picture of actual overall change, we have included a special subtotal line for each growth table. These rolled-up amounts show the industrial class growth without the policy shift created by the introduction of the new class at year-end.

Local Results Table
Year-To-Year Assessment Growth Comparison
 (Full / Non Phase-Adjusted CVA)

Lincoln

Realty Tax Class	2023 Full CVA Growth		2024 Full CVA Growth	
	\$	%	\$	%
Taxable				
Residential	23,750,448	0.67%	29,654,491	0.83%
Farm	15,803,700	3.03%	566,300	0.11%
Managed Forest	-261,800	-22.03%	0	0.00%
New Multi-Residential	3,811,500	100.00%	0	0.00%
Multi-Residential	-1,234,000	-5.76%	0	0.00%
Commercial	6,508,961	2.80%	1,611,339	0.67%
Industrial	6,848,300	6.27%	-5,771,200	-4.98%
Aggregate Extraction			6,535,300	100.00%
Pipeline	53,000	0.24%	87,000	0.40%
Sub-Total: Taxable	55,280,109	1.24%	32,683,230	0.73%
Payment In Lieu				
Residential	18,600	0.32%	0	0.00%
Commercial	-40,000	-0.22%	0	0.00%
Industrial	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	-21,400	-0.08%	0	0.00%
Total (Taxable + PIL)	55,258,709	1.24%	32,683,230	0.72%

Special Sub-Total	2023 Full CVA Growth		2024 Full CVA Growth	
Industrial + AE	6,848,300	6.27%	764,100	0.66%

Local Results Table
2024 Local Revenue Growth
 (Annualized)

<i>Lincoln</i> Realty Tax Class	2024 Local General Levy		Annualized Growth	
	As Returned	As Revised	\$	%
Taxable				
Residential	\$19,140,629	\$19,300,089	\$159,461	0.83%
Farm	\$721,377	\$722,138	\$761	0.11%
Managed Forest	\$1,246	\$1,246	\$0	0.00%
New Multi-Residential	\$20,496	\$20,496	\$0	0.00%
Multi-Residential	\$213,901	\$213,901	\$0	0.00%
Commercial	\$2,232,411	\$2,247,443	\$15,033	0.67%
Industrial	\$1,640,330	\$1,558,712	-\$81,618	-4.98%
Aggregate Extraction	\$0	\$92,424	\$92,424	100.00%
Pipeline	\$198,870	\$199,666	\$796	0.40%
Sub-Total: Taxable	\$24,169,260	\$24,356,115	\$186,857	0.77%
Payment In Lieu				
Residential	\$31,585	\$31,585	\$0	0.00%
Commercial	\$169,423	\$169,423	\$0	0.00%
Industrial	\$30,145	\$30,145	\$0	0.00%
Sub-Total: Payment In Lieu	\$231,153	\$231,153	\$0	0.00%
Total (Taxable + PIL)	\$24,400,413	\$24,587,268	\$186,857	0.77%

Special Sub-Total	2024 Local General Levy		Growth	
	As Returned	As Revised	\$	%
Industrial + AE	\$1,640,330	\$1,651,136	\$10,806	0.66%

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

<i>Lincoln</i> Realty Tax Class	2023 Local Annualized Revenue Growth		2024 Local Annualized Revenue Growth	
	\$	%	\$	%
Taxable				
Residential	\$118,611	0.67%	\$159,461	0.83%
Farm	\$19,731	3.03%	\$761	0.11%
Managed Forest	-\$327	-22.04%	\$0	0.00%
New Multi-Residential	\$19,035	100.00%	\$0	0.00%
Multi-Residential	-\$12,141	-5.76%	\$0	0.00%
Commercial	\$56,645	2.82%	\$15,033	0.67%
Industrial	\$89,376	6.28%	-\$81,618	-4.98%
Aggregate Extraction	\$0	0.00%	\$92,424	100.00%
Pipeline	\$451	0.24%	\$796	0.40%
Sub-Total: Taxable	\$291,381	1.32%	\$186,857	0.77%
Payment In Lieu				
Residential	\$93	0.32%	\$0	0.00%
Commercial	-\$347	-0.22%	\$0	0.00%
Industrial	\$0	0.00%	\$0	0.00%
Sub-Total: Payment In Lieu	-\$254	-0.12%	\$0	0.00%
Total (Taxable + PIL)	\$291,127	1.30%	\$186,857	0.77%

Special Sub-Total	2023 Local Growth		2024 Local Growth	
Industrial + AE	\$89,376	6.28%	\$10,806	0.66%

Local Results Table
Starting Ratios and Revenue Neutral (Notional) Tax Rates
(Local General Levy)

Lincoln

Realty Tax Class	-----Tax Ratios-----			-----Tax Rates-----		
	2024 Actual	2025 Start Ratio	Change %	2024 Actual	2025 Revenue Neutral (Notional)	Change %
<i>Taxable</i>						
Residential	1.000000	1.000000	0.00%	0.00537729	0.00538109	0.07%
Farm	0.250000	0.250000	0.00%	0.00134432	0.00134527	0.07%
Managed Forest	0.250000	0.250000	0.00%	0.00134432	0.00134527	0.07%
New Multi-Residential	1.000000	1.000000	0.00%	0.00537729	0.00538109	0.07%
Multi-Residential	1.970000	1.970000	0.00%	0.01059326	0.01060075	0.07%
Commercial	1.734900	1.734900	0.00%	0.00932906	0.00933565	0.07%
Industrial	2.630000	2.630000	0.00%	0.01414227	0.01415227	0.07%
Aggregate Extraction	2.630000	2.140048	-18.63%	0.01414227	0.01151579	-18.57%
Pipeline	1.702100	1.702100	0.00%	0.00915269	0.00915915	0.07%
Sub-Total of Taxable Levy				\$24,356,115	\$24,356,096	0.00%
<i>Payment In Lieu</i>						
Residential	1.000000	1.000000	0.00%	0.00537729	0.00538109	0.07%
Commercial	1.734900	1.734900	0.00%	0.00932906	0.00933565	0.07%
Industrial	2.630000	2.630000	0.00%	0.01414227	0.01415227	0.07%
Sub-Total of Payment In Lieu Levy				\$231,153	\$231,314	0.07%
Total Taxable + PIL Levies Based on Rate Set				\$24,587,268	\$24,587,410	0.00%

NOTE: These results are based on preliminary start ratios and notional levy amounts and are subject to change based on municipal policy decisions, spending decisions and/or Provincial policy updates. No rates or ratios should be used for actual taxation purposes without independent verification.

Local Results Table
Year-Over-Year Interclass Tax Shifts
(Local General Levy: Revenue Neutral - Start Ratios)

<i>Lincoln</i> Realty Tax Class	Local General Levy		Change	
	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$19,300,089	\$19,313,728	\$13,639	0.07%
Farm	\$722,138	\$722,649	\$511	0.07%
Managed Forest	\$1,246	\$1,247	\$1	0.08%
New Multi-Residential	\$20,496	\$20,510	\$14	0.07%
Multi-Residential	\$213,901	\$214,052	\$151	0.07%
Commercial	\$2,247,443	\$2,249,032	\$1,589	0.07%
Industrial	\$1,558,712	\$1,559,812	\$1,100	0.07%
Aggregate Extraction	\$92,424	\$75,259	-\$17,165	-18.57%
Pipeline	\$199,666	\$199,807	\$141	0.07%
Sub-Total: Taxable	\$24,356,115	\$24,356,096	-\$19	0.00%
<i>Payment In Lieu</i>				
Residential	\$31,585	\$31,608	\$23	0.07%
Commercial	\$169,423	\$169,541	\$118	0.07%
Industrial	\$30,145	\$30,165	\$20	0.07%
Sub-Total: Payment In Lieu	\$231,153	\$231,314	\$161	0.07%
Total (Taxable + PIL)	\$24,587,268	\$24,587,410	\$142	0.00%

Local Results Table
Year-Over-Year Upper-Tier Levy Shifts
 (Upper-Tier General Levy)

<i>Lincoln</i> Realty Tax Class	Upper-Tier General Levy		Change	
	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$23,907,957	\$23,912,803	\$4,846	0.02%
Farm	\$894,551	\$894,733	\$182	0.02%
Managed Forest	\$1,543	\$1,544	\$1	0.06%
New Multi-Residential	\$25,389	\$25,394	\$5	0.02%
Multi-Residential	\$264,970	\$265,024	\$54	0.02%
Commercial	\$2,784,018	\$2,784,583	\$565	0.02%
Industrial	\$1,930,852	\$1,931,242	\$390	0.02%
Aggregate Extraction	\$114,490	\$93,180	-\$21,310	-18.61%
Pipeline	\$247,336	\$247,386	\$50	0.02%
Sub-Total: Taxable	\$30,171,106	\$30,155,889	-\$15,217	-0.05%
<i>Payment In Lieu</i>				
Residential	\$39,126	\$39,135	\$9	0.02%
Commercial	\$209,872	\$209,914	\$42	0.02%
Industrial	\$37,341	\$37,350	\$9	0.02%
Sub-Total: Payment In Lieu	\$286,339	\$286,399	\$60	0.02%
Total (Taxable + PIL)	\$30,457,445	\$30,442,288	-\$15,157	-0.05%

Local Results Table
2024 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

Niagara Falls

Realty Tax Class	2024 Full CVA		Full CVA Growth	
	As Returned	As Revised	\$	%
Taxable				
Residential	9,452,617,426	9,607,140,842	154,523,416	1.63%
Farm	83,474,398	82,377,598	-1,096,800	-1.31%
Managed Forest	1,707,300	1,832,500	125,200	7.33%
New Multi-Residential	54,737,900	57,602,500	2,864,600	5.23%
Multi-Residential	334,774,189	337,917,289	3,143,100	0.94%
Commercial	2,583,027,388	2,621,715,856	38,688,468	1.50%
Industrial	145,811,749	154,771,149	8,959,400	6.14%
Aggregate Extraction	0	3,069,200	3,069,200	100.00%
Landfill	3,152,500	3,152,500	0	0.00%
Pipeline	46,591,000	46,664,000	73,000	0.16%
Sub-Total: Taxable	12,705,893,850	12,916,243,434	210,349,584	1.66%
Payment In Lieu				
Residential	6,935,400	4,059,700	-2,875,700	-41.46%
Commercial	376,056,399	368,076,299	-7,980,100	-2.12%
Industrial	4,072,000	3,974,800	-97,200	-2.39%
Sub-Total: Payment In Lieu	387,063,799	376,110,799	-10,953,000	-2.83%
Total (Taxable + PIL)	13,092,957,649	13,292,354,233	199,396,584	1.52%

Special Sub-Total	2024 Full CVA		Growth	
	As Returned	As Revised	\$	%
Industrial + AE	145,811,749	157,840,349	12,028,600	8.25%

Aggregate Extraction Class and Industrial Growth
The figures identified as *Aggregate Extraction Growth* reflect the assessment and tax dollars that have been reallocated from the industrial class as of year-end. To provide a clearer picture of actual overall change, we have included a special subtotal line for each growth table. These rolled-up amounts show the industrial class growth without the policy shift created by the introduction of the new class at year-end.

Local Results Table
Year-To-Year Assessment Growth Comparison
 (Full / Non Phase-Adjusted CVA)

Niagara Falls

Realty Tax Class	2023 Full CVA Growth		2024 Full CVA Growth	
	\$	%	\$	%
Taxable				
Residential	143,045,937	1.54%	154,523,416	1.63%
Farm	1,432,998	1.75%	-1,096,800	-1.31%
Managed Forest	100,000	6.22%	125,200	7.33%
New Multi-Residential	4,107,400	8.11%	2,864,600	5.23%
Multi-Residential	7,974,900	2.44%	3,143,100	0.94%
Commercial	8,253,400	0.32%	38,688,468	1.50%
Industrial	3,955,500	2.79%	8,959,400	6.14%
Aggregate Extraction			3,069,200	100.00%
Landfill	0	0.00%	0	0.00%
Pipeline	345,000	0.75%	73,000	0.16%
Sub-Total: Taxable	169,215,135	1.35%	210,349,584	1.66%
Payment In Lieu				
Residential	-214,200	-3.00%	-2,875,700	-41.46%
Commercial	-76,592,200	-16.92%	-7,980,100	-2.12%
Industrial	37,800	0.94%	-97,200	-2.39%
Sub-Total: Payment In Lieu	-76,768,600	-16.55%	-10,953,000	-2.83%
Total (Taxable + PIL)	92,446,535	0.71%	199,396,584	1.52%

Special Sub-Total	2023 Full CVA Growth		2024 Full CVA Growth	
Industrial + AE	3,955,500	2.79%	12,028,600	8.25%

Local Results Table
2024 Local Revenue Growth
 (Annualized)

<i>Niagara Falls</i> Realty Tax Class	2024 Local General Levy		Annualized Growth	
	As Returned	As Revised	\$	%
Taxable				
Residential	\$53,237,330	\$54,107,609	\$870,279	1.63%
Farm	\$117,533	\$115,988	-\$1,544	-1.31%
Managed Forest	\$2,404	\$2,580	\$176	7.32%
New Multi-Residential	\$308,285	\$324,418	\$16,133	5.23%
Multi-Residential	\$3,714,350	\$3,749,223	\$34,873	0.94%
Commercial	\$25,238,760	\$25,616,787	\$378,025	1.50%
Industrial	\$2,159,796	\$2,292,506	\$132,708	6.14%
Aggregate Extraction	\$0	\$45,462	\$45,462	100.00%
Landfill	\$52,204	\$52,204	\$0	0.00%
Pipeline	\$446,634	\$447,334	\$700	0.16%
Sub-Total: Taxable	\$85,277,296	\$86,754,111	\$1,476,812	1.73%
Payment In Lieu				
Residential	\$39,060	\$22,864	-\$16,196	-41.46%
Commercial	\$3,674,447	\$3,596,474	-\$77,974	-2.12%
Industrial	\$60,315	\$58,875	-\$1,440	-2.39%
Sub-Total: Payment In Lieu	\$3,773,822	\$3,678,213	-\$95,610	-2.53%
Total (Taxable + PIL)	\$89,051,118	\$90,432,324	\$1,381,202	1.55%

Special Sub-Total	2024 Local General Levy		Growth	
	As Returned	As Revised	\$	%
Industrial + AE	\$2,159,796	\$2,337,968	\$178,170	8.25%

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

<i>Niagara Falls</i>				
Realty Tax Class	2023 Local Annualized Revenue Growth		2024 Local Annualized Revenue Growth	
	\$	%	\$	%
<i>Taxable</i>				
Residential	\$825,930	1.64%	\$870,279	1.63%
Farm	\$1,942	1.75%	-\$1,544	-1.31%
Managed Forest	\$136	6.24%	\$176	7.32%
New Multi-Residential	\$22,273	8.11%	\$16,133	5.23%
Multi-Residential	\$85,196	2.44%	\$34,873	0.94%
Commercial	\$83,742	0.35%	\$378,025	1.50%
Industrial	\$55,910	2.82%	\$132,708	6.14%
Aggregate Extraction	\$0	0.00%	\$45,462	100.00%
Landfill	\$0	0.00%	\$0	0.00%
Pipeline	\$3,185	0.75%	\$700	0.16%
Sub-Total: Taxable	\$1,078,314	1.33%	\$1,476,812	1.73%
<i>Payment In Lieu</i>				
Residential	-\$1,161	-2.99%	-\$16,196	-41.46%
Commercial	-\$720,383	-16.92%	-\$77,974	-2.12%
Industrial	\$539	0.95%	-\$1,440	-2.39%
Sub-Total: Payment In Lieu	-\$721,005	-16.57%	-\$95,610	-2.53%
Total (Taxable + PIL)	\$357,309	0.42%	\$1,381,202	1.55%

Special Sub-Total	2023 Local Growth		2024 Local Growth	
Industrial + AE	\$55,910	2.82%	\$178,170	8.25%

Local Results Table
Starting Ratios and Revenue Neutral (Notional) Tax Rates
(Local General Levy)

Niagara Falls

Realty Tax Class	-----Tax Ratios-----			-----Tax Rates-----		
	2024 Actual	2025 Start Ratio	Change %	2024 Actual	2025 Revenue Neutral (Notional)	Change %
<i>Taxable</i>						
Residential	1.000000	1.000000	0.00%	0.00563202	0.00563257	0.01%
Farm	0.250000	0.250000	0.00%	0.00140801	0.00140814	0.01%
Managed Forest	0.250000	0.250000	0.00%	0.00140801	0.00140814	0.01%
New Multi-Residential	1.000000	1.000000	0.00%	0.00563202	0.00563257	0.01%
Multi-Residential	1.970000	1.970000	0.00%	0.01109509	0.01109616	0.01%
Commercial	1.734900	1.734900	0.00%	0.00977100	0.00977195	0.01%
Industrial	2.630000	2.630000	0.00%	0.01481222	0.01481366	0.01%
Aggregate Extraction	2.630000	2.140048	-18.63%	0.01481222	0.01205397	-18.62%
Landfill	2.940261	2.940261	0.00%	0.01655962	0.01656123	0.01%
Pipeline	1.702100	1.702100	0.00%	0.00958627	0.00958720	0.01%
Sub-Total of Taxable Levy				\$86,754,111	\$86,754,092	0.00%
<i>Payment In Lieu</i>						
Residential	1.000000	1.000000	0.00%	0.00563202	0.00563257	0.01%
Commercial	1.734900	1.734900	0.00%	0.00977100	0.00977195	0.01%
Industrial	2.630000	2.630000	0.00%	0.01481222	0.01481366	0.01%
Sub-Total of Payment In Lieu Levy				\$3,678,213	\$3,678,572	0.01%
Total Taxable + PIL Levies Based on Rate Set				\$90,432,324	\$90,432,664	0.00%

NOTE: These results are based on preliminary start ratios and notional levy amounts and are subject to change based on municipal policy decisions, spending decisions and/or Provincial policy updates. No rates or ratios should be used for actual taxation purposes without independent verification.

Local Results Table
Year-Over-Year Interclass Tax Shifts
(Local General Levy: Revenue Neutral - Start Ratios)

<i>Niagara Falls</i> Realty Tax Class	Local General Levy		Change	
	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$54,107,609	\$54,112,893	\$5,284	0.01%
Farm	\$115,988	\$115,999	\$11	0.01%
Managed Forest	\$2,580	\$2,580	\$0	0.00%
New Multi-Residential	\$324,418	\$324,450	\$32	0.01%
Multi-Residential	\$3,749,223	\$3,749,584	\$361	0.01%
Commercial	\$25,616,787	\$25,619,277	\$2,490	0.01%
Industrial	\$2,292,506	\$2,292,727	\$221	0.01%
Aggregate Extraction	\$45,462	\$36,996	-\$8,466	-18.62%
Landfill	\$52,204	\$52,209	\$5	0.01%
Pipeline	\$447,334	\$447,377	\$43	0.01%
Sub-Total: Taxable	\$86,754,111	\$86,754,092	-\$19	0.00%
<i>Payment In Lieu</i>				
Residential	\$22,864	\$22,867	\$3	0.01%
Commercial	\$3,596,474	\$3,596,824	\$350	0.01%
Industrial	\$58,875	\$58,881	\$6	0.01%
Sub-Total: Payment In Lieu	\$3,678,213	\$3,678,572	\$359	0.01%
Total (Taxable + PIL)	\$90,432,324	\$90,432,664	\$340	0.00%

Local Results Table
Year-Over-Year Upper-Tier Levy Shifts
 (Upper-Tier General Levy)

<i>Niagara Falls</i>	Upper-Tier General Levy		Change	
Realty Tax Class	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$63,994,222	\$64,007,192	\$12,970	0.02%
Farm	\$137,182	\$137,210	\$28	0.02%
Managed Forest	\$3,052	\$3,052	\$0	0.00%
New Multi-Residential	\$383,697	\$383,774	\$77	0.02%
Multi-Residential	\$4,434,282	\$4,435,181	\$899	0.02%
Commercial	\$30,297,024	\$30,303,160	\$6,136	0.02%
Industrial	\$2,711,392	\$2,711,942	\$550	0.02%
Aggregate Extraction	\$53,768	\$43,761	-\$10,007	-18.61%
Landfill	\$61,743	\$61,755	\$12	0.02%
Pipeline	\$529,071	\$529,178	\$107	0.02%
Sub-Total: Taxable	\$102,605,433	\$102,616,205	\$10,772	0.01%
<i>Payment In Lieu</i>				
Residential	\$27,042	\$27,048	\$6	0.02%
Commercial	\$4,253,621	\$4,254,482	\$861	0.02%
Industrial	\$69,634	\$69,647	\$13	0.02%
Sub-Total: Payment In Lieu	\$4,350,297	\$4,351,177	\$880	0.02%
Total (Taxable + PIL)	\$106,955,730	\$106,967,382	\$11,652	0.01%

Local Results Table
2024 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

Niagara-on-the-Lake

Realty Tax Class	2024 Full CVA		Full CVA Growth	
	As Returned	As Revised	\$	%
Taxable				
Residential	4,443,315,978	4,504,737,714	61,421,736	1.38%
Farm	584,396,423	580,767,823	-3,628,600	-0.62%
Managed Forest	1,402,100	1,402,100	0	0.00%
New Multi-Residential	3,041,000	3,041,000	0	0.00%
Multi-Residential	16,745,500	16,147,100	-598,400	-3.57%
Commercial	793,483,710	808,860,910	15,377,200	1.94%
Industrial	60,291,300	56,303,100	-3,988,200	-6.61%
Aggregate Extraction	0	3,432,200	3,432,200	100.00%
Pipeline	19,135,000	19,202,000	67,000	0.35%
Sub-Total: Taxable	5,921,811,011	5,993,893,947	72,082,936	1.22%
Payment In Lieu				
Residential	3,304,600	3,520,600	216,000	6.54%
Commercial	41,112,100	40,776,100	-336,000	-0.82%
Industrial	2,215,500	2,215,500	0	0.00%
Sub-Total: Payment In Lieu	46,632,200	46,512,200	-120,000	-0.26%
Total (Taxable + PIL)	5,968,443,211	6,040,406,147	71,962,936	1.21%

Special Sub-Total	2024 Full CVA		Growth	
	As Returned	As Revised	\$	%
Industrial + AE	60,291,300	59,735,300	-556,000	-0.92%

Aggregate Extraction Class and Industrial Growth
The figures identified as *Aggregate Extraction Growth* reflect the assessment and tax dollars that have been reallocated from the industrial class as of year-end. To provide a clearer picture of actual overall change, we have included a special subtotal line for each growth table. These rolled-up amounts show the industrial class growth without the policy shift created by the introduction of the new class at year-end.

Local Results Table
Year-To-Year Assessment Growth Comparison
 (Full / Non Phase-Adjusted CVA)

Niagara-on-the-Lake

Realty Tax Class	2023 Full CVA Growth		2024 Full CVA Growth	
	\$	%	\$	%
Taxable				
Residential	39,316,693	0.89%	61,421,736	1.38%
Farm	19,746,507	3.50%	-3,628,600	-0.62%
Managed Forest	0	0.00%	0	0.00%
New Multi-Residential	0	0.00%	0	0.00%
Multi-Residential	0	0.00%	-598,400	-3.57%
Commercial	2,676,700	0.34%	15,377,200	1.94%
Industrial	2,404,700	4.15%	-3,988,200	-6.61%
Aggregate Extraction			3,432,200	100.00%
Pipeline	61,000	0.32%	67,000	0.35%
Sub-Total: Taxable	64,205,600	1.10%	72,082,936	1.22%
Payment In Lieu				
Residential	0	0.00%	216,000	6.54%
Commercial	0	0.00%	-336,000	-0.82%
Industrial	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	0	0.00%	-120,000	-0.26%
Total (Taxable + PIL)	64,205,600	1.09%	71,962,936	1.21%

Special Sub-Total	2023 Full CVA Growth		2024 Full CVA Growth	
Industrial + AE	2,404,700	4.15%	-556,000	-0.92%

Local Results Table
2024 Local Revenue Growth
(Annualized)

<i>Niagara-on-the-Lake</i> Realty Tax Class	2024 Local General Levy		Annualized Growth	
	As Returned	As Revised	\$	%
Taxable				
Residential	\$11,558,887	\$11,718,670	\$159,783	1.38%
Farm	\$380,062	\$377,702	-\$2,360	-0.62%
Managed Forest	\$912	\$912	\$0	0.00%
New Multi-Residential	\$7,911	\$7,911	\$0	0.00%
Multi-Residential	\$85,817	\$82,750	-\$3,067	-3.57%
Commercial	\$3,581,141	\$3,650,541	\$69,400	1.94%
Industrial	\$412,495	\$385,210	-\$27,287	-6.62%
Aggregate Extraction	\$0	\$23,482	\$23,482	100.00%
Pipeline	\$84,727	\$85,024	\$297	0.35%
Sub-Total: Taxable	\$16,111,952	\$16,332,202	\$220,248	1.37%
Payment In Lieu				
Residential	\$8,597	\$9,159	\$562	6.54%
Commercial	\$185,546	\$184,029	-\$1,517	-0.82%
Industrial	\$15,158	\$15,158	\$0	0.00%
Sub-Total: Payment In Lieu	\$209,301	\$208,346	-\$955	-0.46%
Total (Taxable + PIL)	\$16,321,253	\$16,540,548	\$219,293	1.34%

Special Sub-Total	2024 Local General Levy		Growth	
	As Returned	As Revised	\$	%
Industrial + AE	\$412,495	\$408,692	-\$3,805	-0.92%

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

<i>Niagara-on-the-Lake</i>				
Realty Tax Class	2023 Local Annualized Revenue Growth		2024 Local Annualized Revenue Growth	
	\$	%	\$	%
<i>Taxable</i>				
Residential	\$95,980	0.89%	\$159,783	1.38%
Farm	\$12,051	3.50%	-\$2,360	-0.62%
Managed Forest	\$0	0.00%	\$0	0.00%
New Multi-Residential	\$0	0.00%	\$0	0.00%
Multi-Residential	\$0	0.00%	-\$3,067	-3.57%
Commercial	\$11,516	0.34%	\$69,400	1.94%
Industrial	\$15,439	4.24%	-\$27,287	-6.62%
Aggregate Extraction	\$0	0.00%	\$23,482	100.00%
Pipeline	\$253	0.32%	\$297	0.35%
Sub-Total: Taxable	\$135,239	0.90%	\$220,248	1.37%
<i>Payment In Lieu</i>				
Residential	\$0	0.00%	\$562	6.54%
Commercial	\$0	0.00%	-\$1,517	-0.82%
Industrial	\$0	0.00%	\$0	0.00%
Sub-Total: Payment In Lieu	\$0	0.00%	-\$955	-0.46%
Total (Taxable + PIL)	\$135,239	0.89%	\$219,293	1.34%

Special Sub-Total	2023 Local Growth		2024 Local Growth	
Industrial + AE	\$15,439	4.24%	-\$3,805	-0.92%

Local Results Table
Starting Ratios and Revenue Neutral (Notional) Tax Rates
(Local General Levy)

Niagara-on-the-Lake

Realty Tax Class	-----Tax Ratios-----			-----Tax Rates-----		
	2024 Actual	2025 Start Ratio	Change %	2024 Actual	2025 Revenue Neutral (Notional)	Change %
<i>Taxable</i>						
Residential	1.000000	1.000000	0.00%	0.00260141	0.00260211	0.03%
Farm	0.250000	0.250000	0.00%	0.00065035	0.00065053	0.03%
Managed Forest	0.250000	0.250000	0.00%	0.00065035	0.00065053	0.03%
New Multi-Residential	1.000000	1.000000	0.00%	0.00260141	0.00260211	0.03%
Multi-Residential	1.970000	1.970000	0.00%	0.00512478	0.00512616	0.03%
Commercial	1.734900	1.734900	0.00%	0.00451319	0.00451440	0.03%
Industrial	2.630000	2.630000	0.00%	0.00684171	0.00684355	0.03%
Aggregate Extraction	2.630000	2.140048	-18.63%	0.00684171	0.00556864	-18.61%
Pipeline	1.702100	1.702100	0.00%	0.00442786	0.00442905	0.03%
Sub-Total of Taxable Levy				\$16,332,202	\$16,332,224	0.00%
<i>Payment In Lieu</i>						
Residential	1.000000	1.000000	0.00%	0.00260141	0.00260211	0.03%
Commercial	1.734900	1.734900	0.00%	0.00451319	0.00451440	0.03%
Industrial	2.630000	2.630000	0.00%	0.00684171	0.00684355	0.03%
Sub-Total of Payment In Lieu Levy				\$208,346	\$208,403	0.03%
Total Taxable + PIL Levies Based on Rate Set				\$16,540,548	\$16,540,627	0.00%

NOTE: These results are based on preliminary start ratios and notional levy amounts and are subject to change based on municipal policy decisions, spending decisions and/or Provincial policy updates. No rates or ratios should be used for actual taxation purposes without independent verification.

Local Results Table
Year-Over-Year Interclass Tax Shifts
(Local General Levy: Revenue Neutral - Start Ratios)

<i>Niagara-on-the-Lake</i> Realty Tax Class	Local General Levy		Change	
	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$11,718,670	\$11,721,823	\$3,153	0.03%
Farm	\$377,702	\$377,807	\$105	0.03%
Managed Forest	\$912	\$912	\$0	0.00%
New Multi-Residential	\$7,911	\$7,913	\$2	0.03%
Multi-Residential	\$82,750	\$82,773	\$23	0.03%
Commercial	\$3,650,541	\$3,651,523	\$982	0.03%
Industrial	\$385,210	\$385,313	\$103	0.03%
Aggregate Extraction	\$23,482	\$19,113	-\$4,369	-18.61%
Pipeline	\$85,024	\$85,047	\$23	0.03%
Sub-Total: Taxable	\$16,332,202	\$16,332,224	\$22	0.00%
<i>Payment In Lieu</i>				
Residential	\$9,159	\$9,161	\$2	0.02%
Commercial	\$184,029	\$184,080	\$51	0.03%
Industrial	\$15,158	\$15,162	\$4	0.03%
Sub-Total: Payment In Lieu	\$208,346	\$208,403	\$57	0.03%
Total (Taxable + PIL)	\$16,540,548	\$16,540,627	\$79	0.00%

Local Results Table
Year-Over-Year Upper-Tier Levy Shifts
 (Upper-Tier General Levy)

<i>Niagara-on-the-Lake</i> Realty Tax Class	Upper-Tier General Levy		Change	
	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$30,006,553	\$30,012,635	\$6,082	0.02%
Farm	\$967,141	\$967,338	\$197	0.02%
Managed Forest	\$2,335	\$2,335	\$0	0.00%
New Multi-Residential	\$20,256	\$20,261	\$5	0.02%
Multi-Residential	\$211,889	\$211,931	\$42	0.02%
Commercial	\$9,347,488	\$9,349,379	\$1,891	0.02%
Industrial	\$986,359	\$986,559	\$200	0.02%
Aggregate Extraction	\$60,128	\$48,936	-\$11,192	-18.61%
Pipeline	\$217,710	\$217,754	\$44	0.02%
Sub-Total: Taxable	\$41,819,859	\$41,817,128	-\$2,731	-0.01%
<i>Payment In Lieu</i>				
Residential	\$23,451	\$23,456	\$5	0.02%
Commercial	\$471,223	\$471,319	\$96	0.02%
Industrial	\$38,813	\$38,820	\$7	0.02%
Sub-Total: Payment In Lieu	\$533,487	\$533,595	\$108	0.02%
Total (Taxable + PIL)	\$42,353,346	\$42,350,723	-\$2,623	-0.01%

Local Results Table
2024 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

<i>Pelham</i> Realty Tax Class	2024 Full CVA		Full CVA Growth	
	As Returned	As Revised	\$	%
Taxable				
Residential	2,803,859,339	2,869,618,392	65,759,053	2.35%
Farm	173,178,700	174,253,782	1,075,082	0.62%
Managed Forest	3,491,000	3,491,000	0	0.00%
New Multi-Residential	966,700	966,700	0	0.00%
Multi-Residential	18,604,000	18,604,000	0	0.00%
Commercial	115,129,661	116,841,708	1,712,047	1.49%
Industrial	6,588,300	3,886,700	-2,701,600	-41.01%
Aggregate Extraction	0	2,596,000	2,596,000	100.00%
Pipeline	17,967,000	18,150,000	183,000	1.02%
Sub-Total: Taxable	3,139,784,700	3,208,408,282	68,623,582	2.19%
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: Payment In Lieu	2,956,100	2,956,100	0	0.00%
Total (Taxable + PIL)	3,142,740,800	3,211,364,382	68,623,582	2.18%

Special Sub-Total	2024 Full CVA		Growth	
	As Returned	As Revised	\$	%
Industrial + AE	6,588,300	6,482,700	-105,600	-1.60%

Aggregate Extraction Class and Industrial Growth
The figures identified as *Aggregate Extraction Growth* reflect the assessment and tax dollars that have been reallocated from the industrial class as of year-end. To provide a clearer picture of actual overall change, we have included a special subtotal line for each growth table. These rolled-up amounts show the industrial class growth without the policy shift created by the introduction of the new class at year-end.

Local Results Table
Year-To-Year Assessment Growth Comparison
 (Full / Non Phase-Adjusted CVA)

<i>Pelham</i>	2023 Full CVA Growth		2024 Full CVA Growth	
	\$	%	\$	%
Realty Tax Class				
<i>Taxable</i>				
Residential	80,998,996	2.98%	65,759,053	2.35%
Farm	8,450,700	5.13%	1,075,082	0.62%
Managed Forest	-106,900	-2.97%	0	0.00%
New Multi-Residential	422,700	77.70%	0	0.00%
Multi-Residential	0	0.00%	0	0.00%
Commercial	568,504	0.50%	1,712,047	1.49%
Industrial	2,005,500	43.76%	-2,701,600	-41.01%
Aggregate Extraction			2,596,000	100.00%
Pipeline	90,000	0.50%	183,000	1.02%
Sub-Total: Taxable	92,429,500	3.04%	68,623,582	2.19%
<i>Payment In Lieu</i>				
Residential	0	0.00%	0	0.00%
Commercial	0	0.00%	0	0.00%
Industrial	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	0	0.00%	0	0.00%
Total (Taxable + PIL)	92,429,500	3.04%	68,623,582	2.18%

Special Sub-Total	2023 Full CVA Growth		2024 Full CVA Growth	
Industrial + AE	2,005,500	43.76%	-105,600	-1.60%

Local Results Table
2024 Local Revenue Growth
 (Annualized)

<i>Pelham</i> Realty Tax Class	2024 Local General Levy		Annualized Growth	
	As Returned	As Revised	\$	%
Taxable				
Residential	\$17,086,130	\$17,486,852	\$400,722	2.35%
Farm	\$263,829	\$265,467	\$1,638	0.62%
Managed Forest	\$5,318	\$5,318	\$0	0.00%
New Multi-Residential	\$5,891	\$5,891	\$0	0.00%
Multi-Residential	\$223,337	\$223,337	\$0	0.00%
Commercial	\$1,217,164	\$1,235,265	\$18,100	1.49%
Industrial	\$105,588	\$62,291	-\$43,298	-41.01%
Aggregate Extraction	\$0	\$41,605	\$41,605	100.00%
Pipeline	\$186,358	\$188,256	\$1,898	1.02%
Sub-Total: Taxable	\$19,093,615	\$19,514,282	\$420,665	2.20%
Payment In Lieu				
Residential	\$18	\$18	\$0	0.00%
Commercial	\$30,918	\$30,918	\$0	0.00%
Industrial	\$458	\$458	\$0	0.00%
Sub-Total: Payment In Lieu	\$31,394	\$31,394	\$0	0.00%
Total (Taxable + PIL)	\$19,125,009	\$19,545,676	\$420,665	2.20%

Special Sub-Total	2024 Local General Levy		Growth	
	As Returned	As Revised	\$	%
Industrial + AE	\$105,588	\$103,896	-\$1,693	-1.60%

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

<i>Pelham</i>	2023 Local Annualized Revenue Growth		2024 Local Annualized Revenue Growth	
Realty Tax Class	\$	%	\$	%
<i>Taxable</i>				
Residential	\$473,580	2.98%	\$400,722	2.35%
Farm	\$12,352	5.13%	\$1,638	0.62%
Managed Forest	-\$156	-2.97%	\$0	0.00%
New Multi-Residential	\$2,471	77.68%	\$0	0.00%
Multi-Residential	\$0	0.00%	\$0	0.00%
Commercial	\$5,786	0.50%	\$18,100	1.49%
Industrial	\$30,839	43.87%	-\$43,298	-41.01%
Aggregate Extraction	\$0	0.00%	\$41,605	100.00%
Pipeline	\$896	0.50%	\$1,898	1.02%
Sub-Total: Taxable	\$525,768	2.96%	\$420,665	2.20%
<i>Payment In Lieu</i>				
Residential	\$0	0.00%	\$0	0.00%
Commercial	\$0	0.00%	\$0	0.00%
Industrial	\$0	0.00%	\$0	0.00%
Sub-Total: Payment In Lieu	\$0	0.00%	\$0	0.00%
Total (Taxable + PIL)	\$525,768	2.96%	\$420,665	2.20%

Special Sub-Total	2023 Local Growth		2024 Local Growth	
Industrial + AE	\$30,839	43.87%	-\$1,693	-1.60%

Local Results Table
Starting Ratios and Revenue Neutral (Notional) Tax Rates
(Local General Levy)

Pelham

Realty Tax Class	-----Tax Ratios-----			-----Tax Rates-----		
	2024 Actual	2025 Start Ratio	Change %	2024 Actual	2025 Revenue Neutral (Notional)	Change %
<i>Taxable</i>						
Residential	1.000000	1.000000	0.00%	0.00609379	0.00609621	0.04%
Farm	0.250000	0.250000	0.00%	0.00152345	0.00152405	0.04%
Managed Forest	0.250000	0.250000	0.00%	0.00152345	0.00152405	0.04%
New Multi-Residential	1.000000	1.000000	0.00%	0.00609379	0.00609621	0.04%
Multi-Residential	1.970000	1.970000	0.00%	0.01200477	0.01200953	0.04%
Commercial	1.734900	1.734900	0.00%	0.01057212	0.01057631	0.04%
Industrial	2.630000	2.630000	0.00%	0.01602667	0.01603303	0.04%
Aggregate Extraction	2.630000	2.140048	-18.63%	0.01602667	0.01304618	-18.60%
Pipeline	1.702100	1.702100	0.00%	0.01037224	0.01037636	0.04%
Sub-Total of Taxable Levy				\$19,514,282	\$19,514,274	0.00%
<i>Payment In Lieu</i>						
Residential	1.000000	1.000000	0.00%	0.00609379	0.00609621	0.04%
Commercial	1.734900	1.734900	0.00%	0.01057212	0.01057631	0.04%
Industrial	2.630000	2.630000	0.00%	0.01602667	0.01603303	0.04%
Sub-Total of Payment In Lieu Levy				\$31,394	\$31,408	0.04%
Total Taxable + PIL Levies Based on Rate Set				\$19,545,676	\$19,545,682	0.00%

NOTE: These results are based on preliminary start ratios and notional levy amounts and are subject to change based on municipal policy decisions, spending decisions and/or Provincial policy updates. No rates or ratios should be used for actual taxation purposes without independent verification.

Local Results Table
Year-Over-Year Interclass Tax Shifts
(Local General Levy: Revenue Neutral - Start Ratios)

<i>Pelham</i> Realty Tax Class	Local General Levy		Change	
	2024 as Revised	2025 Notional	\$	%
Taxable				
Residential	\$17,486,852	\$17,493,796	\$6,944	0.04%
Farm	\$265,467	\$265,571	\$104	0.04%
Managed Forest	\$5,318	\$5,320	\$2	0.04%
New Multi-Residential	\$5,891	\$5,893	\$2	0.03%
Multi-Residential	\$223,337	\$223,425	\$88	0.04%
Commercial	\$1,235,265	\$1,235,754	\$489	0.04%
Industrial	\$62,291	\$62,316	\$25	0.04%
Aggregate Extraction	\$41,605	\$33,868	-\$7,737	-18.60%
Pipeline	\$188,256	\$188,331	\$75	0.04%
Sub-Total: Taxable	\$19,514,282	\$19,514,274	-\$8	0.00%
Payment In Lieu				
Residential	\$18	\$18	\$0	0.00%
Commercial	\$30,918	\$30,931	\$13	0.04%
Industrial	\$458	\$459	\$1	0.22%
Sub-Total: Payment In Lieu	\$31,394	\$31,408	\$14	0.04%
Total (Taxable + PIL)	\$19,545,676	\$19,545,682	\$6	0.00%

Local Results Table
Year-Over-Year Upper-Tier Levy Shifts
 (Upper-Tier General Levy)

<i>Pelham</i> Realty Tax Class	Upper-Tier General Levy		Change	
	2024 as Revised	2025 Notional	\$	%
Taxable				
Residential	\$19,114,844	\$19,118,718	\$3,874	0.02%
Farm	\$290,181	\$290,241	\$60	0.02%
Managed Forest	\$5,813	\$5,815	\$2	0.03%
New Multi-Residential	\$6,439	\$6,441	\$2	0.03%
Multi-Residential	\$244,129	\$244,178	\$49	0.02%
Commercial	\$1,350,265	\$1,350,538	\$273	0.02%
Industrial	\$68,090	\$68,104	\$14	0.02%
Aggregate Extraction	\$45,479	\$37,014	-\$8,465	-18.61%
Pipeline	\$205,783	\$205,824	\$41	0.02%
Sub-Total: Taxable	\$21,331,023	\$21,326,873	-\$4,150	-0.02%
Payment In Lieu				
Residential	\$20	\$20	\$0	0.00%
Commercial	\$33,797	\$33,804	\$7	0.02%
Industrial	\$501	\$501	\$0	0.00%
Sub-Total: Payment In Lieu	\$34,318	\$34,325	\$7	0.02%
Total (Taxable + PIL)	\$21,365,341	\$21,361,198	-\$4,143	-0.02%

Local Results Table
2024 Local Assessment Growth
 (Full / Non Phase-Adjusted CVA)

Port Colborne

Realty Tax Class	2024 Full CVA		Full CVA Growth	
	As Returned	As Revised	\$	%
Taxable				
Residential	1,701,021,440	1,751,307,356	50,285,916	2.96%
Farm	57,683,974	57,390,474	-293,500	-0.51%
Managed Forest	926,100	993,600	67,500	7.29%
New Multi-Residential	913,000	2,351,000	1,438,000	157.50%
Multi-Residential	39,890,000	39,371,000	-519,000	-1.30%
Commercial	143,778,561	147,446,145	3,667,584	2.55%
Industrial	89,139,479	83,164,425	-5,975,054	-6.70%
Aggregate Extraction	0	6,786,000	6,786,000	100.00%
Pipeline	10,859,000	10,843,000	-16,000	-0.15%
Sub-Total: Taxable	2,044,211,554	2,099,653,000	55,441,446	2.71%
Payment In Lieu				
Residential	1,420,400	1,420,400	0	0.00%
Commercial	11,326,600	10,921,600	-405,000	-3.58%
Industrial	110,000	110,000	0	0.00%
Sub-Total: Payment In Lieu	12,857,000	12,452,000	-405,000	-3.15%
Total (Taxable + PIL)	2,057,068,554	2,112,105,000	55,036,446	2.68%

Special Sub-Total	2024 Full CVA		Growth	
	As Returned	As Revised	\$	%
Industrial + AE	89,139,479	89,950,425	810,946	0.91%

Aggregate Extraction Class and Industrial Growth
 The figures identified as *Aggregate Extraction Growth* reflect the assessment and tax dollars that have been reallocated from the industrial class as of year-end. To provide a clearer picture of actual overall change, we have included a special subtotal line for each growth table. These rolled-up amounts show the industrial class growth without the policy shift created by the introduction of the new class at year-end.

Local Results Table
Year-To-Year Assessment Growth Comparison
 (Full / Non Phase-Adjusted CVA)

Port Colborne

Realty Tax Class	2023 Full CVA Growth		2024 Full CVA Growth	
	\$	%	\$	%
Taxable				
Residential	20,986,709	1.25%	50,285,916	2.96%
Farm	359,200	0.63%	-293,500	-0.51%
Managed Forest	87,200	10.39%	67,500	7.29%
New Multi-Residential	0	0.00%	1,438,000	157.50%
Multi-Residential	0	0.00%	-519,000	-1.30%
Commercial	2,498,525	1.77%	3,667,584	2.55%
Industrial	5,166,575	6.15%	-5,975,054	-6.70%
Aggregate Extraction			6,786,000	100.00%
Pipeline	13,000	0.12%	-16,000	-0.15%
Sub-Total: Taxable	29,111,209	1.44%	55,441,446	2.71%
Payment In Lieu				
Residential	0	0.00%	0	0.00%
Commercial	-51,500	-0.45%	-405,000	-3.58%
Industrial	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	-51,500	-0.40%	-405,000	-3.15%
Total (Taxable + PIL)	29,059,709	1.43%	55,036,446	2.68%

Special Sub-Total	2023 Full CVA Growth		2024 Full CVA Growth	
Industrial + AE	5,166,575	6.15%	810,946	0.91%

Local Results Table
2024 Local Revenue Growth
 (Annualized)

<i>Port Colborne</i> Realty Tax Class	2024 Local General Levy		Annualized Growth	
	As Returned	As Revised	\$	%
<i>Taxable</i>				
Residential	\$18,355,083	\$18,901,475	\$546,392	2.98%
Farm	\$155,643	\$154,851	-\$792	-0.51%
Managed Forest	\$2,499	\$2,681	\$182	7.28%
New Multi-Residential	\$9,854	\$25,374	\$15,520	157.50%
Multi-Residential	\$848,132	\$837,098	-\$11,035	-1.30%
Commercial	\$2,692,166	\$2,760,840	\$68,674	2.55%
Industrial	\$2,530,224	\$2,360,624	-\$169,602	-6.70%
Aggregate Extraction	\$0	\$192,621	\$192,621	100.00%
Pipeline	\$199,484	\$199,190	-\$294	-0.15%
Sub-Total: Taxable	\$24,793,085	\$25,434,754	\$641,666	2.59%
<i>Payment In Lieu</i>				
Residential	\$15,330	\$15,330	\$0	0.00%
Commercial	\$212,083	\$204,500	-\$7,583	-3.58%
Industrial	\$3,122	\$3,122	\$0	0.00%
Sub-Total: Payment In Lieu	\$230,535	\$222,952	-\$7,583	-3.29%
Total (Taxable + PIL)	\$25,023,620	\$25,657,706	\$634,083	2.53%

Special Sub-Total	2024 Local General Levy		Growth	
	As Returned	As Revised	\$	%
Industrial + AE	\$2,530,224	\$2,553,245	\$23,019	0.91%

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

Port Colborne

Realty Tax Class	2023 Local Annualized Revenue Growth		2024 Local Annualized Revenue Growth	
	\$	%	\$	%
Taxable				
Residential	\$215,821	1.25%	\$546,392	2.98%
Farm	\$923	0.63%	-\$792	-0.51%
Managed Forest	\$224	10.39%	\$182	7.28%
New Multi-Residential	\$0	0.00%	\$15,520	157.50%
Multi-Residential	\$0	0.00%	-\$11,035	-1.30%
Commercial	\$44,504	1.77%	\$68,674	2.55%
Industrial	\$140,295	6.23%	-\$169,602	-6.70%
Aggregate Extraction	\$0	0.00%	\$192,621	100.00%
Pipeline	\$227	0.12%	-\$294	-0.15%
Sub-Total: Taxable	\$401,994	1.73%	\$641,666	2.59%
Payment In Lieu				
Residential	\$0	0.00%	\$0	0.00%
Commercial	-\$918	-0.45%	-\$7,583	-3.58%
Industrial	\$0	0.00%	\$0	0.00%
Sub-Total: Payment In Lieu	-\$918	-0.42%	-\$7,583	-3.29%
Total (Taxable + PIL)	\$401,076	1.71%	\$634,083	2.53%

Special Sub-Total	2023 Local Growth		2024 Local Growth	
Industrial + AE	\$140,295	6.23%	\$23,019	0.91%

Local Results Table
Starting Ratios and Revenue Neutral (Notional) Tax Rates
(Local General Levy)

Port Colborne

Realty Tax Class	-----Tax Ratios-----			-----Tax Rates-----		
	2024 Actual	2025 Start Ratio	Change %	2024 Actual	2025 Revenue Neutral (Notional)	Change %
<i>Taxable</i>						
Residential	1.000000	1.000000	0.00%	0.01079278	0.01080803	0.14%
Farm	0.250000	0.250000	0.00%	0.00269820	0.00270201	0.14%
Managed Forest	0.250000	0.250000	0.00%	0.00269820	0.00270201	0.14%
New Multi-Residential	1.000000	1.000000	0.00%	0.01079278	0.01080803	0.14%
Multi-Residential	1.970000	1.970000	0.00%	0.02126178	0.02129182	0.14%
Commercial	1.734900	1.734900	0.00%	0.01872439	0.01875085	0.14%
Industrial	2.630000	2.630000	0.00%	0.02838501	0.02842512	0.14%
Aggregate Extraction	2.630000	2.140048	-18.63%	0.02838501	0.02312970	-18.51%
Pipeline	1.702100	1.702100	0.00%	0.01837039	0.01839635	0.14%
Sub-Total of Taxable Levy				\$25,434,754	\$25,434,756	0.00%
<i>Payment In Lieu</i>						
Residential	1.000000	1.000000	0.00%	0.01079278	0.01080803	0.14%
Commercial	1.734900	1.734900	0.00%	0.01872439	0.01875085	0.14%
Industrial	2.630000	2.630000	0.00%	0.02838501	0.02842512	0.14%
Sub-Total of Payment In Lieu Levy				\$222,952	\$223,267	0.14%
Total Taxable + PIL Levies Based on Rate Set				\$25,657,706	\$25,658,023	0.00%

NOTE: These results are based on preliminary start ratios and notional levy amounts and are subject to change based on municipal policy decisions, spending decisions and/or Provincial policy updates. No rates or ratios should be used for actual taxation purposes without independent verification.

Local Results Table
Year-Over-Year Interclass Tax Shifts
(Local General Levy: Revenue Neutral - Start Ratios)

<i>Port Colborne</i> Realty Tax Class	Local General Levy		Change	
	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$18,901,475	\$18,928,182	\$26,707	0.14%
Farm	\$154,851	\$155,070	\$219	0.14%
Managed Forest	\$2,681	\$2,685	\$4	0.15%
New Multi-Residential	\$25,374	\$25,410	\$36	0.14%
Multi-Residential	\$837,098	\$838,280	\$1,182	0.14%
Commercial	\$2,760,840	\$2,764,740	\$3,900	0.14%
Industrial	\$2,360,624	\$2,363,959	\$3,335	0.14%
Aggregate Extraction	\$192,621	\$156,958	-\$35,663	-18.51%
Pipeline	\$199,190	\$199,472	\$282	0.14%
Sub-Total: Taxable	\$25,434,754	\$25,434,756	\$2	0.00%
<i>Payment In Lieu</i>				
Residential	\$15,330	\$15,351	\$21	0.14%
Commercial	\$204,500	\$204,789	\$289	0.14%
Industrial	\$3,122	\$3,127	\$5	0.16%
Sub-Total: Payment In Lieu	\$222,952	\$223,267	\$315	0.14%
Total (Taxable + PIL)	\$25,657,706	\$25,658,023	\$317	0.00%

Local Results Table
Year-Over-Year Upper-Tier Levy Shifts
 (Upper-Tier General Levy)

<i>Port Colborne</i> Realty Tax Class	Upper-Tier General Levy		Change	
	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$11,665,651	\$11,668,015	\$2,364	0.02%
Farm	\$95,571	\$95,591	\$20	0.02%
Managed Forest	\$1,655	\$1,655	\$0	0.00%
New Multi-Residential	\$15,660	\$15,663	\$3	0.02%
Multi-Residential	\$516,642	\$516,746	\$104	0.02%
Commercial	\$1,703,941	\$1,704,286	\$345	0.02%
Industrial	\$1,456,934	\$1,457,229	\$295	0.02%
Aggregate Extraction	\$118,882	\$96,755	-\$22,127	-18.61%
Pipeline	\$122,937	\$122,961	\$24	0.02%
Sub-Total: Taxable	\$15,697,873	\$15,678,901	-\$18,972	-0.12%
<i>Payment In Lieu</i>				
Residential	\$9,462	\$9,463	\$1	0.01%
Commercial	\$126,214	\$126,239	\$25	0.02%
Industrial	\$1,927	\$1,927	\$0	0.00%
Sub-Total: Payment In Lieu	\$137,603	\$137,629	\$26	0.02%
Total (Taxable + PIL)	\$15,835,476	\$15,816,530	-\$18,946	-0.12%

Local Results Table
2024 Local Assessment Growth
 (Full / Non Phase-Adjusted CVA)

<i>St. Catharines</i> Realty Tax Class	2024 Full CVA		Full CVA Growth	
	As Returned	As Revised	\$	%
<i>Taxable</i>				
Residential	12,574,119,833	12,688,089,111	113,969,278	0.91%
Farm	162,242,600	161,339,100	-903,500	-0.56%
New Multi-Residential	141,355,620	143,246,320	1,890,700	1.34%
Multi-Residential	678,919,668	682,793,399	3,873,731	0.57%
Commercial	2,048,356,937	2,069,217,092	20,860,155	1.02%
Industrial	184,869,644	179,607,658	-5,261,986	-2.85%
Pipeline	31,393,000	31,303,000	-90,000	-0.29%
Sub-Total: Taxable	15,821,257,302	15,955,595,680	134,338,378	0.85%
<i>Payment In Lieu</i>				
Residential	3,036,200	3,036,200	0	0.00%
Commercial	87,982,300	89,588,300	1,606,000	1.83%
Industrial	2,346,100	2,346,100	0	0.00%
Sub-Total: Payment In Lieu	93,364,600	94,970,600	1,606,000	1.72%
Total (Taxable + PIL)	15,914,621,902	16,050,566,280	135,944,378	0.85%

Local Results Table
Year-To-Year Assessment Growth Comparison
 (Full / Non Phase-Adjusted CVA)

St. Catharines

Realty Tax Class	2023 Full CVA Growth		2024 Full CVA Growth	
	\$	%	\$	%
<i>Taxable</i>				
Residential	34,510,879	0.28%	113,969,278	0.91%
Farm	6,533,800	4.20%	-903,500	-0.56%
New Multi-Residential	29,978,700	26.92%	1,890,700	1.34%
Multi-Residential	7,568,900	1.13%	3,873,731	0.57%
Commercial	-2,197,866	-0.11%	20,860,155	1.02%
Industrial	2,466,087	1.35%	-5,261,986	-2.85%
Pipeline	102,000	0.33%	-90,000	-0.29%
Sub-Total: Taxable	78,962,500	0.50%	134,338,378	0.85%
<i>Payment In Lieu</i>				
Residential	-3,000	-0.10%	0	0.00%
Commercial	137,500	0.16%	1,606,000	1.83%
Industrial	-376,500	-13.83%	0	0.00%
Sub-Total: Payment In Lieu	-242,000	-0.26%	1,606,000	1.72%
Total (Taxable + PIL)	78,720,500	0.50%	135,944,378	0.85%

Local Results Table
2024 Local Revenue Growth
(Annualized)

<i>St. Catharines</i> Realty Tax Class	2024 Local General Levy		Annualized Growth	
	As Returned	As Revised	\$	%
<i>Taxable</i>				
Residential	\$81,029,462	\$81,764,023	\$734,560	0.91%
Farm	\$261,423	\$259,967	-\$1,456	-0.56%
New Multi-Residential	\$911,072	\$923,258	\$12,186	1.34%
Multi-Residential	\$8,620,338	\$8,669,523	\$49,185	0.57%
Commercial	\$22,904,441	\$23,137,696	\$233,257	1.02%
Industrial	\$3,133,725	\$3,044,529	-\$89,196	-2.85%
Pipeline	\$344,396	\$343,408	-\$987	-0.29%
Sub-Total: Taxable	\$117,204,857	\$118,142,404	\$937,549	0.80%
<i>Payment In Lieu</i>				
Residential	\$19,569	\$19,569	\$0	0.00%
Commercial	\$983,806	\$1,001,764	\$17,958	1.83%
Industrial	\$39,769	\$39,769	\$0	0.00%
Sub-Total: Payment In Lieu	\$1,043,144	\$1,061,102	\$17,958	1.72%
Total (Taxable + PIL)	\$118,248,001	\$119,203,506	\$955,507	0.81%

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

<i>St. Catharines</i>	2023 Local Annualized Revenue Growth		2024 Local Annualized Revenue Growth	
Realty Tax Class	\$	%	\$	%
<i>Taxable</i>				
Residential	\$220,354	0.28%	\$734,560	0.91%
Farm	\$10,430	4.20%	-\$1,456	-0.56%
New Multi-Residential	\$191,416	26.92%	\$12,186	1.34%
Multi-Residential	\$95,206	1.13%	\$49,185	0.57%
Commercial	-\$20,734	-0.09%	\$233,257	1.02%
Industrial	\$36,428	1.20%	-\$89,196	-2.85%
Pipeline	\$1,108	0.33%	-\$987	-0.29%
Sub-Total: Taxable	\$534,208	0.46%	\$937,549	0.80%
<i>Payment In Lieu</i>				
Residential	-\$19	-0.10%	\$0	0.00%
Commercial	\$1,523	0.16%	\$17,958	1.83%
Industrial	-\$6,323	-14.07%	\$0	0.00%
Sub-Total: Payment In Lieu	-\$4,819	-0.47%	\$17,958	1.72%
Total (Taxable + PIL)	\$529,389	0.45%	\$955,507	0.81%

Local Results Table
Starting Ratios and Revenue Neutral (Notional) Tax Rates
(Local General Levy)

St. Catharines

Realty Tax Class	-----Tax Ratios-----			-----Tax Rates-----		
	2024 Actual	2025 Start Ratio	Change %	2024 Actual	2025 Revenue Neutral (Notional)	Change %
<i>Taxable</i>						
Residential	1.000000	1.000000	0.00%	0.00644525	0.00644525	0.00%
Farm	0.250000	0.250000	0.00%	0.00161131	0.00161131	0.00%
New Multi-Residential	1.000000	1.000000	0.00%	0.00644525	0.00644525	0.00%
Multi-Residential	1.970000	1.970000	0.00%	0.01269714	0.01269714	0.00%
Commercial	1.734900	1.734900	0.00%	0.01118186	0.01118186	0.00%
Industrial	2.630000	2.630000	0.00%	0.01695100	0.01695100	0.00%
Pipeline	1.702100	1.702100	0.00%	0.01097046	0.01097046	0.00%
Sub-Total of Taxable Levy				\$118,142,404	\$118,142,406	0.00%
<i>Payment In Lieu</i>						
Residential	1.000000	1.000000	0.00%	0.00644525	0.00644525	0.00%
Commercial	1.734900	1.734900	0.00%	0.01118186	0.01118186	0.00%
Industrial	2.630000	2.630000	0.00%	0.01695100	0.01695100	0.00%
Sub-Total of Payment In Lieu Levy				\$1,061,102	\$1,061,101	0.00%
Total Taxable + PIL Levies Based on Rate Set				\$119,203,506	\$119,203,507	0.00%

NOTE: These results are based on preliminary start ratios and notional levy amounts and are subject to change based on municipal policy decisions, spending decisions and/or Provincial policy updates. No rates or ratios should be used for actual taxation purposes without independent verification.

Local Results Table
Year-Over-Year Interclass Tax Shifts
(Local General Levy: Revenue Neutral - Start Ratios)

<i>St. Catharines</i>	Local General Levy		Change	
Realty Tax Class	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$81,764,023	\$81,764,023	\$0	0.00%
Farm	\$259,967	\$259,967	\$0	0.00%
New Multi-Residential	\$923,258	\$923,258	\$0	0.00%
Multi-Residential	\$8,669,523	\$8,669,523	\$0	0.00%
Commercial	\$23,137,696	\$23,137,696	\$0	0.00%
Industrial	\$3,044,529	\$3,044,531	\$2	0.00%
Pipeline	\$343,408	\$343,408	\$0	0.00%
Sub-Total: Taxable	\$118,142,404	\$118,142,406	\$2	0.00%
<i>Payment In Lieu</i>				
Residential	\$19,569	\$19,569	\$0	0.00%
Commercial	\$1,001,764	\$1,001,763	-\$1	0.00%
Industrial	\$39,769	\$39,769	\$0	0.00%
Sub-Total: Payment In Lieu	\$1,061,102	\$1,061,101	-\$1	0.00%
Total (Taxable + PIL)	\$119,203,506	\$119,203,507	\$1	0.00%

Local Results Table
Year-Over-Year Upper-Tier Levy Shifts
 (Upper-Tier General Levy)

<i>St. Catharines</i>	Upper-Tier General Levy		Change	
Realty Tax Class	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$84,502,409	\$84,519,535	\$17,126	0.02%
Farm	\$268,675	\$268,730	\$55	0.02%
New Multi-Residential	\$954,179	\$954,373	\$194	0.02%
Multi-Residential	\$8,959,881	\$8,961,698	\$1,817	0.02%
Commercial	\$23,912,617	\$23,917,459	\$4,842	0.02%
Industrial	\$3,146,495	\$3,147,135	\$640	0.02%
Pipeline	\$354,910	\$354,981	\$71	0.02%
Sub-Total: Taxable	\$122,099,166	\$122,123,911	\$24,745	0.02%
<i>Payment In Lieu</i>				
Residential	\$20,224	\$20,229	\$5	0.02%
Commercial	\$1,035,315	\$1,035,524	\$209	0.02%
Industrial	\$41,101	\$41,109	\$8	0.02%
Sub-Total: Payment In Lieu	\$1,096,640	\$1,096,862	\$222	0.02%
Total (Taxable + PIL)	\$123,195,806	\$123,220,773	\$24,967	0.02%

Local Results Table
2024 Local Assessment Growth
 (Full / Non Phase-Adjusted CVA)

<i>Thorold</i> Realty Tax Class	2024 Full CVA		Full CVA Growth	
	As Returned	As Revised	\$	%
Taxable				
Residential	2,640,994,960	2,788,701,160	147,706,200	5.59%
Farm	53,017,740	53,262,740	245,000	0.46%
Managed Forest	531,400	531,400	0	0.00%
New Multi-Residential	106,235,800	106,235,800	0	0.00%
Multi-Residential	43,152,800	43,267,500	114,700	0.27%
Commercial	188,308,009	195,266,209	6,958,200	3.70%
Industrial	71,828,800	74,608,200	2,779,400	3.87%
Pipeline	27,113,000	27,719,000	606,000	2.24%
Sub-Total: Taxable	3,131,182,509	3,289,592,009	158,409,500	5.06%
Payment In Lieu				
Residential	4,704,900	4,765,100	60,200	1.28%
Farm	491,000	491,000	0	0.00%
Commercial	13,434,900	13,072,900	-362,000	-2.69%
Industrial	1,744,200	1,744,200	0	0.00%
Sub-Total: Payment In Lieu	20,375,000	20,073,200	-301,800	-1.48%
Total (Taxable + PIL)	3,151,557,509	3,309,665,209	158,107,700	5.02%

Local Results Table
Year-To-Year Assessment Growth Comparison
 (Full / Non Phase-Adjusted CVA)

<i>Thorold</i>	2023 Full CVA Growth		2024 Full CVA Growth	
Realty Tax Class	\$	%	\$	%
<i>Taxable</i>				
Residential	161,640,500	6.52%	147,706,200	5.59%
Farm	465,400	0.89%	245,000	0.46%
Managed Forest	0	0.00%	0	0.00%
New Multi-Residential	33,216,000	45.49%	0	0.00%
Multi-Residential	-631,000	-1.44%	114,700	0.27%
Commercial	1,674,792	0.90%	6,958,200	3.70%
Industrial	-417,592	-0.58%	2,779,400	3.87%
Pipeline	345,000	1.29%	606,000	2.24%
Sub-Total: Taxable	196,293,100	6.69%	158,409,500	5.06%
<i>Payment In Lieu</i>				
Residential	0	0.00%	60,200	1.28%
Farm	0	0.00%	0	0.00%
Commercial	223,000	1.69%	-362,000	-2.69%
Industrial	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	223,000	1.11%	-301,800	-1.48%
Total (Taxable + PIL)	196,516,100	6.65%	158,107,700	5.02%

Local Results Table
2024 Local Revenue Growth
(Annualized)

<i>Thorold</i> Realty Tax Class	2024 Local General Levy		Annualized Growth	
	As Returned	As Revised	\$	%
<i>Taxable</i>				
Residential	\$17,201,513	\$18,163,564	\$962,050	5.59%
Farm	\$86,330	\$86,729	\$399	0.46%
Managed Forest	\$865	\$865	\$0	0.00%
New Multi-Residential	\$691,942	\$691,942	\$0	0.00%
Multi-Residential	\$553,700	\$555,171	\$1,472	0.27%
Commercial	\$2,127,857	\$2,206,483	\$78,627	3.70%
Industrial	\$1,230,420	\$1,278,031	\$47,611	3.87%
Pipeline	\$300,581	\$307,299	\$6,718	2.24%
Sub-Total: Taxable	\$22,193,208	\$23,290,084	\$1,096,877	4.94%
<i>Payment In Lieu</i>				
Residential	\$30,645	\$31,036	\$392	1.28%
Farm	\$800	\$800	\$0	0.00%
Commercial	\$151,813	\$147,722	-\$4,091	-2.69%
Industrial	\$29,878	\$29,878	\$0	0.00%
Sub-Total: Payment In Lieu	\$213,136	\$209,436	-\$3,699	-1.74%
Total (Taxable + PIL)	\$22,406,344	\$23,499,520	\$1,093,178	4.88%

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

<i>Thorold</i>	2023 Local Annualized Revenue Growth		2024 Local Annualized Revenue Growth	
Realty Tax Class	\$	%	\$	%
<i>Taxable</i>				
Residential	\$1,022,027	6.52%	\$962,050	5.59%
Farm	\$736	0.89%	\$399	0.46%
Managed Forest	\$0	0.00%	\$0	0.00%
New Multi-Residential	\$210,019	45.49%	\$0	0.00%
Multi-Residential	-\$7,860	-1.44%	\$1,472	0.27%
Commercial	\$17,927	0.88%	\$78,627	3.70%
Industrial	-\$6,482	-0.55%	\$47,611	3.87%
Pipeline	\$3,713	1.29%	\$6,718	2.24%
Sub-Total: Taxable	\$1,240,080	6.12%	\$1,096,877	4.94%
<i>Payment In Lieu</i>				
Residential	\$0	0.00%	\$392	1.28%
Farm	\$0	0.00%	\$0	0.00%
Commercial	\$2,447	1.69%	-\$4,091	-2.69%
Industrial	\$0	0.00%	\$0	0.00%
Sub-Total: Payment In Lieu	\$2,447	1.20%	-\$3,699	-1.74%
Total (Taxable + PIL)	\$1,242,527	6.07%	\$1,093,178	4.88%

Local Results Table
Starting Ratios and Revenue Neutral (Notional) Tax Rates
(Local General Levy)

Thorold

Realty Tax Class	-----Tax Ratios-----			-----Tax Rates-----		
	2024 Actual	2025 Start Ratio	Change %	2024 Actual	2025 Revenue Neutral (Notional)	Change %
<i>Taxable</i>						
Residential	1.000000	1.000000	0.00%	0.00651327	0.00651327	0.00%
Farm	0.250000	0.250000	0.00%	0.00162832	0.00162832	0.00%
Managed Forest	0.250000	0.250000	0.00%	0.00162832	0.00162832	0.00%
New Multi-Residential	1.000000	1.000000	0.00%	0.00651327	0.00651327	0.00%
Multi-Residential	1.970000	1.970000	0.00%	0.01283114	0.01283114	0.00%
Commercial	1.734900	1.734900	0.00%	0.01129987	0.01129987	0.00%
Industrial	2.630000	2.630000	0.00%	0.01712990	0.01712990	0.00%
Pipeline	1.702100	1.702100	0.00%	0.01108624	0.01108624	0.00%
Sub-Total of Taxable Levy				\$23,290,084	\$23,290,084	0.00%
<i>Payment In Lieu</i>						
Residential	1.000000	1.000000	0.00%	0.00651327	0.00651327	0.00%
Farm	0.250000	0.250000	0.00%	0.00162832	0.00162832	0.00%
Commercial	1.734900	1.734900	0.00%	0.01129987	0.01129987	0.00%
Industrial	2.630000	2.630000	0.00%	0.01712990	0.01712990	0.00%
Sub-Total of Payment In Lieu Levy				\$209,436	\$209,436	0.00%
Total Taxable + PIL Levies Based on Rate Set				\$23,499,520	\$23,499,520	0.00%

NOTE: These results are based on preliminary start ratios and notional levy amounts and are subject to change based on municipal policy decisions, spending decisions and/or Provincial policy updates. No rates or ratios should be used for actual taxation purposes without independent verification.

Local Results Table
Year-Over-Year Interclass Tax Shifts
(Local General Levy: Revenue Neutral - Start Ratios)

<i>Thorold</i>	Local General Levy		Change	
Realty Tax Class	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$18,163,564	\$18,163,564	\$0	0.00%
Farm	\$86,729	\$86,729	\$0	0.00%
Managed Forest	\$865	\$865	\$0	0.00%
New Multi-Residential	\$691,942	\$691,942	\$0	0.00%
Multi-Residential	\$555,171	\$555,171	\$0	0.00%
Commercial	\$2,206,483	\$2,206,483	\$0	0.00%
Industrial	\$1,278,031	\$1,278,031	\$0	0.00%
Pipeline	\$307,299	\$307,299	\$0	0.00%
Sub-Total: Taxable	\$23,290,084	\$23,290,084	\$0	0.00%
<i>Payment In Lieu</i>				
Residential	\$31,036	\$31,036	\$0	0.00%
Farm	\$800	\$800	\$0	0.00%
Commercial	\$147,722	\$147,722	\$0	0.00%
Industrial	\$29,878	\$29,878	\$0	0.00%
Sub-Total: Payment In Lieu	\$209,436	\$209,436	\$0	0.00%
Total (Taxable + PIL)	\$23,499,520	\$23,499,520	\$0	0.00%

Local Results Table
Year-Over-Year Upper-Tier Levy Shifts
 (Upper-Tier General Levy)

<i>Thorold</i>	Upper-Tier General Levy		Change	
Realty Tax Class	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$18,575,845	\$18,579,610	\$3,765	0.02%
Farm	\$88,697	\$88,715	\$18	0.02%
Managed Forest	\$885	\$885	\$0	0.00%
New Multi-Residential	\$707,648	\$707,792	\$144	0.02%
Multi-Residential	\$567,773	\$567,888	\$115	0.02%
Commercial	\$2,256,566	\$2,257,022	\$456	0.02%
Industrial	\$1,307,040	\$1,307,305	\$265	0.02%
Pipeline	\$314,275	\$314,338	\$63	0.02%
Sub-Total: Taxable	\$23,818,729	\$23,823,555	\$4,826	0.02%
<i>Payment In Lieu</i>				
Residential	\$31,741	\$31,747	\$6	0.02%
Farm	\$818	\$818	\$0	0.00%
Commercial	\$151,075	\$151,105	\$30	0.02%
Industrial	\$30,556	\$30,562	\$6	0.02%
Sub-Total: Payment In Lieu	\$214,190	\$214,232	\$42	0.02%
Total (Taxable + PIL)	\$24,032,919	\$24,037,787	\$4,868	0.02%

Local Results Table
2024 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

<i>Wainfleet</i> Realty Tax Class	2024 Full CVA		Full CVA Growth	
	As Returned	As Revised	\$	%
Taxable				
Residential	961,108,525	973,343,380	12,234,855	1.27%
Farm	212,224,215	213,150,715	926,500	0.44%
Managed Forest	1,848,789	1,783,389	-65,400	-3.54%
Multi-Residential	457,000	457,000	0	0.00%
Commercial	23,365,605	26,833,505	3,467,900	14.84%
Industrial	9,041,900	4,421,200	-4,620,700	-51.10%
Aggregate Extraction	0	4,663,700	4,663,700	100.00%
Pipeline	6,016,000	6,020,000	4,000	0.07%
Sub-Total: Taxable	1,214,062,034	1,230,672,889	16,610,855	1.37%
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: Payment In Lieu	1,631,500	1,631,500	0	0.00%
Total (Taxable + PIL)	1,215,693,534	1,232,304,389	16,610,855	1.37%

Special Sub-Total	2024 Full CVA		Growth	
	As Returned	As Revised	\$	%
Industrial + AE	9,041,900	9,084,900	43,000	0.48%

Aggregate Extraction Class and Industrial Growth
The figures identified as *Aggregate Extraction Growth* reflect the assessment and tax dollars that have been reallocated from the industrial class as of year-end. To provide a clearer picture of actual overall change, we have included a special subtotal line for each growth table. These rolled-up amounts show the industrial class growth without the policy shift created by the introduction of the new class at year-end.

Local Results Table
Year-To-Year Assessment Growth Comparison
 (Full / Non Phase-Adjusted CVA)

Wainfleet

Realty Tax Class	2023 Full CVA Growth		2024 Full CVA Growth	
	\$	%	\$	%
Taxable				
Residential	5,445,800	0.57%	12,234,855	1.27%
Farm	8,411,500	4.13%	926,500	0.44%
Managed Forest	89,800	5.11%	-65,400	-3.54%
Multi-Residential	0	0.00%	0	0.00%
Commercial	2,469,700	11.82%	3,467,900	14.84%
Industrial	4,423,400	95.78%	-4,620,700	-51.10%
Aggregate Extraction			4,663,700	100.00%
Pipeline	28,000	0.47%	4,000	0.07%
Sub-Total: Taxable	20,868,200	1.75%	16,610,855	1.37%
Payment In Lieu				
Residential	0	0.00%	0	0.00%
Commercial	0	0.00%	0	0.00%
Industrial	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	0	0.00%	0	0.00%
Total (Taxable + PIL)	20,868,200	1.75%	16,610,855	1.37%

Special Sub-Total	2023 Full CVA Growth		2024 Full CVA Growth	
Industrial + AE	4,423,400	95.78%	43,000	0.48%

Local Results Table
2024 Local Revenue Growth
(Annualized)

<i>Wainfleet</i> Realty Tax Class	2024 Local General Levy		Annualized Growth	
	As Returned	As Revised	\$	%
Taxable				
Residential	\$7,972,789	\$8,074,282	\$101,493	1.27%
Farm	\$440,121	\$442,043	\$1,921	0.44%
Managed Forest	\$3,834	\$3,698	-\$136	-3.55%
Multi-Residential	\$7,468	\$7,468	\$0	0.00%
Commercial	\$336,270	\$386,179	\$49,909	14.84%
Industrial	\$197,267	\$96,457	-\$100,809	-51.10%
Aggregate Extraction	\$0	\$101,748	\$101,748	100.00%
Pipeline	\$84,944	\$85,000	\$56	0.07%
Sub-Total: Taxable	\$9,042,693	\$9,196,875	\$154,182	1.71%
Payment In Lieu				
Residential	\$2,229	\$2,229	\$0	0.00%
Commercial	\$19,464	\$19,464	\$0	0.00%
Industrial	\$225	\$225	\$0	0.00%
Sub-Total: Payment In Lieu	\$21,918	\$21,918	\$0	0.00%
Total (Taxable + PIL)	\$9,064,611	\$9,218,793	\$154,182	1.70%

Special Sub-Total	2024 Local General Levy		Growth	
	As Returned	As Revised	\$	%
Industrial + AE	\$197,267	\$198,205	\$939	0.48%

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

<i>Wainfleet</i>	2023 Local Annualized Revenue Growth		2024 Local Annualized Revenue Growth	
Realty Tax Class	\$	%	\$	%
Taxable				
Residential	\$42,708	0.57%	\$101,493	1.27%
Farm	\$16,491	4.13%	\$1,921	0.44%
Managed Forest	\$176	5.10%	-\$136	-3.55%
Multi-Residential	\$0	0.00%	\$0	0.00%
Commercial	\$33,442	11.83%	\$49,909	14.84%
Industrial	\$91,233	96.11%	-\$100,809	-51.10%
Aggregate Extraction	\$0	0.00%	\$101,748	100.00%
Pipeline	\$374	0.47%	\$56	0.07%
Sub-Total: Taxable	\$184,424	2.21%	\$154,182	1.71%
Payment In Lieu				
Residential	\$0	0.00%	\$0	0.00%
Commercial	\$0	0.00%	\$0	0.00%
Industrial	\$0	0.00%	\$0	0.00%
Sub-Total: Payment In Lieu	\$0	0.00%	\$0	0.00%
Total (Taxable + PIL)	\$184,424	2.20%	\$154,182	1.70%

Special Sub-Total	2023 Local Growth		2024 Local Growth	
Industrial + AE	\$91,233	96.11%	\$939	0.48%

Local Results Table
Starting Ratios and Revenue Neutral (Notional) Tax Rates
(Local General Levy)

Wainfleet

Realty Tax Class	-----Tax Ratios-----			-----Tax Rates-----		
	2024 Actual	2025 Start Ratio	Change %	2024 Actual	2025 Revenue Neutral (Notional)	Change %
<i>Taxable</i>						
Residential	1.000000	1.000000	0.00%	0.00829541	0.00831254	0.21%
Farm	0.250000	0.250000	0.00%	0.00207385	0.00207814	0.21%
Managed Forest	0.250000	0.250000	0.00%	0.00207385	0.00207814	0.21%
Multi-Residential	1.970000	1.970000	0.00%	0.01634196	0.01637570	0.21%
Commercial	1.734900	1.734900	0.00%	0.01439171	0.01442143	0.21%
Industrial	2.630000	2.630000	0.00%	0.02181693	0.02186198	0.21%
Aggregate Extraction	2.630000	2.140048	-18.63%	0.02181693	0.01778923	-18.46%
Pipeline	1.702100	1.702100	0.00%	0.01411962	0.01414877	0.21%
Sub-Total of Taxable Levy				\$9,196,875	\$9,196,878	0.00%
<i>Payment In Lieu</i>						
Residential	1.000000	1.000000	0.00%	0.00829541	0.00831254	0.21%
Commercial	1.734900	1.734900	0.00%	0.01439171	0.01442143	0.21%
Industrial	2.630000	2.630000	0.00%	0.02181693	0.02186198	0.21%
Sub-Total of Payment In Lieu Levy				\$21,918	\$21,964	0.21%
Total Taxable + PIL Levies Based on Rate Set				\$9,218,793	\$9,218,842	0.00%

NOTE: These results are based on preliminary start ratios and notional levy amounts and are subject to change based on municipal policy decisions, spending decisions and/or Provincial policy updates. No rates or ratios should be used for actual taxation purposes without independent verification.

Local Results Table
Year-Over-Year Interclass Tax Shifts
(Local General Levy: Revenue Neutral - Start Ratios)

<i>Wainfleet</i> Realty Tax Class	Local General Levy		Change	
	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$8,074,282	\$8,090,956	\$16,674	0.21%
Farm	\$442,043	\$442,957	\$914	0.21%
Managed Forest	\$3,698	\$3,706	\$8	0.22%
Multi-Residential	\$7,468	\$7,484	\$16	0.21%
Commercial	\$386,179	\$386,978	\$799	0.21%
Industrial	\$96,457	\$96,657	\$200	0.21%
Aggregate Extraction	\$101,748	\$82,964	-\$18,784	-18.46%
Pipeline	\$85,000	\$85,176	\$176	0.21%
Sub-Total: Taxable	\$9,196,875	\$9,196,878	\$3	0.00%
<i>Payment In Lieu</i>				
Residential	\$2,229	\$2,234	\$5	0.22%
Commercial	\$19,464	\$19,505	\$41	0.21%
Industrial	\$225	\$225	\$0	0.00%
Sub-Total: Payment In Lieu	\$21,918	\$21,964	\$46	0.21%
Total (Taxable + PIL)	\$9,218,793	\$9,218,842	\$49	0.00%

Local Results Table
Year-Over-Year Upper-Tier Levy Shifts
 (Upper-Tier General Levy)

<i>Wainfleet</i>	Upper-Tier General Levy		Change	
Realty Tax Class	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$6,483,547	\$6,484,861	\$1,314	0.02%
Farm	\$354,956	\$355,028	\$72	0.02%
Managed Forest	\$2,970	\$2,970	\$0	0.00%
Multi-Residential	\$5,997	\$5,998	\$1	0.02%
Commercial	\$310,098	\$310,161	\$63	0.02%
Industrial	\$77,452	\$77,470	\$18	0.02%
Aggregate Extraction	\$81,702	\$66,495	-\$15,207	-18.61%
Pipeline	\$68,254	\$68,268	\$14	0.02%
Sub-Total: Taxable	\$7,384,976	\$7,371,251	-\$13,725	-0.19%
<i>Payment In Lieu</i>				
Residential	\$1,790	\$1,790	\$0	0.00%
Commercial	\$15,630	\$15,633	\$3	0.02%
Industrial	\$180	\$180	\$0	0.00%
Sub-Total: Payment In Lieu	\$17,600	\$17,603	\$3	0.02%
Total (Taxable + PIL)	\$7,402,576	\$7,388,854	-\$13,722	-0.19%

Local Results Table
2024 Local Assessment Growth
 (Full / Non Phase-Adjusted CVA)

<i>Welland</i> Realty Tax Class	2024 Full CVA		Full CVA Growth	
	As Returned	As Revised	\$	%
Taxable				
Residential	4,705,857,491	4,840,731,831	134,874,340	2.87%
Farm	22,417,900	23,440,300	1,022,400	4.56%
Managed Forest	1,134,200	1,261,900	127,700	11.26%
New Multi-Residential	28,213,500	51,007,234	22,793,734	80.79%
Multi-Residential	137,789,700	137,582,100	-207,600	-0.15%
Commercial	422,017,611	433,944,414	11,926,803	2.83%
Industrial	141,560,043	141,376,057	-183,986	-0.13%
Pipeline	22,108,000	22,620,000	512,000	2.32%
Sub-Total: Taxable	5,481,098,445	5,651,963,836	170,865,391	3.12%
Payment In Lieu				
Residential	890,100	890,100	0	0.00%
Commercial	11,884,000	12,480,700	596,700	5.02%
Industrial	601,300	560,500	-40,800	-6.79%
Landfill	1,334,300	1,334,300	0	0.00%
Sub-Total: Payment In Lieu	14,709,700	15,265,600	555,900	3.78%
Total (Taxable + PIL)	5,495,808,145	5,667,229,436	171,421,291	3.12%

Local Results Table
Year-To-Year Assessment Growth Comparison
 (Full / Non Phase-Adjusted CVA)

<i>Welland</i>	2023 Full CVA Growth		2024 Full CVA Growth	
Realty Tax Class	\$	%	\$	%
<i>Taxable</i>				
Residential	152,047,786	3.34%	134,874,340	2.87%
Farm	768,500	3.55%	1,022,400	4.56%
Managed Forest	-38,500	-3.28%	127,700	11.26%
New Multi-Residential	2,831,000	11.15%	22,793,734	80.79%
Multi-Residential	-470,000	-0.34%	-207,600	-0.15%
Commercial	10,972,883	2.67%	11,926,803	2.83%
Industrial	1,814,700	1.30%	-183,986	-0.13%
Pipeline	334,000	1.53%	512,000	2.32%
Sub-Total: Taxable	168,260,369	3.17%	170,865,391	3.12%
<i>Payment In Lieu</i>				
Residential	0	0.00%	0	0.00%
Commercial	0	0.00%	596,700	5.02%
Industrial	3,800	0.64%	-40,800	-6.79%
Landfill	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	3,800	0.03%	555,900	3.78%
Total (Taxable + PIL)	168,264,169	3.16%	171,421,291	3.12%

Local Results Table
2024 Local Revenue Growth
(Annualized)

<i>Welland</i> Realty Tax Class	2024 Local General Levy		Annualized Growth	
	As Returned	As Revised	\$	%
<i>Taxable</i>				
Residential	\$37,661,736	\$38,742,505	\$1,080,770	2.87%
Farm	\$44,910	\$46,958	\$2,048	4.56%
Managed Forest	\$2,272	\$2,528	\$256	11.27%
New Multi-Residential	\$226,079	\$408,729	\$182,650	80.79%
Multi-Residential	\$2,175,139	\$2,171,861	-\$3,277	-0.15%
Commercial	\$5,866,905	\$6,032,712	\$165,807	2.83%
Industrial	\$2,983,324	\$2,979,446	-\$3,878	-0.13%
Pipeline	\$301,536	\$308,519	\$6,983	2.32%
Sub-Total: Taxable	\$49,261,901	\$50,693,258	\$1,431,359	2.91%
<i>Payment In Lieu</i>				
Residential	\$7,132	\$7,132	\$0	0.00%
Commercial	\$165,212	\$173,507	\$8,295	5.02%
Industrial	\$12,672	\$11,812	-\$860	-6.79%
Landfill	\$31,437	\$31,437	\$0	0.00%
Sub-Total: Payment In Lieu	\$216,453	\$223,888	\$7,435	3.43%
Total (Taxable + PIL)	\$49,478,354	\$50,917,146	\$1,438,794	2.91%

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
 (Local General Purpose Levy)

<i>Welland</i>	2023 Local Annualized Revenue Growth		2024 Local Annualized Revenue Growth	
Realty Tax Class	\$	%	\$	%
<i>Taxable</i>				
Residential	\$1,182,489	3.34%	\$1,080,770	2.87%
Farm	\$1,494	3.55%	\$2,048	4.56%
Managed Forest	-\$75	-3.29%	\$256	11.27%
New Multi-Residential	\$22,017	11.15%	\$182,650	80.79%
Multi-Residential	-\$7,201	-0.34%	-\$3,277	-0.15%
Commercial	\$145,776	2.64%	\$165,807	2.83%
Industrial	\$42,114	1.48%	-\$3,878	-0.13%
Pipeline	\$4,421	1.53%	\$6,983	2.32%
Sub-Total: Taxable	\$1,391,035	3.00%	\$1,431,359	2.91%
<i>Payment In Lieu</i>				
Residential	\$0	0.00%	\$0	0.00%
Commercial	\$0	0.00%	\$8,295	5.02%
Industrial	\$78	0.64%	-\$860	-6.79%
Landfill	\$0	0.00%	\$0	0.00%
Sub-Total: Payment In Lieu	\$78	0.04%	\$7,435	3.43%
Total (Taxable + PIL)	\$1,391,113	2.99%	\$1,438,794	2.91%

Local Results Table
Starting Ratios and Revenue Neutral (Notional) Tax Rates
(Local General Levy)

Welland

Realty Tax Class	-----Tax Ratios-----			-----Tax Rates-----		
	2024 Actual	2025 Start Ratio	Change %	2024 Actual	2025 Revenue Neutral (Notional)	Change %
<i>Taxable</i>						
Residential	1.000000	1.000000	0.00%	0.00801316	0.00801316	0.00%
Farm	0.250000	0.250000	0.00%	0.00200329	0.00200329	0.00%
Managed Forest	0.250000	0.250000	0.00%	0.00200329	0.00200329	0.00%
New Multi-Residential	1.000000	1.000000	0.00%	0.00801316	0.00801316	0.00%
Multi-Residential	1.970000	1.970000	0.00%	0.01578593	0.01578593	0.00%
Commercial	1.734900	1.734900	0.00%	0.01390204	0.01390204	0.00%
Industrial	2.630000	2.630000	0.00%	0.02107462	0.02107462	0.00%
Pipeline	1.702100	1.702100	0.00%	0.01363921	0.01363921	0.00%
Sub-Total of Taxable Levy				\$50,693,258	\$50,693,254	0.00%
<i>Payment In Lieu</i>						
Residential	1.000000	1.000000	0.00%	0.00801316	0.00801316	0.00%
Commercial	1.734900	1.734900	0.00%	0.01390204	0.01390204	0.00%
Industrial	2.630000	2.630000	0.00%	0.02107462	0.02107462	0.00%
Landfill						
Sub-Total of Payment In Lieu Levy				\$223,888	\$223,888	0.00%
Total Taxable + PIL Levies Based on Rate Set				\$50,917,146	\$50,917,142	0.00%

NOTE: These results are based on preliminary start ratios and notional levy amounts and are subject to change based on municipal policy decisions, spending decisions and/or Provincial policy updates. No rates or ratios should be used for actual taxation purposes without independent verification.

Local Results Table
Year-Over-Year Interclass Tax Shifts
(Local General Levy: Revenue Neutral - Start Ratios)

<i>Welland</i>	Local General Levy		Change	
Realty Tax Class	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$38,742,505	\$38,742,505	\$0	0.00%
Farm	\$46,958	\$46,958	\$0	0.00%
Managed Forest	\$2,528	\$2,528	\$0	0.00%
New Multi-Residential	\$408,729	\$408,729	\$0	0.00%
Multi-Residential	\$2,171,861	\$2,171,861	\$0	0.00%
Commercial	\$6,032,712	\$6,032,709	-\$3	0.00%
Industrial	\$2,979,446	\$2,979,445	-\$1	0.00%
Pipeline	\$308,519	\$308,519	\$0	0.00%
Sub-Total: Taxable	\$50,693,258	\$50,693,254	-\$4	0.00%
<i>Payment In Lieu</i>				
Residential	\$7,132	\$7,132	\$0	0.00%
Commercial	\$173,507	\$173,507	\$0	0.00%
Industrial	\$11,812	\$11,812	\$0	0.00%
Landfill	\$31,437	\$31,437	\$0	0.00%
Sub-Total: Payment In Lieu	\$223,888	\$223,888	\$0	0.00%
Total (Taxable + PIL)	\$50,917,146	\$50,917,142	-\$4	0.00%

Local Results Table
Year-Over-Year Upper-Tier Levy Shifts
 (Upper-Tier General Levy)

<i>Welland</i>	Upper-Tier General Levy		Change	
Realty Tax Class	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$32,205,533	\$32,212,060	\$6,527	0.02%
Farm	\$39,035	\$39,043	\$8	0.02%
Managed Forest	\$2,101	\$2,102	\$1	0.05%
New Multi-Residential	\$339,765	\$339,834	\$69	0.02%
Multi-Residential	\$1,805,406	\$1,805,772	\$366	0.02%
Commercial	\$5,014,818	\$5,015,834	\$1,016	0.02%
Industrial	\$2,476,727	\$2,477,229	\$502	0.02%
Pipeline	\$256,463	\$256,515	\$52	0.02%
Sub-Total: Taxable	\$42,139,848	\$42,148,389	\$8,541	0.02%
<i>Payment In Lieu</i>				
Residential	\$5,929	\$5,931	\$2	0.03%
Commercial	\$144,232	\$144,261	\$29	0.02%
Industrial	\$9,819	\$9,821	\$2	0.02%
Landfill	\$26,133	\$26,138	\$5	0.02%
Sub-Total: Payment In Lieu	\$186,113	\$186,151	\$38	0.02%
Total (Taxable + PIL)	\$42,325,961	\$42,334,540	\$8,579	0.02%

Local Results Table
2024 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

<i>West Lincoln</i> Realty Tax Class	2024 Full CVA		Full CVA Growth	
	As Returned	As Revised	\$	%
<i>Taxable</i>				
Residential	1,848,487,509	1,853,098,200	4,610,691	0.25%
Farm	497,581,032	501,011,932	3,430,900	0.69%
Managed Forest	2,481,900	2,674,500	192,600	7.76%
Multi-Residential	7,043,000	7,043,000	0	0.00%
Commercial	83,323,499	85,239,799	1,916,300	2.30%
Industrial	39,754,800	45,139,600	5,384,800	13.55%
Pipeline	29,179,000	29,190,000	11,000	0.04%
Sub-Total: Taxable	2,507,850,740	2,523,397,031	15,546,291	0.62%
<i>Payment In Lieu</i>				
Residential	554,600	554,600	0	0.00%
Commercial	2,986,000	2,986,000	0	0.00%
Industrial	105,100	105,100	0	0.00%
Landfill	386,000	386,000	0	0.00%
Sub-Total: Payment In Lieu	4,031,700	4,031,700	0	0.00%
Total (Taxable + PIL)	2,511,882,440	2,527,428,731	15,546,291	0.62%

Local Results Table
Year-To-Year Assessment Growth Comparison
 (Full / Non Phase-Adjusted CVA)

<i>West Lincoln</i>	2023 Full CVA Growth		2024 Full CVA Growth	
	\$	%	\$	%
Realty Tax Class				
<i>Taxable</i>				
Residential	-2,479,744	-0.13%	4,610,691	0.25%
Farm	19,302,248	4.04%	3,430,900	0.69%
Managed Forest	-99,700	-3.86%	192,600	7.76%
Multi-Residential	0	0.00%	0	0.00%
Commercial	173,827	0.21%	1,916,300	2.30%
Industrial	1,813,900	4.78%	5,384,800	13.55%
Pipeline	31,000	0.11%	11,000	0.04%
Sub-Total: Taxable	18,741,531	0.75%	15,546,291	0.62%
<i>Payment In Lieu</i>				
Residential	0	0.00%	0	0.00%
Commercial	0	0.00%	0	0.00%
Industrial	0	0.00%	0	0.00%
Landfill	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	0	0.00%	0	0.00%
Total (Taxable + PIL)	18,741,531	0.75%	15,546,291	0.62%

Local Results Table
2024 Local Revenue Growth
(Annualized)

<i>West Lincoln</i> Realty Tax Class	2024 Local General Levy		Annualized Growth	
	As Returned	As Revised	\$	%
<i>Taxable</i>				
Residential	\$7,850,360	\$7,869,941	\$19,581	0.25%
Farm	\$528,297	\$531,939	\$3,643	0.69%
Managed Forest	\$2,635	\$2,840	\$204	7.74%
Multi-Residential	\$58,925	\$58,925	\$0	0.00%
Commercial	\$613,924	\$628,044	\$14,120	2.30%
Industrial	\$444,037	\$504,182	\$60,145	13.55%
Pipeline	\$210,925	\$211,005	\$80	0.04%
Sub-Total: Taxable	\$9,709,103	\$9,806,876	\$97,773	1.01%
<i>Payment In Lieu</i>				
Residential	\$2,356	\$2,356	\$0	0.00%
Commercial	\$22,001	\$22,001	\$0	0.00%
Industrial	\$1,174	\$1,174	\$0	0.00%
Landfill	\$4,820	\$4,820	\$0	0.00%
Sub-Total: Payment In Lieu	\$30,351	\$30,351	\$0	0.00%
Total (Taxable + PIL)	\$9,739,454	\$9,837,227	\$97,773	1.00%

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

<i>West Lincoln</i>	2023 Local Annualized Revenue Growth		2024 Local Annualized Revenue Growth	
Realty Tax Class	\$	%	\$	%
<i>Taxable</i>				
Residential	-\$9,886	-0.13%	\$19,581	0.25%
Farm	\$19,238	4.04%	\$3,643	0.69%
Managed Forest	-\$99	-3.85%	\$204	7.74%
Multi-Residential	\$0	0.00%	\$0	0.00%
Commercial	\$982	0.17%	\$14,120	2.30%
Industrial	\$19,108	4.82%	\$60,145	13.55%
Pipeline	\$211	0.11%	\$80	0.04%
Sub-Total: Taxable	\$29,554	0.33%	\$97,773	1.01%
<i>Payment In Lieu</i>				
Residential	\$0	0.00%	\$0	0.00%
Commercial	\$0	0.00%	\$0	0.00%
Industrial	\$0	0.00%	\$0	0.00%
Landfill	\$0	0.00%	\$0	0.00%
Sub-Total: Payment In Lieu	\$0	0.00%	\$0	0.00%
Total (Taxable + PIL)	\$29,554	0.32%	\$97,773	1.00%

Local Results Table
Starting Ratios and Revenue Neutral (Notional) Tax Rates
(Local General Levy)

West Lincoln

Realty Tax Class	-----Tax Ratios-----			-----Tax Rates-----		
	2024 Actual	2025 Start Ratio	Change %	2024 Actual	2025 Revenue Neutral (Notional)	Change %
<i>Taxable</i>						
Residential	1.000000	1.000000	0.00%	0.00424691	0.00424691	0.00%
Farm	0.250000	0.250000	0.00%	0.00106173	0.00106173	0.00%
Managed Forest	0.250000	0.250000	0.00%	0.00106173	0.00106173	0.00%
Multi-Residential	1.970000	1.970000	0.00%	0.00836642	0.00836642	0.00%
Commercial	1.734900	1.734900	0.00%	0.00736797	0.00736797	0.00%
Industrial	2.630000	2.630000	0.00%	0.01116938	0.01116938	0.00%
Pipeline	1.702100	1.702100	0.00%	0.00722867	0.00722867	0.00%
Sub-Total of Taxable Levy				\$9,806,876	\$9,806,875	0.00%
<i>Payment In Lieu</i>						
Residential	1.000000	1.000000	0.00%	0.00424691	0.00424691	0.00%
Commercial	1.734900	1.734900	0.00%	0.00736797	0.00736797	0.00%
Industrial	2.630000	2.630000	0.00%	0.01116938	0.01116938	0.00%
Landfill						
Sub-Total of Payment In Lieu Levy				\$30,351	\$30,351	0.00%
Total Taxable + PIL Levies Based on Rate Set				\$9,837,227	\$9,837,226	0.00%

NOTE: These results are based on preliminary start ratios and notional levy amounts and are subject to change based on municipal policy decisions, spending decisions and/or Provincial policy updates. No rates or ratios should be used for actual taxation purposes without independent verification.

Local Results Table
Year-Over-Year Interclass Tax Shifts
(Local General Levy: Revenue Neutral - Start Ratios)

<i>West Lincoln</i> Realty Tax Class	Local General Levy		\$	Change %
	2024 as Revised	2025 Notional		
Taxable				
Residential	\$7,869,941	\$7,869,941	\$0	0.00%
Farm	\$531,939	\$531,939	\$0	0.00%
Managed Forest	\$2,840	\$2,840	\$0	0.00%
Multi-Residential	\$58,925	\$58,925	\$0	0.00%
Commercial	\$628,044	\$628,043	-\$1	0.00%
Industrial	\$504,182	\$504,182	\$0	0.00%
Pipeline	\$211,005	\$211,005	\$0	0.00%
Sub-Total: Taxable	\$9,806,876	\$9,806,875	-\$1	0.00%
Payment In Lieu				
Residential	\$2,356	\$2,356	\$0	0.00%
Commercial	\$22,001	\$22,001	\$0	0.00%
Industrial	\$1,174	\$1,174	\$0	0.00%
Landfill	\$4,820	\$4,820	\$0	0.00%
Sub-Total: Payment In Lieu	\$30,351	\$30,351	\$0	0.00%
Total (Taxable + PIL)	\$9,837,227	\$9,837,226	-\$1	0.00%

Local Results Table
Year-Over-Year Upper-Tier Levy Shifts
 (Upper-Tier General Levy)

<i>West Lincoln</i>	Upper-Tier General Levy		Change	
Realty Tax Class	2024 as Revised	2025 Notional	\$	%
<i>Taxable</i>				
Residential	\$12,343,691	\$12,346,193	\$2,502	0.02%
Farm	\$834,325	\$834,495	\$170	0.02%
Managed Forest	\$4,454	\$4,455	\$1	0.02%
Multi-Residential	\$92,421	\$92,440	\$19	0.02%
Commercial	\$985,062	\$985,262	\$200	0.02%
Industrial	\$790,787	\$790,948	\$161	0.02%
Pipeline	\$330,953	\$331,020	\$67	0.02%
Sub-Total: Taxable	\$15,381,693	\$15,384,813	\$3,120	0.02%
<i>Payment In Lieu</i>				
Residential	\$3,694	\$3,695	\$1	0.03%
Commercial	\$34,507	\$34,514	\$7	0.02%
Industrial	\$1,841	\$1,842	\$1	0.05%
Landfill	\$7,560	\$7,562	\$2	0.03%
Sub-Total: Payment In Lieu	\$47,602	\$47,613	\$11	0.02%
Total (Taxable + PIL)	\$15,429,295	\$15,432,426	\$3,131	0.02%

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 Ratios	2025 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	1.000000	1.00	1.00	-	N/A
Farm	0.250000	0.250000	0.250000	0.250000	0.250000	0.250000	0.250000	0.250000	0.250000	-	0.25	-	N/A
Managed Forest	0.250000	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	1.000000	1.00	1.10	-	N/A
Multi-Residential	2.000000	1.970000	1.970000	1.970000	1.970000	1.970000	1.970000	1.970000	1.970000	1.00	1.10	2.00	No
Commercial	1.758600	1.734900	1.734900	1.734900	1.734900	1.734900	1.734900	1.734900	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	2.630000	0.60	1.10	2.63	No
Aggregate Extraction								2.630000	2.140048	0.60	1.10	2.14	No
Landfill	2.940261	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	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 2024 and 2023, 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 2023 to 2024. Note that the study results are based on 2024 rates, and therefore are not impacted by 2025 tax policy decisions and approved budgets.

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

Tax Burdens Category	Niagara Average* 2024	Study Average 2024	Niagara Average* 2023	Study Average 2023
Total Property Taxes as % of Hhld. Income	4.15%	3.63%	4.09%	3.59%
Total Municipal Burden: Taxes and W/WW as % of Hhld. Income	5.35%	4.90%	5.24%	4.80%

*Calculated using a simple average of all LAMs

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

	2024	2023	% Increase
Niagara Average Household Income	\$116,923	\$113,438	3.07%
Survey Average Household Income	\$124,639	\$121,388	2.69%

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 Residential, Standard Industrial, Hotels and Walk-up multi-residential which are in the high-range. The Region is above the study average in eight categories per Table 3 below.

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

Property Class	Property Type	Rank	Metric	Niagara Average * \$	Study Average \$	Variance \$	Variance %	Compare to Study
Residential	Bungalow	High	Tax/ Unit	4,381	3,971	410	10.32%	Above
	2 Storey	High	Tax/ Unit	5,494	5,246	548	10.45%	Above
	Executive	High	Tax/ Unit	7,832	7,336	496	6.76%	Above
Multi-Res	Walk-Up	High	Tax/ Unit	1,932	1,568	364	23.21%	Above
	Mid/High-Rise	Mid	Tax/ Unit	2,015	2,068	37	1.79%	Above
Commercial	Office Buildings	Mid	Tax/ Sq. Ft.	3.22	3.30	-0.08	-2.42%	Below
	Shopping	Mid	Tax/ Sq. Ft.	4.55	3.99	0.56	14.04%	Above
	Hotels	High	Tax/ Unit	2,132	1,742	390	22.39%	Above
	Motels	Mid	Tax/ Unit	1,265	1,309	-44	-3.36%	Below
Industrial	Standard Industrial	High	Tax/ Sq. Ft.	2.09	1.68	0.41	24.40%	Above
	Large Industrial	Mid	Tax/ Sq. Ft.	1.04	1.18	-0.14	-11.86%	Below

*Calculated using a simple average of all LAMs.

Subclass Property Tax Rate Reductions Program Summary

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%

2025 Interim and Final Levy Payments and Dates

Table 1 - General Levy

Municipality	Interim Payment Due March 5, 2025	Interim Payment Due May 7, 2025	Final Payment Due August 6, 2025	Final Payment Due October 8, 2025	2025 Total Levy
Fort Erie	\$ 8,496,813	\$ 8,496,813	8,754,193	8,754,193	34,502,011
Grimsby	\$ 9,869,660	\$ 9,869,660	10,286,406	10,286,406	40,312,131
Lincoln	\$ 8,058,220	\$ 8,058,220	8,427,192	8,427,192	32,970,824
Niagara Falls	\$ 27,174,830	\$ 27,174,830	28,922,688	28,922,688	112,195,034
Niagara-on-the-Lake	\$ 11,068,611	\$ 11,068,611	11,791,689	11,791,689	45,720,598
Pelham	\$ 5,692,131	\$ 5,692,131	5,966,696	5,966,696	23,317,654
Port Colborne	\$ 4,133,321	\$ 4,133,321	4,437,913	4,437,913	17,142,467
St. Catharines	\$ 32,355,875	\$ 32,355,875	34,405,980	34,405,980	133,523,709
Thorold	\$ 6,350,039	\$ 6,350,039	6,673,659	6,673,659	26,047,396
Wainfleet	\$ 1,967,985	\$ 1,967,985	2,061,679	2,061,679	8,059,328
Welland	\$ 11,177,596	\$ 11,177,596	11,863,792	11,863,792	46,082,776
West Lincoln	\$ 4,062,355	\$ 4,062,355	4,348,108	4,348,108	16,820,925
Regional Total Taxable Only	130,407,434	130,407,434	137,939,993	137,939,993	536,694,853

Table 2 - Waste Management Special Levy

Municipality	Interim Payment Due March 5, 2025	Interim Payment Due May 7, 2025	Final Payment Due August 6, 2025	Final Payment Due October 8, 2025	2025 Total Levy
Fort Erie	\$ 850,933	\$ 850,932	866,651	866,651	3,435,166
Grimsby	\$ 618,513	\$ 618,512	652,249	652,249	2,541,523
Lincoln	\$ 577,180	\$ 577,181	541,594	541,594	2,237,549
Niagara Falls	\$ 2,174,732	\$ 2,174,733	2,337,389	2,337,389	9,024,243
Niagara-on-the-Lake	\$ 493,567	\$ 493,566	485,956	485,956	1,959,045
Pelham	\$ 399,748	\$ 399,748	404,129	404,129	1,607,753
Port Colborne	\$ 540,663	\$ 540,663	552,897	552,897	2,187,119
St. Catharines	\$ 3,350,010	\$ 3,350,009	3,365,269	3,365,269	13,430,557
Thorold	\$ 572,188	\$ 572,187	542,304	542,304	2,228,983
Wainfleet	\$ 163,688	\$ 163,689	170,228	170,228	667,832
Welland	\$ 1,270,147	\$ 1,270,148	1,290,333	1,290,333	5,120,960
West Lincoln	\$ 280,574	\$ 280,575	291,418	291,418	1,143,985
Regional Total Taxable Only	11,291,943	11,291,943	11,500,415	11,500,415	45,584,715

Table 3 - Transit Special Levy

Municipality	Interim Payment Due March 5, 2025	Interim Payment Due May 7, 2025	Final Payment Due August 6, 2025	Final Payment Due October 8, 2025	2025 Total Levy
Fort Erie	\$ 889,164	\$ 889,163	1,197,990	1,197,990	4,174,307
Grimsby	\$ 589,023	\$ 589,022	487,792	487,792	2,153,629
Lincoln	\$ 428,338	\$ 428,338	504,118	504,118	1,864,912
Niagara Falls	\$ 4,157,089	\$ 4,157,089	4,093,974	4,093,974	16,502,125
Niagara-on-the-Lake	\$ 761,359	\$ 761,359	581,677	581,677	2,686,072
Pelham	\$ 193,639	\$ 193,638	303,542	303,542	994,360
Port Colborne	\$ 275,027	\$ 275,028	305,727	305,727	1,161,509
St. Catharines	\$ 5,068,239	\$ 5,068,239	6,593,045	6,593,045	23,322,568
Thorold	\$ 558,448	\$ 558,448	545,320	545,320	2,207,535
Wainfleet	\$ 65,989	\$ 65,990	65,519	65,519	263,017
Welland	\$ 1,349,636	\$ 1,349,636	2,037,342	2,037,342	6,773,955
West Lincoln	\$ 141,639	\$ 141,639	134,165	134,165	551,607
Regional Total Taxable Only	14,477,590	14,477,589	16,850,209	16,850,209	62,655,596

Table 4 - Total General, Waste Management & Transit Levy

Municipality	Interim Payment Due March 5, 2025	Interim Payment Due May 7, 2025	Final Payment Due August 6, 2025	Final Payment Due October 8, 2025	2025 Total Levy
Fort Erie	\$ 10,236,910	\$ 10,236,908	\$ 10,818,834	\$ 10,818,834	42,111,484
Grimsby	\$ 11,077,196	\$ 11,077,194	\$ 11,426,447	\$ 11,426,447	45,007,283
Lincoln	\$ 9,063,738	\$ 9,063,739	\$ 9,472,904	\$ 9,472,904	37,073,285
Niagara Falls	\$ 33,506,651	\$ 33,506,652	\$ 35,354,050	\$ 35,354,050	137,721,402
Niagara-on-the-Lake	\$ 12,323,537	\$ 12,323,536	\$ 12,859,322	\$ 12,859,322	50,365,715
Pelham	\$ 6,285,518	\$ 6,285,517	\$ 6,674,366	\$ 6,674,366	25,919,767
Port Colborne	\$ 4,949,011	\$ 4,949,012	\$ 5,296,536	\$ 5,296,536	20,491,095
St. Catharines	\$ 40,774,124	\$ 40,774,123	\$ 44,364,294	\$ 44,364,294	170,276,834
Thorold	\$ 7,480,675	\$ 7,480,674	\$ 7,761,283	\$ 7,761,283	30,483,914
Wainfleet	\$ 2,197,662	\$ 2,197,664	\$ 2,297,426	\$ 2,297,426	8,990,177
Welland	\$ 13,797,379	\$ 13,797,380	\$ 15,191,466	\$ 15,191,466	57,977,691
West Lincoln	\$ 4,484,568	\$ 4,484,569	\$ 4,773,690	\$ 4,773,690	18,516,517
Regional Total Taxable Only	156,176,967	156,176,966	166,290,616	166,290,616	644,935,164

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. 2025-03

A BY-LAW TO SET AND LEVY THE RATE OF
TAXATION FOR REGIONAL GENERAL AND SPECIAL
PURPOSES FOR THE YEAR 2025

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 2025 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. 2024-73 adopted the 2025 Waste Management Budget; and by By-law No. 2024-74 adopted the 2025 Transit Budget; and by By-law No. 2024-83 adopted the 2025 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 rate table 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 2025 taxation year have been set out in By-law No. 2025-04 of The Regional Corporation dated the 20th of February 2025;

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 2025 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 Regional Council is desirous of imposing a special levy for Transit purposes and the sums required by taxation in the year 2025 for the said purposes are to be levied by separate rates by the applicable Area Municipalities as directed by Regional by-law pursuant to Section 311 (4) of the Municipal Act;

WHEREAS Regional Council established tax rates for property classes, and other decisions consistent with setting and levying rates of taxation for regional purposes for 2025.


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

1. That for the year 2025 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 Corporation 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 2025 in The Regional Municipality of Niagara, the Town of Niagara-on-the-Lake be required to pay \$1,959,045 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 payment of all amounts directed to be levied pursuant to the provisions of this bylaw respecting Transit and due to The Regional Corporation shall be due and payable in the amounts and at the times shown on Schedule "D" attached to this by-law.
5. That for the year 2025 in The Regional Municipality of Niagara, the area municipalities shall levy upon the property tax classes and applicable subclasses the tax rates for Transit purposes set out in Schedule "E" attached to this by-law.
6. 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.
7. 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: February 20, 2025

Schedule A – 2025 Tax Ratios, Sub-Class Reductions, and Rates

Property Classification	Tax Ratio	Sub-Class Reduction	Tax Rate by Class
Residential	1.000000	0.0%	0.00728438
New Multi-Residential	1.000000	0.0%	0.00728438
Multi-Residential	1.970000	0.0%	0.01435023
Commercial	1.734900	0.0%	0.01263767
Commercial - Excess	1.734900	0.0%	0.01263767
Commercial - Vacant	1.734900	0.0%	0.01263767
Landfill	2.940261	0.0%	0.02141798
Industrial	2.630000	0.0%	0.01915792
Industrial - Excess	2.630000	0.0%	0.01915792
Industrial - Vacant	2.630000	0.0%	0.01915792
Aggregate Extraction	2.140048	0.0%	0.01558892
Pipelines	1.702100	0.0%	0.01239874
Farmland	0.250000	0.0%	0.00182110
FAD 1	1.000000	25.0%	0.00546329
FAD 2	Class Ratio	0.0%	Class Ratio
Managed Forests	0.250000	0.0%	0.00182110

Schedule B – 2025 GENERAL TAX LEVY

2025 Upper-Tier General Levy and Dates by Local Municipality (Taxable Levy Only)

Municipality	Interim Payment Due March 5, 2025	Interim Payment Due May 7, 2025	Final Payment Due August 6, 2025	Final Payment Due October 8, 2025	2025 Approved General Levy	Regional Dept.	Niagara Regional Police	Niagara Regional Housing	Niagara Peninsula Conserv. Authority	Court Services
Fort Erie	7,728,337	7,728,337	9,522,669	9,522,669	34,502,011	20,048,342	13,657,987	290,419	511,658	(6,394)
Grimsby	9,157,696	9,157,696	10,998,370	10,998,370	40,312,131	23,424,469	15,957,985	339,326	597,821	(7,470)
Lincoln	7,484,905	7,484,905	9,000,507	9,000,507	32,970,824	19,158,601	13,051,851	277,531	488,951	(6,110)
Niagara Falls	25,214,797	25,214,797	30,882,720	30,882,720	112,195,034	65,194,001	44,413,595	944,398	1,663,831	(20,791)
Niagara-on-the-Lake	10,313,968	10,313,968	12,546,331	12,546,331	45,720,598	26,567,207	18,098,984	384,852	678,028	(8,472)
Pelham	5,217,796	5,217,796	6,441,031	6,441,031	23,317,654	13,549,361	9,230,541	196,276	345,796	(4,321)
Port Colborne	3,825,460	3,825,460	4,745,774	4,745,774	17,142,467	9,961,099	6,786,027	144,296	254,220	(3,177)
St. Catharines	30,282,539	30,282,539	36,479,315	36,479,315	133,523,709	77,587,613	52,856,777	1,123,931	1,980,131	(24,743)
Thorold	5,674,236	5,674,236	7,349,462	7,349,462	26,047,396	15,135,554	10,311,138	219,253	386,278	(4,827)
Wainfleet	1,815,292	1,815,292	2,214,372	2,214,372	8,059,328	4,683,094	3,190,370	67,839	119,518	(1,493)
Welland	10,237,495	10,237,495	12,803,893	12,803,893	46,082,776	26,777,661	18,242,356	387,900	683,399	(8,540)
West Lincoln	3,807,084	3,807,084	4,603,379	4,603,379	16,820,925	9,774,259	6,658,742	141,590	249,451	(3,117)
Regional Total Taxable Only	120,759,603	120,759,603	147,587,823	147,587,823	536,694,853	311,861,262	212,456,352	4,517,611	7,959,082	(99,454)

Schedule C – 2025 WASTE MANAGEMENT TAX RATES & LEVY

2025 Upper-Tier Special Levy (Waste Management) and Dates by Local Municipality (Taxable Levy Only)

Municipality	Interim Payment Due March 5, 2025	Interim Payment Due May 7, 2025	Final Payment Due August 6, 2025	Final Payment Due October 8, 2025	2025 Approved Special Levy
Fort Erie	853,737	853,737	863,846	863,846	3,435,166
Grimsby	624,469	624,469	646,293	646,293	2,541,523
Lincoln	555,992	555,992	562,782	562,782	2,237,549
Niagara Falls	2,203,420	2,203,420	2,308,702	2,308,702	9,024,243
Niagara-on-the-Lake	490,812	490,812	488,711	488,711	1,959,045
Pelham	397,164	397,164	406,713	406,713	1,607,753
Port Colborne	548,551	548,551	545,009	545,009	2,187,119
St. Catharines	3,355,639	3,355,639	3,359,639	3,359,639	13,430,557
Thorold	544,129	544,129	570,362	570,362	2,228,983
Wainfleet	167,039	167,039	166,877	166,877	667,832
Welland	1,265,455	1,265,455	1,295,025	1,295,025	5,120,960
West Lincoln	285,534	285,534	286,458	286,458	1,143,985
Regional Total Taxable Only	11,291,941	11,291,941	11,500,417	11,500,417	45,584,715

Fort Erie Property Classification	2025 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	3,943,493,368	0.00072526	2,860,074
New Multi-Residential	10,862,300	0.00072526	7,878
Multi-Residential	43,467,517	0.00142876	62,105
Commercial	266,573,459	0.00125825	335,416
Commercial - Excess	5,892,988	0.00125825	7,415
Commercial - Vacant	19,547,100	0.00125825	24,595
Landfill	0	0.00213245	0
Industrial	46,455,754	0.00190743	88,611
Industrial - Excess	1,003,541	0.00190743	1,914
Industrial - Vacant	4,645,500	0.00190743	8,861
Aggregate Extraction	3,419,700	0.00155209	5,308
Pipelines	17,727,000	0.00123447	21,883
Farmland	60,033,500	0.00018132	10,885
FAD 1	0	0.00054395	0
Managed Forests	1,217,800	0.00018132	221
Taxable Total	4,424,339,527		3,435,166

Grimsby Property Classification	2025 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	4,651,355,770	0.00045925	2,136,144
New Multi-Residential	0	0.00045925	0
Multi-Residential	27,616,000	0.00090472	24,985
Commercial	336,992,763	0.00079675	268,499
Commercial - Excess	9,540,225	0.00079675	7,601
Commercial - Vacant	16,381,000	0.00079675	13,052
Landfill	0	0.00135031	0
Industrial	53,188,400	0.00120783	64,243
Industrial - Excess	3,741,500	0.00120783	4,519
Industrial - Vacant	4,157,600	0.00120783	5,022
Aggregate Extraction	0	0.00098282	0
Pipelines	8,354,000	0.00078169	6,530
Farmland	94,529,795	0.00011481	10,853
FAD 1	0	0.00034444	0
Managed Forests	657,300	0.00011481	75
Taxable Total	5,206,514,353		2,541,523

Lincoln Property Classification	2025 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	3,589,185,158	0.00049435	1,774,313
New Multi-Residential	3,811,500	0.00049435	1,884
Multi-Residential	20,192,200	0.00097387	19,665
Commercial	229,675,581	0.00085765	196,981
Commercial - Excess	6,792,800	0.00085765	5,826
Commercial - Vacant	4,439,500	0.00085765	3,808
Landfill	0	0.00145352	0
Industrial	100,039,458	0.00130014	130,065
Industrial - Excess	2,832,000	0.00130014	3,682
Industrial - Vacant	7,345,000	0.00130014	9,550
Aggregate Extraction	6,535,300	0.00105793	6,914
Pipelines	21,815,000	0.00084143	18,356
Farmland	537,177,373	0.00012359	66,390
FAD 1	0	0.00037076	0
Managed Forests	926,700	0.00012359	115
Taxable Total	4,530,767,570		2,237,549

Niagara Falls Property Classification	2025 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	9,607,140,842	0.00058591	5,628,838
New Multi-Residential	57,602,500	0.00058591	33,750
Multi-Residential	337,917,289	0.00115424	390,038
Commercial	2,469,197,442	0.00101650	2,509,939
Commercial - Excess	32,544,014	0.00101650	33,081
Commercial - Vacant	119,974,400	0.00101650	121,954
Landfill	3,152,500	0.00172273	5,431
Industrial	118,389,092	0.00154094	182,430
Industrial - Excess	5,793,957	0.00154094	8,928
Industrial - Vacant	30,588,100	0.00154094	47,134
Aggregate Extraction	3,069,200	0.00125388	3,848
Pipelines	46,664,000	0.00099728	46,537
Farmland	82,377,598	0.00014648	12,067
FAD 1	0	0.00043943	0
Managed Forests	1,832,500	0.00014648	268
Taxable Total	12,916,243,434		9,024,243

Niagara-on-the-Lake Property Classification	2025 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
Aggregate Extraction	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			1,959,045

Pelham Property Classification	2025 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	2,869,618,392	0.00050226	1,441,288
New Multi-Residential	966,700	0.00050226	486
Multi-Residential	18,604,000	0.00098945	18,408
Commercial	107,967,197	0.00087137	94,079
Commercial - Excess	674,511	0.00087137	588
Commercial - Vacant	8,200,000	0.00087137	7,145
Landfill	0	0.00147678	0
Industrial	3,740,600	0.00132094	4,941
Industrial - Excess	45,100	0.00132094	60
Industrial - Vacant	101,000	0.00132094	133
Aggregate Extraction	2,596,000	0.00107486	2,790
Pipelines	18,150,000	0.00085490	15,516
Farmland	174,253,782	0.00012557	21,881
FAD 1	0	0.00037670	0
Managed Forests	3,491,000	0.00012557	438
Taxable Total	3,208,408,282		1,607,753

Port Colborne Property Classification	2025 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	1,751,307,356	0.00092938	1,627,619
New Multi-Residential	2,351,000	0.00092938	2,185
Multi-Residential	39,371,000	0.00183088	72,084
Commercial	144,531,145	0.00161238	233,039
Commercial - Excess	501,900	0.00161238	809
Commercial - Vacant	2,413,100	0.00161238	3,891
Landfill	0	0.00273262	0
Industrial	74,722,890	0.00244427	182,643
Industrial - Excess	2,906,935	0.00244427	7,105
Industrial - Vacant	5,534,600	0.00244427	13,528
Aggregate Extraction	6,786,000	0.00198892	13,497
Pipelines	10,843,000	0.00158190	17,153
Farmland	57,390,474	0.00023235	13,335
FAD 1	0	0.00069704	0
Managed Forests	993,600	0.00023235	231
Taxable Total	2,099,653,000		2,187,119

St. Catharines Property Classification	2025 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	12,685,935,111	0.00073270	9,295,039
New Multi-Residential	143,246,320	0.00073270	104,957
Multi-Residential	682,793,399	0.00144342	985,558
Commercial	2,034,417,263	0.00127116	2,586,070
Commercial - Excess	9,518,929	0.00127116	12,100
Commercial - Vacant	25,280,900	0.00127116	32,136
Landfill	0	0.00215433	0
Industrial	154,621,547	0.00192700	297,956
Industrial - Excess	4,550,311	0.00192700	8,768
Industrial - Vacant	20,435,800	0.00192700	39,380
Aggregate Extraction	0	0.00156801	0
Pipelines	31,303,000	0.00124713	39,039
Farmland	161,339,100	0.00018318	29,554
FAD 1	0	0.00054953	0
Managed Forests	0	0.00018318	0
Taxable Total	15,953,441,680		13,430,557

Thorold Property Classification	2025 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	2,788,701,160	0.00062335	1,738,353
New Multi-Residential	106,235,800	0.00062335	66,222
Multi-Residential	43,267,500	0.00122800	53,132
Commercial	185,188,696	0.00108145	200,272
Commercial - Excess	2,692,213	0.00108145	2,911
Commercial - Vacant	7,385,300	0.00108145	7,987
Landfill	0	0.00183281	0
Industrial	54,117,666	0.00163941	88,721
Industrial - Excess	3,305,434	0.00163941	5,419
Industrial - Vacant	17,185,100	0.00163941	28,173
Aggregate Extraction	0	0.00133400	0
Pipelines	27,719,000	0.00106100	29,410
Farmland	53,262,740	0.00015584	8,300
FAD 1	0	0.00046751	0
Managed Forests	531,400	0.00015584	83
Taxable Total	3,289,592,009		2,228,983

Wainfleet Property Classification	2025 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	973,343,380	0.00060362	587,525
New Multi-Residential	0	0.00060362	0
Multi-Residential	457,000	0.00118913	543
Commercial	25,071,505	0.00104722	26,255
Commercial - Excess	929,500	0.00104722	973
Commercial - Vacant	832,500	0.00104722	872
Landfill	0	0.00177480	0
Industrial	4,203,900	0.00158752	6,674
Industrial - Excess	85,300	0.00158752	135
Industrial - Vacant	132,000	0.00158752	210
Aggregate Extraction	4,663,700	0.00129178	6,024
Pipelines	6,020,000	0.00102742	6,185
Farmland	213,150,715	0.00015091	32,167
FAD 1	0	0.00045272	0
Managed Forests	1,783,389	0.00015091	269
Taxable Total	1,230,672,889		667,832

Welland Property Classification	2025 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	4,834,859,831	0.00080948	3,913,709
New Multi-Residential	51,007,234	0.00080948	41,289
Multi-Residential	137,582,100	0.00159468	219,399
Commercial	401,298,886	0.00140437	563,572
Commercial - Excess	8,384,928	0.00140437	11,776
Commercial - Vacant	24,260,600	0.00140437	34,071
Landfill	0	0.00238008	0
Industrial	131,539,057	0.00212893	280,037
Industrial - Excess	3,570,500	0.00212893	7,601
Industrial - Vacant	6,266,500	0.00212893	13,341
Aggregate Extraction	0	0.00173233	0
Pipelines	22,620,000	0.00137782	31,166
Farmland	23,440,300	0.00020237	4,744
FAD 1	0	0.00060711	0
Managed Forests	1,261,900	0.00020237	255
Taxable Total	5,646,091,836		5,120,960

West Lincoln Property Classification	2025 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	1,853,098,200	0.00049541	918,039
New Multi-Residential	0	0.00049541	0
Multi-Residential	7,043,000	0.00097596	6,874
Commercial	80,906,199	0.00085949	69,538
Commercial - Excess	1,359,800	0.00085949	1,169
Commercial - Vacant	2,973,800	0.00085949	2,556
Landfill	0	0.00145663	0
Industrial	43,671,600	0.00130293	56,901
Industrial - Excess	436,000	0.00130293	568
Industrial - Vacant	1,032,000	0.00130293	1,345
Aggregate Extraction	0	0.00106020	0
Pipelines	29,190,000	0.00084324	24,614
Farmland	501,011,932	0.00012385	62,050
FAD 1	0	0.00037156	0
Managed Forests	2,674,500	0.00012385	331
Taxable Total	2,523,397,031		1,143,985

Schedule D – 2025 TRANSIT TAX RATES & LEVY

2025 Upper-Tier Special Levy (Transit) and Dates by Local Municipality (Taxable Levy Only)

Municipality	Interim Payment Due March 5, 2025	Interim Payment Due May 7, 2025	Final Payment Due August 6, 2025	Final Payment Due October 8, 2025	2025 Approved Special Levy
Fort Erie	804,068	804,068	1,283,086	1,283,086	4,174,307
Grimsby	504,486	504,486	572,328	572,328	2,153,629
Lincoln	392,602	392,602	539,855	539,855	1,864,912
Niagara Falls	3,898,793	3,898,793	4,352,270	4,352,270	16,502,125
Niagara-on-the-Lake	703,803	703,803	639,233	639,233	2,686,072
Pelham	236,634	236,634	260,546	260,546	994,360
Port Colborne	254,769	254,769	325,986	325,986	1,161,509
St. Catharines	5,255,482	5,255,482	6,405,803	6,405,803	23,322,568
Thorold	501,152	501,152	602,616	602,616	2,207,535
Wainfleet	64,169	64,169	67,339	67,339	263,017
Welland	1,555,928	1,555,928	1,831,050	1831,050	6,773,955
West Lincoln	137,085	137,085	138,719	138,719	551,607
Regional Total Taxable Only	14,308,969	14,308,969	17,018,829	17,018,829	62,655,596

Schedule E – 2024 TRANSIT TAX RATES & LEVY

Fort Erie Property Classification	2025 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	3,943,493,368	0.00088132	3,475,468
New Multi-Residential	10,862,300	0.00088132	9,573
Multi-Residential	43,467,517	0.00173620	75,468
Commercial	266,573,459	0.00152900	407,591
Commercial - Excess	5,892,988	0.00152900	9,010
Commercial - Vacant	19,547,100	0.00152900	29,888
Landfill	0	0.00259131	0
Industrial	46,455,754	0.00231787	107,678
Industrial - Excess	1,003,541	0.00231787	2,326
Industrial - Vacant	4,645,500	0.00231787	10,768
Aggregate Extraction	3,419,700	0.00188607	6,450
Pipelines	17,727,000	0.00150009	26,592
Farmland	60,033,500	0.00022033	13,227
FAD 1	0	0.00066099	0
Managed Forests	1,217,800	0.00022033	268
Taxable Total	4,424,339,527		4,174,307

Grimsby Property Classification	2025 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	4,651,355,770	0.00038916	1,810,118
New Multi-Residential	0	0.00038916	0
Multi-Residential	27,616,000	0.00076665	21,172
Commercial	336,992,763	0.00067515	227,521
Commercial - Excess	9,540,225	0.00067515	6,441
Commercial - Vacant	16,381,000	0.00067515	11,060
Landfill	0	0.00114423	0
Industrial	53,188,400	0.00102349	54,438
Industrial - Excess	3,741,500	0.00102349	3,829
Industrial - Vacant	4,157,600	0.00102349	4,255
Aggregate Extraction	0	0.00083282	0
Pipelines	8,354,000	0.00066239	5,534
Farmland	94,529,795	0.00009729	9,197
FAD 1	0	0.00029187	0
Managed Forests	657,300	0.00009729	64
Taxable Total	5,206,514,353		2,153,629

Lincoln Property Classification	2025 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	3,589,185,158	0.00041202	1,478,826
New Multi-Residential	3,811,500	0.00041202	1,570
Multi-Residential	20,192,200	0.00081168	16,390
Commercial	229,675,581	0.00071481	164,174
Commercial - Excess	6,792,800	0.00071481	4,856
Commercial - Vacant	4,439,500	0.00071481	3,173
Landfill	0	0.00121145	0
Industrial	100,039,458	0.00108361	108,404
Industrial - Excess	2,832,000	0.00108361	3,069
Industrial - Vacant	7,345,000	0.00108361	7,959
Aggregate Extraction	6,535,300	0.00088174	5,762
Pipelines	21,815,000	0.00070130	15,299
Farmland	537,177,373	0.00010301	55,335
FAD 1	0	0.00030902	0
Managed Forests	926,700	0.00010301	95
Taxable Total	4,530,767,570		1,864,912

Niagara Falls Property Classification	2025 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	9,607,140,842	0.00107141	10,293,217
New Multi-Residential	57,602,500	0.00107141	61,716
Multi-Residential	337,917,289	0.00211068	713,235
Commercial	2,469,197,442	0.00185879	4,589,720
Commercial - Excess	32,544,014	0.00185879	60,492
Commercial - Vacant	119,974,400	0.00185879	223,007
Landfill	3,152,500	0.00315023	9,931
Industrial	118,389,092	0.00281781	333,598
Industrial - Excess	5,793,957	0.00281781	16,326
Industrial - Vacant	30,588,100	0.00281781	86,191
Aggregate Extraction	3,069,200	0.00229287	7,037
Pipelines	46,664,000	0.00182365	85,099
Farmland	82,377,598	0.00026785	22,065
FAD 1	0	0.00080356	0
Managed Forests	1,832,500	0.00026785	491
Taxable Total	12,916,243,434		16,502,125

Niagara-on-the-Lake Property Classification	2025 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	4,504,737,714	0.00042795	1,927,833
New Multi-Residential	3,041,000	0.00042795	1,301
Multi-Residential	16,147,100	0.00084306	13,613
Commercial	775,834,632	0.00074245	576,018
Commercial - Excess	15,324,278	0.00074245	11,378
Commercial - Vacant	17,702,000	0.00074245	13,143
Landfill	0	0.00125828	0
Industrial	41,720,900	0.00112551	46,957
Industrial - Excess	192,700	0.00112551	217
Industrial - Vacant	14,389,500	0.00112551	16,196
Aggregate Extraction	3,432,200	0.00091583	3,143
Pipelines	19,202,000	0.00072841	13,987
Farmland	580,767,823	0.00010699	62,136
FAD 1	0	0.00032096	0
Managed Forests	1,402,100	0.00010699	150
Taxable Total	5,993,893,947		2,686,072

Pelham Property Classification	2025 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	2,869,618,392	0.00031064	891,402
New Multi-Residential	966,700	0.00031064	300
Multi-Residential	18,604,000	0.00061196	11,385
Commercial	107,967,197	0.00053893	58,187
Commercial - Excess	674,511	0.00053893	364
Commercial - Vacant	8,200,000	0.00053893	4,419
Landfill	0	0.00091336	0
Industrial	3,740,600	0.00081698	3,056
Industrial - Excess	45,100	0.00081698	37
Industrial - Vacant	101,000	0.00081698	83
Aggregate Extraction	2,596,000	0.00066478	1,726
Pipelines	18,150,000	0.00052874	9,597
Farmland	174,253,782	0.00007766	13,533
FAD 1	0	0.00023298	0
Managed Forests	3,491,000	0.00007766	271
Taxable Total	3,208,408,282		994,360

Port Colborne Property Classification	2025 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	1,751,307,356	0.00049356	864,380
New Multi-Residential	2,351,000	0.00049356	1,160
Multi-Residential	39,371,000	0.00097231	38,281
Commercial	144,531,145	0.00085628	123,759
Commercial - Excess	501,900	0.00085628	430
Commercial - Vacant	2,413,100	0.00085628	2,066
Landfill	0	0.00145120	0
Industrial	74,722,890	0.00129806	96,995
Industrial - Excess	2,906,935	0.00129806	3,773
Industrial - Vacant	5,534,600	0.00129806	7,184
Aggregate Extraction	6,786,000	0.00105624	7,168
Pipelines	10,843,000	0.00084009	9,109
Farmland	57,390,474	0.00012339	7,081
FAD 1	0	0.00037017	0
Managed Forests	993,600	0.00012339	123
Taxable Total	2,099,653,000		1,161,509

St. Catharines Property Classification	2025 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	12,685,935,111	0.00127236	16,141,084
New Multi-Residential	143,246,320	0.00127236	182,261
Multi-Residential	682,793,399	0.00250655	1,711,456
Commercial	2,034,417,263	0.00220742	4,490,813
Commercial - Excess	9,518,929	0.00220742	21,012
Commercial - Vacant	25,280,900	0.00220742	55,806
Landfill	0	0.00374107	0
Industrial	154,621,547	0.00334631	517,412
Industrial - Excess	4,550,311	0.00334631	15,227
Industrial - Vacant	20,435,800	0.00334631	68,385
Aggregate Extraction	0	0.00272291	0
Pipelines	31,303,000	0.00216568	67,792
Farmland	161,339,100	0.00031809	51,320
FAD 1	0	0.00095427	0
Managed Forests	0	0.00031809	0
Taxable Total	15,953,441,680		23,322,568

Thorold Property Classification	2025 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	2,788,701,160	0.00061736	1,721,616
New Multi-Residential	106,235,800	0.00061736	65,586
Multi-Residential	43,267,500	0.00121620	52,622
Commercial	185,188,696	0.00107106	198,348
Commercial - Excess	2,692,213	0.00107106	2,884
Commercial - Vacant	7,385,300	0.00107106	7,910
Landfill	0	0.00181520	0
Industrial	54,117,666	0.00162366	87,869
Industrial - Excess	3,305,434	0.00162366	5,367
Industrial - Vacant	17,185,100	0.00162366	27,903
Aggregate Extraction	0	0.00132118	0
Pipelines	27,719,000	0.00105081	29,127
Farmland	53,262,740	0.00015434	8,221
FAD 1	0	0.00046302	0
Managed Forests	531,400	0.00015434	82
Taxable Total	3,289,592,009		2,207,535

Wainfleet Property Classification	2025 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	973,343,380	0.00023773	231,390
New Multi-Residential	0	0.00023773	0
Multi-Residential	457,000	0.00046833	214
Commercial	25,071,505	0.00041244	10,340
Commercial - Excess	929,500	0.00041244	383
Commercial - Vacant	832,500	0.00041244	343
Landfill	0	0.00069899	0
Industrial	4,203,900	0.00062523	2,628
Industrial - Excess	85,300	0.00062523	53
Industrial - Vacant	132,000	0.00062523	83
Aggregate Extraction	4,663,700	0.00050875	2,373
Pipelines	6,020,000	0.00040464	2,436
Farmland	213,150,715	0.00005943	12,668
FAD 1	0	0.00017830	0
Managed Forests	1,783,389	0.00005943	106
Taxable Total	1,230,672,889		263,017

Welland Property Classification	2025 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	4,834,859,831	0.00107077	5,177,018
New Multi-Residential	51,007,234	0.00107077	54,617
Multi-Residential	137,582,100	0.00210942	290,218
Commercial	401,298,886	0.00185768	745,485
Commercial - Excess	8,384,928	0.00185768	15,577
Commercial - Vacant	24,260,600	0.00185768	45,068
Landfill	0	0.00314834	0
Industrial	131,539,057	0.00281613	370,431
Industrial - Excess	3,570,500	0.00281613	10,055
Industrial - Vacant	6,266,500	0.00281613	17,647
Aggregate Extraction	0	0.00229150	0
Pipelines	22,620,000	0.00182256	41,226
Farmland	23,440,300	0.00026769	6,275
FAD 1	0	0.00080308	0
Managed Forests	1,261,900	0.00026769	338
Taxable Total	5,646,091,836		6,773,955

West Lincoln Property Classification	2025 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	1,853,098,200	0.00023888	442,659
New Multi-Residential	0	0.00023888	0
Multi-Residential	7,043,000	0.00047059	3,314
Commercial	80,906,199	0.00041443	33,530
Commercial - Excess	1,359,800	0.00041443	564
Commercial - Vacant	2,973,800	0.00041443	1,232
Landfill	0	0.00070237	0
Industrial	43,671,600	0.00062825	27,437
Industrial - Excess	436,000	0.00062825	274
Industrial - Vacant	1,032,000	0.00062825	648
Aggregate Extraction	0	0.00051121	0
Pipelines	29,190,000	0.00040660	11,869
Farmland	501,011,932	0.00005972	29,920
FAD 1	0	0.00017916	0
Managed Forests	2,674,500	0.00005972	160
Taxable Total	2,523,397,031		551,607

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. 2025-04

A BY-LAW TO SET TAX RATIOS AND TAX RATE
REDUCTIONS FOR PRESCRIBED PROPERTY
SUBCLASSES FOR REGIONAL PURPOSES AND
AREA MUNICIPAL PURPOSES FOR THE YEAR 2025

WHEREAS pursuant to Section 308 (5) of the Municipal Act, 2001, S.O. 2001, c. 25 as amended (referred hereinafter as "the *Municipal Act, 2001*"), The Regional Municipality of Niagara (referred hereinafter as "The Regional Corporation") may establish the tax ratios for The Regional Corporation and the Area Municipalities;

WHEREAS the tax ratios determine the relative amount of taxation to be borne by each property class in the Regional Corporation and its Area Municipalities;

WHEREAS the existence of all property classes is prescribed by the Ministry of Finance pursuant to Section 7 of the Assessment Act, R.S.O. 1990, c. A.31, as amended;

WHEREAS Section 8 of the *Assessment Act* prescribes the property subclasses for which tax rate reductions can be established; and

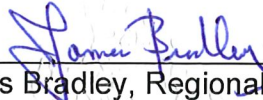
WHEREAS pursuant to Section 313 (1) of the *Municipal Act, 2001*, The Regional Municipality of Niagara may establish tax reductions for prescribed property subclasses for The Regional Corporation and the Area Municipalities.

NOW THEREFORE the Council of The Regional Municipality of Niagara enacts as follows for the 2025 taxation year:

1. That the tax ratio for property in:
 - a. The residential property class is 1.000000;
 - b. The new multi-residential property class is 1.000000;
 - c. The multi-residential class is 1.970000;
 - d. The commercial property class is 1.734900;
 - e. The industrial property class is 2.630000;
 - f. The aggregate extraction class is 2.140048
 - g. The pipelines property class is 1.702100;

- h. The farm property class is 0.250000;
 - i. The managed forest property class is 0.250000;
 - j. The landfill property class is 2.940261.
2. That no Tax Class other than those enumerated above in Clause 1 of this by-law exist in the Regional Corporation and its Area Municipalities.
3. That the municipal purpose tax reduction for:
- a. The first class of farmland awaiting development in the residential, multi-residential, commercial or industrial property classes is 25%;
 - b. The second class of farmland awaiting development in the residential, multi-residential, commercial or industrial property classes is 0%.
4. That for the purposes of this bylaw:
- a. The industrial property class includes all properties classified as industrial and large industrial as per Ontario Regulation 282/98;
 - b. The first class of farmland awaiting development and the second class of farmland awaiting development consists of land as defined in accordance with Ontario Regulation 282/98.
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: February 20, 2025

February 25, 2025

CL 3- 2025, February 20, 2025

DISTRIBUTION LIST

SENT ELECTRONICALLY

Motion Respecting Supporting Niagara's Business Community and Advocating for Economic Resilience Measures

Regional Council, at its meeting held on February 20, 2025, passed the following motion:

WHEREAS Niagara is a critical hub for trade between the United States and Canada with our economy benefitting greatly from an historically positive trade relationship with the United States;

WHEREAS Niagara's business community has repeatedly shown its strength and resiliency navigating extreme economic uncertainty;

WHEREAS the U.S. market accounts for 72 per cent of total exports from Niagara businesses, with export trade directly supporting over 30,000 jobs in Niagara;

WHEREAS in 2023, 532 Niagara businesses exported \$5.9 billion in goods to the United States; and

WHEREAS Niagara's identity as a border community places the region at particular economic risk during periods of trade uncertainty.

NOW THEREFORE BE IT RESOLVED:

1. That Regional Council **AFFIRMS** its strong support for the local Niagara businesses that rely on positive trade relationships with the United States to contribute to our local economy;
2. That Regional Council **DIRECT** the Regional Chair to work alongside staff to undertake advocacy efforts calling on the Federal and Provincial governments to enhance the economic strength and resiliency of Niagara and other communities by:
 - a) Reducing barriers to interprovincial trade, enhancing internal trade and economic flow within Canada;
 - b) Encouraging the formation of local trade alliances to strengthen regional supply chains and ensure greater self-reliance;

- c) Supporting export market diversification by promoting the intensification of foreign market development and opportunities in places such as the United Kingdom and European Union or other favourable markets;
 - d) Increasing investment to support economic resiliency, including Foreign Direct Investment (FDI) promotion, workforce development support and expedited development of strategic growth sectors;
 - e) Reinforcing the necessity of a strong and integrated Canada-U.S. trade relationship, emphasizing mutual benefits;
 - f) Exploring the need for a border community economic alliance and trade strategy for the benefits of border communities across Canada;
 - g) Removing any impediments for municipalities to buy Canadian for capital projects; and
3. That this motion **BE CIRCULATED** to Niagara's Area Municipalities, the Association of Municipalities of Ontario, the Federation of Canadian Municipalities, local Members of Parliament, local Members of Provincial Parliament, Niagara's Chambers of Commerce and Business Improvement Areas and the Niagara Industrial Association.

Yours truly,



Ann-Marie Norio
Regional Clerk

:kl
CLK-C 2025-013

Distribution List:

- Local Area Municipalities
- Association of Municipalities of Ontario
- Federation of Canadian Municipalities
- Local Members of Parliament
- Local Members of Provincial Parliament
- Niagara's Chambers of Commerce
- Niagara's BIAs
- Niagara Industrial Association

The Corporation of the City of Port Colborne

By-law No. _____

**Being a By-law to Authorize Entering into an Agreement with Resimate
(2812881 Ontario Inc., Owner Glyn Holmes) Regarding the Comprehensive CIP
Downtown CIPA Property Tax Increment Grant 131-133 Durham Street**

Whereas at its meeting of March 11th, 2025, the Council of The Corporation of the City of Port Colborne (Council) approved the recommendations of Development and Government Relations Department Report 2025-39, Subject: Comprehensive CIP East Waterfront CIPA Tax Increment Grant – 131 - 133 Durham Street; and

Whereas Council is desirous of entering into an agreement with Resimate, Glyn Holmes, for the purposes of a Comprehensive CIP East Waterfront CIPA Property Tax Increment Grant; and

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That The Corporation of the City of Port Colborne enters into an agreement with Resimate, Glyn Holmes for the purposes of a Comprehensive CIPA East Waterfront CIPA Property Tax Increment Grant, which agreement is attached to this By-law as Schedule “A”.
2. That the Mayor, the City Clerk be and are hereby authorized to execute any documents that may be required for the purpose of carrying out the intent of this by-law and the City Clerk is dully authorized to affix the Corporate Seal thereto.

Enacted and passed this 11th day of March 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk

Schedule A
TAX INCREMENT GRANT AGREEMENT

BY AND BETWEEN:

THE Corporation of the City of Port Colborne (hereinafter referred to as the “City”)

and

131-133 Durham St, (Owner, Glyn Holmes) (hereinafter referred to as the “Applicant”)

WHEREAS the Applicant is the registered Owner of lands described in Schedule “A” attached to this Agreement (“the subject lands”) which are situated within the Brownfield Community Improvement Project Area/Main Street Community Improvement Project Area/Downtown Community Improvement Project Area/East Waterfront Community Improvement Project Area, and the Applicant has applied to the City for a Tax Increment Grant (“Grant”) and the City has agreed to make such a Grant pursuant to Section 28 of the *Planning Act* and under By-Law No (insert CIP by-law number);

AND WHEREAS as a condition of approval of such a Grant, the Applicant is required by the City to enter into this Agreement;

NOW THEREFORE IN CONSIDERATION of the City making this Grant in the estimated maximum amount of \$13,554.40 annually for up to ten (10) years to the Applicant, the Applicant and the City hereby agree as follows:

1. INFORMATION ON SUBJECT LANDS

1.1 The Grant shall apply to the subject lands as set out in Schedule A attached.

1.2 The subject lands are/are not designated under the *Ontario Heritage Act*.

2. GRANT ELIGIBILITY

2.1 To be eligible for the Grant, the works on the subject land shall conform to and fulfill:

- a) The objectives and program requirements of the Tax Increment Grant Program and the Port Colborne Comprehensive CIP (“CIP”); and,
- b) Any other requirements as specified by the City.

2.2 The Applicant acknowledges that it has received and read a copy of the: CIP, General Program Requirements, Tax Increment Grant Program Guide (the “Guide”), Urban Design Guidelines (the “Guidelines”), and the Applicant covenants with the City that the subject lands shall be improved and the Grant provided for in this Agreement shall be applied in accordance with the City’s goals, policies, and program requirements as set out in the CIP, General Program Requirements, Guide, and Guidelines.

2.3 The City shall review all cost estimates submitted in support of the Application in evaluating the estimated eligible costs for the Grant program, which costs, when designated by the City shall constitute the maximum eligible cost upon which the total

TAX INCREMENT GRANT AGREEMENT

grant amount will be calculated and paid. In the event the City is not satisfied with said cost estimates, the City may substitute their opinion of such amounts for purposes of calculating the eligible costs for the Grant.

- 2.4 If the City is not in receipt of sufficient information satisfactory to the City to determine eligible costs and the amount of the Grant, the application will not be processed, and the application file will be closed. The decision of the City regarding the total amount of eligible costs, and the calculation of the estimated and actual annual grant payment is final, absolute and within the City's sole discretion.

3. GRANT CALCULATION

3.1 Definitions:

"Eligible works" (applies only to a Brownfield Tax Increment Grant) – the works specified in Schedule B attached to this Agreement.

"Eligible costs" (applies only to a Brownfield Tax Increment Grant) – the cost of the eligible works specified in Schedule B attached to this Agreement.

"Pre-project assessed value" – the assessed value of the subject lands as determined by the Municipal Property Assessment Corporation ("MPAC") the day before development works commence.

"Post-project assessed value" – the assessed value of the subject lands as determined by the MPAC when the development is complete.

"City pre-project property taxes" - City of Port Colborne property taxes the day before development works commence.

"Regional pre-project property taxes" – Regional Municipality of Niagara property taxes the day before development works commence.

"Municipal pre-project property taxes" – the total of City and Regional property taxes the day before development works commence.

"City post-project property taxes" - City of Port Colborne property taxes based on the assessed value of the subject lands as determined by the MPAC when the development is complete.

"Regional post-project property taxes" – Regional Municipality of Niagara property taxes based on the assessed value of the subject lands as determined by the MPAC when the development is complete.

"Municipal post-project property taxes" – the total of City and Regional property taxes based on the assessed value of the subject lands as determined by the MPAC when the development is complete.

TAX INCREMENT GRANT AGREEMENT

- 3.2 The annual Grant will be equal to a percentage of the increase in the municipal (City and Region) property taxes on the subject lands that result from the development, as follows:
 - a) 80% if the project is in the Main Street/Downtown/East Waterfront Community Improvement Project Area;
 - b) 100% for all new affordable rental residential units if the project is in the Main Street/Downtown/East Waterfront Community Improvement Project Area, where an “affordable rental residential unit” means a new residential unit intended for use as a rented residential premises where:
 - i) The rent is no greater than 80% of the average market rent based on CMHC data; and,
 - ii) The tenant is dealing at arm’s length with the landlord; and,
 - iii) The rent for the unit is maintained as per b)i) above for a period of 25 years from the date that the unit is first rented;
 - c) 100% for a brownfield redevelopment project in the Brownfield Community improvement Project Area (entire Urban Area).

- 3.3 Grant payments will cease on the earlier of:
 - a) The date when the total of all annual Grant payments equals the total eligible costs that have been approved/set by the City; or,
 - b) Ten (10) years (equivalent) after the date of completion of development of the subject lands.

3.4 The amount of the annual Grant payment is calculated according to the formulas set out below. Some of the figures set out below are estimates only. The amount of the actual annual Grant payment will be based on the actual post-project assessed value (AV) as determined by the MPAC:

Estimated Cost of Project \$942,075.00

Pre-project AV: \$25,000 Date: 02/26/2025

Estimated Post-project AV \$ _____

Actual Post-project AV
(provided by MPAC): \$ _____ Date: _____

If the difference between the Pre-project Assessment Value (AV) and the Post-Project Assessment Value (AV) is not at least \$500,000, there will be no grant paid by the City and this Grant Agreement will terminated.

- a) Municipal Pre-Project Property Taxes

TAX INCREMENT GRANT AGREEMENT

Municipal pre-project property taxes = City pre-project property taxes + Regional pre-project property taxes, where:

City pre-project property taxes = (Pre-project AV x City Tax Rate) + Clawback/-Cap + other charges, and

Regional pre-project property taxes = (Pre-project AV x Regional Tax Rate) + Clawback/-Cap + other charges

Municipal Pre-project property taxes: \$818.00

Date: 02/26/2025

b) Estimated Municipal Post-Project Property Taxes

Estimated Municipal post-project property taxes = Estimated City post-project property taxes + estimated Regional post-project property taxes, where:

Estimated City post-project property taxes = (Estimated Post-project AV x applicable City Tax Rate), and

Estimated Regional post-project property taxes = (Estimated Post-project AV x applicable Regional Tax Rate)

Estimated Municipal Post-project property taxes: \$17,761.00

c) Actual Municipal Post-Project Property Taxes

Actual Municipal post-project property taxes = Actual City post-project property taxes + actual Regional post-project property taxes, where:

Actual City post-project property taxes = (Actual Post-project AV x applicable City Tax Rate), and

Actual Regional post-project property taxes = (Actual Post-project AV x applicable Regional Tax Rate)

Actual Municipal Post-project property taxes: \$_____

Calculation of Estimated Annual Grant

Estimated Annual Grant = (Estimated Municipal Post-project property taxes - Municipal Pre-project property taxes) x 0.80/1.0

Calculation of Actual Annual Grant

Actual Annual Grant = (Actual Municipal Post-project property taxes - Municipal Pre-project property taxes) x 0.80/1.0

TAX INCREMENT GRANT AGREEMENT

- 3.5 The total value of the sum of the annual Grant payments that may be provided under this grant Program shall not exceed the total eligible costs that have been accepted by the City, which costs are estimated, as of the date of this agreement, at \$13,554.40.
- 3.6 Where the actual eligible costs are, in the opinion of the City, less than the estimated eligible costs (\$13,554.40), the maximum permitted amount of the total annual Grant payments shall be reduced.
- 3.7 Where at any time after the original development of the subject lands, new construction is added to the subject lands that is not part of the original Program Application, the Grant payment will be calculated only in respect of the original development contained in the original application, based on the property taxes levied in the last year before revaluation by MPAC as a result of the new construction added to the subject lands.
- 3.8 The annual Grant payment shall be calculated by the City based upon, and provided the City is satisfied in its discretion that:
- a) Development of the subject lands was completed and took place in accordance with the proposed development as specified in the Program Application, supporting documentation, and this Agreement.
 - b) There was and remains during each year of the Grant payment, an increase in net municipal property taxes as a result of an increase in the assessed value attributable to the completion of the development;
 - c) Annual Grant payments after the first Grant payment are adjusted downwards in the event the property tax increase in any subsequent year has been reduced.
- 3.9 The estimated annual Grant calculated as set out above in this Agreement is based on preliminary estimates of post-project assessed value and post-project tax rates. Accordingly, the amount of the Grant payment shall be re-calculated by the City based on actual assessed value as determined by MPAC and actual post-project tax rates prior to payment of the Grant.

4. GRANT PAYMENT

- 4.1 Payment of the grant is subject to the City's review and satisfaction with all reports and documentation submitted in support of the application, including but not limited to: documentation of the estimated and actual eligible costs. Any and all of these costs may be, where required by the City, subject to verification, third party review or independent audit, at the expense of the Applicant.
- 4.2 The Applicant shall not be entitled to a grant unless and until they have met all the conditions of this Agreement to the satisfaction of the City. Except where expressly stated in this Agreement, all conditions in this Agreement are for the benefit of the City and may only be waived by the City. No waiver is effective unless in writing.

TAX INCREMENT GRANT AGREEMENT

- 4.3 The total sum value of the annual grant payments that may be provided to the Applicant shall not exceed the total eligible costs that have been accepted by the City.
- 4.4 Any and all grant payments that have been provided to the Applicant will become repayable to the City upon notice in writing from the City that one or more of the conditions set out in the application, this Agreement, or the Grant Program have not been met.
- 4.5 The Grant is not payable by the City until such time as additional assessment eligible for a Grant has been added to the assessment roll by the MPAC, all taxes eligible for a Grant have been billed by the City, and taxes have been paid in full for at least one (1) year. The Grant will not be issued if there is an outstanding tax payment on portions of the subject lands owned by the Applicant. If at any time after the execution of this Agreement, property taxes are owing on portions of the subject lands owned by the Applicant for more than one (1) full year, the City will have the option, upon notice to the Applicant, and at its sole discretion, to terminate all future Grant payments.
- 4.6 The Grant is not payable by the City until such time as all assessment appeals relating to the value of the subject lands before the additional assessment or as to the additional assessment have been filed and finally determined.
- 4.7 Annual Grant payments are not payable by the City to the Applicant until the Applicant has satisfied the City that:
- a) The development of the subject lands has been fully completed in accordance with the development as described in the Application;
 - b) The Applicant has supplied the City with the actual amount of the eligible costs incurred by the Applicant
 - c) There are no outstanding work orders and/or orders or requests to comply from any City department or other regulatory authority in respect of the subject lands, the property and the business of the Applicant conducted on the subject lands;
 - d) As of the date of the proposed first Grant payment, the Applicant, its development and the subject lands are in full compliance with:
 - i) Any agreement(s) relating to the subject lands in favour of the City or Region, including any Agreement relating to: subdivision, modified subdivision, service, site plan approval, encroachment, joint sewer & water use, easement or other Agreement; and,
 - ii) By-laws of the City, Region, provincial or federal legislation and their regulations.
 - g) The post-project assessed value of the subject property has increased as a result of the development;
 - h) The Applicant has not appealed the post-project assessed value for the portions of the subject lands owned by the Applicant, and there exists no other pending appeal which has not been finally determined in respect of the post-project assessed value for the portions of the subject lands owned by the Applicant.

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- i) The property taxes for the year during which property taxes were calculated pursuant to the increased post-project assessment and for each of the preceding years for the portions of the subject lands owned by the Applicant, have been paid in full, have not been deferred and there are, at the time of payment of the annual Grant, no instalments of property taxes for the current year remaining to be paid for the portions of the subject lands owned by the Applicant;
- j) There are no unpaid charges (where applicable) in favour of the City or the Region against the portions of the subject lands owned by the Applicant, including but not limited to: development charges, park land dedication fees, special assessments, building permit fees and local improvement charges.

4.8 Provided that all Program and Grant Agreement requirements have been met, each year, the same grant payment will be made to the Applicant or assignee (Brownfield Tax Increment Grant only).

4.9 If the Applicant has not assigned the Grant, and an assessment appeal has been made on portions of the subject lands not owned by the Applicant, or property taxes are owing on portions of the subject lands not owned by the Applicant, Grant payments will be made, but they will be pro-rated, i.e., the portion of the Grant payment that is subject to an assessment appeal, or where property taxes are owing, will be paid to the Applicant once the assessment appeal has been resolved and/or property taxes have been collected in full.

5. CORPORATE STATUS

5.1 The Applicant represents to the City that:

- a) The Applicant has been duly incorporated as a corporation and is in good standing under the *Business Corporations Act* and is in compliance with all laws that may affect it and will remain so throughout the term of this Agreement;
- b) The Applicant has the corporate capacity to enter into this Agreement and to perform and meet any and all duties, liabilities and obligations as may be required of it under this Agreement;
- c) The Applicant is a resident of Canada as of the date of this Agreement and that in the event the Applicant ceases to be a resident of Canada, the Applicant shall immediately notify the City, and it is agreed, the City may deduct for any or all annual Grant payments, such sum(s) as may be required by the Canada Customs and Revenue Agency in order to meet the City's obligations as a payor and the Applicant's obligations under the *Income Tax Act (Canada)* and other applicable laws;
- d) To the best of its knowledge and belief, there are no actions, suits or proceedings pending or threatened against or adversely affecting the Applicant in any court or before or by any federal, provincial, municipal or other governmental department, commission, board, bureau or agency, Canadian or foreign, which might materially affect the financial condition of the Applicant or title to the subject lands or assets;

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- e) The Applicant shall notify the City immediately of any material change in the conditions set out in paragraphs (a)-(d) above.

6. PROVISIONS RELATING TO THE APPLICANT

- 6.1 At the time of application for the Program, the Applicant shall have submitted to the City for its review and acceptance, the Applicant's plans for the development and supporting documentation, including the Applicant's proposed residential and non-residential uses for the property.
- 6.2 The Applicant shall notify the City if the Applicant has applied for, been approved for, or has received project funding from any other levels of government or government funded agencies, e.g., Region, Provincial, Federal, Canada Mortgage and Housing Corporation, Federation of Canadian Municipalities, etc...). The Applicant will notify the City immediately upon receiving any and all project funding from other levels of government even if said funding is received after the execution of this agreement.
- 6.3 At the time the Applicant signs this Agreement, the Applicant will provide the City with a certified true copy of a resolution of the Board of Directors of the Applicant (certified by an officer of the corporation) that authorizes the Applicant to enter into this Agreement with the City.
- 6.4 The Applicant agrees that it shall not commence any eligible works that are the subject of a Grant Application prior to receiving approval of the Grant Application from the City, execution of this Agreement, and issuance of a building permit (if required).
- 6.5 The Applicant will complete all eligible works as specified in the approved Grant application, and in documentation submitted in support of the Grant application, including but not limited to: all required planning approvals, the architectural/design drawings, specifications, contracts and cost estimates. As the City is relying upon this information, if the information in this Agreement, the associated application, and/or any supporting documentation submitted to the City is, in the opinion of the City, incomplete, false, inaccurate or misleading, the Grant may be reduced and/or delayed, and/or cancelled, and where part or all of the Grant has already been paid by the City, such payments shall be repaid by the Applicant as required by the City.
- 6.6 The Applicant agrees that the development shall be constructed in compliance with all required Building Permits, and constructed in accordance with the Ontario Building Code and all applicable zoning by-law requirements, municipal requirements and other approvals required at law.
- 6.7 The Applicant agrees that it shall commence construction of the development as described in the associated Tax Increment Grant (TIG) Program Application (building permit issued) within four (4) years and complete construction of the development within seven (7) years of the execution of this Agreement, failing which, unless extended by the City, this Grant approval shall be at an end, there shall be no Grant, and this Agreement shall be terminated. The deadline imposed by this paragraph shall not include delays that are outside the control of the Applicant. The City's decision as to when such project is commenced and completed is final and absolute.

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- 6.9 Upon request, the Applicant shall supply to the satisfaction of the City prior to issuance of any and all Grant payments, environmental reports and documentation showing that the subject lands have been remediated to the appropriate levels for the proposed use. This includes, where required by the City, proof of acknowledgement of a signed Record of Site Condition (RSC) by the Ministry of Environment, Conservation and Parks (MOECP) for the subject lands.
- 6.10 The Applicant agrees and covenants to the City that if the building(s) and improvements that are the subject of this Agreement are demolished, in whole or in part, or any of the heritage features of the property are altered in any way that would compromise the reasons for designation, prior to the expiration of the term of this Agreement, all subsequent Grant payments shall cease, and all Grant payments already paid by the City to the Applicant shall be repaid to the City.
- 6.11 Upon completion of the project, the Applicant shall provide the City with documentation satisfactory to the City as to the amount of the actual eligible costs incurred by the Applicant and the City shall, in its discretion designate this cost as the total maximum amount of the Grant.
- 6.12 The Applicant will provide to the City, upon request, a status report signed by the Applicant to confirm the status and completion of the approved development; a detailed progress report of the status of the development, including, but not limited to, the development schedule, the existence and extent of any faults or defects, the value of the work done under any contract, the amount owing to any contractor and the amounts paid or retained by the Applicants on any contract.
- 6.13 The Applicant shall ensure there are no liens or other claims outstanding in respect of the subject lands, including its development, and all accounts for work and materials which could give rise to any claim for a construction lien against the subject lands have been paid.
- 6.14 The Applicant shall ensure that the Applicant is in compliance with the *Construction Lien Act*, including its holdback provisions and is not aware of any potential or unresolved Lien claim in respect of the redevelopment.
- 6.15 The Applicant agrees to comply with all outstanding work orders and/or orders or requests to comply from any and all City departments prior to or as a condition of Grant approval.
- 6.16 The Applicant covenants to the City that where the ownership of part or all of the subject lands ceases for any reason to be in the Applicant's name by sale, assignment or otherwise, prior to the advance of all of the Grant payments, the Applicant will notify the City in writing of said pending ownership change at least 45 days prior to the ownership change taking place.
- 6.16 With the exception of an approved Brownfield Tax Increment Grant, the Applicant acknowledges that it may not assign its interest in this Agreement nor the grant payments to an assignee or new owner.
- 6.17 For an approved Brownfield Tax Increment Grant only, the Applicant acknowledges that it may not assign its interest in this Agreement nor the remaining grant payments to an

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assignee or new owner without the express written consent of the City. The City, entirely at its own discretion and to its satisfaction, prior to assignment of the Applicant's interest in this Agreement and/or the remaining grant payments to an assignee or new owner, agrees that such consent shall not be unreasonably withheld, subject to:

- a) The assignee/new owner agreeing in writing to be bound by all of the Applicant's obligations and maintenance conditions under this Agreement that have not been fulfilled;
- b) The assignee/new owner agreeing in writing to be bound by any new conditions and requirements imposed by the City to address any project deficiencies; and,
- c) The Applicant and new owner executing such written consent, agreement or other documentation as required by the City and providing said executed documentation to the City.

6.18 The Applicant will be responsible for ensuring that they can be contacted by the City for the purpose of delivering Grant cheques.

6.19 The Applicant acknowledges that without limiting the generality of the other provisions of this Agreement:

- a) The onus and responsibility is upon the Applicant at all times to assume all costs of rehabilitation of the subject lands and to apply for and obtain, at the Applicant's expense, all approvals required from the City, the Region, and all other agencies for the rehabilitation of the subject lands, including but not limited to: all Official Plan amendments, Zoning By-law amendments, minor variances, and Site Plan approval;
- b) Nothing in this Agreement limits or fetters the City or the Region in exercising its statutory jurisdiction under the *Planning Act* or under any other legislative authority or by-law and that in the event the City or Region decides to deny or oppose or appeal any such decision, that such action by the City or Region is not in any manner limited by reason of the City entering into this Agreement;
- c) The Applicant releases the City from any liability in respect of the City's reviews, decisions, inspections or absence of inspections regarding this rehabilitation and the Applicant agrees that it is its responsibility at all times to prepare and implement its rehabilitation as would a careful and prudent land owner;
- d) Nothing in this Agreement is intended to impose or shall impose upon the City any duty or obligation to inspect or examine the land for compliance or non-compliance or to provide an opinion or view respecting any condition of development; and,
- e) Nothing in this Agreement is intended to be or shall be construed to be a representation by the City regarding compliance of the land with: (1) applicable environmental laws, regulations, policies, standards, permits or approvals, or, (2) other by-laws and policies of the City.

6.20 The Applicant agrees that if after it has received a Grant payment(s) from the City, it or any new owner successfully appeals the post-project assessed value on which that Grant payment(s) is based, and as a result, there is a retroactive decrease in the assessed

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value, the City may deduct the amount of any resulting Grant overpayment from future Grant payments and/or add any Grant overpayment to municipal property taxes payable on the property.

- 6.21 If the City determines in its sole discretion that any of the conditions of this Agreement are not fulfilled, the City may at its sole discretion cease or delay the Grant payments, and/or require repayment Grant payments already made to the Applicant, and/or terminate this Agreement, and the Applicant shall not have any claim for compensation or reimbursement of these costs and expenses against the City and that the City is not liable to the Applicant for losses, damages, interest, or claims which the Applicant may bear as a result of the lapse of time (if any) where the City is exercising its rights herein to cease, delay, require repayment of a Grant payment or terminate this Agreement.
- 6.22 The Applicant shall indemnify and save harmless from time to time and at all times, the City, its officers, employees, and agents from and against all claims, actions, causes of action, interest, demands, costs, charges, damages, expenses and loss made by any person arising directly or indirectly from:
- a) The City entering into this Agreement; and,
 - b) Any failure by the Applicant to fulfil its obligations under this Agreement.

This indemnification shall, in respect of any matter arising prior to the termination of this Agreement, remain in force following termination or expiry of this Agreement, or satisfactory completion of the eligible works approved under this Agreement.

- 6.23 The Applicant is bound by this Agreement, unless, prior to the Applicant receiving the Initial Grant payment, the Applicant gives notice in writing to the City, that the Applicant has decided not to accept the Grant contemplated by this Agreement, in which case, the Agreement is terminated.

7. PROVISIONS RELATING TO THE CITY

- 7.1 The City agrees to provide a Grant to the Applicant to be paid out over a maximum of 10 years, to be used towards the eligible costs on the subject lands, subject to and in accordance with the terms and conditions set out in this Agreement, provided that the total of such Grants shall not exceed the total actual eligible costs accepted and designated by the City, estimated as of the date of this agreement, in the amount of \$13,554.40.
- 7.2 Upon revaluation of the subject lands by MPAC, the City shall calculate the actual post-project City property taxes and the actual annual Grant.
- 7.3 On an annual basis, the City, upon being satisfied that the Applicant is in compliance with this Agreement and has met all and any other requirements of the City, shall pay the annual Grant payment.
- 7.4 The City reserves the right to require a third party review or independent audit, at the Applicant's expense, of all documentation submitted in support of the Application or during the administration of the initial or subsequent annual Grant payments, including, but not limited to:

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- a) Estimated and actual eligible costs; and,
 - b) Environmental reports and documentation.
- 7.5 The City, its employees and agents are entitled to inspect the subject lands and all fixtures and improvements upon the subject lands at any time during usual business hours for the purpose of ascertaining their condition or state of repair or for the purpose of verifying compliance with the provisions of this Agreement.
- 7.6 If the Applicant cannot be reached over a protracted period (more than 2 years), the City will have the option, without notice and at its own discretion, of terminating all future Grant payments to the Applicant.
- 7.7 If in the opinion of the City the subject lands are not maintained in their rehabilitated condition, the City may at its own discretion, terminate all future Grant payments and require repayment of all Grant payments already paid out by the City to the Applicant.
- 7.8 The City retains the right at all times not to make any or all Grant payments or to delay payment where the City deems that there is non-compliance by the Applicant with this Agreement. In particular, without limiting the generality of the foregoing, the Grant is conditional upon periodic reviews satisfactory to the City to there being no adverse change in the rehabilitation and condition of the subject lands, and to there being compliance on the part of the Applicant with all requirements contained in this Agreement.
- 7.9 Except where expressly stated in this Agreement, all conditions in this Agreement are for the benefit of the City and may only be waived by the City. No waiver is effective unless in writing.

8. DEFAULT AND REMEDIES

- 8.1 On the occurrence of default under this Agreement, the City shall be entitled to its remedies to enforce the terms of this Agreement, including:
- a) Delaying or ceasing payment of the Grant;
 - b) Requiring repayment of the Grant; and/or
 - c) Terminating this Agreement.
- 8.2 Default shall be deemed to occur upon any default of the Applicant or assignee in complying with the terms set out in this Agreement, including but not limited to the following:
- a) The as constructed works do not comply with the description of the works as provided in the Application Form and supporting plans and documents;
 - b) Deficiencies in the as constructed works during the term of this Agreement;

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- c) The works are not undertaken in conformity with the Ontario Building Code and all applicable zoning requirements and planning approvals;
 - d) The Applicant sells, transfers or otherwise disposes of the property without advising the City;
 - e) The building for which a Grant was provided is demolished or designated heritage features of that building are altered during the term of the Grant;
 - f) The building is damaged by fire or otherwise, and repair or reconstruction is not commenced within 90 days;
 - g) The Applicant is in property tax arrears with respect to the property for more than one (1) year;
 - h) Any representation or warranty made by the Applicant is incorrect in any material respect;
 - i) Failure to perform or comply with any of the obligations contained in this Agreement or contained in any other Agreement entered into between the Applicant and the City;
 - j) The Applicant makes an assignment for the benefit of creditors, or assigns in bankruptcy or takes the advantage in respect of their own affairs of any statute for relief in bankruptcy, moratorium, settlement with creditors, or similar relief of bankrupt or insolvent debtors, or if a receiving order is made against the Applicant, or if the Applicant is adjudged bankrupt or insolvent, or if a liquidator or receiver is appointed by reason of any actual or alleged insolvency, or any default of the Applicant under any mortgage or other obligation, or if the subject lands or interest of the Applicant in the subject lands becomes liable to be taken or sold by any creditors or under any writ of execution or other like process;
 - k) Construction ceases for a period of 60 days due to the Applicant's default (strikes and Acts of God excepted) and/or the Applicant abandons the property or project;
 - l) The Applicant is in default of the terms and conditions of the construction financing secured by the first mortgage;
 - m) This Agreement is forfeited or is terminated by any other provision contained in it.
- 8.3 The City may, at its sole discretion, provide the Applicant with an opportunity to remedy any default.

9. ADDITIONAL PROVISIONS

- 9.1 This Agreement shall remain in effect from the date of its execution to the earlier of:
- a) The Applicant informing the City in writing prior to the initial Grant payment, that the Applicant has decided not to accept the Grant;

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- b) The City informs the Applicant in writing that due to the non-fulfilment or non-compliance with a required condition or due to default, this Agreement is at an end;
- c) The total amount of the Grant paid out to the Applicant equals total eligible;
- d) Ten (10) years from the date of completion of the development.

9.2 Time shall be of the essence with respect to all covenants, Agreements and matters contained in this Agreement.

9.3 Schedules "A" and "B" attached to this Agreement forms part of this Agreement.

10. NOTICES

10.1 Where this Agreement requires notice to be delivered by one party to the other, such notice shall be in writing and delivered either personally, by e-mail, by fax or by prepaid registered first class post, by party wishing to give such notice, to the other party at the address noted below:

Such notice shall be deemed to have been given:

- a) In the case of personal delivery, on the date of delivery;
- b) In the case of e-mail or fax, on the date of transmission provided it is received before 4:30 p.m. on a day that is not a holiday, as defined in the *Interpretation Act*, failing which it shall be deemed to have been received the next day, provided the next day is not a holiday; and,
- c) In the case of registered post, on the third day, which is not a holiday, following posting.

Notice shall be given:

To the Applicant at:

345 Valridge Dr
Ancaster, ON L9G0B1
905-518-26188
Glyn@resimate.build

To the City at:

City of Port Colborne
66 Charlotte Street
Port Colborne Ontario, L3K 3C8
Attention: Bram Cotton, Economic Development Officer
Ph: 905-228-8063
Email: cipapplication@portcolborne.ca

TAX INCREMENT GRANT AGREEMENT

IN WITNESS WHEREOF the parties hereto have executed this Agreement all as of the day and year first written above, and the parties hereto have hereunto affixed their corporate seals duly witnessed and attested by the hands of the proper signing officers in that behalf, and said signing officers certify that they have authority to bind their corporation.

Signed for and on behalf of Glyn Holmes by:

Per: _____
Name: Kyle Rutter
Title: Authorized Signing Officer

Per: _____
Name: _____
Title: Authorized Signing Officer

Signed for and on behalf of The Corporation of the City of Port Colborne by:

Per: _____
Name: _____
Title: Mayor (or designate)

Per: _____
Name: Charlotte Madden
Title: City Clerk

TAX INCREMENT GRANT AGREEMENT

SCHEDULE "A"

of a Grant Agreement between the City and the Applicant named in this Agreement.

Legal Description of Applicant's land

PT LT 8 S/S DURHAM ST PL 849 PORT COLBORNE AS IN BB78524; PORT COLBORNE

SCHEDULE "B"

TAX INCREMENT GRANT AGREEMENT

of a Grant Agreement between the City and the Applicant named in this Agreement.

Eligible Works for the Brownfield Tax Increment Grant

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- i) a Phase II ESA, Designated Substances and Hazardous Materials Survey, Remedial Work Plan, Risk Assessment /Risk Management Plan, not disbursed by the Environmental Site Assessment (ESA) Grant Program or the Brownfield Tax Assistance Program (TAP);
- ii) environmental remediation, including the costs of preparing a Record of Site Condition (RSC), not disbursed by the Brownfield TAP;
- iii) placing, compacting and grading of clean fill required to replace contaminated soils/fill disposed of off-site not disbursed by the Brownfield TAP;
- iv) installing, monitoring, maintaining and operating environmental and/or engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment and/or CPU, not disbursed by the Brownfield TAP;
- v) testing of on-site excess soils for potential reuse, but shall not include the excavation, management, transportation or disposal of such soil, except where the soil is found to be contaminated;
- vi) environmental insurance premiums not disbursed by the Brownfield TAP;
- vii) demolishing buildings (excluding permit fees);
- viii) building rehabilitation and retrofit works (excluding permit fees); and,
- ix) upgrading on-site infrastructure including water services, sanitary sewers and stormwater management facilities.

The total value of the grant provided under the Brownfield TIG Program shall not exceed the total cost of the eligible works specified in i) to ix) above.

The Corporation of the City of Port Colborne

By-law No. _____

Being a By-law to Authorize Entering into an Agreement with 71 Nickel Inc. (owner Wendy Singh) Regarding the Comprehensive CIP East Waterfront CIPA Property Tax Increment Grant 71 Nickel Street

Whereas at its meeting of March 11th, 2025, the Council of The Corporation of the City of Port Colborne (Council) approved the recommendations of Development and Government Relations Department Report 2025-27, Subject: Comprehensive CIP East Waterfront CIPA Tax Increment Grant – 71 Nickel Street; and

Whereas Council is desirous of entering into an agreement with 71 Nickel Inc. Wendy Singh, for the purposes of a Comprehensive CIP East Waterfront CIPA Property Tax Increment Grant;

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That The Corporation of the City of Port Colborne enters into an agreement with 71 Nickel Inc. Wendy Singh for the purposes of a Comprehensive CIP East Waterfront CIPA Property Tax Increment Grant, which agreement is attached to this By-law as Schedule “A”.
2. That the Mayor, the City Clerk be and are hereby authorized to execute any documents that may be required for the purpose of carrying out the intent of this by-law and the City Clerk is dully authorized to affix the Corporate Seal thereto.

Enacted and passed this 11th day of March 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk

Schedule A
TAX INCREMENT GRANT AGREEMENT

BY AND BETWEEN:

THE Corporation of the City of Port Colborne (hereinafter referred to as the “City”)

and

71 Nickel Street Inc. (Owner Wendy Singh) (hereinafter referred to as the “Applicant”)

WHEREAS the Applicant is the registered Owner of lands described in Schedule “A” attached to this Agreement (“the subject lands”) which are situated within the Brownfield Community Improvement Project Area/Main Street Community Improvement Project Area/Downtown Community Improvement Project Area/East Waterfront Community Improvement Project Area, and the Applicant has applied to the City for a Tax Increment Grant (“Grant”) and the City has agreed to make such a Grant pursuant to Section 28 of the *Planning Act* and under By-Law No (insert CIP by-law number);

AND WHEREAS as a condition of approval of such a Grant, the Applicant is required by the City to enter into this Agreement;

NOW THEREFORE IN CONSIDERATION of the City making this Grant in the estimated maximum amount of \$18,683.60 annually for up to ten (10) years to the Applicant, the Applicant and the City hereby agree as follows:

1. INFORMATION ON SUBJECT LANDS

1.1 The Grant shall apply to the subject lands as set out in Schedule A attached.

1.2 The subject lands are/are not designated under the *Ontario Heritage Act*.

2. GRANT ELIGIBILITY

2.1 To be eligible for the Grant, the works on the subject land shall conform to and fulfill:

- a) The objectives and program requirements of the Tax Increment Grant Program and the Port Colborne Comprehensive CIP (“CIP”); and,
- b) Any other requirements as specified by the City.

2.2 The Applicant acknowledges that it has received and read a copy of the: CIP, General Program Requirements, Tax Increment Grant Program Guide (the “Guide”), Urban Design Guidelines (the “Guidelines”), and the Applicant covenants with the City that the subject lands shall be improved and the Grant provided for in this Agreement shall be applied in accordance with the City’s goals, policies, and program requirements as set out in the CIP, General Program Requirements, Guide, and Guidelines.

2.3 The City shall review all cost estimates submitted in support of the Application in evaluating the estimated eligible costs for the Grant program, which costs, when designated by the City shall constitute the maximum eligible cost upon which the total

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grant amount will be calculated and paid. In the event the City is not satisfied with said cost estimates, the City may substitute their opinion of such amounts for purposes of calculating the eligible costs for the Grant.

- 2.4 If the City is not in receipt of sufficient information satisfactory to the City to determine eligible costs and the amount of the Grant, the application will not be processed and the application file will be closed. The decision of the City regarding the total amount of eligible costs, and the calculation of the estimated and actual annual grant payment is final, absolute and within the City's sole discretion.

3. GRANT CALCULATION

3.1 Definitions:

"Eligible works" (applies only to a Brownfield Tax Increment Grant) – the works specified in Schedule B attached to this Agreement.

"Eligible costs" (applies only to a Brownfield Tax Increment Grant) – the cost of the eligible works specified in Schedule B attached to this Agreement.

"Pre-project assessed value" – the assessed value of the subject lands as determined by the Municipal Property Assessment Corporation ("MPAC") the day before development works commence.

"Post-project assessed value" – the assessed value of the subject lands as determined by the MPAC when the development is complete.

"City pre-project property taxes" - City of Port Colborne property taxes the day before development works commence.

"Regional pre-project property taxes" – Regional Municipality of Niagara property taxes the day before development works commence.

"Municipal pre-project property taxes" – the total of City and Regional property taxes the day before development works commence.

"City post-project property taxes" - City of Port Colborne property taxes based on the assessed value of the subject lands as determined by the MPAC when the development is complete.

"Regional post-project property taxes" – Regional Municipality of Niagara property taxes based on the assessed value of the subject lands as determined by the MPAC when the development is complete.

"Municipal post-project property taxes" – the total of City and Regional property taxes based on the assessed value of the subject lands as determined by the MPAC when the development is complete.

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- 3.2 The annual Grant will be equal to a percentage of the increase in the municipal (City and Region) property taxes on the subject lands that result from the development, as follows:
 - a) 80% if the project is in the Main Street/Downtown/East Waterfront Community Improvement Project Area;
 - b) 100% for all new affordable rental residential units if the project is in the Main Street/Downtown/East Waterfront Community Improvement Project Area, where an “affordable rental residential unit” means a new residential unit intended for use as a rented residential premises where:
 - i) The rent is no greater than 80% of the average market rent based on CMHC data; and,
 - ii) The tenant is dealing at arm’s length with the landlord; and,
 - iii) The rent for the unit is maintained as per b) i) above for a period of 25 years from the date that the unit is first rented;
 - c) 100% for a brownfield redevelopment project in the Brownfield Community improvement Project Area (entire Urban Area).

- 3.3 Grant payments will cease on the earlier of:
 - a) The date when the total of all annual Grant payments equals the total eligible costs that have been approved/set by the City; or,
 - b) Ten (10) years (equivalent) after the date of completion of development of the subject lands.

3.4 The amount of the annual Grant payment is calculated according to the formulas set out below. Some of the figures set out below are estimates only. The amount of the actual annual Grant payment will be based on the actual post-project assessed value (AV) as determined by the MPAC:

Estimated Cost of Project \$1,243,890.10

Pre-project AV: \$5,100.00 Date: 02/26/2025

Estimated Post-project AV \$ _____

Actual Post-project AV
(provided by MPAC): \$ _____ Date: _____

If the difference between the Pre-project Assessment Value (AV) and the Post-Project Assessment Value (AV) is not at least \$500,000, there will be no grant paid by the City and this Grant Agreement will terminated.

- a) Municipal Pre-Project Property Taxes

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Municipal pre-project property taxes = City pre-project property taxes + Regional pre-project property taxes, where:

City pre-project property taxes = (Pre-project AV x City Tax Rate) + Clawback/-Cap + other charges, and

Regional pre-project property taxes = (Pre-project AV x Regional Tax Rate) + Clawback/-Cap + other charges

Municipal Pre-project property taxes: \$89.00

Date:02/26/2025

b) Estimated Municipal Post-Project Property Taxes

Estimated Municipal post-project property taxes = Estimated City post-project property taxes + estimated Regional post-project property taxes, where:

Estimated City post-project property taxes = (Estimated Post-project AV x applicable City Tax Rate), and

Estimated Regional post-project property taxes = (Estimated Post-project AV x applicable Regional Tax Rate)

Estimated Municipal Post-project property taxes: \$23,451.00

c) Actual Municipal Post-Project Property Taxes

Actual Municipal post-project property taxes = Actual City post-project property taxes + actual Regional post-project property taxes, where:

Actual City post-project property taxes = (Actual Post-project AV x applicable City Tax Rate), and

Actual Regional post-project property taxes = (Actual Post-project AV x applicable Regional Tax Rate)

Actual Municipal Post-project property taxes: \$_____

Calculation of Estimated Annual Grant

Estimated Annual Grant = (Estimated Municipal Post-project property taxes - Municipal Pre-project property taxes) x 0.80/1.0

Calculation of Actual Annual Grant

Actual Annual Grant = (Actual Municipal Post-project property taxes - Municipal Pre-project property taxes) x 0.80/1.0

TAX INCREMENT GRANT AGREEMENT

- 3.5 The total value of the sum of the annual Grant payments that may be provided under this grant Program shall not exceed the total eligible costs that have been accepted by the City, which costs are estimated, as of the date of this agreement, at \$18,689.60.
- 3.6 Where the actual eligible costs are, in the opinion of the City, less than the estimated eligible costs (\$18,689.60), the maximum permitted amount of the total annual Grant payments shall be reduced.
- 3.7 Where at any time after the original development of the subject lands, new construction is added to the subject lands that is not part of the original Program Application, the Grant payment will be calculated only in respect of the original development contained in the original application, based on the property taxes levied in the last year before revaluation by MPAC as a result of the new construction added to the subject lands.
- 3.8 The annual Grant payment shall be calculated by the City based upon, and provided the City is satisfied in its discretion that:
- a) Development of the subject lands was completed and took place in accordance with the proposed development as specified in the Program Application, supporting documentation, and this Agreement;
 - b) There was and remains during each year of the Grant payment, an increase in net municipal property taxes as a result of an increase in the assessed value attributable to the completion of the development;
 - c) Annual Grant payments after the first Grant payment are adjusted downwards in the event the property tax increase in any subsequent year has been reduced.
- 3.9 The estimated annual Grant calculated as set out above in this Agreement is based on preliminary estimates of post-project assessed value and post-project tax rates. Accordingly, the amount of the Grant payment shall be re-calculated by the City based on actual assessed value as determined by MPAC and actual post-project tax rates prior to payment of the Grant.

4. GRANT PAYMENT

- 4.1 Payment of the grant is subject to the City's review and satisfaction with all reports and documentation submitted in support of the application, including but not limited to: documentation of the estimated and actual eligible costs. Any and all of these costs may be, where required by the City, subject to verification, third party review or independent audit, at the expense of the Applicant.
- 4.2 The Applicant shall not be entitled to a grant unless and until they have met all the conditions of this Agreement to the satisfaction of the City. Except where expressly stated in this Agreement, all conditions in this Agreement are for the benefit of the City and may only be waived by the City. No waiver is effective unless in writing.

TAX INCREMENT GRANT AGREEMENT

- 4.3 The total sum value of the annual grant payments that may be provided to the Applicant shall not exceed the total eligible costs that have been accepted by the City.
- 4.4 Any and all grant payments that have been provided to the Applicant will become repayable to the City upon notice in writing from the City that one or more of the conditions set out in the application, this Agreement, or the Grant Program have not been met.
- 4.5 The Grant is not payable by the City until such time as additional assessment eligible for a Grant has been added to the assessment roll by the MPAC, all taxes eligible for a Grant have been billed by the City, and taxes have been paid in full for at least one (1) year. The Grant will not be issued if there is an outstanding tax payment on portions of the subject lands owned by the Applicant. If at any time after the execution of this Agreement, property taxes are owing on portions of the subject lands owned by the Applicant for more than one (1) full year, the City will have the option, upon notice to the Applicant, and at its sole discretion, to terminate all future Grant payments.
- 4.6 The Grant is not payable by the City until such time as all assessment appeals relating to the value of the subject lands before the additional assessment or as to the additional assessment have been filed and finally determined.
- 4.7 Annual Grant payments are not payable by the City to the Applicant until the Applicant has satisfied the City that:
- a) The development of the subject lands has been fully completed in accordance with the development as described in the Application;
 - b) The Applicant has supplied the City with the actual amount of the eligible costs incurred by the Applicant
 - c) There are no outstanding work orders and/or orders or requests to comply from any City department or other regulatory authority in respect of the subject lands, the property and the business of the Applicant conducted on the subject lands;
 - d) As of the date of the proposed first Grant payment, the Applicant, its development and the subject lands are in full compliance with:
 - i) Any agreement(s) relating to the subject lands in favour of the City or Region, including any Agreement relating to: subdivision, modified subdivision, service, site plan approval, encroachment, joint sewer & water use, easement or other Agreement; and,
 - ii) By-laws of the City, Region, provincial or federal legislation and their regulations.
 - g) The post-project assessed value of the subject property has increased as a result of the development;
 - h) The Applicant has not appealed the post-project assessed value for the portions of the subject lands owned by the Applicant, and there exists no other pending appeal which has not been finally determined in respect of the post-project assessed value for the portions of the subject lands owned by the Applicant;

TAX INCREMENT GRANT AGREEMENT

- i) The property taxes for the year during which property taxes were calculated pursuant to the increased post-project assessment and for each of the preceding years for the portions of the subject lands owned by the Applicant, have been paid in full, have not been deferred and there are, at the time of payment of the annual Grant, no instalments of property taxes for the current year remaining to be paid for the portions of the subject lands owned by the Applicant;
- j) There are no unpaid charges (where applicable) in favour of the City or the Region against the portions of the subject lands owned by the Applicant, including but not limited to: development charges, park land dedication fees, special assessments, building permit fees and local improvement charges.

4.8 Provided that all Program and Grant Agreement requirements have been met, each year, the same grant payment will be made to the Applicant or assignee (Brownfield Tax Increment Grant only).

4.9 If the Applicant has not assigned the Grant, and an assessment appeal has been made on portions of the subject lands not owned by the Applicant, or property taxes are owing on portions of the subject lands not owned by the Applicant, Grant payments will be made, but they will be pro-rated, i.e., the portion of the Grant payment that is subject to an assessment appeal, or where property taxes are owing, will be paid to the Applicant once the assessment appeal has been resolved and/or property taxes have been collected in full.

5. CORPORATE STATUS

5.1 The Applicant represents to the City that:

- a) The Applicant has been duly incorporated as a corporation and is in good standing under the *Business Corporations Act* and is in compliance with all laws that may affect it and will remain so throughout the term of this Agreement;
- b) The Applicant has the corporate capacity to enter into this Agreement and to perform and meet any and all duties, liabilities and obligations as may be required of it under this Agreement;
- c) The Applicant is a resident of Canada as of the date of this Agreement and that in the event the Applicant ceases to be a resident of Canada, the Applicant shall immediately notify the City, and it is agreed, the City may deduct for any or all annual Grant payments, such sum(s) as may be required by the Canada Customs and Revenue Agency in order to meet the City's obligations as a payor and the Applicant's obligations under the *Income Tax Act (Canada)* and other applicable laws;
- d) To the best of its knowledge and belief, there are no actions, suits or proceedings pending or threatened against or adversely affecting the Applicant in any court or before or by any federal, provincial, municipal or other governmental department, commission, board, bureau or agency, Canadian or foreign, which might materially affect the financial condition of the Applicant or title to the subject lands or assets;

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- e) The Applicant shall notify the City immediately of any material change in the conditions set out in paragraphs (a)-(d) above.

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6. PROVISIONS RELATING TO THE APPLICANT

- 6.1 At the time of application for the Program, the Applicant shall have submitted to the City for its review and acceptance, the Applicant's plans for the development and supporting documentation, including the Applicant's proposed residential and non-residential uses for the property.
- 6.2 The Applicant shall notify the City if the Applicant has applied for, been approved for, or has received project funding from any other levels of government or government funded agencies, e.g., Region, Provincial, Federal, Canada Mortgage and Housing Corporation, Federation of Canadian Municipalities, etc...). The Applicant will notify the City immediately upon receiving any and all project funding from other levels of government even if said funding is received after the execution of this agreement.
- 6.3 At the time the Applicant signs this Agreement, the Applicant will provide the City with a certified true copy of a resolution of the Board of Directors of the Applicant (certified by an officer of the corporation) that authorizes the Applicant to enter into this Agreement with the City.
- 6.4 The Applicant agrees that it shall not commence any eligible works that are the subject of a Grant Application prior to receiving approval of the Grant Application from the City, execution of this Agreement, and issuance of a building permit (if required).
- 6.5 The Applicant will complete all eligible works as specified in the approved Grant application, and in documentation submitted in support of the Grant application, including but not limited to: all required planning approvals, the architectural/design drawings, specifications, contracts and cost estimates. As the City is relying upon this information, if the information in this Agreement, the associated application, and/or any supporting documentation submitted to the City is, in the opinion of the City, incomplete, false, inaccurate or misleading, the Grant may be reduced and/or delayed, and/or cancelled, and where part or all of the Grant has already been paid by the City, such payments shall be repaid by the Applicant as required by the City.
- 6.6 The Applicant agrees that the development shall be constructed in compliance with all required Building Permits, and constructed in accordance with the Ontario Building Code and all applicable zoning by-law requirements, municipal requirements and other approvals required at law.
- 6.7 The Applicant agrees that it shall commence construction of the development as described in the associated Tax Increment Grant (TIG) Program Application (building permit issued) within four (4) years and complete construction of the development within seven (7) years of the execution of this Agreement, failing which, unless extended by the City, this Grant approval shall be at an end, there shall be no Grant, and this Agreement shall be terminated. The deadline imposed by this paragraph shall not include delays that are outside the control of the Applicant. The City's decision as to when such project is commenced and completed is final and absolute.
- 6.9 Upon request, the Applicant shall supply to the satisfaction of the City prior to issuance of any and all Grant payments, environmental reports and documentation showing that the subject lands have been remediated to the appropriate levels for the proposed use. This includes, where required by the City, proof of acknowledgement of a signed Record of

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- Site Condition (RSC) by the Ministry of Environment, Conservation and Parks (MOECP) for the subject lands.
- 6.10 The Applicant agrees and covenants to the City that if the building(s) and improvements that are the subject of this Agreement are demolished, in whole or in part, or any of the heritage features of the property are altered in any way that would compromise the reasons for designation, prior to the expiration of the term of this Agreement, all subsequent Grant payments shall cease, and all Grant payments already paid by the City to the Applicant shall be repaid to the City.
- 6.11 Upon completion of the project, the Applicant shall provide the City with documentation satisfactory to the City as to the amount of the actual eligible costs incurred by the Applicant and the City shall, in its discretion designate this cost as the total maximum amount of the Grant.
- 6.12 The Applicant will provide to the City, upon request, a status report signed by the Applicant to confirm the status and completion of the approved development; a detailed progress report of the status of the development, including, but not limited to, the development schedule, the existence and extent of any faults or defects, the value of the work done under any contract, the amount owing to any contractor and the amounts paid or retained by the Applicants on any contract.
- 6.13 The Applicant shall ensure there are no liens or other claims outstanding in respect of the subject lands, including its development, and all accounts for work and materials which could give rise to any claim for a construction lien against the subject lands have been paid.
- 6.14 The Applicant shall ensure that the Applicant is in compliance with the *Construction Lien Act*, including its holdback provisions and is not aware of any potential or unresolved Lien claim in respect of the redevelopment.
- 6.15 The Applicant agrees to comply with all outstanding work orders and/or orders or requests to comply from any and all City departments prior to or as a condition of Grant approval.
- 6.16 The Applicant covenants to the City that where the ownership of part or all of the subject lands ceases for any reason to be in the Applicant's name by sale, assignment or otherwise, prior to the advance of all of the Grant payments, the Applicant will notify the City in writing of said pending ownership change at least 45 days prior to the ownership change taking place.
- 6.16 With the exception of an approved Brownfield Tax Increment Grant, the Applicant acknowledges that it may not assign its interest in this Agreement nor the grant payments to an assignee or new owner.
- 6.17 For an approved Brownfield Tax Increment Grant only, the Applicant acknowledges that it may not assign its interest in this Agreement nor the remaining grant payments to an assignee or new owner without the express written consent of the City. The City, entirely at its own discretion and to its satisfaction, prior to assignment of the Applicant's interest in this Agreement and/or the remaining grant payments to an assignee or new owner, agrees that such consent shall not be unreasonably withheld, subject to:

TAX INCREMENT GRANT AGREEMENT

- a) The assignee/new owner agreeing in writing to be bound by all of the Applicant's obligations and maintenance conditions under this Agreement that have not been fulfilled;
 - b) The assignee/new owner agreeing in writing to be bound by any new conditions and requirements imposed by the City to address any project deficiencies; and,
 - c) The Applicant and new owner executing such written consent, agreement or other documentation as required by the City and providing said executed documentation to the City.
- 6.18 The Applicant will be responsible for ensuring that they can be contacted by the City for the purpose of delivering Grant cheques.
- 6.19 The Applicant acknowledges that without limiting the generality of the other provisions of this Agreement:
- a) The onus and responsibility is upon the Applicant at all times to assume all costs of rehabilitation of the subject lands and to apply for and obtain, at the Applicant's expense, all approvals required from the City, the Region, and all other agencies for the rehabilitation of the subject lands, including but not limited to: all Official Plan amendments, Zoning By-law amendments, minor variances, and Site Plan approval;
 - b) Nothing in this Agreement limits or fetters the City or the Region in exercising its statutory jurisdiction under the *Planning Act* or under any other legislative authority or by-law and that in the event the City or Region decides to deny or oppose or appeal any such decision, that such action by the City or Region is not in any manner limited by reason of the City entering into this Agreement;
 - c) The Applicant releases the City from any liability in respect of the City's reviews, decisions, inspections or absence of inspections regarding this rehabilitation and the Applicant agrees that it is its responsibility at all times to prepare and implement its rehabilitation as would a careful and prudent land owner;
 - d) Nothing in this Agreement is intended to impose or shall impose upon the City any duty or obligation to inspect or examine the land for compliance or non-compliance or to provide an opinion or view respecting any condition of development; and,
 - e) Nothing in this Agreement is intended to be or shall be construed to be a representation by the City regarding compliance of the land with: (1) applicable environmental laws, regulations, policies, standards, permits or approvals, or, (2) other by-laws and policies of the City.
- 6.20 The Applicant agrees that if after it has received a Grant payment(s) from the City, it or any new owner successfully appeals the post-project assessed value on which that Grant payment(s) is based, and as a result, there is a retroactive decrease in the assessed value, the City may deduct the amount of any resulting Grant overpayment from future Grant payments and/or add any Grant overpayment to municipal property taxes payable on the property.

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6.21 If the City determines in its sole discretion that any of the conditions of this Agreement are not fulfilled, the City may at its sole discretion cease or delay the Grant payments, and/or require repayment Grant payments already made to the Applicant, and/or terminate this Agreement, and the Applicant shall not have any claim for compensation or reimbursement of these costs and expenses against the City and that the City is not liable to the Applicant for losses, damages, interest, or claims which the Applicant may bear as a result of the lapse of time (if any) where the City is exercising its rights herein to cease, delay, require repayment of a Grant payment or terminate this Agreement.

6.22 The Applicant shall indemnify and save harmless from time to time and at all times, the City, its officers, employees, and agents from and against all claims, actions, causes of action, interest, demands, costs, charges, damages, expenses and loss made by any person arising directly or indirectly from:

- a) The City entering into this Agreement; and,
- b) Any failure by the Applicant to fulfil its obligations under this Agreement.

This indemnification shall, in respect of any matter arising prior to the termination of this Agreement, remain in force following termination or expiry of this Agreement, or satisfactory completion of the eligible works approved under this Agreement.

6.23 The Applicant is bound by this Agreement, unless, prior to the Applicant receiving the Initial Grant payment, the Applicant gives notice in writing to the City, that the Applicant has decided not to accept the Grant contemplated by this Agreement, in which case, the Agreement is terminated.

7. PROVISIONS RELATING TO THE CITY

7.1 The City agrees to provide a Grant to the Applicant to be paid out over a maximum of 10 years, to be used towards the eligible costs on the subject lands, subject to and in accordance with the terms and conditions set out in this Agreement, provided that the total of such Grants shall not exceed the total actual eligible costs accepted and designated by the City, estimated as of the date of this agreement, in the amount of \$18,689.60.

7.2 Upon revaluation of the subject lands by MPAC, the City shall calculate the actual post-project City property taxes and the actual annual Grant.

7.3 On an annual basis, the City, upon being satisfied that the Applicant is in compliance with this Agreement and has met all and any other requirements of the City, shall pay the annual Grant payment.

7.4 The City reserves the right to require a third party review or independent audit, at the Applicant's expense, of all documentation submitted in support of the Application or during the administration of the initial or subsequent annual Grant payments, including, but not limited to:

- a) Estimated and actual eligible costs; and,
- b) Environmental reports and documentation.

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- 7.5 The City, its employees and agents are entitled to inspect the subject lands and all fixtures and improvements upon the subject lands at any time during usual business hours for the purpose of ascertaining their condition or state of repair or for the purpose of verifying compliance with the provisions of this Agreement.
- 7.6 If the Applicant cannot be reached over a protracted period (more than 2 years), the City will have the option, without notice and at its own discretion, of terminating all future Grant payments to the Applicant.
- 7.7 If in the opinion of the City the subject lands are not maintained in their rehabilitated condition, the City may at its own discretion, terminate all future Grant payments and require repayment of all Grant payments already paid out by the City to the Applicant.
- 7.8 The City retains the right at all times not to make any or all Grant payments or to delay payment where the City deems that there is non-compliance by the Applicant with this Agreement. In particular, without limiting the generality of the foregoing, the Grant is conditional upon periodic reviews satisfactory to the City to there being no adverse change in the rehabilitation and condition of the subject lands, and to there being compliance on the part of the Applicant with all requirements contained in this Agreement.
- 7.9 Except where expressly stated in this Agreement, all conditions in this Agreement are for the benefit of the City and may only be waived by the City. No waiver is effective unless in writing.

8. DEFAULT AND REMEDIES

- 8.1 On the occurrence of default under this Agreement, the City shall be entitled to its remedies to enforce the terms of this Agreement, including:
- a) Delaying or ceasing payment of the Grant;
 - b) Requiring repayment of the Grant; and/or
 - c) Terminating this Agreement.
- 8.2 Default shall be deemed to occur upon any default of the Applicant or assignee in complying with the terms set out in this Agreement, including but not limited to the following:
- a) The as constructed works do not comply with the description of the works as provided in the Application Form and supporting plans and documents;
 - b) Deficiencies in the as constructed works during the term of this Agreement;
 - c) The works are not undertaken in conformity with the Ontario Building Code and all applicable zoning requirements and planning approvals;

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- d) The Applicant sells, transfers or otherwise disposes of the property without advising the City;
- e) The building for which a Grant was provided is demolished or designated heritage features of that building are altered during the term of the Grant;
- f) The building is damaged by fire or otherwise, and repair or reconstruction is not commenced within 90 days;
- g) The Applicant is in property tax arrears with respect to the property for more than one (1) year;
- h) Any representation or warranty made by the Applicant is incorrect in any material respect;
- i) Failure to perform or comply with any of the obligations contained in this Agreement or contained in any other Agreement entered into between the Applicant and the City;
- j) The Applicant makes an assignment for the benefit of creditors, or assigns in bankruptcy or takes the advantage in respect of their own affairs of any statute for relief in bankruptcy, moratorium, settlement with creditors, or similar relief of bankrupt or insolvent debtors, or if a receiving order is made against the Applicant, or if the Applicant is adjudged bankrupt or insolvent, or if a liquidator or receiver is appointed by reason of any actual or alleged insolvency, or any default of the Applicant under any mortgage or other obligation, or if the subject lands or interest of the Applicant in the subject lands becomes liable to be taken or sold by any creditors or under any writ of execution or other like process;
- k) Construction ceases for a period of 60 days due to the Applicant's default (strikes and Acts of God excepted) and/or the Applicant abandons the property or project;
- l) The Applicant is in default of the terms and conditions of the construction financing secured by the first mortgage;
- m) This Agreement is forfeited or is terminated by any other provision contained in it.

8.3 The City may, at its sole discretion, provide the Applicant with an opportunity to remedy any default.

9. ADDITIONAL PROVISIONS

9.1 This Agreement shall remain in effect from the date of its execution to the earlier of:

- a) The Applicant informing the City in writing prior to the initial Grant payment, that the Applicant has decided not to accept the Grant;
- b) The City informs the Applicant in writing that due to the non-fulfilment or non-compliance with a required condition or due to default, this Agreement is at an end;

TAX INCREMENT GRANT AGREEMENT

- c) The total amount of the Grant paid out to the Applicant equals total eligible;
 - d) Ten (10) years from the date of completion of the development.
- 9.2 Time shall be of the essence with respect to all covenants, Agreements and matters contained in this Agreement.
- 9.3 Schedules "A" and "B" attached to this Agreement forms part of this Agreement.

10. NOTICES

- 10.1 Where this Agreement requires notice to be delivered by one party to the other, such notice shall be in writing and delivered either personally, by e-mail, by fax or by prepaid registered first class post, by party wishing to give such notice, to the other party at the address noted below:

Such notice shall be deemed to have been given:

- a) In the case of personal delivery, on the date of delivery;
- b) In the case of e-mail or fax, on the date of transmission provided it is received before 4:30 p.m. on a day that is not a holiday, as defined in the *Interpretation Act*, failing which it shall be deemed to have been received the next day, provided the next day is not a holiday; and,
- c) In the case of registered post, on the third day, which is not a holiday, following posting.

Notice shall be given:

To the Applicant at:

1523 Astrella Cr
Mississauga, ON L5M 5A1
Telephone No: 416-989-0677
E-mail: wendy@wendysingh.ca

To the City at:

City of Port Colborne
66 Charlotte Street
Port Colborne Ontario, L3K 3C8
Attention: Bram Cotton, Economic Development Officer
Ph: 905-228-8063
Fax: 905-835-2939
Email: cipapplication@portcolborne.ca

TAX INCREMENT GRANT AGREEMENT

IN WITNESS WHEREOF the parties hereto have executed this Agreement all as of the day and year first written above, and the parties hereto have hereunto affixed their corporate seals duly witnessed and attested by the hands of the proper signing officers in that behalf, and said signing officers certify that they have authority to bind their corporation.

Signed for and on behalf of (insert Applicant Name) by:

Per: _____
Name: Wendy Singh
Title: Authorized Signing Officer

Per: _____
Name: _____
Title: Authorized Signing Officer

Signed for and on behalf of The Corporation of the City of Port Colborne by:

Per: _____
Name: _____
Title: Mayor (or designate)

Per: _____
Name: Charlotte Madden
Title: City Clerk

TAX INCREMENT GRANT AGREEMENT

SCHEDULE "A"

of a Grant Agreement between the City and the Applicant named in this Agreement.

Legal Description of Applicant's land

PT LT 12 E/S MITCHELL ST PL 849 PORT COLBORNE BEING PT 1 ON 59R12508; PORT
COLBORNE

TAX INCREMENT GRANT AGREEMENT

SCHEDULE "B"

of a Grant Agreement between the City and the Applicant named in this Agreement.

Eligible Works for the Brownfield Tax Increment Grant

TAX INCREMENT GRANT AGREEMENT

- i) a Phase II ESA, Designated Substances and Hazardous Materials Survey, Remedial Work Plan, Risk Assessment /Risk Management Plan, not disbursed by the Environmental Site Assessment (ESA) Grant Program or the Brownfield Tax Assistance Program (TAP);
- ii) environmental remediation, including the costs of preparing a Record of Site Condition (RSC), not disbursed by the Brownfield TAP;
- iii) placing, compacting and grading of clean fill required to replace contaminated soils/fill disposed of off-site not disbursed by the Brownfield TAP;
- iv) installing, monitoring, maintaining and operating environmental and/or engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment and/or CPU, not disbursed by the Brownfield TAP;
- v) testing of on-site excess soils for potential reuse, but shall not include the excavation, management, transportation or disposal of such soil, except where the soil is found to be contaminated;
- vi) environmental insurance premiums not disbursed by the Brownfield TAP;
- vii) demolishing buildings (excluding permit fees);
- viii) building rehabilitation and retrofit works (excluding permit fees); and,
- ix) upgrading on-site infrastructure including water services, sanitary sewers and stormwater management facilities.

The total value of the grant provided under the Brownfield TIG Program shall not exceed the total cost of the eligible works specified in i) to ix) above.

The Corporation of the City of Port Colborne

By-Law No. _____

Being a By-law to Amend the Assessment Schedule to Levy the Difference of Actual Costs Incurred in Constructing a Drainage Works Known as the Young & Hopf Wagner Municipal Drain

Whereas Section 61 Chapter D.17 of the *Drainage Act* R.S.O. 1990 authorizes a municipality, upon the completion of the drainage works, to levy the final cost thereof to the lands and roads liable, as stated in the engineer's report; and

Whereas By-law 6677/41/19, Being a By-law to Provide for Drainage Works in the City of Port Colborne, and the City of Niagara Falls in the Regional Municipality of Niagara, known as the Young & Hopf-Wagner Municipal Drain, was enacted the 23rd day of April, 2019, and provided for the construction of the Young & Hopf-Wagner Municipal Drain based on the estimates contained in the drainage report dated July 27, 2017, as submitted by Spriet Associates London Limited; and

Whereas the Drainage Works was completed as per the Engineer's Report, as amended, and the total actual costs incurred were \$1,173,095.89 compared to an original estimated cost of \$792,390.00. Actual costs for constructing the drain were 1.54% over the Engineer's estimate; and

Whereas By-law 7109/51/23, Being a By-law to amend the assessment Schedule to Levy the actual costs incurred in constructing a drainage works known as the Young & Hopf-Wagner Municipal Drain was completed prior to receiving the OMAFA grant allocation.

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That the Treasurer invoice the Town of Fort Erie and the City of Niagara Falls in accordance with Schedule 'A', attached hereto, being the amounts to be charged for the difference in grant allocation received for completing the construction of the drainage works known as the Young & Hopf - Wagner Drain for the portions of work within the Town of Fort Erie and the City of Niagara Falls, with the invoice being due within 30 days of the invoice date.
2. That the Treasurer levy the remaining amount in accordance with Schedule 'A', attached hereto, against the lands in the City of Port Colborne, being the amounts to be charged for the difference in grant allocation received for completing the construction of the drainage works known as the Young & Hopf-Wagner Drain.
3. That the owners of the properties within the City of Port Colborne have the option of submitting full payment of the net cost or make yearly payments over a period of 5 years at 5% interest per annum. The full payments not received by May 15, 2025, shall be added to the final tax bill beginning in the year 2025 and ending in the year 2030.
4. That in the event of nonpayment, the City of Port Colborne's penalty and interest charges on outstanding accounts receivable, By-law 6841/91/20 shall be followed.
5. That By-law 7109/51/23 is hereby amended by replacing the assessment schedule with Schedule 'A' appended hereto.

6. This by-law shall come into force and take effect on the day of its final passing.

Enacted and passed this 11th day of March, 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk

**SCHEDULE OF REVISED ASSESSMENT
YOUNG & HOPF-WAGNER DRAINS
City of Port Colborne**

* = Non-agricultural

ROLL NUMBER (OWNER)	TOTAL ACTUAL ASSESSMENT	GRANT	ALLOW.	PREVIOUS NET ASSESSMENT	NEW NET ASSESSMENT	DIFFERENCE IN BILLING	OPTIONAL 5 YEAR PAYMENT	
							5% / 5 YRS 0.230929174	TOTAL AMOUNT OVER 5 YRS
City of Port Colborne								
* 040 609301 (A. Ruigrok)	\$1,164.77			776.51	\$1,164.77	\$388.26	\$89.66	\$448.30
* 040 609400 (D. & L. Showler)	\$1,085.24			723.49	\$1,085.24	\$361.75	\$83.54	\$417.70
* 040 609600 (L. & P. Durliat)	\$524.66			349.77	\$524.66	\$174.89	\$40.39	\$201.95
* 040 610100 (E. & M. Geyer)	\$2,541.20		\$650.00	1,044.13	\$1,891.20	\$847.07	\$195.61	\$978.05
* 040 610200 (C. & H. Aimsbury)	\$7,722.38		\$1,290.00	3,858.25	\$6,432.38	\$2,574.13	\$594.44	\$2,972.20
* 040 610300 (M. Dumont)	\$1,765.12			1,176.75	\$1,765.12	\$588.37	\$135.87	\$679.35
* 040 611100 (J. Walker, T. Stroomer)	\$223.21			148.81	\$223.21	\$74.40	\$17.18	\$85.90
* 040 614205 (R. Walker)	\$1,396.96			931.31	\$1,396.96	\$465.65	\$107.53	\$537.65
* 040 614600 (S. & D. Nease)	\$9,228.37		\$1,550.00	4,602.25	\$7,678.37	\$3,076.12	\$710.37	\$3,551.85
* 040 615000 (R. & S. Little)	\$2,309.02			1,539.35	\$2,309.02	\$769.67	\$177.74	\$888.70
* 040 614900 (M. Butler Est.)	\$5,260.71		\$260.00	3,247.14	\$5,000.71	\$1,753.57	\$404.95	\$2,024.75
* 040 614700 (A. & R. Dickey)	\$3,176.18		\$280.00	1,837.45	\$2,896.18	\$1,058.73	\$244.49	\$1,222.45
* 040 612200 (P. Aiello)	\$947.98			631.99	\$947.98	\$315.99	\$72.97	\$364.85
* 040 612415 (L. McMahon)	\$3,998.45		\$920.00	1,745.63	\$3,078.45	\$1,332.82	\$307.79	\$1,538.95
* 040 612600 (G. Sovejarto)	\$2,369.31			1,579.54	\$2,369.31	\$789.77	\$182.38	\$911.90
* 040 612800 (Heritage Family Holdings LLD)	\$14,097.83		\$1,560.00	7,838.55	\$12,537.83	\$4,699.28	\$1,085.20	\$5,426.00
* 040 613105 (J. & A. Ens)	\$915.91			610.61	\$915.91	\$305.30	\$70.50	\$352.50
* 040 613200 (P. Czartowski)	\$288.63			192.42	\$288.63	\$96.21	\$22.22	\$111.10
* 040 615800 (A. Pruyne)	\$1,987.04			1,324.69	\$1,987.04	\$662.35	\$152.96	\$764.80
* 040 613600 (M. & E. Geyer)	\$1,345.64			897.09	\$1,345.64	\$448.55	\$103.58	\$517.90
* 040 616501 (K. Pagnotta)	\$1,091.65			727.77	\$1,091.65	\$363.88	\$84.03	\$420.15
* 040 617700 (M. & T. Novotny)	\$1,323.84			882.56	\$1,323.84	\$441.28	\$101.90	\$509.50
* 040 617905 (J. Stam)	\$3,051.75			2,034.50	\$3,051.75	\$1,017.25	\$234.91	\$1,174.55
* 040 609902 (W. & L. Collard)	\$10,060.90	\$3,353.30	\$1,990.00	8,070.90	\$4,717.60	-\$3,353.30		
040 615100 (J. & E. Vidal)	\$782.50	\$260.81		782.50	\$521.69	-\$260.81		
Town of Fort Erie								
* 40 5532805 (K. & A. Duerksen)	\$565.71			377.14	\$565.71	188.57		

City of Niagara Falls

*	130 418000	(D. & A. Silverthorne, R. & T. Portugai)	\$11,306.49		\$1,250.00	6,287.66	\$10,056.49	3,768.83
	130 417000	(R. Ferraro, T. Millington-Ferraro)	\$130.84	\$43.57		130.84	\$87.27	-43.57
	130 423320	(S. Jasek)	\$495.16	\$165.04		495.16	\$330.12	-165.04

						54,844.76	77,584.74	22,739.98
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Fort Erie	Previously Billed	New Billing Amount	Difference to Collect
	\$2,578.83	\$2,767.40	188.57
Niagara Falls	Previously Billed	New Billing Amount	
	\$231,812.41	\$234,262.60	2,450.19
Port Colborne	Previously Billed	New Billing Amount	
	\$678,641.64	\$697,632.82	\$18,991.18

Note: **Amount to Invoice**
Amount to Refund

The Corporation of the City of Port Colborne

By-law No. _____

**Being a by-law to Adopt, Ratify and Confirm the proceedings of
the Council of The Corporation of the City of Port Colborne at its Regular
Meeting of March 11, 2025**

Whereas Section 5(1) of the *Municipal Act, 2001*, provides that the powers of a municipality shall be exercised by its council; and

Whereas Section 5(3) of the *Municipal Act, 2001*, provides that a municipal power, including a municipality's capacity rights, powers and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

Whereas it is deemed expedient that the proceedings of the Council of The Corporation of the City of Port Colborne be confirmed and adopted by by-law;

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. Every action of the Council of The Corporation of the City of Port Colborne taken at its Regular Meeting of March 11, 2025, upon which a vote was taken and passed whether a resolution, recommendations, adoption by reference, or other means, is hereby enacted as a by-law of the City to take effect upon the passing hereof.
2. That where no individual by-law has been or is passed with respect to the taking of any action authorized in or with respect to the exercise of any powers by the Council, then this by-law is deemed for all purposes to be the by-law required for such authorization or exercise of any powers.
3. That the Mayor and Clerk are authorized to execute any documents required on behalf of the City and affix the corporate seal of the City and the Mayor and Clerk, and such other persons as the action directs, are authorized and directed to take the necessary steps to implement the action.
4. That the Clerk is authorized to affect any minor modifications, corrections, or omissions, solely of an administrative, numerical, grammatical, semantical, or descriptive nature to this by-law or its schedules after the passage of this by-law.

Enacted and passed this 11th day of March 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk