City of Port Colborne
Council Meeting Agenda

Date: Tuesday, April 14, 2026
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Pages

1. Call to Order

2. Adoption of Agenda

3. Disclosures of Interest

4. Closed Session (Beginning at 5:00 p.m.)

   4.1 Approval of Closed Session Minutes

      a. Regular Council Meeting (Closed Session) - March 24, 2026

   4.2 Staff Reports

      a. Confidential Human Resources Department Report 2026-63 - Employee Negotiations Update

         Confidential Human Resources Department Report 2026-63 pursuant to the *Municipal Act, 2001*, subsection 239(2)(d) labour relations or employee negotiations.

      b. Confidential Office of CAO Report 2026-59 - Legal Opinion on Healthcare

         Confidential Office of CAO Report 2026-59 pursuant to the *Municipal Act, 2001,* subsection 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

c. CAO Verbal Update on Governance Review

CAO Verbal Update on Governance Review pursuant to the *Municipal Act, 2001,* 239(2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

d. CAO Verbal Update regarding Development Contract

CAO Verbal Update regarding Development Contract pursuant to the *Municipal Act, 2001,* 239(2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

5. Back to Open Session (Beginning at 6:30 p.m.)

6. National Anthem

7. 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.

8. Proclamations

8.1 Royal Canadian Naval Association - Niagara Region Re: Navy Week April 28 to May 3, 2026 1

a. Delegates - 1st Vice President Jeff Seburn and Past President Bob Coles

9. Presentations

10. 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.

11. Mayor's Report

12. Regional Councillor's Report

13. 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.

13.1 Approval of Minutes

a. Regular Council Meeting - March 24, 2026 4

13.2 Receipt of Minutes of Boards & Committees

a. Healthcare Advisory Committee Meeting - March 9, 2026 18

b. Port Colborne Museum, Heritage and Culture Board - February 17, 2026 21

c. Port Colborne Public Library Board - March 4, 2026 27

d. Port Colborne Public Library Board - April 1, 2026 31

13.3 Staff Reports

a. 2026 Property Tax and Storm Sewer By-Law, 2026-48 33

b. Amendments to Municipal Alcohol Management Policy, 2026-50 47

c. Proposed Land Exchange between Algoma Central Properties Inc and the City of Port Colborne, 2026-03 70

d. Open Air Burning By-Law Amendment, 2026-62 86

e. Westwood Estates Subdivision, Phase 2 Stage 1-3 (Plan 59M-428)- Assumption, 2026-51 90

f. 2026 Annual Drain Maintenance Billing, 2026-25 147

13.4 Receipt of Correspondence Items

a. Joint Letter to Premier Ford Regarding Lower-Tier Municipalities of Niagara Region 205

b. Niagara Region - Motion Regarding Correspondence from Regional Chair Bob Gale - Municipal Governance Reform 207

c. Ministry of Municipal Affairs and Housing - Letter from Hon. Robert Flack Regarding Proposed Better Regional Governance Act, 2026 212

d. Ministry of Municipal Affairs and Housing - Letter from Hon. Robert Flack Regarding Building Homes and Improving Transportation Infrastructure Act, 2026 216

e. Niagara Transit Commission - Niagara Transit Fleet Electrification Strategy and Implementation Roadmap 229

f. Niagara Region - 2026 Property Tax Policy, Ratios and Rates 362

g. City of Thorold - Support for Winter Cold Weather Support Plan 544

h. Town of Lincoln - Request to Province of Ontario to Extend the Deadline for Notices of Intention to Designate Listed Heritage Properties 547

i. Northumberland County - Elbows Up for Climate Change 550

j. Town of Saugeen Shores - Architectural Conservancy of Ontario include $10M per year for Heritage Helping Housing Grant Funding 569

k. Regional Municipality of Durham - Requesting the Province to consider giving municipal councils more authority to adjust Police Service Budget Proposals to reduce Municipal Financial Vulnerability 571

l. Niagara Peninsula Conservation - Provincial Announcement - Next Steps to Improve Ontario's Conservation Authority System 582

m. City of Mississauga - Motion Regarding Locally Elected School Board Trustees (Councillor B. Butt) 595

14. Items Requiring Separate Discussion

14.1 2025 Year End Surplus and Project Close Out, 2026-49 597

14.2 Stonebridge Village – Request to Modify Street Design, 2026-41 745

15. Staff Remarks

16. Councillors' Remarks

17. Motions

18. Notice of Motions

19. By-laws

19.1 By-law No. 7448/32/26 760

Being a By-Law to Set and Levy the Rates of Taxation for City Purposes for the Year 2026

19.2 By-law No. 7449/33/26 767

Being a By-law to Amend By-law 6579/34/18, Being a By-law to Adopt a Municipal Alcohol Management Policy and to repeal various By-laws

19.3 By-law No. 7450/34/26 768

Being a By-law to Authorize entering into an Agreement of Purchase and Sale with Algoma Central Properties Inc., for an exchange of properties between the two Corporations regarding Part of Lot 3 (South of Lake Road) and Part of Water Lot in front of said Lot, Plan 987; Part Lots 1, 2 and 3 (South of Lake Road) and Part of Water Lot in front of said Lots, Plan 843, being Part 5, Plan 59R-15129; Port Colborne (City Lands) and Part of Lot 3 (South of Lake Road) and Part of the Road Allowance Between Lots 26 and 27 Humberstone, being Part 1, Plan 59R-18550; Port Colborne.

19.4 By-law No.7451/35/26 777

Being a By-law to Amend By-law no. 6789/38/20, Being a By-law to regulate open air burning and recreational fires in the City of Port Colborne and to repeal by-law no. 6280/106/15

19.5 By-law No. 7452/36/26 778

Being a By-law to Assume Ownership and Responsibility of the Primary and Secondary Services in Phase 2, Stage 1-3 of the Westwood Estates Subdivision (Plan 59M-428) (Lester Shoalts Limited).

19.6 By-law No.7453/37/26 830

Being a By-law to Amend the Assessment Schedule to Levy the Actual Costs Incurred for the Maintenance of Various Drainage Works in the Municipality Known as the Biederman, Wignell, Bearss West Branch West, Marsh, Beaver Dam, Oil Mill Creek, William Michael and Bearss Municipal Drains

19.7 By-law No.7454/38/26 884

Being a by-law to Adopt, Ratify and Confirm the proceedings of the Council of The Corporation of the City of Port Colborne

20. Procedural Motions

21. Adjournment

The Royal Canadian Naval Association-Niagara Region

Wednesday April 8, 2026
Re: Invitation to the Battle of the Atlantic Commemoration Service and Parade at 1 p.m. on Sunday May 3, 2026

Dear Mayor Steele and City Council,

On behalf of the Royal Canadian Naval Association – Niagara Region, it is my honour to invite you to the Battle of the Atlantic Commemoration Service being held on Sunday, May 3, 2026 at 1:00 p.m. waterside at the Canadian Corps Association, 70 West Street, Port Colborne, Ontario.

The Battle of the Atlantic was the longest and one of the most significant campaigns of the Second World War, lasting five years, eight months, and five days. During this time, Canada lost more than 2,000 sailors from the Royal Canadian Navy, 1,600 merchant mariners, and 752 airmen from the Royal Canadian Air Force. This service provides an opportunity to pause, reflect, and honour the courage and sacrifice of those who served at sea and in the air, many of whom never returned home.

Our local waterways, including the Welland Canal and the St. Lawrence Seaway, played an important role in supporting the war effort. Many merchant vessels that transited these routes were part of the convoy system that sustained Allied operations overseas, further connecting our region to this important chapter in history.

This year's service will include a ceremonial flyover, cannon salute, bagpiper tribute, ships bell ceremony and parade. A small reception will follow the service.

In recognition of Navy Week, we are requesting the opportunity to appear before Council on Tuesday April 14 2026, to seek a Mayoral Proclamation and ask for the raising of the White Ensign at City Hall and other key locations across Port Colborne from April 28 to May 3, in recognition of our community's strong naval and marine heritage.

Thank you for your continued support in honouring those who made the ultimate sacrifice, and those who continue to serve in the Canadian Armed Forces today.

Yours sincerely,
Capt. (Ret'd) Daniel Rodrique
President, Royal Canadian Naval Association – Niagara Region

"We Will Remember Them"

PORT COLBORNE

Moved by Councillor

Seconded by Councillor

WHEREAS the Battle of the Atlantic was the longest and most complex campaign of the Second World War, lasting five years, eight months, and five days, during which Canada lost more than 2,000 sailors of the Royal Canadian Navy, 1,600 merchant mariners, and 752 airmen of the Royal Canadian Air Force; and

WHEREAS the Niagara Region, including the Welland Canal and the St. Lawrence Seaway, shares a direct connection to this history, as many merchant vessels and sailors from Great Lakes fleets took part in dangerous convoy missions to deliver vital supplies across the Atlantic; and

WHEREAS the Royal Canadian Naval Association – Niagara Region will host a waterside Commemoration Service and parade on Sunday, May 3, 2026 at 1:00 p.m. at the Canadian Corps Association on West Street, Port Colborne, to honour those who served and those who never returned home; and

WHEREAS in recognition of Navy Week, the White Ensign will be raised at City Hall and at locations across Port Colborne from April 28 to May 3:

WHEREAS Port Colborne's strong marine and naval heritage calls on us to recognize the service and sacrifice of those connected to our waterways, and to continue honouring their legacy through remembrance and community reflection.

_____

I, Mayor William C. Steele, do hereby declare April 28 to May 3, Navy Week in the City of Port Colborne.

We will remember them.

"We Will Remember Them"

Join us for a waterside

COMMEMORATION SERVICE



In recognition of the

BATTLE of THE ATLANTIC

Sunday, May 3, 2026 — 1:00 PM

West St in Port Colborne

THE ROYAL CANADIAN NAVAL ASSOCIATION-NIAGARA REGION IS HOLDING A WATERSIDE SERVICE TO HONOUR AND COMMEMORATE THE SACRIFICES OF THE MEN AND WOMEN OF THE ROYAL CANADIAN NAVY, THE CANADIAN MERCHANT NAVY, AND THE ROYAL CANADIAN AIR FORCE DURING THE BATTLE OF THE ATLANTIC.

THE ROYAL NIAGARA REGION

rcnaniagararegion@gmail.com

www.rcnaniagara.com

City of Port Colborne

Council Meeting Minutes

Date:	**Tuesday, March 24, 2026**
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, Councillor G. Bruno, Councillor F. Danch, Councillor D. Elliott, Councillor T. Hoyle, Councillor W. Steele, Mayor (presiding officer)
Staff Present:	E. Acs, Chief Planner B. Boles, Chief Administrative Officer J. Beaupre, Deputy Clerk S. Double, Fire Chief G. Long, Director of Development and Business Enterprises C. Madden, City Clerk K. Martel, Manager of Planning S. Shypowskyj, Director of Public Works
Others Present:	V. Badawey, Regional Councillor B. McDermott, YMCA C. Wulff, YMCA P. Kennedy, Dillon Consulting

1. Call to Order

Mayor Steele 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

The presentation slides were added to Report 2026-53.

C-25- 048

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

That the Council agenda dated March 24, 2026, be confirmed, as amended.

Carried

5. Disclosures of Interest

5.1 Mayor Steele - Port Colborne Bocce Club Loan Agreement, 2026-46

I declare a nonpecuniary interest with this item as I am a member of the Port Colborne Bocce Club.

5.2 Councillor G. Bruno - Port Colborne Bocce Club Loan Agreement, 2026-46

Indirect nonpecuniary interest as I am a life member of the Port Colborne Bocce Club and an annual member player.

5.3 Councillor E. Beauregard - Brownfield Community Improvement Plan Tax Increment Grant With Development Charge Grant Agreement – 547 King Street, 2026-54

I, Eric Beauregard, declare an indirect pecuniary interest as I am employed by Upper Canada Consultants, an agent for the Applicant.

5.4 Councillor E. Beauregard - By-law No. 7443/27/26

I, Eric Beauregard, declare an indirect pecuniary interest as I am employed by Upper Canada Consultants, an agent for the Applicant.

5.5 Mayor Steele - By-law No. 7444/28/26

I declare a nonpecuniary interest with this item as I am a member of the Port Colborne Bocce Club.

5.6 Councillor G. Bruno - By-law No. 7444/28/26

Indirect nonpecuniary interest as I am a life member of the Port Colborne Bocce Club and an annual member player.

6. Proclamations

6.1 National Day of Mourning - April 28, 2026

C-25- 049

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

WHEREAS the National Day of Mourning has been recognized since April 28th,1991; and

WHEREAS on April 28th we honour the millions of Ontarians impacted by a workplace fatality, injury, or illness; and

WHEREAS according to the Association of Workers' Compensation Boards of Canada, in 2024, there were 1056 workplace fatalities recorded in Canada; and

WHEREAS there were 274,022 accepted claims for lost time in 2023 due to a work related injury or disease; and

WHEREAS the National Day of Mourning has since spread to about 80 countries around the world.

NOW THEREFORE I, Mayor William C. Steele do hereby proclaim April 28th 2026, as "National Day of Mourning" in the City of Port Colborne, for workers killed or injured on the job in the hopes that the annual observance of this day will strengthen the resolve to establish safe conditions in the workplace for all.

Carried

7. Presentations

7.1 YMCA Presentation

Christian Wulff, Chief Executive Officer and Ben McDermott, General Manager, Health Fitness and Aquatics from the YMCA presented an annual update to Council.

7.2 Marina Rate and Dock Project Updates

Blair Holinaty, Marina Supervisor, presented to Council on maria rates and dock project updates.

8. Delegations

There were no delegations.

9. Mayor's Report

A copy of the Mayor's report is attached.

10. Regional Councillor's Report

Regional Councillor Vance Badawey provided a report to Council.

11. Consent Agenda

Items 11.3 b, 11.3 c and 11.3 d were lifted from the Consent Agenda and considered under item 12, Items Requiring Separate Discussion.

C-25- 050

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

That Council hereby approves the listed consent items on the March 24, 2026, 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 - March 10, 2026

11.2 Receipt of Minutes of Boards & Committees

a. Port Colborne Public Library Board - February 4, 2026

b. Healthcare Advisory Committee Meeting - February 9, 2026

11.3 Staff Reports

a. 2025 Statement of Council Remuneration and Expenses, 2026-47

11.4 Receipt of Correspondence Items

a. Association of Ontario Road Supervisors - ARS Certification - Brendan Flynn and Matthew Lannan

b. City of Welland - Pilot Program Consideration

c. Town of Lincoln - Support Regional Motion regarding Governance Review

d. Niagara Region - Approval of 2026 Interim Levy Dates and Amounts

e. Regional Municipality of York - Circular Materials Ontario

f. Township of McNab/Braeside - Ontario Heritage Organization Development Grant Advocacy

g. City of Ottawa - Proposed New Regulation under the Restricting Public Consumption of Illegal Substances Act

h. Town of Whitby - Request for a Comprehensive Review of the Provincial-Municipal Fiscal Framework

i. Township of Oro Medonte - Request for Provincial Legislation Amendments, Health and Safety Concerns

j. Prince Edward County - OPP - Sustainable Police Services Funding

12. Items Requiring Separate Discussion

12.1 City of Port Colborne Official Plan – Mid-point Update to Council, 2026-53

Paddy Kennedy from Dillion Consulting presented to Council on the mid-point update of the Official Plan.

C-25- 051

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

That Planning and Development Department Report 2026-53 be received; and

That Council endorse the Policy Directions Background Report attached hereto as Appendix A; and

That Council direct Staff to continue to engage with departments, agencies, interested parties and the public on the proposed policy directions; and

That Council direct Staff to continue the work necessary to prepare a draft of the New Official Plan for public consultation.

Carried

12.2 Port Colborne Bocce Club Loan Agreement, 2026-46

Mayor Steele and Councillor Bruno both declared a conflict on this item. Councillor Aquilina took over the position of Chair for this item.

C-25- 052

Moved by Councillor M. Bagu
Seconded by Councillor F. Danch

That Recreation and Tourism Department Report 2026-46 be received; and

That Council approve the Bocce Club Loan Agreement, attached hereto as Appendix A, between the City of Port Colborne and Port Colborne Bocce Club INC. for the purposes of installing new turf courts in place of existing gravel courts at the club; and

That the agreement by-law be brought forward for Council's consideration.

Carried

Amendment:
Moved by Councillor M. Bagu
Seconded by Councillor F. Danch

That the agreement be amended to set the interest rate at 3.5% per annum and make the loan open, with no penalty if paid off early.

Lost

12.3 Brownfield Community Improvement Plan Tax Increment Grant With Development Charge Grant Agreement – 547 King Street, 2026-54

Councillor Beauregard declared a conflict on this item.

C-25- 053

Moved by Councillor F. Danch
Seconded by Councillor T. Hoyle

That Planning and Development Department Report 2026-54 be received; and

That the by-law attached as Appendix B, being a by-law to enter into the Agreement with Elevate Living (Sandor Drew Toth) for a Tax Increment Grant with Development Charge Grant in the Brownfield Community Improvement Project Area (CIPA) under the Comprehensive Community Improvement Plan (CIP), for 547 King Street, be brought forward for Council's approval.

Carried

13. Staff Remarks

Greg Zwiep, Manager of Recreation and Tourism, updated Council on the upcoming easter activities at the Vale Health and Wellness Centre. He also noted that they have signed a new 5-year agreement with the Minor Baseball League, and that they are working with the Niagara River Lions to coordinate an open practice.

Stan Double, Fire Chief, thanked his staff for their participation in the polar plunge, and also noted the same water safety crew for the event also performed a separate water rescue that day at Mudd Lake.

Steve Shypowskyj, Director of Public Works, explained that the street sweeping program will be starting on March 30, 2026, and encouraged residents to keep vehicles off the road. He also noted they are in the process of completing their ditching program, which started on Lorraine Road.

Gary Long, Director of Development and Business Enterprises, spoked to Council about the rehabilitation of Wharfs 18.1, 18.2, and 18.3. He also noted that he will be attending meetings in Ottawa and Toronto to speak about this issue.

Kelly Martel, Manager of Planning, noted they have received two development applications that are currently in progress. The first application is for 547 King Street, and that Public Meeting will be on April 7, 2026. The second one is a resubmission on the secondary plan and zoning by-law amendment from Elite.

They are working to set up an open house and a Public Meeting for the second application. They are also looking for ways to collaborate with developers in the pre stages.

Bryan Boles, Chief Administrative Officer, thanked everyone for their continued work on the regional governance and public engagement. He noted a report regarding regional governance public engagement will be coming forward in April. He also noted he will be attending various meetings in Ottawa and Toronto over the next several days.

14. Councillors' Remarks

Councillor Bodner inquired to Steve Shypowskyj, Director of Public Works, about the lights not flashing on the sign indicating the Clarence Street Bridge was raised.

Councillor Hoyle raised the topic of with high winds on dead end streets which has resulted in some street ends filling with debris.

Councillor Danch inquired to staff about the removal of a burnt trailer from a property. He also raised concerns about the functionality of bridges and traffic movements.

Councillor Elliott thanked staff for putting up the tent at the Polar Plunge event. He also noted concerns about bridge traffic when emergency vehicles need to travel on the bridge.

Councillor Bruno inquired to Gary Long, Director of Development and Business Enterprises about the PC Forge

Councillor Aquilina also noted the sign light issue at the Clarence Street Bridge. She explained that she received an inquiry from a resident on the Schneider Road / Yager Road area regarding the new water pumping coming through, and she inquired to Steve Shypowskyj, Director of Public Works, about whether fire hydrants would be installed in the area. She also congratulated Brandon Flynn for receiving his ARS Certification. Lastly, she noted the Polar Plunge event was a success.

15. Motions

There were no motions.

16. Notice of Motions

There were no notices of motions.

17. By-laws

17.1 By-law No. 7443/27/26

Councillor Beauregard declared a conflict on this item.

C-25- 054

Moved by Councillor M. Aquilina
Seconded by Councillor R. Bodner

That By-law No. 7443/27/26 be enacted and passed, as presented.

Carried

17.2 By-law No. 7444/28/26

Mayor Steele and Councillor Bruno both declared a conflict on this item. Councillor Aquilina took over the position of Chair for this item.

C-25- 055

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

That By-law No. 7444/28/26 be enacted and passed, as presented.

Carried

17.3 By-law No. 7445/29/26

C-25- 056

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

That By-law No. 7445/29/26 be enacted and passed, as presented.

Carried

18. Closed Session

C-25- 057

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

That Council do now proceed to meet in Closed Session at 9:15 p.m. under the *Municipal Act, 2001:*

- Subsection 239(2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board.
- Subsection 239(2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Carried

18.1 Approval of Closed Session Minutes

a. Regular Council Meeting (Closed Session) - March 10, 2026

18.2 Staff Reports

a. Report 2026-52 - Potential Acquisition of Lands

b. Verbal Update on Governance Review

19. Back to Open Session

C-25- 058

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

That Council rise and reconvene from Closed Session at 10:24 p.m. with report:

18.1 Approval of the Closed Session Minutes

That the Regular Council Meeting (Closed Session) minutes dated March 10, 2026, be approved.

18.2 a. Report 2026-52 - Potential Acquisition of Lands

That Report 2026-52 be received for information.

Carried

20. Procedural Motions

There were no procedural motions.

21. Confirmatory By-law

21.1 By-law No. 7446/30/26

C-25- 059

Moved by Councillor T. Hoyle
Seconded by Councillor R. Bodner

That By-law No. 7446/30/26 be enacted and passed, as presented.

Carried

22. Adjournment

Mayor Steele adjourned the meeting at 10:25 p.m.

William C. Steele, Mayor

Charlotte Madden, City Clerk

PORT COLBORNE

MAYOR'S REPORT TO COUNCIL

Tuesday, March 24, 2026

GOVERNANCE REVIEW -NEXT STEPS

As we are all aware, governance has been a hot topic in Niagara over the last several weeks. In port Colborne, we remain committed to ensuring our community remains strong and independent, one defined by its unique marine heritage and continued momentum. We strongly believe that forced amalgamation is neither necessary nor beneficial to our ongoing success. Past amalgamation efforts have not yielded positive outcomes for Port Colborne, particularly in areas such as healthcare and transit. Moreover, decades of research indicate that municipal amalgamation does not deliver meaningful cost savings and can reduce local responsiveness and accountability.

At the same time, we recognize that there are legitimate regional challenges that warrant careful consideration. Pressures related to infrastructure funding, water and wastewater costs, and regional roads are significant and require innovative, collaborative solutions. A thoughtful review of governance—focused on improved coordination, efficiency, and value for taxpayers—is both appropriate and necessary.

We will continue to keep Council and the public informed as this matter evolves. Our next Council meeting will include a staff report to share the

feedback we have received from our recent survey and public engagement sessions.

TOP HAT / POLAR PLUNGE

Each year, the City of Port Colborne proudly marks the opening of the Welland Canal and the start of the international shipping season with the longstanding Top Hat Ceremony, an iconic waterfront tradition that reflects our city's deep connection to the marine industry.

On Sunday, we welcomed the first vessel of the season, the Algoma ship *Radcliffe Latimer*. As part of this time-honoured ceremony, Captain Kemp was presented with the ceremonial Top Hat, a symbol of safe passage and the beginning of another successful navigation season along this vital Great Lakes corridor. Despite the rainy weather, residents and visitors gathered along the canal to take part in this longstanding Port Colborne tradition.

The day's celebrations continued with our annual Polar Plunge, a spirited community event that brings residents together in support of local causes. We extend our sincere thanks to all those who took the plunge into the chilly Lake Erie waters, as well as to everyone who donated or came out to cheer on participants. We raised more than $24,000 in support of Special Olympics Canada. Your enthusiasm and generosity are what make this event such a success year after year.

A special thank you to our events team, communications team, public works and Port Colborne Fire & Emergency Services for their continued

dedication and support. Their presence, both in the water and on land—helped ensure a safe and enjoyable experience for all participants.

UNITED WAY

I want to extend my personal appreciation to city staff for their support in this year's United Way campaign. Our fantastic teamwork has once again brought the Municipal Cup, or "Cuppy," as we like to call him, home to Port Colborne for the third consecutive year. We were presented with the trophy at the United Way Campaign Celebration & Awards Breakfast on March 12.
I would also like to recognize Annie Beck, recipient of the Ambassador of the Year Award, for her outstanding leadership and commitment to supporting the United Way campaign. Congratulations, Annie, a very well-deserved honour!
I am proud of the continued generosity of our staff and the positive impact it has on our community.

THIS CONCLUDES MY REPORT FOR THIS EVENING

City of Port Colborne

Healthcare Advisory Committee Meeting Minutes

Date:	**Monday, March 9, 2026**
Time:	**6:00 pm**
Location:	**Council Chambers, 3rd Floor, City Hall** **66 Charlotte Street, Port Colborne**
Members Present:	C. Tamas M. Lallouet T. Triano S. McDowell, Chair P. McGarry, Vice-Chair R. Bodner, Councillor (non-voting) M. Aquilina, Councillor (non-voting)
Member(s) Absent:	W. Steele, Mayor (non-voting)
Staff Present:	J. Beaupre, Deputy Clerk B. Boles, Chief Administrative Officer G. Bisson, Senior Community Engagement Advisor E. Rzeczyca, Election Coordinator

1. Call to Order

The Chair called the meeting to order at 6:05 pm.

2. Adoption of the Agenda

Moved By M. Lallouet
Seconded By P. McGarry

That the Healthcare Advisory Committee Agenda, dated March 9, 2026, be approved.

Carried

3. Disclosures of Interest

There were no disclosures of interest.

4. Approval of the Minutes

4.1 Healthcare Advisory Committee Meeting - February 9, 2026

Moved By T. Triano
Seconded By P. McGarry

That the Healthcare Advisory Committee minutes, dated February 9, 2026, be approved.

Carried

5. Presentations

5.1 Ontario Long Term Care Association Presentation

Wiesia Kubicka, Vice-President of Policy and Communications for the Ontario Long Term Care Association presented to the Committee on Long Term Care in Ontario.

6. New Business

Renée Bisson, Senior Health Advisor, invited the Committee to the City's upcoming Open House events on Governance in Niagara on Thursday, March 12th, and Saturday, March 14th.

6.1 City of Port Colborne Healthcare Analysis Report prepared by KPMG

Renée Bisson, Senior Health Advisor, provided an overview of the Healthcare Analysis Report to the Committee.

6.2 Strategy Working Session

Renée Bisson, Senior Health Advisor, led the Committee through a Strategy Working Session based on the Healthcare Analysis Report.

Moved By M. Lallouet
Seconded By T. Triano

That the Committee move to endorse the Healthcare Analysis Report prepared by KPMG.

Carried

7. Adjournment

The Chair adjourned the meeting at 8:10 pm.

Sydney McDowell, Chair

Jessica Beaupre, Deputy Clerk

Port Colborne Museum, Heritage and Culture Board Meeting Minutes

Date:	**Tuesday, February 17, 2026**
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 L. Brazeau E. Beauregard, Councillor M. Hili A. Lessard B. Schneider M. Heaslip
Member(s) Absent:	C. Brema G. Hoyle J. van Dillen
Staff Present:	Tami Nail S. Powell Baswick, Director of Museum and Culture S. Kaufman

1. Call to Order

The Chair called the meeting to order at 6:57pm.

2. Disclosures of Interest

None to report.

3. Adoption of Agenda

Moved by L. Brazeau
Seconded by Michael Hili

That the agenda dated February 17, 2026, be confirmed as circulated or as amended.

Carried

4. Approval of Minutes

Moved by C. MacMillan
Seconded by B. Heaslip

That the minutes from the previous meeting (AGM) held on January 20, 2026, be confirmed as circulated or as amended.

Carried

5. Business Arising from the Minutes

None to report.

6. Correspondence

None to report.

7. Council Report

Councillor Beauregard reported that the proposed four-year budget will be determined with the new, incoming Council.

8. Curator's Report

Sarah reported that the Garden Club wants a stone to commemorate their 125th Anniversary. They will be preparing the plans for it and will connect with the Building and Property Committee. They will bring their plans forward to the Board once the look and size are determined.

The Clerk's Department has requested a work plan for the Board committees. They will be based off of the strategic plan that was created previously by the Board. Sarah plans to have that completed by the next Board meeting.

Tami gave an update on the progress of the Putting Port Colborne on the Map exhibit. Building and Property are helping with an elevated metal map. Hopefully Lakeshore Catholic High School will be able to help build the base. Tami also reported that her and Saah are working on a 3-year exhibit plan.

Sarah gave Capital Projects updates:

The restoration work to the hardwood floor in the main foyer of the Roselawn Centre has been scheduled to begin on February 19-20. The final coating/stain will be made to the area February 23-27.

Quotes are being obtained for the stabilization of the Williams House. Staff are cleaning out the basement. Most of the items are materials for events and programs and will be moved to the schoolhouse for storage until project is completed. Other items to be donated or sent to the junk.

9. Auxiliary Report

None to report as Tea Room is closed for the season.

10. Friends of Roselawn Centre Liaison Report

Bonnie reported that a meeting was held on February 11th to plan the events for 2026: Art Auction, Music on the Lawn, Fashion Show, Makers Market. Volunteers are always welcome.

11. Committee Report

11.1 Finance Committee

Bonnie reported that a $40 donation was received from Canada Helps.

11.2 Membership Committee

A meeting was held preceding the Board Meeting. A sample of the new proposed membership form and letter was presented. A postage fee was proposed for those members who prefer to have their newsletters and correspondence sent via mail. The new form has a checkbox option to receive e-mails. Members will be notified of postage fee during membership drive.

Discussion of raising membership fees followed. Fees for 2026 have already been approved by council.

Moved by T. Huffman
Seconded by C. MacMillan

To request $5 postage fee per year for members who would like to receive all correspondence via mail.

Carried

11.3 Building and Property Committee

Brian reported that they continue to work on the Roselawn renovations and the fence for the Museum. They will also help Museum staff with the clean out of the basement.

11.4 Programme Committee

Cheryl reported that on January 15th and 16th Port Colborne High School art classes visited Roselawn again for the Community Curators' art project where students create artwork based on the community curator exhibit. Artwork will be displayed at the library from March to April. A total of 80-100 students from grade 9-12 have participated.

February 13th – PD Day program: Kids drop-in 'make your own Victorian valentines day card'

Upcoming:
March 8th – Culture Crawl hosted by Niagara Geopark at the Meridian Community Centre in Fonthill.

March 12th – Brock University Heritage and Culture Networking Fair. Gives Brock students a chance to connect with heritage sites in the region.

March Break, March 16th – 20th:
- Monday, March 16th – Teen Tile Painting
- Tuesday, March 17th – St. Patrick's Day Crafts
- Wednesday, March 18th – Edwardian tea Party
- Thursday, March 19th – Teen Lino Cutting
- Friday, March 20th - Museum Buccaneers

Sloane is also planning a one week summer camp which will run from 9am-4pm with marine themed activities and with community partnerships.

11.5 Fundraising Committee

Terry reported that a meeting was held preceding the Board Meeting to firm up the schedule for 2026 Music on the Lawn.

June 14: No Illusions

July 5: Andrew Colins Trio

August 3: Toronto All Star Big Band

September 13: Nu-Tones

The events will include the hotdog vendor, Friends of Roselawn Centre 50/50 draw, popcorn/chips and water sold.

Discussions about increase in artist fees and sponsorship, possibly having Opening Acts, and wine and beer for sale. Roselawn does have a liquor license.

11.6 Policy Committee

None to report.

11.7 Accession Committee

Luke reported that the next meeting will be held on either March 24 or 30.

11.8 Heritage Committee

Mike reported that a meeting still has not been held as the committee it still waiting for a liaison from the Planning Department. Councillor Beauregard will look into getting a liaison.

It is Heritage Week. There are online posts every day on how to access heritage. A proclamation was made by the mayor.

12. Confidential Items

None to report.

13. New Business

Stephanie reported that L.R. Wilson passed away. He made significant contributions and impact on the Archives. Stephanie has sent condolences to the foundation. Although the L.R. Wilson foundation made a $1,000,000 donation for the Archives expansion in 2025, no announcement has been made publicly yet. Stephanie is asking the family and foundation how and when they would like the announcement made. Stephanie has also requested that the flag at City Hall be lowered during L.R. Wilson's Celebration of Life at McMaster University in the spring.

All board member's terms that are expiring/expired will continue until the election.

On Friday, Stephanie will attend the Niagara Peninsula Aboriginal Area Management Board (NPAAMB) meeting, where she is hoping for a partnership for a one-year contract for a Culture Manager.

On February 25th there will The Lunch, Learn and Look Ahead with Bryan Boles. All board members are welcome. Please RSVP to Stephanie.

Julian Mulley, a co-op student from Port Colborne High School, has just started at Roselawn and is helping to inventory the art collection. An interview will be held with a potential co-op student from Lakeshore Catholic School to work in the Archives.

14. Adjournment

The Chair adjourned the meeting at approximately 7:57.

Chair

Staff Liaison

Port Colborne Public Library Board Meeting Minutes

Date:	**Wednesday, March 4, 2026**
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 B. Ingram, Chair C. MacMillan B. Beck A. Smits
Member(s) Absent:	M. Booth E. Tanini
Staff Present:	R. Tkachuk, Chief Executive Officer (Board Secretary-Treasurer) L. MacDonald, Library Services Manager

1. Call to Order

The Vice Chair called the meeting to order at 6:06 pm.

2. Land Acknowledgement

The Vice Chair recited the Land Acknowledgement.

3. Disclosures of Interest

Nil.

4. Adoption of Agenda

Moved by C. MacMillan
Seconded by Councillor M. Bagu

That the agenda dated March 4, 2026, be confirmed, as circulated.

Carried

5. Approval of Minutes

Moved by H. Cooper
Seconded by B. Beck

That the minutes dated February 4, 2026, be approved, as circulated.

Carried

6. Consent Items

Moved by C. MacMillan
Seconded by B. Beck

That the Board approves Consent Items 6.1 to 6.5, as presented or amended.

Carried

6.1 Staff Reports

a. Public Relations Report - January/February 2026

6.2 Financial Reports

a. 2026 Operating Statement (as of February 27, 2026)

6.3 Circulation Reports

a. Circulation Report, January 2026

a. Circulation Snapshot, January 2026

6.4 Media Items

a. Off the Shelf Newsletter - March/April 2026

b. March Break Flyer 2026

6.5 Correspondence

7. Discussion Items

7.1 CEO's Verbal Report - February 2026 (R. Tkachuk)

The CEO provided a verbal report on the following items: City partnerships and opportunities, including the library's website; volunteer banquet;

granting and award opportunities, including additional monies granted; application submitted to John Cotton Dana Award; Black History Month; Freedom to Read Week; new, upcoming, and summer library programs; Community Curators Redrawn collaboration with Museum; March Break Programs; Summer Children's Art Gala; Strategic plan facilitations.

8. Policy Items

Moved by H. Cooper
Seconded by C. MacMillan

That the Board approves Policy Items 8.1 to 8.8, as presented.

Carried

8.1 HR-01: Human Resources Policy and Management

8.2 HR-02: Health and Safety of Staff

8.3 HR-03: Prevention of Workplace Violence

8.4 HR-04: Employee Conduct

8.5 HR-08: Health and Safety Policy Statement

8.6 HR-10: Disconnecting From Work

8.7 HR-12: Workplace Harassment and Discrimination

8.8 OP-24: Safety, Security, and Emergencies

9. Roundtable

Trustee Cooper thanked staff for their work on March Break and spring programming, and noted there was a good a mix of programs that were drop-in and requiring registration, which can be helpful for families.

Trustee MacMillan shared an upcoming virtual training opportunity available through the Ontario Library Service.

Councillor Bagu shared a City Council update on the regional governance discussion.

The Library Services Manager shared an update on library staff's new social media campaigns.

Trustee Desmarais provided an update about the Adopt-a-Magazine library campaign regarding the distribution of donor forms.

10. Next Meeting Date and Adjournment

The next meeting will be held Wednesday, April 1, 2026, at 6 PM in the Library Auditorium.

The Vice Chair adjourned the meeting at 6:43 PM.

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

Port Colborne Public Library Board Meeting Minutes

Date:	**Wednesday, April 1, 2026**
Time:	**6:00 pm**
Location:	**Library Auditorium, Port Colborne Public Library** **310 King St, Port Colborne**
Members Present:	M. Bagu, Councillor B. Ingram, Chair C. MacMillan B. Beck E. Tanini
Member(s) Absent:	A. Desmarais, Vice Chair H. Cooper M. Booth A. Smits
Staff Present:	R. Tkachuk, Chief Executive Officer (Board Secretary-Treasurer) L. MacDonald, Library Services Manager
Others Present:	A. Taylor, Consultant, Ontario Library Services

1. Call to Order

The Chair called the meeting to order at 6:05 PM.

2. Land Acknowledgement

The Board Chair recited the Land Acknowledgement.

3. Disclosures of Interest

Nil.

4. Adoption of Agenda

Moved by C. MacMillan
Seconded by B. Beck

That the agenda dated April 1, 2026, be confirmed, as circulated.

Carried

5. Approval of Minutes

Moved by B. Beck
Seconded by C. MacMillan

That the minutes dated March 4, 2026, be approved, as circulated.

Carried

6. Presentations

6.1 Introduction to Strategic Planning

The Board received an introductory presentation on the strategic planning process from a consultant with Ontario Library Services, including an overview of timelines.

7. Next Meeting Date and Adjournment

The Chair adjourned the meeting at 7:15 PM.

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

PORT COLBORNE

Subject: **2026 Property Tax and Storm Sewer By-Law**

To: **Council**

From: **Financial Services Department**

Report Number: 2026-48

Meeting Date: April 14, 2026

Recommendation:

That Financial Services Department Report 2026-48 be received; and

That the 2026 property tax rates outlined in Appendix A attached hereto, be approved; and

That the 2026 Property Tax Rate By-law, attached hereto as Appendix B, be brought forward for Council's consideration.

Purpose:

The purpose of this report is to establish the 2026 property tax rates and corresponding by-law.

Background:

The City of Port Colborne (the City) levies property taxes annually through four installments. Property taxes are based on approved budgetary requirements that are identified in the budget process as the annual levy. The 2026 budget was deemed adopted on November 5, 2025 in accordance with the strong mayor budget process as outlined in the *Municipal Act, 2001*.

The City operates in a multi-tier municipal system with the City being the "lower-tier" and Niagara Region being the "upper-tier." In this model, the Niagara Region establishes tax policy, including tax ratios and any discount factors. In addition to billing its own property taxes, the City bills property taxes on behalf of Niagara Region and the Province of Ontario for education purposes. The total assessment for each property class, tax ratios, discount factors, rates, and amounts being levied are included in Appendix A.

Local property tax rates are established through by-law in accordance with Section 312 of the *Municipal Act, 2001,* as amended.

Amounts raised by way of a special levy for the Downtown Development Board (DBIA) and the Main Street Gateway (MSBIA) are done so in accordance with Section 208 (1) of the *Municipal Act, 2001*, as amended.

Discussion:

The combined residential property tax rate, which includes the City, Niagara Region, and Education, are summarized as follows:

	2026	2025	$	%	Proportion	Impact
City	0.01183544	0.01141417	0.00042127	3.69%	52.68%	1.94%
Niagara Region	0.00774131	0.00728438	0.00045693			
Niagara Region: Waste Management	0.00090174	0.00092938	-0.00002764			
Niagara Region: Transit	0.00045978	0.00049356	-0.00003378			
Total Niagara Region	0.00910283	0.00870732	0.00039551	4.54%	40.51%	1.84%
Education	0.00153000	0.00153000	0.00000000	0.00%	6.80%	0.000%
Total	0.02246827	0.02165149	0.00081678	3.78%	100.00%	3.78%

The City's year over year increase on a blended property tax basis is 1.94% (3.69% x 52.68% which is the City's portion of the combined tax rate). This compares to 2.04% (3.87% x 52.72% which is the City's portion of the combined tax rate) during the budget process.

The Niagara Region's year over year increase on a blended property tax basis is 1.84% (4.54% x 40.51% which is the Niagara Region's portion of the combined tax rate). This compares to 1.42% (3.52% x 40.22% which is the Niagara Region's portion of the combined tax rate) during the budget process. The Niagara Region did approve a higher increase than its initial budget guidance. The increase would have been higher if not for transit usage declining in the City and the fact transit costs are allocated to each city based on usage. Lower rates for waste management also offset the tax increase by the Niagara Region – these rates decreased as a result of the Province's Blue Box Regulation that shifts responsibility for residential recycling to the producers.

Going forward, the proportion of residential property tax paid to the City, Niagara Region, and Education changes as follows:

- City: 52.68% (vs 52.72% in 2025)
- Niagara Region: 40.51% (vs 40.22% in 2025)
- Education: 6.80% (vs 7.06% in 2025)

The impact on the blended property tax rates on the average (avg.) residential, commercial, and industrial property in the City is as follows:

	CVA	2026	2025	$	%
Avg. Residential	$203,084	$4,563	$4,397	$166	3.78%
Avg. Commercial	$350,107	$15,799	$15,303	$496	3.24%
Avg. Industrial	$869,366	$55,524	$53,657	$1,867	3.48%

The property sample for the commercial and industrial class does not include larger industrial, shopping centre, office buildings, parking lots, or subclass properties. Rates for all property classes are included in Appendix A.

The average commercial and industrial property tax changes highlighted above are slightly lower than the residential change. Factors that can impact a difference include changes in current value assessment (CVA) of commercial and industrial properties, tax shifts, and tax policy approved at the Niagara Region or the Province. There was no change in the education rate on residential, commercial, and industrial properties this year.

The storm sewer rates were adopted by Council on November 12, 2025, and these rates are included in the 2026 Property Tax Rates By-law as Schedule B to the By-law.

Incorporated in the 2026 Property Tax Rates By-law are the rates associated with the contributions to the DBIA and the MSBIA.

The final tax due dates for all classes are recommended as July 24 and September 28, 2026. The recommended July date will allow staff to manage workloads between the third instalment and Canal Days. The September date is recommended to move from the September 30th, which became the Truth and Reconciliation Day in 2021. Final billings will be mailed by the demand date, July 3, 2026.

Financial Implications:

The proposed tax rates form the basis to fund the City’s approved 2026 budget.

Strategic Plan Alignment:

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

- Environment and Climate Change
- Welcoming, Livable, Healthy Community
- Economic Prosperity
- Increased Housing Options
- Sustainable and Resilient Infrastructure

Conclusion:

Staff recommend that the proposed 2026 property tax rates in Appendix A and that the 2026 Property Tax Rates By-law be approved.

Appendices:

a. 2026 Property Tax Rates

b. By-Law to Set and Levy the Rates of Taxation for City Purposes for the Year 2026

Respectfully submitted,

Adam Pigeau, CPA, CA
Chief Financial Officer/Treasurer
(905) 228-8019
adam.pigeau@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.

City of Port Colborne
General 2026 Tax Rates

Property Class	RTC Code	2026 Current Value Assessment	Tax Ratio	Discount Factor
Residential	RT	1,807,970,033	1.000000	1.000
Multi-Residential	MT	40,834,500	1.970000	1.000
New Multi-Residential	NT	3,086,800	1.000000	1.000
Commercial	CT	131,990,441	1.734900	1.000
Excess Land	CU	331,900	1.734900	1.000
Vacant Land	CX	2,506,800	1.734900	1.000
Commercial Other	GT	317,500	1.734900	1.000
Commercial Other	ST	11,951,527	1.734900	1.000
Industrial	IT	33,035,900	2.630000	1.000
Excess Land	IU	645,900	2.630000	1.000
Vacant Land	IX	6,567,600	2.630000	1.000
Small Scale on Farm Business	I7	13,300	2.630000	1.000
Large Industrial	LT	40,960,290	2.630000	1.000
Excess Land	LU	2,261,035	2.630000	1.000
Pipelines	PT	10,898,000	1.702100	1.000
Farmlands	FT	58,089,174	0.250000	1.000
Aggregate Extraction	VT	6,786,000	2.140048	1.000
Managed Forests	TT	985,000	0.250000	1.000
		2,159,231,700		

Payments-In-Lieu

Property Class	RTC Code	2026 Current Value Assessment	Tax Ratio	Discount Factor
Residential - Full	RF	1,222,000	1.000000	1.00
Residential - Gen	RG	312,400	1.000000	1.00
Commercial - Full	CF	10,415,600	1.734900	1.00
Commercial - Gen	CG	500,000	1.734900	1.00
Industrial - Hydro	IH	110,000	2.630000	1.00
		12,560,000		

City of Port Colborne
General 2026 Tax Rates (Continued)

Property Class	RTC Code	Tax Rates					Total
		City	Region	Region: Waste Mgmt	Region: Transit	Education	
Residential	RT	0.01183544	0.00774131	0.00090174	0.00045978	0.00153000	0.02246827
Multi-Residential	MT	0.02331582	0.01525038	0.00177643	0.00090577	0.00153000	0.04277840
New Multi-Residential	NT	0.01183544	0.00774131	0.00090174	0.00045978	0.00153000	0.02246827
Commercial	CT	0.02053330	0.01343040	0.00156443	0.00079767	0.00880000	0.04512580
Excess Land	CU	0.02053330	0.01343040	0.00156443	0.00079767	0.00880000	0.04512580
Vacant Land	CX	0.02053330	0.01343040	0.00156443	0.00079767	0.00880000	0.04512580
Commercial Other	GT	0.02053330	0.01343040	0.00156443	0.00079767	0.00880000	0.04512580
Commercial Other	ST	0.02053330	0.01343040	0.00156443	0.00079767	0.00880000	0.04512580
Industrial	IT	0.03112721	0.02035965	0.00237158	0.00120922	0.00880000	0.06386766
Excess Land	IU	0.03112721	0.02035965	0.00237158	0.00120922	0.00880000	0.06386766
Vacant Land	IX	0.03112721	0.02035965	0.00237158	0.00120922	0.00880000	0.06386766
Small Scale on Farm Business	I7	0.03112721	0.02035965	0.00237158	0.00120922	0.00220000	0.05726766
Large Industrial	LT	0.03112721	0.02035965	0.00237158	0.00120922	0.00880000	0.06386766
Excess Land	LU	0.03112721	0.02035965	0.00237158	0.00120922	0.00880000	0.06386766
Pipelines	PT	0.02014510	0.01317648	0.00153485	0.00078259	0.00880000	0.04443902
Farmlands	FT	0.00295886	0.00193533	0.00022544	0.00011495	0.00038250	0.00561708
Aggregate Extraction	VT	0.02532841	0.01656677	0.00192977	0.00098395	0.00511000	0.04991890
Managed Forests	TT	0.00295886	0.00193533	0.00022544	0.00011495	0.00038250	0.00561708

Payments-In-Lieu

Property Class	RTC Code	Tax Rates					Total
		City	Region	Region: Waste Mgmt	Region: Transit	Education	
Residential - Full	RF	0.01183544	0.00774131	0.00090174	0.00045978	0.00153000	0.02246827
Residential - Gen	RG	0.01183544	0.00774131	0.00090174	0.00045978	-	0.02093827
Commercial - Full	CF	0.02053330	0.01343040	0.00156443	0.00079767	0.00980000	0.04612580
Commercial - Gen	CG	0.02053330	0.01343040	0.00156443	0.00079767	-	0.03632580
Industrial - Hydro	IH	0.03112721	0.02035965	0.00237158	0.00120922	0.01250000	0.06756766

City of Port Colborne
General 2026 Tax Rates (Continued)

Property Class	RTC Code	Tax Rates					Total
		City	Region	Region: Waste Mgmt	Region: Transit	Education	
Residential	RT	21,398,121	13,996,056	1,630,319	831,268	2,766,194	40,621,959
Multi-Residential	MT	952,090	622,742	72,540	36,987	62,477	1,746,835
New Multi-Residential	NT	36,534	23,896	2,783	1,419	4,723	69,355
Commercial	CT	2,710,199	1,772,684	206,490	105,285	1,161,516	5,956,174
Excess Land	CU	6,815	4,458	519	265	2,921	14,977
Vacant Land	CX	51,473	33,667	3,922	2,000	22,060	113,121
Commercial Other	GT	6,519	4,264	497	253	2,794	14,327
Commercial Other	ST	245,404	160,514	18,697	9,533	105,173	539,322
Industrial	IT	1,028,315	672,599	78,347	39,948	290,716	2,109,926
Excess Land	IU	20,105	13,150	1,532	781	5,684	41,252
Vacant Land	IX	204,431	133,714	15,576	7,942	57,795	419,457
Small Scale on Farm Business	I7	414	271	32	16	29	762
Large Industrial	LT	1,274,980	833,937	97,141	49,530	360,451	2,616,038
Excess Land	LU	70,380	46,034	5,362	2,734	19,897	144,407
Pipelines	PT	219,541	143,597	16,727	8,529	95,902	484,296
Farmlands	FT	171,878	112,422	13,096	6,677	22,219	326,292
Aggregate Extraction	VT	171,879	112,422	13,095	6,677	34,676	338,750
Managed Forests	TT	2,914	1,906	222	113	377	5,533
		28,571,992	18,688,334	2,176,896	1,109,957	5,015,604	55,562,783

Payments-In-Lieu

Property Class	RTC Code	Tax Rates					Total
		City	Region	Region: Waste Mgmt	Region: Transit	Education	
Residential - Full	RF	14,463	9,460	1,102	562	1,870	27,456
Residential - Gen	RG	3,697	2,418	282	144	-	6,541
Commercial - Full	CF	213,867	139,886	16,294	8,308	102,073	480,428
Commercial - Gen	CG	10,267	6,715	782	399	-	18,163
Industrial - Hydro	IH	3,424	2,240	261	133	1,375	7,432
		245,718	160,719	18,721	9,546	105,318	540,021

The Corporation of the City of Port Colborne

By-Law No. _____

Being a By-Law to Set and Levy the Rates of Taxation for City Purposes for the Year 2026

Whereas Part VI.1 – Special Powers and Duties of the Head of Council of the *Municipal Act, 2001*, S.O. 2001, c 25 ("the Act") assigns certain powers and duties of the municipality formerly exercised by Council to the Head of Council ("Strong Mayor Powers"); and

Whereas the Mayor is the Head of Council for the City of Port Colborne; and

Whereas Subsection 284.16 (1) of the Act provides that the powers and duties of a municipality with respect to proposing and adopting a budget are assigned to the Head of Council; and

Whereas Subsections 284.16 (2) to (7) of the Act and sections 7, 8 and 9 of Ontario Regulation 530.22 – Part VI.1 to the Act set out in detail the processes to be followed by the Mayor and Council in respect of budget proposals and approvals; and

Whereas the 2026 budget was deemed adopted on November 5, 2025; and

Whereas the 2026 storm sewer rates were adopted by Council on November 12, 2025; and

Whereas the City of Port Colborne (the "City") shall in each year prepare and adopt a budget including estimates of all sums required during the year for the purposes of the City pursuant to Section 290(1) of the *Act*; and

Whereas the City shall in each year levy a separate tax rate on the assessment in each property class pursuant to Section 312 of the Act*,* as amended; and

Whereas the Regional Municipality of Niagara (the "Niagara Region") through by-law sets the tax ratios and the tax rate reductions for prescribed property classes for the 2026 taxation year; and

Whereas the Niagara Region through by-law sets the tax rates for the Niagara Region, including Niagara Region Waste Management and the Province of Ontario sets the tax rates for Education purposes; and

Whereas the City shall annually raise the amount required for the purposes of a Board of Management (Business Improvement Areas) pursuant to subsection 208(1) of the Act, as amended.

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

1. That the rates of taxation be based on the levy amount of $28,572,000.

2. That in accordance with Section 312 and Subsection 208(1) of the Act, the City shall levy upon the property tax classes the property tax rates set out in Schedule "A" attached hereto.

3. That the City shall levy upon the assessment of such property classes set out in Schedule "A" attached hereto, the rate of taxation pursuant to current value assessment as returned on the assessment roll from the Municipal Property Assessment Corporation.

4. That the levy provided for in Schedule “A” attached hereto shall be reduced by the amount of the interim levy for 2026 that was requisitioned in accordance with By-Law No.7420/04/26.

5. That payments-in-lieu of taxes due to the City, the actual amount due to the City shall be based upon the assessment roll and the tax rates for the year 2026.

6. That railway rights-of-way taxes due to the City in accordance with the regulations as established by the Minister of Finance, pursuant to the Act, the actual amount due to the City shall be based on the assessment roll and the tax rates for the year 2026.

7. The City will levy on behalf of the Port Colborne Downtown Business Improvement Area an amount of $75,000. The Commercial occupied rate will be 0.00203415 and the Industrial occupied rate will be 0.00308365.

8. The City will levy on behalf of the Port Colborne Gateway Business Improvement Area an amount of $10,000. The Commercial occupied rate will be 0.00081242, with no property having an assessment of more than $5,000 being billed less than $125.00 or more than $250.00.

9. That the City shall charge the Storm Sewer fees by property class set out in Schedule “B” attached hereto.

10. That in accordance with Section 343 of the Act, the demand date shall be July 3, 2026, effective for the Residential, Commercial, Industrial, Multi-Residential, Pipelines, Farmlands, Managed Forests and Aggregate Extraction property classes.

11. That in accordance with Section 343 of the Act, the Treasurer shall send a bill to the taxpayer’s residence or place of business, or to the premises in respect of which the taxes are payable unless the taxpayer directs the Treasurer, in writing, to send the bill to another address.

12. That in accordance with Section 342 and 346 of the Act:

    a. The payment of taxes, including local improvement assessments and other rates as taxes, to be made to the office of the Treasurer in one amount or by installments on the dates of July 24, 2026 and September 28, 2026, on which the taxes or installments are due, and provide for the immediate payment of any installments if earlier installments are not paid on time. The due dates for installments, as mentioned, are effective for the Residential, Commercial, Industrial, Multi-Residential, Pipelines, Farmlands, Managed Forests and Aggregate Extraction property classes.

    b. The payment of taxes to the Municipality may also be paid by any person to any financial institution within the City of Port Colborne.

    c. The payment of taxes be made according to the established preauthorized payment plan on either a due date or monthly plan in the year for which the taxes are imposed to allow taxpayers to spread the payment of taxes more evenly over the year and that monthly payments be made on the 1st of the month from January to December, inclusive.

13. That in accordance with Section 347 of the Act, the Treasurer may accept part payment on account and allocate such payments in accordance with this Section.

14. That in accordance with By-Law No. 6841/91/20, a penalty and interest charge for late or non-payment of taxes shall be imposed.

15. That in accordance with Section 355 of the Act, where the sum of such taxes would be less than $5.00, the amount of actual taxes payable shall be zero.

16. Where the sum of taxes would be $150.00 or less, the amount shall be due and payable in one installment on the same date as the first installment.

17. All monies raised, levied or collected under authority of this by-law shall be paid into the hands of the City.

Enacted and passed this 14th day of April, 2026.

_____
William C. Steele
Mayor

_____
Charlotte Madden
City Clerk

Schedule A - 2026 Property Tax Rates

City of Port Colborne
General 2026 Tax Rates

Property Class	RTC Code	2026 Current Value Assessment	Tax Ratio	Discount Factor
Residential	RT	1,807,970,033	1.000000	1.000
Multi-Residential	MT	40,834,500	1.970000	1.000
New Multi-Residential	NT	3,086,800	1.000000	1.000
Commercial	CT	131,990,441	1.734900	1.000
Excess Land	CU	331,900	1.734900	1.000
Vacant Land	CX	2,506,800	1.734900	1.000
Commercial Other	GT	317,500	1.734900	1.000
Commercial Other	ST	11,951,527	1.734900	1.000
Industrial	IT	33,035,900	2.630000	1.000
Excess Land	IU	645,900	2.630000	1.000
Vacant Land	IX	6,567,600	2.630000	1.000
Small Scale on Farm Business	I7	13,300	2.630000	1.000
Large Industrial	LT	40,960,290	2.630000	1.000
Excess Land	LU	2,261,035	2.630000	1.000
Pipelines	PT	10,898,000	1.702100	1.000
Farmlands	FT	58,089,174	0.250000	1.000
Aggregate Extraction	VT	6,786,000	2.140048	1.000
Managed Forests	TT	985,000	0.250000	1.000
		2,159,231,700		

Payments-In-Lieu

Property Class	RTC Code	2026 Current Value Assessment	Tax Ratio	Discount Factor
Residential - Full	RF	1,222,000	1.000000	1.00
Residential - Gen	RG	312,400	1.000000	1.00
Commercial - Full	CF	10,415,600	1.734900	1.00
Commercial - Gen	CG	500,000	1.734900	1.00
Industrial - Hydro	IH	110,000	2.630000	1.00
		12,560,000		

Schedule A - 2026 Property Tax Rates

City of Port Colborne
General 2026 Tax Rates (Continued)

Property Class	RTC Code	Tax Rates					Total
		City	Region	Region: Waste Mgmt	Region: Transit	Education	
Residential	RT	0.01183544	0.00774131	0.00090174	0.00045978	0.00153000	0.02246827
Multi-Residential	MT	0.02331582	0.01525038	0.00177643	0.00090577	0.00153000	0.04277840
New Multi-Residential	NT	0.01183544	0.00774131	0.00090174	0.00045978	0.00153000	0.02246827
Commercial	CT	0.02053330	0.01343040	0.00156443	0.00079767	0.00880000	0.04512580
Excess Land	CU	0.02053330	0.01343040	0.00156443	0.00079767	0.00880000	0.04512580
Vacant Land	CX	0.02053330	0.01343040	0.00156443	0.00079767	0.00880000	0.04512580
Commercial Other	GT	0.02053330	0.01343040	0.00156443	0.00079767	0.00880000	0.04512580
Commercial Other	ST	0.02053330	0.01343040	0.00156443	0.00079767	0.00880000	0.04512580
Industrial	IT	0.03112721	0.02035965	0.00237158	0.00120922	0.00880000	0.06386766
Excess Land	IU	0.03112721	0.02035965	0.00237158	0.00120922	0.00880000	0.06386766
Vacant Land	IX	0.03112721	0.02035965	0.00237158	0.00120922	0.00880000	0.06386766
Small Scale on Farm Business	I7	0.03112721	0.02035965	0.00237158	0.00120922	0.00220000	0.05726766
Large Industrial	LT	0.03112721	0.02035965	0.00237158	0.00120922	0.00880000	0.06386766
Excess Land	LU	0.03112721	0.02035965	0.00237158	0.00120922	0.00880000	0.06386766
Pipelines	PT	0.02014510	0.01317648	0.00153485	0.00078259	0.00880000	0.04443902
Farmlands	FT	0.00295886	0.00193533	0.00022544	0.00011495	0.00038250	0.00561708
Aggregate Extraction	VT	0.02532841	0.01656677	0.00192977	0.00098395	0.00511000	0.04991890
Managed Forests	TT	0.00295886	0.00193533	0.00022544	0.00011495	0.00038250	0.00561708

Payments-In-Lieu

Property Class	RTC Code	Tax Rates					Total
		City	Region	Region: Waste Mgmt	Region: Transit	Education	
Residential - Full	RF	0.01183544	0.00774131	0.00090174	0.00045978	0.00153000	0.02246827
Residential - Gen	RG	0.01183544	0.00774131	0.00090174	0.00045978	-	0.02093827
Commercial - Full	CF	0.02053330	0.01343040	0.00156443	0.00079767	0.00980000	0.04612580
Commercial - Gen	CG	0.02053330	0.01343040	0.00156443	0.00079767	-	0.03632580
Industrial - Hydro	IH	0.03112721	0.02035965	0.00237158	0.00120922	0.01250000	0.06756766

Schedule A - 2026 Property Tax Rates

City of Port Colborne
General 2026 Tax Rates (Continued)

Property Class	RTC Code	Tax Rates					Total
		City	Region	Region: Waste Mgmt	Region: Transit	Education	
Residential	RT	21,398,121	13,996,056	1,630,319	831,268	2,766,194	40,621,959
Multi-Residential	MT	952,090	622,742	72,540	36,987	62,477	1,746,835
New Multi-Residential	NT	36,534	23,896	2,783	1,419	4,723	69,355
Commercial	CT	2,710,199	1,772,684	206,490	105,285	1,161,516	5,956,174
Excess Land	CU	6,815	4,458	519	265	2,921	14,977
Vacant Land	CX	51,473	33,667	3,922	2,000	22,060	113,121
Commercial Other	GT	6,519	4,264	497	253	2,794	14,327
Commercial Other	ST	245,404	160,514	18,697	9,533	105,173	539,322
Industrial	IT	1,028,315	672,599	78,347	39,948	290,716	2,109,926
Excess Land	IU	20,105	13,150	1,532	781	5,684	41,252
Vacant Land	IX	204,431	133,714	15,576	7,942	57,795	419,457
Small Scale on Farm Business	I7	414	271	32	16	29	762
Large Industrial	LT	1,274,980	833,937	97,141	49,530	360,451	2,616,038
Excess Land	LU	70,380	46,034	5,362	2,734	19,897	144,407
Pipelines	PT	219,541	143,597	16,727	8,529	95,902	484,296
Farmlands	FT	171,878	112,422	13,096	6,677	22,219	326,292
Aggregate Extraction	VT	171,879	112,422	13,095	6,677	34,676	338,750
Managed Forests	TT	2,914	1,906	222	113	377	5,533
		28,571,992	18,688,334	2,176,896	1,109,957	5,015,604	55,562,783

Payments-In-Lieu

Property Class	RTC Code	Tax Rates					Total
		City	Region	Region: Waste Mgmt	Region: Transit	Education	
Residential - Full	RF	14,463	9,460	1,102	562	1,870	27,456
Residential - Gen	RG	3,697	2,418	282	144	-	6,541
Commercial - Full	CF	213,867	139,886	16,294	8,308	102,073	480,428
Commercial - Gen	CG	10,267	6,715	782	399	-	18,163
Industrial - Hydro	IH	3,424	2,240	261	133	1,375	7,432
		245,718	160,719	18,721	9,546	105,318	540,021

Schedule B - 2026 Storm Sewer Rates

By-Law Code	Property Type	Flat Fee ($) Per Year 2026
SS01	Residential Properties with 2 or less units	301.31
SS02	Residential Properties with 3 or more units (including apartments and condos)	271.18/unit
SS04	Churches and Place of Worship	1,506.56
SS05	Institutional	6,026.24
SS06	Small Commercial	1,506.56
SS07	Medium Commercial	3,013.12
SS08	Large Commercial	6,026.24
SS09	Light Industrial	3,013.12
SS10	Heavy Industrial	12,052.47
SS12	CNPI Owned	6,026.24
SS13	Hydro One Owned	6,026.24
SS15	Niagara Region	6,026.24

PORT COLBORNE

Subject: **Amendments to Municipal Alcohol Management Policy**

To: **Council**

From: **Legislative Services Department**

Report Number: 2026-50

Meeting Date: April 14, 2026

Recommendation:

That Legislative Services Department Report 2026-50 be received; and

That the amendments to By-Law 6579/34/18, attached as Appendix A of Legislative Services Department Report 2026-50, be brought forward for Council's approval; and

That Council delegate the authority to designate an event as a cultural or community event to the City Clerk for the purpose of prescribing it as a special event occasion where an application has been made, pursuant to the *Liquor Licence and Control Act, 2019.*

Purpose:

The purpose of this report is to provide information regarding the amendments to Ontario Regulation 747/21 under the *Liquor Licence and Control Act, 2019* pertaining to the Special Occasion Permit Program, and to seek Council's approval of the amendments to the Municipal Alcohol Management Policy, attached as Appendix B.

Background:

Special Occasion Permits (SOPs) are governed by Regulation 747/21 under the *Liquor Licence and Control Act, 2019* and are issued for temporary special events where liquor is sold or served anywhere other than a licensed establishment or private property.

On January 13, 2026, the Assistant Deputy Attorney General sent a memorandum to the Heads of Council of Ontario municipalities regarding updates to "Tailgate Event" Permits under the *Liquor Licence and Control Act, 2019*, attached as Appendix C. The updates will permit that organizations and individuals will be able to apply to the Alcohol

and Gambling Commission of Ontario (AGCO) for Public Special Occasion Permits to host “bring-your-own events” as of April 30, 2026.

Applicants for a bring-your-own (BYO) event permit must obtain a letter or resolution from the municipality in which the event will take place designating the event as a “cultural or community event” before submitting their application to the AGCO. If a municipality does not designate an event as a cultural or community event, the AGCO cannot issue a BYO event permit. The AGCO has indicated that this designation of an event as “community” or “cultural” is at the municipality’s discretion.

The BYO permit is for outdoor public events and can be either “Sale” or “No-Sale” depending on whether alcohol will be sold and served or solely served at the event. Attendees aged 19 or older are allowed to bring and consume their own alcohol at all bring-your-own events. As with all public SOPs, permit holders cannot restrict attendees. This means that any member of the public can show up to a BYO SOP, and the permit holder assumes responsibility for them. Applicants are subject to terms and conditions set out by the Municipal Alcohol Management Policy and the associated AGCO terms and conditions for all SOPs.

The AGCO has indicated that this initiative is intended to benefit businesses, organizations, and local tourism by making public events more accessible and encouraging greater community participation.

Discussion:

Staff are recommending Council approve the amendments to the Municipal Alcohol Policy as outlined in Appendix A including the additions of a definition of “cultural or community event” and Section 3.4 to align the Municipal Alcohol Policy with current AGCO standards and/or regulations.

Further, staff are recommending to delegate responsibility for permit review to the City Clerk to improve efficiency of the permit process, which would not require applications to be considered by City Council.

The adoption of the proposed definition would allow the City Clerk, in their capacity as a delegate of Council, to designate events as “cultural or community events” for the purpose of a bring-your-own Special Occasion Permit application. Receiving a “cultural or community event designation” would enable eligible BYO SOP applicants to host regulated events that create opportunities for community engagement and participation.

Internal Consultations:

The proposed definition of “cultural or community event” and amendments to the Municipal Alcohol Policy, outlined in Appendix A, were developed by the Legislative Services Department in consultation with the City Solicitor and members of the

Recreation and Tourism Department and the Events Team.

Financial Implications:

There are no financial implications.

Strategic Plan Alignment:

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

- Welcoming, Livable, Healthy Community.

Conclusion:

Staff recommend that Council adopt the amendments to By-law 6579/34/18 to adopt a definition of “cultural or community event”, align the Municipal Alcohol Policy with AGCO guidelines, and delegate the authority to designate an event as a cultural or community event to the City Clerk. These proposed amendments would permit applicants to hold special events that promote community participation and local tourism.

Appendices:

a. By-law to Amend Municipal Alcohol Management Policy
b. Municipal Alcohol Management Policy
c. Memorandum to Heads of Council

Respectfully submitted,

Elizabeth Rzeczyca
Election Coordinator
(905) 228-8120
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Charlotte Madden
City Clerk/Manager of Legislative Services
(905) 228-8031
Charlotte.Madden@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.

The Corporation of the City of Port Colborne

By-Law No. _____

Being a By-law to Amend By-law 6579/34/18, Being a By-law to Adopt a Municipal Alcohol Management Policy and to repeal various By-laws

Whereas on May 14, 2018, the Council of The Corporation of the City of Port Colborne enacted By-law 6579/34/18, Being a By-law to Adopt a Municipal Alcohol Management Policy and to repeal various By-laws;

Whereas at its meeting of March 24, 2026, Council considered and approved the recommendation of Legislative Services, Report No. 2026-50, Subject: Amendments to Municipal Alcohol Management Policy;

Whereas Council is desirous of amending the Municipal Alcohol Management Policy in accordance with the recommendations in the above referenced report;

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

1. That By-law 6579/34/18, Being a By-law to Adopt a Municipal Alcohol Management Policy and to repeal various By-laws, be amended by adding the following thereto:

   "Cultural or Community Event" means an organized outdoor gathering hosted by an individual and/or an individual on behalf of an organization for the purpose of arts, athletic, cultural, charitable, entertainment, and/or religious activities that is open to the general public and is not primarily intended for attendees under 19 years of age."

2. That Section 3 of Schedule "A" to By-law 6579/34/18, Being a By-law to Adopt a Municipal Alcohol Management Policy and to repeal various By-laws, be amended by adding Section 3.4 with the following thereto:

   "In the event that this policy differs from the guidance provided from the Alcohol and Gambling Commission of Ontario, including but not limited to the Registrar's Interim Standards and Requirements for Liquor and Ontario statutes and regulations, the guidance provided by the Alcohol and Gambling Commission of Ontario takes precedence over any section of this policy."

3. This by-law shall come into force and take effect on the day of passing.

Enacted and passed this 24TH day of March, 2026.

_____
William C. Steele
Mayor

_____
Charlotte Madden
City Clerk

Schedule “A” to By-law 6579/34/18

THE CORPORATION OF
THE CITY OF PORT COLBORNE

ALCOHOL MANAGEMENT POLICY

History:
First enacted by **BY-LAW 2871/50/93**
May 10th, 1993
Amended by- **BY-LAW 2991/25/94**
February 14th, 1994
Amended by- **BY-LAW 3148/19/95**
February 27th, 1995
Amended by-**BY-LAW 3598/24/98**
March 9th, 1998
Amended by- **BY-LAW 3916/61/00**
May 23rd, 2000
Amended by-**BY-LAW 4090/85/01**
June 25th, 2001
Amended by-**BY-LAW 4458/131/03**
November 24th, 2003
Amended by-**BY-LAW 4607/138/04**
November 22nd, 2004
Amended by-**BY-LAW 4819/44/06**
March 27th, 2006
Amended by- **BY-LAW 5050/105/07**
September 10th, 2007
Amended by-**BY-LAW 5220/126/08**
November 24th, 2008
Amended by- **BY-LAW 6004/110/13**
October 15th, 2013

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1. PREAMBLE:

1.1 The Corporation of the City of Port Colborne ("the City") owns and manages properties and/or facilities that, for the purpose of this policy, are categorized into the following areas:

(a) Those where alcohol consumption is not permitted; and
(b) Those where alcohol consumption is permitted under the authority of a Special Occasion Permit.

1.2 This policy has been adopted in order to prevent potential harms that may arise from alcohol consumption at these locations and to promote a safe and enjoyable environment for facility users.

2. POTENTIAL HARMS:

2.1 A range of potential harms can arise as a result of alcohol consumption. These harms can affect not only those consuming alcohol but also other facility users.

2.2 Such harms include, but are not limited to the following:

(a) injury to the person consuming alcohol or others;
(b) police response required at a municipal property/facility;
(c) liability arising from alcohol related injury or death;
(d) increased insurance premiums as a result of alcohol related incidents;
(e) loss of insurability should the insurer's risk assessment escalate;
(f) charges against the City or the Special Occasion Permit holder(s), under the *Liquor License Act*;
(g) suspension or loss of alcohol permit privileges by the Alcohol and Gaming Commission of Ontario;
(h) vandalism and/or destruction of City property/facilities;
(i) loss of enjoyment for those who do not consume and/or moderately consume alcohol;
(j) complaints and/or action lodged by offended parties;
(k) withdraw from use of City facilities by persons or groups concerned about alcohol consumption;
(l) loss of City revenue due to reduced participation; and
(m) increased public concern about alcohol consumption.

2.3 Such harms are generally not attributable to those who responsibly consume alcohol and to those who observe the rules regarding alcohol consumption. Generally, the majority of such harms arise when persons engage in four unsafe alcohol consumption practices:

(a) Drinking to the point of intoxication;
(b) Drinking and driving;

(c) Underage drinking; and
(d) Drinking in prohibited areas.

2.4 Preventing engagement in such practices will correspondingly diminish the occurrence of alcohol related harms. This policy will be minimally intrusive to those that do not engage in the unsafe consumption of alcohol. This policy is not intended to inhibit the legal and responsible consumption of alcohol.

3. PURPOSE:

3.1 As the owner and operator of the properties and facilities outlined above, the City has a responsibility to promote the responsible use of alcohol at special events. The City must also take appropriate initiatives to protect itself from liability associated with the consumption of alcohol on City property and/or facilities.

3.2 This policy has been adopted in order to prevent the occurrence of alcohol related harms and to preserve and protect the public's enjoyment of City properties and facilities. By reducing the potential for alcohol related harms, the City concurrently reduces a user's loss of enjoyment of City facilities, and minimizes the risk of injury and death, and the risk of liability.

3.3 To this end, this policy establishes methods intended to reduce engagement in the unsafe consumption of alcohol, as outlined above.

4. LICENSED FACILITIES:

4.1 The following City facilities are designed as being eligible for hosting a Special Occasion Permit ("SOP") function:

(a) Vale Health & Wellness Centre, 550 Elizabeth Street;
(b) Sugarloaf Harbour Marina, 3 Marina Road;
(c) Port Colborne Historical and Marine Museum, 280 King Street;
(d) Roselawn Centre for the Arts, 296 Fielden Avenue, (Licence No. 40291);
(e) Port Colborne Municipal Offices, 66 Charlotte Street;
(f) Port Colborne Engineering & Operations Centre, 1 Killaly Street West;
(g) Port Colborne Fire Hall, 3 Killaly Street West;
(h) Fire Station No. 2, 126 Bell Street;
(i) Port Colborne Bocce Club, 550 Elizabeth Street;
(j) Port Colborne Visitor Information Centre, 6 Main Street West;
(k) Bethel Community Centre, 2703 Chippawa Road;
(l) Sherkston Community Centre, 4893 Sherkston Rd;
(m) Port Colborne Tennis Club Building, 41 Helen Street;
(n) Port Colborne Lion's Field Park, 148 Killaly Street West;
(o) Municipal Street Events (various locations, as approved by Council); and
(p) Parks and Pavilions (various locations, as approved by Council).

4.2 The following City owned properties and/or facilities shall not be used to host SOP events:

(a) Nickel Beach, as it is owned by Vale Canada Ltd., and it is against the company's corporate policy.
(b) Westside Arena Baseball Fields, as it is a youth user oriented facility.

4.3 Eligible facilities known as the Bethel Community Centre, Sherkston Community Centre, and the Port Colborne Visitor Information Centre are permitted to host SOP functions, as the management organization/group/City of Port Colborne, Council deems acceptable.

5. CONTROLS:

5.1 In order to be eligible to utilize a City owned property and/or facility for a SOP function, the SOP Permit Holder must demonstrate to the satisfaction of the Department Director, or designate, that there are sufficient controls in place to prevent intoxicated or rowdy patrons from entering the event.

5.2 Further, the SOP Permit Holder must ensure that any intoxicated and/or rowdy patrons shall be refused service and shall be removed safely from the event, forthwith.

5.3 For the purpose of establishing and maintaining control, as outlined above, the Permit Holder shall be responsible for implementing and ensuring compliance with the following controls :

(a) The person(s) whose name(s) appear on the SOP (the "Permit Holder") (being the person(s) responsible for the event) may identify a designate(s), however in doing so, the names of such designate(s) shall appear on the SOP, and such person(s) shall be made known to the City. Individuals/groups named on Special Occasion Permits and facility owners are responsible for the safety and sobriety of the people attending the event.

(b) The Permit Holder and/or designate(s) shall possess a valid Smart Serve Certification.

(c) The Permit Holder and/or designate(s) shall be present throughout the SOP event at all times.

(d) The Permit Holder and/or designate(s) shall familiarize themselves and comply with all requirements specified in the Special Occasion Permit issued by the AGCO.

(e) The SOP shall be posted in a conspicuous location at all times during the event, shall be readily available for presentation upon request by AGCO Inspectors or police officers.

(f) The only identification accepted for the purpose of establishing a patron's age shall be: valid provincial Driver's Licence, or out-of-province photo driver's licence, valid Passport, Government Issued Military Card, Canadian Citizenship Card (including Native Status Card), and/or photo identification issued by the Alcohol and Gaming Commission of Ontario ("AGCO").

(g) The sale of alcoholic beverages shall be by ticket and the number of alcoholic beverages permitted to be purchased by one (1) person at any one time shall be limited to two (2), unless other restrictions specific to the event are established by the AGCO, in which case adherence shall be to that limit. Glass containers shall not be used for serving beverages at an SOP function.

(h) At the time of purchase, servers shall open all alcoholic beverages prior to proffering same to the patron.

(i) At least two (2) persons shall supervise all entrances, and at least one (1) person shall supervise exits. Those supervising the entrances and exists shall be the age of majority. Monitors shall not consume alcohol prior to or while undertaking their duties at the event.

(j) For licensed venues with a capacity over 2,000 people, floor monitors shall be provided, including an appropriate number of licensed security guards and Special Duty Police Officers, with a minimum ratio of one (1) per two hundred participants.

(k) All monitors shall be nineteen (19) years of age or older and shall hold a valid Smart Serve Certification.

(l) Prepare and maintain a list that includes the names and Smart Serve Identification numbers, of all monitors and servers. This list shall be submitted to the Department Director, or designate, at the time the application for the special event is submitted to the City list shall be posted during the event in the same location as the SOP.

(m) In accordance with the rules and regulations of the AGCO, in the case where the designated area must be enclosed by fencing, a minimum of one (1) monitor shall be utilized to "patrol" the area outside of the fenced area.

(n) Staff and/or volunteers responsible for selling tickets to patrons for the purchase of alcohol must possess a valid Smart Serve Certification.

(o) Those identified by this policy as requiring Smart Serve Certification shall carry their Smart Serve Identification Card on their person, at all times during the event.

(p) “Last call” announcements are not permitted and shall not be made.

(q) Any incident and/or occurrence that could reasonably be expected to endanger the health and safety of a patron or other participant, whether it be on or off the event premises, shall be the responsibility of the SOP permit holder.

(r) In the case where the AGCO provides approval under the SOP Permit for persons under the age of majority (“minors”) to be present within the designated area identified under the Permit, single fencing with a minimum height of four (4) feet shall be securely erected

(s) In the case where the AGCO, under the SOP Permit, indicates that minors are not allowed to be present within the designated area identified under the Permit, double fencing with a minimum height of four (4) feet, shall be securely erected.

(t) The Permit Holder, designate or responsible person(s) must be present throughout the SOP event.

(u) Food shall be available for patrons at all times when alcohol is being served and at no greater price than the cost to purchase alcoholic beverages. Further, non-alcoholic beverages shall be available at all times and at no greater price than the cost to purchase alcoholic beverages.

(v) Thirty (30) percent of the total amount of beer and draft beer available for sale shall be classified as “light” beer, and notice of same shall be posted.

(w) Ensure adequate lighting is provided for the event, signs are visible, and stairs are clear. . Adequate and accessible washroom facilities shall be available on site. As the occupier of the premises, the Permit Holder is required to ensure the physical setting is safe for persons who are and are not consuming alcohol. The Permit Holder may be held liable if an accident occurs due to the physical set-up of the event.

(x) The Permit Holder shall ensure signs are displayed, near the serving area, indicating the following:

- It is a Provincial Offense to serve an intoxicated person, or serve anyone to the point of intoxication.
- Provisions of the *Liquor License Act* authorize servers to cut off over indulgent consumers.

- The SOP holder has the right to refuse admittance to persons who are under the age of majority.

(y) In the event a patron is intoxicated and/or sales have stopped to the patron, the patron shall be escorted out of the designated area and event. The patron shall then be left in the responsibility of someone who has not consumed alcohol and such an occurrence shall be recorded in a logbook. Police can be called to assist in managing intoxicated or rowdy participants

(z) The Permit Holder is responsible for ensuring at all times that no violation of the Criminal Code occurs within the licensed area. This includes, but is not limited to: drunkenness, violence, use of narcotics, mischief, nudity, lewd or lascivious action, defecation outside designated washroom areas, throwing objects at the stage or at others , spitting at or on others, pick pocketing or theft, possession of concealed weapons, uttering threats, or trespass in restricted areas.

6. RATIONALE:

6.1 In accordance with the *Occupiers Liability Act*: special event participants must be protected from foreseeable harm.

6.2 Relevant case law: *Jaconson v. Kinsmen Club of Nanaimo(1976) - Kinsmen Club of Nanaimo* sponsored a beer party in a large arena. During the party, patrons climbed one of the support beams. One patron lost his grip on the beam and fell onto the plaintiff, knocking him unconscious. Although thirty volunteers were supervising the event, the only step taken to discourage the climbers were shouts from certain volunteers. The court found that the Club breached its statutory obligation as an occupier by falling to prevent the patrons from climbing.

7. STATEMENT OF INTOXICATION:

7.1 The use of City owned property and/or facilities is primarily for the purpose of public enjoyment, recreation and social gatherings. An SOP event shall not pose an unreasonable rick to public safety, the public interest and the public, nor any unreasonable rick of non-compliance with the *Liquor Licence Act of Ontario* or this policy.

7.2 It is against the *Liquor License Act of Ontario* for licensed establishments to serve customers to the point of intoxication.

7.3 Servers in City facilities are required to obey the law and not serve anyone to the point of intoxication.

7.4 Should a patron wish to purchase a non-alcoholic beverage, they may request a soft drink, coffee or other alternative. Should a patron wish to purchase a smaller portion of alcohol, they may request a beer, cooler or other beverage with a lower alcohol content.

7.5 Should a breach of the *Liquor Licence Act of Ontario* or the provisions of this policy be observed, or if there is an immediate threat to public safety, the Department Director, an AGCO inspector or a police officer may revoke an SOP while the event is underway.

8. PENALTY:

8.1 An individual or group bringing alcohol onto designated municipal properties must have a Special Occasion Permit.

8.2 Special Occasion Permit Holders violating city policy and procedures and/or the *Liquor Licence Act* may be refused future rental privileges.

8.3 Future rentals to such individuals or groups will depend on them demonstrating to the Department Director or designate and/or City Council that all the rules will be followed at future functions.

8.4 Policy violators will be penalized so as not to jeopardise the use of the facility by other responsible organizations or individuals. The Alcohol and Gaming Commission of Ontario has the authority to refuse to issue an SOP for a particular premise if there has been evidence that the laws have been violated during the event.

9. ACCOUNTABILITY:

9.1 Signs must be posted at all SOP events informing the public where they can direct their concerns. The sign will name the sponsor of the event, the name of the Permit Holder and the addresses and telephone number of the Community Services Department of the City of Port Colborne, the Niagara Regional Police and the Alcohol and Gaming Commission of Ontario.

9.2 There shall be the uniformity in the signs outlining:

(a) Event Sponsor
(b) Name of Special Occasion Permit Holder
(c) Community Services Department, City of Port Colborne
66 Charlotte Street
Port Colborne, Ontario L3K 3C8 (905) 835-2900
(d) Niagara Regional Police Service
501 Fielden Avenue
Port Colborne, Ontario (905) 735-7811 ext. 3270

(e) Alcohol And Gaming Commissions Of Ontario
55 Lakeshore Boulevard East
Toronto, Ontario (416) 326-0431

9.3 It is not always possible for the police and Liquor License Inspectors to check on Special Occasion Permit functions. Therefore, the sign serves notice to the permit holder that while enforcement personnel may not attend the event, concerned participants will know where to lodge a complaint.

10. APPLICATIONS – CONDITIONS OF APPROVAL:

10.1 When considering endorsement of a Liquor License Application submitted to the Alcohol and Gaming Commission of Ontario, recommended approval by the City shall be contingent on the event sponsor agreeing, in writing, to conditions including, but not limited, to the following:

(a) Adherence to the City's Alcohol Management Policy.
(b) Provide 5 million dollar liability insurance naming all necessary parties as additional insured.
(c) Site plan drawing of the footprint of the facility or venue where serving of alcohol is taking place. To include fencing, security/police locations, entrances and exits.
(d) Adherence to the Liquor Licence Act and the Rules and Regulations of the AGCO.

11. PROMOTION:

11.1 Once endorsed by the City, a presentation to the community will be set up. All previous event sponsors will be sent a letter recommending attendance, as it may affect future events sponsored by them.

11.2 The general public will be invited to attend through media advertisement.

11.3 All of the reviewing members of this policy be present to facility discussion.

12. SIGNS:

12.1 Signage shall be posted at each venue where alcohol is being served.

12.2 Signage that is required by the AGCO and the Liquor Licence Act must be adhered to and posted at:

(a) All entrances
(b) All serving locations
(c) All ticket sales locations if applicable
(d) All exits

12.3 Depending on the final designation sign size (min 24 inches wide by 14 inches high)

12.4 Examples of signage are as follows:

Example 1:

NO ALCOHOLIC BEVERAGES PERMITTED
-Minimum 3 inches height

VIOLATORS IMMEDIATLEY FORFEIT ALL RIGHTS TO USE OF FACILITY
Minimum 2 inches height

Example 2:

ALCOHOLIC BEVERAGES BY PERMIT ONLY
-Minimum 3 inches height

VIOLATORS MUST IMMEDIATLEY FORFEIT ALL RIGHTS TO USE FACILITY
-Minimum 2 inches height

13. SAFE TRANSPORTATION:

13.1 The only individuals, groups or organizations implementing a safe transportation strategy involving designated driver program combined with an additional alternate home transportation option (to prevent intoxicated participants from driving) be permitted rental/use privileges of facilities for Special Occasion Permit functions.

13.2 The City of Port Colborne assumes no liability with any third party safe transportation means or services.

Examples:

- ✓ Designated Drivers Program to be advertised at the event
- ✓ Designated Drivers to be identified to servers and monitors
- ✓ Designated Drivers to receive free or low cost non-alcoholic drinks(i.e. coffee, pop, water)
- ✓ Intoxicated persons to be driven home by a sober friend whom will assume the responsibility of the intoxicated persons that the details be so documented by the Licensed Group or be provided with a taxi ride home.

14. TRAINING:

14.1 To be eligible for a facility rental for a SOP function, the sponsor must demonstrate to the satisfaction of the Department Director or designate, that the person signing the SOP , and all events alcohol servers, floor and door monitors, all ticket sellers and takers have completed the Smart Serve Ontario Certification training through the Hospitality Industry Training Organization of Ontario, or an equivalent coarse as endorsed by the AGCO (note: a serving Police Officer is considered to have the equivalent of a Smart Serve).

15. INSURANCE:

15.1 Individuals or group sponsoring a SOP function at a City owned property and/or facility, as previously listed, must show proof to the Department Director or designate, at least two (2) weeks prior to the event, that they have a minimum of $5,000,000.00 liability insurance coverage and that the City is named as an additional insured.

16. NOISE:

16.1 The playing of music either by band, DJ, radio, or other form at special events held outdoors, sanctioned by a SOP on City owned property MUST apply for and receive a Noise Variance, by application to the By-law Enforcement Division.

17. MUNICIPAL ALCOHOL POLICY REVIEWING MEMBERS:

Reviewing Member:	**Organization:**
Chief Administrative Officer	City of Port Colborne
City Clerk	City of Port Colborne, Corporate Services
Event Coordinator	City of Port Colborne, Community Services
Fire Prevention Officer	City of Port Colborne, Fire Department
Staff Sergeant	Niagara Regional Police Services, District 6
Inspector	Alcohol and Gaming Commission of Ontario

CITY OF PORT COLBORNE
SPECIAL OCCASION PERMIT HOLDER AGREEMENT

Name of Team/Group/Organization/Individual/Event: _____

Name of Contact Person: _____

Phone: _____ Email: _____

CERTIFICATION:

1. The Permit Holder has received and reviewed a copy of the Municipal Alcohol Management Policy.
2. The Permit Holder agrees to adhere to the conditions of this policy and the *Liquor License Act of Ontario*.
3. The Permit Holder understands that is an infraction of the policy occurs, the City of Port Colborne may refuse future rentals. The length of the suspension will be determined by the municipality.
4. The Permit Holder understands they can be held liable for injuries and damage arising from failing to adhere to the Liquor License Act of Ontario, or from otherwise failing to take action that will prevent foreseeable harm from occurring.
5. The Permit Holder understands that the Police and/or a Liquor License Inspector can lay charges for infractions of the *Liquor License Act of Ontario* or other relevant legislation.

_____ _____

Signature Date

OFFICE USE ONLY

_____ _____

S.O.P. Permit No. MUNICPAL APPROVAL DATE (by resolution)

Agreement received by: _____

COMMUNITY SERVICES DEPARTMENT

Date: _____

RESPONSIBILITIES OF SPECIAL OCCASIONS PERMIT HOLDER:

As the contact person of a Special Occasion Permit, your group can be held liable, among other things, for injuries and damages arising from failing to adhere to the *Liquor License Act of Ontario*. These conditions include serving someone to intoxication, serving someone who is already intoxicated, serving a minor and failing to prevent impaired individuals from driving.

The City suggest that organizations pass by-laws specifically indemnifying directors for the costs arising from any law suits that might arise out of their work as a Director.

A typical by-law might read as follows:

> *The Board of Directors shall indemnify all Directors or Officers for any expenses they might incur in the course of the defending themselves from, or from any damages arising from any legal actions taken against the Directors or Officers from any acts or omissions undertaken on behalf of the Board of Directors.*

While such a by-law might make a director feel more comfortable, it must be kept in mind that indemnification may serve little purpose if the organization does not have the funds necessary to indemnify. While indemnification provisions may protect directors in areas where directors liability will not (see Director's Liability, below), the Board does not likely have the power to indemnify a director against any and all acts that they might to in their capacity as director.

While indemnification by-laws are not pointless, directors are better served by making sure the organization has adequate insurance coverage.

RATIONALE

It is illegal for a non-profit organization to reimburse its members for expenses incurred through lawsuits unless so permitted by the organizations By-Law. The use of Off Duty Police Officers shall be recommended at events that are warranted.

EVENT EVALUATION FORM

(To be completed by the Event Holder and the Municipal Staff Designate)

1) Name of Event: _____

2) Location of Event: _____

3) Date(s) of Event: _____

4) Time(s) for Alcohol Service: _____

5) Inventory Control:

Product	Quantity	Size/Kind (bottle/can/tallboy/draft)	Purchased	Sold
Beer				
Light Beer				
Liquor				
Wine Red				
Wine White				
Coolers				
Kegs				
Other				

6) Types of Non-Alcoholic Beverages being served: (check all that apply)

□ Water □ Pop □ Juice □Coffee/Tea □ Other

7) Estimate number of paid participants attending and/or participating: _____

8) Estimate number of minor attending and/or participating: _____

9) Were there any areas of the facility that were difficult to monitor? If yes, explain briefly.

Exits: ☐No

☐Yes _____

Entries: □No

□Yes_____

Washrooms: □No

□Yes_____

Parking Lot(s): □No

□Yes_____

10) Do you feel there were sufficient monitors in place?

□ No □Yes

11) If you didn't employ off-duty police officers, do you now feel that they would have been of benefit?

□ No □Yes

Name of Event Person Completing This Evaluation:

_____ _____

Name of Person Signature of Person

Your evaluation form must be returned to the City of Port Colborne, Community Services Department no later than 48 Hours after the completion of your event.

Ministry of the Attorney General

Office of the Assistant Deputy Attorney General

Policy Division

McMurtry-Scott Building
720 Bay Street, 3rd Floor
Toronto ON M7A 2S9

Ministère du Procureur général

Bureau du sous-procureur général adjoint

Division des politiques

Édifice McMurtry-Scott
720, rue Bay, 3ème étage
Toronto ON M7A 2S9

Ontario

MEMORANDUM TO: Heads of Council - Ontario Municipalities

DATE: January 13, 2026

FROM: Tom McKinlay,
Assistant Deputy Attorney General

RE: Updates to "Tailgate Event" Permits under the *Liquor Licence and Control Act, 2019*

Effective April 30, 2026, amendments to O. Reg. 747/21 under the *Liquor Licence and Control Act, 2019* (LLCA) will expand eligibility for tailgate event permits to include events that have been municipally-designated as cultural or community events. "Tailgate events" will also be renamed "bring-your-own events". Tailgate events held in connection with and in proximity to professional, semi-professional or post-secondary sporting events will continue to be eligible events under the bring-your-own permit. All bring-your-own permit events are to remain public outdoor events.

As of April 30, 2026, organizations and individuals will be able to apply to the Alcohol and Gaming Commission of Ontario (AGCO), which administers and regulates liquor licences and permits in the province, for permits to host "bring-your-own events".

The bring-your-own permit is for outdoor public events and can be either "Sale" or "No-Sale" depending on whether alcohol will be sold and served or just served at the event. Attendees aged 19 or older are allowed to bring and consume their own alcohol at all bring-your-own events.

This initiative is intended to benefit businesses, organizations, and local tourism by making public events more accessible and encouraging greater community participation. These amendments support Ontario's ongoing efforts to modernize the legislative and regulatory framework for alcohol, promoting safe and socially responsible recreational opportunities.

As municipalities are best positioned to understand local needs and determine how to classify community or cultural events, applicants for a bring-your-own event permit for a cultural or community event must obtain a letter or resolution from the municipality in which the event will take place designating the event as a "cultural, or community event" before submitting their application to the AGCO.

…/2

Examples of outdoor community or cultural events may include, but are not limited to:

- outdoor movie screenings,
- street markets,
- arts and crafts shows,
- free outdoor concerts,
- fairs,
- neighbourhood sports tournaments,
- public performances (i.e. theatre),
- farmers markets, and
- international or religious festivals.

If a municipality does not designate an event as a community or cultural event, the AGCO cannot issue a bring-your-own event permit. The designation of an event as "community" or "cultural" is at the municipality's discretion, there is no obligation to make such a designation.

Consistent with other types of outdoor events, event organizers must also provide written notice 30 days before the event to the municipal clerk's department, and police, fire and public health departments when expecting fewer than 5,000 people per day and 60 days prior to the event if expecting more than 5,000 people.

Events held on municipal property (e.g., city parks) remain subject to applicable municipal approvals and alcohol policies, these changes are not intended to alter those requirements.

The AGCO will continue to ensure compliance with the LLCA, its regulations, and the AGCO Registrar's Standards.

If you have any questions about these regulatory changes please contact Wendy Chen, Director, Agency and Tribunal Relations Branch at Wendy.Chen@ontario.ca. If you have any questions about AGCO permits and the application process, please contact Ruxandra Ilicea, Senior Eligibility Officer at Ruxandra.Ilicea@agco.ca.

Yours truly,



Tom McKinlay
Assistant Deputy Attorney General

c.c. Wendy Chen, Director, Agency and Tribunal Relations Branch
Ben Valido, Chief Strategy Officer
Ruxandra Ilicea, Senior Eligibility Officer

PORT COLBORNE

Subject: **Proposed Land Exchange between Algoma Central Properties Inc and the City of Port Colborne**

To: **Council**

From: **Planning and Development Department**

Report Number: 2026-03

Meeting Date: April 14, 2026

Recommendation:

That the Planning and Development Department Report 2026-03 be received; and

That the Land Exchange Agreement between the City of Port Colborne and Algoma Central Properties Inc. and corresponding By-law, attached hereto as Appendix D, be brought forward; and

That the Mayor and City Clerk be authorized to sign and execute any and all documents related to this land exchange.

Purpose:

The purpose of this report is to seek Council's approval for a land exchange and associated agreement between the City of Port Colborne and Algoma Central Properties Inc. for a vacant parcel of City-owned land to support economic development and local business growth.

Background:

Algoma Central Properties Inc. currently owns the land on which Allied Marine operates (see Appendix A) and also holds a significant ownership stake in Allied Marine. Allied Marine has been awarded new licenses and contracts that take effect in 2027 and will need to expand their operations in Port Colborne.

As publicly announced, Allied Marine was selected as the North American Agent to represent Swiss-based marine power provider WinGD. WinGD's two-stroke engines are fitted into many Canadian owned vessels currently operating on the Great Lakes and worldwide off the east and west coasts of North America. This is one of the most

significant developments for Allied Marine in its ship maintenance and repair business. Additional business developments are moving forward but are still confidential at this time.

To facilitate these opportunities, Allied Marine requires a 15,000 sq. ft. expansion to its current operations. Taken together, Allied Marine and Algoma have additional future expansion plans for the site including a 100,000-sq.ft. facility and other smaller buildings that will further solidify both Allied Marine and Algoma's long-term future and increase employment opportunities in the City of Port Colborne. The companies have approached the City about acquiring a vacant parcel of City land that was declared surplus in August 2025 (see Report 2025-161 – Surplus Declaration – 69 Lake Road) to facilitate these expansion plans.

Discussion:

The proposed land exchange will facilitate more productive land use aligned with the current zoning. This parcel would help facilitate Allied Marine's expansion plans and demonstrate the City's support of business retention and expansion as outlined in the Economic Development Strategic Plan. Public Works does not require this City property for current or future operational purposes. The City-owned parcel would allow for an interior road reorganization to create better traffic flow and safety for drivers, workers and pedestrians on Welland Street and Lake Road and expansion of current and future operations.

In addition to supporting local business expansion, the land exchange will also benefit City operations. Public Works has a need for some of the Algoma / Allied Marine land as shown in Appendix C to straighten and expand the entrance into 69 Lake Road and the City's Nickel Beach parking lot. This turning area and entrance leads to the Hamilton Oshawa Port Authority (HOPA) and Marine Recycling properties and the land exchange will improve access and safety.

The City property to be conveyed to Algoma and depicted in Appendix B is 49,513 square feet. The Algoma property to be conveyed to the City and depicted in Appendix C is 4,057 square feet. As a required part of the legal process, the City commissioned an Opinion of Value from a local real estate agent which concluded that the two properties are each valued between $5,000 and $7,000. Both parcels are zoned Light Industrial (LI).

The two properties will be exchanged on a "where is as is basis" which indemnifies the City from any liability for environmental issues on its former property and this indemnification also applies to Algoma Central Corporation.

Financial Implications:

There are minimal financial implications associated with this report. It is important to note the legal mechanism to complete the transfer requires an “agreement of purchase and sale” (Appendix D) – but the City is not paying for the land transfer. It is agreed by both parties that the lands will be exchanged at no cost to either party. The City will pay for the legal costs for the City’s portion of the land exchange and the associated land transfer taxes. This will be funded from the Economic Development Land Reserve.

As noted when the property was declared surplus in August 2025, currently, the City parcel is not generating any tax revenue. Transferring this parcel to Algoma / Allied Marine to facilitate their expansion will generate increased tax assessment and revenue for the City which will be determined based on the final construction plans.

Strategic Plan Alignment:

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

- Welcoming, Livable, Healthy Community
- Economic Prosperity
- Sustainable and Resilient Infrastructure

Conclusion:

Algoma Central Properties Inc. and Allied Marine have ambitious expansion plans and have requested a vacant and surplus piece of City property adjacent to Algoma’s current property. The City has a desire to acquire a portion of the current Algoma / Allied Marine property to allow Public Works to straighten and widen the turning area into the City property connecting the HOPA property and Marine Recycling entrance to Lake Road.

It is recommended that Council approve this report and direct staff to proceed with the land exchange between the City and Algoma Central Properties Inc.

Appendices:

a. Allied/Algoma Property Map

b. City Land to be acquired by Allied / Algoma

c. Allied / Algoma Land to be acquired by the City

d. By-law and Land Exchange Agreement

Respectfully submitted,

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

Erik Acs
Chief Planner
(905) 228-8117
Erik.Acs@portcolborne.ca

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

Bryan Boles
Chief Administrative Officer
(905) 228-8018
Bryan.Boles@portcolborne.ca

Report Approval:

All confidential reports reviewed and approved by the Chief Administrative Officer.

Port Colborne Mapping Application

2026-03
Appendix A



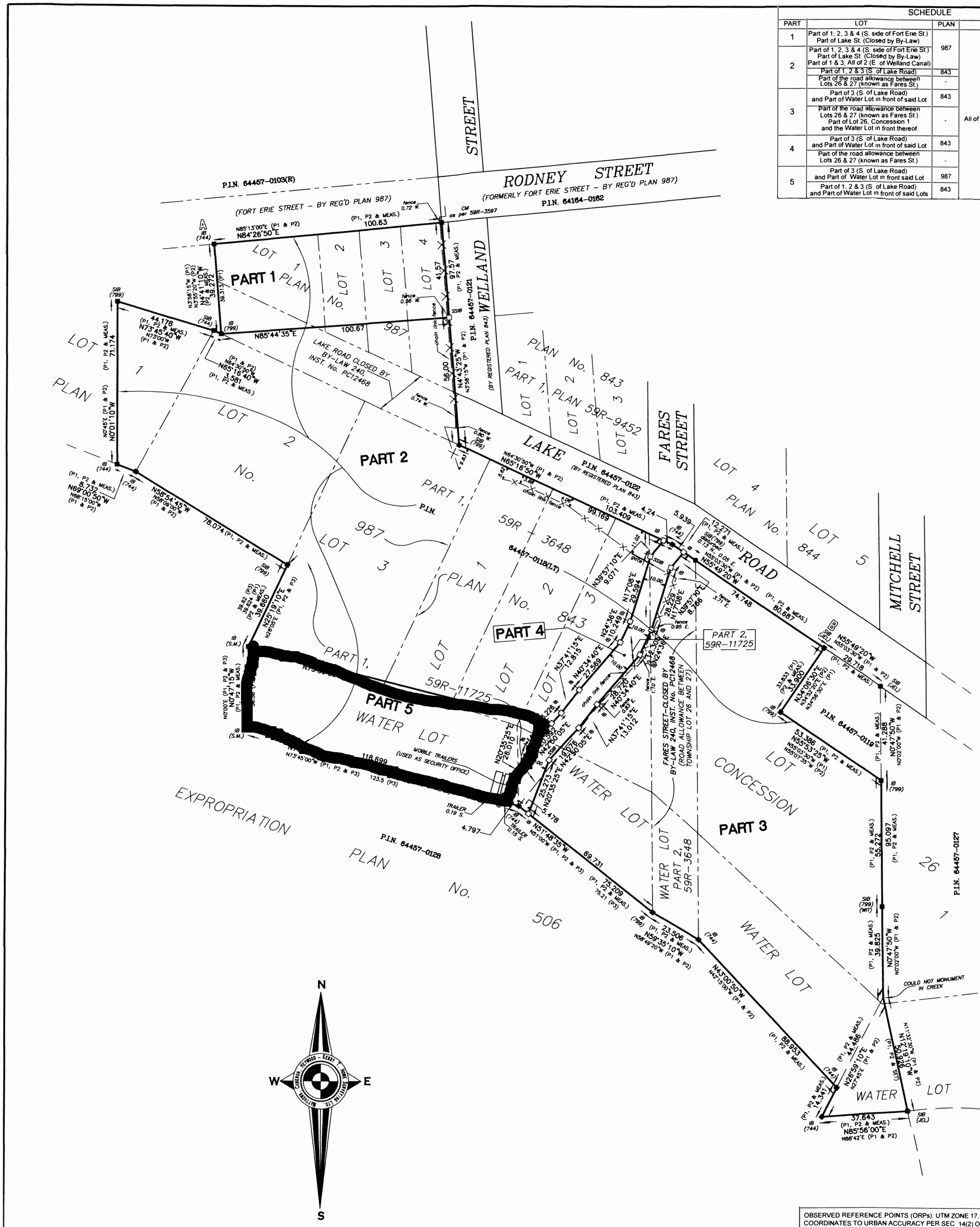
[redacted]

1:2,022
0 95 190 380 ft
0 25 50 100 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

City of Port Colborne

© City of Port Colborne



SCHEDULE				
PART	LOT	PLAN	P.I.N.	AREA
1	Part of 1, 2, 3 & 4 (S. side of Fort Erie St.) Part of Lake St. (Closed by By-Law)	987	All of 64457-0118(LT)	0.407 HA.
2	Part of 1, 2, 3 & 4 (S. side of Fort Erie St.) Part of Lake St. (Closed by By-Law) Part of 1 & 3, All of 2 (E. of Welland Canal)	987		2.539 HA.
	Part of 1, 2 & 3 (S. of Lake Road)	843		
	Part of the road allowance between Lots 26 & 27 (known as Fares St.)	-		
3	Part of 3 (S. of Lake Road) and Part of Water Lot in front of said Lot	843		2.015 HA.
	Part of the road allowance between Lots 26 & 27 (known as Fares St.) Part of Lot 26, Concession 1 and the Water Lot in front thereof	-		
4	Part of 3 (S. of Lake Road) and Part of Water Lot in front of said Lot	843		0.135 HA.
	Part of the road allowance between Lots 26 & 27 (known as Fares St.)	-		
5	Part of 3 (S. of Lake Road) and Part of Water Lot in front said Lot	987		0.466 HA.
	Part of 1, 2 & 3 (S. of Lake Road) and Part of Water Lot in front of said Lots	843		

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

June 23, 2014
DATE

ANDREW CAMERON
Ontario Land Surveyor

PLAN 59R- 15129
RECEIVED AND DEPOSITED
June 26/14
DATE

R Lane
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (59)

METRIC NOTE

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM OBSERVED REFERENCE POINTS **A** AND **B** BY REAL-TIME NETWORK OBSERVATIONS (SmartNet Version 6), AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°W OF UTM ZONE 17, NAD83 (ORIGINAL)

DISTANCE NOTE

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND-LEVEL DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99982977

LEGEND

denotes			P1	denotes	PLAN 59R-3648
-	SURVEY MONUMENT FOUND		P2	-	Plan of survey by M&C
-	SURVEY MONUMENT SET			-	File LLN 59195
IT	-	IRON TUBE	P3	-	PLAN 59R-11725
CC	-	CUT CROSS	799	-	R.H. FUNK, O.L.S.
IB	-	IRON BAR	J.E.L.	-	J.E. LANTHIER, O.L.S.
SIB	-	STANDARD IRON BAR			
SSIB	-	SHORT STANDARD IRON BAR			
IBØ	-	ROUND IRON BAR			
CM	-	CONCRETE MONUMENT			
CP	-	CONCRETE PIN & WASHER			
(wit)	-	WITNESS			
M&C or 744	-	Matthews, Cameron, Heywood - Kerry T. Howe Surveying Ltd.			
S.M.	-	SEXTON McKAY LIMITED, O.L.S.			

N = North / S = South / E = East / W = West / meas = measure / prop = proportion

PLAN OF SURVEY OF

PART OF LOT 1 (EAST OF THE WELLAND CANAL), LOTS 2 & 3 (EAST OF THE WELLAND CANAL) INCLUDING THE WATER LOT IN FRONT OF LOT 3, REG'D PLAN 987, LOTS 1, 2, 3 & 4 (ON THE SOUTH SIDE OF FORT ERIE STREET NOW RODNEY STREET), REG'D PLAN 987, PART OF LAKE ROAD, (CLOSED BY BY-LAW) REG'D PLAN 987, PART OF LOT 26, CONCESSION 1 AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 26 AND 27 KNOWN AS FARES STREET (LYING SOUTH OF LAKE ROAD), TOWNSHIP OF HUMBERSTONE, AND THE WATER LOT IN FRONT THEREOF, LOTS 1, 2 & 3 (SOUTH OF LAKE ROAD) AND THE WATER LOTS LYING IN FRONT OF SAID LOTS, REG'D PLAN 843

NOW IN THE

CITY OF PORT COLBORNE

REGIONAL MUNICIPALITY OF NIAGARA

MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD.

20 0 20 40 60 METRES
1 1000

2014

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10.		
ORP	NORTHING	EASTING
A	**4749080.15**	**643132.74**
B	**4748904.18**	**643401.56**
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON JUNE 19, 2014.

June 23, 2014
DATE

ANDREW CAMERON
Ontario Land Surveyor

MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD.
5233 Stanley Avenue - Unit #1, Niagara Falls, Ontario L2E 7C2 Phone(905)358-3693
Fax(905)358-6224 St. Catharines Phone(905)687-3300 E-mail info@thesurveyors.ca
www.thesurveyors.ca

Drawn	Checked	L.L.N.	File
S.S.	A.C.	59195A	SC-2014-76

G:\jobs\59000-59249\59195A\dwg\59195A-UTM-1.dwg RPLAN MET 24X24 Jun 25, 2014 1:12pm

Coord System: * / SmartNet(V6)

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010)

DISTANCE NOTE

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99983.

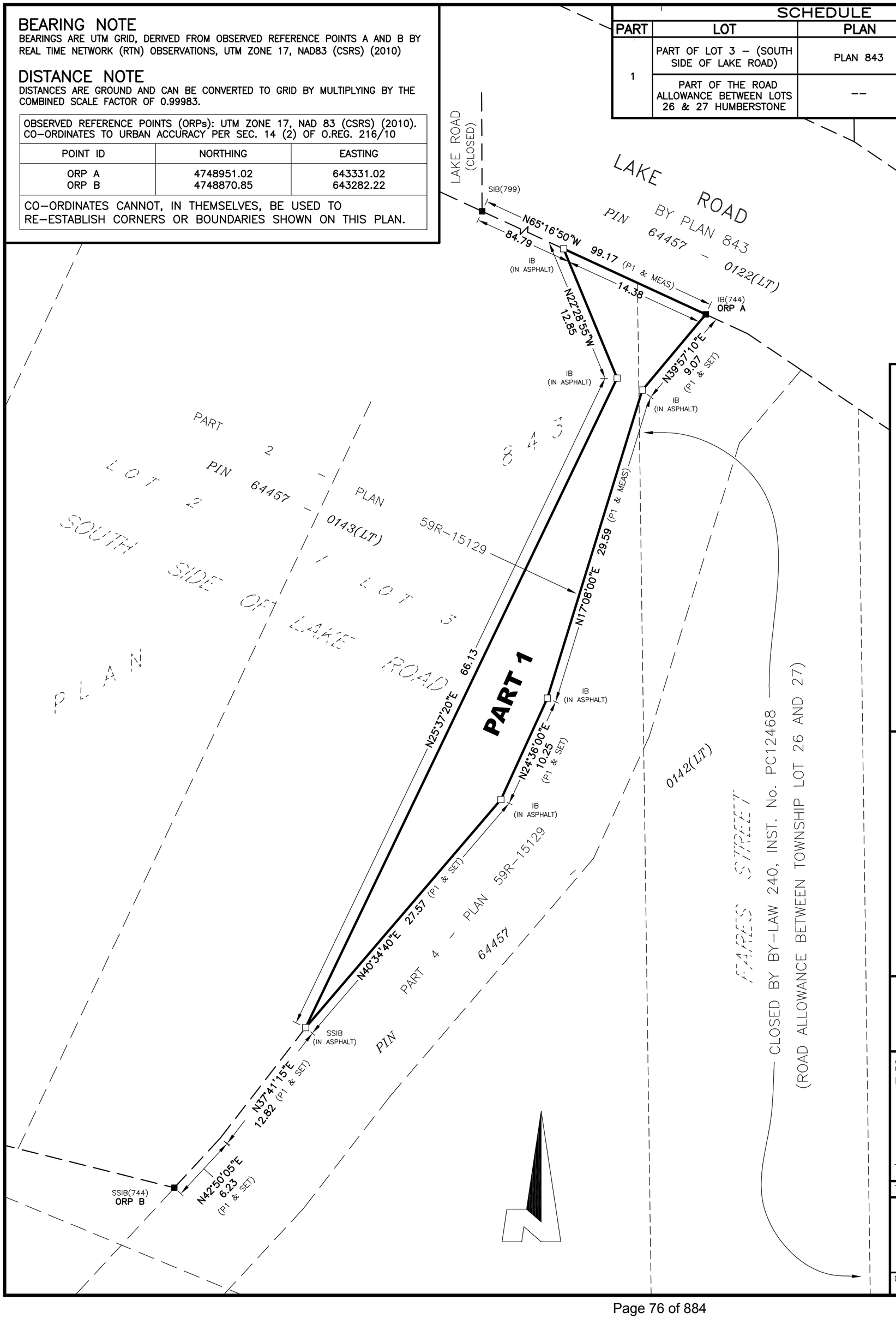
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD 83 (CSRS) (2010). CO-ORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4748951.02	643331.02
ORP B	4748870.85	643282.22

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SCHEDULE

PART	LOT	PLAN	PIN
1	PART OF LOT 3 – (SOUTH SIDE OF LAKE ROAD)	PLAN 843	PART OF PIN 64457-0143(LT)
	PART OF THE ROAD ALLOWANCE BETWEEN LOTS 26 & 27 HUMBERSTONE	--	



PLAN 59R-18550

Received and deposited

March 12th, 2026

Silva Prantera

Representative for the Land Registrar for the Land Titles Division of Niagara South (No.59)

PLAN OF SURVEY OF

PART OF LOT 3 – (SOUTH SIDE OF LAKE ROAD) – PLAN 843

PART OF THE ROAD ALLOWANCE BETWEEN LOTS 26 & 27 (KNOWN AS FARES ST.) (CLOSED BY BY-LAW 240, INSTR. PC12468)

GEOGRAPHIC TOWNSHIP OF HUMBERSTONE

CITY OF PORT COLBORNE

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 300

0 1 2 3 4 5 10 15 20 30 METRES

DONALD G. CHAMBERS
ONTARIO LAND SURVEYOR

THE INTENDED PLOT SIZE OF THIS PLAN IS 430mm IN WIDTH BY 424mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300

LEGEND

—■—	DENOTES	SURVEY MONUMENT FOUND
—□—	"	SURVEY MONUMENT SET
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
IB	"	IRON BAR
CP	"	CONCRETE PIN
RIB	"	ROUND IRON BAR
IP	"	IRON PIPE
MEAS	"	MEASURED
WIT	"	WITNESS
OU	"	ORIGIN UNKNOWN
N/S/E/W	"	NORTH/SOUTH/EAST/WEST
PIN	"	PROPERTY IDENTIFICATION NUMBER
P1	"	DEPOSITED PLAN 59R-15129
799	"	R. H. FUNK, O.L.S.
744	"	R. J. MATTHEWS, O.L.S.

METRIC NOTE

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;

2) THE SURVEY WAS COMPLETED ON THE 8th DAY OF FEBRUARY, 2026.

FEB. 20, 2026 — DATE

D G Chambers — DONALD G. CHAMBERS, B. Sc., O.L.S.

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM V-125658

CHAMBERS AND ASSOCIATES SURVEYING LTD

12 THOROLD ROAD EAST
WELLAND ONTARIO
L3C 3T2

(905) 735-7841
(905) 735-7844
www.casl-surveying.com

DRAWN BY:	MSCAD:	DWG:	FILE No:
A.M.L	20040-1_MS	20040-1_RP	20-40-1

2026-03
Appendix D

The Corporation of the City of Port Colborne
By-law No. _____

Being a By-law to Authorize entering into an Agreement of Purchase and Sale with Algoma Central Properties Inc., for an exchange of properties between the two Corporations regarding Part of Lot 3 (South of Lake Road) and Part of Water Lot in front of said Lot, Plan 987; Part Lots 1, 2 and 3 (South of Lake Road) and Part of Water Lot in front of said Lots, Plan 843, being Part 5, Plan 59R-15129; Port Colborne (City Lands) and Part of Lot 3 (South of Lake Road) and Part of the Road Allowance Between Lots 26 and 27 Humberstone, being Part 1, Plan 59R-18550; Port Colborne.

Whereas at its meeting of April 14th, 2026 the Council of The Corporation of the City of Port Colborne (Council) approved the recommendations of Planning and Development Department Report 2026-03 Subject: Land Exchange Between the City of Port Colborne and Algoma Central Properties Inc; and

Whereas Council is desirous of entering into an Agreement of Purchase and Sale with Algoma Central Properties Inc. for a land exchange with Algoma Central Properties Inc. acquiring Part of Lot 3 (South of Lake Road) and Part of Water Lot in front of said Lot, Plan 987; Part Lots 1, 2 and 3 (South of Lake Road) and Part of Water Lot in front of said Lots, Plan 843, being Part 5, Plan 59R-15129; Port Colborne, and the City of Port Colborne acquiring Part of Lot 3 (South of Lake Road) and Part of the Road Allowance Between Lots 26 and 27 Humberstone, being Part 1, Plan 59R-18550; Port Colborne with corresponding values of $6,000 with agreed upon expenses;

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 of Purchase and Sale with Algoma Central Properties Inc., for the exchange of Part of Lot 3 (South of Lake Road) and Part of Water Lot in front of said Lot, Plan 987; Part Lots 1, 2 and 3 (South of Lake Road) and Part of Water Lot in front of said Lots, Plan 843, being Part 5, Plan 59R-15129; Port Colborne and the City of Port Colborne acquiring Part of Lot 3 (South of Lake Road) and Part of the Road Allowance Between Lots 26 and 27 Humberstone, being Part 1, Plan 59R-18550; Port Colborne (with both properties having the same value $6,000) attached hereto as Schedule “A”.

2. That the Mayor and City Clerk be and are hereby authorized and directed to sign said agreement, together with any documents necessary to complete the conditions of said agreement and the City Clerk is hereby authorized to affix the Corporate Seal thereto.

3. That the City Solicitor be and is hereby directed to prepare and register all such documents in the proper Land Registry Office as may be required to give full force and effect to this By-Law.

4. That the City Clerk is authorized to affect any minor modifications, corrections, or omissions, solely of grammatical, semantical, or descriptive nature to this by-law or its schedules after the passage of this by-law.

Enacted and passed this 14th day of April, 2026.

_____
William C. Steele
Mayor

_____
Charlotte Madden
City Clerk

AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT is dated for reference as of the ____ day of _____, 2026.

BETWEEN:

THE CORPORATION OF THE CITY OF PORT COLBORNE
(the "**City**")

- and -

ALGOMA CENTRAL PROPERTIES INC.
"**Algoma**")

In consideration of the mutual covenants and agreements set forth in this Agreement and for other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged), the parties agree as follows:

1. **Real Property**

(a) Upon and subject to the terms and conditions of this Agreement, Algoma hereby agrees to and with the City to purchase, and the City agrees to and with Algoma to sell, those lands and premises described as Part of Lot 3 (South of Lake Road) and Part of Water Lot in front of said Lot, Plan 987; Part Lots 1, 2 and 3 (South of Lake Road) and Part of Water Lot in front of said Lots, Plan 843, being Part 5, Plan 59R-15129; Port Colborne (the "**City Lands**");

(b) Upon and subject to the terms and conditions of this Agreement, the City hereby agrees to and with Algoma to purchase, and Algoma agrees to and with the City to sell, those lands and premises described as Part of Lot 3 (South of Lake Road) and Part of the Road Allowance Between Lots 26 and 27 Humberstone, being Part 1, Plan 59R-_____ (the "**Algoma Lands**")

2. **Payment of Purchase Price**

(a) The purchase price for the City Lands is Six Thousand Dollars ($6,000.00) (the "**City Lands Purchase Price**") plus Harmonized Sales Tax ("**H.S.T.**"), which will be paid in full by way of Algoma conveying to the City the Algoma Lands.

(b) The purchase price for the Algoma Lands is Six Thousand Dollars ($6,000.00) (the "**Algoma Lands Purchase Price**") plus HST, which will be paid in full by way of the City conveying to Algoma the City Lands.

3. **References to "Vendor", "Purchaser" and the "Property"**

For purposes of Sections 4, 6, 7, 8(a), 10, 11, 13 and 17:

(a) the references to "**Vendor**" shall refer to the City, with respect to its sale of the City Lands to Algoma, and Algoma, with respect to its sale of the Algoma Lands to the City;

(b) the references to "**Purchaser**" shall refer to the City, with respect to its purchase of the Algoma Lands from Algoma, and Algoma, with respect to the Purchase of the City Lands from the City; and

(c) the references to "**Property**" shall refer to either the City Lands or the Algoma Lands based on upon the applicable context.

For greater certainty, the intent of this Section 3 is to confirm that, unless specifically stated otherwise therein, any acknowledgement, warranty, representation or covenant in Sections 4, 6, 7, 8(a), 10, 11, 13 and 17 will apply equally to the City and Algoma and to the lands that each of them is conveying or acquiring (as the case may be).

4. Title Clause.

This Agreement is subject to the title to City Lands and the Algoma Lands being free from all encumbrances, save only any easements for servicing or utilities, municipal agreements, registered restrictions, restrictive covenants, municipal by-laws, or governmental enactments. The Purchaser is not to call for the production of any title deeds, abstracts, survey or other evidence of title except such as are in the possession of the Vendor. The Purchaser is allowed until ten (10) days prior to Closing to examine the title at their own expense. If within that time, any valid objection to title is made in writing to the Vendor which the Vendor shall be unable or unwilling to remove, and which the Purchaser will not waive, then this Agreement shall, notwithstanding any intermediate acts or negotiations in respect of such objections, be null and void and any deposit shall be returned by the Vendor to the Purchaser forthwith without interest or deduction and the parties shall have no other liabilities to each other. Save as to any valid objections so made within such time, the Purchaser shall be conclusively deemed to have accepted title of the Vendor to the Property.

5. Assignment

This Agreement may not be assigned by either party.

6. Purchaser's Acceptance of Real Property "As Is, Where Is"

(a) The Purchaser acknowledges that the Vendor makes no representation nor gives any warranties with respect to the Property or the fitness of the Property for the Purchaser's intended uses, and, the Property is being sold by the Vendor and accepted by the Purchaser on an "As Is, Where Is" basis, including without limitation, state of title, outstanding work orders, zoning and development approval status, locations of any and all structures, walls, retaining walls or fences (freestanding or otherwise) or encroachments by buildings or fences or otherwise on the Property or adjoining properties or streets, soil condition, environmental status and as to quantity, quality or condition.

(b) The Purchaser agrees that the Vendor shall not be obligated to perform any work in respect of the Property in order to bring the Property, or any part thereof, into compliance with any applicable standards of any relevant authority. The Purchaser also agrees not to make any claim against the Vendor in respect of any such work that may be required in order to bring the Property, or any part thereof, into such compliance.

7. Environmental

(a) The Purchaser acknowledges and agree that the Vendor makes no representations or warranties whatsoever, either expressed or implied, as to the existence or non-existence of any asbestos, PCBs, radioactive substances or any other substances, liquids or materials or contaminants which may be hazardous or toxic or require removal and disposal pursuant to the provisions of any applicable legislation (all of the foregoing being hereinafter called "**Environmental Matters**") and that the Purchaser takes the Property "as is" and relies upon their own investigations, if any, in this regard. From and after the Closing Date, the Property shall be the sole risk of the Purchaser, and the Vendor, its successors and assigns and its employees and agents (collectively, the "**Vendor Parties**"), will have no further liability in respect of any Environmental Matters and the Purchaser covenants and agrees, such

covenant to survive closing and not to merge on closing of this transaction, to indemnify and save harmless the Vendor Parties in respect of any Claims in any way related directly or indirectly to any Environmental Matters and in respect of orders or claims, charges or requirements whatsoever of any municipal, provincial, federal or other governmental body, board, commission, authority, department or ministry, or employees, officials or representatives thereof.

(b) As of and from the Closing Date, the Purchaser shall release the Vendor Parties, and their successors and assigns, from and against all Claims, in any way arising, directly or indirectly by reason of the presence on the Property of any containment, pollutant, dangerous substance wastes (liquid or solid) or toxic substance or the escape thereof in the air or onto adjacent properties or lands including rivers, streams, and ground waters, (collectively the "**Substances**"), whether produced, created or generated before or after the Closing Date and such indemnity shall include any order, decree, judgment or demand under law, regulation or order applicable thereto.

(c) The Purchaser, its successors and assigns, hereby agree to indemnify and hold harmless the Vendor Parties, and their successors and assigns, from any and all Claims arising out or in any way connected with any state, quality or condition in, or of, the Property, including, but not limited to, the existence of any Substances existing as of, or prior to the Closing Date and thereafter, whether environmental or otherwise, whether imposed by law, equity or any federal, provincial or municipal law, rules or regulations or by any regulatory authority. These provisions shall survive and not merge on the completion of this transaction and any subsequent sale or transfer of the Purchaser's interest in the Property.

8. Future Use

(a) The Vendor and Purchaser agrees that there is no representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful except as may be specifically provided for in this Agreement.

(b) Algoma acknowledges and agrees that the City is under no obligation by virtue of the sale of the City Lands to Algoma, to grant any approvals, including approvals for changes to the City of Port Colborne Official Plan or Comprehensive Zoning By-law, or with respect to site plan control, minor variances, or building permits, or to support approvals required by any other approval authority which may be necessary for any contemplated use of the City Lands by Algoma.

9. Closing Date

(a) The transactions of purchase and sale shall be completed by no later than 5:00 p.m. on the ____ day of _____, 2026 (the "**Closing Date**"). [**NTD: Confirm closing date**]

(b) The conveyance of both of the City Lands and the Algoma Lands described Section 1 hereof will occur contemporaneously, and the completion of each of these conveyances is conditional upon the other being completed.

10. Adjustments, Harmonized Sales Tax and Land Transfer Tax

Realty taxes, local improvements, and assessment rates shall be apportioned and allowed to the Closing Date (with the Closing Date to be for the account of the Purchaser). H.S.T. shall be in addition to the Purchase Price. The Vendor will not collect H.S.T. only if the Purchaser provide to the Vendor an H.S.T. number as proof that they are both H.S.T. registrants under the *Excise Tax Act* ("**ETA**"), together a warranty and indemnity, satisfactory to the Vendor acting reasonably, certifying, among other things, that the

Purchaser will self-assess and remit the H.S.T. payable and file the prescribed form required under the ETA. The foregoing warranties shall not merge but shall survive the completion of the transaction. The Purchaser shall be responsible for Land Transfer Tax exigible respecting the transaction.

11. Closing Documents

(a) The Vendor and Purchaser shall cause their respective solicitors to enter into a Document Registration Agreement in prescribed form and content to facilitate the electronic registration required for closing.

(b) The Vendor represents and warrants that it is not now and shall not at the time of closing be a non-resident of Canada within the meaning of the *Income Tax Act* (Section 116), and, it shall deliver on closing an affidavit verifying same.

(c) In addition to the other deliveries contemplated herein, the Vendor shall prepare and deliver the Transfer, save for the Land Transfer Tax Statements, and, the parties shall exchange, Undertakings to Readjust and Statement of Adjustments, as necessary.

(d) The Vendor and Purchaser acknowledges and agrees that the exchange of closing funds, non-registrable documents and other items (the "**Requisite Deliveries**") and the release thereof to the Vendor and Purchaser, will (a) not occur at the same time as the registration of the Transfer (and any other documents intended to be registered in connection with the completion of this transaction) and (b) be subject to conditions whereby the lawyer(s) receiving any of the Requisite Deliveries will be required to hold same in trust and not release same except in accordance with the terms of a document registration agreement between the said solicitors.

12. Non-Merger

It is agreed that all covenants, representations and warranties of the parties herein contained shall not merge on the closing of the transaction or the delivery of the transfer but shall survive thereafter.

13. Binding Agreement/Time of the Essence

This Agreement, when executed by both parties shall constitute a binding contract of purchase and sale, and time shall in all respects be of the essence hereof, provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by the Vendor and Purchaser, or, by their respective lawyers who may be specifically authorized in that regard.

14. Entire Agreement

It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement or supported thereby other than as expressed herein in writing.

15. Tender

Any tender of documents or money hereunder may be made upon the solicitor acting for the party on whom tender is desired on the Closing Date, and, it shall be sufficient that a negotiable bank draft or certified cheque may be tendered in lieu of cash.

16. Non-Fettering

(a) Nothing in this Agreement shall derogate from, interfere with or fetter the discretion of any present or future Council in the exercise of its decisions or in the City's determinations or actions in the capacity of the vendor as a municipal corporation, or the rights of the municipality to act or refuse to act in connection with its approval, regulatory or inspection rights as a regulator or municipal corporation.

(b) All rights, benefits and obligations of the City under this Agreement shall be rights, benefits and obligations of the City in its capacity as a party to this Agreement, but notwithstanding the other provisions of this Agreement, shall not derogate or interfere with or fetter the rights, benefits, and obligations of the City in its function and capacity as a municipal corporation with respect to matters of general application. Without limiting the generality of the foregoing, nothing in this Agreement constitutes a waiver or exception of or from Algoma from complying with, obtaining and being subject to all necessary consents, permits, licenses or approvals from the City in its capacity as a municipal corporation, in connection with any design, construction or development of anything on the City Lands.

17. Non-Registration

The Purchaser agrees not to register this Agreement nor notice thereof against the title to the Property. The Purchaser acknowledge that in the event that any registration respecting this Agreement or notice thereof occurs, the Vendor, in addition to any other rights or remedies it may have, shall be entitled to injunctive relief, and the Vendor may rely upon this provision in support thereof.

18. Business Day

For purposes of this Agreement, a business day means a day other than Saturday, Sunday or a statutory holiday for the Province of Ontario.

19. Severability

If any provision contained herein shall be found by a court of competent jurisdiction to be illegal or unenforceable, then such provision shall be considered separate and severable from the rest of this Agreement, and the remainder of this Agreement shall continue to be in full force and effect and shall continue to be binding upon the parties as though the illegal or unenforceable provision had never been included.

20. Notices

Any notice, demand, approval, consent, information, agreement, offer, request or other communication (hereinafter referred to as a "**Notice**") to be given under or in connection with this Agreement shall be in writing and shall be given by personal delivery, facsimile transmission or registered mail to the address set out below or to such other address or facsimile number as may from time to time be the subject of a Notice:

To the City:

66 Charlotte Street, Port Colborne, ON L3K 3C8

Attention: Chief Administrative Officer

To Algoma:

63 Church St, St. Catharines, ON L2R 3C4

Attention: Chris Lazarz

- and –

1 Lake Road, Port Colborne, ON L3K 1A2

Attention: Albert E. Mitchell

With a copy to:

Sullivan Mahoney LLP
40 Queen Street, St. Catharines, L2R 6Z2

Attention: Andrew Maloney

Any Notice, if personally delivered, shall be deemed to have been validly and effectively given and received on the date of such delivery, and if sent by registered mail, shall be deemed to have been validly and effectively given and received five (5) business days after the date it was sent, and if sent by facsimile transmission with confirmation of transmission prior to 5 p.m., shall be deemed to have been validly and effectively given and received on the day it was sent, unless the confirmation of transmission was after 5 p.m. or on a non-business day, in which case it shall be deemed to have been given and received on the next following business day.

21. Successors and Assigns

All of the covenants and agreements in this Agreement shall be binding upon the parties hereto and their respective successors and assigns and shall enure to the benefit of and be enforceable by the parties hereto and their respective successors and their permitted assigns pursuant to the terms and conditions of this Agreement.

22. Counterparts and Electronic Delivery

The parties agree that this Agreement may be executed in counterparts and transmitted by telecopier or email and that the reproduction of signatures in counterpart by way of telecopier or email will be treated as though such reproduction were executed originals.

23. Offer Open for Acceptance

Once executed by Algoma and delivered to the City or its representative, this document shall constitute an irrevocable offer to complete the transactions herein on the terms and conditions herein contained, open for acceptance by the City until 5 p.m. on _____, 2026, after which time, if not accepted, such offer shall become null and void.

[**next page is signature page**]

IN WITNESS WHEREOF Algoma has executed this Agreement the ____ day of _____, 2026.

ALGOMA CENTRAL PROPERTIES CORPORATION INC.

Per: _____
Name: Chris Lazarz
Title:

Per: _____
Name:
Title:
I/We have authority to bind the Corporation.

IN WITNESS WHEREOF the City has executed this Agreement the ____ day of _____, 2026.

THE CORPORATION OF THE CITY OF PORT COLBORNE

Per: _____
Name:
Title:

Per: _____
Name:
Title:
We have authority to bind the City.

PORT COLBORNE

Subject: **Open Air Burning By-Law Amendment**

To: **Council**

From: **Fire Department**

Report Number: 2026-62

Meeting Date: April 14, 2026

Recommendation:

That Fire Department Report No. 2026-62 be received; and

That the by-law to amend the Open Air Burning By-law, attached hereto as Appendix A, be brought forward for Council's approval.

Purpose:

The purpose of this report is to present Council with an amended Open Air Burning By-law for consideration. The proposed amendment addresses operational and safety concerns raised by the community, and ensures the by-law aligns with current best practices for fire prevention and public safety.

Background:

On June 8, 2020, Council enacted By-law 6789/38/20, Being a By-law to Regulate Open Air Burning and Recreational Fires in the City of Port Colborne, which repealed By-law 6280/106/15 and established the current regulatory framework governing open air burning within the municipality.

On July 8, 2025, Council considered concerns regarding increased incidents of open air burning occurring at various hours of the day and night, which had caused disturbances to residents. In response, Council adopted a resolution directing the Fire Chief to investigate these concerns and report back with proposed revisions to the Open Air Burning By-law that would provide clear authority to determine when a fire is outside the scope of the by-law and to take appropriate corrective action as required.

Discussion:

While most residents comply with the provisions of the Open Air Burning By-law, there are instances where open air fires create nuisance conditions that negatively impact neighbouring properties. To address these situations more effectively, staff are proposing amendments that would provide the Fire Chief, or designate, with clear authority to determine when an open air fire constitutes a nuisance and to require its extinguishment when appropriate.

Strategic Plan Alignment:

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

- Welcoming, Livable, Healthy Community

Conclusion:

The purpose of this report is to present Council with proposed amendments to the Open Air Burning By-law in response to concerns regarding nuisance conditions caused by certain open air fires. The recommended amendments provide the Fire Chief, or designate, with clear authority to determine when an open air fire constitutes a nuisance and to require its extinguishment when necessary.

Staff recommend that Council approve the amended by-law as attached, as it will strengthen enforcement capabilities and support Port Colborne Fire and Emergency Services in effectively managing nuisance-related open air burning incidents.

Appendices:

a. By-law to Amend By-law no. 6789/38/20, Being a By-law to regulate open air burning and recreational fires in the City of Port Colborne and to repeal by-law no. 6280/106/15

Respectfully submitted,

Stan Double
Fire Chief
Port Colborne Fire and Emergency Services
905-228-8078
Stan.Double@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.

The Corporation of the City of Port Colborne

By-Law No. _____

Being a By-law to Amend By-law no. 6789/38/20, Being a By-law to regulate open air burning and recreational fires in the City of Port Colborne and to repeal by-law no. 6280/106/15

Whereas Section 7.1 (1)(b) of the *Fire Protection and Prevention Act*, *1997*, S.O. 1997, c.4, as amended provides that a council of a municipality may pass by-laws regulating fire prevention, including the prevention of the spreading of fires and the setting of open air fires, including establishing the times during when open air fires may be set; and

Whereas on June 8, 2020, the Council of The Corporation of the City of Port Colborne enacted By-law 6789/38/20, Being a By-law to regulate open air burning and recreational fires in the City of Port Colborne and to repeal by-law no. 6280/106/15;

Whereas at its meeting of April 14, 2026, Council considered and approved the recommendation of Fire Department Report No. 2026-62, Subject: Open Air Burning By-law Amendment;

Whereas Council is desirous of amending the Open Air Burning By-law;

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

1. That By-law 6789/38/20, Being a By-law to regulate open air burning and recreational fires in the City of Port Colborne and to repeal by-law no. 6280/106/15, be amended by replacing section 2.2 (a)(ix) with the following hereto:

   “ix) Wind direction, smoke generated and the intensity of the fire shall be taken into consideration so as not to create a nuisance as determined by the Fire Chief or designate.”

2. This by-law shall come into force and take effect on the day of passing.

Enacted and passed this 14th day of April, 2026.

_____
William C. Steele
Mayor

_____
Charlotte Madden
City Clerk

PORT COLBORNE

Subject: **Westwood Estates Subdivision, Phase 2 Stage 1-3 (Plan 59M-428)- Assumption**

To: **Council**

From: **Planning and Development**

Report Number: 2026-51

Meeting Date: April 14, 2026

Recommendation:

That Planning and Development Department Report 2026-51 be received; and

That the By-law assuming the Primary and Secondary Services in the assumption of Westwood Estates Subdivision Phase 2, Stage 1-3 (Plan 59M-428), attached hereto as Appendix A, be brought forward for Council's consideration.

Purpose:

The purpose of this report is to advance assumption of municipal infrastructure constructed as part of Westwood Estates subdivision. Lester Shoalts Limited (the "Developer") has satisfied the obligations and requirements set out in the Subdivision Agreement with respect to the assumption of municipal services for the Westwood Estates Phase 2, Stage 1–3 Subdivision. Accordingly, the Developer has requested that the City assume the primary and secondary services for phase 2, stages 1–3 of the subdivision.

Background:

Construction of the Westwood Estates Subdivision phase 2, located in the southwest end of Port Colborne, began in February 2017 and includes 87 new homes built in Ward 1.The developer has requested the assumption of the primary and secondary services for phase 2, stage 1-3. The assumption process is to occur in accordance with the Amended Subdivision Agreement signed on June 15, 2016 (Appendix B).

Section 11.8 of the Subdivision Agreement provides that municipal services shall be assumed by the City through Council passing an Assumption By-law for primary and

secondary services after the City Engineer has approved the Certificate of Final Acceptance for the Services. Specifically, City Council is required to approve the assumption of the Subdivision to formalize the transfer of the public infrastructure assets.

Section 11 of the *Municipal Act*, 2001, S.O. c.25, as amended, authorizes the Council of a municipality to pass by-laws respecting matters within its jurisdiction, including public services such as water, sewage, stormwater, and roads.

Discussion:

The City's Engineer has approved the Certificates of Final Acceptance for primary and secondary services for phase 2, stage 1-3 of the Westwood Estates subdivision, confirming that all such primary and secondary services have been completed and maintained in accordance with the terms of the Subdivision Agreement and the approved servicing plans.

Staff confirm there are no outstanding deficiencies, and all necessary documentation has been received. It is therefore appropriate and in the public interest to assume the primary and secondary services installed pursuant to the Subdivision Agreement. Assumption of the subdivision and adoption of the corresponding By-Law (Appendix A) will allow the release of all securities associated with the subdivision.

Primary & Secondary Services

The following primary services for Phase 2, Stage 1-3 of the Westwood Estates Subdivision are to be assumed by the City of Port Colborne into its ownership and responsibility:

a) water distribution system;

B) fire hydrants;

C) sanitary sewer system;

D) storm sewer and storm sewer manholes; and

E) street lighting

Pursuant to the Certificates of Final Acceptance for Primary Services dated November 21, 2022.

The following secondary services for Phase 2, Stage 1-3 of the Westwood Estates Subdivision are to be assumed by the City of Port Colborne into its ownership and responsibility:

a) municipal roads (including boulevards);

b) driveway aprons;

c) sidewalks; and;

d) any other works identified as secondary services in the Subdivision Agreement and approved by the City's Engineer.

Pursuant to the Certificates of Final Acceptance for Secondary Services dated December 16, 2025.

Public Streets

City Staff have received and reviewed all documents required through the Subdivision Agreement for the streets to be assumed by the City. The streets are as follows;

1. Clarence Street (Part of)
2. Renfield Street
3. Limestone Court
4. Landcaster Drive (Part of)
5. Hickory Court
6. Stanley Street (Part of)

All documentation and inspections for these sections of the subdivision are complete. Therefore, Staff recommend that the primary and secondary services for Westwood Estates phase 2, stage 1-3 Subdivision be assumed. The associated by-law is attached in Appendix A of this report.

Internal Consultations:

City staff within the Planning and Development Division are working collaboratively with the Corporate Services and Recreation Department to coordinate the release of Letters of Credit and applicable security holdbacks to the developer, in accordance with the provisions of the subdivision agreement. In addition, City staff have consulted with the Public Works Department to confirm that all primary and secondary municipal services are in satisfactory condition prior to the City assuming responsibility for these assets.

Financial Implications:

As the City is assuming the primary and secondary services, the City will be responsible for the long-term operations and maintenance of the services of the underground and above ground infrastructure moving forward, which will be incorporated into the City's annual operating budgets. Construction of this subdivision will increase the City's service area and wastewater systems and increase the net book value on the City's

financial statements.

Strategic Plan Alignment:

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

- Welcoming, Livable, Healthy Community
- Economic Prosperity
- Sustainable and Resilient Infrastructure

Conclusion:

Staff confirm all requirements of the Subdivision Agreement for Westwood Estates phase 2, stage 1-3 have been met. All infrastructure associated with these stages of the subdivision has been inspected and deemed acceptable for municipal assumption. Certifications of Final Acceptance have been issued by the developer's consulting engineer for primary and secondary services. Assumption of the public roads will enable the City to formally undertake ongoing operations and maintenance in accordance with standard municipal practices.

Accordingly, staff recommend that Council approve the assumption of the primary and secondary services for Westwood Estates phase 2, stage 1-3 (Plan 59M-428), as set out in the accompanying by-law, enclosed in Appendix A.

Appendices:

a. By-law for the Assumption of the Primary & Secondary Services for Phase 2, Stage 1-3 of the Westwood Estates Subdivision (Plan 59M-428)
b. Subdivision Agreement for phase 2, Stage 1-3 of the Westwood Estates Subdivision (Plan 59M-428)

Respectfully submitted,

Chris Viccica
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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.

The Corporation of the City of Port Colborne

By-Law No. _____

Being a By-law to Assume Ownership and Responsibility of the Primary and Secondary Services in Phase 2, Stage 1-3 of the Westwood Estates Subdivision (Plan 59M-428) (Lester Shoalts Limited);

Whereas Section 11 of the *Municipal Act*, 2001, S.O. c.25, as amended, authorizes the Council of a municipality to pass by-laws respecting matters within its jurisdiction, including public services such as water, sewage, stormwater, and roads; and

Whereas the Mayor and Clerk of the Corporation of the City of Port Colborne executed the Subdivision Agreement with Lester Shoalts Limited (the "Owner") pursuant to By-law No. 6366/46/16, to allow for the Westwood Estates Subdivision; and

Whereas Section 11.8a of the Subdivision Agreement provides that municipal services shall be assumed by the City through Council passing an Assumption By-law for Primary and Secondary Services after the City Engineer has approved the Certificate of Final Acceptance for the Services; and

Whereas the City Engineer has approved the Certificates of Final Acceptance for Primary and Secondary Services for Phase 2, Stage 1-3 of the said subdivision, confirming that all such Primary and Secondary Services have been completed and maintained in accordance with the terms of the Subdivision Agreement and the approved servicing plans; and

Whereas pursuant to Section 11.8a of the Subdivision Agreement, upon such approval the City may assume ownership of and responsibility for all Primary and Secondary Services constructed by the Owner; and

Whereas it is deemed appropriate and in the public interest to assume the Primary Services for Phase 2, Stage 1-3 of the said Subdivision; and

Whereas it is deemed appropriate and in the public interest to assume the Secondary Services, including the highways within Phase 2, Stage 1-3 of the said Subdivision; and

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

1. That the following Primary Services, as defined and constructed in accordance with the Subdivision Agreement between the City and the Owner, and shown on the approved servicing plans for Phase 2, Stage 1-3 of the Plan of Subdivision No. 59M-428, Westwood Estates Subdivision are hereby assumed by the City of Port Colborne into its ownership and responsibility, namely:

   a) Water Distribution System;
   b) Fire Hydrants;
   c) Sanitary Sewer System;
   d) Storm Sewer and Storm Sewer Manholes; and
   e) Street Lighting

   Pursuant to the Certificates of Final Acceptance for Primary Services dated November 21, 2022.

2. That the following Secondary Services, as defined and constructed in accordance with the Subdivision Agreement between the City and the Developer, and shown on the approved servicing plans for Phase 2, Stage 1-3 of the Plan of Subdivision No. 59M-

428, Westwood Estates Subdivision are hereby assumed by the City of Port Colborne into its ownership and responsibility, namely:

a) Municipal Roads (including boulevards);
b) Driveway Aprons; Sidewalks; and;
c) Any other works identified as Secondary Services in the Subdivision Agreement and approved by the City Engineer.

Pursuant to the Certificates of Final Acceptance for Secondary Services dated December 16, 2025.

3. That the following parcels of land situated in the City of Port Colborne are assumed as public highways:

STREET	PLAN NUMBER	PIN NUMBER
1. Clarence Street (Part of)	59M-428	64403-0576
2. Renfield Street	59M-428	64403-0578
3. Limestone Court	59M-428	64403-0580
4. Landcaster Drive (Part of)	59M-428	64403-0579
5. Hickory Court	59M-428	64403-0581
6. Stanley Street (Part of)	59M-428	64403-0577

4. That the Clerk of the City of Port Colborne 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 14th day of April 2026.

William C. Steele
Mayor

Charlotte Madden
City Clerk

SUBDIVISION AGREEMENT

BETWEEN

THE CORPORATION OF THE CITY OF PORT COLBORNE

- and -

LESTER SHOALTS LIMITED

WESTWOOD ESTATES PHASE II SUBDIVISION

Date of this Agreement: JUNE 15, 2016

THIS AGREEMENT made this 15 day of June, 20 16 pursuant to Section 51 (26) of the *Planning Act* and authorized by By-Law No. of The Corporation of The City of Port Colborne (the "Agreement"),

B E T W E E N:

LESTER SHOALTS LIMITED

Hereinafter called the "DEVELOPER"

of the FIRST PART;

- and-

THE CORPORATION OF THE CITY OF PORT COLBORNE,

Hereinafter called the "CITY"

of the SECOND PART;

WHEREAS the DEVELOPER warrants and represents that:

a) it is the registered owner in fee simple in possession of the lands described in Schedule "A" (the "Lands") annexed hereto;

b) as of the date of execution of this Agreement and on the date of registration of this Agreement, **LESTER SHOALTS LIMITED.** shall be a valid and subsisting corporation in good standing duly incorporated under the laws of the Province of Ontario;

c) as of the date of execution of this Agreement, registration of this Agreement and registration of the Plan of Subdivision, there will be no outstanding claims, liens or encumbrances registered against the lands described in Schedule "A" annexed hereto; and

d) this Agreement shall take priority over any subsequent registrations against the Lands;

AND WHEREAS the Developer has applied to the City for approval of a Plan of Subdivision of the lands described in Schedule "A" annexed hereto;

AND WHEREAS the City's "Conditions of Draft Plan Approval" require that before the aforesaid Plan of Subdivision is given final approval, the Developer must enter into a Subdivision Agreement with the City to satisfy all its requirements, financial and otherwise, relating to the lands being subdivided;

AND WHEREAS this Agreement is made to satisfy the said Conditions of Draft Plan Approval;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements to be observed and performed by each of the Parties hereto, and in consideration of the sum of ONE ($1.00) DOLLAR of lawful money of Canada now paid by the Developer to the City, the receipt whereof is hereby acknowledged by the City, the Parties hereto mutually covenant and agree as follows:

1. DEFINITIONS

In this Agreement the following terms shall have the meanings set out below, unless otherwise redefined or where the subject matter or context requires another meaning to be ascribed:

1.1 **Agreement** means this Subdivision Agreement.

1.2 **Assumption By-Law for Primary Services** means a by-law passed by the Council of The Corporation of the City of Port Colborne forthwith after the Director of Engineering and Operations has approved in writing the Certificate of Final Acceptance for Primary Services, assuming ownership of and responsibility for all Primary Services constructed by the Developer pursuant to the terms of this Agreement and the approved Plans, **SAVE AND EXCEPT** the following Primary Services:

a) the streets and roadways constructed by the Developer within the Plan of Subdivision;
b) the noise attenuation requirements; and
c) the utility services other than the streetlights.

1.3 **Block** shall mean the whole of a parcel or tract of land created by the Plan of Subdivision.

1.4 **Assumption By-Law for Secondary Services** means a by-law passed by the Council of The Corporation of the City of Port Colborne forthwith after the Director of Engineering and Operations has approved in writing the Certificate of Final Acceptance for Secondary Services, assuming ownership of and responsibility for:

a) all Secondary Services constructed by the Developer; and
b) the streets and roadways constructed by the Developer within the Plan of Subdivisions.

1.5 **Building Permit** means a permit issued by the Chief Building Official of The Corporation of the City of Port Colborne approving an application for the construction, reconstruction or alteration of any building or structure for which such permit is required pursuant to the provisions of By-Law 129-90 and amendments thereto.

1.6 **Certificate of Final Acceptance for Primary Services** means a certificate prepared by the Developer's Consulting Engineer and approved in writing by the Director of Engineering and Operations at the expiration of the Maintenance Warranty Period for Primary Services setting out the Primary Services being accepted by the City and indicating the date of final acceptance of such Works.

1.7 **Certificate of Final Acceptance for Secondary Services** means a certificate prepared by the Developer's Consulting Engineer and approved in writing by the Director of Engineering and Operations issued at the expiration of the Maintenance Warranty Period for Secondary Services setting out the Secondary Services being accepted by the City and indicating the date of final acceptance of such Works. The Certificate of Final Acceptance for Secondary Services.

1.8 **Chief Building Official** means the Chief Building Official for the Corporation of the City of Port Colborne or his designate appointed pursuant to the Building Code Act.

1.9 **Completion Certificate for Primary Services** means a certificate prepared by the Developer's Consulting Engineer and approved in writing by the Director of Engineering and Operations upon satisfactory completion of all Primary Services, the approval date of which shall start the Maintenance Warranty Period for such Primary Services.

1.10 **Completion Certificate for Secondary Services** means a certificate prepared by the Developer's Consulting Engineer and approved in writing by the Director of Engineering and Operations upon satisfactory completion of all Secondary Services, the approval date of which shall start the Maintenance Warranty Period for such Secondary Services.

1.11 **Consulting Engineer** shall mean the person or persons registered with the Association of Professional Engineers of the Province of Ontario, who for the time being is or are employed by the Developer to provide engineering services on behalf of the Developer for the Plan of Subdivision.

1.12 **Council** means the Council of The Corporation of the City of Port Colborne.

1.13 **Developer** shall mean the applicant for the approval of a Plan of Subdivision and the registered owner or owners in fee simple of the lands for which the Plan of Subdivision is proposed and their respective heirs, executors, administrators, successors and assigns. Wherever the singular is used herein it shall, where the context requires, include the plural.

1.14 **Director of Community and Corporate Services** means the Director of Community and Corporate Services for The Corporation of the City of Port Colborne or his designate.

1.15 **Director of Engineering and Operations** means the Director of Engineering and Operations for The Corporation of the City of Port Colborne or his designate.

1.16 **Easements** shall mean the easements described in Schedule "B" hereto, which forms part of this Agreement.

1.17 **Final Default** means a situation where the Developer fails to remedy a default within such time as provided in the notice given by the City, as provided in Section 15 hereof.

1.18 **Front Lot Line** means the lot line that divides a Lot from the street; provided, however, that:

a) in the case of a corner lot, the shortest Street Line shall be deemed to be the front lot line and the longest Street Line shall be deemed to be the side lot line; and

b) in the case of a corner lot with two Street Lines of equal length, the lot line that abuts the wider street or abuts a Regional Road or highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction or of the same width, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line.

1.19 **Grading Conformance Certificate** means the Certificate identified in Section 10.21 hereof.

1.20 **Frontage of Lot** means the horizontal distance between the side lot lines measured along the Front Lot Line, but where the Front Lot Line is not a straight line or where the side lot lines are not parallel, the lot frontage is to be measured by a line 7.5 metres back from and parallel to the chord of the lot frontage, and for the purpose of this paragraph the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the Front Lot Line.

1.21 **Lands** shall mean the lands described in Schedule "A" annexed hereto and forming part of this Agreement.

1.22 **Letter of Credit** shall mean any municipal standby irrevocable Letter of Credit drawn upon a Chartered Bank posted with and in a form acceptable to the City pursuant to this Agreement. The municipal standby irrevocable Letter of Credit shall contain a provision which automatically renews it from year to year unless the Bank gives thirty (30) days advance written notice of its intention not to renew.

1.23 **Letter of Occupancy** means a Letter of Occupancy issued by the Chief Building Official subsequent to final inspection of a dwelling, as required by Section 12.6 hereof.

1.24 **Local Improvements** shall include utilities, sanitary sewers, storm sewers, sidewalks, curbs and gutters, pavements and such other local improvements as are defined by the *Local Improvements Act* or the *Municipal Act*.

1.25 **Lot** shall mean the whole of a parcel or tract of land created by the Plan of Subdivision.

1.26 **Lot Grading Deposit** means a deposit of security as specified in Subsection 10.22(b) hereof.

1.27 **Lot Grading Plan** means a plan for the grading of a Lot as required in Subsection 10.22(a) hereof.

1.28 **Maintenance Warranty Period** means the period of time during which the Developer is obliged to maintain the Works following approval of the Completion Certificate for Primary Services or Secondary Services, as the case may be, which period is defined in Section 11.6 hereof.

1.29 **Party** shall mean a party to the Agreement and the successors or permitted assigns.

1.30 **Plan of Subdivision** shall mean the Plan of Subdivision of the Lands described in Schedule "A" hereto ultimately approved for registration by the City and registered on title pursuant to the provisions of the *Planning Act*.

1.31 **Plans** shall mean all drawings, plans, specifications, contracts and other documents providing for the installation, construction and erection of the Works approved by and filed in the office of the Director of Engineering and Operations prior to execution of this Agreement by the City.

1.32 **Pre-Servicing** means the installation of Works prior to registration of this Agreement.

1.33 **Primary Services** shall mean the following municipal services required to be constructed by the Developer:

a) municipal sanitary sewer system;
b) municipal storm sewer system, storm drainage and storm water management facilities sufficient in the opinion of the Director of Engineering and Operations to provide safety and protection from undue inconvenience to the general public;
c) municipal water system, including fire hydrants;
d) municipal streets and roadways of final design width with granular base, base course asphalt and concrete curbs and gutters;
e) street signs and traffic control signs and devices;
f) rough grading of the Lands;
g) Noise berm, wall or fence required to mitigate noise within the lands described in Schedule "A" annexed hereto; and
h) all Utility Services.

1.34 **Region** means The Corporation of the Regional Municipality of Niagara.

1.35 **Reserve Strip** shall mean a parcel of land conveyed by the Developer to the City in fee simple, free of encumbrances, abutting a Street Line and separating the street from the next abutting lot or block, for the purpose of preventing legal access from the said street to the said next abutting lot or block.

1.36 **Secondary Services** shall mean all municipal services required to be constructed by the Developer not defined as "Primary Services", and without limiting the generality of the foregoing, shall include:

a) top course roadway asphalt;
b) sidewalks;
c) paved driveway aprons:
d) footpaths;
e) fencing;
f) sodding of boulevards;
g) landscaping; and
h) tree plantings.

1.37 **Storm Water Management Report** means an approved storm water management report and specifications prepared by the Developer in accordance with Section 10.10 of this Agreement.

1.38 **Street Line** means a lot line dividing a Lot from a street and is the limit of the street or road allowance.

1.39 **Subdivision** means the division of a parcel of land into lesser parcels by means of a registered Plan of Subdivision.

1.40 **Supervision** means the full-time inspection and administration of the Works for the express purpose of enforcing the provisions of this Agreement and providing certification of the Works in accordance with Section 6.

1.41 **City** means The Corporation of the City of Port Colborne.

1.42 **Treasurer** means the Director of Community and Corporate Services for The Corporation of the City of Port Colborne or his designate.

1.43 **Utility Services** means:

a) all electrical distribution and street lighting systems, complete;
b) if applicable, all gas services, complete;
c) all telephone services, complete; and
d) all co-axial services, complete.

1.44 **Works** means all Primary Services and Secondary Services, both internal and external, and all construction, erection, installation and engineering required to service the Lands in accordance with the terms of this Agreement and the approved Plans.

2. LANDS TO BE SUBDIVIDED

The lands to be subdivided by the Plan of Subdivision are those Lands described in Schedule "A" annexed hereto and the Plan shall be registered against all of such Lands.

3. GENERAL PROVISIONS

3.1 Development at Sole Expense of Developer

Unless the context otherwise requires, where the Developer is obligated by this Agreement or the approved Plans to make any payments or install or construct or carry out any services or action the provision therefor contained herein shall be deemed to include the words "at the sole expense of the Developer"

3.2 Other Agreements

If, after this Agreement is executed, the Regional Municipality of Niagara, the City or any other authority having jurisdiction shall impose any further condition or requirement which is not contained herein, the Developer shall forthwith, upon written demand, enter into such further agreement or agreements and give such further assurances as may be required and the Developer shall not contravene any condition or requirement of such authority notwithstanding the same is not contained herein.

3.3 Indemnification, Release and Liens

a) The Developer covenants and agrees to indemnify and save the City completely harmless from and against all actions, suits, claims or demands which may arise either directly or indirectly by reason of the permission granted hereunder and the construction and installation of the Works on the Lands, or by reason of the maintenance or lack of maintenance of the Works, or by reason of any defect in workmanship or material. The Developer further covenants and agrees to release and forever discharge the City from and against any and all actions, suits, claims or demands which may arise either directly or indirectly by reason of the permission granted hereunder and the construction and installation of the Works on the Lands for the purposes of development of the Plan of Subdivision;

b) Furthermore, the Developer shall indemnify and hold the City harmless from and against liability claims, damages or expenses due to or arising

from any claim made against the Lands and adjacent municipal lands where services are installed therein pursuant to this Agreement for all liens related to all work done by or on behalf of the Developer. Any such liability, claims, damages or expenses incurred by the City shall be paid by the Developer to the City forthwith upon demand. The Developer shall further cause all registration of claims for construction liens or certificates of action under the Construction Lien Act, R.S.O. 1990, c. C30, as amended, and relating to any such work done by or on behalf of the Developer to be discharged or vacated, as the case may be, within ten (10) days of such registration or within ten (10) days after notice from the City.

3.4 Covenants Run With the Land

The Developer and the City acknowledge and agree that it is their intent that all terms, conditions and covenants contained herein,

a) shall run with the Lands, and

b) shall be binding upon the Developer, its heirs, executors, administrators, assigns and successors in title, from time to time,

and that the benefits of the said covenants shall enure to the City, its successors and assigns in title of all roads, streets and public lands forming part of or abutting on the Lands.

3.5 Notices

Any notices required or permitted to be given pursuant to the terms of this Agreement shall be given in the manner hereinafter set out, in writing addressed in the case of:

a) the City c/o Dan Aquilina, to City Hall, 66 Charlotte Street, Port Colborne, Ontario L3K 3C8 Facsimile 905-835-2939;

b) the Developer, to Lester Shoalts Ltd, 214 West Street, Port Colborne, Ontario L3K 4E3

and the giving of such written notice shall be deemed to be complete, where notice is given by personal service, on the day that the serving of written notice is completed, and where notice is given by prepaid registered mail, two (2) days after the date of mailing, and where notice is given by telephone transmission of a facsimile of the notice, on the day that the transmission of the written notice is completed.

3.6 Binding on Heirs, etc.

This Agreement and everything herein contained shall enure to the benefit of and be binding upon the successors and assigns of the Parties hereto and upon those persons and/or corporations hereafter acquiring title to all or any part of the Lands.

3.7 Schedules and Appendices

The following Schedules and Appendices which are identified by the signatures of the parties to this Agreement, and which are attached hereto, together with all provisions contained therein, are hereby made part of this Agreement as fully and to all intents and purposes as though recited in full herein:

Schedule "A" - Description of Lands

Schedule "B" - Lands to be Conveyed for Public Purposes

Schedule "C" - Additional Site Conditions

Schedule "D" - Roads

Schedule "E" - Sanitary Sewers

Schedule "F" - Storm Sewers and Surface Drains

Schedule "G" - Watermains

Schedule "H" - Sidewalks and Fencing

Schedule "I" - Streetlights

Schedule "J" - Subdivision Deposit

Schedule "K" - Subdivision Staging Plan

Appendix "A" - Plans, Profiles and Specifications

3.8 Section 67 Planning Act

The Developer agrees to be bound by the penalty provisions set forth in Section 67 of the *Planning Act*, R.S.O. 1990, c.P.13, and amendments thereto.

3.9 Applicable Laws

a) In constructing, installing or providing the Works, the Developer shall comply with all statutes, laws, by-laws, regulations, ordinances, orders and requirements of any governmental or other public authorities having jurisdiction at any time from time to time enforced. Without limiting the foregoing, the Developer agrees to comply with, and cause to be complied with, the provisions of the *Occupational Health and Safety Act*, the *Environmental Protection Act*, and The *Ontario Water Resources Act* and any regulations, policies and guidelines relating thereto. The Developer further agrees to handle and dispose of all materials in accordance with the foregoing legislation.

b) The Developer shall do, cause to be done, or refrain from doing any act or thing as directed by the City if at any time the City considers that any situation or condition is unsafe, damaging to the environment, or contrary to the provisions of any applicable laws. If the Developer fails to comply with such direction, the City may take action to remedy the situation at the expense of the Developer and in this regard the City shall also be entitled to draw upon any security filed by the Developer under this Agreement.

3.10 Severance of *Ultra Vires* Terms

If any term of this Agreement shall be found to be *ultra vires* the City, or otherwise unlawful, such term shall conclusively be deemed to be severable and the remainder of this Agreement *mutatis mutandis* shall be and remain in full force and effect.

3.11 Incontestability

The Developer shall not call into question directly or indirectly, in any proceeding whatsoever in law or in equity, before any court or administrative or other tribunal, the right of the City to enter into this Agreement and to enforce each and every term, covenant and condition thereof, and this provision may be pleaded by the City in any such action or proceeding as a complete and conclusive estoppel of any denial of such right.

3.12 Time of the Essence

Time shall be of the essence of this Agreement.

3.13 Certificate of Status

Prior to execution of this Agreement by the City, the Developer shall deliver to the City a Certificate of Status issued by the Ontario Ministry of Consumer and Commercial Relations verifying that the Developer is a company duly incorporated under the laws of the Province of Ontario and is in good standing.

3.14 Mortgagee's Postponement

The Developer hereby agrees to procure, register and provide to the City any postponement agreements which the City solicitor considers necessary to ensure that this Agreement shall have priority over any interest of a mortgagee in the Lands.

3.15 Notice to Purchasers

The Developer shall notify or cause to be notified each and every purchaser of a Lot or Lots of all Works contracted by the Developer, the Developer's obligations to maintain the Works and all other conditions covered by this Agreement by providing a complete and accurate summary of same and shall cause such information to be fully recorded in any Offer to Purchase or Agreement of Purchase and Sale entered into by the Developer.

4. SERVICING PLANS AND SPECIFICATIONS

4.1 All Plans and specifications must be approved in writing by the Director of Engineering and Operations prior to the execution of this Agreement by the City and the Developer commencing construction of any of the Works.

4.2 The Developer shall submit to the Director of Engineering and Operations three (3) copies of each plan required to be submitted for approval with respect to the construction of the Works contemplated in this Agreement.

4.3 It is understood and agreed the Director of Engineering and Operations in his appraisal of the Plans and specifications will be guided by current requirements of the Province of Ontario, established specifications and standards adopted by the City or existing practices and standards as may from time to time be established or amended by the City by its officials or agents. The City may require, in writing, such variances from the Plans as it may deem appropriate due to conditions which may be disclosed as the work progresses and by sound engineering practices.

4.4 No approval by the Director of Engineering and Operations shall operate as a release by the City of any liability of the Developer which, but for such approval, might exist or hereafter arise.

4.5 All Plans shall be prepared and stamped by a Consulting Engineer or an Ontario Land Surveyor licensed to practice in the Province of Ontario.

5. STAGING

5.1 It is agreed between the parties hereto that the works to be constructed under this Agreement are to proceed in phases numerically in accordance with Schedule "K" attached hereto. Further, the provisions of this Agreement with respect to the construction of said works, security deposit, the acceptance of the work by the City, the maintenance period, building permits and other matters contained within this Agreement shall be applicable separately for each Stage. Prior to commencement of subsequent Stages, the Developer agrees to update Schedule "J" – Subdivision Deposit with current cost estimates concurrent with the year construction is to be completed for each Stage after Stage 1 in order to provide the necessary Security Deposits for those Stages.

6. ENGINEERING AND INSPECTION

6.1 Consulting Engineer

The Developer shall employ a competent and qualified Consulting Engineer, approved by the Director of Engineering and Operations, to:

a) carry out all necessary soil investigations to the satisfaction of the Director of Engineering and Operations;

b) design all Works required to be completed by this Agreement;

c) prepare plans, profiles and specifications for the Works and submit detailed plans, profiles and specifications to the Director of Engineering and Operations for approval prior to installation or construction of such Works;

d) obtain from the Director of Engineering and Operations details regarding the form and scale of the plans and profiles prior to their preparation;

e) obtain and provide the City with all necessary approvals prior to installation or construction of the Works and prior to execution of this Agreement;

f) prior to execution of this Agreement by the City, prepare and furnish the Director of Engineering and Operations with estimates of the cost of installation and construction of the said Works;

g) if required, prepare contract documents and call tenders for installation and construction of the said Works;

h) prepare and supply the City with Progress Payment Certificates;

i) provide full time resident inspection and contract administration of all Works covered by this Agreement;

j) maintain all records for the installation and construction of the said Works and submit "as constructed" records in electronic form to the Director of Engineering and Operations prior to approving the Completion Certificate for the Works as per the following:

   i) all reports will be prepared in Microsoft Word and/or Excel and all drawings will be created in AutoCAD (2012) and the latest version of ESRI ArcGIS. Ownership of both hard copies and digital copies must be transferred to the City upon completion of the Works. Metric units are to be used;

   ii) mapping and associated database information is to be provided in ERSI (.shp) shapefile with object data attached. All information is to be tied to UTM coordinates using the standard NAD83 (Zone 17) datum and should be accompanied by supporting files (font files and plot files) if applicable. Please note that graphical images (.pdf, .cdr, .tif) and CAD files are not considered an acceptable GIS format.

k) upon completion of installation and construction of the Works, supply the City with a certificate verifying that the Works were installed and constructed in accordance with the approved Plans and specifications;

l) provide the Director of Engineering and Operations with individual record sheets of all sewer and water services location and depth;

m) when requested by the Director of Engineering and Operations, accompany him on his inspections of the Works;

n) supervise construction of all Works on a full time basis, including any remedial work the Director of Engineering and Operations may require;

o) test all services and verify to the Director of Engineering and Operations, in writing, that all testing has been completed in accordance with the appropriate requirements;

p) provide building elevations for construction purposes; and

q) certify, in writing, to the Director of Engineering and Operations, as to the actual cost of all Works completed, prior to the City approving a Completion Certificate for such Works or reducing any Letter of Credit.

6.2 All Primary, Secondary and Utility Services shall be installed, constructed, inspected and tested under the direct supervision of the Developer's Consulting Engineer at the sole expense of the Developer.

6.3 The Developer's Consulting Engineer shall conduct all testing of Works and materials to the complete satisfaction of the Director of Engineering and Operations. All sanitary and storm sewers must by inspected and videoed via closed circuit television (CCTV) prior to final acceptance by the City. Complete CCTV reports in the latest format to be provided to City upon completion with as-built documents.

6.4 The Director of Engineering and Operations or his designate shall have the right at any time and from time to time to request an inspection and re-inspection of any of the Works in progress to ensure such Works are being constructed in accordance with the Plans and specifications approved by the Director of Engineering and Operations. Such inspections may include testing and the method and time of testing shall be at the sole discretion of the Director of Engineering and Operations.

6.5 The City shall inspect all works as deemed necessary to ensure that the works are being constructed in accordance with the plans and specifications approved by the City, to the Engineer's satisfaction. This inspection shall be in addition to the inspection provided by the Developer's Consulting Engineer, and shall in no way relieve the Developer or its Consulting Engineer of any responsibility with regard to supervision and inspection or the proper completion of the work. The Developer shall pay the full cost of engineering inspection by the City.

6.6 The City shall inspect all materials and appurtenances prior to installation to ensure conformance with latest City approved material/manufacturer lists. Any items deemed unacceptable are to be tagged or otherwise identified as "unacceptable", and removed from site immediately. Any items deemed "unacceptable" will be replaced at the expense of the Contractor. Replacement item(s) shall be examined for conformance to the specifications by the City.

6.7 The Director of Engineering and Operations shall have a discretionary right to order any work-in-progress stopped and such work shall not be recommenced without written authority from the Director of Engineering and Operations.

7. BY-LAW(S), DOCUMENTATION AND REGISTRATION

7.1 Before this Agreement is executed by the City, the appropriate authorizing By-law must be enacted by the Council of the City.

7.2 The City may, at the sole expense of the Developer, request the Developer's solicitor to prepare such further and other documentation as may be deemed necessary and/or required by the City for the preparation, registration and implementation of the agreement.

7.3 If required, the Developer's solicitor, at the sole expense of the Developer, shall:

a) provide and/or prepare all documentation which the City's Solicitor may require, including all necessary Transfers, Easements and restrictive covenants in registerable form;

b) certify title to the City in a signed Certificate of Title;

c) have all documentation signed by the Developer, Chargees, and other necessary parties;

d) sub search title and obtain an Execution Certificate prior to registration and provide copies of same to the City's Solicitor;

e) deliver all executed documentation to the City; and

f) attend to registration of all documentation, at the Developer's expense, required by this Agreement.

7.4 Prior to the City executing this Agreement, the Developer shall provide the City with two (2) copies each of the draft Plan of Subdivision (M-Plan) for the Lands and the draft Reference Plan (R-Plan) providing legal descriptions for Easements within or outside the Lands.

7.5 The Developer covenants and agrees to register an application, signed by the City, for an order inhibiting any dealings with the Lands to the applicable Land Registrar immediately following the registration of the Agreement. The Developer acknowledges that the City shall not be obligated to register any documents in compliance with the Inhibiting Order or to apply to have the Inhibiting Order removed from title until the Developer has supplied all documents in compliance with this Agreement in a form satisfactory to the City for registration and all other documents required to provide discharges, releases and postponements with respect to any charges, mortgages or encumbrances with respect to the Lands have been registered against title to the lands.

7.6 Upon the City being satisfied that all conditions of Draft Plan approval for the Plan of Subdivision have been satisfied by the Developer within the required time, the City shall register the following documentations at the sole expense of the Developer as soon as practicable:

a) the approved Plan of Subdivision; and

b) all other documentation related thereto, including without limitation, Cessations of Charge.

7.7 In the event the Plan of Subdivision is not registered within one (1) year from the date of registration on title of this Agreement, the City may declare the Developer in Final Default.

7.8 The Developer shall not deal in any manner whatsoever with any Lot or Block shown on the Plan of Subdivision until this Agreement, the Plan of Subdivision and all other documentation (including Transfers, Easements, Cessation of Charge, Inhibiting Orders, Reference Plans, and Postponements of Charges) required by this Agreement and by the City's solicitor have been delivered, approved and registered on title to the complete satisfaction of the City's solicitor.

8. LANDS REQUIRED FOR MUNICIPAL PURPOSES

8.1 The Developer shall convey to the City, in fee simple, free from all encumbrances, such other land as may be required in connection with services necessary for the development of the lands described in Schedule "A" attached hereto, which said additional lands conveyed for Public Purposes are described in Schedule "B" attached hereto.

8.2 The Developer shall transfer the lands referred to in Section 8.1 above in a neat and tidy condition, free from all debris and trash and in a condition including all necessary improvements completed to the satisfaction of the Council.

8.3 The Developer covenants and agrees, at its expense, to obtain and grant to the City, prior to final approval of the subdivision, easements required for the construction of services described in the Schedules attached hereto, in accordance with the City's standard easement agreement form, satisfactory to the City Solicitor. The Developer shall also grant such easements as required by other utility companies or commissions for the installation of their plant.

9. EASEMENTS FOR MUNICIPAL PURPOSES

9.1 The Developer covenants and agrees, at its sole expense, to obtain and/or grant to the City such easements as may be required for the installation and construction of services or development of the Lands in accordance with Schedule "B" annexed hereto.

9.2 The Developer shall convey to the City or to such public utility company or commission or cable television company as the City may direct, easements required for utility and/or coaxial purposes in accordance with Schedule "B" annexed hereto. All such easements shall be prepared to the complete satisfaction of the City, and if required by the City, any such utility or cable television company.

9.3 The Developer shall undertake and complete all improvements in, over, along and upon such easement lands conveyed to the City, including Primary Services, Secondary Services and Utility Services, in accordance with the terms of this

Agreement and the Plans filed to the complete satisfaction of the Director of Engineering and Operations and shall keep such easement lands in a neat and tidy condition, free of all debris and trash until the City has passed the Assumption By-Law for Secondary Services.

10. SERVICES

10.1 General

a) Where the Plan of Subdivision is serviced by a secondary means of egress or emergency access to be constructed by the Developer, an existing road allowance, open or unopened, or any newly dedicated widening thereof, the Developer agrees such secondary means of egress or emergency access, road allowance and any widening thereof shall be deemed to form part of the Lands and be subject to the requirements related thereto specifically indicated in the approved Plans.

b) Where it is necessary to use a secondary means of egress or emergency access to be constructed by the Developer or an unopened road allowance to service all or any part of the Lands, the Developer shall, at its own expense, construct the necessary municipal services in accordance with the approved Plans.

c) The Developer shall not change, or do any work that will prejudicially effect, any natural watercourse or drainage ditch without making full and proper provisions satisfactory to the Director of Engineering and Operations, and the Developer shall be solely responsible for any damage caused thereby and the Developer hereby indemnifies and saves harmless the City from any claim arising from such damage.

d) The Developer shall keep all portions of the development well, properly and efficiently drained during construction and completion and will be held responsible for all damage which may be caused or results from water backing up or flowing over, through, from or along any part of the Works, or which any of the Developer's operations may cause to flow elsewhere, and the Developer hereby indemnifies and saves harmless the City from any claim arising from said damage.

e) The Developer covenants and agrees to carry out all Works necessary to service the Plan of Subdivision in such a manner as to prevent erosion and earth, debris and other material from being washed or carried in any manner onto any road, road allowance or highway whether opened or unopened, or onto the property of any other person or persons. If such earth, debris or other material is washed or carried onto such road, road allowance, whether opened or unopened, or onto the property of any person or persons, the City, its servants or agents, may, at the City's discretion, clean and remove such material, rectify any damage caused, and abate any nuisance created by the Developer in the development of the Plan of Subdivision. The cost of any such work performed by or at the instruction of the City, shall be paid by the Developer on demand, and without limiting any of its remedies at law or in equity, the City may enforce any security available to it to recover such costs or may collect such costs in like manner as municipal taxes as provided in *The Municipal Act* and with the same priorities as taxes that are overdue and payable.

f) The Developer shall be solely responsible for controlling dust nuisance in conjunction with the Works, both within the Plan of Subdivision and elsewhere.

g) All streets abutting on the Lands or used for access to the Lands during installation or construction of the Works or during construction of dwellings shall, at all times, be kept as dust free as possible and in a good and usable condition, and without restricting the generality of the foregoing, the Developer shall at the end of each day during such construction cause all such streets to be cleaned of all refuse, rubbish, waste, debris and other materials of any kind, whether the same resulted from installation and construction of Works or otherwise, and if such streets are damaged the Developer shall at its own cost restore same immediately to the City's

requirements and to the satisfaction of the Director of Engineering and Operations.

h) All trucks making deliveries to or taking materials from the Lands shall be adequately covered and not unreasonably loaded so as to scatter refuse, rubbish, dust or debris on abutting streets or properties. If at any time, in the opinion of the Director of Engineering and Operations, damage is being or is likely to be done to any street or any improvement thereon, other than such portions as are part of the Works, by the Developer's or its contractor's vehicles or other equipment, whether licensed or unlicensed, the Developer or its contractor shall on the direction of the Director of Engineering and Operations make changes in or substitutions for such vehicles or other equipment or shall alter loading or shall in some other manner satisfactory to the Director of Engineering and Operations remove the cause of such damage or nuisance. The Developer shall at its own cost repair any such damage immediately to the City's requirements and to the satisfaction of the Director of Engineering and Operations.

i) The Developer shall inform all public utility companies having legal authority to install or construct utility systems (including without limitation Bell Canada, Consumer's Gas, Enbridge Gas, Canadian Niagara Power Inc., Regional Cable Television (Central) Inc., Niagara Regional Broadband Network, etc.) of the approximate date of construction of the Works in order that such utility companies may place their work in accordance with their requirements and to the satisfaction of the Director of Engineering and Operations, and the Developer shall assume complete responsibility and make all necessary arrangements for the moving of hydro-electric, gas, telephone and co-axial cables, pipes, conduits, wires, pipe lines, or any other public utility works as necessary and as approved by the Director of Engineering and Operations, and the Developer shall be solely responsible for any damage caused to the said cables, pipes, conduits, wires, pole lines and other works.

j) The City disclaims any responsibility or liability for the support and protection of sewers, drains, pipes, conduits, tracks or other utilities, services and structures owned by the City or any other public body, by companies, or any other person enjoying special franchises or occupying any portion of the streets or ways on or below or above the surface. The Developer is directed to carefully examine the location of the Works and to make special inquiry of the companies or persons owning, controlling or operating said pipes, conduits, tracks and other utilities, services and structures, and to determine the character, size, position and length of such pipes, conduits, tracks, utilities and structures, and to inspect the public records of the various City Departments having recognizance and control of pipes, conduits and sewers, and to make such further personal inspection and investigation as is necessary to determine the correctness of the information so obtained. It is the Developer's responsibility to consult the companies concerned as to the exact location of said utilities, services and structures, and, where necessary, the Developer shall protect and support same to maintain their operation. In the event damage is done to a utility, service or structure the Developer thereof shall be notified immediately by the Developer and any costs arising from such damage shall be paid for by the Developer. A copy of such notice shall be sent to the Director of Engineering and Operations.

k) The Developer agrees to keep boulevards and Easements graded and free and clear of all material and obstructions which might interfere with the construction of telephone, co-axial, gas and hydro-electric installations, and other utility works.

l) The Developer shall remove from all road allowances in the Plan of Subdivision, any surplus or other material and obstructions and such trees and vines, as necessary and to the satisfaction of the Director of Engineering and Operations, and further, shall remove from the Lands any unkempt, diseased or infested trees, vines or bushes. In the event this clause is not complied with within fourteen (14) days of written notice delivered by the City to the Developer, the City may have such material

removed and collect the cost thereof from the Developer, and without limiting its remedies at law or equity, the City may enforce any security held by it to recover costs or may collect the costs in like manner as municipal taxes as provided in *The Municipal Act* and with the same priorities as taxes that are overdue and payable.

m) The Developer shall not remove any topsoil from the Lands without first obtaining written approval from the Director of Engineering and Operations.

n) All Works required to be installed or constructed by the Developer shall be installed and constructed in accordance with the City's specifications therefor at the date of the commencement of the installation or construction of the Works and in accordance with the approved Plans.

o) The Developer acknowledges and agrees, notwithstanding the complete installation of services in the subdivision as authorized by the City, that the City will not be held liable for any stoppage or delay of the registration of the Plan or the issuance of Building Permits for the lots in the Plan.

10.2 Survey Monuments to be Preserved

The Developer agrees:

a) all survey monuments or related markings established in connection with the installation of public utility and municipal services are to be preserved; and

b) if any survey monument or related marking is accidentally or deliberately damaged, destroyed or removed, to immediately repair or replace such monuments or related markings under the direction of the person or persons responsible for establishing said survey monuments or related markings.

10.3 City's Right to Enter and Repair

a) The City shall have the right to enter on the Lands at all times and from time to time and to carry out maintenance and repair of the Works:

i) without notice to the Developer where, in the sole opinion of the Director of Engineering and Operations, danger to public safety or an emergency condition exists, or the streets have not been kept free of mud, dust and/or snow or to prevent damage or hardship to any persons or property; and

ii) where repairs to or maintenance of the said Works has not been completed within twelve (12) hours after written notice requiring such repairs or maintenance has been delivered to the Developer.

b) The decision of the Director of Engineering and Operations that repairs, remedial work or maintenance to the said Works is required or that an emergency state exists requiring immediate repair or maintenance shall be final, conclusive and incontestable. Such repairs, remedial works or maintenance shall not be deemed acceptance of the Works by the City or an assumption by the City of any liability in connection therewith and shall not release the Developer from any of its obligations under this Agreement.

c) The cost of any repair or maintenance work (including professional fees) undertaken by the City pursuant to the provisions of this Agreement shall be borne by the Developer and the amount thereof shall be paid to the City within thirty (30) days after a statement of account therefor has been delivered to the Developer. If the Developer fails to pay the amount due to the City within such thirty (30) day period, the City may and is hereby expressly authorized by the Developer to deduct the amount owing to the City for such repairs or maintenance from any monies or Letters of Credit deposited with the City.

d) Repairs or maintenance undertaken by the Developer pursuant to this subsection, shall be completed in the presence of the Director of Engineering and Operations or his representative.

10.4 Services to be Co-ordinated

The Developer agrees and acknowledges that the designs of all municipal and public utilities and services for the subdivision of the Lands must be coordinated with all adjacent developments to ensure secondary access, service main looping and other integration and co-ordination of utilities and services.

10.5 Land Use Sign

The Developer agrees to erect, to the satisfaction of the Director of Engineering and Operations, a 2.5m x 2.5m Land Use Sign prior to the commencement of construction of the Works, which shall indicate the proposed and abutting street system, lot patterns, sidewalk layout and land uses. The Developer further agrees to make available all such information and related servicing structures to prospective buyers.

10.6 Interim Works

The Developer agrees and acknowledges that, until the Director of Engineering and Operations affixes his signature of approval to the Plans, all works which may be carried out in the interim are done solely and entirely at the Developer's risk, and that changes to existing works or additional works may be required or reflected in the final approved Plans.

10.7 Roads

a) The Developer agrees to perform and complete all road Works required by this Agreement and the approved Plans and specifications to the complete satisfaction of the Director of Engineering and Operations.

b) Any existing road damaged during the development of the Plan of Subdivision shall be restored by the Developer, to the complete satisfaction of the Director of Engineering and Operations, prior to approval of the Certificate of Completion for Primary Services.

c) The roads shall be named to the satisfaction of the City.

10.8 Sanitary Sewer System

a) If required by the City, and prior to execution of this Agreement by the City, the Developer shall undertake a review of existing downstream sanitary sewer system to ensure the capacity of the system is sufficient for the increase in flows from the Plan of Subdivision. In the event the downstream system is inadequate for the flow increase from this Subdivision, upgrading of those facilities will be the financial responsibility of the Developer and the Work required and/or necessary to upgrade such facilities shall be completed by the Developer as part of development of this Plan of Subdivision to the complete satisfaction of the Director of Engineering and Operations.

b) The Developer shall construct a sanitary sewer system, including service laterals from the sewer main to the Street Line and other appurtenances, to adequately service the Lands. All sanitary sewers, including upgrading of downstream facilities if deemed necessary by the City, shall be constructed according to the approved Plans and specifications. Plans must be approved by the Director of Engineering and Operations, the Region of Niagara Public Works Department and the Ministry of the Environment, and the construction and materials used therein shall be in accordance with the City's most recent specifications therefor.

c) All sanitary sewer Works shall be flushed and cleaned by high velocity sewer flushing equipment:

i) after placement of the base course asphalt upon the streets in the Plan of Subdivision;

ii) forthwith after final paving of the streets has been completed; and

iii) upon receipt of any written notice from the Director of Engineering and Operations.

d) All sanitary sewer Works shall be tested, and if necessary re-tested, and the method and time of testing shall be to the satisfaction of the Director of Engineering and Operations.

e) All sanitary sewer Works shall be inspected and videoed via closed circuit television to the satisfaction, and upon any written notice from, the Director of Engineering and Operations and prior to assumption of the sanitary sewer Works by the City. In the event the results are not satisfactory in the sole opinion of the Director of Engineering and Operations, the Developer shall take such remedial steps as may, in the sole opinion of the Director of Engineering and Operations, be required.

f) Prior to the Director of Engineering and Operations approving the Completion Certificate for Primary Services, the Developer shall supply the Director of Engineering and Operations with "as constructed drawings" and complete CCTV Reports showing the location and depth of the sanitary sewer lateral constructed to service each Lot.

g) Prior to registration of the Plan, the Region shall confirm that adequate sanitary sewage allotment is available.

h) The Developer agrees to perform and complete all sanitary sewer Works required by this Agreement and the approved Plans and specifications to the complete satisfaction of the Director of Engineering and Operations.

10.9 Storm Drainage System

a) The Developer agrees to construct a storm drainage and storm water management system to adequately service the Lands and all or any portion of the ultimate drainage area in which the Lands are located. This system shall be constructed in accordance with the Plans approved by the Director of Engineering and Operations, the Region of Niagara Public Works Department, the Region of Niagara Public Works Department, the Niagara Peninsula Conservation Authority (NPCA) and the Ministry of the Environment, and construction and materials used therein shall be in accordance with the City's most recent specifications therefor.

b) All storm sewer Works shall be flushed and cleaned by high velocity sewer flushing equipment:

i) after placement of the base course asphalt upon the streets in the Plan of Subdivision;

ii) forthwith after final paving of the streets has been completed; and

iii) upon receipt of any written notice from the Director of Engineering and Operations.

c) All storm sewer Works shall be inspected and videoed via closed circuit television to the satisfaction of, and upon any written notice from, the Director of Engineering and Operations and prior to assumption of the storm sewer Works by the City. In the event the results are not satisfactory in the sole opinion of the Director of Engineering and Operations, the Developer shall take such remedial steps as may, in the sole opinion of the Director of Engineering and Operations, be required.

d) Prior to the Director of Engineering and Operations approving the Completion Certificate for Primary Services, the Developer shall supply the Director of Engineering and Operations with "as constructed drawings"

and complete CCTV Reports showing the location and depth of the storm sewer lateral constructed to service each Lot.

10.10 Stormwater Management System

a) The Developer agrees that prior to the City executing this Agreement the Developer shall prepare and provide a Storm Water Management Report which shall be submitted for approval by the Director of Engineering and Operations, the Ministry of the Environment, the NPCA and the Region of Niagara Public Works Department, indicating the following:

i) the manner in which storm water will be conveyed across the Lands in both major and minor storms, using storm water management techniques that are in accordance with the Provincial guidelines contained in "Stormwater Management Practices Planning & Design Manual - June 1994" (Ministry of Environment) and the latest revision thereof or such more stringent standards as may be applicable;

ii) an assessment of downstream and upstream constraints and how these constraints can be addressed (at a minimum the storm water management system must provide Level 1 protection for downstream fisheries and resources); and

iii) an Erosion and Sediment Control Plan for the development of the Lands whereby erosion and sediment and their effects will be minimized on site during and after construction in accordance with the "Ontario Guidelines on Erosion and Sediment Control for Urban Construction Sites" May 1987 and the latest revision thereof or such more stringent standards as may be applicable.

b) The Developer shall prepare and provide a Subdivision Grading Plan in accordance with Section 10.21 hereof indicating the existing and proposed grades as well as the means whereby major system flows will be conveyed across the Lands. The 100-year flood level shall be plotted on the Plan to ensure that all structural development will be located above this elevation.

c) The Developer agrees to implement the Storm Water Management Plan, as approved by the NPCA including the approved grading and drainage plans, any required erosion and flood protection works, and all NPCA requirements.

d) The Developer agrees to carry out or to have carried out all storm water management techniques and Works necessary and/or required to convey storm water runoff from the Lands in accordance with the approved Subdivision Grading Plan and Storm Water Management Plan to the complete satisfaction of the Director of Engineering and Operations and the Region of Niagara Public Works Department.

10.11 Water Distribution System

a) The Developer shall construct a complete water supply and distribution system, including valves, valve boxes, fire hydrants, service connections, curbstops and boxes, blow-offs and ground hydrants as may be required for the purpose of servicing the Plan for Subdivision. The water distribution system shall be constructed according to the Plans approved by the Director of Engineering and Operations or the Region of Niagara Public Works Department and the Ministry of the Environment if required, and the construction and materials used therein shall be in accordance with the City's most recent specifications therefor.

b) The Developer shall install, charge, test and maintain fire hydrants as required by the approved Plans and specifications in accordance with this Agreement to the complete satisfaction of the Port Colborne Fire Department and the Director of Engineering and Operations.

c) The water supply and distribution system shall be designed to accommodate residential and fire flows with the minimum size of 150 mm in diameter.

d) All water mains shall be flushed, chlorinated, pressure tested and bacterial tested in accordance with City Standards and to the satisfaction of the Director of Engineering and Operations prior to approval of the Completion Certificate for Primary Services.

e) The Developer shall, prior to the Director of Engineering and Operations approving the Completion Certificate for Primary Services, supply the Director of Engineering and Operations with "as constructed drawings" showing the location and depth of the water connections constructed to service each of the Lots.

10.12 Sidewalks

The Developer shall, at its sole expense, construct concrete sidewalks in accordance with the approved Plans filed and specifications therefor.

10.13 Fencing

The Developer shall, at its sole expense, construct fencing in accordance with the approved Plans filed and specifications therefor.

10.14 Street and Traffic Signs

a) The Developer shall erect and maintain temporary traffic signs and such other traffic control devices to the satisfaction of the Director of Engineering and Operations during the construction period.

b) The Developer shall pay for all permanent street and traffic signs and other traffic control devices required by the approved Plans and to the satisfaction of the Director of Engineering and Operations. The Developer shall be responsible to install all permanent street and traffic signs to the current standards of the City.

10.15 Electrical Distribution System and Street Lighting

a) The Developer shall arrange with Canadian Niagara Power Inc. (CNPI) for the design, provision and installation of all electrical transmission and distribution system and streetlighting system required to service all of the Lots shown on the Plan with electrical power in accordance with the plans and specifications therefor approved by CNPI and the Director of Engineering and Operations. All such facilities shall be installed underground unless specific external systems are approved by CNPI and the Director of Engineering and Operations. The cost of providing such facilities shall be borne by the Developer.

b) The Developer shall arrange with CNPI for local electrical supply connections and appurtenances thereto from the distribution system to terminals on abutting private property. The wiring for such service connections shall be underground. The cost of providing such service connections and appurtenances shall be borne by the Developer and the Developer shall pay the cost thereof to CNPI upon receipt of a statement of account therefor.

c) Prior to the Director of Engineering and Operations approving the Certificate of Final Acceptance for Primary Services, the Developer shall deliver to the City satisfactory proof of installation and construction of the aforesaid electrical transmission and distribution system and the street lighting system, which shall have been approved and/or accepted by a utility supplier satisfactory to the City, and upon Council passing the

Assumption By-Law for Primary Services the City will assume the street lighting system into the City's street light inventory.

d) The Developer will supply the City with 3 spare fixtures including but not limited to poles, arms, luminaires and mounting hardware for replacement inventory.

10.16 Utility Services

a) All Utility Services required to service the Plan of Subdivision, including, without restricting the generality of the foregoing, hydro service, telephone cables and coaxial cables, shall be installed underground from the source with pad-mounted transformers. All Utility Services shall be installed and constructed prior to the Director of Engineering and Operations approving the Certificate of Completion for Primary Services.

10.17 Mail Delivery

a) The Owner agrees to install a concrete pad at final approved grade in accordance with the requirements of Canada Post to facilitate the installation of Community Mail Boxes. The location of the concrete pads are subject to approval by Canada Post and the Engineer.

b) The Owner agrees to identify the concrete pads on the engineering servicing drawings. The pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.

c) The Owner agrees to determine the location of all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.

10.18 Tree Plantings

a) In order to maintain a high standard of amenity and appearance, the Developer, its heirs, executors, administrators, successors and assigns hereby undertake and agree to retain the maximum number of trees within the lands consistent with good design and conservation practices and to deposit a Letter of Credit with the City, to guarantee the total cost of purchasing, planting and maintaining trees within the Plan in accordance with the following:

i) The Owner agrees to plant one tree in the front yard of each lot within the plan, 1.5 metres from the front lot line. The location shall be on private property and not interfere with the alignment of the services to the property.

ii) Trees shall be 50mm caliper or more and a height of 1.8 metres or more, balled and bur lapped at planting and be of such varieties as Red Maple, Red Oak, Redmond or Little Leaf Linden, Redspire or Chantecleer Ornamental Pear, Shademaster Honeylocust, London Planetree and Princeton Sentry Gingko or such other compatible variety, as approved by the City.

b) In accordance with Schedule "J" annexed hereto, prior to registration of this Agreement by the City, the Developer shall provide a security in the form of a Letter of Credit to the City for Tree Planting within the subdivision, to cover the cost of purchasing, planting and maintaining trees within the Plan.

10.19 Driveways

a) Each Lot shall be serviced with a driveway approach constructed in accordance with the Plans filed to the complete satisfaction of the Director of Engineering and Operations.

b) All driveway approaches (aprons) between the curb line and the sidewalk, or in the absence of a sidewalk, between the curb line and the Street Line shall be installed and paved by the Developer in accordance with the approved plans and specifications therefor prior to the Director of

Engineering and Operations approving the Completion Certificate for Secondary Services.

10.20 Landscaping

a) The Developer shall grade and place a minimum of 100mm of topsoil together with number one nursery sod on all portions of road allowances in the Plan of Subdivision not covered by asphalt or sidewalks and along all sides of the Plan of Subdivision abutting on adjacent existing streets. All sodding as herein described shall be considered as part of the cost of construction of services for the Plan of Subdivision, and shall be completed prior to the Director of Engineering and Operations approving the Completion Certificate for Secondary Services.

b) All drainage ditches, major overland flow drainage swales and depressions within the Plan of Subdivision shall be sodded with number one nursery sod prior to the City issuing any building permits. The Developer shall maintain all sod until Council passes the Assumption By-Law for Secondary Services.

10.21 Subdivision Grading and Drainage

a) Unless otherwise approved or required by the City, the Developer, its heirs, executors, administrators, successors and assigns hereby irrevocably undertake not to alter the grades or remove trees or other vegetation from the Lands until such time as:

i) the City has agreed in writing to such alteration or removal; and

ii) the City has approved the Subdivision Grading Plan pursuant to the terms of this Agreement and the City's Lot Grading and Drainage Policy, By-Law 2464/80/90 and amendments thereto.

b) Prior to execution of this Agreement by the City or commencing any phase of development, and in accordance with the City's Lot Grading and Drainage Policy, By-Law No. 2464/80/90 and amendments thereto, the Developer shall prepare and provide the City, as part of the engineering drawings, a Subdivision Grading Plan for the purpose of controlling the overall drainage pattern in the Plan of Subdivision. The Subdivision Grading Plan shall be prepared in conformance the City's Lot Grading and Drainage Policy, By-Law 2464/80/90 and amendments thereto.

c) The following grading works shall be completed prior to the issuance of any Building Permits:

i) construction and sodding of all major overland flow drainage swales and other erosion control devices to the satisfaction of the Director of Engineering and Operations for the Plan of Subdivision, subject to weather conditions; and

ii) rough grading of all Lots to generally conform to the Subdivision Grading Plan.

d) If drainage problems arise which are as a result of non-compliance with the requirements of By-Law 2464/80/90 and amendments thereto, the Developer shall within forty-eight (48) hours of receiving notice thereof correct the problems. Without limiting its remedies at law or in equity, the City may enter upon the Lands to remedy any such problem and may use the Subdivider's Grading Deposit to cover the costs of any remedial works deemed necessary. Any costs of these remedial works in excess of the amount of the Subdivider's Grading Deposit shall be the responsibility of the Developer, and if not reimbursed to the City forthwith after being incurred by the City, the City may collect such costs in like manner as municipal taxes as provided in *The Municipal Act* and with the same priorities as taxes that are overdue and payable.

e) The Developer shall deposit with the City as security for carrying out the provisions of the Subdivision Grading Plan, in accordance with Schedule

"J" annexed hereto, a Subdivider's Grading Deposit as required by By-Law 2464/80/90 and amendments thereto.

f) Upon completion of the Works and acceptance by the City of a Subdivision Grading Conformance Certificate prepared and signed by an Ontario Land Surveyor or Professional Engineer, the Developer may apply in writing for release of the Subdivider's Grading Deposit, less any cost for remedial work undertaken by the City.

10.22 Lot Grading and Drainage

a) Prior to the issuance of a Building Permit for a Lot, the Developer or the Building Permit applicant shall submit to the City three copies of a proposed Lot Grading Plan prepared by a Professional Engineer or an Ontario Land Surveyor and shall conform to the Subdivision Grading Plan.

b) Prior to issuance of a building permit for a Lot, the Developer or Building Permit applicant shall submit to the City as security for carrying out the provisions of the Lot Grading Plan a Lot Grading Deposit in the amount of $2,000.00 per Lot.

c) Upon acceptance of the Grading Conformance Certificate by the City, the Developer may apply in writing for release of the Lot Grading Deposit, less any cost of remedial work performed by the City.

d) The grading of a Lot shall be considered complete when the building has been erected and such lot has been graded and sodded, and/or seeded. Sodding and/or seeding shall be done within two months after occupancy of the dwelling or by the next June 1st following occupancy should occupancy take place after November 1st.

e) Upon completion of the grading as noted in Section 10.22 of this Agreement, prior to landscaping or fencing, the Developer shall submit to the City one copy of the Lot Grading Plan which shall indicate the finished elevation as shown on the proposed Lot Grading Plan. This "as constructed" Lot Grading Plan shall be prepared and certified by a Professional Engineer or Ontario Land Surveyor.

f) Once the "as constructed" grading of a Lot has been certified and signed by an Ontario Land Surveyor or Professional Engineer to be in conformance with the latest revision of the Subdivision Grading Plan, the Lot Grading Plan if approved by the City, shall be accepted and dated by the City, as the "Grading Conformance Certificate."

g) The Developer, its heirs, executors, administrators, successors and assigns hereby irrevocably undertake to maintain the grading and drainage schemes as established and verified by the Grading Conformance Certificate and not to alter or revise the grading or drainage without the express written consent of the Director of Engineering and Operations or the Chief Building Official.

10.23 Foundation Drains

The Developer agrees that foundation drains shall be pumped by a sump pump in each house to grade.

10.24 Roof Water

The Developer agrees that roof water drainage from any structure or building shall be directed via downspouts discharging via splash pads (concrete or other suitable material) to grass surfaces. These splash pads shall extend a distance at least 1.2 metres away from the structure and must direct the flow away from the building, not onto walks or driveways and not towards adjacent property.

10.25 Minimum Basement Elevations

If required, the Developer agrees to submit a plan for approval to the Director of Engineering and Operations, detailing the basement control elevations for

individual dwellings or structures within the Plan of Subdivision and to ensure compliance with approved basement control elevations.

11. COMPLETION, MAINTENANCE, ACCEPTANCE AND ASSUMPTION OF WORKS

11.1 Condition Precedent

The performance by the Developer of its obligations in this Agreement to the satisfaction of the Director of Engineering and Operations shall be a condition precedent to the approval, maintenance, acceptance and assumption of the Works or any of them by the City.

11.2 Time to Complete Servicing

The Developer shall proceed with the installation or construction of the Works required by this Agreement and the approved Plans with all reasonable dispatch and shall complete:

a) all required Primary Services within one year after the date of registration of the Plan of Subdivision; and

b) all required Secondary Services not later than three (3) years after completion of the Primary Services or forthwith after 80% of the building construction has been completed whichever occurs earlier unless otherwise approved by the Director of Engineering and Operations.

The Director of Engineering and Operations may extend the time for completion of Primary and Secondary Services or any of them for such length of time as he or she may deem expedient upon written application of the Developer with reasons why the extension is required.

11.3 Roads

a) Until Council passes an Assumption By-Law for Secondary Services assuming all the roads constructed, the Developer, on behalf of itself, its successors and assigns, including its successors in title to the Lands in the Plan of Subdivision, hereby releases, discharges and agrees to indemnify and save harmless the City from and against all actions, causes of action, suits, claims and demands whatsoever and howsoever arising, and without limiting the generality of the foregoing, which may arise by reason of:

i) any alteration of the existing grade or level of any road or roads on the said Plan to bring the grade or level in accordance with the plans approved by the Director of Engineering and Operations;

ii) any damage to the lands abutting on any road or roads shown on the Plan of Subdivision or to any building erected thereon arising from or in consequence of any such alteration of grade or level; and

iii) any damages or injuries (including death) to persons or damage to property occurring or arising on any road or roads on the said Plan of Subdivision, however caused.

b) All road allowances shown on the Plan of Subdivision shall be named to the satisfaction of the Director of Engineering and Operations.

11.4 Completion Certificate for Primary Services

a) Primary Services installation will not be considered complete by the City until an inspection has been made by the Director of Engineering and Operations or his designate and the Completion Certificate for Primary Services has been issued by the Director of Engineering and Operations. The Director of Engineering and Operations shall be accompanied during his inspection by the Developer's Consulting Engineer. The Works shall be inspected and all deficiencies rectified to the complete satisfaction of

the Director of Engineering and Operations, prior to the approval of the Completion Certificate for Primary Services.

b) The City may withhold approval of a Completion Certificate if, in the sole opinion of the Director of Engineering and Operations, the Developer is in default of its obligations pursuant to this Agreement or the approved Plans.

c) Prior to the Director of Engineering and Operations approving the Completion Certificate for Primary Services, the documentation listed in Subsections 11.4(d) and 11.4(e) must be provided to the Director of Engineering and Operations in a single submission package.

d) The Developer's Consulting Engineer shall provide to the Director of Engineering and Operations:

i) Certificate(s) verifying that all primary services were installed and constructed in accordance with approved plans and specifications;

ii) Certificate(s) stating that all watermains have been flushed, chlorinated and pressure tested in accordance with City standards;

iii) Certificate(s) stating that all watermain tracer wires have been tested and the new water distribution system can be traced;

iv) Certificate(s) stating that all fire hydrants servicing the development have been tested by a qualified hydrant testing agent;

v) Copies of the hydrant test reports and fire flow test reports;

vi) Certificate(s) stating that all storm and sanitary sewers have been flushed after placement of base course asphalt, air pressure tested, and inspected and videoed via close circuit television;

vii) Copies of the storm and sanitary sewer inspection reports and supporting data and documentation;

viii) Certificate stating that the approved Tree Preservation Plan has been complied with including a Clearance Letter from the Region;

ix) Certificate(s) stating that all utility services required to service the Plan of Subdivision are installed & constructed or a letter of commitment to complete the utility services from utility companies;

x) Certificate (Overall Grading Certificate) stating that rough grading and major drainage works or swales have been completed in accordance with the Subdivision Grade Control Plan;

xi) The original Drawings showing each of the said works "As Constructed" together with electronic drawing files in AutoCAD 2012 format using City of Port Colborne Drafting Standards; and

xii) Plans (cards) showing the location and depth of each sanitary sewer lateral, storm sewer lateral and water service lateral constructed to service each of the lots.

e) The Developer shall provide the Director of Engineering and Operations with:

i) a Statutory Declaration from the Developer in a form satisfactory to the Director of Engineering and Operations setting out the Works completed and verifying:

1. All such works have been completed in accordance with the terms of this Agreement and the approved plan and specifications;

2. All accounts have been paid for installation, construction, inspection, repair and maintenance of such Works; and

3. That there are no outstanding debts, claims or liens in respect of such works.

f) Subject to Subsections 11.4(d) and 11.4(e) hereof, upon receipt of the required documentation and the Director of Engineering and Operations' satisfaction that the installation and construction of all Primary Services has been completed in accordance with this Agreement and approved Plans, the Director of Engineering and Operations, shall date and approve the Completion Certificate of Primary Services.

11.5 Completion Certificate for Secondary Services

a) Secondary Services installation will not be considered complete by the City until an inspection has been made by the Director of Engineering and Operations or his designate and the Completion Certificate for Secondary Services has been issued by the Director of Engineering and Operations. The Director of Engineering and Operations shall be accompanied during his inspection by the Developer's Consulting Engineer. The Works shall have been inspected and all deficiencies rectified to the complete satisfaction of the Director of Engineering and Operations, prior to the approval of the Completion Certificate for Secondary Services.

b) The City may withhold approval of a Completion Certificate if, in the sole opinion of the Director of Engineering and Operations, the Developer is in default of its obligations pursuant to this Agreement or the approved Plans.

c) Prior to the Director of Engineering and Operations approving the Completion Certificate for Secondary Services, the documentation listed in Subsections 11.5(d) and 11.5(e) must be provided to the Director of Engineering and Operations in a single submission package.

d) The Developer's Consulting Engineer shall provide to the Director of Engineering and Operations:

i) Certificate(s) verifying that all secondary services have been installed, fully completed, repaired and maintained in accordance with approved plans and specifications; and

ii) If required, the original Drawings showing each of the said works as constructed together with electronic drawing files in AutoCAD 2012 format using City of Port Colborne Drafting Standards.

e) The Developer shall provide the Director of Engineering and Operations with a Statutory Declaration from the Developer in a form satisfactory to the Director of Engineering and Operations setting out the Works completed and verifying:

i) All such works have been completed in accordance with the terms of this Agreement and the approved plan and specifications;

ii) All accounts have been paid for installation, construction, inspection, repair and maintenance of such Works; and

iii) that there are no outstanding debts, claims or liens in respect of such works.

f) Subject to Subsections 11.5(d) and 11.5(e) hereof, upon receipt of the required documentation and the Director of Engineering and Operations' satisfaction that the installation and construction of all Secondary Services has been completed in accordance with this Agreement and approved Plans, the Director of Engineering and Operations shall date and approve the Completion Certificate for Secondary Services.

11.6 Maintenance of the Subdivision

a) The Developer shall be responsible for the general tidy appearance of the entire Lands until completion of all building, and carry out all weed cutting and maintenance on all unsold lands and all un-assumed roads to the satisfaction of the Director of Engineering and Operations.

b) The Developer shall adequately maintain all roads, sidewalks and pedestrian walkways within the Plan of Subdivision free from mud, debris, building materials, and other obstructions, to the satisfaction of the Director of Engineering and Operations until Council passes an Assumption By-Law for Secondary Services.

c) The Developer shall be responsible to control weeds and to maintain vacant lands free from debris, waste building materials, tree stumps, discarded boulders, and other refuse, and shall notify any purchaser, in writing, to refrain from dumping on such vacant lands, including lands dedicated by it to the City for municipal purposes.

d) The Developer shall maintain the Works, and every part thereof, in perfect order and in complete repair for the duration of the Maintenance Warranty Period and shall repair in a permanent manner satisfactory to the Director of Engineering and Operations any and all damage or injury to the Works, both during construction and during the period of maintenance as aforesaid.

e) Should the Developer, for any reason, fail to carry out the repairs or maintenance, including weed control, when requested by the City, the Director of Engineering and Operations, at his sole option, after giving the Developer twelve (12) hours written notice, may perform the repairs or maintenance and all costs, charges and expenses so incurred shall be borne by the Developer. The decision of the Director of Engineering and Operations shall be final as to the necessity of repairs or of any work done or required to be done. Any costs incurred by the City not reimbursed by the Developer forthwith may be collected by the City in like manner as municipal taxes as provided in *The Municipal Act* and with the same priorities as taxes that are overdue and payable.

f) The Developer's obligation to maintain the Works as aforesaid shall commence on the approval date of the Completion Certificate for the Works and extend for a minimum of two (2) years or until the Director of Engineering and Operations approves the Certificate of Final Acceptance for such Works whichever occurs last (this period is herein referred to as the "Maintenance Warranty Period").

g) The Maintenance Warranty Period for Primary Services shall commence on the date the Director of Engineering and Operations approves the Completion Certificate for Primary Services.

h) The Maintenance Warranty Period for Secondary Services shall commence on the date the Director of Engineering and Operations approves the Completion Certificate for Secondary Services.

11.7 Certificate of Final Acceptance

a) Upon expiration of the two (2) year Maintenance Warranty Period for Primary Services or Secondary Services as the case may be, and upon receipt of written application by the Developer, the applicable Works will be inspected by the Director of Engineering and Operations, and provided all deficiencies have been rectified to his satisfaction and the Developer is not in default of the terms of this Agreement, the subject Works shall be accepted by the City and the Director of Engineering and Operations shall approve the Certificate of Final Acceptance prepared by the Developer's Consulting Engineer provided the requirements identified in Schedule "C" of the Certificate of Final Acceptance have been met.

b) The Developer is required to submit a certificate from a registered Ontario Land Surveyor certifying he has found and/or replaced all standard iron bars (SIB's) shown on the registered Plan of Subdivision as of a date not earlier than seven days prior to the Director of Engineering and Operations approving the Certificate of Final Acceptance for Secondary Services.

c) If upon inspection of the applicable Works all deficiencies have not been rectified to the complete satisfaction of the Director of Engineering and Operations the Maintenance Warranty Period shall be extended until such

time as all deficiencies have been rectified and the Certificate of Final Acceptance has been approved by the Director of Engineering and Operations.

d) The Director of Engineering and Operations may withhold approval of a Certificate of Final Acceptance for Primary or Secondary Services, if, in the sole opinion of the Director of Engineering and Operations, the Developer is in default of its obligations to inspect, repair, construct or maintain any of the Works pursuant to this Agreement and the approved Plans.

11.8 Assumption of Municipal Services

a) The Developer hereby acknowledges that upon assumption by the City of the municipal services required to be installed and constructed by this Agreement and the approved Plans, all such municipal services shall wholly vest in the City without payment therefor, free and clear of all claims and liens and the Developer shall have no right, title or interest therein. Municipal services shall be assumed by the City by Council passing:

i) an Assumption By-Law for Primary Services after the Director of Engineering and Operations approves the Certificate of Final Acceptance for Primary Services; and

ii) an Assumption By-Law for Secondary Services after the Director of Engineering and Operations approves the Certificate of Final Acceptance for Secondary Services.

b) The Assumption By-Law for Primary Services shall not include the following Primary Services:

i) the streets and roadways constructed by the Developer within the Plan of Subdivision; and

ii) the Utility Services other than the streetlights.

c) The Assumption By-Law for Secondary Services shall include the following Primary/Secondary Services:

i) finished streets and roadways as constructed by the Developer within the Plan of Subdivision; and

ii) all Secondary Services constructed by the Developer in accordance with the approved Plans and this Agreement.

12. PERMITS, FEES, DEPOSITS AND OCCUPANCY

12.1 Building Permits – Issuance

The Developer covenants and agrees not to apply for building permits until:

a) all Primary Services have been completed and a Certificate of Completion for Primary Services has been approved to the satisfaction of the Director of Engineering and Operations;

b) the City has on file an approved Subdivision Grading Plan;

c) the Developer has completed the following grading works:

i) rough grading of all Lots to generally conform to the Subdivision Grading Plan;

ii) construction and sodding of all major overland flow drainage swales and other erosion control devices deemed necessary by the City for the Lands;

d) the City has on file an approved Proposed Lot Grading Plan;

e) the City is in receipt of all applicable fees and deposits including, without limiting the generality of the foregoing:

i) Development fees at the prevailing rate as prescribed by The Development Charges By-Law 5354/108/09 and amendments thereto;

ii) the Lot Grading Deposit;

iii) Building Permit application fee;

iv) Plumbing Permit application fee;

v) Water meter fee;

vi) Service Main connection application and fee, if applicable;

vii) Land for park dedication fee; and

viii) Any other fees, deposits or payments required under this Agreement;

f) the City's Fire Department has confirmed that an adequate water supply for firefighting operations and satisfactory access for firefighting equipment is available to service the Lands;

g) the City is satisfied all terms and conditions of this Agreement have been complied with insofar as they apply at that point in time;

h) the Developer has paid all development charges required by the Development Charges By-Law of the Regional Municipality of Niagara; and

i) the Developer has otherwise complied with all applicable law.

12.2 Water Saving Devices

The Developer agrees that all new homes being constructed will utilize water saving devices such as low flow toilets and low flow shower heads, of a standard acceptable to the Director of Engineering and Operations and the Chief Building Official.

12.3 No Building Permit While In Default

Notwithstanding anything herein contained, the City may refuse to issue building permits if there is an existing default in any of the provisions of this Agreement.

12.4 Service Main Connections

Prior to making any connections, if required, to existing municipal services the Developer shall submit to the City, completed Connection Permit applications and applicable fees for connection to existing sewer or water mains. No connection shall be made until the Connection Permits are approved by the City's Engineering and Operations Department.

12.5 Development Charges

a) Current development charges from time to time may be obtained from the Building Department of the City of Port Colborne and from the Regional Municipality of Niagara;

b) The Developer acknowledges and confirms that all charges, payments, Works to be constructed or installed, studies to be carried out and all other obligations contained in this Agreement or the cost thereof (except where a charge is referred to herein as "a development charge" are characterized as:

i) services installed or provided at the expense of the Developer within the Plan of Subdivision, as a condition of approval under Section 51 of the *Planning Act*; or

ii) services denoted on approved Plans or specifically noted in the Agreement for which the Developer is making no claim for credits under the Development Charge By-law.

and are not charges related to development within the meaning of the *Development Charges Act, 1997*.

c) The Developer hereby releases and forever discharges the City from any and all claims for credit against development charges payable hereunder or payable at the issuance of a building permit or permits for construction within the Plan of Subdivision and the Developer hereby waives all such claims for credits except for the credits that may be specified in any schedule forming part of this Agreement. Any such credits so specified herein and the calculation thereof shall be deemed to be conclusive and binding on the Developer.

12.6 Occupancy

Unless otherwise determined by the Chief Building Official, no dwelling, including model units, shall be occupied:

a) until the Director of Engineering and Operations has approved the Certificate of Completion for Primary Services;

b) until the City has on file a Grading Conformance Certificate for the Lot; and;

c) until a final inspection has been completed and a Letter of Occupancy is issued by the Chief Building Official.

12.7 Model Units

The Developer agrees to pay all applicable permit fees and development charges for the buildings or structures constructed as model units, and shall otherwise comply with Section 11 herein, prior to a Letter of Occupancy being issued for said units.

12.8 Water Meters

All new homes constructed shall be equipped with water meters at the sole expense of the Developer.

13. SECURITY DEPOSITS AND CASH PAYMENTS

13.1 General

a) The Developer shall be responsible for the full amount of the cost for the design, construction, installation, servicing and maintenance of the Works for the Plan of Subdivision together with all City inspection charges, engineering, administrative and consulting fees and in order to guarantee compliance with all conditions contained herein, the Developer shall be required to post security and cash payments on account of aforesaid costs, charges and fees in accordance with Schedule "J" annexed hereto prior to execution of this Agreement by the City. The security should be in the form of a standby Letter or Letters of Credit with **automatic renewal provision,** in a form approved by the City. The Developer covenants and agrees that the Letter of Credit shall be kept in full force and effect and that it will pay all premiums as the Letter of Credit becomes due or until such time as the City returns the Letter of Credit in accordance with the provisions of this agreement.

b) The Developer acknowledges and agrees that should there be a deficiency in or failure to carry out any work or matter required by any provision of this Agreement, whether or not such work or matter is

specifically secured by way of Letter of Credit, and the Developer fails to comply within seven (7) days of being given written notice with a direction to carry out such work or matter, the City may draw on the Letter of Credit and enter onto the Lands and complete all outstanding works or matters, and pay all costs and expenses incurred thereby from the proceeds so drawn.

c) The Developer acknowledges and agrees that the City reserves the right to draw on and use the proceeds from the Letters of Credit to complete any work or matter required to be done by the Developer pursuant to this Agreement. The Developer further acknowledges and agrees that, notwithstanding any provision to the contrary in this Agreement specifying the reduction or release of security, in the event that the City determines that any reduction in the Letter of Credit would create a shortfall with respect to securing the completion of any work or matter remaining to be carried out by the Developer pursuant to this Agreement, the City will not be obligated to reduce or release the Letter of Credit as by the particular provision until such time as such work is satisfactorily completed, or the City has sufficient security to ensure that such work will be completed.

d) Whenever in this Agreement a Letter of Credit is required to be filed with the City, the Developer may instead deposit cash or a certified cheque to be cashed in an amount equal to the Letter of Credit and such deposit shall be held by the City as security in accordance with this Agreement provided that no interest shall be payable on any such deposit.

e) The Developer acknowledges that upon the transfer of any ownership of the Lands, the City will not return any Letters of Credit or cash deposit required under this Agreement until the new Developer files a substitute Letter or Letters of Credit or cash or certified cheque in the required amounts with the City.

f) The Developer acknowledges that for the purpose of determining the amount of security to be posted prior to execution, the Developer's Consulting Engineer shall provide the City with an estimate of the cost of design, construction, supervision, inspection and maintenance of all Works. Security to be posted for Primary Services and Secondary Services and City inspection charges, engineering, administrative and consulting fees shall be calculated, in a manner satisfactory to the Director of Engineering and Operations, on the basis of the Developer's Engineer's estimated cost of design, construction, supervision, inspection and maintenance of all Works as set out in Schedule "J" annexed hereto.

g) From time to time, upon written request, the Developer's Consulting Engineer shall be required to certify in writing the actual cost of design, construction and maintenance of all Works installed and constructed to date, and the estimated cost of all outstanding Works, and the Director of Engineering and Operations may adjust the amount of security required if the actual cost of construction of all Works, installed and constructed to date or the estimated cost of all outstanding Works exceeds the original estimated costs as set out in Schedule "J" annexed hereto and the Developer shall be required to obtain, and the Developer hereby covenants to obtain, an amendment to the security to give effect thereto. In the event the Developer fails to increase the amount of security within seven (7) days of receipt of aforesaid written notice, then the Developer shall be deemed to be in Final Default of the terms and conditions of this Agreement.

13.2 Cash Payments

a) Prior to the execution of this Agreement by the City, as security for payment of services to be rendered by the City and its agents as required by this Agreement, and for presently outstanding payments owing to the City, the Developer shall, in accordance with Schedule "J" annexed hereto, deposit with the City cash payment and cash security as set out in Schedule "J", which security shall include, but not be limited to the following:

1. all arrears of taxes and all current taxes and local improvement charges assessed against the lands described in Schedule "A" annexed hereto; and

2. the City's engineering, administrative, consulting, and inspection costs for this Agreement, approval of the Plans, and enactment of By-laws, shall be payable in cash to the City at the time of signing of this Agreement calculated on the following basis:

    i. 2% of cost of Works

    ii. Further, the Developer's Consulting Engineer shall be required to certify the actual cost of all construction in writing to the Director of Engineering and Operations, who may adjust the amount of inspection fee following construction if the actual construction costs vary from the original estimated costs by an amount greater than ten percent (10%).

b) The Developer shall reimburse the City, all legal costs incurred by the City associated with the preparation, administration and registration of this Agreement.

13.3 Letter of Credit for On-Site Primary Services

a) The Developer shall deposit with the Treasurer of the City, prior to execution of this Agreement, a Letter of Credit in the amount of ten percent (10%) of the estimated cost of the design and construction of all Primary services to be constructed within the boundaries of the Plan of Subdivision (herein referred to as "On-Site Primary Services"). On default by the Developer in providing the On-Site Primary Services in accordance with the provisions of this Agreement and/or the approved Plans, the City shall be entitled to call upon such security deposit to pay for the completion of such On-Site Primary Services. Upon receipt of Claims for Liens filed pursuant to the provisions of the *Construction Lien Act* with respect to the construction of On-Site Primary Services, the City shall also be entitled to call upon the said Letter of Credit.

b) Prior to execution of this Agreement by the City, the Developer shall deposit a Letter of Credit to secure the Subdivider's Grading Deposit as required by By-Law 2464/80/90 and amendments thereto.

c) For On-Site Primary Services, the Treasurer, from time to time, upon written application of the Developer, may reduce or release security deposits, provided that at no time shall the amount retained be less than ten percent (10%) of the estimated cost of uncompleted On-Site Primary Services plus five percent(5%) of the actual cost of completed works. Before reduction or release of any security deposit, the Treasurer, from out of the security deposit, may pay firstly, into court or in settlement, any liens arising pursuant to the provisions of the *Construction Lien Act* with respect to the construction of On-Site Primary Services secured under Subsection 13.3a) of this Agreement; secondly, any engineering, consulting, administrative and legal costs still owing; thirdly, any arrears of taxes; fourthly, taxes for the then current year whether levied or unlevied, based on the assessment applicable; and finally, shall return the balance, if any, to the Developer.

d) The Treasurer shall retain as security for the Maintenance Warranty Period an amount equal to ten percent (10%) of the total actual cost of On-Site Primary Services completed to guarantee the workmanship and materials of the Works until assumption of the On-Site Primary Services by the City. Upon assumption in accordance with the provisions of this Agreement, the ten percent (10%) Maintenance Warranty hereinbefore referred to may be released by the Treasurer to the Developer.

13.4 Letter of Credit for Off-Site Primary Services

a) The Developer shall deposit with the Treasurer of the City, prior to execution of this Agreement, a Letter of Credit for one hundred percent (100%) of the costs of design and construction of all Primary Services outside the boundaries of the Plan of Subdivision (herein referred to as "Off-Site Primary Services"). On default of the Developer in providing the Off-Site Primary Services in accordance with the provisions of this Agreement and/or the approved Plans, the City shall be entitled to call upon such security deposit to pay for the completion of such Off-Site Primary Services. The City shall also have the right to call upon the said security deposit upon receipt of Claims for Liens filed pursuant to the provisions of the *Construction Lien Act* with respect to Off-Site Primary Services.

b) For Off-Site Primary Services, the Treasurer, from time to time, upon written application of the Developer, may reduce or release security deposits, provided that at no time shall the amount retained be less than one hundred percent (100%) of the estimated cost of uncompleted Off-Site Primary Services plus ten percent (10%) of the actual cost of completed works. Before reduction or release of any security deposit, the Treasurer, from out of the security deposit, may pay firstly, into court or in settlement, any liens arising pursuant to the provisions of the *Construction Lien Act* with respect to the construction of Off-Site Primary Services secured under Subsection 13.4a) of this Agreement; secondly, any engineering, consulting, administrative and legal costs still owing; thirdly, any arrears of taxes; fourthly, taxes for the then current year whether levied or unlevied, based on the assessment applicable; and finally, shall return the balance, if any, to the Developer.

c) The Treasurer shall retain as security for the Maintenance Warranty Period an amount equal to ten percent (10%) of the total actual cost of Off-Site Primary Services completed to guarantee the workmanship and materials of the Works until assumption of the Off-Site Primary Services by the City. Upon assumption in accordance with the provisions of this Agreement, the ten percent (10%) Maintenance Warranty hereinbefore referred to may be released by the Treasurer to the Developer.

13.5 Letter of Credit for Off-Site and On-Site Secondary Services

a) The Developer shall deposit with the Treasurer of the City, prior to execution of this Agreement, a Letter of Credit in the amount of one hundred and twenty percent (120%) of the costs of design and construction of all Off-Site and On-Site Secondary Services. On default of the Developer in providing the Secondary Services in accordance with the provisions of this Agreement and/or the approved Plans, the City shall be entitled to call upon such security deposit in order to pay for the completion of such Secondary Services. The City shall also have the right to call upon the said security deposit upon receipt of Claims for Lien filed pursuant to the provisions of the *Construction Lien Act* with respect to Secondary Services.

b) For all Secondary Services, the Treasurer, from time to time, upon written application of the Developer, may reduce or release such security deposits, provided that at no time shall the amount retained be less than one hundred and twenty percent (120%) of the estimated cost of uncompleted Secondary Services. Before reduction or release of any security deposit, the Treasurer, from out of the security deposit, may pay firstly, into court or in settlement, any liens arising pursuant to the provisions of the *Construction Lien Act* with respect to the construction of Secondary Services secured under Subsection 13.5a) of this Agreement; secondly, any engineering, consulting, administrative and legal costs still owing; thirdly, any arrears of taxes; fourthly, taxes for the then current year whether levied or unlevied, based on the assessment applicable; and finally, shall return the balance, if any, to the Developer.

c) The Treasurer shall retain as security for the Maintenance Warranty Period an amount equal to ten percent (10%) of the total actual cost of

Secondary Services completed to guarantee the workmanship and materials of the Works until assumption of Secondary services by the City. Upon assumption in accordance with the provisions of this Agreement, the ten percent (10%) Maintenance Warranty herein before referred to may be released by the Treasurer to the Developer.

13.6 Upon written demand by the Director of Engineering and Operations and upon the Developer making application for release of security, the Developer shall deliver to the City, a statutory declaration by or on behalf of the Developer stating:

a) the date of completion of the subject services;

b) Works completed to date;

c) all accounts that have become due and payable in connection with the construction, installation, inspection, repair and maintenance of the subject services have been paid; and

d) all requirements of the *Construction Lien Act* have been complied with to date and proof of expiration of liens under the *Construction Lien Act*.

14. TENDERS, INSURANCE & BONDING

14.1 If required by the City, the Developer shall call for tenders for the Works in accordance with the City's Purchasing Policy (By-law No. 3687/113/98). Where the City requires the Developer to call for tenders, any tender proposed to be accepted by the Developer shall not be accepted until same has been approved in writing by the Director of Engineering and Operations.

14.2 Prior to commencement of any Works, the Developer shall, at his sole expense, provide the City with:

a) a copy of the contractor's Performance and Maintenance Bond and Labour and Material Payment Bond each for one hundred percent (100%) of the contract sum, if required. The aforesaid Bonds shall unconditionally guarantee to the Developer and the City that the Works will be satisfactorily completed and maintained within the terms of the contract, this Agreement and the approved Plans up to the face value of the bond. Without limiting the generality of the foregoing, such Bonds shall cover extensions to the contract, modifications thereof, and the Maintenance Warranty Period. The bonding company shall not replace a prime contractor or sub-contractor without prior written approval of the Director of Engineering and Operations. Bonding companies are subject to acceptance by the City;

b) a certified copy of the Developer's third party All Perils and Liability Insurance Policy naming the City as an additional insured in a form satisfactory to the City as follows:

i) the policy is to be written on the comprehensive form including contractual liability and complete operations with an inclusive limit of five million dollars ($5,000,000.00) bodily injury (including death) and property damage with a deductible not greater than one thousand dollars ($1,000.00);

ii) the Liability Insurance Policy shall not contain any exclusions for damage to property, support of any property, building or land arising from the removal or weakening of support of any property, building or land whether such support be natural or otherwise and shall not contain an exclusion for blasting;

iii) the Standard Automobile Policy shall cover both owned and non-owned vehicles with inclusive limits of not less than two million dollars ($2,000,000.00) bodily injury (including death) and property damage with a deductible not greater than one thousand dollars ($1,000.00);

iv) excess umbrella liability coverage of four million dollars ($4,000,000.00) for all risks included in (i) and (ii) above shall be provided with a retained limit up to ten thousand dollars ($10,000.00);

v) "Cross Liability" and "Severability of Interest" clauses or endorsements shall be provided;

vi) an endorsement will be provided to the effect that the policy or policies will not be altered, cancelled or allowed to lapse without thirty (30) days prior written notice to the City from the insurer;

vii) the premium for the said policies shall be paid initially for a period of two (2) years and the policy shall be renewed for further one-year periods until all Works required under this Agreement are installed and assumed by the City;

viii) The policy of insurance shall not be construed as relieving the Developer from responsibility for the deductibles or other or larger claims, if any, for which the Developer or City may be held responsible;

c) a certificate from the Worker's Safety Insurance Board certifying the contractor is in good standing with the Board; and

d) satisfactory evidence the contractor is qualified, experienced and has the equipment to successfully complete the Works.

15. DEFAULT

15.1 Upon breach by the Developer of any covenant, term, condition or requirement of this Agreement, any contract awarded for the Works or the approved Plans, or upon the Developer becoming insolvent or making any assignment for the benefit of creditors, the City, at its option, may declare the Developer to be in default. Notice of such default shall be given by the City, and if the Developer shall not remedy such default within such time as provided in the notice, the City may declare the Developer to be in Final Default under this Agreement and shall then forthwith give notice thereof to the Developer. Upon notice of default having been given, the City may require all work by the Developer, its servants, agents, independent contractors and sub-contractors to cease (other than any work necessary to remedy such default) until such default shall have been remedied, and in the event of final default, may require all work as aforesaid to cease. Upon Final Default of the Developer, the City may, at its option, adopt or pursue any or all of the following remedies, but shall not be bound to do so:

a) enter upon the land shown on the said Plan of Subdivision, by its servants, agents and contractors and complete any work, service, repair or maintenance wholly or in part required herein to be done by the Developer, and collect the cost thereof from the Developer and/or enforce any security available to it;

b) make any payment which ought to have been made by the Developer and upon demand collect the amount thereof from the Developer and/or enforce any security available to it;

c) retain any sum of money heretofore paid by the Developer to the City, for any purpose, and apply the same in payment or part payment for any work which the City may undertake;

d) assume any work or services whether the same have been completed or not, and thereafter the Developer shall have no claim or title thereto or remuneration therefor;

e) bring action to compel specific performance of all or any part of this Agreement, or for damages or other relief or remedy; or

f) exercise any other remedy granted to the City under the terms of this Agreement or available to the City in law or in equity.

15.2 Developer shall be deemed to be in Final Default if:

a) the City receives written notice from the Bank of its intention to not renew the Letter of Credit;

b) the Developer has not made provision for renewal at least thirty (30) days prior to the date of maturity of any Letter of Credit posted;

c) the City receives written notice from the insurance company or the Developer's agent that any insurance policy filed by the Developer with the City is being altered, cancelled or allowed to lapse;

d) the Developer has not made provision for renewal at least thirty (30) days prior to the date of expiry of any insurance policy, Performance and Maintenance Bond or Labour and Material Payment Bond;

e) upon sale of the Lands the new Developer has not delivered to the City, replacement security deposits; or

f) the Developer fails to increase security as required by the provisions of this Agreement.

16. INTERPRETATION

It is hereby agreed that in construing this Agreement the words "Developer" and the personal pronoun "he", "it", "his" or "him" relating thereto and used therewith, shall be read and construed as "Developer or Developers", and "he", "she", "it" or "they", "his", "hers", "its" or "their", and "him", "her", "it" or "them" respectively, as the number and gender of the Party or Parties referred to in each case require and the number of the verb agreeing therewith shall be construed as agreeing with the said word or pronoun so substituted.

IN WITNESS WHEREOF the Parties have hereunto caused their seals to be affixed and attested by their proper signing officers and the individual Parties have hereunto set their hands and seals, as of the date hereof.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

LESTER SHOALTS LIMITED, Per:

WITNESS

TODD SHOALTS, VICE-PRESIDENT

I HAVE THE AUTHORITY TO BIND THE CORPORATION

THE CORPORATION OF THE CITY OF PORT COLBORNE, Per:

BEA KENNY, DEPUTY MAYOR

ASHLEY GRIGG, CLERK

WE HAVE THE AUTHORITY TO BIND THE CORPORATION

SCHEDULE "A"

Description of Lands

Part of Lot 33, Concession 1 and Part of the Road Allowance between the Township of Wainfleet and the Township of Humberstone in the City of Port Colborne, Regional Municipality of Niagara.

PART PIN 64403-0004 (LT)

Parts 1, 2, 3 and 4, Plan 59R-_____, City of Port Colborne.

Lots 1 to 71 inclusive, Blocks 72 to 77 inclusive, Plan 59M-_____, City of Port Colborne.

SCHEDULE "B"

Lands Conveyed for Public Purposes

The Developer shall convey free and clear of all encumbrances and at their own expense, easements to the City, over, under and through the following:

Easements

Parts 1 and 3 to 25 inclusive easements for storm drainage purposes as laid out on Reference Plan 59R-_____, prepared by Lanthier & Gilmore Surveying Ltd, dated _____ ____, 20__.

Transfers to City

Blocks 75, 76 and 77 for 0.3m reserves and Block 74 for storm drainage purposes as laid out on Reference Plan 59R-_____, prepared by Lanthier & Gilmore Surveying Ltd, dated _____ ____, 20__.

External Easement

Part 2 for a temporary turning circle as laid out on Reference Plan 59R-_____, prepared by Lanthier & Gilmore Surveying Ltd, dated _____ ____, 20__.

Releases

Block 59 & 60 Pin # 64403-0062 to be opened as Road Allowances.

Parts 2 and 3 Plan 59R-6311 existing easement for temporary turning circle to be released.

SCHEDULE "C"

Additional Site Conditions

1. That the road allowances included in "Westwood Phase 2 Plan of Subdivision" in Appendix "A", be dedicated as public highways with the names identified in said appendix.

2. Any dead ends and open sides of road allowance included in "Westwood Phase 2 Plan of Subdivision" in Appendix "A" shall be terminated in 0.3 metre reserves to be conveyed, and held in trust by the City.

3. All public roads in "Westwood Phase 2 Plan of Subdivision" in Appendix "A" have sidewalks constructed along one side, with the exception of Limestone Court and Hickory Court.

4. The Developer agrees pay to the City 5% cash-in-lieu of land for park dedication at the time of a building permit application for each lot.

5. The Developer agrees to enter into an agreement with the Corporation of the Township of Wainfleet to contribute $50,000 (2009 dollars plus indexing based on the Construction Price Index) towards upgrades to the Township's portion of Cement Plant Road payable at the time of approval of the proposed Plan of Subdivision.

6. The Developer agrees to prepare and submit a detailed sedimentation and erosion control plans detailing methods proposed for the control of silt and erosion during the construction phase and restoration proposed for the site after construction satisfactory to the City and the Niagara Peninsula Conservation Authority.

7. The Developer agrees employ appropriate sediment and erosion control measures as established in Schedule "C", Section 6, prior to commencement of and during construction to prevent erosion and to protect fish habitat from sedimentation.

8. The Developer agrees to erect and maintain a sediment control fence 5 metres from the water's edge of the former quarry in the north-east area of the lands described in Schedule "A" during the construction phase satisfactory to the City and the Niagara Peninsula Conservation Authority.

9. The Developer agrees immediately after the registration of this Agreement, to deliver to the City executed transfers of easements and executed deeds of conveyance sufficient to vest in the City, or where applicable, in any other public authority or person, absolute title in fee simple, free and clear of all liens, charges, encumbrances and easements, the lands as set out in Schedule "B".

10. The City and the Region will not assign servicing allocation for the lands described in Schedule "A" until the plan is granted final approval for registration.

11. The Developer agrees to restore the removed vegetation within the 5m buffer around the quarry using plant species as recommended by the Niagara Peninsula Conservation Authority.

12. The Developer agrees to provide the City with a copy of all documentation for installation of services, including drawings, spreadsheets and forms. This includes digital copies of all drawings in ".dwg", ".pdf" and ".shp" formats, with the .pdf copy being full size, scalable, and stamped, signed and dated by the Developer's Consulting Engineer to the satisfaction of the Director of Engineering and Operations.

13. The Developer agrees to insert the following clause into all Agreements of Purchase and Sale or Lease for each dwelling unit:

    "Purchasers/tenants are advised that the nearby active railway line and quarry operation, and the possibility of a future expansion, may occasionally cause nuisance by way of noise, odour, or dust, which may interfere with some activities of the dwelling occupants."

14. The Developer agrees that the following minimum building component and ventilation measures, as recommended in the "Environmental Noise and Impact Study: Westwood

Phase 2 Subdivision", prepared by dBA Environmental Services, dated January 18, 2012 be carried out for the affecting dwelling units:

Recommended Window Construction			
LOCATION All Lots	**AIF/STC**	**DOOR**	**Minimum Window Glazing***
First Floor Living Rooms	22/22	OBC	3mm (16mm) 3mm
First Floor Bedrooms	22/22	OBC	3mm (16mm) 3mm

** Double pane windows – first number denotes glass thickness, following by spacing, and thickness of second pane.*

a) Dwelling units on Lots 44 to 56 shall require forced air heating systems with the ducting etc. sized to accommodate future installation of central air condition.

b) Prior to an issuance of a building permit for dwelling units, a qualified acoustical consultant shall certify that the required noise control measures have been incorporated into the builder's plans. Prior to issuance of an occupancy permit, a qualified acoustical consultant shall certify that the required noise control measures have been properly installed.

15. The Developer agrees, as recommended in the "Environmental Noise and Impact Study: Westwood Phase 2 Subdivision", prepared by dBA Environmental Services, dated January 18, 2012, to insert the following clauses into Agreements of Purchase and Sale or Lease for each dwelling unit on lots 44 through 56:

> *"Purchasers/tenants are advised that sound levels due to increasing rail traffic may occasional interfere with some activities of the dwelling occupants as the sound levels exceed the City's and the Ontario Ministry of the Environment's noise criteria.*
>
> *This dwelling unit had been fitted with a forced air heating system and the ducting etc. was sized to accommodate central air conditioning. Installation of central air condition by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City's and the Ontario Ministry of the Environment's noise criteria.*
>
> *(Note: The location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property."*

16. The Developer agrees to install the Temporary Swale and Ditch Inlet as shown on Drawing Number 0493GSP as part of Stage 1 to remove any drainage impacts Stage 1 may have to neighbouring properties not within the limits of Westwood Estates Phase 2.

SCHEDULE "D"

Roads

The Developer shall clear, excavate and grade the full width of all road allowances within the subdivision, to the City's standard road cross-section and to the grades approved by the Engineer. The Developer shall dispose of all brush, rubble and surplus material resulting from this operation. The Developer shall construct, as part of the primary services as per roadways identified in Appendix "A".

SCHEDULE "E"

Sanitary Sewers

The Developer shall construct a sanitary sewer system or systems including all trunk sewer extensions necessary to service the proposed development. All sewers shall be installed in the locations and at the grades and elevations the Engineer may direct. Capacity shall be provided in the sanitary sewer system for all domestic wastes in accordance with City, Region, and the Ontario Ministry of the Environment's design criteria. The pipe sizes selected shall have sufficient capacity to serve the ultimate drainage area in which the subdivision is located and as designated by the Engineer. PVC sewer pipe shall be used for all local and minor collector sewers except where otherwise specified by the Engineer; a minimum pipe size for local sewers 200 mm diameter. The City's standard manholes of a type approved by the Engineer shall be poured or placed at a maximum spacing of 106 m.

Private Drain Connections

The Developer shall construct separate sanitary sewer connections (laterals) to serve each lot. Sanitary sewer laterals shall be a minimum 100 mm diameter PVC building sewer pipe with proper fittings as designated by City's construction standards.

Only domestic waste from any building constructed on any lot shall be discharged into the sanitary sewer system through a drain connected to the sanitary sewer lateral serving such lot.

Where there is a difference in elevation of the storm and sanitary sewer lateral, these shall be constructed in separate trenches and, in other cases, shall be constructed in accordance with the direction of the Engineer. Joint use of either the storm or sanitary lateral trenches will be permitted for the installation of water service connections subject to the City's approval.

SCHEDULE "F"

Storm Sewers and Surface Drains

The Developer shall construct a storm sewer system and outlet or such extensions as necessary to provide a connection to existing trunk sewers where available. All sewers shall be installed in such locations, grades and depths as the Engineer may direct and such pipe sizes as are required to serve the subdivision lands and all or any portion of the ultimate drainage area the proposed development is located in. The storm sewer shall be designed to accommodate all roof water and surface run-off from roads and properties.

Concrete pipe of the gasket joint, or other approved type, shall be used, minimum pipe size for storm sewer 300 mm diameter, except where otherwise specified by the Engineer.

The Developer agrees to implement the approved stormwater management plan to the satisfaction of the Engineer.

The Developer agrees to obtain and comply with the necessary Ministry of the Environment Certificates of Approval and NPCA approval prior to connection to the existing municipal sanitary and storm sewer services.

The Developer agrees to clean the proposed Oil and Grit Separator(s) (Stormceptor) prior to Assumption By-Law for Primary Services to the complete satisfaction of the Director of Engineering and Operations not less than thirty (30) days prior to Council passing the Assumption By-Law for Primary Services.

Private Drain Connections

The Developer shall construct separate storm sewer connections (laterals) to serve each lot. Storm sewer laterals shall be a minimum 125 mm diameter PVC building sewer pipe with proper fittings as designated by City's construction standards.

The foundation drains shall be collected in a sump from which they will be pumped and discharged to the surface in such a manner that any water collected shall drain away from the foundation. In no case shall the foundation drains be connected to the sanitary sewer lateral. Foundation drain connections may be made to the storm sewer lateral provided such connections are made at a point above the finished elevation of the ground adjacent the building.

Roof water from any building constructed on any lot shall be discharged directly to the ground through rain water leaders.

Where there is a difference in elevation of the storm and sanitary sewer lateral, these shall be constructed in separate trenches and, in other cases, shall be constructed in accordance with the direction of the Engineer. Joint use of either the storm or sanitary lateral trenches will be permitted for the installation of water service connections subject to the City's approval.

SCHEDULE "G"

Watermains

The Developer shall construct a complete watermain system or systems, and all necessary appurtenances, including hydrants and house water service connections from the watermain to the street line. The design shall be prepared and/or approved by the City and constructed in accordance with its specifications. All watermains shall be of sufficient size to service the subdivision, and the lands outside the subdivision, which will require the use of the subdivision's watermains as trunk or feeder mains.

The Developer shall be responsible for any damage caused to such watermains and appurtenances that may occur during construction of buildings on the lands and during the grading of same.

The Developer shall ensure that all service boxes located on the street line shall be adjusted to meet the finished boulevard elevation at the time of final grading of the boulevards and sodding.

The Developer agrees to obtain and comply with the necessary City watermain approvals to connect to the existing municipal water service.

The Developer will need to comply with the City's most recent commissioning plan at the date of construction.

In October of 2013, the Council of the Corporation of the City of Port Colborne directed staff to move forward with the application for Provincial funding under the Small, Rural and Northern Municipal Infrastructure Fund – Capital Program (MIFCP). Through the Provincial selection process, the City of Port Colborne qualified for this program with the submission of the Cement Plant Road, Lakeshore Road West, and Bayview Lane watermain extension.

The construction for the City's watermain extension is scheduled for 2015 as a condition of the funding received. Coordination between the City and the Developer for the construction of the proposed watermains within this Subdivision will need to be initiated with the Developer's Consulting Engineer.

SCHEDULE "H"

Sidewalks

The Developer shall construct and pay the cost of concrete sidewalks along the roads as shown hereunder. The said sidewalks are to be constructed to the satisfaction of the City and to the specifications as required by the Engineer and shall be 1.5 m in width and 15.25 cm in thickness.

1. Along the south side of Clarence Street West, from the curb at Cement Road to the easterly limit of Lot 26.

2. Along the east side of Lancaster Drive, from the sidewalk at Clarence Street West to the southerly limit of Lot 5.

3. Along the south side of Stanley Street, from the sidewalk at Lancaster Drive to the easterly limit of Block 74.

4. Along the west side of Renfield Street to the driveway of Lot 50.

Fencing

A chain link fence 1.83 m in height shall be installed along the northerly boundary of Lots 49 and 50 and Block 75.

SCHEDULE "I"

Streetlights

The Developer shall construct and pay the cost of a streetlighting network on all roads in lands described in Schedule "A". The streetlights will be installed as per approved design by Canadian Niagara Power Company Inc. in accordance will all applicable City standards as per Appendix "A". The Developer will supply the City with 3 spare fixtures including but not limited to poles, arms, luminaires and mounting hardware for replacement inventory.

The Developer shall install the most recent City approved fixtures.

SCHEDULE "J"

Subdivision Deposit

NAME OF SUBDIVISION: Westwood Estates Phase II – **Stage 1**
OWNER: Lester Shoalts Limited
CONSTRUCTION COST YEAR: **2015**

		Deposit	Letter of Credit	Cash Deposit
1.	General	$ 2,880.00	$ 2,880.00	
2.	Primary Services (Security for Construction Lien Act)	$ 123,520.00	$ 123,520.00	
3.	Secondary Services (120% deposit)	$ 242,700.00	$ 242,700.00	
4.	Inspection Charges	$ 31,312.00		$ 31,312.00
5.	Street Lighting & Hydro	$ 67,450.00	$ 67,450.00	
6.	Tree Planting	$ 19,250.00	$ 19,250.00	
7.	Street Name Signs	$ 2,000.00		$ 2,000.00
8.	Sewer Cleaning	$ 9,632.00	$ 9,632.00	
9.	Lot Grading	$ 84,000.00	$ 84,000.00	
10.	Other	$ 0.00		
			$ 549,432.00	$ 33,312.00

11. Details of Letters of Credit and Cash Deposit

Remittance of cash deposit of **$ 33,312.00** should be made payable to The Corporation of the City of Port Colborne and the Letters of Credit should be drawn as follows:

City of Port Colborne (General)	$ 2,880.00
City of Port Colborne (Construction Lien Act)	$ 123,520.00
City of Port Colborne (Secondary Services)	$ 242,700.00
City of Port Colborne (Street Lighting & Hydro)	$ 67,450.00
City of Port Colborne (Tree Planting)	$ 19,250.00
City of Port Colborne (Sewer Cleaning)	$ 9,632.00
City of Port Colborne (Lot Grading)	$ 84,000.00

12. Details of Deeds Required

Parts 1 to 25 inclusive for storm drainage purposes (to City)
Blocks 75 and 76 as dead ends or open sides of road allowance (to City)

NOTE: A signed Inhibiting Order must accompany this subdivision agreement. Further confirmation of the partial discharge of any mortgage or other encumbrance affecting the lands being conveyed to the City or Region must be provided to the City or Region.

13. Details of Easements Required

None.

NOTE: Should any of the following land be encumbered with mortgages, etc. the mortgagees must consent to the documents.

14. Development Charges

This development is subject to the City's Development Charges By-law 5354/108/09 and the Region's Development Charges By-law 62/2012 and all amending or succeeding by-laws.

SCHEDULE "J"

Subdivision Deposit

NAME OF SUBDIVISION: Westwood Estates Phase II – **Stage 2**
OWNER: Lester Shoalts Limited
CONSTRUCTION COST YEAR: **2015**

		Deposit	Letter of Credit	Cash Deposit
1.	General	$ 1,346.00	$ 1,346.00	
2.	Primary Services (Security for Construction Lien Act)	$ 33,267.00	$ 33,267.00	
3.	Secondary Services (120% deposit)	$ 96,900.00	$ 96,900.00	
4.	Inspection Charges	$ 9,052.00		$ 9,052.00
5.	Street Lighting & Hydro	$ 15,940.00	$ 15,940.00	
6.	Tree Planting	$ 7,000.00	$ 7,000.00	
7.	Street Name Signs	$ 1,000.00		$ 1,000.00
8.	Sewer Cleaning	$ 1,785.00	$ 1,785.00	
9.	Lot Grading	$ 30,000.00	$ 30,000.00	
10.	Other	$ 0.00		
			$ 189,055.00	$ 9,152.00

11. Details of Letters of Credit and Cash Deposit

Remittance of cash deposit of **$ 9,152.00** should be made payable to The Corporation of the City of Port Colborne and the Letters of Credit should be drawn as follows:

City of Port Colborne (General)	$ 1,346.00
City of Port Colborne (Construction Lien Act)	$ 33,267.00
City of Port Colborne (Secondary Services)	$ 96,900.00
City of Port Colborne (Street Lighting & Hydro)	$ 15,940.00
City of Port Colborne (Tree Planting)	$ 7,000.00
City of Port Colborne (Sewer Cleaning)	$ 1,785.00
City of Port Colborne (Lot Grading)	$ 30,000.00

12. Details of Deeds Required

Parts 1 to 25 inclusive for storm drainage purposes (to City)
Blocks 75 and 76 as dead ends or open sides of road allowance (to City)

NOTE: A signed Inhibiting Order must accompany this subdivision agreement. Further confirmation of the partial discharge of any mortgage or other encumbrance affecting the lands being conveyed to the City or Region must be provided to the City or Region.

13. Details of Easements Required

None.

NOTE: Should any of the following land be encumbered with mortgages, etc. the mortgagees must consent to the documents.

14. Development Charges

This development is subject to the City's Development Charges By-law 5354/108/09 and the Region's Development Charges By-law 62/2012 and all amending or succeeding by-laws.

SCHEDULE "J"

Subdivision Deposit

NAME OF SUBDIVISION: Westwood Estates Phase II – **Stage 3**
OWNER: Lester Shoalts Limited
CONSTRUCTION COST YEAR: **2015**

		Deposit	Letter of Credit	Cash Deposit
1.	General	$ 1,300.00	$ 1,300.00	
2.	Primary Services (Security for Construction Lien Act)	$ 52,747.00	$ 52,747.00	
3.	Secondary Services (120% deposit)	$ 184,236.00	$ 184,236.00	
4.	Inspection Charges	$ 15,106.00		$ 15,106.00
5.	Street Lighting & Hydro	$ 42,270.00	$ 42,270.00	
6.	Tree Planting	$ 15,750.00	$ 15,750.00	
7.	Street Name Signs	$ 2,000.00		$ 2,000.00
8.	Sewer Cleaning	$ 1,260.00	$ 1,260.00	
9.	Lot Grading	$ 56,000.00	$ 56,000.00	
10.	Other	$ 0.00		
			$ 352,393.00	$ 17,106.00

11. Details of Letters of Credit and Cash Deposit

Remittance of cash deposit of **$ 17,106.00** should be made payable to The Corporation of the City of Port Colborne and the Letters of Credit should be drawn as follows:

City of Port Colborne (General)	$ 1,300.00
City of Port Colborne (Construction Lien Act)	$ 52,747.00
City of Port Colborne (Secondary Services)	$ 184,236.00
City of Port Colborne (Street Lighting & Hydro)	$ 42,270.00
City of Port Colborne (Tree Planting)	$ 15,750.00
City of Port Colborne (Sewer Cleaning)	$ 1,260.00
City of Port Colborne (Lot Grading)	$ 56,000.00

12. Details of Deeds Required

Parts 1 to 25 inclusive for storm drainage purposes (to City)
Blocks 75 and 76 as dead ends or open sides of road allowance (to City)

NOTE: A signed Inhibiting Order must accompany this subdivision agreement. Further confirmation of the partial discharge of any mortgage or other encumbrance affecting the lands being conveyed to the City or Region must be provided to the City or Region.

13. Details of Easements Required

None.

NOTE: Should any of the following land be encumbered with mortgages, etc. the mortgagees must consent to the documents.

14. Development Charges

This development is subject to the City's Development Charges By-law 5354/108/09 and the Region's Development Charges By-law 62/2012 and all amending or succeeding by-laws.

SCHEDULE "K"

Subdivision Staging Plan

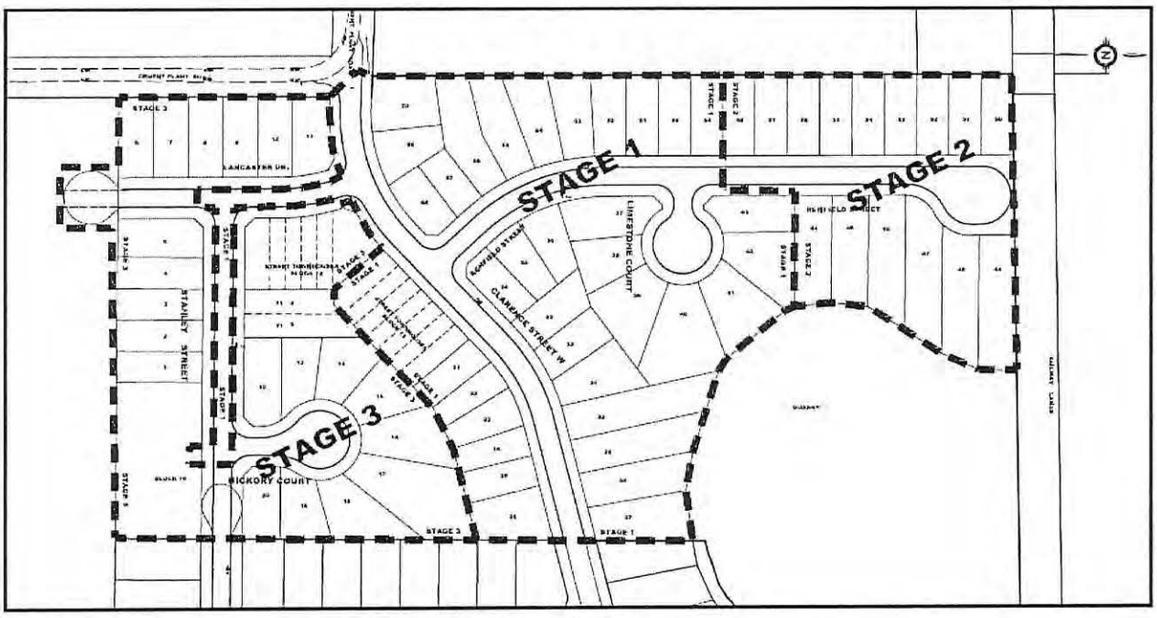
It is agreed between the parties hereto that the works to be constructed under this Agreement are to proceed in stages numerically as referenced below.

Works, as defined in Section 1.44 of this Agreement, may be started in Stage 2 only after 80% of the lots in Stage 1 are built upon, or, upon the approval of City Council to proceed with Stage 2.

Works may be started on Stage 3 only after 80% of the lots/blocks in Stage 2 are built upon, or, upon the approval of City Council to proceed with Stage 3.

Notwithstanding the above, no works may be started in either Stage 2 or Stage 3 until permanent storm sewer outlets for Stage 2 and Stage 3 have been constructed.

Further, Secondary Services, as defined in Section 1.36 of this Agreement, shall be installed and completed once 80% of the lots within a particular Stage are built upon or a period of 36 months elapses from the date of the City's preliminary inspection approval of Primary Services as defined in Section 1.33 hereof, whichever occurs first.



Excerpt from Staging Plan Drawing No. 049STP

APPENDIX "A"

Plans, Profiles and Specifications

1. "Westwood Phase 2 Plan of Subdivision", Plan 59M-_____, prepared by Lanthier & Gilmore Surveying Ltd, dated _____ ____, 20__.

2. "Compiled Easement Plan", Plan 59R-_____, prepared by Lanthier & Gilmore Surveying Ltd, dated _____ ____, 20__.

3. "Plan of Survey", Plan 59R-_____, prepared by Lanthier & Gilmore Surveying Ltd, dated _____ ____, 20__.

4. "Location Plan", prepared by Upper Canada Consultants Engineers/Planners, as Drawing No. 0493, revised April 23, 2015.

5. "General Services Plan", prepared by Upper Canada Consultants Engineers/Planners, dated April 23, 2015 as Drawing No. 0493GSP, revised April 23, 2015.

6. Plan and Profile "Clarence Street: Cement Rd to 322m W of Clarence Street", prepared by Upper Canada Consultants Engineers/Planners, dated April 23, 2015 as Drawing No. 0493-PP1, revised April 23, 2015.

7. Plan and Profile "Stanley Street: Lancaster Dr to Existing Stanley St", prepared by Upper Canada Consultants Engineers/Planners, dated April 23, 2015 as Drawing No. 0493-PP2, revised April 23, 2015.

8. Plan and Profile "Renfield Street: Clarence St to 300m on Renfield St", prepared by Upper Canada Consultants Engineers/Planners, dated April 23, 2015 as Drawing No. 0493-PP3, revised April 23, 2015.

9. Plan and Profile "Lancaster Dr: Lancaster Dr to 128.89m to Clarence St", prepared by Upper Canada Consultants Engineers/Planners, dated April 23, 2015 as Drawing No. 0493-PP4, revised April 23, 2015.

10. Plan and Profile "Limestone Crt – Hickory Crt: Limestone Crt 48.06m & Hickory Crt 61.31m", prepared by Upper Canada Consultants Engineers/Planners, dated April 23, 2015 as Drawing No. 0493-PP5, revised April 23, 2015.

11. "Subdivision Grade Control Plan 1", prepared by Upper Canada Consultants Engineers/Planners, dated April 23, 2015 as Drawing No. 0493GP1, revised April 23, 2015.

12. "Subdivision Grade Control Plan 2", prepared by Upper Canada Consultants Engineers/Planners, dated April 23, 2015 as Drawing No. 0493GP2, revised April 23, 2015.

13. "Storm Drainage Area Plan", prepared by Upper Canada Consultants Engineers/Planners, dated December 20, 2012 as Drawing No. 0493STMDA, revised June 12, 2014.

14. "Sanitary Drainage Area Plan", prepared by Upper Canada Consultants Engineers/Planners, dated December 20, 2012 as Drawing No. 0493SANDA, revised June 12, 2014.

15. "Westwood Subdivision Streetlight Design", prepared by RTG Systems Inc., dated November 11, 2013 as Drawing No. SL-1.

16. "Westwood Estates Phase 2 Staging Plan", prepared by Upper Canada Consultants Engineers/Planners, dated December 20, 2012 as Drawing No. 049STP.

PORT COLBORNE

Subject: **2026 Annual Drain Maintenance Billing**

To: **Council**

From: **Public Works Department**

Report Number: 2026-25

Meeting Date: April 14, 2026

Recommendation:

That Public Works Department Report 2026-25 be received; and

That staff be directed to bill the outstanding drainage maintenance work through charges to the final tax bill and through regular billings for properties outside of the Port Colborne boundary;

That the By-law, attached as Appendix A, be brought forward for approval to amend the Assessment Schedules and levy the actual costs incurred for the maintenance of the following drains: Biederman Drain, Wignell Drain, Bearss West Branch West, Marsh Drain, Beaver Dam Drain, Oil Mill Creek West Branch Drain, William (Wm) Michael Drain, and Bearss Municipal Drain.

Purpose:

This report provides an update to Council on municipal drain maintenance billing, as well as the timing of drainage billings for assessed properties. Staff have also prepared a levy by-law for Council to adopt, which will allow staff to bill outstanding maintenance balances on the 2026 final tax bill as previously directed.

Background:

Port Colborne has a large network of municipal drains which move water into natural bodies of water, prevent flooding and protect agricultural land, mostly in agricultural areas. Municipal drains include natural systems such as berms, grassy waterways, and others are closed systems such as pipes, culverts and bridges. They are not sewers or meant to carry hazardous waste, septic waste or any other type of contaminant. The process for creating a municipal drain is outlined in detail in the *Drainage Act, R.S.O., 1990* (the Act).

At a high level this is done through petition and an engineer's report is presented for consideration of City Council to enact a by-law to adopt the report and the drain.

Once a Municipal Drainage Report has been adopted by Council, it is then the Municipality's responsibility to perform maintenance on the drain. The drain maintenance outlined in this report was performed under Section 74 of the *Drainage Act, R.S.O., 1990* which provides that drainage maintenance performed by a municipality shall be at the expense of all the upstream lands and roads assessed for the construction or improvement of the drainage works.

Maintenance expenses are distributed in the apportion amount determined by the appointed engineer, unless varied through a successful appeal or granted through a severance. Following an appeal, each municipal drain was adopted through by-law. The respective by-law information can be found on each assessment schedule included in Appendix A to this report.

The City has prepared a public municipal drains web page which includes a list of municipal drains in Port Colborne and information for residents for petitions, appeals, notifications and more information.

Discussion:

Municipal drains require regular maintenance such as beaver trapping, removal of dams, brushing and clearing of the drain and working corridor, excavation, levelling of excavated material, and gate control structure operation and maintenance to ensure water flow and prevent flooding. Works can be performed by both third-party contractors and Public Works staff. The following is a summary of the unbilled maintenance costs that have been accrued up to December 31, 2025 for drains across the City.

	Drain	Outstanding Balance
A	Biederman Drain	$2,569.46
B	Wignell Drain South of Friendship Trail	$572.49
C	Bearss West Branch West	$52.82
D	Marsh	$1,100.00
E	Beaver Dam Dain Outlet maintenance	$2,823.62
F	Oil Mill Creek Main Drain	$52.95
G	Oil Mill Creek West Branch	$1,307.62
H	Oil Mill Creek Outlet Structure	$52.82
I	Wm Michael Drain	$8,110.22
J	Bearss Drain	$230.07
K	Beaver Dam Drain North of the Flood Gate	$2,139.50
	Total	**$19,011.57**

A requirement of the Act is to ensure that the drainage schedules be kept up to date. Drainage staff work with the Planning Department and Financial Services to ensure that happens. The schedules in the attached by-law will act as a resolution of Council's endorsement to comply with Section 65(2) of the Act.

Internal Consultations:

Drainage staff have met with Financial Services to discuss the 2025 drainage works and outstanding fees.

Financial Implications:

When the municipality carries out work on a municipal drain, the costs are initially paid for by the City. These expenses are then recovered from the property owners within the watershed at the time of billing. The following is a summary of costs to be billed this year:

Collection method	Amount to be collected
Added to tax accounts	$12,661.07
Accounts receivable (Ministry of Transportation, Niagara Region, etc.)	$2,143.88
City Portion (Municipal roads and municipal owned parcels)	$1,882.62
Storm Sewer Rate (parcels assessed in a drainage report that also pay the storm sewer rate)	$18.19
OMAFA grant	$2,305.81
Total	**$19,011.57**

Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) grants have been applied for however, not yet received. Should the 2024 grant be less than the anticipated standard of 1/3, or an error is noted from OMAFA, another bill will be sent to assessed parcels for the difference in the cost. The cost breakdown for each drain can be found in the Levy By-law.

Eagle Marsh Drain

This billing exercise will resolve all maintenance accounts, except for accounts included in the Eagle Marsh Drain as there is not currently an assessment schedule for that report. When the engineer completes the new report, the engineer will incorporate the accumulated maintenance costs into the new assessment schedules and the accrued amounts will be billed to the assessed property owners of the watershed. To date the account balance is $154,790.29.

Strategic Plan Alignment:

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

- Welcoming, Livable, Healthy Community
- Economic Prosperity
- Sustainable and Resilient Infrastructure

Conclusion:

Approval of this report will allow staff to collect the outstanding amount of $19,011.57 based on maintenance completed on the individual municipal drains outlined within this report.

Appendices:

a. By-law to Amend the Assessment Schedules A-K and to Levy the Actual Costs Incurred for the Maintenance of Drainage Works 2025

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.

The Corporation of the City of Port Colborne

By-Law No. _____

Being a By-law to Amend the Assessment Schedule to Levy the Actual Costs Incurred for the Maintenance of Various Drainage Works in the Municipality Known as the Biederman, Wignell, Bearss West Branch West, Marsh, Beaver Dam, Oil Mill Creek, William Michael and Bearss Municipal Drains

Whereas the following By-laws, Being the By-laws to Provide Drainage Works in the City of Port Colborne in the Regional Municipality of Niagara, were enacted on the corresponding dates, and provide for the update of assessment schedules, as submitted by the corresponding Engineering firms;

By-Laws	Municipal Drain	Engineering Firm	Date Enacted
7069/14/23	Biederman Drain	Spriet Associates Engineers & Architects	April 23, 2024
1333	Wignell Drain	C.J. Clarke, P. Eng	August 11, 1969
5037/92/07	Bearss Drain W. Br W.	K. Smart Associates Limited	May 11, 2009
6495/62/17	Marsh Drain	K. Smart Associates Limited	July 10, 2017
3487/68/97	Beaver Dam Drain	K. Smart Associates Limited	May 12, 1997
3904/49/00	Oil Mill Creek Drain	K. Smart Associates Limited	April 10, 2000
3429/11/97	Wm Michael Drain	K. Smart Associates Limited	January 27, 1997
3429/11/97	Bearss Drain	K. Smart Associates Limited	January 27, 1997

Whereas Section 74, Chapter 27 of the Drainage Act, R.S.O. 1990 the Act) compels each municipality to maintain that portion of a drainage works within its limits; and

Whereas Section 61(1) of the Act authorizes a municipality, upon the completion of the maintenance of the drainage works, to levy the final cost thereof to the lands and roads liable, as stated in the Engineer's Report, so as to recover the costs of said maintenance; and

Whereas in compliance with such duty, the municipality has carried out maintenance of said drainage work as per the design of the Engineer's Reports, and the total actual cost incurred were $19,011.57;

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

1. That the cost of the Drainage works as provided in their corresponding Bylaw, be levied against the lands and roads as set out in the assessment schedule in the Engineer's Reports, as amended, pro rated and as listed in the actual assessment column, as shown on Schedules A - K attached hereto, to be levied and collected in the same manner as taxes.

2. That the assessed amounts will be automatically added to the billable tax.

3. That the assessed amounts will be automatically added to the final tax bills and collected with the final tax amount.

4. That should the amount of Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) grant applied for the farm tax class parcels are not received in full, the revised assessed amount shall be added to the affected parcels.

5. That the By-laws identified above are hereby amended by replacing the Schedules with Schedules A – K attached hereto and forming part of this by-law.

6. That this by-law shall come into force and take effect the day of its final passing.

Enacted and passed this 14th day of April, 2026.

_____
William C. Steele
Mayor

_____
Charlotte Madden
City Clerk

2025 MAINTENANCE TO BILL TOTAL CURRENT COST ----- **$2,569.46**

BIEDERMAN DRAIN

BY-LAW No. 7069/14/23 Spriet Associates

K:\DRAINAGE SUPERINTENDENT\DRAINS\BIEDERMAN\Maintenance Assessment Schedule.xls

AGCODE	LAND USE	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAFRA GRANT	NET COST
		City of Welland							
1			2	33		8.5	$0.00	$0.00	$0.00
		Welland Roads							
		Townline Road (50%)				0.20	$0.00	$0.00	$0.00
		Township of Wainfleet							
			2	1	1-250-50	10.80	$9.91	$0.00	$9.91
1			2	1 & 2	1-250	70.10	$110.34	$36.78	$73.56
			2	2	1-254	2.20	$2.72	$0.00	$2.72
			2	3	1-263	5.21	$5.90	$0.00	$5.90
			2	3	1-262	4.80	$4.46	$0.00	$4.46
			2	3	1-260-01	5.06	$4.70	$0.00	$4.70
			2	3	1-260	5.06	$4.70	$0.00	$4.70
			2	3	1-259-10	4.18	$4.49	$0.00	$4.49
1			2	4	1-261	20.00	$30.27	$10.09	$20.18
1			2	3 & 4	1-261-02	19.20	$179.56	$59.85	$119.71
			2	4	1-261-04	1.00	$4.13	$0.00	$4.13
			2	4 & 5	1-264	32.70	$148.00	$0.00	$148.00
			2	6	2-255	44.50	$218.01	$0.00	$218.01
			2	6	2-255-02	5.44	$33.50	$0.00	$33.50
			2	6	2-250	7.06	$28.68	$0.00	$28.68
			2	6	2-253	0.20	$1.05	$0.00	$1.05
			2	6	2-255-01	0.81	$4.19	$0.00	$4.19
			2	7	2-262	14.20	$59.97	$0.00	$59.97
:.)			3	1	7-001	1.90	$1.50	$0.00	$1.50
			3	1, 2 & 3	7-001-01	91.00	$97.16	$0.00	$97.16
hority)			3	1-6 & 7	7-002	378.00	$910.89	$0.00	$910.89
1			4	1	7-032	40.30	$0.00	$0.00	$0.00
			4	1	7-030	8.10	$0.00	$0.00	$0.00
			4	1	7-031	0.32	$0.00	$0.00	$0.00
			4	1	7-029-02	1.75	$0.00	$0.00	$0.00
			4	1	7-029-01	0.81	$0.00	$0.00	$0.00
1			4	2	7-035	16.90	$0.00	$0.00	$0.00
			4	2	7-034-01	1.00	$0.00	$0.00	$0.00
			4	2	7-034-04	0.52	$0.00	$0.00	$0.00
1			4	2	7-033	25.70	$0.00	$0.00	$0.00
			4	2	7-033-10	0.86	$0.00	$0.00	$0.00
1			4	2	7-029	4.20	$0.00	$0.00	$0.00
			4	3	7-036	9.20	$0.00	$0.00	$0.00
		Wainfleet Roads					$0.00		
		Townline Road (50%)				0.20	$5.48	$0.00	$5.48
		Youngs Road				2.10	$0.00	$0.00	$0.00
		Lot 1/2 Unopened				5.80	$36.98	$0.00	$36.98
		Lot 3/4 Unopened				3.20	$21.92	$0.00	$21.92
		Erie Peat Road				3.00	$53.75	$0.00	$53.75
		Biederman Road				5.80	$37.46	$0.00	$37.46
		Lot 7/8 Unopened				3.50	$20.90	$0.00	$20.90
		Con. 2/3 Unopened				5.80	$37.94	$0.00	$37.94
		Port Colborne							
			2	31	030038232100000	0.04	$0.06	$0.00	$0.06
			2	31	030038232000000	0.04	$0.06	$0.00	$0.06
			2	31	030038231000000	0.04	$0.06	$0.00	$0.06
			2	31	030038230000000	0.04	$0.06	$0.00	$0.06
			2	31	030038229000000	0.08	$0.15	$0.00	$0.15
			2	31	030038228050000	0.04	$0.06	$0.00	$0.06
			2	31	030038228030000	0.04	$0.06	$0.00	$0.06
			2	31	030038228020000	0.04	$0.06	$0.00	$0.06
			2	31	030038228000000	0.08	$0.15	$0.00	$0.15
			2	31	030038227000000	0.04	$0.06	$0.00	$0.06
			2	31	030038226000000	0.12	$0.21	$0.00	$0.21
			2	31	030038225020000	0.04	$0.06	$0.00	$0.06
			2	31	030038225000000	0.04	$0.06	$0.00	$0.06

	2	31	030038224160000	0.04	$0.06	$0.00	$0.06
	2	31	030038224140000	0.04	$0.06	$0.00	$0.06
	2	31	030038254050000	0.04	$0.06	$0.00	$0.06
	2	31	030038254100000	0.04	$0.06	$0.00	$0.06
	2	31	030038262000000	0.12	$0.21	$0.00	$0.21
	2	32	030038268000000	0.25	$0.45	$0.00	$0.45
	2	32	030038267150000	0.04	$0.06	$0.00	$0.06
	2	32	030038235000000	0.10	$0.18	$0.00	$0.18
	2	32	030038234000000	0.06	$0.12	$0.00	$0.12
	2	32	030038233000000	0.06	$0.12	$0.00	$0.12
	2	32	030038232020000	0.15	$0.27	$0.00	$0.27
	2	33	030038271100000	1.63	$2.16	$0.00	$2.16
	2	33	030038271000000	18.20	$15.60	$0.00	$15.60
1	3	28	030037091000000	63.50	$0.00	$0.00	$0.00
	3	28	030037092020000	0.81	$0.00	$0.00	$0.00
	3	28	030037092040000	0.81	$0.00	$0.00	$0.00
	3	28	030037091030000	12.80	$0.00	$0.00	$0.00
	3	28	030037091040000	1.58	$0.00	$0.00	$0.00
	3	28	030037091060000	1.81	$0.00	$0.00	$0.00
	3	28	030037091080000	1.58	$0.00	$0.00	$0.00
	3	28	030037091010000	1.27	$0.00	$0.00	$0.00
	3	29	030037218000000	0.05	$0.06	$0.00	$0.06
	3	29	030037218020000	0.04	$0.06	$0.00	$0.06
	3	29	030037219000000	0.05	$0.06	$0.00	$0.06
	3	29	030037219020000	0.05	$0.06	$0.00	$0.06
	3	29	030037220000000	0.05	$0.06	$0.00	$0.06
	3	29	030037220020000	0.05	$0.06	$0.00	$0.06
	3	29	030037221000000	0.05	$0.06	$0.00	$0.06
	3	29	030037221020000	0.05	$0.06	$0.00	$0.06
	3	29	030037222000000	0.05	$0.06	$0.00	$0.06
	3	29	030037222020000	0.05	$0.06	$0.00	$0.06
	3	29	030037223000000	0.05	$0.06	$0.00	$0.06
	3	29	030037223020000	0.05	$0.06	$0.00	$0.06
	3	29	030037224000000	0.05	$0.06	$0.00	$0.06
	3	29	030037224020000	0.05	$0.06	$0.00	$0.06
	3	29	030037225000000	0.06	$0.09	$0.00	$0.09
	3	29	030037225020000	0.06	$0.09	$0.00	$0.09
	3	29	030037226000000	0.06	$0.09	$0.00	$0.09
	3	29	030037226020000	0.07	$0.09	$0.00	$0.09
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	3	29	030037251000000	0.06	$0.09	$0.00	$0.09
	3	29	030037252000000	0.06	$0.09	$0.00	$0.09
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	3	29	030037258000000	0.05	$0.06	$0.00	$0.06
	3	29	030037259000000	0.05	$0.06	$0.00	$0.06
	3	29	030037260000000	0.06	$0.09	$0.00	$0.09
	3	29	030037261000000	0.06	$0.09	$0.00	$0.09
	3	29	030037262000000	0.05	$0.06	$0.00	$0.06
	3	29	030037323000000	0.05	$0.06	$0.00	$0.06
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	3	29	030037321000000	0.08	$0.12	$0.00	$0.12
	3	29	030037320000000	0.12	$0.15	$0.00	$0.15
	3	29	030037319000000	0.09	$0.12	$0.00	$0.12
	3	29	030037318000000	0.06	$0.09	$0.00	$0.09

3	29	030037317000000	0.05	$0.06	$0.00	$0.06
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3	29	030037315000000	0.05	$0.06	$0.00	$0.06
3	29	030037314000000	0.05	$0.06	$0.00	$0.06
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3	29	030037309000000	0.07	$0.09	$0.00	$0.09
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3	29	030037327000000	0.07	$0.09	$0.00	$0.09
3	29	030037328000000	0.06	$0.09	$0.00	$0.09
3	29	030037329000000	0.06	$0.09	$0.00	$0.09
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3	29	030037331000000	0.06	$0.09	$0.00	$0.09
3	29	030037332000000	0.07	$0.09	$0.00	$0.09
3	29	030037333000000	0.05	$0.06	$0.00	$0.06
3	29	030037162000000	0.06	$0.09	$0.00	$0.09
3	29	030037162020000	0.06	$0.09	$0.00	$0.09
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3	29	030037164000000	0.06	$0.09	$0.00	$0.09
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3	29	030037168000000	0.07	$0.09	$0.00	$0.09
3	29	030037170000000	0.08	$0.12	$0.00	$0.12
3	29	030037171000000	0.08	$0.12	$0.00	$0.12
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3	29	030037173000000	0.07	$0.09	$0.00	$0.09
3	29	030037183000000	0.06	$0.09	$0.00	$0.09
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3	29	030037187000000	0.06	$0.09	$0.00	$0.09
3	29	030037188000000	0.06	$0.09	$0.00	$0.09
3	29	030037189000000	0.05	$0.06	$0.00	$0.06
3	29	030037302200000	0.08	$0.12	$0.00	$0.12
3	29	030037302180000	0.05	$0.06	$0.00	$0.06
3	29	030037302160000	0.06	$0.09	$0.00	$0.09
3	29	030037302140000	0.06	$0.09	$0.00	$0.09
3	29	030037302120000	0.06	$0.09	$0.00	$0.09
3	29	030037302100000	0.06	$0.09	$0.00	$0.09
3	29	030037302080000	0.06	$0.09	$0.00	$0.09
3	29	030037302060000	0.06	$0.09	$0.00	$0.09
3	29	030037302040000	0.06	$0.09	$0.00	$0.09
3	29	030037302020000	0.05	$0.06	$0.00	$0.06
3	29	030037302000000	0.05	$0.06	$0.00	$0.06
3	29	030037282000000	0.08	$0.12	$0.00	$0.12
3	29	030037283000000	0.07	$0.09	$0.00	$0.09
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3	29	030037290000000	0.08	$0.12	$0.00	$0.12
3	29	030037291000000	0.10	$0.12	$0.00	$0.12
3	29	030037292000000	0.07	$0.09	$0.00	$0.09
3	29	030037292020000	0.06	$0.09	$0.00	$0.09
3	29	030037293000000	0.06	$0.09	$0.00	$0.09
3	29	030037293020000	0.06	$0.09	$0.00	$0.09

3	29	030037294000000	0.06	$0.09	$0.00	$0.09
3	29	030037294020000	0.08	$0.12	$0.00	$0.12
3	29	030037413000000	0.06	$0.09	$0.00	$0.09
3	29	030037414000000	0.06	$0.09	$0.00	$0.09
3	29	030037415000000	0.06	$0.09	$0.00	$0.09
3	29	030037416000000	0.06	$0.09	$0.00	$0.09
3	29	030037417000000	0.07	$0.09	$0.00	$0.09
3	29	030037418000000	0.06	$0.09	$0.00	$0.09
3	29	030037419000000	0.08	$0.12	$0.00	$0.12
3	29	030037305000000	0.07	$0.09	$0.00	$0.09
3	29	030037306000000	0.11	$0.15	$0.00	$0.15
3	29	030037307000000	0.10	$0.12	$0.00	$0.12
3	29	030037263000000	0.05	$0.06	$0.00	$0.06
3	29	030037264000000	0.05	$0.06	$0.00	$0.06
3	29	030037265000000	0.05	$0.06	$0.00	$0.06
3	29	030037404000000	0.07	$0.09	$0.00	$0.09
3	29	030037405000000	0.06	$0.09	$0.00	$0.09
3	29	030037406000000	0.06	$0.09	$0.00	$0.09
3	29	030037407000000	0.03	$0.04	$0.00	$0.04
3	29	030037407020000	0.03	$0.04	$0.00	$0.04
3	29	030037408000000	0.06	$0.09	$0.00	$0.09
3	29	030037409000000	0.06	$0.09	$0.00	$0.09
3	29	030037447020000	0.08	$0.12	$0.00	$0.12
3	29	030037447000000	0.07	$0.09	$0.00	$0.09
3	29	030037446020000	0.06	$0.09	$0.00	$0.09
3	29	030037227000000	0.06	$0.09	$0.00	$0.09
3	29	030037228000000	0.06	$0.09	$0.00	$0.09
3	29	030037229000000	0.06	$0.09	$0.00	$0.09
3	29	030037230000000	0.06	$0.09	$0.00	$0.09
3	29	030037389000000	0.05	$0.06	$0.00	$0.06
3	29	030037388000000	0.05	$0.06	$0.00	$0.06
3	29	030037387000000	0.06	$0.09	$0.00	$0.09
3	29	030037386000000	0.06	$0.09	$0.00	$0.09
3	29	030037397000000	0.06	$0.09	$0.00	$0.09
3	29	030037398000000	0.06	$0.09	$0.00	$0.09
3	29	030037399000000	0.06	$0.09	$0.00	$0.09
3	29	030037400000000	0.06	$0.09	$0.00	$0.09
3	29	030037401000000	0.05	$0.06	$0.00	$0.06
3	29	030037402000000	0.05	$0.06	$0.00	$0.06
3	29	030037366000000	0.05	$0.06	$0.00	$0.06
3	29	030037367000000	0.06	$0.09	$0.00	$0.09
3	29	030037529000000	0.03	$0.04	$0.00	$0.04
3	29	030037529020000	0.03	$0.04	$0.00	$0.04
3	29	030037529030000	0.03	$0.04	$0.00	$0.04
3	29	030037530000000	0.03	$0.05	$0.00	$0.05
3	29	030037530020000	0.04	$0.07	$0.00	$0.07
3	29	030037531000000	0.04	$0.05	$0.00	$0.05
3	29	030037531020000	0.03	$0.04	$0.00	$0.04
3	29	030037531030000	0.03	$0.04	$0.00	$0.04
3	29	030037532000000	0.03	$0.04	$0.00	$0.04
3	29	030037532020000	0.03	$0.04	$0.00	$0.04
3	29	030037532030000	0.04	$0.05	$0.00	$0.05
3	29	030037533000000	0.04	$0.07	$0.00	$0.07
3	29	030037533020000	0.03	$0.05	$0.00	$0.05
3	29	030037534000000	0.03	$0.04	$0.00	$0.04
3	29	030037534020000	0.03	$0.04	$0.00	$0.04
3	29	030037534030000	0.03	$0.04	$0.00	$0.04
3	29	030037535000000	0.03	$0.04	$0.00	$0.04
3	29	030037535020000	0.03	$0.04	$0.00	$0.04
3	29	030037535030000	0.04	$0.05	$0.00	$0.05
3	29	030037536000000	0.08	$0.12	$0.00	$0.12

3	29	030037537000000	0.11	$0.15	$0.00	$0.15
3	29	030037446000000	0.05	$0.06	$0.00	$0.06
3	29	030037445000000	0.05	$0.06	$0.00	$0.06
3	29	030037444000000	0.05	$0.06	$0.00	$0.06
3	29	030037443000000	0.05	$0.06	$0.00	$0.06
3	29	030037442000000	0.05	$0.06	$0.00	$0.06
3	29	030037441000000	0.05	$0.06	$0.00	$0.06
3	29	030037440000000	0.05	$0.06	$0.00	$0.06
3	29	030037439000000	0.05	$0.06	$0.00	$0.06
3	29	030037438000000	0.05	$0.06	$0.00	$0.06
3	29	030037437000000	0.05	$0.06	$0.00	$0.06
3	29	030037436000000	0.05	$0.06	$0.00	$0.06
3	29	030037435000000	0.05	$0.06	$0.00	$0.06
3	29	030037434000000	0.05	$0.06	$0.00	$0.06
3	29	030037433000000	0.05	$0.06	$0.00	$0.06
3	29	030037432000000	0.06	$0.09	$0.00	$0.09
3	29	030037463000000	0.05	$0.06	$0.00	$0.06
3	29	030037464000000	0.05	$0.06	$0.00	$0.06
3	29	030037465000000	0.05	$0.06	$0.00	$0.06
3	29	030037466000000	0.05	$0.06	$0.00	$0.06
3	29	030037467000000	0.05	$0.06	$0.00	$0.06
3	29	030037468000000	0.05	$0.06	$0.00	$0.06
3	29	030037469000000	0.05	$0.06	$0.00	$0.06
3	29	030037470000000	0.05	$0.06	$0.00	$0.06
3	29	030037471000000	0.05	$0.06	$0.00	$0.06
3	29	030037472000000	0.05	$0.06	$0.00	$0.06
3	29	030037473000000	0.05	$0.06	$0.00	$0.06
3	29	030037474000000	0.05	$0.06	$0.00	$0.06
3	29	030037475000000	0.07	$0.09	$0.00	$0.09
3	29	030037476000000	0.08	$0.12	$0.00	$0.12
3	29	030037515000000	0.05	$0.06	$0.00	$0.06
3	29	030037516000000	0.05	$0.06	$0.00	$0.06
3	29	030037517000000	0.05	$0.06	$0.00	$0.06
3	29	030037502000000	0.06	$0.09	$0.00	$0.09
3	29	030037501000000	0.06	$0.09	$0.00	$0.09
3	29	030037500000000	0.04	$0.06	$0.00	$0.06
3	29	030037499000000	0.04	$0.06	$0.00	$0.06
3	29	030037498000000	0.04	$0.06	$0.00	$0.06
3	29	030037497000000	0.05	$0.06	$0.00	$0.06
3	29	030037496000000	0.04	$0.06	$0.00	$0.06
3	29	030037495000000	0.04	$0.06	$0.00	$0.06
3	29	030037494000000	0.04	$0.06	$0.00	$0.06
3	29	030037493000000	0.04	$0.06	$0.00	$0.06
3	29	030037492000000	0.04	$0.06	$0.00	$0.06
3	29	030037491000000	0.04	$0.06	$0.00	$0.06
3	29	030037503000000	0.08	$0.12	$0.00	$0.12
3	29	030037504000000	0.06	$0.09	$0.00	$0.09
3	29	030037505000000	0.06	$0.09	$0.00	$0.09
3	29	030037506000000	0.06	$0.09	$0.00	$0.09
3	29	030037507000000	0.06	$0.09	$0.00	$0.09
3	29	030037508000000	0.06	$0.09	$0.00	$0.09
3	29	030037509000000	0.06	$0.09	$0.00	$0.09
3	29	030037510000000	0.06	$0.09	$0.00	$0.09
3	29	030037511000000	0.06	$0.09	$0.00	$0.09
3	29	030037512000000	0.06	$0.09	$0.00	$0.09
3	29	030037513000000	0.06	$0.09	$0.00	$0.09
3	29	030037431000000	0.06	$0.09	$0.00	$0.09
3	29	030037430000000	0.05	$0.06	$0.00	$0.06
3	29	030037429000000	0.06	$0.09	$0.00	$0.09
3	29	030037428000000	0.05	$0.06	$0.00	$0.06
3	29	030037427000000	0.05	$0.06	$0.00	$0.06

3	29	030037456000000	0.04	$0.06	$0.00	$0.06
3	29	030037457000000	0.04	$0.06	$0.00	$0.06
3	29	030037458000000	0.04	$0.06	$0.00	$0.06
3	29	030037459000000	0.06	$0.09	$0.00	$0.09
3	29	030037460000000	0.05	$0.06	$0.00	$0.06
3	29	030037461000000	0.05	$0.06	$0.00	$0.06
3	29	030037462000000	0.05	$0.06	$0.00	$0.06
3	29	030037528000000	0.98	$1.32	$0.00	$1.32
3	29	030037528240000	0.04	$0.05	$0.00	$0.05
3	29	030037528250000	0.02	$0.03	$0.00	$0.03
3	29	030037528260000	0.03	$0.04	$0.00	$0.04
3	29	030037528270000	0.03	$0.04	$0.00	$0.04
3	29	030037528280000	0.02	$0.03	$0.00	$0.03
3	29	030037528290000	0.03	$0.04	$0.00	$0.04
3	29	030037528300000	0.03	$0.04	$0.00	$0.04
3	29	030037528310000	0.02	$0.03	$0.00	$0.03
3	29	030037528320000	0.02	$0.03	$0.00	$0.03
3	29	030037528330000	0.02	$0.03	$0.00	$0.03
3	29	030037528340000	0.03	$0.04	$0.00	$0.04
3	29	030037528350000	0.03	$0.04	$0.00	$0.04
3	29	030037528360000	0.02	$0.03	$0.00	$0.03
3	29	030037528370000	0.02	$0.03	$0.00	$0.03
3	29	030037528380000	0.02	$0.03	$0.00	$0.03
3	29	030037528390000	0.03	$0.04	$0.00	$0.04
3	29	030037528400000	0.05	$0.07	$0.00	$0.07
3	29	030037528410000	0.03	$0.04	$0.00	$0.04
3	29	030037528420000	0.03	$0.04	$0.00	$0.04
3	29	030037528430000	0.07	$0.09	$0.00	$0.09
3	29	030037528440000	0.04	$0.05	$0.00	$0.05
3	29	030037527000000	0.06	$0.09	$0.00	$0.09
3	29	030037526000000	0.06	$0.09	$0.00	$0.09
3	29	030037525000000	0.07	$0.09	$0.00	$0.09
3	29	030037524000000	0.09	$0.12	$0.00	$0.12
3	29	030037523000000	0.06	$0.09	$0.00	$0.09
3	29	030037522000000	0.07	$0.09	$0.00	$0.09
3	29	030037489000000	0.06	$0.09	$0.00	$0.09
3	29	030037488000000	0.06	$0.09	$0.00	$0.09
3	29	030037487000000	0.07	$0.09	$0.00	$0.09
3	29	030037486000000	0.05	$0.06	$0.00	$0.06
3	29	030037485000000	0.05	$0.06	$0.00	$0.06
3	29	030037484000000	0.04	$0.06	$0.00	$0.06
3	29	030037483000000	0.04	$0.06	$0.00	$0.06
3	29	030037482000000	0.05	$0.06	$0.00	$0.06
3	29	030037094050000	0.12	$0.15	$0.00	$0.15
3	29	030037095000000	0.05	$0.06	$0.00	$0.06
3	29	030037096000000	0.01	$0.03	$0.00	$0.03
3	29	030037097000000	0.25	$0.33	$0.00	$0.33
3	29	030037098000000	0.33	$0.42	$0.00	$0.42
3	29	030037100000000	0.09	$0.12	$0.00	$0.12
3	29	030037119000000	0.42	$0.54	$0.00	$0.54
3	29	030037111000000	0.60	$0.81	$0.00	$0.81
3	29	030037140580000	0.30	$0.40	$0.00	$0.40
3	29	030037140570000	0.30	$0.40	$0.00	$0.40
3	29	030037118000000	0.21	$0.27	$0.00	$0.27
3	29	030037116000000	0.41	$0.54	$0.00	$0.54
3	29	030037114000000	0.41	$0.54	$0.00	$0.54
3	29	030037113000000	0.66	$0.87	$0.00	$0.87
3	29	030037112200000	0.40	$0.51	$0.00	$0.51
3	29	030037101050000	0.42	$0.57	$0.00	$0.57
3	29	030037101200000	1.52	$2.02	$0.00	$2.02
3	29	030037141000000	0.63	$0.84	$0.00	$0.84

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3	29	030037101250000	0.51	$0.66	$0.00	$0.66
3	30	030037102000000	49.50	$0.00	$0.00	$0.00
3	29	030037098200000	0.07	$0.09	$0.00	$0.09
3	29	030037098100000	0.06	$0.06	$0.00	$0.06
3	29	030037133000000	1.12	$1.50	$0.00	$1.50
3	29	030037131000000	3.61	$4.79	$0.00	$4.79
3	29	030037126000000	3.63	$4.82	$0.00	$4.82
3	30	030037026000000	0.11	$0.15	$0.00	$0.15
3	30	030037027000000	0.11	$0.15	$0.00	$0.15
3	30	030037028000000	0.11	$0.15	$0.00	$0.15
3	30	030037029000000	0.11	$0.09	$0.00	$0.09
3	30	030037030000000	0.11	$0.15	$0.00	$0.15
3	30	030037031000000	0.13	$0.18	$0.00	$0.18
3	30	030037031010000	0.11	$0.15	$0.00	$0.15
3	30	030037032000000	0.16	$0.21	$0.00	$0.21
3	30	030037033000000	0.20	$0.27	$0.00	$0.27
3	30	030037034000000	0.13	$0.18	$0.00	$0.18
3	30	030037035000000	0.12	$0.15	$0.00	$0.15
3	30	030037036000000	0.11	$0.15	$0.00	$0.15
3	30	030037037000000	0.11	$0.09	$0.00	$0.09
3	30	030037038000000	0.11	$0.15	$0.00	$0.15
3	30	030037079000000	0.14	$0.18	$0.00	$0.18
3	30	030037080000000	0.14	$0.18	$0.00	$0.18
3	30	030037081000000	0.15	$0.21	$0.00	$0.21
3	30	030037039000000	0.11	$0.15	$0.00	$0.15
3	30	030037040000000	0.11	$0.15	$0.00	$0.15
3	30	030037041000000	0.12	$0.15	$0.00	$0.15
3	30	030037042000000	0.11	$0.15	$0.00	$0.15
3	30	030037043000000	0.10	$0.09	$0.00	$0.09
3	30	030037044000000	0.10	$0.12	$0.00	$0.12
3	30	030037045000000	0.11	$0.15	$0.00	$0.15
3	30	030037046000000	0.11	$0.15	$0.00	$0.15
3	30	030037048000000	0.11	$0.15	$0.00	$0.15
3	30	030037049000000	0.11	$0.15	$0.00	$0.15
3	30	030037050000000	0.12	$0.15	$0.00	$0.15
3	30	030037051000000	0.13	$0.18	$0.00	$0.18
3	30	030037052000000	0.10	$0.12	$0.00	$0.12
3	30	030037047000000	0.11	$0.09	$0.00	$0.09
3	30	030037063000000	0.11	$0.15	$0.00	$0.15
3	30	030037062000000	0.11	$0.15	$0.00	$0.15
3	30	030037061000000	0.11	$0.15	$0.00	$0.15
3	30	030037060000000	0.13	$0.18	$0.00	$0.18
3	30	030037088000000	0.15	$0.21	$0.00	$0.21
3	30	030037089000000	0.11	$0.15	$0.00	$0.15
3	30	030037090000000	0.11	$0.15	$0.00	$0.15
3	30	030037064000000	0.10	$0.12	$0.00	$0.12
3	30	030037065000000	0.11	$0.15	$0.00	$0.15
3	30	030037066000000	0.11	$0.09	$0.00	$0.09
3	30	030037067000000	0.11	$0.15	$0.00	$0.15
3	30	030037068000000	0.11	$0.15	$0.00	$0.15
3	30	030037069000000	0.10	$0.12	$0.00	$0.12
3	30	030037059000000	0.16	$0.21	$0.00	$0.21
3	30	030037082000000	0.11	$0.15	$0.00	$0.15
3	30	030037083000000	0.11	$0.15	$0.00	$0.15
3	30	030037084000000	0.11	$0.15	$0.00	$0.15
3	30	030037085000000	0.13	$0.18	$0.00	$0.18
3	30	030037086000000	0.08	$0.12	$0.00	$0.12
3	30	030037087000000	0.08	$0.12	$0.00	$0.12
3	30	030037070000000	0.10	$0.12	$0.00	$0.12
3	30	030037071000000	0.11	$0.15	$0.00	$0.15
3	30	030037072000000	0.11	$0.15	$0.00	$0.15

	3	30	030037073000000	0.11	$0.15	$0.00	$0.15
	3	30	030037074000000	0.11	$0.15	$0.00	$0.15
	3	30	030037075000000	0.11	$0.15	$0.00	$0.15
	3	30	030037076000000	0.11	$0.15	$0.00	$0.15
	3	30	030037077000000	0.11	$0.15	$0.00	$0.15
	3	30	030037365000000	0.05	$0.03	$0.00	$0.03
1	3	30	030037364000000	1.56	$2.07	$0.69	$1.38
	3	30	030037363000000	0.08	$0.12	$0.00	$0.12
	3	30	030037362000000	0.09	$0.12	$0.00	$0.12
	3	30	030037361000000	0.06	$0.09	$0.00	$0.09
	3	30	030037360000000	0.06	$0.09	$0.00	$0.09
	3	30	030037359000000	0.06	$0.09	$0.00	$0.09
	3	30	030037358000000	0.07	$0.09	$0.00	$0.09
	3	30	030037337000000	0.05	$0.06	$0.00	$0.06
	3	30	030037338000000	0.05	$0.06	$0.00	$0.06
	3	30	030037339000000	0.04	$0.06	$0.00	$0.06
	3	30	030037340000000	0.04	$0.06	$0.00	$0.06
	3	30	030037341000000	0.04	$0.06	$0.00	$0.06
	3	30	030037342000000	0.04	$0.06	$0.00	$0.06
	3	30	030037343000000	0.04	$0.06	$0.00	$0.06
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	3	30	030037345000000	0.04	$0.06	$0.00	$0.06
	3	30	030037346000000	0.04	$0.06	$0.00	$0.06
	3	30	030037347000000	0.04	$0.06	$0.00	$0.06
	3	30	030037348000000	0.04	$0.06	$0.00	$0.06
	3	30	030037349000000	0.04	$0.06	$0.00	$0.06
	3	30	030037350000000	0.04	$0.06	$0.00	$0.06
	3	30	030037351000000	0.06	$0.09	$0.00	$0.09
	3	30	030037352000000	0.05	$0.06	$0.00	$0.06
	3	30	030037353000000	0.05	$0.06	$0.00	$0.06
	3	30	030037354000000	0.05	$0.06	$0.00	$0.06
	3	30	030037355000000	0.04	$0.06	$0.00	$0.06
	3	30	030037356000000	0.06	$0.09	$0.00	$0.09
	3	30	030037385000000	0.06	$0.09	$0.00	$0.09
	3	30	030037384000000	0.06	$0.06	$0.00	$0.06
	3	30	030037383000000	0.06	$0.09	$0.00	$0.09
	3	30	030037382000000	0.05	$0.06	$0.00	$0.06
	3	30	030037381000000	0.06	$0.09	$0.00	$0.09
	3	30	030037380000000	0.06	$0.09	$0.00	$0.09
	3	30	030037396000000	0.06	$0.09	$0.00	$0.09
	3	30	030037395000000	0.05	$0.06	$0.00	$0.06
	3	30	030037394000000	0.05	$0.06	$0.00	$0.06
	3	30	030037393000000	0.05	$0.06	$0.00	$0.06
	3	30	030037392000000	0.05	$0.06	$0.00	$0.06
	3	30	030037391000000	0.06	$0.09	$0.00	$0.09
	3	30	030037421000000	0.06	$0.09	$0.00	$0.09
	3	30	030037422000000	0.06	$0.09	$0.00	$0.09
	3	30	030037423000000	0.06	$0.09	$0.00	$0.09
	3	30	030037424000000	0.05	$0.06	$0.00	$0.06
	3	30	030037425000000	0.05	$0.06	$0.00	$0.06
	3	30	030037426000000	0.05	$0.06	$0.00	$0.06
	3	30	030037449000000	0.05	$0.06	$0.00	$0.06
	3	30	030037450000000	0.04	$0.06	$0.00	$0.06
	3	30	030037451000000	0.04	$0.06	$0.00	$0.06
	3	30	030037452000000	0.04	$0.06	$0.00	$0.06
	3	30	030037453000000	0.04	$0.06	$0.00	$0.06
	3	30	030037454000000	0.04	$0.06	$0.00	$0.06
	3	30	030037455000000	0.04	$0.06	$0.00	$0.06
	3	30	030037481000000	0.06	$0.09	$0.00	$0.09
	3	30	030037480000000	0.05	$0.06	$0.00	$0.06
	3	30	030037479000000	0.05	$0.06	$0.00	$0.06

	3	30	030037478000000	0.04	$0.06	$0.00	$0.06
	3	30	030037378000000	0.06	$0.09	$0.00	$0.09
	3	30	030037377000000	0.04	$0.06	$0.00	$0.06
	3	30	030037376000000	0.04	$0.06	$0.00	$0.06
	3	30	030037375000000	0.04	$0.06	$0.00	$0.06
	3	30	030037374000000	0.06	$0.09	$0.00	$0.09
	3	30	030037372000000	0.07	$0.09	$0.00	$0.09
	3	30	030037371000000	0.06	$0.09	$0.00	$0.09
	3	30	030037370000000	0.06	$0.09	$0.00	$0.09
	3	30	030037369000000	0.06	$0.09	$0.00	$0.09
	3	30	030037541000000	0.06	$0.06	$0.00	$0.06
	3	30	030037541000000	0.10	$0.12	$0.00	$0.12
	3	30	030037541000000	0.07	$0.09	$0.00	$0.09
	3	30	030037541000000	0.09	$0.12	$0.00	$0.12
	3	30	030037541000000	0.09	$0.12	$0.00	$0.12
	3	30	030037541000000	0.06	$0.09	$0.00	$0.09
	3	30	030037541000000	0.06	$0.09	$0.00	$0.09
	3	30	030037541000000	0.08	$0.12	$0.00	$0.12
	3	30	030037541000000	0.09	$0.12	$0.00	$0.12
	3	30	030037541000000	0.08	$0.12	$0.00	$0.12
	3	30	030037541000000	0.10	$0.12	$0.00	$0.12
	3	30	030037541000000	0.06	$0.09	$0.00	$0.09
	3	30	030037541000000	0.06	$0.09	$0.00	$0.09
	3	30	030037541000000	0.06	$0.09	$0.00	$0.09
	3	30	030037541000000	0.06	$0.09	$0.00	$0.09
	3	30	030037540000000	0.06	$0.09	$0.00	$0.09
	3	30	030037539000000	0.06	$0.09	$0.00	$0.09
	3	30	030037103000000	12.80	$9.34	$0.00	$9.34
	3	30	030037130000000	3.10	$1.74	$0.00	$1.74
	3	30	030037140200000	1.06	$1.35	$0.00	$1.35
	3	30	030037140000000	1.59	$14.64	$0.00	$14.64
	3	30	030037140100000	0.46	$0.60	$0.00	$0.60
	3	30	030037140600000	0.30	$0.39	$0.00	$0.39
	3	31	030038238000000	3.35	$4.10	$0.00	$4.10
1	3	31	030038237000000	5.11	$6.29	$2.10	$4.19
	3	31	030038265000000	20.90	$52.61	$0.00	$52.61
	3	31	030038263000000	10.30	$11.92	$0.00	$11.92
	3	31	030038235200000	0.14	$0.24	$0.00	$0.24
	3	31	030038236000000	0.14	$0.24	$0.00	$0.24
	3	31	030038237010000	0.17	$0.30	$0.00	$0.30
	3	31	030038237020000	0.13	$0.24	$0.00	$0.24
	3	31	030038237030000	0.08	$0.15	$0.00	$0.15
	3	31	030038237040000	0.08	$0.15	$0.00	$0.15
	3	31	030038237050000	0.09	$0.18	$0.00	$0.18
	3	31	030038237060000	0.09	$0.18	$0.00	$0.18
	3	31	030038237070000	0.08	$0.15	$0.00	$0.15
	3	31	030038237080000	0.11	$0.21	$0.00	$0.21
	3	31	030038237100000	0.08	$0.15	$0.00	$0.15
	3	31	030038237120000	0.08	$0.15	$0.00	$0.15
	3	31	030038237140000	0.08	$0.15	$0.00	$0.15
	3	31	030038237160000	0.08	$0.15	$0.00	$0.15
	3	31	030038238050000	0.40	$0.75	$0.00	$0.75
Inc.)	3	32	030038264000000	20.90	$39.64	$0.00	$39.64
	3	32	030038264050000	2.70	$10.39	$0.00	$10.39
	3	32	030038264060000	2.69	$10.69	$0.00	$10.69
	3	32	030038264070000	2.69	$2.10	$0.00	$2.10
	3	32	030038264080000	2.69	$2.69	$0.00	$2.69
	3	32	030038239050000	1.89	$2.19	$0.00	$2.19
	3	32	030038240000000	1.00	$1.08	$0.00	$1.08
	3	32	030038241000000	0.54	$0.48	$0.00	$0.48
	3.0	32	030038242010000	0.11	$0.21	$0.00	$0.21

		3.0	32	030038239000000	0.39	$0.75	$0.00	$0.75
		3.0	32	030038239040000	1.04	$1.17	$0.00	$1.17
		3.0	32	030038239030000	1.04	$1.08	$0.00	$1.08
		3.0	32	030038239020000	2.04	$2.57	$0.00	$2.57
		3.0	32	030038239010000	1.62	$2.04	$0.00	$2.04
		3.0	31, 32 & 33	030038286000000	41.60	$22.67	$0.00	$22.67
Inc.)		3.0	33	030038285000000	23.40	$16.41	$0.00	$16.41
		3.0	33	030038245000000	2.74	$11.41	$0.00	$11.41
		3.0	33	030038244000000	1.11	$4.37	$0.00	$4.37
		3.0	33	030038242000000	2.30	$1.53	$0.00	$1.53
		3.0	33	030038243000000	8.83	$30.60	$0.00	$30.60
		3.0	33	030038243060000	1.62	$5.30	$0.00	$5.30
		3.0	33	030038243050000	1.62	$1.71	$0.00	$1.71
hority)		4.0	28	040039147000000	45.70	$0.00	$0.00	$0.00
Authority)		4.0	28	040039147750000	17.50	$0.00	$0.00	$0.00
		4.0	28	040039149000000	0.18	$0.00	$0.00	$0.00
		4.0	29 & 30	040039151000000	33.70	$0.00	$0.00	$0.00
1		4.0	29 & 30	040039152000000	34.00	$0.00	$0.00	$0.00
		4.0	29	040039153000000	0.80	$0.00	$0.00	$0.00
1		4.0	29	040039152050000	4.71	$0.00	$0.00	$0.00
		4.0	29	040039151010000	4.55	$0.00	$0.00	$0.00
1		4	31	040039170000000	37.5	$0.00	$0.00	$0.00
		4	31	040039174000000	4	$0.00	$0.00	$0.00
		4	31	040039171000000	6.90	$0.00	$0.00	$0.00
		4	31	040039170010000	1.23	$0.00	$0.00	$0.00
		4	31	040039169000000	1.08	$0.00	$0.00	$0.00
		4	31	040039168000000	2.98	$0.00	$0.00	$0.00
1		4	32	040039175000000	66.45	$0.00	$0.00	$0.00
1		4	32	040039181010000	14.8	$0.00	$0.00	$0.00
1		4	32	030038287010000	1.86	$0.00	$0.00	$0.00
1		4	33	040039178000000	66.3	$0.00	$0.00	$0.00
		4	33	040039180000000	0.8	$0.00	$0.00	$0.00
1		4	33	040039181000000	2.48	$0.00	$0.00	$0.00
1		4	33	030038287000000	3.75	$0.00	$0.00	$0.00
	1399908 Ontario Ltd			Oriole Crescent	0.64	$0.54	$0.00	$0.54
	1399908 Ontario Ltd			Hillcrest Road	0.71	$0.60	$0.00	$0.60
	1399908 Ontario Ltd			Westfield Place	0.3	$0.24	$0.00	$0.24
	1399908 Ontario Ltd			Parkside Drive	1.09	$0.90	$0.00	$0.90
	1399908 Ontario Ltd			Aintree Place	0.16	$0.15	$0.00	$0.15
	1399908 Ontario Ltd			Sherwood Drive	0.91	$0.75	$0.00	$0.75
	1399908 Ontario Ltd			Meadowlark Drive	1.03	$0.87	$0.00	$0.87
	1399908 Ontario Ltd			Springside Drive	0.84	$0.69	$0.00	$0.69
		3	29	030037600000000	1.80	$2.28	$0.00	$2.28
		3	29	030037140500000	1.82	$2.43	$0.00	$2.43
		3	29	030037101000000	2.32	$3.08	$0.00	$3.08
		3	29	030037101000000	2.30	$0.00	$0.00	$0.00
		3	29	030037135000000	0.08	$0.12	$0.00	$0.12
		3	30	030037086010000	0.06	$0.06	$0.00	$0.06
		3	30	030037135000000	5.75	$29.01	$0.00	$29.01
		2	31	030038224180000	0.01	$0.03	$0.00	$0.03
		3	28	030037092000000	35.08	$0.00	$0.00	$0.00
Port Colbrne Roads								
	City of Port Colborne			Elm Street	7.4	$0.00	$0.00	$0.00
	City of Port Colborne			Lot 32/33 Unopened	7.8	$11.44	$0.00	$11.44
	City of Port Colborne			Townline Road (50%)	9.7	$13.59	$0.00	$13.59
	City of Port Colborne			Con. 3/4 Unopened	8	$0.00	$0.00	$0.00
	City of Port Colborne			Invertose Drive	2	$0.00	$0.00	$0.00
	City of Port Colborne			Stonebridge Drive	2.3	$7.34	$0.00	$7.34
	City of Port Colborne			Barrick Road	2.6	$0.00	$0.00	$0.00
	City of Port Colborne			Saturn Road	0.47	$0.39	$0.00	$0.39
	City of Port Colborne			Apollo Drive	0.51	$0.42	$0.00	$0.42
	City of Port Colborne			Runnymede Road	0.88	$0.72	$0.00	$0.72
	City of Port Colborne			Thorncrest Road	0.99	$0.84	$0.00	$0.84

City of Port Colborne	Petersburg Circle	0.38	$0.33	$0.00	$0.33
City of Port Colborne	Humberstone Crescent	0.44	$0.36	$0.00	$0.36
City of Port Colborne	Oxford Boulevard	0.45	$0.39	$0.00	$0.19
Ministry of Transportation Ontario	Highway 58	15.5	$55.96	$0.00	$55.96
TOTAL NON AGRICULTURAL ASSESSMENTS			$2,240.94		$2,240.94
TOTAL AGRICULTURAL ASSESSMENT			$328.52	$109.51	$219.01
TOTAL ASSESSMENT			$2,569.46		$2,459.95
O.M.A.F. GRANT					**$109.51**
CITY OF WELLAND LANDOWNERS PAYMENTS				**$0.00**	
CITY OF WELLAND ROADS				**$0.00**	
TOTAL CITY OF WELLAND					**$0.00**
TOWNSHIP OF WAINFLEET LANDOWNER PAYMENTS				**$1,757.41**	
TOWNSHIP OF WAINFLEET ROADS				**$214.43**	
TOTAL CITY OF WELLAND					**$1,971.84**
CITY OF PORT COLBORNE LANDOWNER PAYMENTS				**$415.48**	
CITY OF PORT COLBORNE ROADS				**$35.62**	
CITY OF PORT COLBORNE PARCELS				**$37.01**	
TOTAL CITY OF PORT COLBORNE					**$488.11**
TOTAL					$2,569.46
					$0.00

- OUTLET ASSESSMENTS FROM REPORT & BY-LAW:

TOTAL NON-AGRICULTURAL LANDS	$82,766.50
TOTAL AGRICULTURAL LANDS	$15,369.00
TOTAL ASSESSMENT	$98,135.50

2025 MAINTENANCE TOTAL CURRENT COST ----- **$572.49**

WIGNELL DRAIN BY-LAW No. 1333 (HUMBERSTONE TWP.)

SOUTH OF FRIENDSHIP TRAIL & FLOODGATE STRUCTUR ACCOUNT No. 3-560-33205

Ag Parcels not confirmed for 2026 ACCOUNT No. 3-560-33230

K:\DRAINAGE SUPERINTENDENT\DRAINS\WIGNELL\BILLED OUT\2007 Maintenance - south of trail.XLS

RTC	OWNER	AREA No.	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAFRA GRANT	NET COST
		---	3	17	040005017000000	1.21	$0.15	$0.00	$0.15
		---	3	17	040005018000000	2.43	$0.29	$0.00	$0.29
F		---	3	17	040005024000000	3.64	$0.58	$0.19	$0.39
		---	3	18	040005048000000	4.05	$0.73	$0.00	$0.73
		---	3	18	040005047000000	36.22	$6.45	$0.00	$6.45
		237	3	18	040005045050000	0.67	$0.11	$0.00	$0.11
F		---	3	18	040005045000000	8.50	$1.53	$0.51	$1.02
		---	3	19	040005064000000	33.99	$6.13	$0.00	$6.13
		16	3	20	040005067010000	0.19	$0.07	$0.00	$0.07
F		---	3	20	040005067000000	16.59	$2.84	$0.95	$1.89
F		---	3	20	040005068010000	11.18	$2.55	$0.85	$1.70
F		---	3	21	040005069000000	14.58	$2.63	$0.88	$1.75
		---	3	21	040005074000000	2.37	$0.51	$0.00	$0.51
		---	3	21	040005075000000	1.22	$0.26	$0.00	$0.26
		---	3	21-22	040005081000000	5.06	$1.24	$0.00	$1.24
F		15	3	22	040005083010000	2.45	$0.66	$0.22	$0.44
		2	3	23	040005102000000	0.14	$0.07	$0.00	$0.07
		3	3	23	040005101000000	0.14	$0.07	$0.00	$0.07
		4	3	23	040005099000000	0.18	$0.04	$0.00	$0.04
		5-6	3	23	040005098000000	0.18	$0.04	$0.00	$0.04
		7-8	3	23	040005089000000	0.40	$0.15	$0.00	$0.15
		10	3	23	040005096000000	0.15	$0.07	$0.00	$0.07
		11	3	23	040005095000000	0.30	$0.07	$0.00	$0.07
		12	3	23	040005094000000	0.15	$0.07	$0.00	$0.07
		13	3	23	040005091000000	0.38	$0.15	$0.00	$0.15
		14	3	23	040005093000000	0.11	$0.07	$0.00	$0.07
F		---	2	17	040003087000000	3.24	$1.46	$0.49	$0.97
F		---	2	17	040003085000000	4.05	$0.73	$0.24	$0.49
		---	2	17	040003081010000	3.64	$0.66	$0.00	$0.66
		---	2	17	040003080000000	3.24	$0.58	$0.00	$0.58
F		---	2	17	040003081000000	2.83	$0.51	$0.17	$0.34
F		---	2	17	040003084000000	2.43	$0.44	$0.15	$0.29
F		---	2	17	040003084010000	2.02	$0.44	$0.15	$0.29
F		---	2	17	040003083000000	6.07	$1.17	$0.39	$0.78
F		---	2	17	040003082010000	4.98	$1.06	$0.35	$0.71
		---	2	17	040003082030000	0.28	$0.07	$0.00	$0.07
F		---	2	17	040003082000000	3.24	$0.69	$0.23	$0.46
F		---	2	18	040003112000000	20.40	$3.59	$1.20	$2.39
		---	2	18	040003113000000	10.33	$1.84	$0.00	$1.84
F		---	2	18	040003153050000	28.33	$19.11	$6.37	$12.74
F		---	2	18	040003112020000	3.44	$0.55	$0.18	$0.37
		229	2	18	040003120000000	0.14	$0.07	$0.00	$0.07
		228	2	18	040003119000000	0.14	$0.07	$0.00	$0.07
		67	2	18	040003118000000	0.27	$0.07	$0.00	$0.07
		---	2	18	040003112010000	1.68	$0.29	$0.00	$0.29
		65	2	18	040003116000000	0.40	$0.07	$0.00	$0.07
		66	2	18	040003117000000	0.67	$0.22	$0.00	$0.22
F		---	2	18	040003115000000	12.70	$2.55	$0.85	$1.70
		35	2	18	040003114000000	0.62	$0.15	$0.00	$0.15
		---	2	19	040003154000000	3.81	$0.51	$0.00	$0.51
		---	2	19	040003155000000	2.20	$0.40	$0.00	$0.40
		34	2	19	040003152000000	0.47	$0.11	$0.00	$0.11
F		---	2	19	040003151020000	2.51	$0.46	$0.15	$0.31
		---	2	19	040003151000000	0.62	$0.11	$0.00	$0.11
		---	2	19	040003151010000	1.73	$0.32	$0.00	$0.32
		33	2	19	040003153000000	0.07	$0.07	$0.00	$0.07
F		---	2	19	040003102010000	8.20	$1.48	$0.49	$0.99
		41	2	19	040003129000000	0.16	$0.07	$0.00	$0.07

	42	2	19	040003128000000	0.23	$0.07	$0.00	$0.07
	43	2	19	040003127000000	1.21	$0.18	$0.00	$0.18
	44	2	19	040003126000000	0.40	$0.11	$0.00	$0.11
	45	2	19	040003125000000	0.29	$0.07	$0.00	$0.07
	46	2	19	040003124000000	0.57	$0.11	$0.00	$0.11
	55-56	2	19	040003123000000	0.16	$0.07	$0.00	$0.07
	57	2	19	040003122000000	0.07	$0.07	$0.00	$0.07
	58	2	19	040003121000000	0.13	$0.07	$0.00	$0.07
	54	2	19	040003174000000	0.17	$0.07	$0.00	$0.07
	53	2	19	040003172000000	0.22	$0.07	$0.00	$0.07
	52	2	19	040003171000000	0.22	$0.07	$0.00	$0.07
	51	2	19	040003170000000	0.20	$0.07	$0.00	$0.07
	50	2	19	040003169000000	0.25	$0.07	$0.00	$0.07
	49	2	19	040003168000000	0.12	$0.07	$0.00	$0.07
	48	2	19	040003167000000	0.38	$0.15	$0.00	$0.15
F	---	2	19	040003165000000	4.98	$0.88	$0.29	$0.59
	36	2	19	040003164000000	0.45	$0.11	$0.00	$0.11
	---	2	19	040003163000000	3.09	$0.58	$0.00	$0.58
	37	2	19	040003162000000	16.19	$0.07	$0.00	$0.07
	---	2	20	040003156000000	48.14	$12.40	$0.00	$12.40
	236	2	20	040003157020000	1.36	$0.29	$0.00	$0.29
	59	2	20	040003159000000	0.37	$0.07	$0.00	$0.07
	60	2	20	040003160000000	0.12	$0.07	$0.00	$0.07
	61	2	20	040003161000000	0.32	$0.07	$0.00	$0.07
F	---	2	20	040003157000000	28.81	$5.18	$1.73	$3.45
	---	2	20	040003157050000	0.94	$0.18	$0.00	$0.18
	---	2	21-22	040004115000000	73.12	$13.56	$0.00	$13.56
	26	2	21	040004113000000	0.07	$0.07	$0.00	$0.07
	---	2	21	040004112050000	1.21	$0.22	$0.00	$0.22
	---	2	21	040004112000000	1.21	$0.22	$0.00	$0.22
	---	2	21	040004107050000	3.95	$0.73	$0.00	$0.73
	29	2	21	040004107000000	0.20	$0.07	$0.00	$0.07
	30	2	21	040004106000000	0.15	$0.07	$0.00	$0.07
	31	2	21	040004105000000	0.22	$0.07	$0.00	$0.07
	32	2	21	040004104000000	0.19	$0.07	$0.00	$0.07
	38	2	21	040004103000000	0.18	$0.07	$0.00	$0.07
	39	2	21	040004102000000	0.15	$0.07	$0.00	$0.07
	40	2	21	040004101010000	0.12	$0.07	$0.00	$0.07
	---	2	21	040004101000000	4.05	$0.36	$0.00	$0.36
	---	2	21	040004100000000	15.74	$2.81	$0.00	$2.81
	---	2	21	040004099000000	12.34	$2.22	$0.00	$2.22
	---	2	22	040004110000000	5.47	$1.02	$0.00	$1.02
	17	2	22	040004119000000	0.42	$0.07	$0.00	$0.07
	18	2	22	040004116000000	0.32	$0.11	$0.00	$0.11
	19	2	22	040004117000000	0.21	$0.07	$0.00	$0.07
	21	2	22	040004120000000	0.22	$0.15	$0.00	$0.15
	22	2	22	040004121000000	0.21	$0.11	$0.00	$0.11
	23	2	22	040004122000000	0.36	$0.11	$0.00	$0.11
	25	2	22	040004124000000	0.18	$0.07	$0.00	$0.07
	---	2	22	040004109000000	7.71	$1.39	$0.00	$1.39
	235	2	22	040004108100000	0.40	$0.07	$0.00	$0.07
F	---	2	22	040004108000000	4.21	$0.73	$0.24	$0.49
	---	2	22	040004107100000	2.91	$0.51	$0.00	$0.51
	. ---	2	22	040004126000000	12.86	$2.30	$0.00	$2.30
	---	2	22	040004127000000	12.35	$2.30	$0.00	$2.30
	---	2	23-24	040004140000000	2.75	$0.36	$0.00	$0.36
	---	2	23-24	040004134000000	0.85	$0.18	$0.00	$0.18
	---	2	23-24	040004134100000	10.97	$2.37	$0.00	$2.37
	27	2	23	040004132000000	0.19	$0.07	$0.00	$0.07
	28	2	23	040004130000000	0.37	$0.11	$0.00	$0.11
	---	2	23	040004127000000	25.79	$4.63	$0.00	$4.63
	---	2	23	040004129000000	5.95	$1.09	$0.00	$1.09
	1	2	24	040004133000000	0.40	$0.11	$0.00	$0.11
	---	2	24	040004141200000	20.73	$4.01	$0.00	$4.01
	62	2	24	020013116000000	0.17	$0.07	$0.00	$0.07
	63	2	24	020013118000000	0.17	$0.07	$0.00	$0.07
	233	2	24	020013117000000	0.07	$0.07	$0.00	$0.07

F	---	1	18	040003102000000	3.64	$0.55	$0.18	$0.37
F	---	1	18	040003103000000	6.88	$0.33	$0.11	$0.22
	173	1	19	040003149000000	2.69	$0.33	$0.00	$0.33
F	---	1	19-20	040003150000000	22.72	$2.11	$0.70	$1.41
F	---	1	19	040003147000000	4.05	$0.18	$0.06	$0.12
F	---	1	19-20	040003146000000	14.16	$0.66	$0.22	$0.44
	172	1	20	040003175010000	0.62	$0.11	$0.00	$0.11
		1	20	040003176000000	1.20	$0.15	$0.00	$0.15
F	169	1	20	040003177000000	2.23	$0.40	$0.13	$0.27
	---	1	20	040003178000000	0.62	$0.09	$0.00	$0.09
F	---	1	20	040003177100000	5.43	$0.82	$0.27	$0.55
	---	1	20	040003178250000	3.67	$0.18	$0.00	$0.18
F	---	1	20	040003179000000	18.21	$0.80	$0.27	$0.53
	---	1	20	040003180000000	2.02	$0.09	$0.00	$0.09
	---	1	20	040003180100000	2.41	$0.24	$0.00	$0.24
	---	1	21	040004058000000	1.89	$0.33	$0.00	$0.33
	168	1	21	040004059000000	0.14	$0.07	$0.00	$0.07
	167	1	21	040004060000000	0.33	$0.11	$0.00	$0.11
	166	1	21	040004061000000	0.30	$0.11	$0.00	$0.11
	165	1	21	040004062000000	0.36	$0.11	$0.00	$0.11
	164	1	21	040004063000000	0.49	$0.15	$0.00	$0.15
	163	1	21	040004064000000	0.41	$0.11	$0.00	$0.11
	162	1	21	040004065000000	0.41	$0.11	$0.00	$0.11
	161	1	21	040004066000000	0.42	$0.11	$0.00	$0.11
	160	1	21	040004067000000	0.41	$0.11	$0.00	$0.11
	159	1	21	040004068000000	0.41	$0.11	$0.00	$0.11
	158	1	21	040004069000000	0.40	$0.11	$0.00	$0.11
	157	1	21	040004070000000	0.79	$0.15	$0.00	$0.15
	156	1	21	040004071000000	0.11	$0.07	$0.00	$0.07
F	---	1	21-22	040004072000000	5.71	$1.02	$0.34	$0.68
F	---	1	21	040004057000000	6.68	$1.09	$0.36	$0.73
	---	1	21	040004055000000	9.13	$0.40	$0.00	$0.40
	174	1	21	040004054000000	0.34	$0.07	$0.00	$0.07
	175	1	21	040004053000000	0.24	$0.07	$0.00	$0.07
	---	1	21	040004052000000	42.47	$80.59	$0.00	$80.59
	183	1	21	040004049000000	0.32	$0.07	$0.00	$0.07
F	---	1	21-22	040004048000000	14.57	$0.91	$0.30	$0.61
	---	1	21	040004047000000	18.41	$1.02	$0.00	$1.02
	238	1	21	040004046010000	0.40	$0.07	$0.00	$0.07
	201	1	21	040004046000000	0.85	$0.11	$0.00	$0.11
	200	1	21	040004045000000	1.22	$0.11	$0.00	$0.11
	199	1	21	040004044000000	0.48	$0.07	$0.00	$0.07
	---	1	21	040004043030000	3.08	$2.02	$0.00	$2.02
	---	1	21	040004043010000	5.06	$4.90	$0.00	$4.90
	232	1	21	040004179020000	0.40	$0.07	$0.00	$0.07
	239	1	21	040004001000000	0.35	$0.04	$0.00	$0.04
	---	1	21	040004001010000	1.62	$0.11	$0.00	$0.11
	231	1	21	040004004000000	0.40	$0.07	$0.00	$0.07
	230	1	21	040004003000000	0.40	$0.07	$0.00	$0.07
	---	1	21	040004005000000	1.38	$0.89	$0.00	$0.89
	241	1	21	040004005050000	0.16	$0.16	$0.00	$0.16
	242-A	1	21	040004005100000	0.22	$0.21	$0.00	$0.21
	242-B	1	21	040004006000000	0.21	$0.21	$0.00	$0.21
	242-C	1	21	040004006150000	0.21	$0.21	$0.00	$0.21
F	---	1	22	040004073000000	14.77	$2.66	$0.89	$1.77
	155	1	22	040004074000000	0.34	$0.07	$0.00	$0.07
	154	1	22	040004075000000	0.46	$0.11	$0.00	$0.11
	153	1	22	040004076000000	0.40	$0.11	$0.00	$0.11
	152	1	22	040004077000000	0.15	$0.07	$0.00	$0.07
	151	1	22	040004080000000	0.15	$0.07	$0.00	$0.07
	---	1	22	040004078000000	7.69	$1.09	$0.00	$1.09
	---	1	22	040004082010000	1.82	$1.79	$0.00	$1.79
	---	1	22	040004037000000	45.02	$265.02	$0.00	$265.02
	---	1	22	040004037200000	3.64	$4.19	$0.00	$4.19
	---	1	22	040004043000000	4.25	$5.65	$0.00	$5.65
	198	1	22	040004009000000	0.40	$0.00	$0.00	$0.00

	197	1	22	040004042000000	1.10	$1.02	$0.00	$1.02
	196	1	22	040004041000000	2.67	$1.09	$0.00	$1.09
	194	1	22	040004038000000	0.47	$1.90	$0.00	$1.90
	195	1	22	040004039000000	0.27	$0.07	$0.00	$0.07
	217	1	22	040004017000000	0.20	$0.00	$0.00	$0.00
	218	1	22	040004017000000	0.10	$0.00	$0.00	$0.00
	219	1	22	040004015000000	0.10	$0.00	$0.00	$0.00
	220	1	22	040004013010000	0.08	$0.00	$0.00	$0.00
	240	1	22	040004013000000	0.12	$0.00	$0.00	$0.00
	221	1	22	040004014000000	0.12	$0.00	$0.00	$0.00
	222	1	22	040004012000000	0.08	$0.00	$0.00	$0.00
	223	1	22	040004011000000	0.06	$0.00	$0.00	$0.00
	224	1	22	040004008000000	0.20	$0.00	$0.00	$0.00
	225	1	22	040004010000000	0.04	$0.00	$0.00	$0.00
	226	1	22	040004008000000	0.10	$0.00	$0.00	$0.00
	227	1	22	040004007000000	0.40	$0.07	$0.00	$0.07
	149	1	23	040004089000000	0.63	$0.15	$0.00	$0.15
	148	1	23	040004090000000	0.46	$0.11	$0.00	$0.11
	147	1	23	040004091000000	0.20	$0.07	$0.00	$0.07
	146	1	23	040004092000000	0.88	$0.11	$0.00	$0.11
	145	1	23	040004093000000	0.20	$0.07	$0.00	$0.07
	144	1	23	040004094000000	0.19	$0.07	$0.00	$0.07
	143	1	23	040004095000000	0.19	$0.07	$0.00	$0.07
	142	1	23	040004096000000	0.19	$0.07	$0.00	$0.07
	141	1	23	040004097000000	0.19	$0.07	$0.00	$0.07
	140	1	23	020013115000000	0.19	$0.07	$0.00	$0.07
	139	1	23	020013114000000	0.19	$0.07	$0.00	$0.07
	138	1	23	020013113000000	0.21	$0.07	$0.00	$0.07
	---	1	23	020007180000000	1.99	$1.13	$0.00	$1.13
	---	1	23	040004098000000	4.10	$2.63	$0.00	$2.63
	---	1	23	040004087000000	17.99	$12.07	$0.00	$12.07
	243	1	23	020007180000000	0.67	$0.36	$0.00	$0.36
	---	1	23	040004098010000	1.55	$0.98	$0.00	$0.98
	---	1	23	020007182010000	2.62	$1.64	$0.00	$1.64
	244	1	23	020007180000000	1.73	$0.98	$0.00	$0.98
	177	1	23	020007184000000	0.34	$0.22	$0.00	$0.22
	185-87	1	23	040004029010000	1.94	$1.09	$0.00	$1.09
	186-A	1	23	020007013000000	0.51	$0.29	$0.00	$0.29
	188	1	23	040004030000000	0.28	$0.07	$0.00	$0.07
	189	1	23	040004032000000	0.26	$0.07	$0.00	$0.07
	190	1	23	040004033000000	0.25	$0.07	$0.00	$0.07
	191	1	23	040004034000000	0.25	$0.07	$0.00	$0.07
	192	1	23	040004035000000	0.25	$0.07	$0.00	$0.07
	193	1	23	040004036000000	0.40	$0.07	$0.00	$0.07
	215	1	23	040004036050000	0.40	$0.07	$0.00	$0.07
	203	1	23	020007008000000	0.14	$0.00	$0.00	$0.00
	204	1	23	020007009000000	0.04	$0.00	$0.00	$0.00
	205	1	23	040004029020000	0.08	$0.00	$0.00	$0.00
	216	1	23	040004029000000	0.08	$0.00	$0.00	$0.00
	206	1	23	040004028000000	0.10	$0.00	$0.00	$0.00
	207	1	23	040004026000000	0.10	$0.00	$0.00	$0.00
	208	1	23	040004027000000	0.10	$0.00	$0.00	$0.00
	209	1	23	040004025000000	0.10	$0.00	$0.00	$0.00
	210	1	23	040004024000000	0.04	$0.00	$0.00	$0.00
	211	1	23	040004023000000	0.20	$0.00	$0.00	$0.00
	212	1	23	040004021000000	0.20	$0.00	$0.00	$0.00
	213	1	23	040004031000000	0.04	$0.00	$0.00	$0.00
	214	1	23	040004018000000	0.36	$0.00	$0.00	$0.00
	85	(39)	52-56	020013108000000	0.36	$0.07	$0.00	$0.07
	86	(39)	51	020013109000000	0.07	$0.07	$0.00	$0.07
	87	(39)	50	020013110000000	0.07	$0.07	$0.00	$0.07
	88	(39)	49	020013111000000	0.08	$0.07	$0.00	$0.07
Part 2 plan 59R-10301				040004056000000	3.06	$0.82	$0.00	$0.82
Part 6 plan 59R-10301				040004056020000	3.06	$0.86	$0.00	$0.86
CANADIAN NATIONAL RAILW	---	1	19-23	040004999000000	4.91	$1.39	$0.00	$1.39
Part 1 plan 59R-10301				040004078050000	1.82	$0.49	$0.00	$0.49
Part 3 plan 59R-10301				040004078050000	0.61	$0.16	$0.00	$0.16

Part 4 plan 59R-10301			040004999000000	1.01	$0.27	$0.00	$0.27
Part 5 plan 59R-10301			040004078050000	1.82	$0.49	$0.00	$0.49
MINISTRY OF TRANSPORTATION	2	17-24	Highway #3	5.50	$1.97	$0.00	$1.97
REGIONAL MUNICIPALITY OF NIAGA	3	16-17	Reg. Rd. #84Miller I	0.20	$0.07	$0.00	$0.07
CITY OF PORT COLBORNE	1-2	18-24	Killaly Street East	6.68	$2.41	$0.00	$2.41
CITY OF PORT COLBORNE	2	24-25	Elizabeth Street	0.28	$0.11	$0.00	$0.11
CITY OF PORT COLBORNE	3	20-21	Chippawa Rd.	0.53	$0.00	$0.00	$0.00
CITY OF PORT COLBORNE	2-3	17-24	Con. 2 Rd.	6.71	$1.75	$0.00	$1.75
CITY OF PORT COLBORNE	3	18-19	Carl Rd.	2.23	$0.73	$0.00	$0.73
CITY OF PORT COLBORNE	2	18-19	Carl Rd.	2.80	$0.91	$0.00	$0.91
CITY OF PORT COLBORNE	2	18-19	Weaver Rd.	1.21	$0.36	$0.00	$0.36
CITY OF PORT COLBORNE	1	18-19	Weaver Rd.	0.99	$0.33	$0.00	$0.33
CITY OF PORT COLBORNE	3	20-21	Babion Rd.	1.42	$0.47	$0.00	$0.47
CITY OF PORT COLBORNE	2	20-21	Babion Rd.	2.28	$0.80	$0.00	$0.80
CITY OF PORT COLBORNE	2	20-21	Lorraine Rd.	1.76	$0.62	$0.00	$0.62
CITY OF PORT COLBORNE	1	20-21	Lorraine Rd.	3.39	$0.47	$0.00	$0.47
CITY OF PORT COLBORNE	3	22-23	Snider Rd.	0.40	$0.98	$0.00	$0.98
CITY OF PORT COLBORNE	1	22-23	Snider Rd.	4.42	$10.72	$0.00	$10.72
CITY OF PORT COLBORNE	1	21-23	Lakeshore E.	4.05	$0.62	$0.00	$0.62
CITY OF PORT COLBORNE	1	23-24	Reuter Rd.	1.21	$1.46	$0.00	$1.67
TOTAL NON-AGRICULTURAL ASSESSMENT				701.31	$508.91		$509.12
TOTAL AGRICULTURAL ASSESSMENT				318.43	$63.35	$21.10	$42.25
TOTAL ASSESSMENT				1019.74	$572.26		$551.37
OMAFRA GRANT						**$21.12**	
LANDOWNERS PAYMENTS							**$524.31**
CITY OF PORT COLBORNE ASSESSMENT					**$27.06**		
							$572.49
ORIGINAL OUTLET ASSESSMENTS FROM REPORT & BY-LAW:							$0.00
TOTAL NON-AGRICULTURAL LANDS				$13,962.85			
TOTAL AGRICULTURAL LANDS				$1,737.15			
TOTAL ASSESSMENT				$15,700.00			

2025 MAINTENANCE
BEARSS DRAIN WEST BRANCH WEST

TOTAL CURRENT COST -- **$52.82**
COSTS FROM GL ACCOUNT No. 3-560-33209
BY-LAW No. 5037/92/07

AGCODE	RTC LAND USE	OWNER	CON or PLAN No.	LOT No.		AREA AFFECTED (ha)	CURRENT COST	OMAF GRANT	NET COST
			1	Pt 10	040002056000000	0.04	$0.00	$0.00	$0.00
			1	Pt 10	040002057000000	0.04	$0.19	$0.00	$0.19
			48	1, pt 2	040002090000000	0.03	$0.19	$0.00	$0.19
			48	pt 2, 3	040002091000000	0.03	$0.19	$0.00	$0.19
			48	pt 3, 4	040002092000000	0.04	$0.19	$0.00	$0.19
			48	pt 4, 5	040002093000000	0.04	$0.19	$0.00	$0.19
			48	pt 5, 6	040002094000000	0.06	$0.20	$0.00	$0.20
			48	pt 6, 7	040002095000000	0.05	$0.19	$0.00	$0.19
			48	8, pt9	040002096000000	0.03	$0.19	$0.00	$0.19
			48	pt 9, 10	040002097000000	0.01	$0.19	$0.00	$0.19
			48	11	040002098000000	0.03	$0.19	$0.00	$0.19
			48	17	040002103000000	0.01	$0.19	$0.00	$0.19
			48	18	040002104000000	0.03	$0.19	$0.00	$0.19
			48	19	040002105000000	0.03	$0.19	$0.00	$0.19
			48	20	040002106000000	0.03	$0.19	$0.00	$0.19
			48	21	040002107000000	0.03	$0.19	$0.00	$0.19
			48	22	040002108000000	0.03	$0.19	$0.00	$0.19
			48	23	040002109000000	0.02	$0.19	$0.00	$0.19
			48	24	040002110000000	0.02	$0.19	$0.00	$0.19
			48	25	040002111000000	0.04	$0.19	$0.00	$0.19
			48	26	040002112000000	0.01	$0.20	$0.00	$0.20
			1	Pt 11	040002130000000	0.03	$0.19	$0.00	$0.19
			1	Pt 11	040002131000000	0.03	$0.19	$0.00	$0.19
			1	Pt 11	040002132000000	0.03	$0.19	$0.00	$0.19
			1	Pt 11	040002133000000	0.04	$0.19	$0.00	$0.19
			1	Pt 11	040002134000000	0.04	$0.19	$0.00	$0.19
			1	Pt 11	040002135000000	0.07	$0.20	$0.00	$0.20
			43	1, pt 2	040002136000000	0.00	$0.38	$0.00	$0.38
			43	pt 2, 3	040002137000000	0.00	$0.38	$0.00	$0.38
			43	pt 3, 4	040002138000000	0.00	$0.38	$0.00	$0.38
			43	5	040002139000000	0.00	$0.38	$0.00	$0.38
			43	6	040002140000000	0.00	$0.38	$0.00	$0.38
			43	7	040002141000000	0.00	$0.38	$0.00	$0.38
			43	8	040002142000000	0.01	$0.38	$0.00	$0.38
			43	9	040002143000000	0.02	$0.38	$0.00	$0.38
			43	pt 10	040002144000000	0.01	$0.38	$0.00	$0.38
			43	pt 10	040002145000000	0.02	$0.38	$0.00	$0.38
			43	11, 12	040002146000000	0.11	$0.39	$0.00	$0.39
			43	13	040002147000000	0.07	$0.38	$0.00	$0.38
			43	14	040002148000000	0.07	$0.38	$0.00	$0.38
			43	15	040002149000000	0.07	$0.38	$0.00	$0.38
			43	pt 16	040002150000000	0.04	$0.38	$0.00	$0.38
			43	pt 16	040002151000000	0.03	$0.38	$0.00	$0.38
			43	pt 17	040002152000000	0.02	$0.38	$0.00	$0.38
			43	pt 17	040002153000000	0.03	$0.38	$0.00	$0.38
			43	18	040002154000000	0.08	$0.39	$0.00	$0.39
			43	19	040002155000000	0.04	$0.38	$0.00	$0.38
			43	20, 21	040002156000000	0.08	$0.39	$0.00	$0.39
			43	22	040002157000000	0.05	$0.38	$0.00	$0.38
			43	23	040002158000000	0.05	$0.38	$0.00	$0.38
			43	24	040002158010000	0.07	$0.38	$0.00	$0.38
			43	25, 26	040002159000000	0.14	$0.39	$0.00	$0.39
			56	1, 6	040002160000000	0.00	$0.38	$0.00	$0.38
			56	2	040002161000000	0.00	$0.38	$0.00	$0.38
			56	3	040002162000000	0.00	$0.38	$0.00	$0.38
			56	4	040002163000000	0.00	$0.38	$0.00	$0.38
			56	5	040002164000000	0.00	$0.38	$0.00	$0.38
			56	7	040002165000000	0.00	$0.38	$0.00	$0.38
			56	8	040002166000000	0.00	$0.38	$0.00	$0.38
			56	9	040002167000000	0.00	$0.38	$0.00	$0.38
			56	10	040002168000000	0.00	$0.38	$0.00	$0.38
			56	11	040002169000000	0.02	$0.38	$0.00	$0.38

	56	12	040002170000000	0.05	$0.38	$0.00	$0.38
	56	13	040002171000000	0.05	$0.38	$0.00	$0.38
	56	14	040002172000000	0.04	$0.38	$0.00	$0.38
	56	15, 16	040002173000000	0.08	$0.39	$0.00	$0.39
	56	17	040002174000000	0.01	$0.38	$0.00	$0.38
	43	pt32, 33	040002175000000	0.04	$0.19	$0.00	$0.19
	43	pt 38	040002176000000	0.04	$0.38	$0.00	$0.38
	43	34	040002177000000	0.04	$0.19	$0.00	$0.19
	43	35	040002178000000	0.04	$0.19	$0.00	$0.19
	43	36, 37	040002179000000	0.08	$0.20	$0.00	$0.20
	43	39 - 41	040002178000000	0.32	$0.60	$0.00	$0.60
	43	42	040002181000000	0.11	$0.39	$0.00	$0.39
	43	43, pt44	040002182000000	0.15	$0.39	$0.00	$0.39
	43	pt44, 45	040002183000000	0.13	$0.39	$0.00	$0.39
	43	46	040002183020000	0.08	$0.39	$0.00	$0.39
	43	47	040002184000000	0.07	$0.39	$0.00	$0.39
	43	48	040002186000000	0.07	$0.39	$0.00	$0.39
	43	49, pt50	040002187000000	0.11	$0.39	$0.00	$0.39
	43	pt50,51,52	040002188000000	0.15	$0.39	$0.00	$0.39
	43	53 - 58	040002189000000	0.82	$0.42	$0.00	$0.42
	43	59	040002190000000	0.46	$0.41	$0.00	$0.41
	43	60	040002192000000	0.04	$0.38	$0.00	$0.38
	43	61 - 64	040002192010000	0.30	$0.41	$0.00	$0.41
	43	65	040002193000000	0.05	$0.38	$0.00	$0.38
	43	66	040002194000000	0.03	$0.38	$0.00	$0.38
	43	67	040002195000000	0.01	$0.38	$0.00	$0.38
	43	pt 68	040002196000000	0.10	$0.39	$0.00	$0.39
	43	pt 68	040002197000000	0.02	$0.38	$0.00	$0.38
	39	1	040002198000000	0.23	$0.21	$0.00	$0.21
	39	2	040002199000000	0.04	$0.19	$0.00	$0.19
	39	3, 4	040002200000000	0.09	$0.20	$0.00	$0.20
	39	5, 6	040002201000000	0.19	$0.21	$0.00	$0.21
	39	7	040002202000000	0.04	$0.19	$0.00	$0.19
	39	10	040002204000000	0.04	$0.19	$0.00	$0.19
	39	11	040002205000000	0.04	$0.10	$0.00	$0.10
	39	12	040002206000000	0.04	$0.10	$0.00	$0.10
	39	13	040002207000000	0.04	$0.19	$0.00	$0.19
	39	14	040002208000000	0.04	$0.19	$0.00	$0.19
	39	15	040002209000000	0.04	$0.19	$0.00	$0.19
	39	8,9,16	040002210000000	0.10	$0.20	$0.00	$0.20
	39	17	040002211000000	0.04	$0.19	$0.00	$0.19
	39	18	040002212000000	0.04	$0.19	$0.00	$0.19
	39	19	040002213000000	0.08	$0.20	$0.00	$0.20
	39	20	040002213010000	0.07	$0.20	$0.00	$0.20
	39	21, 22	040002214000000	0.13	$0.20	$0.00	$0.20
	39	23	040002216000000	0.05	$0.19	$0.00	$0.19
	39	24	040002217000000	0.07	$0.20	$0.00	$0.20
	57	25	040002218000000	0.12	$0.20	$0.00	$0.20
	57	26	040002219000000	0.15	$0.20	$0.00	$0.20
	57	27	040002220000000	0.07	$0.19	$0.00	$0.19
	57	28	040002221000000	0.16	$0.21	$0.00	$0.21
	57	30	040002223000000	0.07	$0.20	$0.00	$0.20
	1	Pt 11	040002223010000	0.42	$0.21	$0.00	$0.21
	57	32	040002225000000	0.14	$0.20	$0.00	$0.20
	1	Pt 11	040002226000000	7.35	$0.59	$0.00	$0.59
	1	Pt 11	040002226010000	0.62	$0.26	$0.00	$0.26
	1	Pt 11	040002226200000	3.40	$0.19	$0.00	$0.19
	1	Pt 11	040002227000000	0.32	$0.23	$0.00	$0.23
	1	Pt 11	040002228000000	4.03	$0.17	$0.00	$0.17
	1	Pt 11	040002228010000	5.03	$0.14	$0.00	$0.14
	1	Pt 11	040002229000000	1.23	$0.07	$0.00	$0.07
	1	Pt 11	040002230000000	4.60	$0.26	$0.00	$0.26
F Ag	1	Pt 11	040002249000000	10.87	$0.47	$0.00	$0.47
F Ag	1	Pt 12	040002256000000	6.26	$0.36	$0.00	$0.36
	1	Pt 12	040002261000000	3.02	$0.13	$0.00	$0.13
	1	Pt 12	040002262000000	3.14	$0.13	$0.00	$0.13
	1	Pt 12	040002263000000	3.09	$0.13	$0.00	$0.13
F Ag	1	Pt 12	040002263010000	9.72	$0.56	$0.00	$0.56
	1	Pt 12	040002264000000	7.13	$0.41	$0.00	$0.41

	59R-15490	Part 1	040002264040000	0.72	$0.04	$0.00	$0.04
	59R-15490	Part 2	040002264030000	0.29	$0.02	$0.00	$0.02
	1	Pt 12	040002264170000	2.93	$0.13	$0.00	$0.13
	59R-16386	Part 1	040002264220000	0.17	$0.01	$0.00	$0.01
	59R-16386	Part 2	040002264230000	0.17	$0.01	$0.00	$0.01
	1	Pt 12	040002286000000	0.01	$0.00	$0.00	$0.00
	1	Pt 12	040002287000000	0.07	$0.01	$0.00	$0.01
	1	Pt 12	040002288000000	0.03	$0.00	$0.00	$0.00
	1	Pt 12	040002289000000	0.02	$0.00	$0.00	$0.00
City of Port Colborne	1	Pt11,12	Friendship Trail	0.08	$0.09	$0.00	$0.09
City of Port Colborne			Siver Bay Road	1.30	$14.23	$0.00	$13.05
City of Port Colborne			Locust Street	0.28	$0.28	$0.00	$0.28
City of Port Colborne			Firelane 8		$0.28	$0.00	$1.52
TOTAL NON-AGRICULTURAL ASSESSMENT				83.83	$52.48		$52.82
TOTAL AGRICULTURAL ASSESSMENT				0.000	$0.00	$0.00	$0.00
TOTAL ASSESSMENT				83.829	$52.48		$52.82
OMAF GRANT						**$0.00**	
LANDOWNERS PAYMENTS							**$37.88**
CITY OF PORT COLBORNE ASSESSMENT					**$14.94**		
							$52.82
							$0.00

2025 MAINTENANCE
MARSH DRAIN
Interval 7 - Interval 8
Ag parcels confirmed on February 4, 2026

TOTAL CURRENT COST ----- **$1,100.00**
COSTS FROM GL ACCOUNT No. 3-560-33211
BY-LAW No. 6495/62/17

K:\Drainage Superintendent\DRAINS\Marsh\2025 Maintenance.XLS

OWNER	AREA No.	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAFRA GRANT	NET COST
		3	Pts 5&6	040006034000000	94.78	$104.43	$0.00	$104.43
		3	Pts 5&6	040006035000000	87.3	$0.00	$0.00	$0.00
		3	Pt 7	040006037000000	81.1	$3.63	$1.21	$2.42
		3	Pts 7&8	040006038000000	30.95	$102.20	$0.00	$102.20
		3	Pts 7&8	040006039000000	135.9	$9.48	$3.16	$6.32
		3	Pt 8	040006040000000	14	$36.16	$0.00	$36.16
		3	Pt 8	040006040010000	13.8	$0.00	$0.00	$0.00
		3	Pt 9	040006041000000	6.6	$0.00	$0.00	$0.00
		3	Pt 9	040006041010000	33.6	$0.00	$0.00	$0.00
		3	Pt 9	040006041020000	30.8	$0.00	$0.00	$0.00
		3	Pts 9&1	040006042000000	174.85	$50.97	$16.99	$33.98
		3	Pt 10	040006044000000	10.2	$3.32	$0.00	$3.32
		3	Pts 9&1	040006045000000	54.4	$80.06	$26.69	$53.37
		3	Pt 10	040006046000000	9.3	$3.04	$0.00	$3.04
		3	Pt 10	040006047000000	19.8	$96.26	$0.00	$96.26
		3	Pt 9	040006047100000	6.08	$24.22	$0.00	$24.22
		3	Pt 12	040006049000000	38	$38.13	$0.00	$38.13
		3	Pt 11	040006049010000	24.4	$62.11	$20.70	$41.40
		3	Pt 11	040006050000000	15.15	$4.94	$0.00	$4.94
		3	Pt 11	040006050010000	12.15	$3.95	$0.00	$3.95
		3	Pt 11	040006050150000	3.12	$1.03	$0.00	$1.03
		3	Pt 11	040006051000000	23.25	$7.58	$0.00	$7.58
		3	Pt 11	040006052000000	5.55	$1.81	$0.00	$1.81
		3	Pt 11	040006052050000	30.6	$9.96	$3.32	$6.64
		3	Pts 11&	040006053000000	3	$0.98	$0.33	$0.66
		3	Pt 12	040006056000000	25.6	$17.21	$0.00	$17.21
		4	Pts 1&2	040006068000000	30.2	$0.00	$0.00	$0.00
		4	Pts 1&2	040006069000000	1.2	$0.00	$0.00	$0.00
		4	Pt 1	040006070000000	11.5	$0.00	$0.00	$0.00
		4	Pt 2	040006072000000	21.4	$0.00	$0.00	$0.00
		4	Pt 3	040006073000000	16.52	$0.00	$0.00	$0.00
		4	Pt 4	040006076000000	5.1	$0.00	$0.00	$0.00
		4	Pt 4	040006079000000	6.2	$0.00	$0.00	$0.00
		4	Pt 5	040006083000000	4.2	$1.38	$0.46	$0.92
		4	Pts 5&6	040006084000000	3	$0.98	$0.33	$0.66
		4	Pt 6	040006091000000	6.75	$2.21	$0.00	$2.21
		4	Pt 7	040006093000000	4	$10.18	$3.39	$6.78
		4	Pt 7	040006094050000	6	$10.18	$3.39	$6.78
		4	Pt 8	040006097000000	6	$15.26	$5.09	$10.18
		4	Pt 8	040006098000000	4	$10.18	$3.39	$6.78
		4	Pt 9	040006103010000	16	$40.73	$13.58	$27.15
		4	Pt 10	040006107000000	11.4	$19.35	$6.45	$12.90
		4	Pt 10	040006108000000	7.2	$18.34	$6.11	$12.23
		4	Pt 11	040006110000000	4.2	$0.00	$0.00	$0.00
		4	Pt 11	040006112000000	4.4	$0.00	$0.00	$0.00
		4	Pt 12	040006112010000	2	$0.00	$0.00	$0.00
		4	Pt 12	040006112030000	6	$0.00	$0.00	$0.00
		4	Pt 12	040006112350000	5	$0.00	$0.00	$0.00
City of Port Colborne				Neff Rd. South	8.0	$20.53	$0.00	$20.53
City of Port Colborne				Troup Rd.	5.8	$37.76	$0.00	$37.76
City of Port Colborne				South Brookfield Rd	5.8	$42.65	$0.00	$42.65
City of Port Colborne				Zavitz Rd.	11.9	$0.00	$0.00	$0.00
City of Port Colborne				Third Conc. Rd.	9.4	$208.11	$0.00	$208.08
City of Port Colborne				Second Conc. Rd.	6.0	$0.00	$0.00	$0.00
City of Port Colborne				1/2 Hollow Bay Rd.	7.6	$0.00	$0.00	$0.00
Niagara Region				Wilhelm Rd.	5.8	$0.74	$0.00	$0.74

TOTAL NON-AGRICULTURAL ASSESSMENT	349.654	$756.26		$756.26
TOTAL AGRICULTURAL ASSESSMENT	343.745	$343.74	$114.58	$229.16
TOTAL ASSESSMENT	693.399	$1,100.00		$985.42
OMAFRA GRANT			**$114.58**	
LANDOWNERS PAYMENTS				**$547.75**
CITY OF PORT COLBORNE ASSESSMENT		**$437.67**		$1,100.00
				$0.00

2025 MAINTENANCE
BEAVERDAM DRAIN
REACH 1 -- LAKE TO FLOODGATE

TOTAL CURRENT COST ----- **$2,823.62**
COSTS FROM GL ACCOUNT No. 3-560-33216
BY-LAW No. 3487/68/97

Ag Parcels confirmed - FEB 4, 2026

K:\DRAINAGE SUPERINTENDENT\DRAINS\Beaverdam\BILLED OUT\2010-2017 Maintenance - Reach 1 - Lake to Floodgate.XLS

RTC	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAFRA GRANT	NET COST
		1	Pt 12	040002257000000	0.13	$0.56	$0.00	$0.56
F		2	Pt 10	040002463000000	1.40	$2.95	$0.98	$1.97
		2	Pt 9	040002464000000	0.18	$0.77	$0.00	$0.77
		2	Pt 9	040002465000000	0.69	$1.44	$0.00	$1.44
F		2	Pts 10&11	040002469000000	18.59	$39.14	$13.05	$26.09
		2	Pt 10	040002469010000	4.05	$8.54	$0.00	$8.54
		2	Pt 10	040002470000000	0.10	$0.42	$0.00	$0.42
		2	Pt 10	040002471020000	0.40	$1.69	$0.00	$1.69
		2	Pt 11	040002488000000	1.21	$2.53	$0.00	$2.53
F		2	Pt 11	040002488250000	12.91	$27.22	$9.07	$18.15
		2	Pt 12	040002489000000	0.98	$2.07	$0.00	$2.07
F		2	Pt 12	040002490000000	19.22	$40.51	$13.50	$27.01
F		2	Pt 12	040002491000000	16.10	$33.93	$11.31	$22.62
F		2	Pts 11&12	040002491010000	29.17	$61.47	$20.49	$40.98
		2	Pt 12	040002491020000	0.81	$3.41	$0.00	$3.41
		2	Pt 13	040002497000000	0.68	$2.85	$0.00	$2.85
		2	Pt 13	040002499000000	0.07	$0.28	$0.00	$0.28
F		2	Pt 13	040002500000000	32.86	$74.51	$24.84	$49.67
		2	Pt 13	040002500250000	0.41	$1.72	$0.00	$1.72
		2	Pt 13	040002500500000	0.45	$1.90	$0.00	$1.90
		P59R-18211	Part1	040002501000000	0.20	$0.84	$0.00	$0.84
		P59R-18211	Part 2	040002501000000	0.30	$1.27	$0.00	$1.27
		2	Pt 13	040002501020000	0.31	$1.30	$0.00	$1.30
		2	Pt 13	040002502000000	0.49	$2.07	$0.00	$2.07
		2	Pt 13	040002503000000	0.31	$1.30	$0.00	$1.30
		2	Pt 13	040002504000000	0.50	$2.11	$0.00	$2.11
		2	Pt 13	040002505000000	0.86	$3.62	$0.00	$3.62
F		2	Pt 13	040002506000000	20.20	$42.55	$14.18	$28.37
F		2	Pt 14	040002506000000	14.60	$30.77	$10.26	$20.51
		2	Pt 14	040002507000000	1.74	$3.66	$0.00	$3.66
F		2	Pt 14	040002507010000	4.05	$8.54	$2.85	$5.69
		2	Pt 14	040002509000000	9.11	$19.20	$0.00	$19.20
		2	Pt 14	040002510000000	4.06	$8.54	$0.00	$8.54
		2	Pt 14	040002510010000	6.45	$13.57	$0.00	$13.57
		2	Pt 14	040002510020000	6.24	$13.15	$0.00	$13.15
		2	Pt 14	040002510050000	1.99	$4.18	$0.00	$4.18
		2	Pt 14	040002510100000	2.65	$5.59	$0.00	$5.59
		2	Pt 14	040002511000000	0.40	$1.69	$0.00	$1.69
		2	Pt 14	040002512000000	0.66	$2.78	$0.00	$2.78
		2	Pt 14	040002513000000	1.10	$2.32	$0.00	$2.32
		2	Pt 14	040002514000000	1.63	$3.45	$0.00	$3.45
		2	Pt 14	040002518000000	0.20	$0.84	$0.00	$0.84
		2	Pt 14	040002519000000	0.81	$3.41	$0.00	$3.41
		2	Pt 14	040002520000000	0.81	$3.41	$0.00	$3.41
		2	Pt 14	040002520010000	0.42	$1.76	$0.00	$1.76
F		2	Pt 14	040002521000000	19.43	$40.93	$13.64	$27.29
F		2	Pts 13&14	040002522000000	26.31	$55.42	$18.47	$36.95
		2	Pt 14	040002523000000	0.41	$1.72	$0.00	$1.72
		2	Pt 14	040002524000000	0.08	$0.35	$0.00	$0.35
		1	Pt 16	040003023000000	0.39	$0.00	$0.00	$0.00
		1	Pt 16	040003023050000	0.16	$0.00	$0.00	$0.00
		1	Pt 16	040003024000000	19.22	$40.51	$0.00	$40.51
		1	Pt 16	040003025000000	0.00	$0.00	$0.00	$0.00
		1	Pt 16	040003026000000	0.00	$0.00	$0.00	$0.00
F		1	Pts 15&16	040003027000000	2.35	$4.96	$1.65	$3.31
F		1	Pts 15&16	040003029000000	5.67	$11.96	$3.99	$7.97
F		1	Pts 15&16	040003032000000	9.72	$20.47	$6.82	$13.65

	1	Pt 16	040003033000000	2.12	$4.47	$0.00	$4.47
F	1	Pts 15&16	040003034000000	26.55	$55.94	$18.65	$37.29
F	1	Pts 15&16	040003036000000	19.91	$41.95	$13.98	$27.97
	1	Pt 15	040003037000000	0.48	$2.04	$0.00	$2.04
	1	Pt 15	040003038000000	8.09	$17.05	$0.00	$17.05
	1	Pts 15&16	040003039000000	3.97	$8.37	$0.00	$8.37
	1	Pt 16	040003040000000	4.05	$8.54	$0.00	$8.54
	1	Pt 16	040003041000000	4.05	$8.54	$0.00	$8.54
	2	Pt 15	040003042000000	0.39	$1.65	$0.00	$1.65
	2	Pt 15	040003043000000	0.62	$2.60	$0.00	$2.60
	2	Pt 15	040003044000000	0.57	$2.39	$0.00	$2.39
	2	Pt 15	040003044020000	0.40	$1.69	$0.00	$1.69
	2	Pt 15	040003044040000	0.40	$1.69	$0.00	$1.69
	2	Pt 15	040003045000000	0.11	$0.46	$0.00	$0.46
	2	Pt 15	040003046000000	1.96	$4.01	$0.00	$4.01
	2	Pt 15	040003046050000	0.55	$1.13	$0.00	$1.13
	2	Pt 15	040003046100000	0.67	$1.41	$0.00	$1.41
F	2	Pt 15	040003046500000	7.65	$16.28	$5.43	$10.85
	2	Pt 15	040003047000000	1.21	$2.53	$0.00	$2.53
F	2	Pt 15	040003048000000	6.96	$14.24	$4.75	$9.49
	2	Pt 15	040003048100000	3.50	$7.81	$0.00	$7.81
	2	Pt 15	040003049000000	0.66	$2.78	$0.00	$2.78
	2	Pt 15	040003050000000	0.46	$1.93	$0.00	$1.93
	2	Pt 15	040003051000000	0.40	$1.69	$0.00	$1.69
	2	Pt 15	040003052000000	0.19	$0.81	$0.00	$0.81
	2	Pt 15	040003053000000	0.20	$0.84	$0.00	$0.84
	2	Pt 15	040003054000000	0.38	$1.62	$0.00	$1.62
	2	Pt 15	040003054050000	0.39	$1.65	$0.00	$1.65
	2	Pt 15	040003055000000	0.85	$3.59	$0.00	$3.59
	2	Pt 15	040003056000000	4.09	$8.62	$0.00	$8.62
F	2	Pt 15	040003057000000	37.23	$78.45	$26.15	$52.30
F	2	Pt 15	040003058000000	14.52	$30.59	$10.20	$20.39
F	2	Pt 16	040003058050000	16.40	$34.57	$11.52	$23.05
	2	Pt 16	040003060000000	12.14	$25.56	$0.00	$25.56
F	2	Pt 16	040003061000000	5.69	$11.99	$4.00	$7.99
F	2	Pts 15&16	040003062000000	23.21	$48.88	$16.29	$32.59
	1	Pt 15	040003063000000	11.11	$23.42	$0.00	$23.42
	1	Pt 17	040003064000000	0.00	$0.00	$0.00	$0.00
	1	Pt 17	040003065000000	17.50	$36.85	$0.00	$36.85
	1	Pt 17	040003070000000	0.00	$0.00	$0.00	$0.00
	1	Pt 17	040003071000000	1.22	$2.57	$0.00	$2.57
	1	Pt 17	040003072000000	0.00	$0.00	$0.00	$0.00
	1	Pt 17	040003073000000	1.11	$2.36	$0.00	$2.36
	1	Pt 17	040003074000000	0.00	$0.00	$0.00	$0.00
	1	Pt 17	040003075000000	0.00	$0.00	$0.00	$0.00
	1	Pt 17	040003076000000	0.00	$0.00	$0.00	$0.00
	1	Pt 17	040003077000000	0.83	$1.76	$0.00	$1.76
	1	Pt 17	040003078000000	0.74	$1.55	$0.00	$1.55
	1	Pt 17	040003079000000	14.60	$30.77	$0.00	$30.77
F	2	Pt 17	040003082000000	12.77	$26.90	$8.97	$17.93
F	2	Pt 17	040003082010000	7.53	$15.86	$5.29	$10.57
	3	Pt 18	040003082030000	0.20	$0.42	$0.00	$0.42
F	2	Pt 17	040003083000000	3.64	$7.67	$2.56	$5.11
F	2	Pt 17	040003084010000	1.21	$2.53	$0.84	$1.69
	1	Pt 18	040003089000000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003090000000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003091000000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003091010000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003092000000	10.86	$22.89	$7.63	$15.26
	1	Pt 18	040003092010000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003092020000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003093000000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003093020000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003094000000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003095000000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003096000000	0.21	$0.88	$0.00	$0.88

	1	Pt 18	040003096010000	0.14	$0.60	$0.00	$0.60
	1	Pt 18	040003096030000	0.42	$1.76	$0.00	$1.76
F	1	Pt 18	040003097000000	5.51	$11.60	$3.87	$7.73
	1	Pt 18	040003098000000	1.04	$2.18	$0.00	$2.18
F	1	Pt 17	040003101000000	59.56	$125.46	$41.82	$83.64
F	1	Pt 18	040003102000000	0.31	$0.67	$0.22	$0.45
F	1	Pt 18	040003103000000	8.70	$18.32	$6.11	$12.21
F	1	Pt 18	040003103010000	4.05	$8.54	$2.85	$5.69
	1	Pt 18	040003104000000	3.58	$7.52	$0.00	$7.52
	1	Pt 18	040003105000000	4.86	$10.23	$0.00	$10.23
	1	Pt 18	040003106000000	2.43	$5.13	$0.00	$5.13
	1	Pt 18	040003106010000	2.43	$5.13	$0.00	$5.13
F	1	Pt 18	040003107000000	3.58	$7.52	$2.51	$5.01
	1	Pt 18	040003108000000	3.76	$7.91	$0.00	$7.91
	1	Pt 18	040003108010000	1.96	$4.11	$0.00	$4.11
	1	Pt 18	040003109000000	2.62	$5.52	$0.00	$5.52
	1	Pt 18	040003109010000	1.81	$3.80	$0.00	$3.80
	1	Pt 18	040003109020000	0.87	$3.66	$0.00	$3.66
	1	Pt 18	040003110000000	8.70	$18.32	$0.00	$18.32
	1	Pt 18	040003111000000	0.42	$1.76	$0.00	$1.76
	1	Pt 19	040003130000000	0.00	$0.00	$0.00	$0.00
	1	Pt 19	040003131000000	0.00	$0.00	$0.00	$0.00
	1	Pt 19	040003131050000	0.00	$0.00	$0.00	$0.00
	1	Pt 19	040003132000000	2.99	$6.29	$0.00	$6.29
	1	Pt 19	040003133000000	0.00	$0.00	$0.00	$0.00
	1	Pt 19	040003134000000	6.60	$13.89	$0.00	$13.89
	1	Pt 19	040003136000000	0.00	$0.00	$0.00	$0.00
	1	Pts 19 & 20	040003137000000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003138000000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003139000000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003140000000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003141000000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003141500000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003142000000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003143000000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003144000000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003144100000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003145000000	0.47	$1.97	$0.00	$1.97
F	1	Pt 19	040003146000000	13.52	$28.48	$9.49	$18.99
F	1	Pt 18	040003146010000	5.36	$11.29	$3.76	$7.53
F	1	Pt 19	040003147000000	22.66	$47.75	$15.92	$31.83
F	1	Pt 20	040003179000000	2.02	$4.25	$1.42	$2.83
	1	Pt 20	040003180100000	29.3	$61.71	$0.00	$61.71
	1	Pt 20	040003181000000	1.32	$2.78	$0.00	$2.78
	3	Pt 15	040005003000000	10.60	$66.99	$0.00	$66.99
	3	Pt 15	040005004000000	0.19	$0.42	$0.00	$0.42
	3	Pt 15	040005004050000	9.93	$20.92	$0.00	$20.92
F	3	Pts 15&16	040005007000000	30.70	$64.67	$21.56	$43.11
	3	Pt 16	040005007010000	0.51	$2.14	$0.00	$2.14
F	3	Pt 16	040005007050000	0.40	$0.84	$0.28	$0.56
	3	Pt 16	040005007100000	0.40	$0.84	$0.00	$0.84
	3	Pt 16	040005008000000	1.28	$2.71	$0.00	$2.71
	3	Pt 16	040005009000000	0.40	$1.69	$0.00	$1.69
	3	Pt 16	040005010000000	0.50	$2.11	$0.00	$2.11
	3	Pt 16	040005011000000	0.21	$0.88	$0.00	$0.88
	3	Pt 16	040005012000000	1.78	$3.76	$0.00	$3.76
	3	Pt 16	040005012010000	0.81	$3.41	$0.00	$3.41
F	3	Pt 16	040005013000000	4.13	$6.96	$0.00	$6.96
	3	Pt 16	040005013020000	0.87	$3.76	$0.00	$3.76
	3	Pt 16	040005013030000	0.39	$0.67	$0.00	$0.67
	3	Pt 16	040005013010000	1.72	$3.62	$0.00	$3.62
	3	Pts 15&16	040005015000000	23.00	$48.46	$0.00	$48.46
	3	Pt 16	040005015010000	0.15	$0.32	$0.00	$0.32
	3	Pt 15	040005016000000	8.09	$51.13	$0.00	$51.13
	3	Pt 17	040005018000000	2.43	$5.13	$0.00	$5.13
	3	Pt 17	040005019000000	1.62	$3.41	$0.00	$3.41

		3	Pt 17	040005019010000	0.18	$0.77	$0.00	$0.77
		3	Pt 17	040005020000000	4.05	$8.54	$0.00	$8.54
		3	Pt 17	040005021000000	1.62	$3.41	$0.00	$3.41
F		3	Pt 17	040005022000000	2.53	$5.34	$1.78	$3.56
		3	Pt 17	040005023000000	3.27	$6.89	$0.00	$6.89
		3	Pt 17	040005023010000	0.81	$3.41	$0.00	$3.41
F		3	Pt 17	040005024000000	16.59	$34.95	$11.65	$23.30
		3	Pt 17	040005025000000	0.35	$1.48	$0.00	$1.48
		3	Pt 17	040005026000000	10.12	$21.31	$0.00	$21.31
		3	Pt 17	040005031000000	8.09	$17.05	$0.00	$17.05
		3	Pt 9	040006041000000	2.26	$4.75	$0.00	$4.75
F		3	Pt 9	040006041010000	2.63	$5.56	$1.85	$3.71
F		3	Pt 10	040006042000000	4.05	$8.54	$2.85	$5.69
		3	Pt 12	040006049000000	10.12	$21.31	$0.00	$21.31
F		3	Pts 11&12	040006053000000	53.89	$113.54	$37.85	$75.69
		Pt 1	59R-17124	040006053020000	4.19	$8.83	$0.00	$8.83
F		3	Pt 13	040006054000000	20.23	$42.62	$14.21	$28.41
		3	Pt 13	040006055000000	0.81	$3.41	$0.00	$3.41
		3	Pt 13	040006055010000	4.86	$10.23	$0.00	$10.23
		3	Pt 13	040006055020000	4.45	$9.39	$0.00	$9.39
		3	Pt 12	040006056000000	10.93	$23.03	$0.00	$23.03
		3	Pt 14	040006059000000	0.81	$3.41	$0.00	$3.41
		3	Pt 14	040006060000000	0.81	$3.41	$0.00	$3.41
		3	Pt 14	040006061000000	0.46	$1.93	$0.00	$1.93
		3	Pt 14	040006061010000	0.28	$1.20	$0.00	$1.20
		3	Pt 14	040006062000000	0.28	$1.20	$0.00	$1.20
		3	Pt 14	040006062100000	0.45	$1.93	$0.00	$1.93
		3	Pt 14	040006063000000	0.40	$1.69	$0.00	$1.69
		3	Pt 13	040006063100000	10.12	$21.31	$0.00	$21.31
F		3	Pt 13	040006064000000	10.12	$21.31	$7.10	$14.21
F		3	Pt 14	040006065000000	11.30	$22.79	$7.60	$15.19
F		3	Pt 14	040006067000000	56.03	$121.24	$40.41	$80.83
	MTO	2	13 to 17	Hwy No. 3	4.20	$26.55	$0.00	$26.55
	Region of Niagara	2 & 3	16 / 17	Reg Rd 84	4.90	$30.98	$0.00	$30.98
	City of Port Colborne	1	15 to18	Friendship Trail	3.30	$6.96	$0.00	$6.96
	City of Port Colborne	1	18 / 19	Weaver Rd	3.40	$35.48	$0.00	$35.48
	City of Port Colborne	1	16 / 17	Miller Rd	4.90	$10.34	$0.00	$10.34
	City of Port Colborne	1	14 / 15	Pinecrest Rd	0.60	$3.16	$0.00	$3.16
	City of Port Colborne	1 / 2	14 to 17	Killaly St East	4.30	$27.18	$0.00	$27.18
	City of Port Colborne	2 & 3	14 / 15	White Rd	6.70	$35.30	$0.00	$35.30
	City of Port Colborne	2 & 3	12 / 13	Sherk Rd	5.50	$21.06	$0.00	$21.06
	City of Port Colborne	2 & 3	10 / 11	Brookfield Rd	2.60	$13.64	$0.00	$13.64
	City of Port Colborne	2 / 3	9 to 17	Second Con Rd	6.30	$33.16	$0.00	$33.28

TOTAL NON-AGRICULTURAL ASSESSMENT	442.68	$1,214.17	$1,214.29
TOTAL AGRICULTURAL ASSESSMENT	760.44	$1,609.35	$536.47 $1,072.88
TOTAL ASSESSMENT	1203.12	$2,823.52	$2,287.17

OMAFRA GRANT	**$536.45**
LANDOWNERS PAYMENTS	**$2,100.45**
CITY OF PORT COLBORNE ASSESSMENT	**$186.72**

ORIGINAL OUTLET ASSESSMENTS FROM REPORT & BY-LAW:		$2,823.62
TOTAL NON-AGRICULTURAL LANDS	$34,532.00	
TOTAL AGRICULTURAL LANDS	$45,768.00	
TOTAL ASSESSMENT	$80,300.00	

2025 MAINTENANCE
OIL MILL CREEK DRAIN -- MAIN BRANCH
VIMY ROAD TO FRIENDSHIP TRAIL
ag confirmed FEB 4, 26

TOTAL CURRENT COST ----- **$52.95**
COSTS FROM GL ACCOUNT No. 3-560-33217
BY-LAW No. 3904/49/00

K:\DRAINAGE SUPERINTENDENT\DRAINS\Oil Mill Creek\2025 Maintenance Assessment Schedule - Main - Vimy Rd to Trail.XLS

RTC	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAFRA GRANT	NET COST
		1	Pt 12	040002261000000	0.81	$0.08	$0.00	$0.08
		1	Pt 12	040002262100000	0.40	$0.04	$0.00	$0.04
		1	Pt 12	040002262000000	0.50	$0.05	$0.00	$0.05
		1	Pt 12	040002263000000	0.81	$0.08	$0.00	$0.08
F		1	Pt 12	040002263010000	0.40	$0.06	$0.00	$0.06
		1	Pt 12	040002264000000	2.46	$0.02	$0.00	$0.02
		1	Pt 12	040002264040000	0.28	$0.00	$0.00	$0.00
		1	Pt 12	040002264030000	0.71	$0.01	$0.00	$0.01
		1	Pt 12	040002264020000	1.00	$0.01	$0.00	$0.01
		1	Pt 12	040002264170000	3.48	$0.04	$0.00	$0.04
		1	Pt 12	040002264220000	0.84	$0.01	$0.00	$0.01
		1	Pt 12	040002264230000	0.84	$0.01	$0.00	$0.01
		1	Pt 12	040002264180000	0.40	$0.02	$0.00	$0.02
		1	Pt 12	040002264190000	0.40	$0.02	$0.00	$0.02
		1	Pt 12	040002264200000	0.40	$0.02	$0.00	$0.02
		1	Pt 12	040002265000000	0.08	$0.02	$0.00	$0.02
		1	Pt 12	040002266000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002267000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002268000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002269000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002270000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002271000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002272000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002273000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002274000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002275000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002276000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002277000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002278000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002279000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002281000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002282000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002283000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002284000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002285000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002286000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002287000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002288000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002289000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002290000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002291000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002292000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002293000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002294000000	0.00	$0.02	$0.00	$0.02
		1	Pt 13	040002295000000	0.07	$0.02	$0.00	$0.02
		1	Pt 13	040002296000000	0.07	$0.02	$0.00	$0.02
		1	Pt 13	040002297000000	0.11	$0.03	$0.00	$0.03
		1	Pt 13	040002299000000	0.18	$0.02	$0.00	$0.02
		1	Pt 13	040002300000000	0.09	$0.05	$0.00	$0.05
		1	Pt 13	040002301000000	0.09	$0.05	$0.00	$0.05
		1	Pt 13	040002302000000	0.09	$0.05	$0.00	$0.05
		1	Pt 13	040002303000000	0.09	$0.05	$0.00	$0.05
		1	Pt 13	040002304000000	0.09	$0.05	$0.00	$0.05
		1	Pt 13	040002305000000	0.09	$0.05	$0.00	$0.05
		1	Pt 13	040002306000000	0.09	$0.05	$0.00	$0.05
		1	Pt 13	040002307000000	0.11	$0.05	$0.00	$0.05
		1	Pt 13	040002308000000	0.04	$0.05	$0.00	$0.05
		1	Pt 13	040002309000000	0.04	$0.05	$0.00	$0.05
		1	Pt 13	040002310000000	0.04	$0.04	$0.00	$0.04
		1	Pt 13	040002311000000	0.04	$0.04	$0.00	$0.04

	1	Pt 13	040002312000000	0.04	$0.04	$0.00	$0.04
	1	Pt 13	040002313000000	0.03	$0.04	$0.00	$0.04
	1	Pt 13	040002314000000	0.03	$0.04	$0.00	$0.04
	1	Pt 13	040002315000000	0.02	$0.04	$0.00	$0.04
	1	Pt 13	040002316000000	0.02	$0.04	$0.00	$0.04
	1	Pt 13	040002317000000	0.02	$0.04	$0.00	$0.04
	1	Pt 13	040002318000000	0.02	$0.04	$0.00	$0.04
	1	Pt 13	040002319000000	0.02	$0.04	$0.00	$0.04
	1	Pt 13	040002320000000	0.02	$0.04	$0.00	$0.04
	1	Pt 13	040002332000000	0.31	$0.02	$0.00	$0.02
	1	Pt 13	040002333000000	1.29	$0.02	$0.00	$0.02
	1	Pt 13	040002334000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002335000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002336000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002337000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002338000000	0.16	$0.02	$0.00	$0.02
	1	Pt 13	040002339000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002340000000	0.16	$0.02	$0.00	$0.02
	1	Pt 13	040002341000000	0.07	$0.02	$0.00	$0.02
	1	Pt 13	040002342000000	0.15	$0.02	$0.00	$0.02
	1	Pt 13	040002343000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002344000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002345000000	0.15	$0.02	$0.00	$0.02
	1	Pt 13	040002345010000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002346000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002347000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002348000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002349000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002350000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002351000000	0.16	$0.02	$0.00	$0.02
	1	Pt 13	040002353000000	0.16	$0.02	$0.00	$0.02
	1	Pt 13	040002354000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002355000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002356000000	0.15	$0.02	$0.00	$0.02
	1	Pt 13	040002357000000	0.07	$0.02	$0.00	$0.02
	1	Pt 13	040002358000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002359000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002360000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002361000000	0.16	$0.02	$0.00	$0.02
	1	Pt 13	040002362000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002363000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002364000000	0.16	$0.03	$0.00	$0.03
	1	Pt 13	040002366000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002368000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002369000000	0.09	$0.02	$0.00	$0.02
	1	Pt 13	040002370000000	0.24	$0.04	$0.00	$0.04
	1	Pt 13	040002373000000	0.15	$0.02	$0.00	$0.02
	1	Pt 13	040002374000000	0.15	$0.02	$0.00	$0.02
	1	Pt 13	040002375000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002376000000	0.40	$0.02	$0.00	$0.02
	1	Pt 13	040002376100000	4.62	$0.16	$0.00	$0.16
	1	Pt 13	040002377000000	0.22	$0.02	$0.00	$0.02
	1	Pt 13	040002378000000	0.21	$0.02	$0.00	$0.02
	1	Pt 13	040002378010000	0.23	$0.02	$0.00	$0.02
	1	Pt 13	040002379000000	0.35	$0.02	$0.00	$0.02
	1	Pt 13	040002380000000	0.40	$0.10	$0.00	$0.10
	1	Pt 13	040002381000000	0.27	$0.09	$0.00	$0.09
	1	Pt 13	040002382000000	0.35	$0.10	$0.00	$0.10
	1	Pt 13	040002383000000	0.28	$0.09	$0.00	$0.09
	1	Pt 13	040002384000000	0.26	$0.09	$0.00	$0.09
	1	Pt 13	040002385000000	0.40	$0.10	$0.00	$0.10
F	1	Pt 13	040002386000000	12.55	$0.66	$0.00	$0.66
	1	Pt 13	040002387000000	1.98	$0.13	$0.00	$0.13
	1	Pt 13	040002387010000	0.81	$0.13	$0.00	$0.13
	1	Pt 13	040002387020000	6.07	$1.42	$0.00	$1.42
	1	Pt 13	040002387050000	0.81	$0.13	$0.00	$0.13
	1	Pt 13	040002387060000	0.81	$0.13	$0.00	$0.13
	1	Pt 13	040002387070000	0.81	$0.13	$0.00	$0.13

		1	Pt 13	040002387080000	0.81	$0.13	$0.00	$0.13
		1	Pt 13	040002388000000	0.20	$0.13	$0.00	$0.13
		1	Pt 13	040002389000000	0.19	$0.13	$0.00	$0.13
		1	Pt 13	040002390000000	0.28	$0.17	$0.00	$0.17
		1	Pt 13	040002392000000	0.19	$0.13	$0.00	$0.13
		1	Pt 13	040002393000000	0.20	$0.13	$0.00	$0.13
		1	Pt 13	040002394000000	0.38	$0.22	$0.00	$0.22
		1	Pt 13	040002396000000	5.71	$1.34	$0.00	$1.34
		1	Pt 13	040002396010000	0.41	$0.23	$0.00	$0.23
		1	Pt 13	040002396020000	0.42	$0.23	$0.00	$0.23
		1	Pt 13	040002397000000	0.22	$0.14	$0.00	$0.14
		1	Pt 13	040002398000000	0.13	$0.10	$0.00	$0.10
		1	Pt 13	040002399000000	0.19	$0.13	$0.00	$0.13
		1	Pt 13	040002400000000	0.17	$0.12	$0.00	$0.12
		1	Pt 13	040002401000000	0.50	$0.27	$0.00	$0.27
		1	Pt 13	040002401010000	0.46	$0.26	$0.00	$0.26
		1	Pt 13	040002402000000	5.25	$1.23	$0.00	$1.23
		1	Pt 14	040002403000000	0.40	$0.22	$0.00	$0.22
		1	Pt 14	040002406000000	0.50	$0.27	$0.00	$0.27
		1	Pt 14	040002407000000	0.55	$0.30	$0.00	$0.30
		1	Pt 14	040002407010000	7.36	$1.69	$0.00	$1.69
F		1	Pt 14	040002407050000	17.07	$4.16	$0.00	$4.16
	Part 1 plan 59R-17117			040002407070000	2.31	$0.56	$0.00	$0.56
		1	Pt 14	040002407100000	11.36	$1.47	$0.00	$1.47
		1	Pt 14	040002408000000	0.40	$0.28	$0.00	$0.28
F		1	Pt 14	040002409000000	19.51	$1.99	$0.00	$1.99
		1	Pt 14	040002410000000	0.08	$0.04	$0.00	$0.04
		1	Pt 14	040002411000000	0.17	$0.05	$0.00	$0.05
		1	Pt 14	040002412000000	0.07	$0.04	$0.00	$0.04
		1	Pt 14	040002413000000	0.07	$0.04	$0.00	$0.04
		1	Pt 14	040002414000000	0.07	$0.04	$0.00	$0.04
		1	Pt 14	040002415000000	0.14	$0.04	$0.00	$0.04
		1	Pt 14	040002416000000	0.07	$0.04	$0.00	$0.04
		1	Pt 14	040002417000000	0.12	$0.04	$0.00	$0.04
		1	Pt 14	040002418000000	0.09	$0.04	$0.00	$0.04
		1	Pt 14	040002419000000	0.17	$0.05	$0.00	$0.05
		1	Pt 14	040002421000000	0.22	$0.05	$0.00	$0.05
		1	Pt 13&14	040002421010000	18.60	$4.80	$0.00	$4.80
		1	Pt 14	040002422000000	0.20	$0.03	$0.00	$0.03
		1	Pt 14	040002422000000	0.20	$0.03	$0.00	$0.03
		1	Pt 14	040002423000000	0.20	$0.05	$0.00	$0.05
		1	Pt 14	040002425000000	0.40	$0.06	$0.00	$0.06
		1	Pt 14	040002426000000	0.51	$0.07	$0.00	$0.07
		1	Pt 14	040002427000000	0.21	$0.05	$0.00	$0.05
		1	Pt 14	040002429000000	0.07	$0.04	$0.00	$0.04
		1	Pt 14	040002431000000	0.14	$0.04	$0.00	$0.04
		1	Pt 14	040002432000000	0.11	$0.04	$0.00	$0.04
		1	Pt 14	040002433000000	0.07	$0.04	$0.00	$0.04
		1	Pt 14	040002434000000	0.17	$0.05	$0.00	$0.05
		1	Pt 14	040002435000000	2.03	$0.07	$0.00	$0.07
		1	Pt 14	040002436000000	0.80	$0.07	$0.00	$0.07
		1	Pt 14	040002437000000	0.33	$0.06	$0.00	$0.06
		1	Pt 14	040002438000000	0.19	$0.05	$0.00	$0.05
		1	Pt 14	040002439000000	0.23	$0.05	$0.00	$0.05
		1	Pt 14	040002440000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002441000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002442000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002443000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002443020000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002444000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002445000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002445010000	0.04	$0.04	$0.00	$0.04
		1	Pt 14	040002446000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002446010000	0.22	$0.03	$0.00	$0.03
		1	Pt 14	040002446020000	0.12	$0.04	$0.00	$0.04
		1	Pt 14	040002447000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002448000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002449000000	0.17	$0.05	$0.00	$0.05

			1	Pt 14	040002450000000	0.12	$0.04	$0.00	$0.04
			Part 1	ın 59R-162	040002451000000	0.07	$0.02	$0.00	$0.02
			Part 2	ın 59R-162	040002451020000	0.09	$0.02	$0.00	$0.02
			1	Pt 14	040002452000000	0.11	$0.04	$0.00	$0.04
			1	Pt 14	040002453000000	0.00	$0.03	$0.00	$0.03
			1	Pt 14	040002453010000	0.20	$0.05	$0.00	$0.05
			1	Pt 14	040002454000000	0.16	$0.05	$0.00	$0.05
			1	Pt 14	040002455000000	0.16	$0.05	$0.00	$0.05
			1	Pt 14	040002456000000	0.97	$0.05	$0.00	$0.05
			1	Pt 13	040002528000000	0.83	$0.14	$0.00	$0.14
			1	Pt 13	040002529000000	0.84	$0.14	$0.00	$0.14
			1	Pt 13	040002530000000	0.85	$0.14	$0.00	$0.14
			1	Pt 13	040002531000000	0.89	$0.14	$0.00	$0.14
			1	Pt 13	040002532000000	0.81	$0.13	$0.00	$0.13
			1	Pt 13	040002533000000	0.82	$0.13	$0.00	$0.13
			1	Pt 13	040002534000000	0.75	$0.12	$0.00	$0.12
			1	Pt 13	040002535000000	1.52	$0.12	$0.00	$0.12
			1	Pt 13	040002536000000	0.58	$0.10	$0.00	$0.10
			1	Pt 13	040002537000000	0.54	$0.10	$0.00	$0.10
			1	Pt 13	040002538000000	0.91	$0.14	$0.00	$0.14
			1	Pt 13	040002539000000	1.04	$0.16	$0.00	$0.16
			1	Pt 13	040002540000000	0.65	$0.11	$0.00	$0.11
			1	Pt 13	040002541000000	0.85	$0.14	$0.00	$0.14
			1	Pt 15	040003001000000	0.00	$0.03	$0.00	$0.03
			1	Pt 15	040003002000000	0.00	$0.03	$0.00	$0.03
			1	Pt 15	040003003000000	0.00	$0.03	$0.00	$0.03
			1	Pt 15	040003004000000	0.00	$0.03	$0.00	$0.03
			1	Pt 15	040003005000000	0.00	$0.03	$0.00	$0.03
			1	Pt 15	040003007000000	1.50	$0.12	$0.00	$0.12
			1	Pt 15	040003009000000	1.82	$0.10	$0.00	$0.10
			1	Pt 16	040003010000000	1.21	$0.07	$0.00	$0.07
			1	Pt 16	040003011000000	0.40	$0.05	$0.00	$0.05
			1	RP 59R-1	040003011010000	0.55	$0.03	$0.00	$0.03
			1	RP 59R-1	040003011050000	0.93	$0.05	$0.00	$0.05
			1	Pt 16	040003012000000	1.45	$0.10	$0.00	$0.10
			1	Pt 15	040003013000000	0.52	$0.07	$0.00	$0.07
			1	Pt 15	040003014000000	0.45	$0.06	$0.00	$0.06
			1	Pt 15	040003015000000	0.64	$0.08	$0.00	$0.08
			1	Pt 15	040003016000000	0.18	$0.05	$0.00	$0.05
			1	Pt 15	040003017000000	0.30	$0.06	$0.00	$0.06
			1	Pt 15	040003018000000	0.05	$0.04	$0.00	$0.04
			1	Pt 15	040003019000000	0.00	$0.03	$0.00	$0.03
			1	Pt 15	040003020000000	0.00	$0.03	$0.00	$0.03
			1	Pt 15	040003021000000	0.50	$0.07	$0.00	$0.07
			1	Pt 15	040003026100000	0.40	$0.06	$0.00	$0.06
F			1	Pt 15 &16	040003027000000	19.43	$1.02	$0.00	$1.02
F			1	Pt 15	040003028000000	14.16	$0.48	$0.00	$0.48
F			1	Pt 15 &16	040003029000000	14.16	$2.73	$0.00	$2.73
			1	Pt 15	040003030000000	0.40	$0.28	$0.00	$0.28
			1	Pt 15	040003031000000	0.92	$0.52	$0.00	$0.52
F			1	Pt 15 &16	040003032000000	11.22	$2.81	$0.00	$2.81
F			1	Pt 15 &16	040003034000000	13.72	$3.40	$0.00	$3.40
			1	Pt 15	040003035000000	0.41	$0.28	$0.00	$0.28
	City of Port Colborne		1	Pt 13 & 14	Friendship Trail	1.60	$1.33	$0.00	$1.33
	City of Port Colborne				Cedar Bay Rd	3.60	$0.88	$0.00	$0.88
	City of Port Colborne				Pinecrest Rd	4.00	$6.47	$0.00	$6.47
	City of Port Colborne				Vimy Rd	1.28	$0.10	$0.00	$0.10
	City of Port Colborne				Beverly Rd	0.40	$0.03	$0.00	$0.03
	City of Port Colborne				June Rd	0.40	$0.03	$0.00	$0.03
	City of Port Colborne				Merkle Rd	0.40	$0.03	$0.00	$0.03
	City of Port Colborne				Tracy Terrace	0.75	$0.15	$0.00	$0.15
	City of Port Colborne				Richard Ave	0.60	$0.13	$0.00	$0.13
	City of Port Colborne				Tammy Ave	0.55	$0.13	$0.00	-$0.13
	TOTAL NON-AGRICULTURAL ASSESSMENT					264.61	$53.21		$52.95
	TOTAL AGRICULTURAL ASSESSMENT					0.00	$0.00	$0.00	$0.00

TOTAL ASSESSMENT	264.61	$53.21	$52.95
OMAFRA GRANT		**$0.00**	
LANDOWNERS PAYMENTS			**$39.11**
CITY OF PORT COLBORNE ASSESSMENT		**$13.84**	
			$52.95
ORIGINAL OUTLET ASSESSMENTS FROM REPORT & BY-LAW:			$0.00
TOTAL NON-AGRICULTURAL LANDS	$27,775.00		
TOTAL AGRICULTURAL LANDS	$0.00		
TOTAL ASSESSMENT	$27,775.00		

2025 MAINTENANCE TOTAL CURRENT COST ----- **$1,307.62**

OIL MILL CREEK DRAIN COSTS FROM GL ACCOUNT No. 3-560-33218

WEST BRANCH FULL LENGTH BY-LAW No. 3904/49/00

Ag Parcels confirmed FEB 4, 25

K:\DRAINAGE SUPERINTENDENT\DRAINS\Oil Mill Creek\2010-2012 Maintenance Assessment Schedule - West Branch.XLS

LAND USE	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAF GRANT	NET COST
		1	Pt 14	040002410000000	0.08	$0.00	$0.00	$0.00
		1	Pt 14	040002411000000	0.17	$0.00	$0.00	$0.00
		1	Pt 14	040002412000000	0.07	$0.00	$0.00	$0.00
		1	Pt 14	040002413000000	0.07	$0.00	$0.00	$0.00
		1	Pt 14	040002414000000	0.07	$0.00	$0.00	$0.00
		1	Pt 14	040002415000000	0.14	$0.00	$0.00	$0.00
		1	Pt 14	040002416000000	0.07	$0.00	$0.00	$0.00
		1	Pt 14	040002417000000	0.12	$0.00	$0.00	$0.00
		1	Pt 14	040002418000000	0.09	$0.00	$0.00	$0.00
		1	Pt 14	040002419000000	0.17	$0.00	$0.00	$0.00
		1	Pt 14	040002421000000	0.22	$0.00	$0.00	$0.00
		1	Pt 13&14	040002421010000	18.60	$0.00	$0.00	$0.00
		59R-16071	Part 1	040002422000000	0.20	$0.00	$0.00	$0.00
		59R-16071	Part 2	040002422020000	0.20	$0.00	$0.00	$0.00
		1	Pt 14	040002423000000	0.20	$0.00	$0.00	$0.00
		1	Pt 14	040002425000000	0.40	$0.00	$0.00	$0.00
		1	Pt 14	040002426000000	0.51	$0.00	$0.00	$0.00
		1	Pt 14	040002427000000	0.21	$0.00	$0.00	$0.00
		1	Pt 14	040002429000000	0.07	$0.00	$0.00	$0.00
		1	Pt 14	040002431000000	0.14	$9.47	$0.00	$9.47
		1	Pt 14	040002432000000	0.11	$9.47	$0.00	$9.47
		1	Pt 14	040002433000000	0.07	$9.47	$0.00	$9.47
		1	Pt 14	040002434000000	0.17	$9.47	$0.00	$9.47
		1	Pt 14	040002435000000	2.03	$11.99	$0.00	$11.99
		1	Pt 14	040002436000000	0.80	$9.47	$0.00	$9.47
		1	Pt 14	040002437000000	0.33	$11.99	$0.00	$11.99
		1	Pt 14	040002438000000	0.19	$11.99	$0.00	$11.99
		1	Pt 14	040002439000000	0.23	$11.99	$0.00	$11.99
		1	Pt 14	040002440000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002441000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002442000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002443000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002443020000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002444000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002445000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002445010000	0.04	$10.10	$0.00	$10.10
		1	Pt 14	040002446000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002446010000	0.22	$10.73	$0.00	$10.73
		1	Pt 14	040002446020000	0.12	$10.10	$0.00	$10.10
		1	Pt 14	040002447000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002448000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002449000000	0.17	$10.10	$0.00	$10.10
		1	Pt 14	040002450000000	0.12	$10.10	$0.00	$10.10
		Part 1	lan 59R-162(	040002451000000	0.07	$4.42	$0.00	$4.42
		Part 2	lan 59R-162(	040002451000000	0.09	$5.68	$0.00	$5.68
		1	Pt 14	040002452000000	0.11	$10.10	$0.00	$10.10
		1	Pt 14	040002453000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002453010000	0.20	$10.10	$0.00	$10.10
		1	Pt 14	040002454000000	0.16	$10.10	$0.00	$10.10
		1	Pt 14	040002455000000	0.16	$10.10	$0.00	$10.10
		1	Pt 14	040002456000000	0.97	$8.84	$0.00	$8.84
		1	Pt 15	040003001000000	0.00	$10.10	$0.00	$10.10
		1	Pt 15	040003002000000	0.00	$10.10	$0.00	$10.10
		1	Pt 15	040003003000000	0.00	$10.10	$0.00	$10.10
		1	Pt 15	040003004000000	0.00	$10.10	$0.00	$10.10
		1	Pt 15	040003005000000	0.00	$10.10	$0.00	$10.10
		1	Pt 15	040003007000000	0.00	$10.10	$0.00	$10.10

		1	Pt 15	040003009000000	3.32	$82.04	$0.00	$82.04
		1	Pt 16	040003010000000	1.21	$41.02	$0.00	$41.02
		1	Pt 16	040003011000000	0.40	$29.66	$0.00	$29.66
		59R-12610	Part 1	040003011010000	0.55	$15.15	$0.00	$15.15
		59R-12610	Part 2	040003011050000	0.93	$25.87	$0.00	$25.87
		1	Pt 16	040003012000000	1.45	$52.38	$0.00	$52.38
		1	Pt 15	040003013000000	0.52	$41.02	$0.00	$41.02
		1	Pt 15	040003014000000	0.45	$41.02	$0.00	$41.02
		1	Pt 15	040003015000000	0.64	$41.02	$0.00	$41.02
		1	Pt 15	040003016000000	0.18	$41.02	$0.00	$41.02
		1	Pt 15	040003017000000	0.30	$41.02	$0.00	$41.02
		1	Pt 15	040003018000000	0.05	$41.02	$0.00	$41.02
		1	Pt 15	040003019000000	0.00	$10.10	$0.00	$10.10
		1	Pt 15	040003020000000	0.00	$10.10	$0.00	$10.10
		1	Pt 15	040003021000000	0.50	$41.02	$0.00	$41.02
		1	Pt 15	040003026100000	0.40	$28.40	$0.00	$28.40
Ag		1	Pt 15 &16	040003027000000	19.43	$110.44	$36.81	$73.63
Ag		1	Pt 15	040003028000000	14.16	$47.33	$15.78	$31.55
	City of Port Colborne			Pinecrest Rd	4.00	$155.25	$0.00	$155.25
	City of Port Colborne			Vimy Rd	1.28	$35.34	$0.00	$35.26

TOTAL NON-AGRICULTURAL ASSESSMENT	22.68	$1,149.85		$1,149.85
TOTAL AGRICULTURAL ASSESSMENT	33.59	$157.77	$52.59	$105.18
TOTAL ASSESSMENT	56.27	$1,307.62		$1,255.03
OMAF GRANT			**$52.59**	
LANDOWNERS PAYMENTS				**$1,064.52**
CITY OF PORT COLBORNE ASSESSMENT			**$190.51**	
				$1,307.62
				$0.00

ORIGINAL OUTLET ASSESSMENTS FROM REPORT & BY-LAW:

TOTAL NON-AGRICULTURAL LANDS	$9,110.00
TOTAL AGRICULTURAL LANDS	$1,250.00
TOTAL ASSESSMENT	$10,360.00

2025 MAINTENANCE
OIL MILL CREEK DRAIN
OUTLET STRUCTURE

TOTAL CURRENT COST -- **$52.82**
COSTS FROM GL ACCOUNT No. 3-560-33232
BY-LAW No. 3904/49/00

K:\DRAINAGE SUPERINTENDENT\DRAINS\Oil Mill Creek\ Maintenance Assessment Schedule - Outlet Structure.XLS

RTC	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER				AREA AFFECTED (ha)	CURRENT COST	OMAFRA GRANT	NET COST
		1	Pt 12	040	00226100	0000	040002261000000	0.81	$0.17	$0.00	$0.17
		1	Pt 12	040	00226210	0000	040002262100000	0.40	$0.07	$0.00	$0.07
		1	Pt 12	040	00226200	0000	040002262000000	0.50	$0.09	$0.00	$0.09
		1	Pt 12	040	00226300	0000	040002263000000	0.81	$0.17	$0.00	$0.17
F		1	Pt 12	040	00226301	0000	040002263010000	0.40	$0.13	$0.00	$0.13
		1	Pt 12	040	00226400	0000	040002264000000	2.46	$0.24	$0.00	$0.24
		59R-1549	Part 1	040	00226404	0000	040002264040000	0.28	$0.03	$0.00	$0.03
		59R-1549	Part 2	040	00226403	0000	040002264030000	0.71	$0.07	$0.00	$0.07
		59R-1549	Part 3	040	00226402	0000	040002264020000	1.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00226417	0000	040002264170000	3.48	$0.33	$0.00	$0.33
		59R-1638	Part 1	040	00226422	0000	040002264220000	0.84	$0.08	$0.00	$0.08
		59R-1638	Part 2	040	00226423	0000	040002264230000	0.84	$0.08	$0.00	$0.08
		1	Pt 12	040	00226418	0000	040002264180000	0.40	$0.16	$0.00	$0.16
		1	Pt 12	040	00226419	0000	040002264190000	0.40	$0.16	$0.00	$0.16
		1	Pt 12	040	00226420	0000	040002264200000	0.40	$0.16	$0.00	$0.16
		1	Pt 12	040	00226500	0000	040002265000000	0.08	$0.12	$0.00	$0.12
		1	Pt 12	040	00226600	0000	040002266000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00226700	0000	040002267000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00226800	0000	040002268000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00226900	0000	040002269000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227000	0000	040002270000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227100	0000	040002271000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227200	0000	040002272000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227300	0000	040002273000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227400	0000	040002274000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227500	0000	040002275000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227600	0000	040002276000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227700	0000	040002277000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227800	0000	040002278000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227900	0000	040002279000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228100	0000	040002281000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228200	0000	040002282000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228300	0000	040002283000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228400	0000	040002284000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228500	0000	040002285000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228600	0000	040002286000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228700	0000	040002287000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228800	0000	040002288000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228900	0000	040002289000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00229000	0000	040002290000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00229100	0000	040002291000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00229200	0000	040002292000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00229300	0000	040002293000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00229400	0000	040002294000000	0.00	$0.10	$0.00	$0.10
		1	Pt 13	040	00229500	0000	040002295000000	0.07	$0.11	$0.00	$0.11
		1	Pt 13	040	00229600	0000	040002296000000	0.07	$0.11	$0.00	$0.11
		1	Pt 13	040	00229700	0000	040002297000000	0.11	$0.23	$0.00	$0.23
		1	Pt 13	040	00229900	0000	040002299000000	0.18	$0.13	$0.00	$0.13
		1	Pt 13	040	00230000	0000	040002300000000	0.09	$0.12	$0.00	$0.12
		1	Pt 13	040	00230100	0000	040002301000000	0.09	$0.12	$0.00	$0.12
		1	Pt 13	040	00230200	0000	040002302000000	0.09	$0.12	$0.00	$0.12
		1	Pt 13	040	00230300	0000	040002303000000	0.09	$0.12	$0.00	$0.12
		1	Pt 13	040	00230400	0000	040002304000000	0.09	$0.12	$0.00	$0.12
		1	Pt 13	040	00230500	0000	040002305000000	0.09	$0.12	$0.00	$0.12
		1	Pt 13	040	00230600	0000	040002306000000	0.09	$0.12	$0.00	$0.12
		1	Pt 13	040	00230700	0000	040002307000000	0.11	$0.12	$0.00	$0.12
		1	Pt 13	040	00230800	0000	040002308000000	0.04	$0.11	$0.00	$0.11
		1	Pt 13	040	00230900	0000	040002309000000	0.04	$0.11	$0.00	$0.11
		1	Pt 13	040	00231000	0000	040002310000000	0.04	$0.11	$0.00	$0.11
		1	Pt 13	040	00231100	0000	040002311000000	0.04	$0.11	$0.00	$0.11
		1	Pt 13	040	00231200	0000	040002312000000	0.04	$0.11	$0.00	$0.11
		1	Pt 13	040	00231300	0000	040002313000000	0.03	$0.11	$0.00	$0.11
		1	Pt 13	040	00231400	0000	040002314000000	0.03	$0.11	$0.00	$0.11
		1	Pt 13	040	00231500	0000	040002315000000	0.02	$0.11	$0.00	$0.11
		1	Pt 13	040	00231600	0000	040002316000000	0.02	$0.11	$0.00	$0.11
		1	Pt 13	040	00231700	0000	040002317000000	0.02	$0.11	$0.00	$0.11
		1	Pt 13	040	00231800	0000	040002318000000	0.02	$0.11	$0.00	$0.11
		1	Pt 13	040	00231900	0000	040002319000000	0.02	$0.11	$0.00	$0.11
		1	Pt 13	040	00232000	0000	040002320000000	0.02	$0.11	$0.00	$0.11

	1	Pt 13	040	00232100	0000	040002321000000	0.02	$0.11	$0.00	$0.11
	1	Pt 13	040	00232200	0000	040002322000000	0.02	$0.11	$0.00	$0.11
	1	Pt 13	040	00232300	0000	040002323000000	0.02	$0.11	$0.00	$0.11
	1	Pt 13	040	00232400	0000	040002324000000	0.04	$0.11	$0.00	$0.11
	1	Pt 13	040	00232500	0000	040002325000000	0.05	$0.11	$0.00	$0.11
	1	Pt 13	040	00232600	0000	040002326000000	0.04	$0.11	$0.00	$0.11
	1	Pt 13	040	00232700	0000	040002327000000	0.04	$0.11	$0.00	$0.11
	1	Pt 13	040	00232800	0000	040002328000000	0.04	$0.11	$0.00	$0.11
	1	Pt 13	040	00232900	0000	040002329000000	0.05	$0.11	$0.00	$0.11
	1	Pt 13	040	00233000	0000	040002330000000	0.02	$0.11	$0.00	$0.11
	1	Pt 13	040	00233100	0000	040002331000000	0.05	$0.11	$0.00	$0.11
	1	Pt 13	040	00233200	0000	040002332000000	0.31	$0.15	$0.00	$0.15
	1	Pt 13	040	00233300	0000	040002333000000	1.29	$0.20	$0.00	$0.20
	1	Pt 13	040	00233400	0000	040002334000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00233500	0000	040002335000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00233600	0000	040002336000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00233700	0000	040002337000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00233800	0000	040002338000000	0.16	$0.13	$0.00	$0.13
	1	Pt 13	040	00233900	0000	040002339000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00234000	0000	040002340000000	0.16	$0.13	$0.00	$0.13
	1	Pt 13	040	00234100	0000	040002341000000	0.07	$0.11	$0.00	$0.11
	1	Pt 13	040	00234200	0000	040002342000000	0.15	$0.13	$0.00	$0.13
	1	Pt 13	040	00234300	0000	040002343000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00234400	0000	040002344000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00234500	0000	040002345000000	0.15	$0.13	$0.00	$0.13
	1	Pt 13	040	00234501	0000	040002345010000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00234600	0000	040002346000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00234700	0000	040002347000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00234800	0000	040002348000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00234900	0000	040002349000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00235000	0000	040002350000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00235100	0000	040002351000000	0.16	$0.13	$0.00	$0.13
	1	Pt 13	040	00235300	0000	040002353000000	0.16	$0.13	$0.00	$0.13
	1	Pt 13	040	00235400	0000	040002354000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00235500	0000	040002355000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00235600	0000	040002356000000	0.15	$0.13	$0.00	$0.13
	1	Pt 13	040	00235700	0000	040002357000000	0.07	$0.11	$0.00	$0.11
	1	Pt 13	040	00235800	0000	040002358000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00235900	0000	040002359000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00236000	0000	040002360000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00236100	0000	040002361000000	0.16	$0.13	$0.00	$0.13
	1	Pt 13	040	00236200	0000	040002362000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00236300	0000	040002363000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00236400	0000	040002364000000	0.16	$0.23	$0.00	$0.23
	1	Pt 13	040	00236600	0000	040002366000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00236800	0000	040002368000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00236900	0000	040002369000000	0.09	$0.12	$0.00	$0.12
	1	Pt 13	040	00237000	0000	040002370000000	0.24	$0.25	$0.00	$0.25
	1	Pt 13	040	00237300	0000	040002373000000	0.15	$0.13	$0.00	$0.13
	1	Pt 13	040	00237400	0000	040002374000000	0.15	$0.13	$0.00	$0.13
	1	Pt 13	040	00237500	0000	040002375000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00237600	0000	040002376000000	0.40	$0.16	$0.00	$0.16
	1	Pt 13	040	00237610	0000	040002376100000	4.62	$0.45	$0.00	$0.45
	1	Pt 13	040	00237700	0000	040002377000000	0.22	$0.14	$0.00	$0.14
	1	Pt 13	040	00237800	0000	040002378000000	0.21	$0.14	$0.00	$0.14
	1	Pt 13	040	00237801	0000	040002378010000	0.23	$0.14	$0.00	$0.14
	1	Pt 13	040	00237900	0000	040002379000000	0.35	$0.15	$0.00	$0.15
	1	Pt 13	040	00238000	0000	040002380000000	0.40	$0.16	$0.00	$0.16
	1	Pt 13	040	00238100	0000	040002381000000	0.27	$0.14	$0.00	$0.14
	1	Pt 13	040	00238200	0000	040002382000000	0.35	$0.16	$0.00	$0.16
	1	Pt 13	040	00238300	0000	040002383000000	0.28	$0.15	$0.00	$0.15
	1	Pt 13	040	00238400	0000	040002384000000	0.26	$0.14	$0.00	$0.14
	1	Pt 13	040	00238500	0000	040002385000000	0.40	$0.16	$0.00	$0.16
F	1	Pt 13	040	00238600	0000	040002386000000	12.55	$1.05	$0.00	$1.05
	1	Pt 13	040	00238700	0000	040002387000000	1.98	$0.25	$0.00	$0.25
	1	Pt 13	040	00238701	0000	040002387010000	0.81	$0.23	$0.00	$0.23
	1	Pt 13	040	00238702	0000	040002387020000	6.07	$0.56	$0.00	$0.56
	1	Pt 13	040	00238705	0000	040002387050000	0.81	$0.23	$0.00	$0.23
	1	Pt 13	040	00238706	0000	040002387060000	0.81	$0.23	$0.00	$0.23
	1	Pt 13	040	00238707	0000	040002387070000	0.81	$0.23	$0.00	$0.23
	1	Pt 13	040	00238708	0000	040002387080000	0.81	$0.23	$0.00	$0.23
	1	Pt 13	040	00238800	0000	040002388000000	0.20	$0.13	$0.00	$0.13
	1	Pt 13	040	00238900	0000	040002389000000	0.19	$0.13	$0.00	$0.13
	1	Pt 13	040	00239000	0000	040002390000000	0.28	$0.15	$0.00	$0.15
	1	Pt 13	040	00239200	0000	040002392000000	0.19	$0.13	$0.00	$0.13
	1	Pt 13	040	00239300	0000	040002393000000	0.20	$0.13	$0.00	$0.13

	1	Pt 13	040	00239400	0000	040002394000000	0.38	$0.16	$0.00	$0.16
	1	Pt 13	040	00239600	0000	040002396000000	5.71	$0.54	$0.00	$0.54
	1	Pt 13	040	00239601	0000	040002396010000	0.41	$0.17	$0.00	$0.17
	1	Pt 13	040	00239602	0000	040002396020000	0.42	$0.17	$0.00	$0.17
	1	Pt 13	040	00239700	0000	040002397000000	0.22	$0.14	$0.00	$0.14
	1	Pt 13	040	00239800	0000	040002398000000	0.13	$0.12	$0.00	$0.12
	1	Pt 13	040	00239900	0000	040002399000000	0.19	$0.13	$0.00	$0.13
	1	Pt 13	040	00240000	0000	040002400000000	0.17	$0.13	$0.00	$0.13
	1	Pt 13	040	00240100	0000	040002401000000	0.50	$0.18	$0.00	$0.18
	1	Pt 13	040	00240101	0000	040002401010000	0.46	$0.17	$0.00	$0.17
	1	Pt 13	040	00240200	0000	040002402000000	5.25	$0.50	$0.00	$0.50
	1	Pt 14	040	00240300	0000	040002403000000	0.40	$0.16	$0.00	$0.16
	1	Pt 14	040	00240600	0000	040002406000000	0.50	$0.18	$0.00	$0.18
	1	Pt 14	040	00240700	0000	040002407000000	0.55	$0.19	$0.00	$0.19
	1	Pt 14	040	00240701	0000	040002407010000	7.36	$0.66	$0.00	$0.66
F	1	Pt 14	040	00240705	0000	040002407050000	17.07	$1.38	$0.00	$1.38
	59R-1752	Part 1,5,8,9,10	040	00240714	0000	040002407140000	0.60	$0.05	$0.00	$0.05
	59R-1752	Part 2,6,11,12	040	00240713	0000	040002407130000	0.59	$0.05	$0.00	$0.05
	59R-1752	Part 3,7,13	040	00240712	0000	040002407120000	0.57	$0.05	$0.00	$0.05
	59R-1752	Part 4	040	00240707	0000	040002407070000	0.56	$0.05	$0.00	$0.05
	1	Pt 14	040	00240710	0000	040002407100000	11.36	$0.96	$0.00	$0.96
	1	Pt 14	040	00240800	0000	040002408000000	0.40	$0.16	$0.00	$0.16
F	1	Pt 14	040	00240900	0000	040002409000000	19.51	$1.58	$0.00	$1.58
	1	Pt 14	040	00241000	0000	040002410000000	0.08	$0.12	$0.00	$0.12
	1	Pt 14	040	00241100	0000	040002411000000	0.17	$0.13	$0.00	$0.13
	1	Pt 14	040	00241200	0000	040002412000000	0.07	$0.11	$0.00	$0.11
	1	Pt 14	040	00241300	0000	040002413000000	0.07	$0.11	$0.00	$0.11
	1	Pt 14	040	00241400	0000	040002414000000	0.07	$0.11	$0.00	$0.11
	1	Pt 14	040	00241500	0000	040002415000000	0.14	$0.13	$0.00	$0.13
	1	Pt 14	040	00241600	0000	040002416000000	0.07	$0.11	$0.00	$0.11
	1	Pt 14	040	00241700	0000	040002417000000	0.12	$0.12	$0.00	$0.12
	1	Pt 14	040	00241800	0000	040002418000000	0.09	$0.12	$0.00	$0.12
	1	Pt 14	040	00241900	0000	040002419000000	0.17	$0.13	$0.00	$0.13
	1	Pt 14	040	00242100	0000	040002421000000	0.22	$0.14	$0.00	$0.14
	1	Pt 13&14	040	00242101	0000	040002421010000	18.60	$1.51	$0.00	$1.51
	59R-1607	Part 1	040	00242200	0000	040002422000000	0.20	$0.08	$0.00	$0.08
	59R-1607	Part 2	040	00242202	0000	040002422020000	0.20	$0.08	$0.00	$0.08
	1	Pt 14	040	00242300	0000	040002423000000	0.20	$0.13	$0.00	$0.13
	1	Pt 14	040	00242500	0000	040002425000000	0.40	$0.16	$0.00	$0.16
	1	Pt 14	040	00242600	0000	040002426000000	0.51	$0.18	$0.00	$0.18
	1	Pt 14	040	00242700	0000	040002427000000	0.21	$0.14	$0.00	$0.14
	1	Pt 14	040	00242900	0000	040002429000000	0.07	$0.11	$0.00	$0.11
	1	Pt 14	040	00243100	0000	040002431000000	0.14	$0.13	$0.00	$0.13
	1	Pt 14	040	00243200	0000	040002432000000	0.11	$0.12	$0.00	$0.12
	1	Pt 14	040	00243300	0000	040002433000000	0.07	$0.11	$0.00	$0.11
	1	Pt 14	040	00243400	0000	040002434000000	0.17	$0.13	$0.00	$0.13
	1	Pt 14	040	00243500	0000	040002435000000	2.03	$0.26	$0.00	$0.26
	1	Pt 14	040	00243600	0000	040002436000000	0.80	$0.23	$0.00	$0.23
	1	Pt 14	040	00243700	0000	040002437000000	0.33	$0.15	$0.00	$0.15
	1	Pt 14	040	00243800	0000	040002438000000	0.19	$0.13	$0.00	$0.13
	1	Pt 14	040	00243900	0000	040002439000000	0.23	$0.14	$0.00	$0.14
	1	Pt 14	040	00244000	0000	040002440000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244100	0000	040002441000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244200	0000	040002442000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244300	0000	040002443000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244302	0000	040002443020000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244400	0000	040002444000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244500	0000	040002445000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244501	0000	040002445010000	0.04	$0.11	$0.00	$0.11
	1	Pt 14	040	00244600	0000	040002446000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244601	0000	040002446010000	0.22	$0.14	$0.00	$0.14
	1	Pt 14	040	00244602	0000	040002446020000	0.12	$0.12	$0.00	$0.12
	1	Pt 14	040	00244700	0000	040002447000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244800	0000	040002448000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244900	0000	040002449000000	0.17	$0.13	$0.00	$0.13
	1	Pt 14	040	00245000	0000	040002450000000	0.12	$0.12	$0.00	$0.12
	Part 1	Plan 59R-16201	040	00245100	0000	040002451000000	0.07	$0.06	$0.00	$0.06
	Part 2	Plan 59R-16201	040	00245205	0000	040002452050000	0.09	$0.07	$0.00	$0.07
	1	Pt 14	040	00245200	0000	040002452000000	0.11	$0.12	$0.00	$0.12
	1	Pt 14	040	00245300	0000	040002453000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00245301	0000	040002453010000	0.20	$0.13	$0.00	$0.13
	1	Pt 14	040	00245400	0000	040002454000000	0.16	$0.13	$0.00	$0.13
	1	Pt 14	040	00245500	0000	040002455000000	0.16	$0.13	$0.00	$0.13
	1	Pt 14	040	00245600	0000	040002456000000	0.97	$0.18	$0.00	$0.18
	1	Pt 13	040	00252800	0000	040002528000000	0.83	$0.23	$0.00	$0.23
	1	Pt 13	040	00252900	0000	040002529000000	0.84	$0.23	$0.00	$0.23

		1	Pt 13	040	00253000	0000	040002530000000	0.85	$0.23	$0.00	$0.23
		1	Pt 13	040	00253100	0000	040002531000000	0.89	$0.24	$0.00	$0.24
		1	Pt 13	040	00253200	0000	040002532000000	0.81	$0.23	$0.00	$0.23
		1	Pt 13	040	00253300	0000	040002533000000	0.82	$0.23	$0.00	$0.23
		1	Pt 13	040	00253400	0000	040002534000000	0.75	$0.22	$0.00	$0.22
		1	Pt 13	040	00253500	0000	040002535000000	1.52	$0.22	$0.00	$0.22
		1	Pt 13	040	00253600	0000	040002536000000	0.58	$0.19	$0.00	$0.19
		1	Pt 13	040	00253700	0000	040002537000000	0.54	$0.19	$0.00	$0.19
		1	Pt 13	040	00253800	0000	040002538000000	0.91	$0.24	$0.00	$0.24
		1	Pt 13	040	00253900	0000	040002539000000	1.04	$0.26	$0.00	$0.26
		1	Pt 13	040	00254000	0000	040002540000000	0.65	$0.20	$0.00	$0.20
		1	Pt 13	040	00254100	0000	040002541000000	0.85	$0.23	$0.00	$0.23
		1	Pt 15	040	00300100	0000	040003001000000	0.00	$0.10	$0.00	$0.10
		1	Pt 15	040	00300200	0000	040003002000000	0.00	$0.10	$0.00	$0.10
		1	Pt 15	040	00300300	0000	040003003000000	0.00	$0.10	$0.00	$0.10
		1	Pt 15	040	00300400	0000	040003004000000	0.00	$0.10	$0.00	$0.10
		1	Pt 15	040	00300500	0000	040003005000000	0.00	$0.10	$0.00	$0.10
		1	Pt 15	040	00300700	0000	040003007000000	0.00	$0.10	$0.00	$0.10
		1	Pt 15	040	00300900	0000	040003009000000	3.32	$0.46	$0.00	$0.46
		1	Pt 16	040	00301000	0000	040003010000000	1.21	$0.20	$0.00	$0.20
		1	Pt 16	040	00301100	0000	040003011000000	0.40	$0.14	$0.00	$0.14
		59R-1261	Part 1	040	00301101	0000	040003011010000	0.55	$0.08	$0.00	$0.08
		59R-1261	Part 2	040	00301105	0000	040003011050000	0.93	$0.14	$0.00	$0.14
		1	Pt 16	040	00301200	0000	040003012000000	1.45	$0.25	$0.00	$0.25
		1	Pt 15	040	00301300	0000	040003013000000	0.52	$0.18	$0.00	$0.18
		1	Pt 15	040	00301400	0000	040003014000000	0.45	$0.17	$0.00	$0.17
		1	Pt 15	040	00301500	0000	040003015000000	0.64	$0.20	$0.00	$0.20
		1	Pt 15	040	00301600	0000	040003016000000	0.18	$0.13	$0.00	$0.13
		1	Pt 15	040	00301700	0000	040003017000000	0.30	$0.15	$0.00	$0.15
		1	Pt 15	040	00301800	0000	040003018000000	0.05	$0.11	$0.00	$0.11
		1	Pt 15	040	00301900	0000	040003019000000	0.00	$0.10	$0.00	$0.10
		1	Pt 15	040	00302000	0000	040003020000000	0.00	$0.10	$0.00	$0.10
		1	Pt 15	040	00302100	0000	040003021000000	0.50	$0.18	$0.00	$0.18
		1	Pt 15	040	00302610	0000	040003026100000	0.40	$0.16	$0.00	$0.16
F		1	Pt 15 &16	040	00302700	0000	040003027000000	19.43	$1.57	$0.00	$1.57
F		1	Pt 15	040	00302800	0000	040003028000000	14.16	$1.17	$0.00	$1.17
F		1	Pt 15 &16	040	00302900	0000	040003029000000	14.16	$1.17	$0.00	$1.17
		1	Pt 15	040	00303000	0000	040003030000000	0.40	$0.16	$0.00	$0.16
		1	Pt 15	040	00303100	0000	040003031000000	0.92	$0.24	$0.00	$0.24
F		1	Pt 15 &16	040	00303200	0000	040003032000000	11.22	$0.95	$0.00	$0.95
F		1	Pt 15 &16	040	00303400	0000	040003034000000	13.72	$1.14	$0.00	$1.14
		1	Pt 15	040	00303500	0000	040003035000000	0.41	$0.17	$0.00	$0.17
	City of Port Colborne	1	Pt 13 & 14			Friendship Trail		1.60	$0.23	$0.00	$0.23
	City of Port Colborne				Cedar Bay Rd			3.60	$0.92	$0.00	$0.92
	City of Port Colborne				Pinecrest Rd			4.00	$1.01	$0.00	$1.01
	City of Port Colborne				Vimy Rd			1.28	$0.71	$0.00	$0.71
	City of Port Colborne				Beverly Rd			0.40	$0.16	$0.00	$0.16
	City of Port Colborne				June Rd			0.40	$0.16	$0.00	$0.16
	City of Port Colborne				Merkle Rd			0.40	$0.16	$0.00	$0.16
	City of Port Colborne				Tracy Terrace			0.75	$0.22	$0.00	$0.22
	City of Port Colborne				Richard Ave			0.60	$0.20	$0.00	$0.20
	City of Port Colborne				Tammy Ave			0.55	$0.19	$0.00	$0.31

TOTAL NON-AGRICULTURAL ASSESSMENT	267.32	$52.82		$52.82
TOTAL AGRICULTURAL ASSESSMENT	0.00	$0.00	$0.00	$0.00
TOTAL ASSESSMENT	267.32	$52.82		$52.82
OMAFRA GRANT			**$0.00**	
LANDOWNERS PAYMENTS				**$47.10**
CITY OF PORT COLBORNE ASSESSMENT			**$5.72**	
				$52.82
				$0.00

ORIGINAL OUTLET ASSESSMENTS FROM REPORT & BY-LAW:

TOTAL NON-AGRICULTURAL LANDS	$50,640.00
TOTAL AGRICULTURAL LANDS	$0.00
TOTAL ASSESSMENT	$50,640.00

2025 MAINTENANCE TOTAL CURRENT COST ----- **$8,110.22**

A **Wm MICHAEL DRAIN**

G **STA 0+000 TO STA 0+600** BY-LAW No. 3429/11/97 GL ACCOUNT No. 3-560-33233

Ag Aprcels confirmed Feb 5, 26

C K:\DRAINAGE SUPERINTENDENT\DRAINS\Wm MIchael\2024 Maintenance Assessment Schedule - Full Length.XLS

O D E	LAND USE	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAFRA GRANT	NET COST
1	Ag		1	Pts 3 & 4	040001186000000	10.76	$209.12	$69.71	$139.41
			1	Pt 4	040001186010000	0.29	$5.46	$0.00	$5.46
			1	Pt 4	040001186020000	0.35	$6.91	$0.00	$6.91
			1	Pt 4	040001186030000	0.08	$1.82	$0.00	$1.82
			1	Pt 4	040001187000000	0.20	$4.00	$0.00	$4.00
1	Ag		1	Pts 3 & 4	040001202000000	2.40	$7.64	$2.55	$5.09
1	Ag		1	Pt 4	040001203000000	8.38	$117.11	$39.04	$78.07
1	Ag		1	Pt 4	040001204000000	1.54	$30.19	$10.06	$20.12
			1	Pt 4	040001204050000	4.83	$18.18	$0.00	$18.18
			1	Pt 4	040001205000000	0.07	$1.45	$0.00	$1.45
			1	Pt 4	040001206000000	0.07	$1.45	$0.00	$1.45
			1	Pt 4	040001207000000	0.40	$7.64	$0.00	$7.64
			1	Pt 4	040001232000000	1.82	$12.37	$0.00	$12.37
			1	Pt 4	040001233000000	0.40	$7.64	$0.00	$7.64
			1	Pt 4	040001234000000	0.52	$10.18	$0.00	$10.18
			1	Pt 4	040001234010000	0.27	$5.46	$0.00	$5.46
			1	Pt 4	040001234020000	0.34	$6.91	$0.00	$6.91
			1	Pt 4	040001234100000	3.18	$61.83	$0.00	$61.83
			1	Pt 4	040001235000000	0.32	$2.91	$0.00	$2.91
			1	Pt 4	040001236000000	3.71	$72.01	$0.00	$72.01
			1	Pt 4	040001237000000	0.47	$9.09	$0.00	$9.09
			1	Pt 4	040001237010000	0.18	$3.27	$0.00	$3.27
			1	Pt 4	040001237020000	0.29	$5.46	$0.00	$5.46
			1	Pt 4	040001238000000	0.14	$2.55	$0.00	$2.55
			1	Pt 4	040001239000000	2.55	$48.73	$0.00	$48.73
			1	Pt 4	040001240000000	0.36	$6.91	$0.00	$6.91
			1	Pt 4	040001241000000	0.26	$4.73	$0.00	$4.73
			1	Pt 4	040001241010000	0.14	$2.55	$0.00	$2.55
			1	Pt 4	040001242000000	0.88	$17.09	$0.00	$17.09
			1	Pt 4	040001243000000	0.81	$16.00	$0.00	$16.00
			1	Pt 4	040001243010000	1.11	$21.82	$0.00	$21.82
			1	Pt 4	040001244000000	0.92	$17.82	$0.00	$17.82
			1	Pt 4	040001246000000	41.60	$860.48	$0.00	$860.48
			1	Pt 5	040001256000000	0.40	$7.64	$0.00	$7.64
			1	Pt 5	040001259000000	0.68	$13.46	$0.00	$13.46
			1	Pt 5	040001261000000	0.37	$7.27	$0.00	$7.27
			68/NP 827	1	040001262000000	0.17	$3.27	$0.00	$3.27
			68/NP 827	2	040001264000000	0.18	$3.27	$0.00	$3.27
			68/NP 827	Pt 4	040001265000000	0.10	$2.18	$0.00	$2.18
			68/NP 827	3	040001266000000	0.49	$9.46	$0.00	$9.46
			68/NP 827	5 & Pt 4	040001267000000	0.20	$4.00	$0.00	$4.00
			68/NP 827	Pt 6	040001269000000	0.07	$1.45	$0.00	$1.45
			68/NP 827	Pts 6 & 7	040001270000000	0.19	$3.64	$0.00	$3.64
			68/NP 827	Pt 7	040001271000000	0.07	$2.91	$0.00	$2.91
			68/NP 827	Pts 8 & 9	040001273000000	0.19	$3.64	$0.00	$3.64
			68/NP 827	Pts 9&10	040001274000000	0.14	$2.55	$0.00	$2.55
			68/NP 827	11, Pt 10	040001275000000	0.22	$4.36	$0.00	$4.36
			68/NP 827	12	040001276000000	0.29	$5.46	$0.00	$5.46

		68/NP 827	14	040001278000000	0.21	$4.36	$0.00	$4.36
		68/NP 827	15 & 16	040001279000000	0.28	$5.46	$0.00	$5.46
		68/NP 827	17	040001280000000	0.14	$2.55	$0.00	$2.55
		68/NP 827	18 & 19	040001281000000	0.28	$5.46	$0.00	$5.46
		68/NP 827	Pt 20	040001283000000	0.13	$2.55	$0.00	$2.55
		68/NP 827	21, Pt 20	040001284000000	0.21	$4.36	$0.00	$4.36
		68/NP 827	22	040001285000000	0.15	$2.91	$0.00	$2.91
		68/NP 827	23	040001286000000	0.14	$2.55	$0.00	$2.55
		68/NP 827	24	040001287000000	0.14	$2.55	$0.00	$2.55
		68/NP 827	25	040001288000000	0.14	$2.55	$0.00	$2.55
		68/NP 827	26, 29	040001289000000	0.28	$5.46	$0.00	$5.46
		68/NP 827	27	040001290000000	0.15	$2.91	$0.00	$2.91
		68/NP 827	28	040001291000000	0.16	$3.27	$0.00	$3.27
		68/NP 827	30	040001292000000	0.14	$2.55	$0.00	$2.55
		68/NP 827	31	040001293000000	0.14	$2.55	$0.00	$2.55
		68/NP 827	32	040001294000000	0.14	$2.55	$0.00	$2.55
		68/NP 827	33	040001295000000	0.15	$2.91	$0.00	$2.91
		68/NP 827	Pt 21	040001296000000	0.18	$3.27	$0.00	$3.27
		1	Pt 5	040001297000000	0.21	$4.36	$0.00	$4.36
		1	Pt 5	040001298000000	0.14	$2.55	$0.00	$2.55
		1	Pt 5	040001299000000	0.14	$2.55	$0.00	$2.55
		1	Pt 5	040001300000000	0.14	$2.55	$0.00	$2.55
		1	Pt 5	040001301000000	0.28	$5.46	$0.00	$5.46
		1	Pt 5	040001302000000	0.09	$2.55	$0.00	$2.55
		1	Pt 5	040001303000000	0.08	$1.82	$0.00	$1.82
		1	Pt 5	040001304000000	0.32	$6.18	$0.00	$6.18
		1	Pt 5	040001305000000	0.26	$4.73	$0.00	$4.73
		1	Pt 5	040001306000000	0.16	$3.27	$0.00	$3.27
		1	Pt 5	040001307000000	0.28	$5.46	$0.00	$5.46
		1	Pt 5	040001308000000	0.11	$4.36	$0.00	$4.36
		1	Pt 5	040001310000000	2.27	$44.01	$0.00	$44.01
		1	Pt 5	040001311000000	0.64	$12.37	$0.00	$12.37
		1	Pt 5	040001312000000	0.21	$4.36	$0.00	$4.36
		1	Pt 5	040001313000000	0.11	$2.18	$0.00	$2.18
		1	Pt 5	040001314000000	0.15	$3.27	$0.00	$3.27
		1	Pt 5	040001315000000	0.41	$8.00	$0.00	$8.00
1	Ag	1	Pt 5	040001316000000	1.80	$35.28	$11.76	$23.52
		59R-16974	Part 4	040001317000000	4.73	$139.29	$0.00	$139.29
		59R-16974	Part 3	040001317050000	1.09	$32.00	$0.00	$32.00
		59R-16974	Part 2	040001317040000	1.09	$32.00	$0.00	$32.00
		59R-16974	Part 1	040001317030000	1.09	$32.00	$0.00	$32.00
		1	Pt 5	040001317100000	17.05	$96.74	$0.00	$96.74
		1	Pt 5	040001316900000	0.00	$0.00	$0.00	$0.00
1	Ag	1	Pt 5	040001320050000	15.58	$220.76	$73.59	$147.17
1	Ag	1	Pt 6	040001325300000	8.09	$157.84	$52.61	$105.23
1	Ag	1	Pt 6	040001326020000	0.39	$25.82	$8.61	$17.21
		1	Pts 5 & 6	040001326030000	41.44	$988.86	$0.00	$988.86
1	Ag	1	Pts 6 & 7	040001329000000	55.34	$924.49	$308.16	$616.33
1	Ag	1	Pt 7	040001332000000	39.26	$1,267.09	$422.36	$844.72
		1	Pt 8	040001341010000	15.18	$365.51	$0.00	$365.51
		1	Pt 8	040001346000000	4.95	$30.55	$0.00	$30.55
		1	Pt 8	040001347010000	4.23	$134.20	$0.00	$134.20
1	Ag	1	Pt 8	040001348000000	4.23	$26.19	$8.73	$17.46
		1	Pt 8	040001349000000	0.15	$8.36	$0.00	$8.36
		1	Pt 8	040001349010000	0.15	$8.36	$0.00	$8.36
		1	Pt 8	040001349020000	0.15	$8.36	$0.00	$8.36
		1	Pt 8	040001349030000	0.15	$8.36	$0.00	$8.36
		1	Pt 8	040001349040000	0.15	$8.36	$0.00	$8.36

			1	Pt 8	040001349060000	0.51	$32.37	$0.00	$32.37
			1	Pt 8	040001350000000	1.55	$118.56	$0.00	$118.56
			1	Pt 8	040001351000000	0.15	$8.36	$0.00	$8.36
			1	Pt 8	040001352000000	0.15	$8.36	$0.00	$8.36
			1	Pt 8	040001353000000	0.15	$8.36	$0.00	$8.36
			1	Pt 8	040001353060000	0.45	$25.09	$0.00	$25.09
			1	Pt 8	040001354000000	0.18	$8.36	$0.00	$8.36
			1	Pt 8	040001355000000	0.18	$8.36	$0.00	$8.36
			1	Pt 8	040001356000000	0.36	$9.46	$0.00	$9.46
			1	Pt 8	040001357000000	0.18	$8.36	$0.00	$8.36
			1	Pt 8	040001358000000	0.18	$8.36	$0.00	$8.36
			1	Pt 8	040001359000000	0.17	$8.36	$0.00	$8.36
			1	Pt 8	040001360000000	0.17	$8.36	$0.00	$8.36
			1	Pt 8	040001361000000	0.11	$8.00	$0.00	$8.00
			1	Pt 8	040001362000000	0.11	$8.00	$0.00	$8.00
			1	Pt 8	040001363000000	0.21	$8.73	$0.00	$8.73
			1	Pt 8	040001364000000	0.11	$8.00	$0.00	$8.00
			1	Pt 8	040001365000000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001366000000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001367000000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001367010000	0.58	$25.09	$0.00	$25.09
			1	Pt 8	040001367030000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001367040000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001367050000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001367060000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001367070000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001368000000	0.39	$24.00	$0.00	$24.00
			1	Pt 8	040001369080000	0.65	$40.01	$0.00	$40.01
			1	Pt 8	040001370000000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001370020000	0.18	$8.36	$0.00	$8.36
			1	Pt 8	040001371000000	0.15	$8.36	$0.00	$8.36
			1	Pt 5	040001372000000	0.11	$8.00	$0.00	$8.00
			1	Pt 5	040001373000000	0.11	$8.00	$0.00	$8.00
			1	Pt 5	040001375000000	0.63	$11.27	$0.00	$11.27
			1	Pt 5	040001376000000	0.15	$8.36	$0.00	$8.36
			1	Pt 5	040001376010000	0.03	$0.36	$0.00	$0.36
			1	Pt 5	040001376020000	0.03	$0.36	$0.00	$0.36
			1	Pt 5	040001376030000	0.06	$0.36	$0.00	$0.36
			1	Pt 5	040001377000000	0.04	$7.64	$0.00	$7.64
			1	Pt 5	040001378000000	0.67	$11.27	$0.00	$11.27
			1	Pt 5	040001379000000	0.19	$8.36	$0.00	$8.36
			1	Pt 9	040002011000000	0.09	$8.00	$0.00	$8.00
			1	Pt 9	040002012000000	0.07	$7.64	$0.00	$7.64
			1	Pt 9	040002016000000	0.06	$0.36	$0.00	$0.36
			1	Pt 9	040002017000000	0.07	$7.64	$0.00	$7.64
			1	Pt 9	040002018000000	0.08	$7.64	$0.00	$7.64
			1	Pt 9	040002019000000	0.14	$8.00	$0.00	$8.00
			1	Pt 9	040002020000000	0.21	$8.73	$0.00	$8.73
			1	Pt 9	040002021000000	0.15	$8.36	$0.00	$8.36
			1	Pt 9	040002022000000	0.15	$8.36	$0.00	$8.36
1	Ag		1	Pt 9	040002023000000	13.42	$283.31	$94.44	$188.87
			1	Pt 9	040002023020000	3.64	$9.82	$0.00	$9.82
1	Ag		1	Pt 9	040002024000000	21.88	$257.13	$85.71	$171.42
		City of Port Colborne			Wyldewood Rd	3.60	$109.83	$0.00	$109.83
		City of Port Colborne			Michael Rd	2.63	$91.65	$0.00	$91.65
		City of Port Colborne			Empire Road	3.90	$163.30	$0.00	$163.30
		City of Port Colborne			Beach Rd	0.50	$29.46	$0.00	$29.46
		City of Port Colborne			Sherkston Rd	3.00	$46.55	$0.00	$46.55

City of Port Colborne	Mapleview Cres	1.60	$62.55	$0.00	$62.55
City of Port Colborne	Friendship Trail	6.50	$44.01	$0.00	$44.11
TOTAL NON-AGRICULTURAL ASSESSMENT		207.62	$4,548.27		$4,548.27
TOTAL AGRICULTURAL ASSESSMENT		183.07	$3,561.95	$1,187.32	$2,374.63
TOTAL ASSESSMENT		390.69	$8,110.22	$1,187.32	$6,922.90
OMAFRA GRANT				**$1,187.32**	
LANDOWNERS PAYMENTS					**$6,375.45**
CITY OF PORT COLBORNE ASSESSMENT			**$547.45**		$8,110.22
					$0.00

ORIGINAL OUTLET ASSESSMENTS FROM REPORT & BY-LAW:

TOTAL NON-AGRICULTURAL LANDS	$12,506.00
TOTAL AGRICULTURAL LANDS	$9,794.00
TOTAL ASSESSMENT	$22,300.00

2025 MAINTENANCE TOTAL CURRENT COST ----- **$230.07**

BEARSS DRAIN -- MAIN BRANCH COSTS FROM GL ACCOUNT No. 3-560-33235

STA 0+000 TO STA 1+929 (FULL LENGTH) BY-LAW No. 3429/11/97

RTC	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAF GRANT	NET COST
H:\DRAINAGE SUPERINTENDENT\DRAINS\BEARSS\2024 Mainter								
F		1	Pts 3 & 4	040001186000000	10.76	$2.13	$0.00	$2.13
		1	Pt 4	040001186010000	0.29	$0.11	$0.00	$0.11
		1	Pt 4	040001186020000	0.35	$0.13	$0.00	$0.13
		1	Pt 4	040001186030000	0.08	$0.04	$0.00	$0.04
		1	Pt 4	040001187000000	0.20	$0.08	$0.00	$0.08
F		1	Pts 3 & 4	040001202000000	2.40	$0.47	$0.00	$0.47
F		1	Pt 4	040001203000000	8.38	$1.66	$0.00	$1.66
F		1	Pt 4	040001204000000	1.54	$0.30	$0.00	$0.30
		1	Pt 4	040001204050000	4.83	$0.96	$0.00	$0.96
		1	Pt 4	040001205000000	0.07	$0.02	$0.00	$0.02
		1	Pt 4	040001206000000	0.07	$0.02	$0.00	$0.02
		1	Pt 4	040001207000000	0.40	$0.16	$0.00	$0.16
		1	Pt 4	040001224010000	0.64	$0.25	$0.00	$0.25
		1	Pt 4	040001225000000	0.37	$0.15	$0.00	$0.15
		1	Pt 4	040001226000000	0.94	$0.38	$0.00	$0.38
		1	Pt 4	040001227000000	1.01	$0.40	$0.00	$0.40
		1	Pt 4	040001228000000	0.22	$0.08	$0.00	$0.08
		1	Pt 4	040001229000000	0.35	$0.13	$0.00	$0.13
		1	Pt 4	040001230000000	0.22	$0.08	$0.00	$0.08
		1	Pt 4	040001231000000	0.49	$0.19	$0.00	$0.19
		1	Pt 4	040001232000000	1.82	$0.36	$0.00	$0.36
		1	Pt 4	040001233000000	0.40	$0.16	$0.00	$0.16
		1	Pt 4	040001234000000	0.52	$0.21	$0.00	$0.21
		1	Pt 4	040001234010000	0.27	$0.11	$0.00	$0.11
		1	Pt 4	040001234020000	0.34	$0.13	$0.00	$0.13
		1	Pt 4	040001234100000	3.18	$0.63	$0.00	$0.63
		1	Pt 4	040001235000000	0.32	$0.06	$0.00	$0.06
		1	Pt 4	040001236000000	3.71	$0.74	$0.00	$0.74
		1	Pt 4	040001237000000	0.47	$0.18	$0.00	$0.18
		1	Pt 4	040001237010000	0.18	$0.07	$0.00	$0.07
		1	Pt 4	040001237020000	0.29	$0.11	$0.00	$0.11
		1	Pt 4	040001238000000	0.14	$0.06	$0.00	$0.06
		1	Pt 4	040001239000000	2.55	$0.51	$0.00	$0.51
		1	Pt 4	040001240000000	0.36	$0.15	$0.00	$0.15
		1	Pt 4	040001241000000	0.26	$0.10	$0.00	$0.10
		1	Pt 4	040001241010000	0.14	$0.06	$0.00	$0.06
		1	Pt 4	040001242000000	0.88	$0.17	$0.00	$0.17
		1	Pt 4	040001243000000	0.81	$0.16	$0.00	$0.16
		1	Pt 4	040001243010000	1.11	$0.22	$0.00	$0.22
		1	Pt 4	040001244000000	0.92	$0.18	$0.00	$0.18
		1	Pt 4	040001246000000	43.67	$8.72	$0.00	$8.72
		1	Pt 5	040001256000000	0.40	$0.16	$0.00	$0.16
		1	Pt 5	040001259000000	0.68	$0.27	$0.00	$0.27
		1	Pt 5	040001261000000	0.37	$0.15	$0.00	$0.15
		68/NP 827	1	040001262000000	0.17	$0.07	$0.00	$0.07
		68/NP 827	2	040001264000000	0.18	$0.07	$0.00	$0.07
		68/NP 827	Pt 4	040001265000000	0.10	$0.04	$0.00	$0.04
		68/NP 827	3	040001266000000	0.49	$0.19	$0.00	$0.19
		68/NP 827	5 & Pt 4	040001267000000	0.20	$0.07	$0.00	$0.07
		68/NP 827	Pt 6	040001269000000	0.07	$0.02	$0.00	$0.02
		68/NP 827	Pts 6 & 7	040001270000000	0.19	$0.07	$0.00	$0.07
		68/NP 827	Pt 7	040001271000000	0.14	$0.05	$0.00	$0.05
		68/NP 827	Pts 8 & 9	040001273000000	0.19	$0.07	$0.00	$0.07
		68/NP 827	Pts 9&10	040001274000000	0.14	$0.06	$0.00	$0.06
		68/NP 827	11, Pt 10	040001275000000	0.22	$0.08	$0.00	$0.08
		68/NP 827	12	040001276000000	0.29	$0.12	$0.00	$0.12
		68/NP 827	13	040001278000000	0.21	$0.08	$0.00	$0.08
		68/NP 827	15 & 16	040001279000000	0.28	$0.11	$0.00	$0.11
		68/NP 827	17	040001280000000	0.14	$0.06	$0.00	$0.06
		68/NP 827	18 & 19	040001281000000	0.28	$0.11	$0.00	$0.11
		68/NP 827	Pt 20	040001283000000	0.13	$0.05	$0.00	$0.05

	68/NP 827	21, Pt 20	040001284000000	0.21	$0.08	$0.00	$0.08
	68/NP 827	22	040001285000000	0.15	$0.06	$0.00	$0.06
	68/NP 827	23	040001286000000	0.14	$0.06	$0.00	$0.06
	68/NP 827	24	040001287000000	0.14	$0.06	$0.00	$0.06
	68/NP 827	25	040001288000000	0.14	$0.06	$0.00	$0.06
	68/NP 827	26, 29	040001289000000	0.28	$0.11	$0.00	$0.11
	68/NP 827	27	040001290000000	0.15	$0.06	$0.00	$0.06
	68/NP 827	28	040001291000000	0.16	$0.06	$0.00	$0.06
	68/NP 827	30	040001292000000	0.14	$0.06	$0.00	$0.06
	68/NP 827	31	040001293000000	0.14	$0.06	$0.00	$0.06
	68/NP 827	32	040001294000000	0.14	$0.06	$0.00	$0.06
	68/NP 827	33	040001295000000	0.15	$0.06	$0.00	$0.06
	68/NP 827	Pt 21	040001296000000	0.18	$0.07	$0.00	$0.07
	1	Pt 5	040001297000000	0.21	$0.08	$0.00	$0.08
	1	Pt 5	040001298000000	0.14	$0.06	$0.00	$0.06
	1	Pt 5	040001299000000	0.14	$0.06	$0.00	$0.06
	1	Pt 5	040001300000000	0.14	$0.06	$0.00	$0.06
	1	Pt 5	040001301000000	0.28	$0.11	$0.00	$0.11
	1	Pt 5	040001302000000	0.09	$0.04	$0.00	$0.04
	1	Pt 5	040001303000000	0.08	$0.04	$0.00	$0.04
	1	Pt 5	040001304000000	0.32	$0.12	$0.00	$0.12
	1	Pt 5	040001305000000	0.26	$0.10	$0.00	$0.10
	1	Pt 5	040001306000000	0.16	$0.06	$0.00	$0.06
	1	Pt 5	040001307000000	0.28	$0.11	$0.00	$0.11
	1	Pt 5	040001308000000	0.22	$0.10	$0.00	$0.10
	1	Pt 5	040001310000000	2.27	$0.45	$0.00	$0.45
	1	Pt 5	040001311000000	0.64	$0.25	$0.00	$0.25
	1	Pt 5	040001312000000	0.21	$0.08	$0.00	$0.08
	1	Pt 5	040001313000000	0.11	$0.05	$0.00	$0.05
	1	Pt 5	040001314000000	0.15	$0.06	$0.00	$0.06
	1	Pt 5	040001315000000	0.41	$0.16	$0.00	$0.16
F	1	Pt 5	040001316000000	1.80	$0.35	$0.00	$0.35
	Plan 59R-16974	Part 4	040001317000000	5.66	$1.04	$0.00	$1.04
	Plan 59R-16974	Part 1	040001317030000	1.09	$0.24	$0.00	$0.24
	Plan 59R-16974	Part 2	040001317040000	1.09	$0.24	$0.00	$0.24
	Plan 59R-16974	Part 3	040001317050000	1.09	$0.24	$0.00	$0.24
	1	Pt 5	040001317100000	3.68	$0.73	$0.00	$0.73
	1	Pt 5	040001316900000	3.22	$0.63	$0.00	$0.63
	Plan 59R-16613	Part 1	040001316920000	0.40	$0.07	$0.00	$0.07
	Plan 59R-16613	Part 2	040001316930000	0.41	$0.08	$0.00	$0.08
	Plan 59R-16613	Part 3	040001316940000	0.41	$0.08	$0.00	$0.08
	1	Pt 5	040001317010000	1.42	$0.36	$0.00	$0.36
	1	Pt 5	040001318000000	0.82	$0.16	$0.00	$0.16
	1	Pt 5	040001318010000	0.83	$0.17	$0.00	$0.17
	1	Pt 5	040001319000000	3.84	$0.76	$0.00	$0.76
	1	Pt 5	040001320000000	5.81	$1.15	$0.00	$1.15
F	1	Pt 5	040001320050000	15.58	$3.08	$0.00	$3.08
	1	Pt 6	040001321000000	0.29	$0.11	$0.00	$0.11
	1	Pt 6	040001322000000	0.29	$0.11	$0.00	$0.11
	1	Pt 6	040001323000000	0.91	$0.18	$0.00	$0.18
	1	Pt 6	040001324000000	0.48	$0.19	$0.00	$0.19
F	1	Pt 6	040001325000000	7.80	$1.54	$0.00	$1.54
F	1	Pt 6	040001325300000	8.09	$1.60	$0.00	$1.60
F	1	Pt 6	040001326000000	6.56	$1.30	$0.00	$1.30
F	1	Pt 6	040001326200000	2.34	$0.46	$0.00	$0.46
	1	Pt 6	040001326010000	0.35	$0.13	$0.00	$0.13
F	1	Pt 6	040001326020000	0.39	$0.16	$0.00	$0.16
	1	Pts 5 & 6	040001326030000	41.44	$8.20	$0.00	$8.20
	1	Pt 5	040001328000000	0.66	$0.25	$0.00	$0.25
F	1	Pts 6 & 7	040001329000000	55.34	$10.95	$0.00	$10.95
	1	Pt 7	040001330000000	1.22	$0.24	$0.00	$0.24
F	1	Pt 7	040001332000000	39.26	$7.76	$0.00	$7.76
	1	Pt 7	040001333000000	0.66	$0.25	$0.00	$0.25
	1	Pt 7	040001333050000	0.64	$0.25	$0.00	$0.25
	1	Pt 7	040001334000000	0.61	$0.24	$0.00	$0.24
	1	Pt 7	040001335000000	0.34	$0.13	$0.00	$0.13
	1	Pt 7	040001336000000	0.50	$0.19	$0.00	$0.19
	1	Pt 7	040001337000000	0.52	$0.21	$0.00	$0.21
	1	Pt 8	040001338000000	0.38	$0.15	$0.00	$0.15

	1	Pt 8	040001339000000	4.96	$0.98	$0.00	$0.98
	1	Pt 8	040001340000000	0.58	$0.23	$0.00	$0.23
	1	Pt 8	040001341000000	0.71	$0.28	$0.00	$0.28
	1	Pt 8	040001341010000	15.18	$3.00	$0.00	$3.00
	1	Pt 8	040001342000000	0.40	$0.16	$0.00	$0.16
	1	Pt 8	040001343000000	0.36	$0.15	$0.00	$0.15
	1	Pt 8	040001344000000	0.10	$0.04	$0.00	$0.04
F	1	Pt 8	040001345000000	4.45	$0.88	$0.00	$0.88
	1	Pt 8	040001346000000	4.95	$0.98	$0.00	$0.98
F	1	Pt 8	040001347000000	6.12	$1.21	$0.00	$1.21
	1	Pt 8	040001347010000	4.23	$0.84	$0.00	$0.84
F	1	Pt 8	040001348000000	4.23	$0.84	$0.00	$0.84
	1	Pt 8	040001349000000	0.15	$0.06	$0.00	$0.06
	1	Pt 8	040001349010000	0.15	$0.06	$0.00	$0.06
	1	Pt 8	040001349020000	0.15	$0.06	$0.00	$0.06
	1	Pt 8	040001349030000	0.15	$0.06	$0.00	$0.06
	1	Pt 8	040001349040000	0.15	$0.06	$0.00	$0.06
	1	Pt 8	040001349060000	0.15	$0.21	$0.00	$0.21
	1	Pt 8	040001350000000	1.55	$0.62	$0.00	$0.62
	1	Pt 8	040001351000000	0.15	$0.06	$0.00	$0.06
	1	Pt 8	040001352000000	0.15	$0.06	$0.00	$0.06
	1	Pt 8	040001353000000	0.15	$0.06	$0.00	$0.06
	1	Pt 8	040001353060000	0.45	$0.18	$0.00	$0.18
	1	Pt 8	040001354000000	0.18	$0.07	$0.00	$0.07
	1	Pt 8	040001355000000	0.18	$0.07	$0.00	$0.07
	1	Pt 8	040001356000000	0.36	$0.15	$0.00	$0.15
	1	Pt 8	040001357000000	0.18	$0.07	$0.00	$0.07
	1	Pt 8	040001358000000	0.18	$0.07	$0.00	$0.07
	1	Pt 8	040001359000000	0.17	$0.07	$0.00	$0.07
	1	Pt 8	040001360000000	0.17	$0.07	$0.00	$0.07
	1	Pt 8	040001361000000	0.11	$0.05	$0.00	$0.05
	1	Pt 8	040001362000000	0.11	$0.05	$0.00	$0.05
	1	Pt 8	040001363000000	0.21	$0.08	$0.00	$0.08
	1	Pt 8	040001364000000	0.11	$0.05	$0.00	$0.05
	1	Pt 8	040001365000000	0.14	$0.06	$0.00	$0.06
	1	Pt 8	040001366000000	0.14	$0.06	$0.00	$0.06
	1	Pt 8	040001367000000	0.14	$0.06	$0.00	$0.06
	1	Pt 8	040001367010000	0.42	$0.17	$0.00	$0.17
	1	Pt 8	040001367030000	0.14	$0.06	$0.00	$0.06
	1	Pt 8	040001367040000	0.14	$0.06	$0.00	$0.06
	1	Pt 8	040001367050000	0.14	$0.06	$0.00	$0.06
	1	Pt 8	040001367060000	0.14	$0.06	$0.00	$0.06
	1	Pt 8	040001367070000	0.14	$0.06	$0.00	$0.06
	1	Pt 8	040001368000000	0.52	$0.19	$0.00	$0.19
	1	Pt 8	040001369080000	0.65	$0.24	$0.00	$0.24
	1	Pt 8	040001370000000	0.14	$0.06	$0.00	$0.06
	2	Pt 9	040001370020000	0.18	$0.07	$0.00	$0.07
	1	Pt 8	040001371000000	0.15	$0.06	$0.00	$0.06
	1	Pt 5	040001372000000	0.11	$0.05	$0.00	$0.05
	1	Pt 5	040001373000000	0.11	$0.05	$0.00	$0.05
	1	Pt 5	040001375000000	0.63	$0.24	$0.00	$0.24
	1	Pt 5	040001376000000	0.15	$0.06	$0.00	$0.06
	1	Pt 5	040001376010000	0.03	$0.01	$0.00	$0.01
	1	Pt 5	040001376020000	0.03	$0.01	$0.00	$0.01
	1	Pt 5	040001376030000	0.06	$0.02	$0.00	$0.02
	1	Pt 5	040001377000000	0.04	$0.01	$0.00	$0.01
	1	Pt 5	040001378000000	0.67	$0.27	$0.00	$0.27
	1	Pt 5	040001379000000	0.19	$0.07	$0.00	$0.07
	2	Pt 4	040001388010000	0.80	$0.16	$0.00	$0.16
F	2	Pts 5 & 6	040001390000000	4.05	$0.80	$0.00	$0.80
F	2	Pt 6	040001393000000	14.16	$2.80	$0.00	$2.80
	2	Pt 7	040001394000000	0.38	$0.15	$0.00	$0.15
	2	Pt 7	040001395000000	2.54	$0.50	$0.00	$0.50
	2	Pt 7	040001395010000	1.91	$0.38	$0.00	$0.38
	2	Pt 7	040001396000000	2.83	$0.56	$0.00	$0.56
F	2	Pt 7	040001397000000	28.73	$5.68	$0.00	$5.68
F	2	Pt 8	040001397100000	10.82	$2.14	$0.00	$2.14
	2	Pt 8	040001398000000	0.76	$0.30	$0.00	$0.30
	2	Pt 8	040001399000000	3.89	$0.77	$0.00	$0.77

F	2	Pt 8	040001400000000	3.64	$0.71	$0.00	$0.71
	2	Pt 8	040001401000000	20.24	$4.01	$0.00	$4.01
	1	Pt 9	040002001100000	0.57	$0.02	$0.00	$0.02
	1	Pt 9	040002001080000	0.53	$0.02	$0.00	$0.02
	1	Pt 9	040002001060000	0.48	$0.02	$0.00	$0.02
	1	Pt 9	040002001040000	0.42	$0.02	$0.00	$0.02
	1	Pt 9	040002001200000	0.50	$0.02	$0.00	$0.02
	1	Pt 9	040002001000000	0.54	$0.03	$0.00	$0.03
	1	Pt 9	040002002000000	0.34	$0.02	$0.00	$0.02
	1	Pt 9	040002003000000	0.27	$0.02	$0.00	$0.02
	1	Pt 9	040002004000000	0.46	$0.02	$0.00	$0.02
	49	1	040002005000000	0.94	$0.05	$0.00	$0.05
	49	2	040002006000000	0.34	$0.02	$0.00	$0.02
	49	3	040002007000000	0.35	$0.02	$0.00	$0.02
	49	5-8	040002008000000	1.83	$0.08	$0.00	$0.08
	49	9	040002009000000	0.48	$0.02	$0.00	$0.02
	49	4	040002010000000	0.72	$0.04	$0.00	$0.04
	1	Pt 9	040002011000000	0.09	$0.04	$0.00	$0.04
	1	Pt 9	040002012000000	0.07	$0.02	$0.00	$0.02
	1	Pt 9	040002013000000	0.09	$0.04	$0.00	$0.04
	1	Pt 9	040002014000000	0.09	$0.04	$0.00	$0.04
	1	Pt 9	040002015000000	0.10	$0.04	$0.00	$0.04
	1	Pt 9	040002016000000	0.06	$0.02	$0.00	$0.02
	1	Pt 9	040002017000000	0.07	$0.02	$0.00	$0.02
	1	Pt 9	040002018000000	0.08	$0.04	$0.00	$0.04
	1	Pt 9	040002019000000	0.14	$0.06	$0.00	$0.06
	1	Pt 9	040002020000000	0.21	$0.08	$0.00	$0.08
	1	Pt 9	040002021000000	0.15	$0.06	$0.00	$0.06
	1	Pt 9	040002022000000	0.15	$0.06	$0.00	$0.06
F	1	Pt 9	040002023000000	13.42	$2.65	$0.00	$2.65
	1	Pt 9	040002023010000	2.02	$0.40	$0.00	$0.40
	1	Pt 9	040002023020000	3.64	$0.71	$0.00	$0.71
F	1	Pt 9	040002023030000	3.64	$0.71	$0.00	$0.71
F	1	Pt 9	040002024000000	21.88	$4.32	$0.00	$4.32
	1	Pt 9	040002025000000	5.06	$1.01	$0.00	$1.01
	1	Pt 9	040002026000000	4.86	$0.96	$0.00	$0.96
	1	Pt 9	040002026010000	0.40	$0.16	$0.00	$0.16
	58/NP 817	1	040002027000000	0.15	$0.06	$0.00	$0.06
	58/NP 817	2 & 3	040002028000000	0.28	$0.11	$0.00	$0.11
	58/NP 817	4	040002029000000	0.14	$0.12	$0.00	$0.12
	1	Pt 9	040002030010000	3.34	$0.67	$0.00	$0.67
	58/NP 817	Pt 6	040002030050000	0.40	$0.16	$0.00	$0.16
	58/NP 817	6	040002031000000	0.42	$0.17	$0.00	$0.17
	58/NP 817	7, 8 & 9	040002032000000	0.63	$0.25	$0.00	$0.25
	58/NP 817	10	040002034000000	0.21	$0.08	$0.00	$0.08
	58/NP 817	11 & 12	040002035000000	0.42	$0.17	$0.00	$0.17
	58/NP 817	13	040002036000000	0.23	$0.10	$0.00	$0.10
	58/NP 817	14	040002037000000	0.35	$0.13	$0.00	$0.13
	58/NP 817	15	040002038000000	0.59	$0.23	$0.00	$0.23
	58/NP 817	16	040002039000000	0.66	$0.25	$0.00	$0.25
	58/NP 817	16	040002040000000	0.38	$0.15	$0.00	$0.15
	1	Pt 9	040002041000000	0.37	$0.15	$0.00	$0.15
F	1	Pt 10	040002042000000	12.04	$2.39	$0.00	$2.39
	1	Pt 10	040002043000000	0.15	$0.06	$0.00	$0.06
	1	Pt 10	040002044000000	6.98	$1.38	$0.00	$1.38
	1	Pt 10	040002045000000	0.97	$0.39	$0.00	$0.39
	1	Pt 10	040002045050000	0.32	$0.12	$0.00	$0.12
	1	Pt 10	040002046000000	2.45	$0.48	$0.00	$0.48
F	1	Pt 10	040002047000000	17.96	$3.55	$0.00	$3.55
	1	Pt 10	040002048000000	0.24	$0.10	$0.00	$0.10
	1	Pt 10	040002049000000	3.32	$0.65	$0.00	$0.65
	1	Pt 10	040002049010000	0.18	$0.07	$0.00	$0.07
	1	Pt 10	040002049020000	3.99	$0.79	$0.00	$0.79
	1	Pt 10	040002050000000	3.06	$0.61	$0.00	$0.61
	1	Pt 10	040002051050000	0.55	$0.22	$0.00	$0.22
	1	Pt 10	040002051100000	0.49	$0.19	$0.00	$0.19
	1	Pt 10	040002051150000	0.55	$0.22	$0.00	$0.22
	1	Pt 10	040002051000000	6.33	$1.25	$0.00	$1.25
	1	Pt 10	040002052000000	0.06	$0.02	$0.00	$0.02

1	Pt 10	040002053000000	0.08	$0.04	$0.00	$0.04
1	Pt 10	040002054000000	0.11	$0.05	$0.00	$0.05
1	Pt 10	040002055000000	0.05	$0.02	$0.00	$0.02
1	Pt 10	040002056000000	0.63	$0.18	$0.00	$0.18
		040002056100000	0.22	$0.11	$0.00	$0.11
1	Pt 10	040002057000000	0.07	$0.08	$0.00	$0.08
64/NP 823	4	040002058010000	0.08	$0.04	$0.00	$0.04
64/NP 823	5	040002058020000	0.13	$0.04	$0.00	$0.04
64/NP 823	6	040002059000000	0.17	$0.05	$0.00	$0.05
64/NP 823	Pts 7 & 8	040002060000000	0.17	$0.07	$0.00	$0.07
64/NP 823	Pt 8,9&10	040002061000000	0.17	$0.07	$0.00	$0.07
64/NP 823	11 & 12	040002062000000	0.20	$0.08	$0.00	$0.08
64/NP 823	14 & 15	040002066000000	0.26	$0.10	$0.00	$0.10
64/NP 823	16 & 17	040002067000000	0.24	$0.10	$0.00	$0.10
64/NP 823	18	040002068000000	0.12	$0.05	$0.00	$0.05
64/NP 823	19	040002069000000	0.11	$0.05	$0.00	$0.05
64/NP 823	20 & 21	040002071000000	0.22	$0.10	$0.00	$0.10
64/NP 823	22	040002072000000	0.11	$0.05	$0.00	$0.05
64/NP 823	23	040002073000000	0.11	$0.05	$0.00	$0.05
64/NP 823	24	040002075000000	0.17	$0.07	$0.00	$0.07
64/NP 823	26	040002076000000	0.08	$0.04	$0.00	$0.04
64/NP 823	Pt 24, 27	040002077000000	0.15	$0.06	$0.00	$0.06
64/NP 823	28 & 29	040002079000000	0.22	$0.10	$0.00	$0.10
64/NP 823	30 - 32	040002081000000	0.33	$0.15	$0.00	$0.15
64/NP 823	33 & 34	040002084000000	0.24	$0.10	$0.00	$0.10
64/NP 823	36	040002084020000	0.24	$0.10	$0.00	$0.10
64/NP 823	37 & 38	040002086000000	0.24	$0.10	$0.00	$0.10
64/NP 823	39 & 40	040002087000000	0.47	$0.19	$0.00	$0.19
64/NP 823	41	040002088000000	0.17	$0.07	$0.00	$0.07
48/NP 807	1, Pt 2	040002090000000	0.20	$0.01	$0.00	$0.01
48/NP 807	Pts 2 & 3	040002091000000	0.10	$0.00	$0.00	$0.00
48/NP 807	Pts 3 & 4	040002092000000	0.10	$0.00	$0.00	$0.00
48/NP 807	Pts 4 & 5	040002093000000	0.11	$0.00	$0.00	$0.00
48/NP 807	Pts 5 & 6	040002094000000	0.16	$0.01	$0.00	$0.01
48/NP 807	Pt 6, 7	040002095000000	0.13	$0.00	$0.00	$0.00
48/NP 807	8, Pt 9	040002096000000	0.23	$0.01	$0.00	$0.01
48/NP 807	Pt 9, 10	040002097000000	0.11	$0.00	$0.00	$0.00
48/NP 807	11	040002098000000	0.11	$0.00	$0.00	$0.00
48/NP 807	12	040002099000000	0.11	$0.00	$0.00	$0.00
48/NP 807	13	040002100000000	0.17	$0.01	$0.00	$0.01
48/NP 807	15	040002101000000	0.11	$0.00	$0.00	$0.00
48/NP 807	16	040002102000000	0.07	$0.00	$0.00	$0.00
48/NP 807	17	040002103000000	0.07	$0.00	$0.00	$0.00
48/NP 807	18	040002104000000	0.07	$0.00	$0.00	$0.00
48/NP 807	19	040002105000000	0.07	$0.00	$0.00	$0.00
48/NP 807	20	040002106000000	0.06	$0.00	$0.00	$0.00
48/NP 807	21	040002107000000	0.06	$0.00	$0.00	$0.00
48/NP 807	22	040002108000000	0.05	$0.00	$0.00	$0.00
48/NP 807	23	040002109000000	0.05	$0.00	$0.00	$0.00
48/NP 807	24	040002110000000	0.05	$0.00	$0.00	$0.00
48/NP 807	25	040002111000000	0.04	$0.00	$0.00	$0.00
48/NP 807	26	040002112000000	0.09	$0.00	$0.00	$0.00
52/NP 811	28, Pt 29	040002114000000	0.11	$0.00	$0.00	$0.00
52/NP 811	Pt 29, 30	040002116000000	0.11	$0.00	$0.00	$0.00
52/NP 811	31	040002117000000	0.08	$0.00	$0.00	$0.00
52/NP 811	32	040002118000000	0.09	$0.00	$0.00	$0.00
52/NP 811	33	040002119000000	0.08	$0.00	$0.00	$0.00
52/NP 811	Pt 33	040002120000000	0.11	$0.00	$0.00	$0.00
52/NP 811	Pt 33	040002121000000	0.11	$0.00	$0.00	$0.00
64	Pt 13	040002121040000	0.40	$0.02	$0.00	$0.02
52/NP 811	35	040002122000000	0.03	$0.00	$0.00	$0.00
52/NP 811	37	040002123000000	0.15	$0.01	$0.00	$0.01
52/NP 811	38	040002124000000	0.15	$0.01	$0.00	$0.01
52/NP 811	39	040002125000000	0.16	$0.01	$0.00	$0.01
52/NP 811	38 & 39	040002126000000	0.18	$0.01	$0.00	$0.01
52/NP 811	41	040002127000000	0.11	$0.00	$0.00	$0.00
52/NP 811	42	040002128000000	0.22	$0.01	$0.00	$0.01
52/NP 811	43	040002129000000	0.85	$0.04	$0.00	$0.04
1	Pt 11	040002231000000	1.79	$0.35	$0.00	$0.35

		1	Pt 11	040002232000000	0.81	$0.31	$0.00	$0.31
		1	Pt 11	040002232050000	0.60	$0.24	$0.00	$0.24
		1	Pt 11	040002233000000	0.60	$0.24	$0.00	$0.24
		1	Pt 11	040002234000000	0.81	$0.31	$0.00	$0.31
		1	Pt 11	040002235000000	0.40	$0.16	$0.00	$0.16
		1	Pt 11	040002236000000	0.40	$0.16	$0.00	$0.16
		1	Pt 11	040002237000000	0.40	$0.16	$0.00	$0.16
		1	Pt 11	040002238000000	0.81	$0.31	$0.00	$0.31
		1	Pt 11	040002239000000	0.40	$0.16	$0.00	$0.16
		1	Pt 11	040002240000000	0.40	$0.16	$0.00	$0.16
		1	Pt 11	040002241000000	0.81	$0.31	$0.00	$0.31
		1	Pt 11	040002242000000	0.40	$0.16	$0.00	$0.16
		1	Pt 11	040002243000000	0.40	$0.16	$0.00	$0.16
		1	Pt 11	040002244000000	0.28	$0.11	$0.00	$0.11
		1	Pt 11	040002245000000	0.25	$0.10	$0.00	$0.10
		1	Pt 11	040002246000000	0.22	$0.08	$0.00	$0.08
		1	Pt 11	040002246010000	0.22	$0.08	$0.00	$0.08
		1	Pt 11	040002247000000	0.34	$0.13	$0.00	$0.13
		1	Pt 11	040002248000000	0.48	$0.19	$0.00	$0.19
F		1	Pt 11	040002249000000	9.85	$1.95	$0.00	$1.95
		1	Pt 11	040002249020000	1.00	$0.19	$0.00	$0.19
		1	Pt 12	040002250000000	0.38	$0.15	$0.00	$0.15
		1	Pt 12	040002251000000	0.42	$0.17	$0.00	$0.17
		1	Pt 12	040002252000000	0.57	$0.23	$0.00	$0.23
		1	Pt 12	040002253000000	0.12	$0.05	$0.00	$0.05
		1	Pt 12	040002254000000	0.12	$0.05	$0.00	$0.05
		1	Pt 12	040002255000000	1.18	$0.34	$0.00	$0.34
F		Pt 3	59R-18448	040002256000000	8.30	$1.66	$0.00	$2.04
		Pt 1	59R-18448		1.92	$0.38	$0.00	
		1	Pt 12	040002257000000	0.12	$0.05	$0.00	$0.05
		1	Pt 12	040002258000000	0.40	$0.16	$0.00	$0.16
		1	Pt 12	040002259010000	0.98	$0.29	$0.00	$0.29
		1	Pt 12	040002260000000	0.15	$0.06	$0.00	$0.06
		2	Pt 9	040002457000000	2.07	$0.82	$0.00	$0.82
		2	Pt 9	040002458000000	0.28	$0.11	$0.00	$0.11
		2	Pt 9	040002459000000	5.87	$1.16	$0.00	$1.16
		2	Pt 9	040002460000000	0.31	$0.12	$0.00	$0.12
		2	Pt 9	040002461000000	4.38	$0.86	$0.00	$0.86
F		2	Pt 9	040002462000000	28.17	$5.57	$0.00	$5.57
F		2	Pts 9&10	040002463000000	57.67	$11.41	$0.00	$11.41
		2	Pt 9	040002464000000	0.60	$0.24	$0.00	$0.24
		2	Pt 9	040002465000000	0.69	$0.28	$0.00	$0.28
		2	Pt 9	040002466000000	2.95	$0.58	$0.00	$0.58
		2	Pt 9	040002467000000	9.11	$1.80	$0.00	$1.80
		2	Pt 10	040002471000000	1.06	$0.21	$0.00	$0.21
		2	Pt 10	040002471040000	0.40	$0.16	$0.00	$0.16
		2	Pt 10	040002472000000	0.65	$0.25	$0.00	$0.25
		2	Pt 10	040002473000000	0.14	$0.06	$0.00	$0.06
		2	Pt 10	040002474000000	0.11	$0.05	$0.00	$0.05
		2	Pt 10	040002475000000	0.15	$0.06	$0.00	$0.06
F		2	Pt 10	040002476000000	16.37	$3.23	$0.00	$3.23
		2	Pt 10	040002477000000	0.30	$0.12	$0.00	$0.12
		2	Pt 11	040002478000000	0.38	$0.15	$0.00	$0.15
		2	Pt 11	040002479000000	0.19	$0.07	$0.00	$0.07
		2	Pt 11	040002480000000	0.21	$0.08	$0.00	$0.08
F		2	Pt 11	040002482000000	8.69	$1.72	$0.00	$1.72
		2	Pt 11	040002483000000	0.46	$0.18	$0.00	$0.18
		2	Pt 11	040002484000000	0.13	$0.05	$0.00	$0.05
		Part 1 Plan	59R-15041	040002485000000	0.61	$0.12	$0.00	$0.12
		Part 2 Plan	59R-15041	040002485030000	0.99	$0.19	$0.00	$0.19
		Part 1 Plan	59R-14222	040002485050000	1.00	$0.19	$0.00	$0.19
		2	Pt 11	040002485100000	1.25	$0.24	$0.00	$0.24
		2	Pt 11	040002486000000	4.05	$0.80	$0.00	$0.80
		2	Pt 11	040002486010000	4.25	$0.84	$0.00	$0.84
		2	Pt 11	040002487000000	2.10	$0.41	$0.00	$0.41
		2	Pt 11	040002487010000	1.99	$0.39	$0.00	$0.39
F		2	Pt 12	040002491000000	12.23	$2.42	$0.00	$2.42
F		2	Pts 11&12	040002491010000	24.63	$4.87	$0.00	$4.87
		2	Pt 12	040002492000000	0.19	$0.07	$0.00	$0.07

F		Part 2 Plan	59R-18360	040002493000000	10.43	$2.06	$0.00	$2.60
		Part 1 Plan	59R-18360		2.74	$0.54	$0.00	
		Part 1 Plan	59R-16032	040002493250000	1.01	$0.20	$0.00	$0.20
		2	Pt 12	040002493010000	0.43	$0.17	$0.00	$0.17
		2	Pt 12	040002493080000	0.83	$0.33	$0.00	$0.33
		2	Pt 12	040002493090000	0.58	$0.23	$0.00	$0.23
		2	Pt 12	040002493100000	0.36	$0.15	$0.00	$0.15
		2	Pt 12	040002494000000	0.08	$0.04	$0.00	$0.04
		59R-15475	Part 2	040002495000000	1.21	$0.24	$0.00	$0.24
		59R-15475	Part 1	040002495020000	0.40	$0.07	$0.00	$0.07
		2	Pt 12	040002496000000	0.35	$0.13	$0.00	$0.13
		2	Pt 12	040002496010000	0.53	$0.21	$0.00	$0.21
		2	Pt 12	040002496020000	0.57	$0.23	$0.00	$0.23
		2	Pt 13	040002501000000	0.50	$0.19	$0.00	$0.19
		2	Pt 13	040002501020000	0.12	$0.05	$0.00	$0.05
		2	Pt 13	040002502000000	0.18	$0.07	$0.00	$0.07
		2	Pt 13	040002503000000	0.12	$0.05	$0.00	$0.05
F		2	Pt 7	040006010000000	0.40	$0.07	$0.00	$0.07
		2	Pt 7	040006011000000	2.51	$0.50	$0.00	$0.50
		2	Pt 7	040006012000000	2.51	$0.50	$0.00	$0.50
F		2	Pt 7	040006013000000	9.96	$1.97	$0.00	$1.97
		2	Pt 7	040006014000000	0.14	$0.06	$0.00	$0.06
F		2	Pt 7	040006015000000	7.89	$1.56	$0.00	$1.56
F		2	Pt 8	040006016000000	34.40	$6.81	$0.00	$6.81
		2	Pt 8	040006016010000	1.06	$0.21	$0.00	$0.21
	Niagara Region			Reg. Rd 98		$0.12	$0.00	$0.12
	Transportation Ministry			Hwy. No. 3		$13.05	$0.00	$13.05
	City of Port Colborne			East-west trail		$1.28	$0.00	$1.28
	City of Port Colborne			Cedar Bay Rd		$0.22	$0.00	$0.22
	City of Port Colborne			Silver Bay Rd		$1.37	$0.00	$1.37
	City of Port Colborne			Wyldewood Rd		$2.13	$0.00	$2.13
	City of Port Colborne			Michael Rd		$0.90	$0.00	$0.90
	City of Port Colborne			Empire Road		$2.31	$0.00	$2.31
	City of Port Colborne			Beach Rd		$0.29	$0.00	$0.29
	City of Port Colborne			Sherk Rd		$0.47	$0.00	$0.47
	City of Port Colborne			Brookfield Rd		$1.60	$0.00	$1.60
	City of Port Colborne			Troup Rd		$1.59	$0.00	$1.59
	City of Port Colborne			Clark Rd		$2.02	$0.00	$2.02
	City of Port Colborne			Neff Rd		$1.60	$0.00	$1.60
	City of Port Colborne			Sherkston Rd		$1.78	$0.00	$1.78
	City of Port Colborne			Mapleview Cres		$0.63	$0.00	$0.63
	City of Port Colborne			Carpy's Lane		$0.19	$0.00	$0.19
	City of Port Colborne			Troop Ave		$0.16	$0.00	$0.16
	City of Port Colborne			Elmwood Ave		$0.04	$0.00	$0.16
	TOTAL NON-AGRICULTURAL ASSESSMENT				931.09	$229.95		$230.07
	TOTAL AGRICULTURAL ASSESSMENT				0.00	$0.00	$0.00	$0.00
	TOTAL ASSESSMENT				931.09	$229.95	$0.00	$230.07
	OMAF GRANT						**$0.00**	
	LANDOWNER PAYMENTS							**$211.01**
	CITY OF PORT COLBORNE ASSESSMENT					**$19.06**		
								$230.07
	ORIGINAL OUTLET ASSESSMENTS FROM REPORT & BY-LAW:							$0.00
	TOTAL NON-AGRICULTURAL LANDS				$66,005.00			
	TOTAL AGRICULTURAL LANDS				$0.00			
	TOTAL ASSESSMENT				$66,005.00			

2025 MAINTENANCE
BEAVERDAM DRAIN
REACH 3 -- PUMPING STATION

TOTAL CURRENT COST ----- **$2,139.50**
COSTS FROM GL ACCOUNT No. 3-560-33239
BY-LAW No. 3487/68/97

Ag Parcels confirmed Jan 29, 2026

K:\DRAINAGE SUPERINTENDENT\DRAINS\BEAVDAM\BILLED OUT\Maintenance Assessment Schedule - Reach 3 - Pumping Station.XLS

RTC	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAFRA GRANT	NET COST
		1	Pt 12	040002257000000	0.13	$0.16	$0.00	$0.16
F		2	Pt 10	040002463000000	1.40	$0.82	$0.27	$0.55
		2	Pt 9	040002464000000	0.18	$0.21	$0.00	$0.21
		2	Pt 9	040002465000000	0.69	$0.41	$0.00	$0.41
F		2	Pts 10&11	040002469000000	18.59	$10.84	$3.61	$7.23
		2	Pt 10	040002469010000	4.05	$2.37	$0.00	$2.37
		2	Pt 10	040002470000000	0.10	$0.12	$0.00	$0.12
		2	Pt 10	040002471020000	0.40	$0.47	$0.00	$0.47
		2	Pt 11	040002488000000	1.21	$0.70	$0.00	$0.70
F		2	Pt 11	040002488250000	12.91	$7.50	$2.50	$5.00
		2	Pt 12	040002489000000	0.98	$0.58	$0.00	$0.58
F		2	Pt 12	040002490000000	19.22	$11.19	$3.73	$7.46
F		2	Pt 12	040002491000000	16.10	$9.38	$3.13	$6.25
F		2	Pts 11&12	040002491010000	29.17	$16.98	$5.66	$11.32
		2	Pt 12	040002491020000	0.81	$0.95	$0.00	$0.95
		2	Pt 13	040002497000000	0.68	$0.80	$0.00	$0.80
		2	Pt 13	040002499000000	0.07	$0.08	$0.00	$0.08
F		2	Pt 13	040002500000000	32.86	$20.57	$6.86	$13.71
		2	Pt 13	040002500250000	0.41	$0.49	$0.00	$0.49
		2	Pt 13	040002500500000	0.45	$0.52	$0.00	$0.52
		2	Pt 13	040002501000000	0.50	$0.58	$0.00	$0.58
		2	Pt 13	040002501020000	0.31	$0.37	$0.00	$0.37
		2	Pt 13	040002502000000	0.49	$0.58	$0.00	$0.58
		2	Pt 13	040002503000000	0.31	$0.37	$0.00	$0.37
		2	Pt 13	040002504000000	0.50	$0.58	$0.00	$0.58
		2	Pt 13	040002505000000	0.86	$1.01	$0.00	$1.01
F		2	Pt 13	040002506000000	20.20	$11.75	$3.92	$7.83
F		2	Pt 14	040002506000000	14.60	$8.51	$2.84	$5.67
		2	Pt 14	040002507000000	1.74	$1.01	$0.00	$1.01
F		2	Pt 14	040002507010000	4.05	$2.37	$0.79	$1.58
		2	Pt 14	040002509000000	9.11	$5.30	$0.00	$5.30
		2	Pt 14	040002510000000	4.06	$2.37	$0.00	$2.37
		2	Pt 14	040002510010000	6.45	$3.75	$0.00	$3.75
		2	Pt 14	040002510020000	6.24	$3.63	$0.00	$3.63
		2	Pt 14	040002510050000	1.99	$1.17	$0.00	$1.17
		2	Pt 14	040002510100000	2.65	$1.55	$0.00	$1.55
		2	Pt 14	040002511000000	0.40	$0.47	$0.00	$0.47
		2	Pt 14	040002512000000	0.66	$0.78	$0.00	$0.78
		2	Pt 14	040002513000000	1.10	$0.64	$0.00	$0.64
		2	Pt 14	040002514000000	1.63	$0.95	$0.00	$0.95
		2	Pt 14	040002518000000	0.20	$0.23	$0.00	$0.23
		2	Pt 14	040002519000000	0.81	$0.95	$0.00	$0.95
		2	Pt 14	040002520000000	0.81	$0.95	$0.00	$0.95
		2	Pt 14	040002520010000	0.42	$0.49	$0.00	$0.49
F		2	Pt 14	040002521000000	19.43	$11.30	$3.77	$7.53
F		2	Pts 13&14	040002522000000	26.31	$15.31	$5.10	$10.21
		2	Pt 14	040002523000000	0.41	$0.49	$0.00	$0.49
		2	Pt 14	040002524000000	0.08	$0.10	$0.00	$0.10
		1	Pt 16	040003023000000	0.39	$1.94	$0.00	$1.94
		1	Pt 16	040003023050000	0.16	$1.94	$0.00	$1.94
		1	Pt 16	040003024000000	19.22	$20.90	$0.00	$20.90
		1	Pt 16	040003025000000	0.00	$1.94	$0.00	$1.94
		1	Pt 16	040003026000000	0.00	$1.94	$0.00	$1.94
F		1	Pts 15&16	040003027000000	2.35	$1.38	$0.46	$0.92
F		1	Pts 15&16	040003029000000	5.67	$3.30	$1.10	$2.20
F		1	Pts 15&16	040003032000000	9.72	$5.65	$1.88	$3.77
		1	Pt 16	040003033000000	2.12	$1.24	$0.00	$1.24
F		1	Pts 15&16	040003034000000	26.55	$15.46	$5.15	$10.31
F		1	Pts 15&16	040003036000000	19.91	$11.60	$3.87	$7.73
		1	Pt 15	040003037000000	0.48	$0.56	$0.00	$0.56
		1	Pt 15	040003038000000	8.09	$4.72	$0.00	$4.72
		1	Pts 15&16	040003039000000	3.97	$2.31	$0.00	$2.31
		1	Pt 16	040003040000000	4.05	$2.37	$0.00	$2.37
		1	Pt 16	040003041000000	4.05	$2.37	$0.00	$2.37
		2	Pt 15	040003042000000	0.39	$0.47	$0.00	$0.47
		2	Pt 15	040003043000000	0.62	$0.72	$0.00	$0.72

	2	Pt 15	040003044000000	0.57	$0.66	$0.00	$0.66
	2	Pt 15	040003044020000	0.40	$0.47	$0.00	$0.47
	2	Pt 15	040003044040000	0.40	$0.47	$0.00	$0.47
	2	Pt 15	040003045000000	0.11	$0.14	$0.00	$0.14
	2	Pt 15	040003046000000	1.96	$1.15	$0.00	$1.15
	2	Pt 15	040003046050000	0.55	$0.31	$0.00	$0.31
	2	Pt 15	040003046100000	0.67	$0.39	$0.00	$0.39
F	2	Pt 15	040003046500000	7.65	$4.47	$1.49	$2.98
	2	Pt 15	040003047000000	1.21	$0.70	$0.00	$0.70
F	2	Pt 15	040003048000000	6.96	$4.06	$1.35	$2.71
	2	Pt 15	040003048100000	3.50	$2.04	$0.00	$2.04
	2	Pt 15	040003049000000	0.66	$0.78	$0.00	$0.78
	2	Pt 15	040003050000000	0.46	$0.54	$0.00	$0.54
	2	Pt 15	040003051000000	0.40	$0.47	$0.00	$0.47
	2	Pt 15	040003052000000	0.19	$0.23	$0.00	$0.23
	2	Pt 15	040003053000000	0.20	$0.23	$0.00	$0.23
	2	Pt 15	040003054000000	0.38	$0.45	$0.00	$0.45
	2	Pt 15	040003054050000	0.39	$0.47	$0.00	$0.47
	2	Pt 15	040003055000000	0.85	$0.99	$0.00	$0.99
	2	Pt 15	040003056000000	4.09	$2.39	$0.00	$2.39
F	2	Pt 15	040003057000000	37.23	$21.68	$7.23	$14.45
F	2	Pt 15	040003058000000	14.52	$8.45	$2.82	$5.63
F	2	Pt 16	040003058050000	16.40	$9.56	$3.19	$6.37
	2	Pt 16	040003060000000	12.14	$7.07	$0.00	$7.07
F	2	Pt 16	040003061000000	5.69	$3.30	$1.10	$2.20
F	2	Pts 15&16	040003062000000	23.21	$13.52	$4.51	$9.01
	1	Pt 15	040003063000000	11.11	$6.47	$0.00	$6.47
	1	Pt 17	040003064000000	0.00	$1.94	$0.00	$1.94
	1	Pt 17	040003065000000	17.50	$117.01	$0.00	$117.01
	1	Pt 17	040003070000000	0.00	$1.94	$0.00	$1.94
	1	Pt 17	040003071000000	1.22	$10.43	$0.00	$10.43
	1	Pt 17	040003072000000	0.00	$1.94	$0.00	$1.94
	1	Pt 17	040003073000000	1.11	$5.52	$0.00	$5.52
	1	Pt 17	040003074000000	0.00	$4.86	$0.00	$4.86
	1	Pt 17	040003075000000	0.00	$1.94	$0.00	$1.94
	1	Pt 17	040003076000000	0.00	$1.94	$0.00	$1.94
	1	Pt 17	040003077000000	0.83	$5.34	$0.00	$5.34
	1	Pt 17	040003078000000	0.74	$5.28	$0.00	$5.28
	1	Pt 17	040003079000000	14.60	$183.32	$0.00	$183.32
F	2	Pt 17	040003082000000	12.77	$7.44	$2.48	$4.96
F	2	Pt 17	040003082010000	7.53	$4.39	$1.46	$2.93
	3	Pt 18	040003082030000	0.20	$0.12	$0.00	$0.12
F	2	Pt 17	040003083000000	3.64	$2.12	$0.71	$1.41
F	2	Pt 17	040003084010000	1.21	$0.70	$0.23	$0.47
	1	Pt 18	040003089000000	0.00	$4.86	$0.00	$4.86
	1	Pt 18	040003090000000	0.00	$4.86	$0.00	$4.86
	1	Pt 18	040003091000000	0.00	$4.86	$0.00	$4.86
	1	Pt 18	040003091010000	0.00	$4.86	$0.00	$4.86
F	1	Pt 18	040003092000000	10.86	$181.14	$60.38	$120.76
	1	Pt 18	040003092010000	0.00	$4.86	$0.00	$4.86
	1	Pt 18	040003092020000	0.00	$4.86	$0.00	$4.86
	1	Pt 18	040003093000000	0.00	$6.45	$0.00	$6.45
	1	Pt 18	040003093020000	0.00	$3.26	$0.00	$3.26
	1	Pt 18	040003094000000	0.00	$9.71	$0.00	$9.71
	1	Pt 18	040003095000000	0.00	$9.71	$0.00	$9.71
	1	Pt 18	040003096000000	0.21	$2.68	$0.00	$2.68
	1	Pt 18	040003096010000	0.14	$2.60	$0.00	$2.60
	1	Pt 18	040003096030000	0.42	$5.34	$0.00	$5.34
F	1	Pt 18	040003097000000	5.51	$178.02	$59.34	$118.68
	1	Pt 18	040003098000000	1.04	$21.97	$0.00	$21.97
F	1	Pt 17	040003101000000	59.56	$54.08	$18.03	$36.05
F	1	Pt 18	040003102000000	0.31	$0.19	$0.06	$0.13
F	1	Pt 18	040003103000000	8.70	$5.07	$1.69	$3.38
	1	Pt 18	040003103010000	4.05	$2.37	$0.79	$1.58
	1	Pt 18	040003104000000	3.58	$2.08	$0.00	$2.08
	1	Pt 18	040003105000000	4.86	$2.84	$0.00	$2.84
	1	Pt 18	040003106000000	2.43	$1.42	$0.00	$1.42
	1	Pt 18	040003106010000	2.43	$1.42	$0.00	$1.42
F	1	Pt 18	040003107000000	3.58	$2.08	$0.69	$1.39
	1	Pt 18	040003108000000	3.76	$2.19	$0.00	$2.19
	1	Pt 18	040003108010000	1.96	$1.15	$0.00	$1.15
	1	Pt 18	040003109000000	2.62	$1.53	$0.00	$1.53
	1	Pt 18	040003109010000	1.81	$10.76	$0.00	$10.76
	1	Pt 18	040003109020000	0.87	$10.72	$0.00	$10.72

	1	Pt 18	040003110000000	8.70	$24.49	$0.00	$24.49
	1	Pt 18	040003111000000	0.42	$21.85	$0.00	$21.85
	1	Pt 19	040003130000000	0.00	$19.42	$0.00	$19.42
	1	Pt 19	040003131000000	0.00	$19.42	$0.00	$19.42
	1	Pt 19	040003131050000	0.00	$9.71	$0.00	$9.71
	1	Pt 19	040003132000000	2.99	$21.17	$0.00	$21.17
	1	Pt 19	040003133000000	0.00	$9.71	$0.00	$9.71
	1	Pt 19	040003134000000	6.60	$32.98	$0.00	$32.98
	1	Pt 19	040003136000000	0.00	$9.71	$0.00	$9.71
	1	Pts 19 & 20	040003137000000	0.00	$4.86	$0.00	$4.86
	1	Pt 20	040003138000000	0.00	$4.86	$0.00	$4.86
	1	Pt 20	040003139000000	0.00	$4.86	$0.00	$4.86
	1	Pt 20	040003140000000	0.00	$3.88	$0.00	$3.88
	1	Pt 20	040003141000000	0.00	$3.57	$0.00	$3.57
	1	Pt 20	040003141500000	0.00	$1.28	$0.00	$1.28
	1	Pt 20	040003142000000	0.00	$3.88	$0.00	$3.88
	1	Pt 20	040003143000000	0.00	$1.94	$0.00	$1.94
	1	Pt 20	040003144000000	0.07	$0.22	$0.00	$0.22
	1	Pt 20	040003144100000	0.23	$0.75	$0.00	$0.75
	1	Pt 20	040003145000000	0.47	$1.52	$0.00	$1.52
F	1	Pt 19	040003146000000	13.52	$7.87	$2.62	$5.25
F	1	Pt 18	040003146010000	5.36	$3.13	$1.04	$2.09
F	1	Pt 19	040003147000000	22.66	$52.04	$17.35	$34.69
F	1	Pt 20	040003179000000	2.02	$1.18	$0.39	$0.79
	1	Pt 20	040003180100000	29.3	$17.05	$0.00	$17.05
	1	Pt 20	040003181000000	1.32	$0.78	$0.00	$0.78
	3	Pt 15	040005003000000	10.60	$18.51	$0.00	$18.51
	3	Pt 15	040005004000000	0.19	$0.12	$0.00	$0.12
	3	Pt 15	040005004050000	9.93	$5.79	$0.00	$5.79
F	3	Pts 15&16	040005007000000	30.70	$17.87	$5.96	$11.91
	3	Pt 16	040005007010000	0.51	$0.60	$0.00	$0.60
F	3	Pt 16	040005007050000	0.40	$0.23	$0.08	$0.15
	3	Pt 16	040005007100000	0.40	$0.23	$0.00	$0.23
	3	Pt 16	040005008000000	1.28	$0.76	$0.00	$0.76
	3	Pt 16	040005009000000	0.40	$0.47	$0.00	$0.47
	3	Pt 16	040005010000000	0.50	$0.58	$0.00	$0.58
	3	Pt 16	040005011000000	0.21	$0.25	$0.00	$0.25
	3	Pt 16	040005012000000	1.78	$1.05	$0.00	$1.05
	3	Pt 16	040005012010000	0.81	$0.95	$0.00	$0.95
F	3	Pt 16	040005013000000	4.13	$1.92	$0.00	$1.92
	3	Pt 16	040005013020000	0.87	$1.05	$0.00	$1.05
	3	Pt 16	040005013030000	0.39	$0.17	$0.00	$0.17
	3	Pt 16	040005013010000	1.72	$1.01	$0.00	$1.01
	3	Pts 15&16	040005015000000	23.00	$13.38	$0.00	$13.38
	3	Pt 16	040005015010000	0.15	$0.10	$0.00	$0.10
	3	Pt 15	040005016000000	8.09	$14.12	$0.00	$14.12
	3	Pt 17	040005018000000	2.43	$1.42	$0.00	$1.42
	3	Pt 17	040005019000000	1.62	$0.95	$0.00	$0.95
	3	Pt 17	040005019010000	0.18	$0.21	$0.00	$0.21
	3	Pt 17	040005020000000	4.05	$2.37	$0.00	$2.37
	3	Pt 17	040005021000000	1.62	$0.95	$0.00	$0.95
F	3	Pt 17	040005022000000	2.53	$1.48	$0.49	$0.99
	3	Pt 17	040005023000000	3.27	$1.90	$0.00	$1.90
	3	Pt 17	040005023010000	0.81	$0.95	$0.00	$0.95
F	3	Pt 17	040005024000000	16.59	$9.65	$3.22	$6.43
	3	Pt 17	040005025000000	0.35	$0.41	$0.00	$0.41
	3	Pt 17	040005026000000	10.12	$5.89	$0.00	$5.89
	3	Pt 17	040005031000000	8.09	$4.72	$0.00	$4.72
	3	Pt 9	040006041000000	2.26	$1.32	$0.00	$1.32
F	3	Pt 9	040006041010000	2.63	$1.53	$0.51	$1.02
F	3	Pt 10	040006042000000	4.05	$2.37	$0.79	$1.58
	3	Pt 12	040006049000000	10.12	$5.89	$0.00	$5.89
F	3	Pts 11&12	040006053000000	53.89	$31.37	$10.46	$20.91
			040006053020000	4.19	$2.43	$0.00	$2.43
F	3	Pt 13	040006054000000	20.23	$11.77	$3.92	$7.85
	3	Pt 13	040006055000000	0.81	$0.95	$0.00	$0.95
	3	Pt 13	040006055010000	4.86	$2.84	$0.00	$2.84
	3	Pt 13	040006055020000	4.45	$2.60	$0.00	$2.60
	3	Pt 12	040006056000000	10.93	$6.37	$0.00	$6.37
	3	Pt 14	040006059000000	0.81	$0.95	$0.00	$0.95
	3	Pt 14	040006060000000	0.81	$0.95	$0.00	$0.95
	3	Pt 14	040006061000000	0.46	$0.54	$0.00	$0.54
	3	Pt 14	040006061010000	0.28	$0.33	$0.00	$0.33
	3	Pt 14	040006062000000	0.28	$0.33	$0.00	$0.33

		3	Pt 14	040006062100000	0.45	$0.54	$0.00	$0.54
		3	Pt 14	040006063000000	0.40	$0.47	$0.00	$0.47
		3	Pt 13	040006063100000	10.12	$5.89	$0.00	$5.89
F		3	Pt 13	040006064000000	10.12	$5.89	$1.96	$3.93
F		3	Pt 14	040006065000000	11.30	$6.29	$2.10	$4.19
F		3	Pt 14	040006067000000	56.03	$33.51	$11.17	$22.34
	MTO	2	13 to 17	Hwy No. 3	4.20	$7.34	$0.00	$7.34
	Region of Niagara	2 & 3	16 / 17	Reg Rd 84	4.90	$8.57	$0.00	$8.57
	City of Port Colborne	1	15 to18	Friendship Trail	3.30	$1.94	$0.00	$1.94
	City of Port Colborne	1	18 / 19	Weaver Rd	3.40	$301.18	$0.00	$301.18
	City of Port Colborne	1	16 / 17	Miller Rd	4.90	$27.15	$0.00	$27.15
	City of Port Colborne	1	14 / 15	Pinecrest Rd	0.60	$0.87	$0.00	$0.87
	City of Port Colborne	1 / 2	14 to 17	Killaly St East	4.30	$7.52	$0.00	$7.52
	City of Port Colborne	2 & 3	14 / 15	White Rd	6.70	$9.75	$0.00	$9.75
	City of Port Colborne	2 & 3	12 / 13	Sherk Rd	5.50	$5.83	$0.00	$5.83
	City of Port Colborne	2 & 3	10 / 11	Brookfield Rd	2.60	$3.77	$0.00	$3.77
	City of Port Colborne	2 / 3	9 to 17	Second Con Rd	6.30	$9.23	$0.00	$9.13

TOTAL NON-AGRICULTURAL ASSESSMENT	443.53	$1,286.88		$1,286.78
TOTAL AGRICULTURAL ASSESSMENT	760.44	$852.73	$284.25	$568.48
TOTAL ASSESSMENT	1203.97	$2,139.61		$1,855.26
OMAFRA GRANT			**$284.24**	
LANDOWNERS PAYMENTS				**$1,488.02**
CITY OF PORT COLBORNE ASSESSMENT			**$367.24**	
				$2,139.50
				$0.00

ORIGINAL OUTLET ASSESSMENTS FROM REPORT & BY-LAW:

TOTAL NON-AGRICULTURAL LANDS	$66,250.00
TOTAL AGRICULTURAL LANDS	$43,900.00
TOTAL ASSESSMENT	$110,150.00

March 31, 2026

BY MAIL AND EMAIL: premier@ontario.ca

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

RE: Joint Letter from the Lower-Tier Municipalities of Niagara Region

The Honourable Premier Doug Ford,

On Thursday, March 26, Niagara Regional Council voted to move forward with a comprehensive service delivery review. We know that the residents of Niagara deserve better than the status quo. As Mayors of Niagara, with consensus of the Region, we support moving forward with meaningful change in Niagara. We are writing to you with a straightforward purpose: to update you on the concrete, made-in-Niagara solutions our municipalities have taken since that letter, and to make a specific request of the Province.

We have worked with our colleagues across Niagara to reflect the needs of each municipality; a shared vision we are accountable to is the one we sign together, and it is that shared vision we are writing to report progress on.

On the question of regional governance structure, we are united in our support for a weighted distribution voting model that balances representation by population with fairness and ensures every municipality has a meaningful voice. Municipal best practises support a weighted distribution system that supports a diverse geography and creates a system that meets the needs of major urban centres and the rural communities that make Niagara the thriving agricultural region it is today.

Since our last letter, our municipalities have made concrete steps forward. Niagara-on-the-Lake, Thorold, Grimsby, and Port Colborne have each passed formal resolutions to voluntarily reduce the size of their local councils. In 2025, Lincoln Council lowered its size by 2 representatives. These steps are a real demonstration of Niagara's municipalities making difficult decisions without waiting for provincial direction.

Our reform agenda is focused on three things that matter to every taxpayer in Niagara: fewer politicians, less duplication, and better value for every tax dollar spent. That means, subject to financial review, transitioning services such as regional roads, Housing and Social Services,

Public Health, and EMS to locally governed Public Service Boards. It means establishing publicly owned Water and Wastewater Service Corporations to deliver essential services more efficiently and accountably, driving efficiencies through eliminating overlap and providing better value for taxpayers. And it also means continuing to review and recalibrate the number of politicians across the region, which as the resolutions passed by our municipalities demonstrate, is already underway.

We have one specific request. For the council reductions passed recently by Niagara-on-the-Lake, Thorold, Grimsby, and Port Colborne to take effect at the 2026 municipal election, the Province must act by May 2026. These municipalities have moved voluntarily and in good faith, and we are asking the Province to match that commitment with the legislative authority needed to make their decisions count.

We would welcome the opportunity to meet with you at your earliest convenience to discuss next steps.

Respectfully,

The Mayors of Grimsby, Port Colborne, West Lincoln, Pelham, Thorold, Wainfleet, St. Catharines, Lincoln, and the Lord Mayor of Niagara-on-the-Lake

Mayor Jeff Jordan (Mar 31, 2026 13:19:08 EDT)
Jeff Jordan
Mayor, Town of Grimsby

Cheryl Ganann
Cheryl Ganann (Mar 31, 2026 13:09:29 EDT)
Cheryl Ganann
Mayor, Township of West Lincoln

Marvin Junkin
Mayor, Town of Pelham

Mayor Bill Steele (Mar 31, 2026 13:04:16 EDT)
Bill Steele
Mayor, City of Port Colborne

Terry Ugulini (Mar 31, 2026 13:24:43 EDT)
Terry Ugulini
Mayor, City of Thorold

Brian Grant
Mayor, Township of Wainfleet

Mayor Mat Siscoe (Mar 31, 2026 16:20:35 EDT)
Mat Siscoe
Mayor, City of St. Catharines

Sandra Easton
Mayor, Town of Lincoln

Lord Mayor Gary Zalepa (Mar 31, 2026 13:12:56 EDT)
Gary Zalepa
Lord Mayor, Town of Niagara-on-the-Lake

cc: Honourable Rob Flack, Minister of Municipal Affairs and Housing
Sam Oosterhoff, MPP – Niagara West
Jeff Burch, MPP – Niagara Centre
Wayne Gates, MPP – Niagara Falls
Jennifer (Jennie) Stevens, MPP – St. Catharines
Robert Dodd, Chief of Staff, Minister of Municipal Affairs and Housing
Rob Foster, Interim Regional Chair

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

March 27, 2026

CL 6-2026, March 27, 2026
COTW 1-2026, February 26, 2026
Correspondence Item COTW-C 1-2026, March 26, 2026

DISTRIBUTION LIST

SENT ELECTRONICALLY

Correspondence from Regional Chair Bob Gale respecting Municipal Governance Reform
Correspondence Item COTW-C 1-2026

Regional Council, at its meeting held on March 27, 2026, passed the following motion:

That Correspondence Item COTW-C 1-2026, being correspondence from Regional Chair Gale respecting Municipal Governance Reform **BE RECEIVED**; and

Whereas Regional Chair Gale has confirmed publicly that he has not engaged in any discussion with or received any directive from the Premier of Ontario or the Minister of Municipal Affairs and Housing regarding a governance review in Niagara or potential municipal amalgamations;

Whereas there has been no data, business case or specific information presented that would confirm any anticipated cost savings, efficiencies, enhanced services, or improved outcomes for the residents of Niagara as a result of any proposed governance changes;

Whereas significant decisions on local governance that will have a multi-generational impact and should be informed by comprehensive public consultation with the Niagara communities;

Whereas Premier Doug Ford has publicly reiterated on February 25, 2026, that “if it's going to go [governance changes], then it has to be from Niagara by Niagara. It has to have approvals from the majority of mayors, has to have approval for majority of the elected officials.”, and further that, “And hopefully 70- 80% of the population agree.”, which implies the necessity for public consultation and support on any proposed governance changes.

NOW THEREFORE BE IT RESOLVED:

1. That a governance review of Niagara **BE INITIATED** to address areas of duplication and improve service efficiency based on data, a business case with financial analysis and public consultation, including local area municipalities, commencing this term of Council;
2. That the Chief Administrative Officer **BE DIRECTED** to:
    a) Meet with the Local Area Municipality Chief Administrative Officers as soon as possible regarding next steps for the governance and services review, including the potential for hiring outside assistance, and report back to Council no later than the next Regular Council meeting;
    b) Establish with the Local Area Municipality CAO's the scope of work to be undertaken in connection with the governance and services review; and
    c) Cooperate fully with the Local Area Municipality CAO's and share Regional data as may be requested by them and anyone engaged to assist in the governance and services review;
3. That this resolution and amendment **BE FORWARDED** to the Premier and the Minister of Municipal Affairs and Housing, the Local Area Municipalities and the local MPPs.

A copy of Correspondence Item COTW-C 1-2026 is enclosed for your reference.

Yours truly,



Ann-Marie Norio
Regional Clerk
:kl

CLK-C 2026-035

Distribution List
Premier of Ontario
Minister of Municipal Affairs and Housing
Local Area Municipalities
Local Area MPPs

Office of the Regional Chair | Bob Gale
1815 Sir Isaac Brock Way, PO Box 1042 Thorold, ON L2V 4T7
Telephone: 905-980-6000 Toll-free: 1-800-263-7215 Fax: 905-685-6243
Email: Bob.Gale@niagararegion.ca
www.niagararegion.ca

February 19, 2026

Dear Niagara Region Mayors,

Enclosed, please find a letter that I have submitted to the Minister of Municipal Affairs and Housing in my role as Regional Chair, outlining the urgent need for municipal governance reform here in Niagara. This letter highlights the ongoing issues Niagara's fragmented, outdated and unwieldy governance structure continues to cause, including unsustainable tax increases that hurt residents and threaten the loss of jobs and investment, delayed decision making and a lack of coordination on priorities like transit, housing service delivery and economic development.

This letter makes clear the urgent need for change, but it also makes clear that any changes must be locally informed and supported here in Niagara. Based on previous consultations with many of you, and previous reports, I am deeply contemplating a 4-city or a 1-city model to maximize efficiencies and benefits to the communities we serve.

To that end, I am writing to you all to request your input and co-operation as we review potential governance changes to address the challenges our region faces. The changes under consideration should include but not be limited to a reduction in the number of municipal elected officials in the region - currently 126, which is more than the number of MPPs in the entire provincial legislature - as well as a potential municipal restructuring, including consideration of municipal amalgamations, that streamlines the governance process, reduces the size of government and brings taxpayers better value for money.

I welcome any written comments you wish to share with me. I recognize that there will be a range of views on the best path forward and I am committed to ensuring that Niagara's voice is clear, constructive and focused on better outcomes for our residents and businesses. To support swift consideration and implementation of potential changes, I will be submitting initial recommendations to the minister no later than the first week of March. **Please ensure you have communicated your feedback to me no later than Tuesday, March 3, 2026.**

The goal of these changes is simple: To adopt an outcome that is locally informed, that protects taxpayers and their hard-earned money, and that provides residents of Niagara with the best possible level of municipal services. Thank you to each and every one of you for the passion you show for your communities.

Sincerely,

Bob Gale
Chair, Regional Municipality of Niagara

Office of the Regional Chair | Bob Gale
1815 Sir Isaac Brock Way, PO Box 1042 Thorold, ON L2V 4T7
Telephone: 905-980-6000 Toll-free: 1-800-263-7215 Fax: 905-685-6243
Email: Bob.Gale@niagararegion.ca
www.niagararegion.ca

February 19, 2026

The Honourable Rob Flack
Minister of Municipal Affairs and Housing
Government of Ontario
Delivered via email: minister.mah@ontario.ca
CC: Robert.Dodd@ontario.ca Robert Dodd, Chief of Staff to Minister Flack

Re: Regional Governance in Niagara

Dear Minister Flack,

Over the past several months, Niagara Region has been engaged in an increasingly difficult budget process that has laid bare the failings of our municipal governance structure. Throughout our deliberations and public reporting, several patterns have emerged that, taken together, raise serious concerns regarding waste, abuse and a culture of casualness with taxpayer dollars. These concerns are inconsistent with the expectations of both municipal taxpayers and the provincial government, and are made all the more serious by the current economically precarious environment. These patterns are exacerbated by an outdated and unwieldy municipal structure, with 126 elected officials at the municipal level in Niagara - more than the entire provincial legislature at Queen's Park.

This governance structure has resulted in a decision-making process that has led to successive tax increases of roughly 7%, 9.6%, and 6.3% over the past three years, driving the regional tax levy up by almost 25% over a single Council term. This is an egregious affront to Niagara taxpayers and is not sustainable. On top of that, the Region is carrying a deferred capital backlog in the order of $2.7 billion, meaning Council has been pushing core infrastructure costs into the future, where they will land on taxpayers' backs with even higher tax hikes, more debt, or both if nothing changes.

In this context, Council's recent decision to delay final approval of the 2026 operating budget pending a detailed Chair's review is not a procedural footnote; it is a signal that the system, as currently structured, is no longer capable of delivering the level of fiscal discipline and administrative efficiency that the moment requires. Moreover, this dysfunction threatens to undermine the provincial government's ambitious agenda for Niagara, including its Destination Niagara strategy, which was announced last December by Premier Ford, as well as its ongoing work to build infrastructure and attract jobs and new investments to the region.

Accordingly, I would like to inform you that as Regional Chair, I will be initiating a process of consultation and review with local mayors to address these serious concerns. Specifically, I will be seeking their advice and input on reforms that are reflective and informed by local considerations, that provide taxpayers with better value and that support economic growth in Niagara. These include a reduction in the number of municipal Councillors and a municipal restructuring in the Region, including potential amalgamations.

This process would:

- Send a strong signal that Niagara is prepared to confront waste, abuse, and the cultures that allow them at a structural level, not just case by case;
- Create an opportunity to rationalize overlapping functions, reduce administrative duplication and bring large-ticket spending decisions into clearer focus for taxpayers; and,
- Align Niagara's governance with the province's broader objectives on housing delivery, infrastructure resilience, investment attraction, job creation and prudent fiscal management.

My goal, working closely with local mayors and communities, will be to propose changes that will also materially support the province's priorities on housing, transit and tourism. A rationalized structure would also enable a truly regional transit network, integrating local routes, inter-municipal services and GO Transit connections, so that new housing and key tourism nodes are supported by reliable, connected transit instead of being constrained by fragmented decision-making and competing local priorities. Niagara's residents are being asked to absorb higher costs of living, rising interest rates and significant uncertainty. They are entitled to a municipal governance structure that is lean, accountable and demonstrably serious about stewarding their tax dollars. The status quo has had many chances to prove itself. The evidence now points strongly toward the need for change.

I would welcome the opportunity to meet with you at your earliest convenience to discuss this review and to assist in next steps.

Thank you for your consideration.

Sincerely,

Bob Gale
Regional Chair, Niagara Region

Ministry of Municipal Affairs and Housing

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

Ministère des Affaires municipales et du Logement

Bureau du ministre

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Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000

Ontario

234-2026-1052

April 2, 2026

Cherryl Ganann
cheryl.ganann@niagararegion.ca

Dear Acting Chair Ganann:

Municipalities play a key role in helping deliver shared priorities and building essential infrastructure, especially during times of economic uncertainty. That's why today I introduced legislation and proposed regulatory changes to give municipalities clearer direction and stronger tools to support growth.

The proposed *Better Regional Governance Act, 2026*, if passed, would provide the Minister of Municipal Affairs and Housing with the authority to appoint Regional Chairs in the regions of Durham, Halton, Muskoka, Niagara, Peel, Waterloo and York, plus the Warden of Simcoe County.

Through proposed regulatory changes, these individuals would also receive strong chair powers, mirroring strong mayor powers, as outlined in Part VI.1 of the *Municipal Act, 2001*. These tools would help regional governments to respond more quickly and effectively to economic and housing challenges by speeding up local decision-making and helping advance shared provincial-municipal priorities such as building more housing.

The proposed legislation introduces changes that would respond to feedback from local officials in Niagara Region that more efficient processes and a smaller council size are needed. If passed, by limiting regional council seats to lower-tier heads of council, the number of regional councillors would be reduced from 32 to 13, including the appointed Chair. To facilitate the transition to the new council structure and help ensure appropriate and effective representation, we will work with Niagara municipalities to develop a weighted voting framework.

…/2

If passed, these changes would come into effect for the 2026-2030 municipal council term, starting on November 15, 2026. The current composition of your council will remain the same until the new council is sworn in following the election.

For more information on these amendments, please see the News Release. To share your comments on the proposed legislation, please see a posting on the Regulatory Registry that will be open for comments for 30 days.

The government is committed to working with municipalities to identify ways to strengthen local governance. Working together to advance shared provincial-municipal priorities helps advance housing and economic development, preparing both individual municipalities and the province as-a-whole for growth.

Sincerely,



Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

c. Robert Dodd, Chief of Staff to the Minister of Municipal Affairs and Housing
Robert.Dodd@Ontario.ca
Martha Greenberg, Deputy Minister of Municipal Affairs and Housing
Martha.Greenberg@Ontario.ca
Laurie Miller, Assistant Deputy Minister, Local Government Division
Laurie.Miller@Ontario.ca
Sean Fraser, Assistant Deputy Minister, Municipal and Housing Operations Division
Sean.Fraser@Ontario.ca
Ron Tripp, Chief Administrative Officer, The Regional Municipality of Niagara
ron.tripp@niagararegion.ca
Ann-Marie Norio, Clerk, The Regional Municipality of Niagara
ann-marie.norio@niagararegion.ca

Ministry of Municipal Affairs and Housing

Office of the Minister

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Ontario

234-2026-1052

Le 2 avril 2026

Cheryl Ganann
cheryl.ganann@niagararegion.ca

Madame la présidente,

Les municipalités jouent un rôle clé dans la réalisation des objectifs prioritaires communs et la construction des infrastructures essentielles, particulièrement en période d'incertitude économique. C'est pourquoi j'ai déposé aujourd'hui un projet de loi et des propositions de modifications règlementaires pour donner aux municipalités une orientation plus claire et des outils plus robustes favorisant la croissance.

S'il est adopté, le projet de loi, intitulé *Loi de 2026 pour une meilleure gouvernance régionale*, confèrera au ministre des Affaires municipales et du Logement le pouvoir de nommer les présidents et présidentes des conseils des municipalités régionales de Durham, de Halton, de Muskoka, de Niagara, de Peel, de Waterloo et de York, ainsi que le préfet ou la préfète du comté de Simcoe.

Grâce aux modifications règlementaires proposées, ces personnes recevraient également des pouvoirs de présidents forts semblables à ceux de maires forts décrits à la partie VI.1 de la *Loi de 2001 sur les municipalités*. Ces outils aideraient les administrations régionales à réagir plus rapidement et plus efficacement aux défis en matière d'économie et de logement en accélérant la prise de décision locale et en contribuant à la réalisation des objectifs prioritaires provinciaux-municipaux communs, comme construire plus de logements.

Le projet de loi prévoit des modifications qui tiennent compte des observations de responsables locaux de la région de Niagara selon lesquelles il faut des processus plus efficients et un conseil de taille réduite. S'il est adopté et que les sièges du conseil régional se limitent alors aux présidents et présidentes des conseils de palier inférieur, le nombre de conseillères et de conseillers régionaux passera de 32 à 13, y compris la présidente ou le président nommé. Pour faciliter la transition à la nouvelle structure du conseil et contribuer à assurer une représentation adéquate et efficace, nous collaborerons avec les municipalités de la région de Niagara pour élaborer un cadre de vote pondéré.

…/2

Si elles sont adoptées, ces modifications entreront en vigueur à temps pour le mandat 2026-2030 des conseils municipaux débutant le 15 novembre 2026. La composition actuelle de votre conseil demeurera inchangée jusqu'à l'assermentation des membres du nouveau conseil après l'élection.

Pour en savoir plus sur les modifications, veuillez lire le communiqué. Pour vous exprimer sur le projet de loi, veuillez utiliser la publication affichée dans le Registre de la réglementation qui sera ouverte aux commentaires pendant 30 jours.

Le gouvernement est déterminé à collaborer avec les municipalités pour trouver des moyens de renforcer la gouvernance locale. La collaboration visant à réaliser les objectifs prioritaires provinciaux-municipaux communs contribue à stimuler la création de logements et le développement économique, préparant ainsi chaque municipalité et l'ensemble de la province pour la croissance.

Veuillez agréer, Madame, l'expression de mes meilleurs sentiments.

Le ministre des Affaires municipales et du Logement,



Robert J. Flack

c. : Robert Dodd, chef de cabinet du ministre des Affaires municipales et du Logement
Robert.Dodd@Ontario.ca
Martha Greenberg, sous-ministre des Affaires municipales et du Logement
Martha.Greenberg@Ontario.ca
Laurie Miller, sous-ministre adjointe, Division des administrations locales
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Sean Fraser, sous-ministre adjoint, Division des activités relatives aux municipalités et au logement
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Ron Tripp, chef de l'administration, La municipalité régionale de Niagara
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Ministry of Municipal Affairs and Housing

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Ontario

234-2026-1123

April 1, 2026

On March 30, 2026, our government introduced the *Building Homes and Improving Transportation Infrastructure Act, 2026,* (Bill 98). Through this legislation and accompanying measures, we are creating the conditions for Ontario to build the housing and infrastructure it needs to grow and remain competitive. These changes will help get shovels in the ground faster for much-needed housing, and housing enabling-infrastructure projects, while improving the way people and goods move across Ontario.

A brief description of the proposals in this bill are included in this letter below. You are also invited to review the Environmental Registry of Ontario and Regulatory Registry of Ontario posting links provided with this letter and share any feedback you may have.

If you have any questions, please reach out to my Director of Stakeholder and Caucus Relations, Tanner Zelenko, at Tanner.Zelenko@ontario.ca

I look forward to our continued collaboration with our municipal partners as we build a more prosperous, resilient and competitive economy that will enhance affordability and the quality of life for Ontario residents and families.

Sincerely,

Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

c. Prabmeet Sarkaria, Minister of Transportation
Todd McCarthy, Minister of the Environment, Conservation and Parks
Graydon Smith, Associate Minister of Municipal Affairs and Housing
Robert Dodd, Chief of Staff, Minister's Office
Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing
Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing
Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing
Martha Greenberg, Deputy Minister, Municipal Affairs and Housing
David McLean, Assistant Deputy Minister, Municipal Affairs and Housing
Laurie Miller, Assistant Deputy Minister, Municipal Affairs and Housing
Sean Fraser, Assistant Deputy Minister, Municipal Affairs and Housing

Development Charges Act, 1997 – Ministry of Municipal Affairs and Housing

Schedule 3 of the Bill would make amendments to the *Development Charges Act, 1997*.

New section 4.5 would provide that non-profit retirement home developments are exempt from development charges.

The Schedule would also make technical amendments to address out-of-date cross-references in provisions related to front-ending agreements.

You may provide your comments on the proposed changes to the *Development Charges Act, 1997* through the Ontario Regulatory Registry
https://www.regulatoryregistry.gov.on.ca/proposal/52054

Municipal Act, 2001 – Ministry of Municipal Affairs and Housing

The Schedule repeals and remakes section 93 of the *Municipal Act, 2001*, to address barriers to the development of communal water and wastewater systems and increase housing supply across Ontario.

New subsection 93 (1) of the Act provides that no person shall construct, maintain or operate a non-municipal water or sewage public utility without first applying for and obtaining the consent of the municipality. Under new subsection 93 (2) of the Act, a municipality that receives an application for one of these utilities must review that application and either provide consent subject to conditions and limits that are agreed upon, or, in the case of a regulation having been made setting out criteria or conditions that must be met, and the municipality is of the opinion that regulated requirements have been met, the municipality must provide consent to the application. Regulation-making authority would be made to establish the criteria or conditions related to applications for consent and for the proposed public utility.

You may provide your comments on the proposed changes to the *Municipal Act, 2001* through the Environmental Registry of Ontario (ERO) notice and the Ontario Regulatory Registry (ERO 026-0302) from March 30, 2026 to April 29, 2026.

Planning Act – Ministry of Municipal Affairs and Housing

Schedule 7 of the Bill proposes the following amendments to the *Planning Act* that would help create the conditions necessary to support housing and community development. If passed, the proposed changes would:

- Specify a standardized structure and a standardized set of land use designations for local official plans (i.e., lower- and single-tier municipalities and planning boards).
- Provide a two-phased implementation approach for the new official plan framework which focuses on the 29 large and fast-growing municipalities in the first phase,
- Remove redundant requirement for municipalities to include climate change policies in their official plans,
- Provide the Minister with authority to exempt lower-tier municipalities from requirement to conform with upper-tier official plan to facilitate voluntary early implementation of the proposed official plan framework,

- Provide that for an already approved Protected Major Transit Station Area (PMTSA), only official plan amendments changing the boundaries of the PMTSA or the planned population and jobs for the area would require the Minister's approval,
- Remove the legislative requirement for the Minister to provide notice on proposed amendments to or revocations of Minister's Zoning Orders (MZOs),
- Provide flexibility for removing Simcoe County's planning responsibilities in up to three separate phases, based on municipal readiness, and
- Facilitate the implementation of provisions from Bill 23, the *More Homes Built Faster Act, 2022*, that provide for a new framework for developer-identified land, including encumbered land and privately owned public spaces (POPS) arrangements, to count toward municipal parkland dedication requirements.
- Remove references to "sustainable design" from site plan control and restrict municipalities from requiring an owner of land to provide electric vehicle supply equipment in connection with off-street vehicular parking facilities, so that municipalities may not impose 'enhanced' development standards at the lot level that are not required for health, safety, or environmental performance (e.g., stormwater).
- Provide the Minister with authority to establish a minimum lot size through regulation.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Environmental Registry of Ontario and the Ontario Regulatory Registry from March 30, 2026, to April 29, 2026:

- ERO 026-0300: Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes (Schedules 7, 2 and 1 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026.

We are also interested in receiving any comments you may have on other associated proposals:

- ERO 026-0315: Consultation on upper-tier official plans, secondary plans, and site and area-specific policies
- ERO 026-0310: Consultation on site plan control reform under the *Planning Act* and the *City of Toronto Act, 2006*
- ERO 026-0305: Proposed Changes to Various Regulations Under the *Planning Act* to Facilitate the Electronic Submission of Information and Materials to Approval Authorities and Allow Notices to be Given Electronically to the Province
- ERO 026-0314: Proposed Changes to Various Regulations Under the *Planning Act* and the *City of Toronto Act, 2006* to Specify Additional "Prescribed Professions" for the Purposes of a Complete Application
- ERO 026-0313: Streamlining the Information and Material that Planning Authorities can Require as Part of a Complete Application
- ERO 026-0309: Proposed Regulation to Prohibit Mandatory Enhanced Development Standards as a Condition of Land Division Approvals
- ERO 026-0311: Proposed Regulatory Approach to Establish a Minimum Residential Lot Size in Urban Areas
- ERO 026-0304: Draft Projection Methodology Guideline to support the implementation of the Provincial Planning Statement, 2024
- ERO 026-0312: Proposed Changes to Support Standardizing of Parkland Requirements Under the *Planning Act*

The Environmental Registry postings provide additional details regarding the proposed changes.

Building Code Act, 1992 – Ministry of Municipal Affairs and Housing

Schedule 1 amends the *Building Code Act, 1992* to clarify that standards for the protection or conservation of the environment are included in the meaning of municipal by-laws respecting the construction or demolition of buildings for the purposes of section 35 of the Act.

ERO 026-0300: Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes (Schedules 7, 2 and 1 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026.

City of Toronto Act, 2006 – Ministry of Municipal Affairs and Housing

The proposed change would, through various amendments to section 114 of the *City of Toronto Act, 2006*, remove references to "sustainable design" in site plan control. Changes would also be made to allow the Minister to establish a minimum lot size through regulation under the *Planning Act*.

ERO 026-0300: Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes (Schedules 7, 2 and 1 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026

Water and Wastewater Public Corporations Act, 2025 – Ministry of Municipal Affairs and Housing

The ministry is proposing legislative amendments to the *Water and Wastewater Public Corporations Act*, *2025.* These include:

- Explicitly prohibiting private ownership in any new Water and Wastewater Public Corporation (WWPC) to align with the government's intent to maintain 100% public sector ownership and respond to the strong feedback we have heard on the issue from the public, unions, associations and municipalities regarding privatization.
- Supporting the continuation of services and existing contracts – so that transferred contracts and agreements are not affected by a transfer to a new WWPC. This includes contracts such as employment or insurance, permits, licenses or a collective agreement, helping to support an efficient transfer and continuity of service during the transfer process.
- Supporting labour and employment continuity by clarifying that certain rights (such as successor, employment, and pay equity rights) are carried forward to a new WWPC.
- This would include regulation-making authority to help ensure continuity of services related to contracts and employees that are transferred to a new WWPC.
- Prohibiting the transfer of long-term municipal water and wastewater debt to a WWPC to provide clarity and reduce lender uncertainty, while creating new regulation-making authority to enable future regulations to address other matters related to municipal debt.

You may provide your comments on the proposed changes to the *Water and Wastewater Public Corporations Act, 2025* through the Environmental Registry of Ontario (ERO) notice and the Ontario Regulatory Registry (026-0301) from March 30, 2026 to April 29, 2026.
https://ero.ontario.ca/notice/026-0301

Safe Drinking Water Act, 2002 – Ministry of the Environment, Conservation and Parks

Schedule 8 of the Bill proposes a change to the *Safe Drinking Water Act, 2002 (SDWA)* to clarify that a drinking water system owned by a WWPC would be considered a municipal drinking water system under the SDWA. This change would ensure that WWPCs are subject to the same public health and safety requirements under the SDWA that apply to all municipal drinking water systems.

The Bill also proposes changes to the *Safe Drinking Water Act* that would deem municipal consent to have been provided under the *Safe Drinking Water Act* for a proposed non-municipal drinking water system if consent has been provided by a municipality under the *Municipal Act* and regulated requirements under that Act were met. This avoids duplication of the municipal consent and helps to remove a barrier to development on communal systems.

You may provide your comments on the proposed changes to the *Safe Drinking Water Act, 2002* through the Environmental Registry of Ontario (ERO) notices related to the *Municipal Act, 2001*, 026-0302, and the *Water and Wastewater Public Corporations Act, 2025*, 026-0301 from March 30, 2026 to April 29, 2026.
https://ero.ontario.ca/notice/026-0301
https://ero.ontario.ca/notice/026-0302

Fare Alignment and Seamless Transit Act, 2026 – Ministry of Transportation

Schedule 4 of the bill enacts the *Fare Alignment and Seamless Transit Act, 2026*. The proposed legislation would authorize the Minister of Transportation to make regulations:

1. **Prescribing local transit systems** in the GTHA that are subject to the Act.
2. **Establishing One Fare 2.0**, including: setting fare prices and categories; defining eligibility and fare discount policies; establishing fare and transfer policies between prescribed transit systems (e.g., free transfers); requiring participation in a unified fare payment system approved by the Minister (e.g., PRESTO); and determining how fares shall be apportioned among prescribed transit systems in a geographic zone, which could result in the reallocation of fare revenue collected in one prescribed transit system to another prescribed transit system in a different municipality.
3. **Improving service to key regional destinations** by designating new and existing routes as “priority routes”, including routes that may cross municipal boundaries; setting service standards for priority routes; and prescribing requirements for service integration between prescribed transit systems, including requiring a prescribed transit system to provide services outside of its primary service area (i.e., in other municipalities).

4. **Improving specialized transit service,** including requiring prescribed specialized transit systems to: participate in a unified trip booking system approved by the Minister; and provide transportation a prescribed distance outside of its primary service area (i.e., in another municipality) without requiring a person with a disability to transfer to a different passenger transportation system.

5. **Creating exemptions** from the Act or regulations.

Metrolinx Act, 2006 – Ministry of Transportation

Schedule 5 amends *the Metrolinx Act, 2006* to create a voluntary, streamlined compliance reporting process for Metrolinx which will be more scoped than the traditional building permit process. The proposed compliance reporting process does not override the existing building permit process. Instead, it allows for more flexibility for Metrolinx by creating a streamlined process to get building science expertise from municipalities.

The proposed legislative amendments require municipalities, upon receiving a proposed construction or demolition notice from Metrolinx, to provide Metrolinx with a report that includes:

- An assessment of whether the proposal would contravene the Building Code.
    - Municipalities would not include a review of certain *Planning Act* requirements such as municipal zoning bylaw and site plan approvals.
- An assessment of the applicability of the Architects Act or the Professional Engineers Act.
- An assessment of whether every person who prepared the relevant building documents had the correct qualifications under the Building Code.
- Any other prescribed information.

The proposed legislation also enables the Minister of Transportation, through regulation, to prescribe additional exemptions to applicable law and specific timelines for municipal inspections and conveyance of occupancy reports, among other items.

Ministry of Municipal Affairs and Housing

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel. : 416 585-7000

Ministère des Affaires municipales et du Logement

Bureau du ministre

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Ontario

234-2025-1123

Le 1er avril 2026

Le 30 mars 2026, notre gouvernement a déposé le projet de loi 98, intitulé *Loi de 2026 pour la construction de logements et l'amélioration de l'infrastructure de transport*. Avec ce texte législatif et les mesures qui l'accompagnent, nous créons les conditions permettant à la province de bâtir les logements et les infrastructures dont elle a besoin pour croitre et demeurer compétitive. Ces modifications contribueront à accélérer les mises en chantier tant attendues dans le cadre de projets de logements et d'infrastructures propices au logement, tout en améliorant le transport des personnes et des marchandises en Ontario.

Vous trouverez ci-dessous une brève description des propositions du projet de loi. Nous vous invitons également à utiliser les liens fournis dans la présente lettre, qui mènent à des publications affichées dans le Registre environnemental de l'Ontario et le Registre de la réglementation de l'Ontario, et à communiquer vos observations.

Veuillez envoyer toute question à mon directeur des relations avec les intervenants et le groupe parlementaire, Tanner Zelenko, à Tanner.Zelenko@ontario.ca.

Je tiens au maintien de notre collaboration avec nos partenaires municipaux pendant que nous bâtissons une économie plus prospère, plus résiliente et plus compétitive qui haussera l'abordabilité et la qualité de vie pour les résidents et les familles de l'Ontario.

Veuillez agréer l'expression de mes meilleurs sentiments.

Sincèrement,

L'honorable Robert J. Flack
Ministre des Affaires municipales et du Logement

c. Prabmeet Sarkaria, ministre des Transports
Todd McCarthy, ministre de l'Environnement, de la Protection de la nature et des Parcs
Graydon Smith, ministre associé des Affaires municipales et du Logement
Robert Dodd, chef de cabinet, Bureau du ministre
Matthew Rae, adjoint parlementaire, Affaires municipales et Logement
Laura Smith, adjointe parlementaire, Affaires municipales et Logement
Brian Saunderson, adjoint parlementaire, Affaires municipales et Logement
Martha Greenberg, sous-ministre, Affaires municipales et Logement
David McLean, sous-ministre adjoint, Affaires municipales et Logement
Laurie Miller, sous-ministre adjointe, Affaires municipales et Logement
Sean Fraser, sous-ministre adjoint, Affaires municipales et Logement

Loi de 1997 sur les redevances d'aménagement – ministère des Affaires municipales et du Logement

L'annexe 3 du projet de loi modifierait la *Loi de 1997 sur les redevances d'aménagement*.

Le nouvel article 4.5 prévoirait que l'aménagement de maisons de retraite sans but lucratif est exempté des redevances d'aménagement.

L'annexe apporterait également des modifications techniques visant à corriger des renvois périmés dans des dispositions concernant les accords initiaux.

Vous pouvez vous exprimer sur les modifications proposées de la *Loi de 1997 sur les redevances d'aménagement* au moyen du Registre ontarien de la réglementation : https://www.regulatoryregistry.gov.on.ca/fr/proposition/52054.

Loi de 2001 sur les municipalités – ministère des Affaires municipales et du Logement

L'annexe abroge et remplace l'article 93 de la *Loi de 2001 sur les municipalités* pour éliminer des obstacles à l'aménagement de réseaux collectifs d'eau potable et d'eaux usées et pour accroitre l'offre de logements dans tout l'Ontario.

Le nouveau paragraphe 93 (1) de la Loi prévoit que nul ne doit construire, entretenir ou exploiter un service public non municipal d'approvisionnement en eau ou de collecte des eaux d'égout sans au préalable demander et obtenir le consentement de la municipalité. Aux termes du nouveau paragraphe 93 (2) de la Loi, la municipalité qui reçoit une demande visant un de ces services publics doit l'examiner et consentir sous réserve des conditions et des limites convenues ou si elle juge que les critères et les conditions à respecter établis par règlement sont respectés. Serait conféré le pouvoir d'établir par règlement les critères ou les conditions applicables aux demandes d'autorisation et au service public proposé.

Vous pouvez vous exprimer sur les modifications proposées de la *Loi de 2001 sur les municipalités* au moyen de l'avis affiché dans le Registre environnemental de l'Ontario et du Registre ontarien de la réglementation (026-0302) du 30 mars au 29 avril 2026.

Loi sur l'aménagement du territoire – ministère des Affaires municipales et du Logement

L'annexe 7 du projet de loi propose les modifications suivantes de la *Loi sur l'aménagement du territoire* qui contribueraient à créer les conditions nécessaires pour favoriser l'aménagement de logements et de collectivités. Si elles sont adoptées, les modifications proposées :

- préciseraient une structure uniformisée et un ensemble uniformisé de désignations d'utilisation du sol pour les plans officiels locaux (c.-à-d., conseils d'aménagement et municipalités de palier inférieur ou à palier unique);

- prévoiraient une mise en œuvre à deux étapes pour le nouveau cadre du plan officiel qui ciblerait les 29 municipalités importantes ou à croissance rapide à la première étape;
- élimineraient les exigences redondantes selon lesquelles les municipalités doivent inclure des politiques sur le changement climatique dans leur plan officiel;
- confèreraient au ministre le pouvoir d'exempter les municipalités de palier inférieur de l'obligation de se conformer au plan officiel du palier supérieur pour faciliter la mise en œuvre précoce volontaire du cadre du plan officiel proposé;
- prévoiraient que dans le cas d'une zone protégée de grande station de transport en commun déjà approuvée, seules les modifications du plan officiel qui changent ses limites ou la population et les emplois qui y sont prévus nécessitent l'approbation du ministre;
- élimineraient l'obligation prévue par la loi qu'a le ministre de donner un avis sur toute modification ou révocation proposée d'un arrêté ministériel de zonage;
- prévoiraient la possibilité de retirer au comté de Simcoe ses responsabilités en matière d'aménagement en trois étapes au maximum, selon l'état de préparation des municipalités;
- faciliteraient la mise en œuvre des dispositions de la *Loi de 2022 visant à accélérer la construction de plus de logements* (projet de loi 23) qui prévoient un nouveau cadre permettant de tenir compte, dans les exigences d'affectation de terrains à la création de parcs, de terrains proposés par les promoteurs, y compris des arrangements relatifs à des terrains grevés et à des espaces à propriété privée accessibles au public;
- supprimeraient les mentions de « conception durable » dans la règlementation du plan d'implantation et empêcheraient les municipalités d'exiger qu'un propriétaire foncier fournisse un appareillage de recharge des véhicules électriques destiné à des installations de stationnement de véhicules situées en retrait de la voie publique, afin que les municipalités ne puissent pas imposer au niveau du lot des normes améliorées en matière d'aménagement qui ne sont pas nécessaires pour la santé, la sécurité ou le rendement environnemental (p. ex., eaux pluviales);
- confèreraient au ministre le pouvoir d'établir par règlement la taille minimale des lots.

Nous souhaitons recevoir vos commentaires sur ces propositions de mesures. Vous pouvez vous exprimer au moyen du Registre environnemental de l'Ontario et du Registre ontarien de la réglementation du 30 mars au 29 avril 2026 :

- Registre environnemental, 026-0300 : Modifications proposées à la *Loi sur l'aménagement du territoire*, à la *Loi de 2006 sur la cité de Toronto*, à la *Loi de 1992 sur le code du bâtiment* et à la *Loi de 2001 sur les municipalités* (annexes 7, 2 et 1 du projet de loi 98, *Loi de 2026 pour la construction de logements et l'amélioration de l'infrastructure de transport*)

Nous souhaitons également recevoir vos commentaires sur d'autres propositions connexes :

- Registre environnemental, 026-0315 : Consultation sur les plans officiels de niveau supérieur, les plans secondaires et les politiques propres au site et à la zone
- Registre environnemental, 026-0310 : Proposition de réforme de la réglementation du plan d'implantation en vertu de la *Loi sur l'aménagement du territoire* et de la *Loi de 2006 sur la cité de Toronto*
- Registre environnemental, 026-0305 : Modifications proposées à divers règlements pris en application de la *Loi sur l'aménagement du territoire* pour faciliter la présentation électronique de renseignements et de documents aux autorités approbatrices et permettre la transmission électronique d'avis à la province
- Registre environnemental, 026-0314 : Modifications proposées à divers règlements pris en vertu de la *Loi sur l'aménagement du territoire* et de la *Loi de 2006 sur la cité de Toronto* pour ajouter des « professions prescrites » aux fins d'une demande complète
- Registre environnemental, 026-0313 : Simplification des renseignements et des documents que les offices d'aménagement peuvent exiger dans le cadre d'une demande complète
- Registre environnemental, 026-0309 : Le règlement proposé interdirait d'imposer des normes d'aménagement améliorées obligatoires comme condition préalable à l'approbation du morcellement des terres
- Registre environnemental, 026-0311 : Approche réglementaire proposée pour établir la superficie minimale des terrains résidentiels dans les zones urbaines
- Registre environnemental, 026-0304 : Ébauche de ligne directrice sur la méthode d'établissement des prévisions (LDMEP) afin d'appuyer la mise en œuvre de la Déclaration provinciale sur la planification, 2024 (DPP 2024)
- Registre environnemental, 026-0312 : Modifications proposées à l'appui de la normalisation des exigences relatives à l'affectation de terrains dans le but d'y créer des parcs sous le régime de la *Loi sur l'aménagement du territoire*

Les publications affichées dans le Registre environnemental offrent plus de détails concernant les modifications proposées.

***Loi de 1992 sur le code du bâtiment* – ministère des Affaires municipales et du Logement**

L'annexe 1 modifie la *Loi de 1992 sur le code du bâtiment* pour préciser que les normes de protection ou de conservation de l'environnement sont comprises dans le sens des règlements municipaux portant sur les travaux de construction ou de démolition des bâtiments pour l'application de l'article 35 de la Loi.

Registre environnemental, 026-0300 : Modifications proposées à la *Loi sur l'aménagement du territoire*, à la *Loi de 2006 sur la cité de Toronto*, à la *Loi de 1992 sur le code du bâtiment* et à la *Loi de 2001 sur les municipalités* (annexes 7, 2 et 1 du projet de loi 98, *Loi de 2026 pour la construction de logements et l'amélioration de l'infrastructure de transport*).

***Loi de 2006 sur la cité de Toronto* – ministère des Affaires municipales et du Logement**

Le changement proposé aurait pour effet, par diverses modifications de l'article 114 de la *Loi de 2006 sur la cité de Toronto*, de supprimer les mentions de « conception durable » dans la règlementation du plan d'implantation. Des modifications permettraient également au ministre de fixer par règlement la taille minimale des lots en application de la *Loi sur l'aménagement du territoire*.

Registre environnemental, 026-0300 : Modifications proposées à la *Loi sur l'aménagement du territoire*, à la *Loi de 2006 sur la cité de Toronto*, à la *Loi de 1992 sur le code du bâtiment* et à la *Loi de 2001 sur les municipalités* (annexes 7, 2 et 1 du projet de loi 98, *Loi de 2026 pour la construction de logements et l'amélioration de l'infrastructure de transport*)

***Loi de 2025 sur les sociétés publiques de gestion de l'eau et des eaux usées* – ministère des Affaires municipales et du Logement**

Le ministère propose des modifications législatives de la *Loi de 2025 sur les sociétés publiques de gestion de l'eau et des eaux usées*. Notamment :

- Interdire explicitement la propriété privée des nouvelles sociétés publiques de gestion de l'eau et des eaux usées (SPGEEU) pour assurer la conformité avec l'intention du gouvernement de maintenir leur appartenance totale au secteur public et de réagir aux commentaires vifs qu'il a reçus du public, de syndicats, d'associations et de municipalités au sujet de la privatisation.
- Prévoir le maintien des services et des contrats existants pour éviter que le transfert à une nouvelle SPGEEU porte atteinte aux contrats et aux accords transférés. Ces dispositions, qui ciblent notamment les contrats de travail ou d'assurance, les permis, les licences et les conventions collectives, contribuent à assurer le transfert efficient et la continuité des services au cours du processus de transfert.
- Favoriser le maintien de la main-d'œuvre et de l'emploi en précisant que certains droits (notamment en matière de succession, d'emploi et d'équité salariale) sont transférés à la nouvelle SPGEEU.
- Les dispositions comprendraient le pouvoir de prendre des règlements pour assurer la continuité des services liés aux contrats et au personnel transférés à la nouvelle SPGEEU.
- Interdire le transfert à une SPGEEU d'une dette municipale à long terme liée à l'eau potable et aux eaux, afin d'accroitre la clarté et de réduire l'incertitude des prêteurs, et conférer un nouveau pouvoir de règlementation permettant que des règlements futurs traitent d'autres questions concernant des dettes municipales.

Vous pouvez vous exprimer sur les modifications proposées de la *Loi de 2025 sur les sociétés publiques de gestion de l'eau et des eaux usées* au moyen de l'avis affiché dans le Registre environnemental de l'Ontario et du Registre ontarien de la réglementation (026-0301) du 30 mars au 29 avril 2026 : https://ero.ontario.ca/fr/notice/026-0301.

***Loi de 2002 sur la salubrité de l'eau potable* – ministère de l'Environnement, de la Protection de la nature et des Parcs**

L'annexe 8 du projet de loi propose de modifier la *Loi de 2002 sur la salubrité de l'eau potable* (la « Loi ») pour préciser qu'un réseau d'eau potable appartenant à une SPGEEU est réputé un réseau municipal d'eau potable au sens de la Loi. Cette modification ferait en sorte que les SPGEEU soient assujetties aux exigences de santé et de sécurité publiques prévues par la Loi qui s'appliquent à tous les réseaux municipaux d'eau potable.

Le projet de loi propose aussi de modifier la Loi de façon que le consentement municipal soit réputé donné pour l'application de la Loi à l'égard d'un réseau non municipal d'eau potable proposé si le consentement a été donné par une municipalité en vertu de la *Loi de 2001 sur les municipalités* et que les exigences de la règlementation d'application de cette loi sont respectées. La modification permet d'éviter le dédoublement du consentement municipal et contribue à éliminer un obstacle à l'aménagement de réseaux collectifs.

Vous pouvez vous exprimer sur les modifications proposées de la *Loi de 2002 sur la salubrité de l'eau potable* au moyen des avis affichés dans le Registre environnemental de l'Ontario concernant la *Loi de 2001 sur les municipalités* (026-0302) et la *Loi de 2025 sur les sociétés publiques de gestion de l'eau et des eaux usées* (026-0301) du 30 mars au 29 avril 2026 : https://ero.ontario.ca/fr/notice/026-0301; https://ero.ontario.ca/fr/notice/026-0302.

***Loi de 2026 sur l'harmonisation des tarifs et l'intégration des transports en commun* – ministère des Transports**

L'annexe 4 du projet de loi édicte la *Loi de 2026 sur l'harmonisation des tarifs et l'intégration des transports en commun*. Cette loi proposée autoriserait le ministre des Transports à faire ce qui suit par règlement :

1. **Prescrire des réseaux locaux de transport en commun** assujettis à la Loi dans la région du grand Toronto et de Hamilton.
2. **Établir le programme One Fare 2.0**, y compris : fixer les catégories et les montants des tarifs, définir les politiques en matière d'admissibilité, de tarifs réduits et de correspondances entre les réseaux de transport en commun prescrits (p. ex., correspondances gratuites), exiger la participation à un système unifié de réservation des déplacements approuvé par le ministre (p. ex., PRESTO) et déterminer le mode de répartition des tarifs entre les réseaux de transport en commun prescrits dans une zone géographique, ce qui pourrait entrainer la réaffectation des revenus liés aux tarifs perçus par un réseau de transport en commun prescrit à celui d'une autre municipalité.
3. **Améliorer le service de transport vers des destinations régionales clés** en désignant comme « prioritaires » des itinéraires nouveaux ou existants, notamment des itinéraires traversant des limites municipales, établir les normes de services applicables à ces itinéraires et prescrire des exigences en matière d'intégration des services entre les réseaux de transport en commun prescrits, y compris exiger qu'un tel réseau offre des services hors de sa zone principale de desserte (c.-à-d. dans d'autres municipalités).

4. **Améliorer le service de transport en commun spécialisé**, y compris exiger que les réseaux spécialisés de transport en commun prescrits participent à un système unifié de réservation des déplacements approuvé par le ministre et offrent un service de transport sur une distance prescrite hors de leur zone principale de desserte (c.-à-d. dans une autre municipalité) sans obliger les personnes handicapées à faire une correspondance avec un autre réseau de transport de passagers.
5. **Prévoir des exemptions** de la Loi ou des règlements.

Loi de 2006 sur Metrolinx – ministère des Transports

L'annexe 5 modifie la *Loi de 2006 sur Metrolinx* afin de créer pour Metrolinx un processus volontaire et rationalisé de production de rapports de conformité dont la portée dépassera celle du processus habituel de délivrance des permis de construire. Le processus proposé ne remplace pas le processus existant de délivrance des permis de construire. Il donne plutôt à Metrolinx une souplesse accrue en créant un processus rationalisé pour l'obtention de compétences scientifiques en matière de construction auprès des municipalités.

Les modifications législatives proposées exigent que les municipalités, sur réception d'un avis de proposition de construction ou de démolition de Metrolinx, lui remettent un rapport comprenant :

- Une évaluation établissant si le projet contreviendrait au Code du bâtiment.
    - Les municipalités n'incluraient pas d'examen portant sur certaines exigences de la *Loi sur l'aménagement du territoire*, comme celles concernant les règlements municipaux de zonage et les approbations relatives au plan d'implantation.
- Une évaluation de l'applicabilité de la *Loi sur les architectes* ou de la *Loi sur les ingénieurs*.
- Une évaluation établissant si les personnes qui ont préparé les documents de construction pertinents possédaient les qualités requises aux termes du Code du bâtiment.
- Tout autre renseignement prescrit.

Les mesures législatives proposées permettent aussi au ministre des Transports de prescrire par règlement d'autres exemptions de lois applicables ainsi que des délais particuliers pour les inspections municipales et les rapports sur le maintien de l'occupation, notamment.

FLEET ELECTRIFICATION STRATEGY & IMPLEMENTATION STUDY

PROJECT SUMMARY

February 17, 2026



Agenda

1. Introduction & Transition Roadmap Summary
2. GHG Emission Reductions
3. Conclusions and Recommendations
4. Additional Information

INTRODUCTION & ROADMAP SUMMARY



Introduction

- Niagara Transit's Fleet Electrification Strategy and Implementation FEED Study defines the technical requirements and budgetary commitments necessary to support a phased transition to a zero-emissions fleet, including all associated capital and infrastructure improvements.
- The implementation strategy builds on previous studies by the St. Catharines Transit Commission and Niagara Falls Transit that evaluated both battery-electric and hydrogen-fuel bus technologies
- The key objectives of the fleet electrification strategy and implementation plan include:
  - demonstrating a reduction in greenhouse gas (GHG) emissions
  - ensuring operational continuity
  - providing value to all regional taxpayers and residents.

Transition Roadmap Summary

01 Transitioning Niagara Transit (NT) to a fully electrified revenue fleet is expected to cut lifecycle GHG emissions by as much as 98% relative to existing operations.

- NT's current GHG emissions are expected to drop from **16,300 to under 400 tonnes CO_2e per year** by Year 12: a significant environmental achievement.
- **This is equivalent to removing about 3,500 passenger vehicles from the road for one year, or the annual energy use of over 2,000 homes in Ontario.**

02 The implementation strategy prioritizes the **transition to battery electric buses at St. Catharines first** - this reflects the maturity of BEB technology and is widely adopted by transit agencies across Canada.

- **Hydrogen fuel technology** was assessed and found to require further market maturity and cost reductions before large-scale adoption.
- Niagara Falls' proximity to Atura is an advantage for potential future hydrogen deployment, once the technology and market conditions are more favourable.

Transition Roadmap St. Catharines

03

- **14-year transition plan**: 2 years for planning and procurement, followed by 12 years of phased Battery Electric Bus (BEB) implementation.
- **Two-phase construction approach**:
  - Phase 1 (starting Year 1) supports BEB deployment in Years 2–6.
  - Phase 2 completed by Year 5, enabling continued rollout through Year 12.
  - Charger installation phased over Years 1–7 to match vehicle delivery and garage readiness.
- **Operational approach**: Depot-only charging model, with spare vehicles added in Year 9 to support the growing electric fleet.

Transition Roadmap Niagara Falls

04

- **Single-phase retrofit**: Niagara Falls garage upgrades completed in one construction phase, with electric operations beginning in Year 6.
- **Strategic timing:** The delayed transition allows time for hydrogen fuel cell technology to mature and costs to decline, preserving flexibility beyond battery-electric buses.
- **Charging requirements:** Niagara Falls will require both depot and on-route charging, including five on-route chargers at the Welland Bus Terminal phased in over five years.

Transition Roadmap

05

- Both garages will receive a Utility-led service upgrade, together with the implementation of distribution system improvements, a battery energy storage system, and standby generators led by NT.

06

- The transition plan increases the 40–ft bus fleet from 122 to 129 units (+6%) and the 60-ft fleet from 22 to 35 units (+59%), while paratransit vehicles remain unchanged given their lighter operational demands.

Transition Roadmap

07

Implementing the transition roadmap is expected to cost **53% more** than business-as-usual at the St. Catharines facility and **84% more** at Niagara Falls, equating to a **66% increase agency-wide**.

Over the 12 years:

St Catharines

- Operating costs decrease from **$59.2m** to **$34.4m** (-42%)
- Capital costs increase from **$92.4m** to **$197m** (+113%)

Niagara Falls

- Operating costs decrease from **$40.8m** to **$34.27m** (-16%)
- Capital costs increase from **$74.4m** to **$178.5m** (+139%)

- Implementing a **charging management system** can reduce electricity cost expenditure by shaving the peak demand.

Capital Investments

The 12-year transition to a zero-emissions fleet will require an additional **$208.7M**

- $153.9M for fleet and charging equipment ($12.8M per year)
- $54.8M for garage upgrades.

Unit: $Million	BAU	BAU	Transition Plan	Transition Plan
12 Year transition	**St. Catharines**	**Niagara Falls**	**St. Catharines**	**Niagara Falls**
CAPEX Fleet	92.4	74.6	158.6	137.7
CAPEX Charging Equipment	--	--	12.2	12.3
Totals (M$)	**92.4**	**74.6**	**170.8**	**150.0**
Difference from BAU ($)	--	--	78.4	75.4
Difference form BAU (%)	--	--	**+85%**	**+101%**

One-time Infrastructure Upgrades (Garage Modifications)

- St Catharines: $26,252,700 Niagara Falls (Yr 6): $28,524,400
  - Phase 1(Yr 1): $20,741,800
  - Phase 2 (Yr 5): $5,510,900

Operating Costs

The transition to a zero-emissions fleet will save **$31.4M** ($2.6M / yr over 12 years)

- $27.6M for fuel / electricity.
- $3.8M for maintenance.

Unit: $Million	BAU	BAU	Transition Plan	Transition Plan
12 Year transition	**St. Catharines**	**Niagara Falls**	**St. Catharines**	**Niagara Falls**
OPEX Fuel / Electricity	33.3	26.7	12.1	20.3
OPEX Maintenance	25.9	14.1	22.3	14.0
Totals (M$)	**59.2**	**40.8**	**34.4**	**34.3**
Reduction from BAU ($)	--	--	24.8	6.5
Reduction form BAU (%)	--	--	**-41.9%**	**-15.9%**

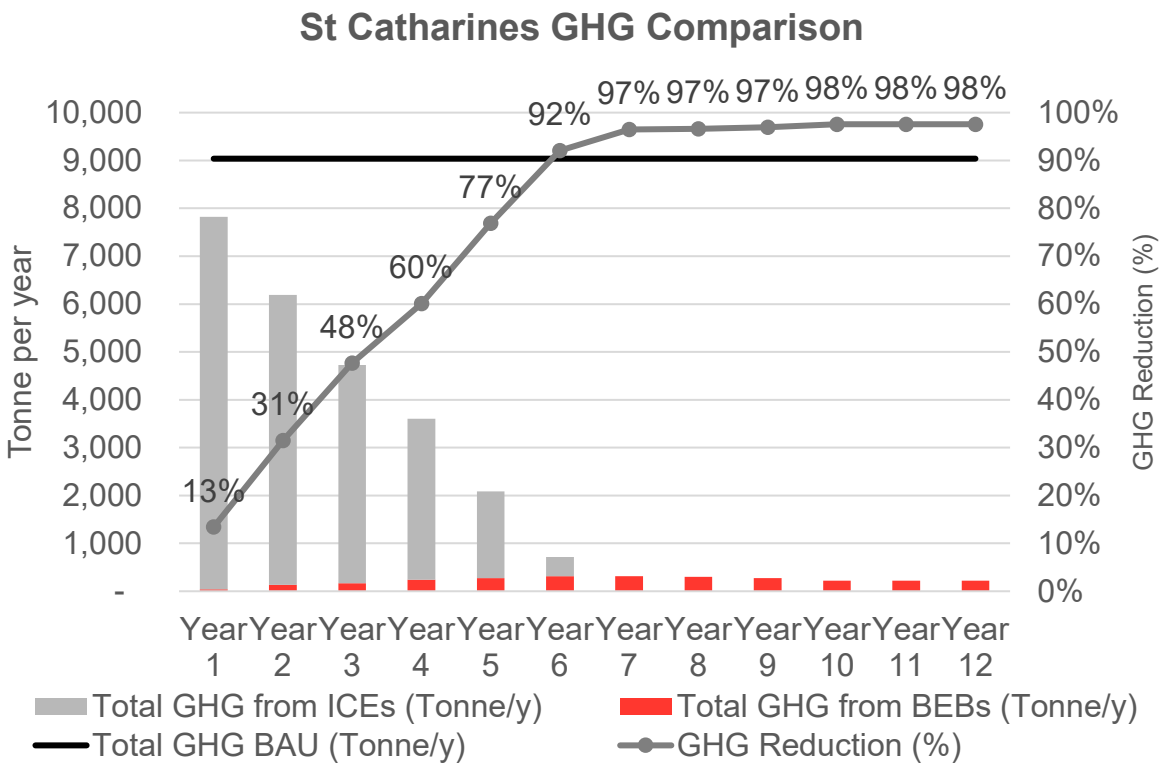
The % reduction at Niagara Falls is lower due to the later transition of its fleet.

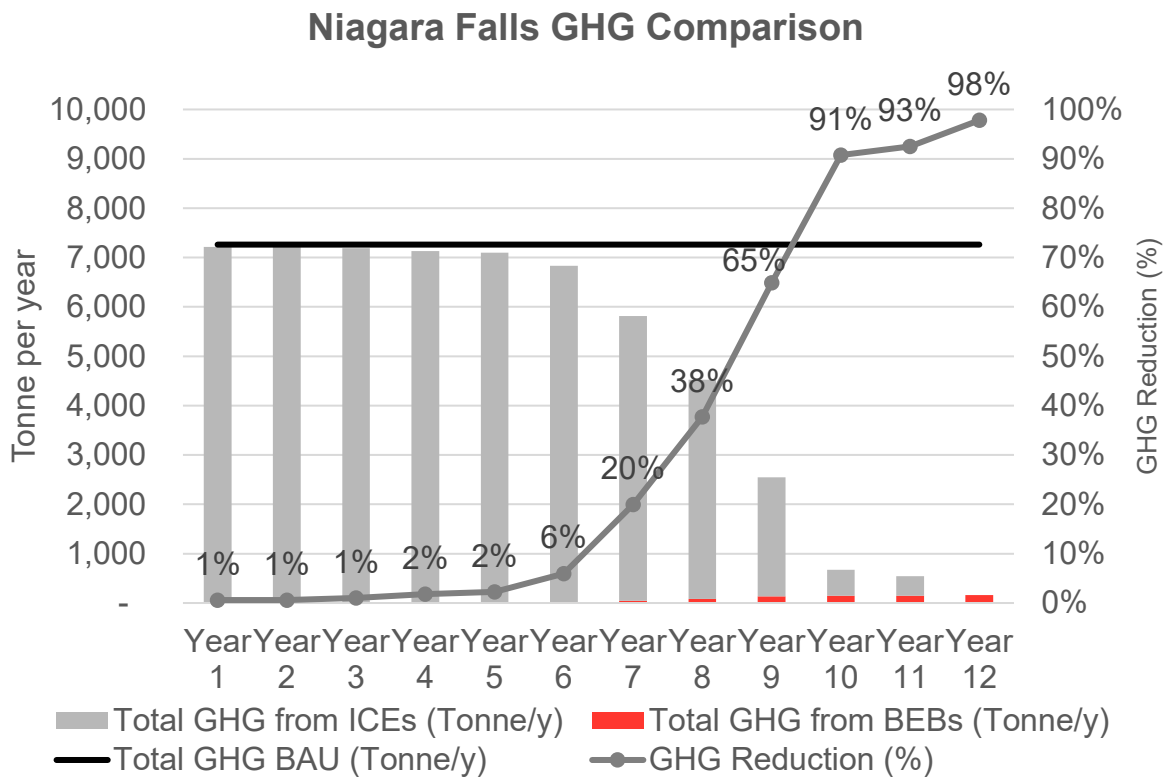
GHG EMISSIONS REDUCTION



Environmental Benefits of Fleet Electrification

- The study shows that NT can achieve **98%** reduction in GHG emissions over a 12-year period compared to a business-as-usual scenario. This is the equivalent of removing about 3,500 cars from our roads or the annual energy use of over 2,000 homes in Ontario each year.
- These reductions are substantial and sustained and will improve as the grid becomes cleaner.





- St Catharines emits more GHG than Niagara Falls in BAU, but prioritizing its transition decarbonizes more buses in a faster timeframe.
- By Year 10, both garages reduce their GHGs by over 90%.

Environmental Benefits of Fleet Electrification Continued

- Transitioning to a fleet of BEBs is a transformative opportunity for environmental leadership in Ontario. Ontario has one of the cleanest electricity grids in Canada and are positioned to maximize climate benefits of transportation electrification.
- The transition supports NT's climate goals, improves air quality, and reinforces the Region's commitment to a low-carbon future:
  - **Healthier Communities -** Electrification eliminates tailpipe emissions from buses, improving air quality in our neighborhoods and school zones.
  - **Modernized Workforce -** This transition will invest in our local workforce: upskilling will prepare mechanics, drivers, and other staff for the new operational models that electrification will present – like high-voltage safety training to new digital tools - ensuring our workforce is future-ready.

CONCLUSIONS & RECOMMENDATIONS



Conclusions and Recommendations

1. The transition roadmap will cost 53% more than business as usual at the St. Catharines facility, and 84% more than BAU for the Niagara Falls facility, and in aggregate, 66% more than BAU for both facilities.
2. A fully electrified revenue fleet is forecast to reduce lifecycle GHG emissions by up to 98% compared to BAU.
3. Overhead pantograph chargers at depot locations are the preferred technology for 40-ft and 60-ft BEBs, while plug-in chargers will be used for paratransit buses.
4. The overall revenue fleet size will increase from 122 to 129 (+6%) for 40-ft buses and from 22 to 35 (+59%) for 60-ft BEBs. Paratransit shuttles will remain unchanged due to their relatively lighter duty cycles.
5. Implementing a charging management system can reduce electricity cost expenditure by shaving the peak demand.
6. St Catharines garage retrofit work is proposed in two phases: Phase 1 covers the first five years of BEB deliveries, with a planned opening day from Year 1. Phase 2 covers years 6 to 12, with an opening day in Year 5.
7. Niagara Falls retrofits can be completed in a single construction phase, with a planned opening day in Year 6.
5. The construction and installation of chargers at both facilities should be coordinated with the procurement and delivery of BEBs.
6. Roof-mounted reinforcement supports are proposed to accommodate the additional weight of interior pantographs
7. Electrical infrastructure at both garages supports fleet charging through utility-led service upgrade, distribution system improvements, battery energy storage system, and standby generators led by NT.
8. Five on-route chargers are proposed to be implemented over five years at Welland Bus Terminal.

ADDITIONAL INFORMATION



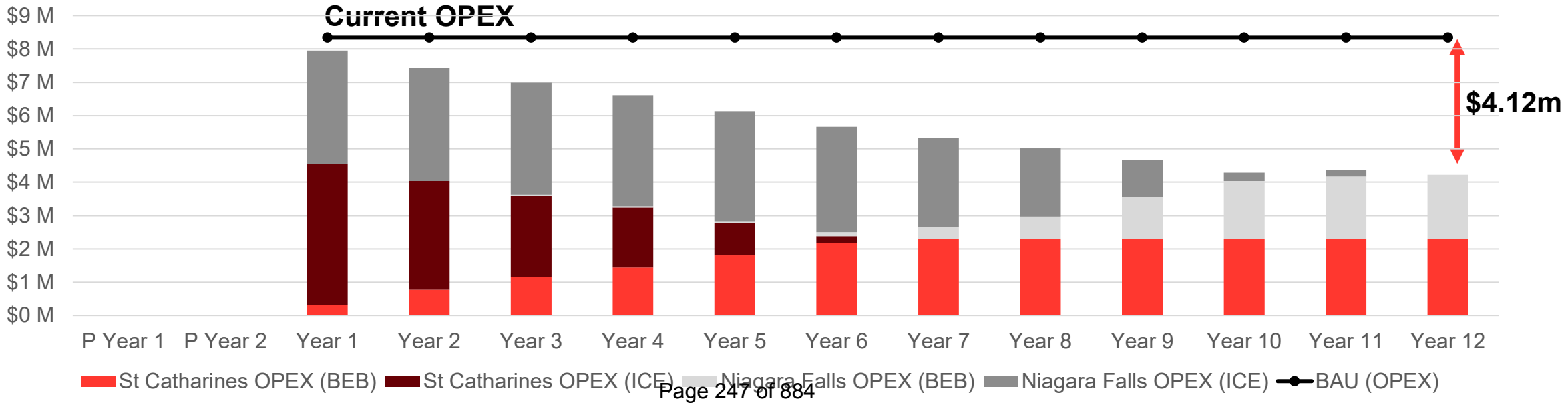
COSTS



Operating Costs

Average Annual OPEX

- Transition Total: $5,721,092 / yr (over 12 years)
  - For St Catharines: $2,864,900 / yr (over 12 years)
  - For Niagara Falls: $2,856,192 / yr (over 12 years)
- BAU: $8,337,400 / yr (over 12 years)
- Average OPEX savings: $2,616,308 / yr (over 12 years)
- **12-Year OPEX savings: $31,395,700**
- **100% BEB OPEX savings: $4,115,100 / yr (after transition)**

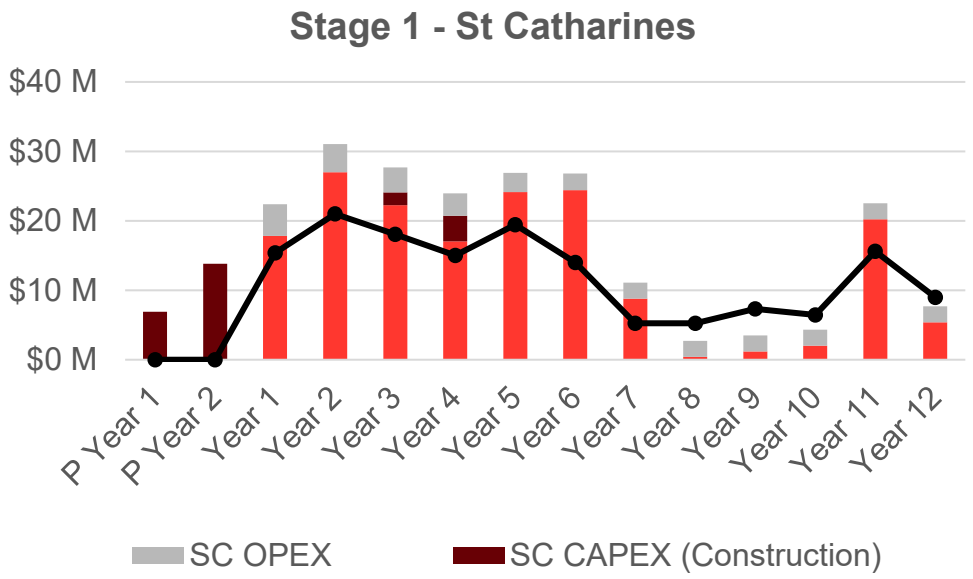


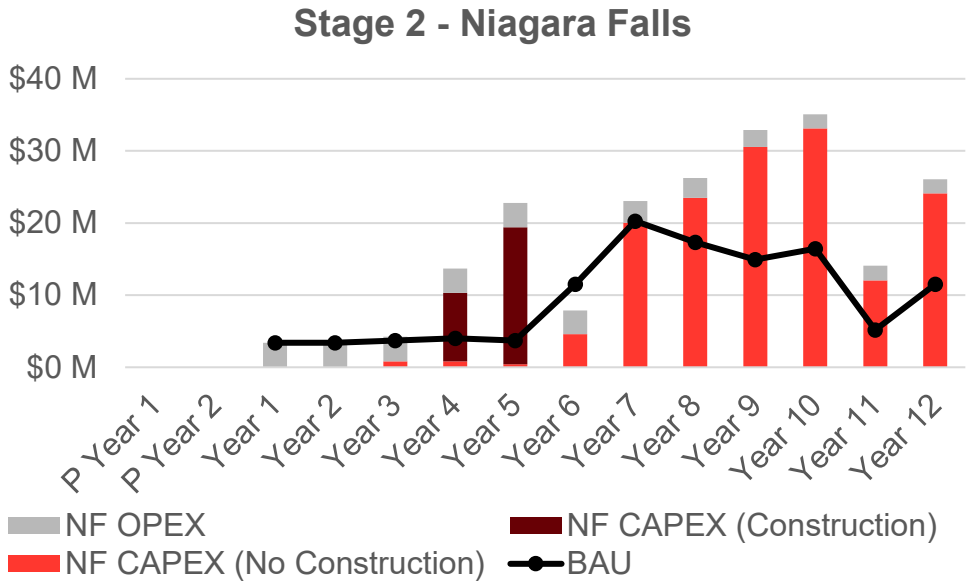
Total CAPEX and OPEX

- Total costs include the costs **of facility construction**, **BEBs**, **chargers / cabinets** and **dispensers**, as well as the **costs of operating and maintaining both diesel and electric fleets**.
- Transition will cost **53% more than business as usual** at St. Catharines, and **84% more than BAU at Niagara Falls** facility, and in aggregate, **66% more than BAU for both facilities**.

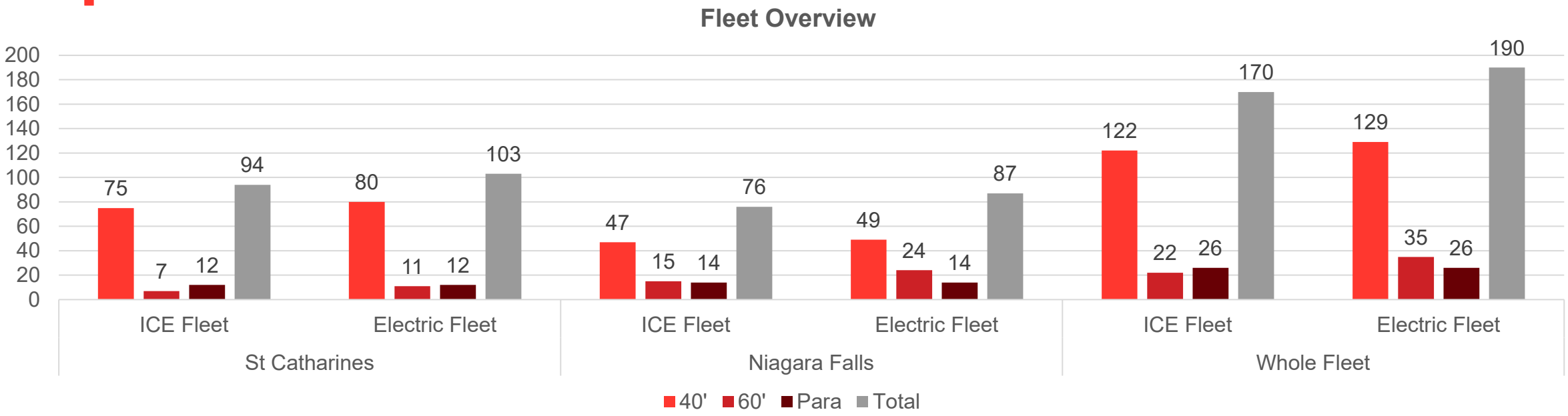
Total Costs

• Transition Total:	$444,147,000	($31,725,000 / yr)
• For St Catharines:	$231,373,000	($16,527,000 / yr)
• For Niagara Falls:	$212,774,000	($15,198,000 / yr)
• BAU Total:	$267,010,000	($22,251,000 / yr)
• For St Catharines:	$151,636,000	($12,636,000 / yr)
• For Niagara Falls:	$115,374,100	($9,614,500 / yr)





Fleet Details



	St Catharines	St Catharines	Niagara Falls	Niagara Falls	Whole Fleet	Whole Fleet
	ICE Fleet	Electric Fleet	ICE Fleet	Electric Fleet	ICE Fleet	Electric Fleet
40-ft	75	80	47	49	122	129
60-ft	7	11	15	24	22	35
Paratransit Vehicles	12	12	14	14	26	26
Total	94	103	76	87	170	190

Paratransit shuttles have a shorter useful life than standard buses, i.e., 8 years instead of 12 years.

	Past Useful Life
40-ft	26%
60-ft	0%
Paratransit Vehicles	12%

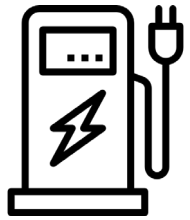
26% of our 40-ft buses are beyond their expected useful life.

Unit Cost Details

Vehicles	Unit Cost
40–ft BEB	$1,560,000
60–ft BEB	$2,269,091
Electric Paratransit Vehicles	$400,983
40–ft diesel bus	$1,005,840
60–ft diesel bus	$1,479,500
Diesel Paratransit Vehicles	$300,000



Chargers (labour excluded)	Unit Cost
150kW depot charger cabinet	$130,000
200kW depot charger	$180,000
Depot charger pantograph (150kw)	$80,000
Depot charger plug-in dispenser (200kw)	$60,000
450kW on-route charger cabinet	$330,000
450kW on-route charger pantograph	$100,000

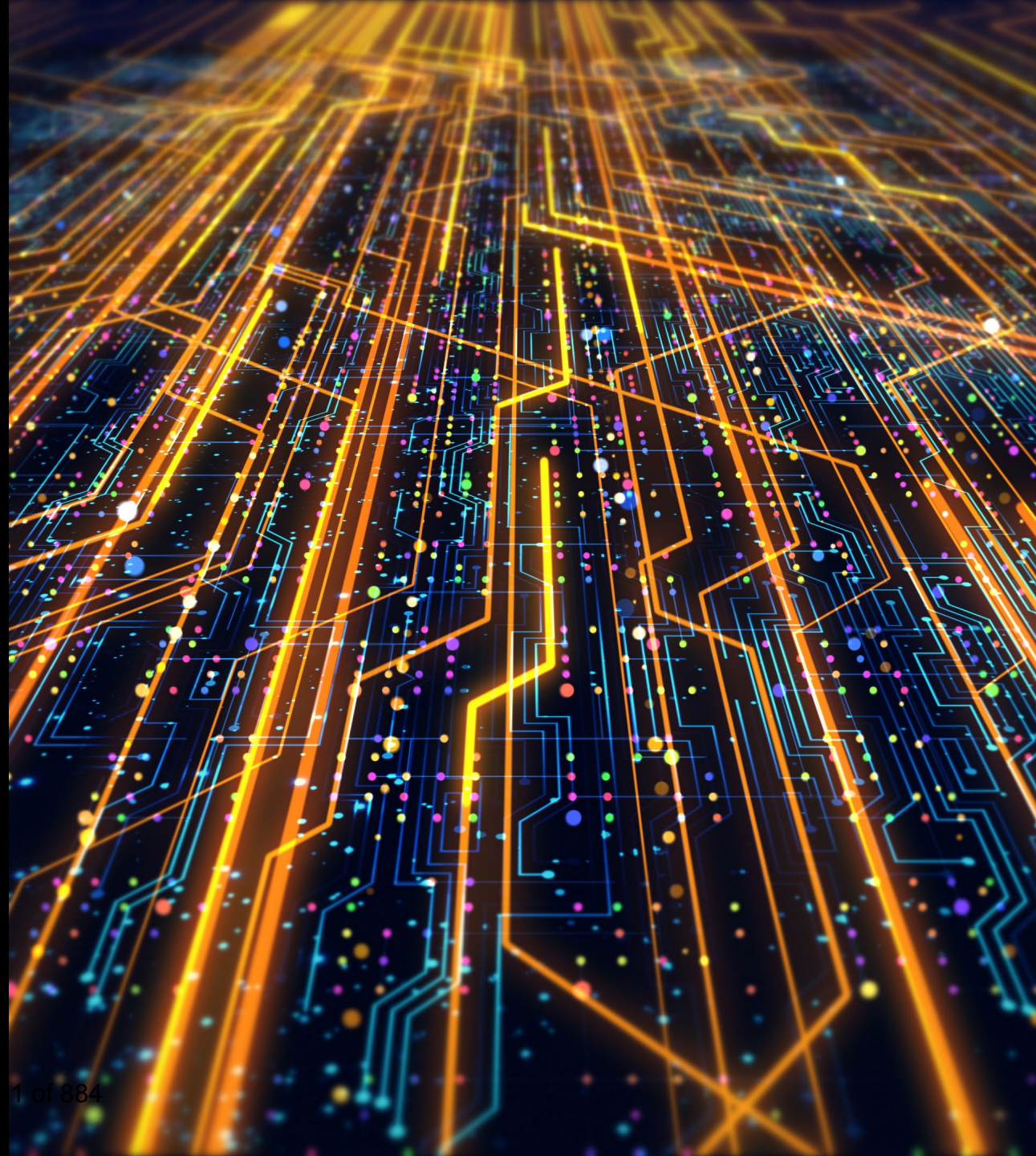




Depot Chargers
- 200kW: 4 dispensers for each cabinet
- 150kW: 2 dispensers for each cabinet.

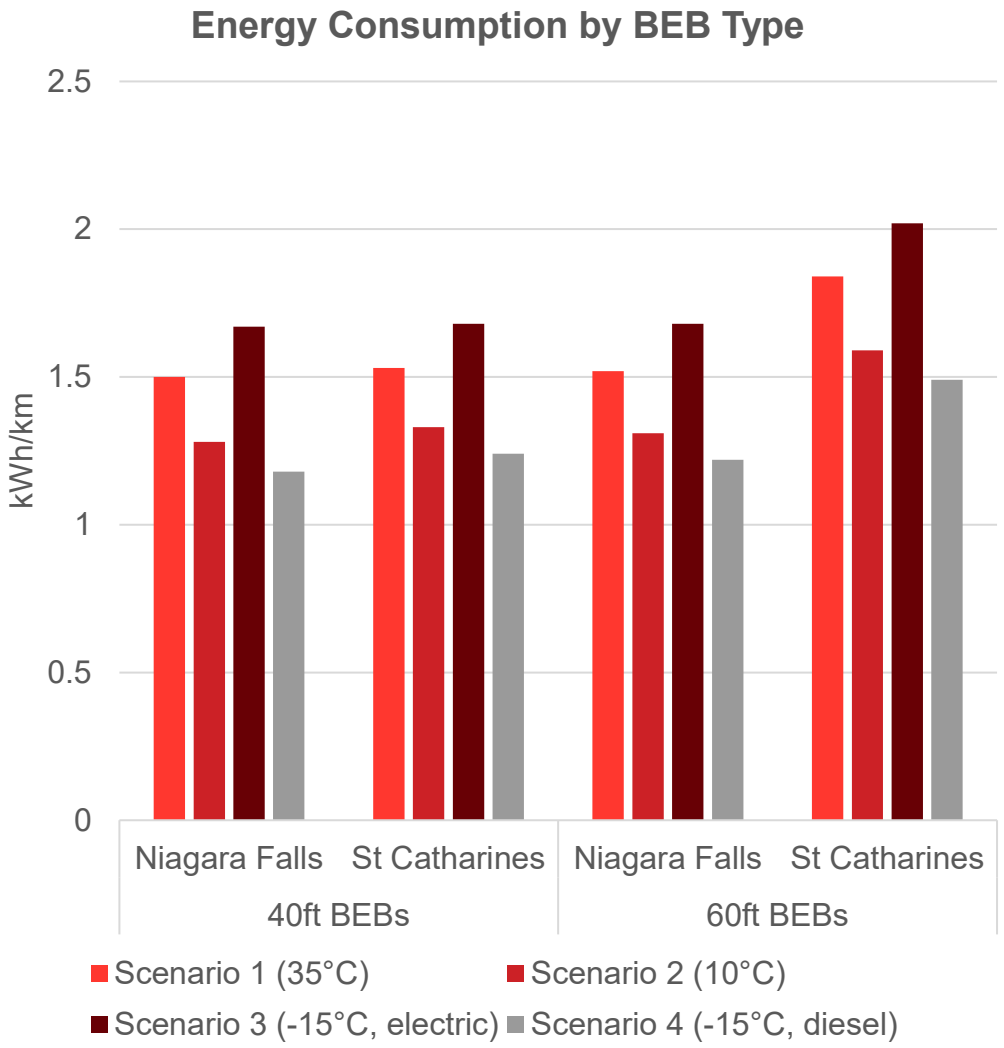
On-Route Chargers
- 1 cabinet for each pantograph

FEASIBILITY ASSESSMENTS & CHARGING STRATEGY



Charging Strategy

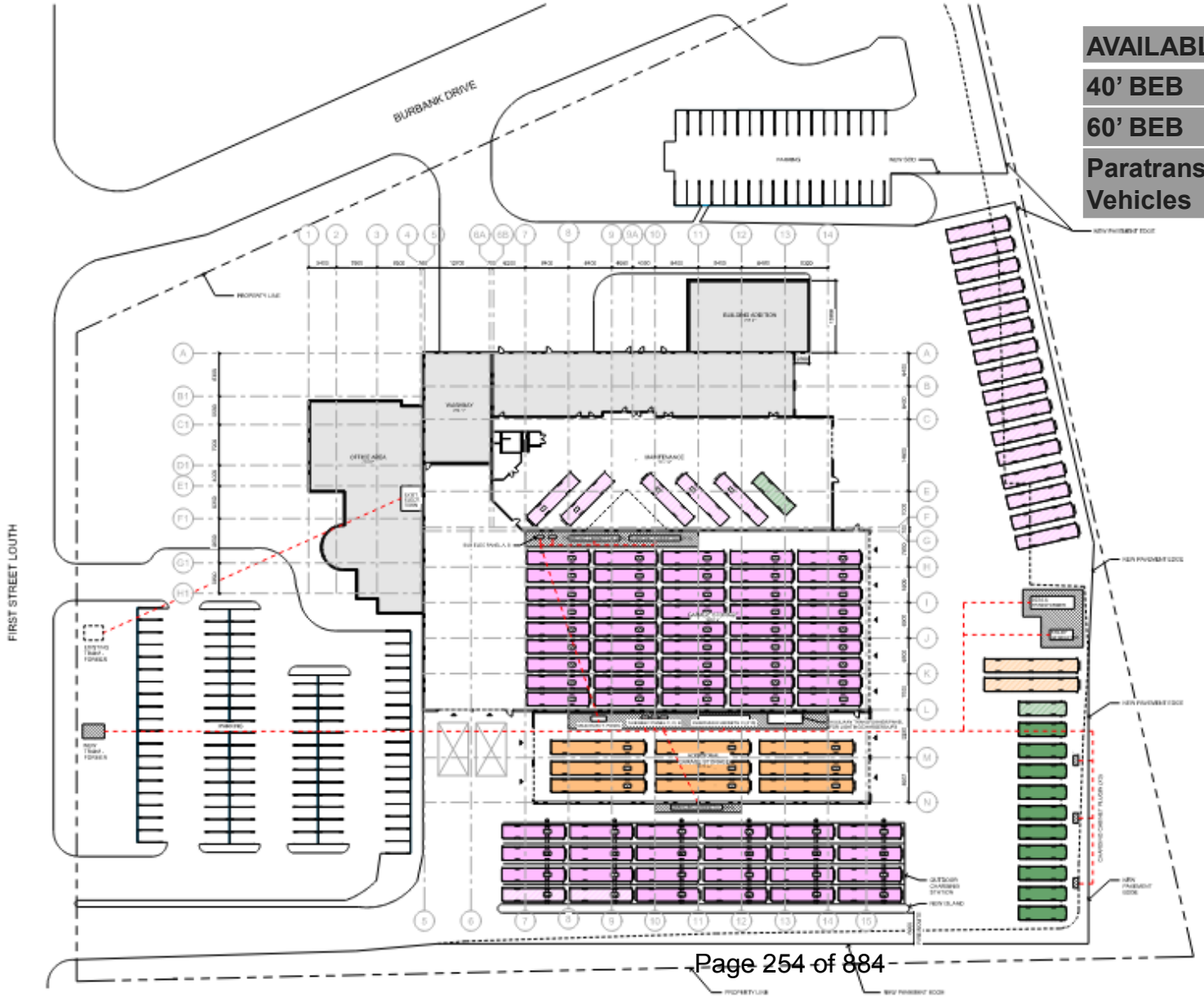
- Four scenarios were evaluated to guide BEB fleet electrification, to test electrification feasibility and performance under a range of temperatures and operating conditions.
- **Depot-only charging is recommended for St. Catharines**, maximizing the utility of electrical infrastructure investments at the garage.
- **For Niagara Falls, a combination of depot charging and on-route charging is preferred** to address longer routes and heavier duty cycles there.
- Splitting and restructuring of transit service blocks is needed to support the charging strategies – this introduces ***dynamic block assignment*** and **mid-day charging**, impacting existing operational complexity.
- A **charge management system is proposed to flatten peak demand** compared to uncontrolled and on-route charging.



DEPOT LAYOUTS

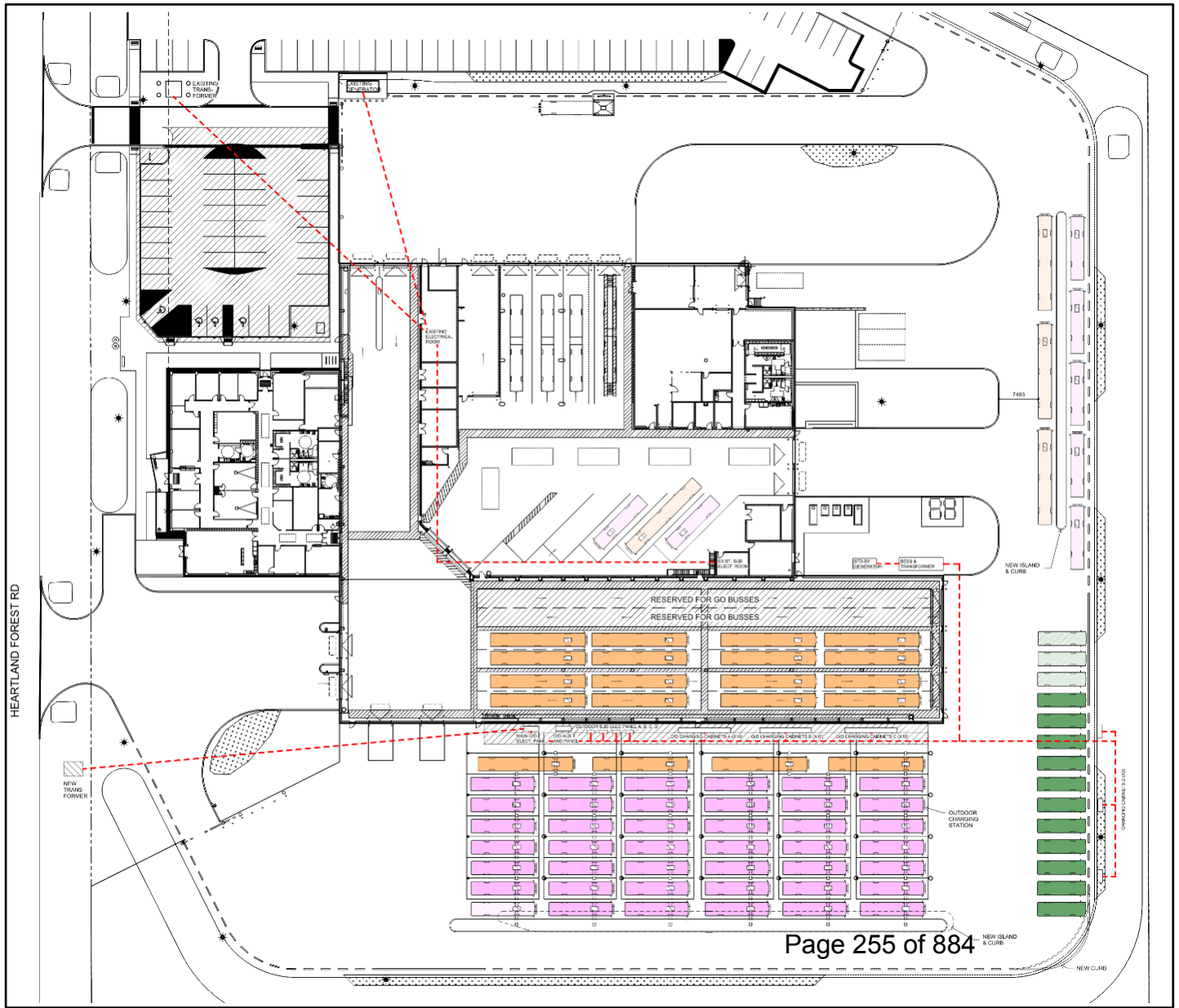


Proposed Site Plan – St Catharines



AVAILABLE SPACE	Core Fleet	Spares	Total
40’ BEB	67	23	90
60’ BEB	9	2	11
Paratransit Vehicles	10	2	12

Proposed Site Plan – Niagara Falls

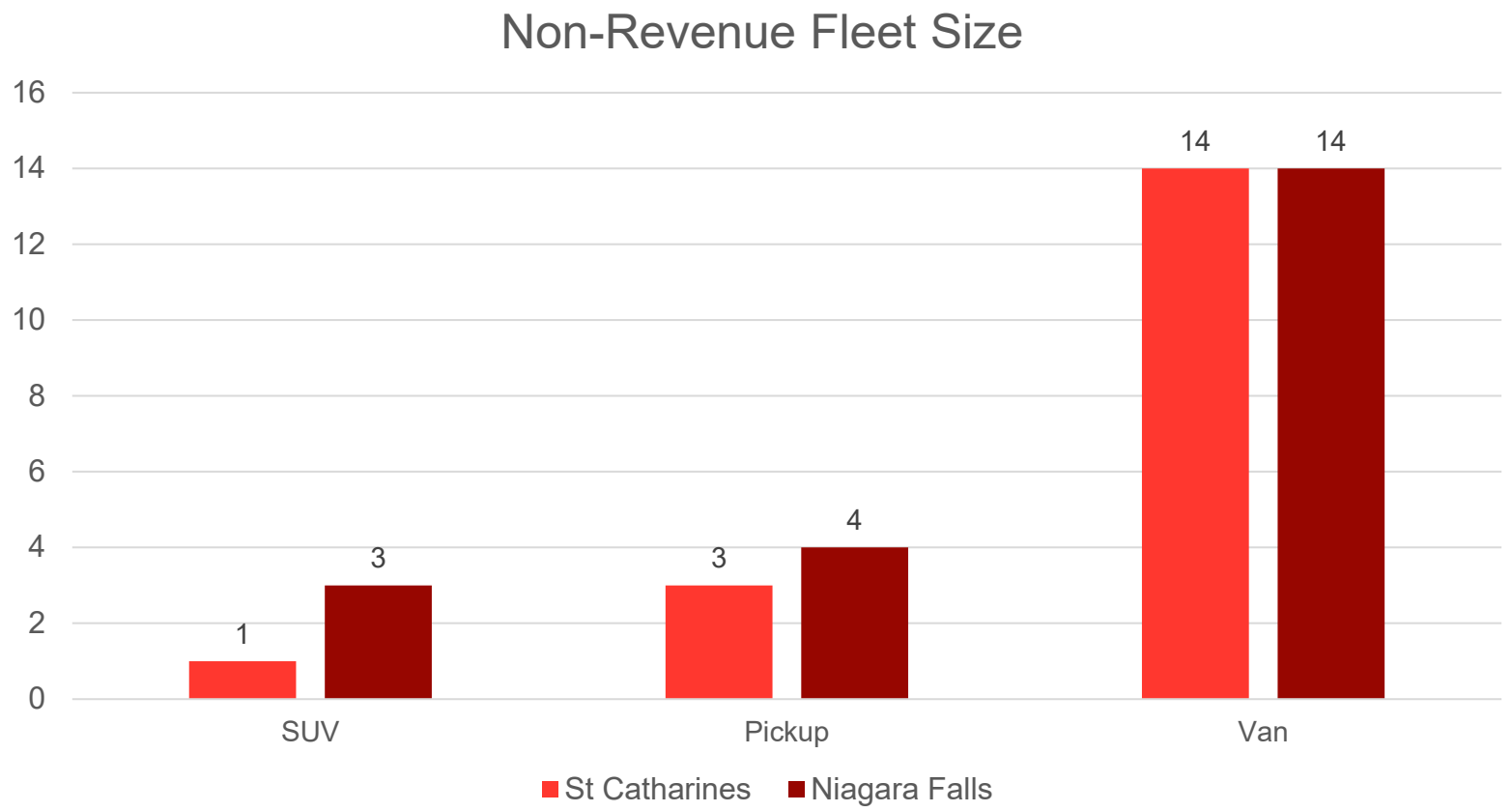


AVAILABLE SPACE	Core Fleet	Spares	Total
40' BEB	**71**	**8**	**79**
60' BEB	20	4	24
Paratransit Vehicles	11	3	14

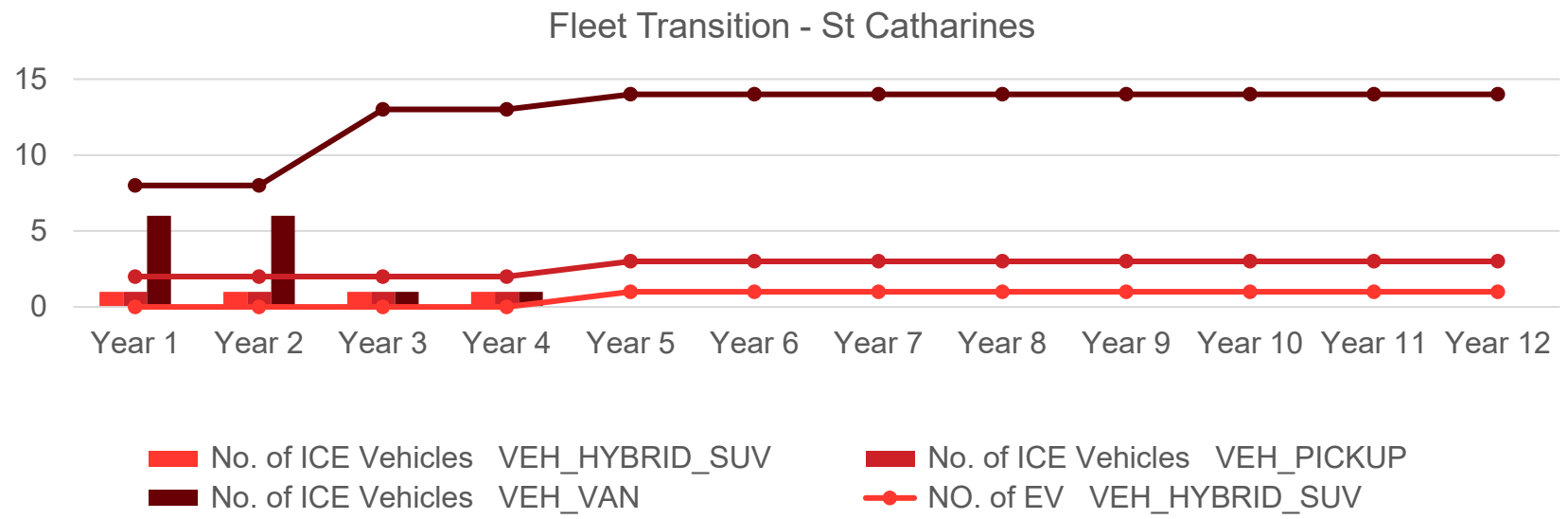
NON-REVENUE FLEET



Non-Revenue Fleet



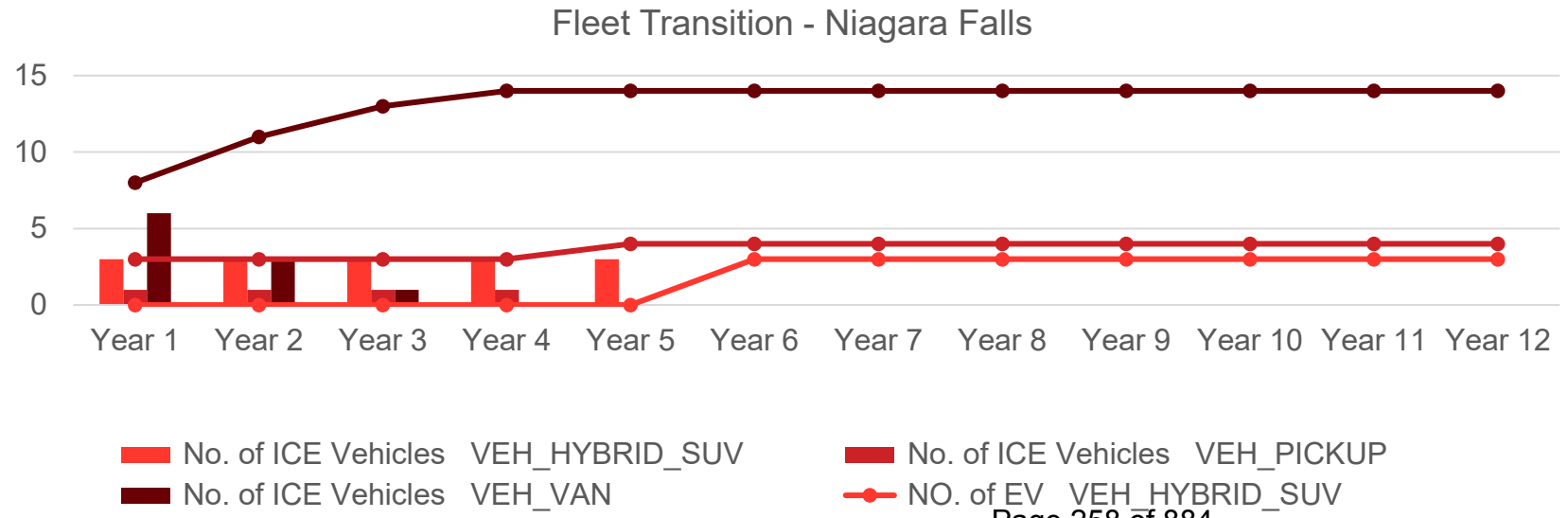
Fleet Transition Plan



The fleet transition plan assumes the expected useful life to be eight years for all non-revenue vehicles.

At St Catharines depot, the non-revenue vehicles can be fully electrified by the fifth year under the current transition plan.

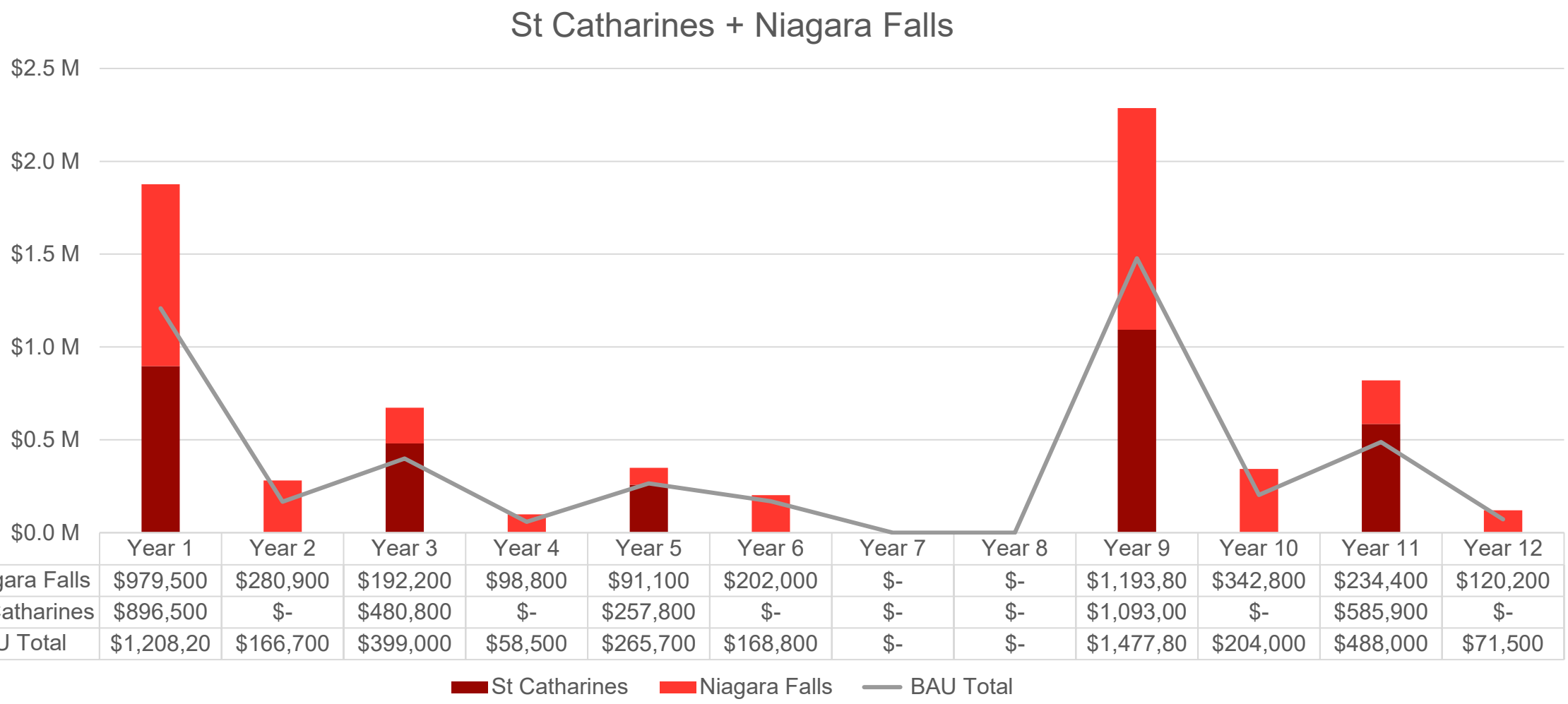
All types of vehicles are fully electrified at the same time.



At Niagara Falls depot, the non-revenue vehicles can be fully electrified by the sixth year under the current transition plan

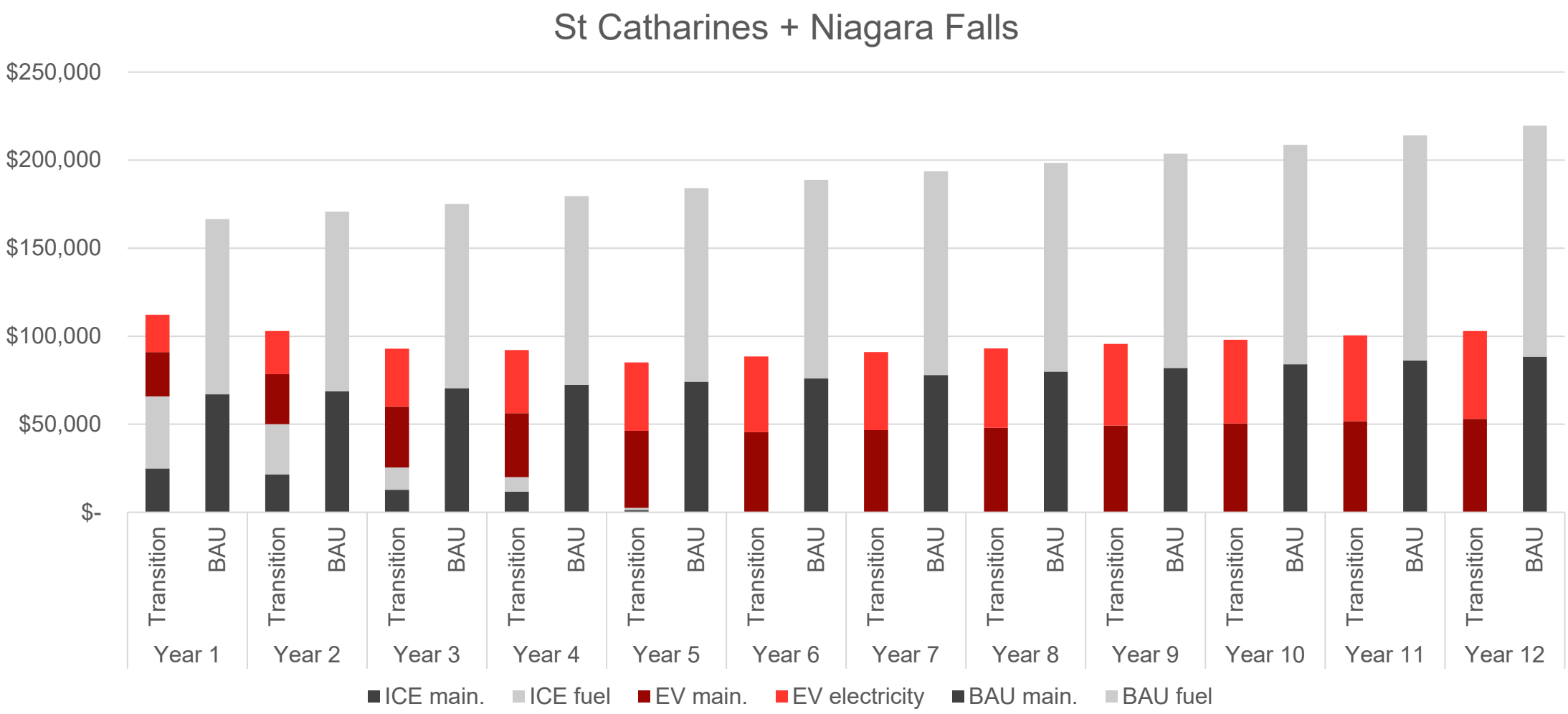
Vans can be fully electrified in the fourth year, fifth year for pickups and sixth year for SUVs.

CAPEX – Combined

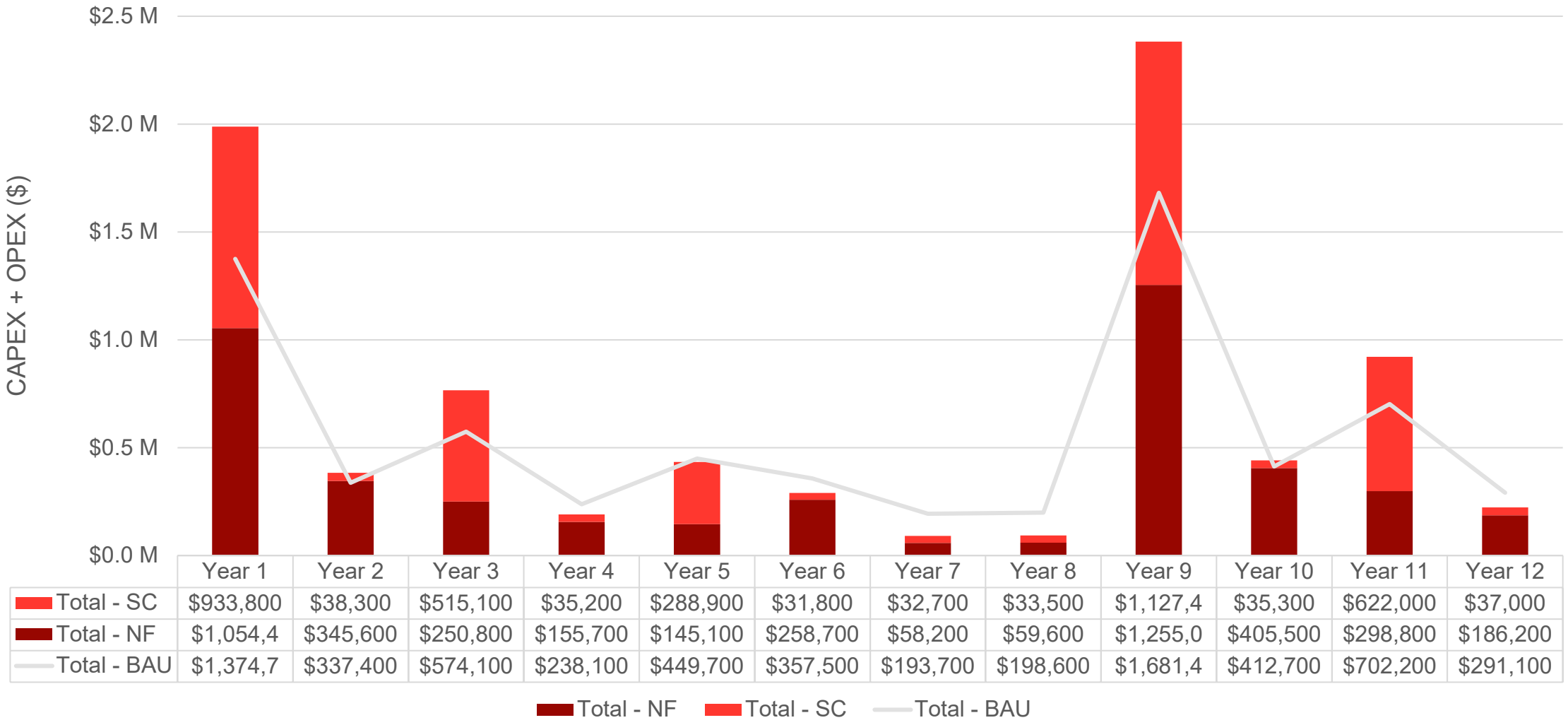


	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Niagara Falls	$979,500	$280,900	$192,200	$98,800	$91,100	$202,000	$-	$-	$1,193,80	$342,800	$234,400	$120,200
St Catharines	$896,500	$-	$480,800	$-	$257,800	$-	$-	$-	$1,093,00	$-	$585,900	$-
BAU Total	$1,208,20	$166,700	$399,000	$58,500	$265,700	$168,800	$-	$-	$1,477,80	$204,000	$488,000	$71,500

OPEX – Combined

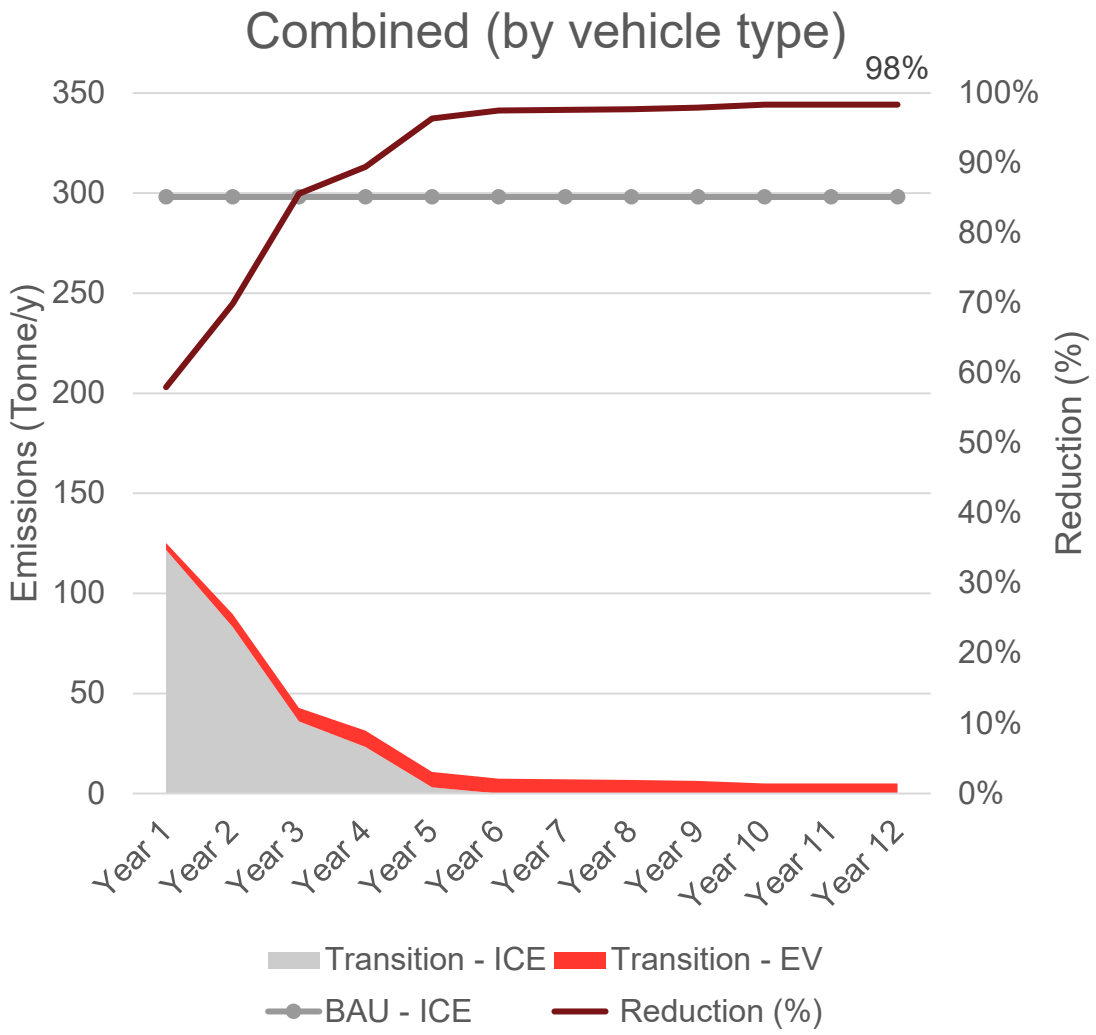


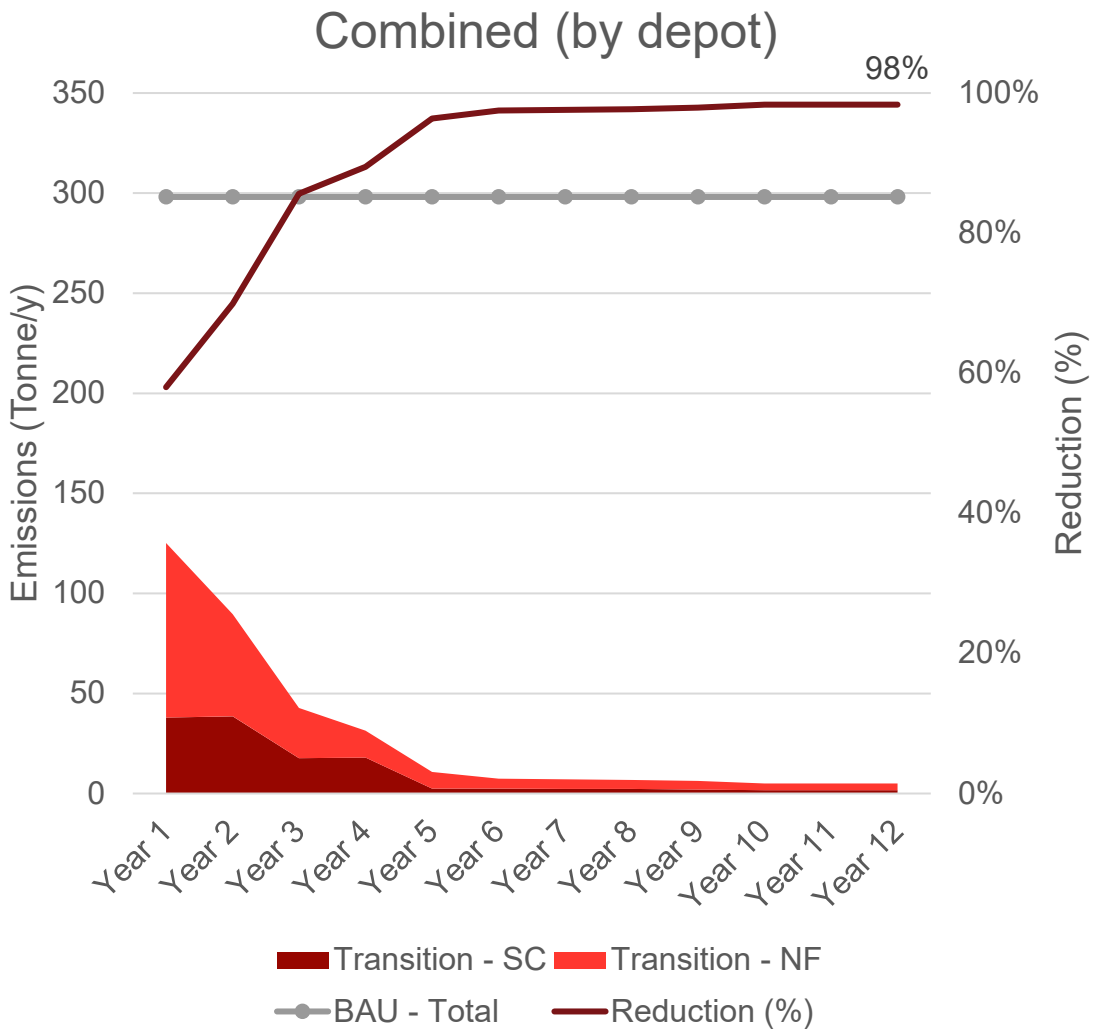
CAPEX+OPEX (Combined)



	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Total - SC	$933,800	$38,300	$515,100	$35,200	$288,900	$31,800	$32,700	$33,500	$1,127,4	$35,300	$622,000	$37,000
Total - NF	$1,054,4	$345,600	$250,800	$155,700	$145,100	$258,700	$58,200	$59,600	$1,255,0	$405,500	$298,800	$186,200
Total - BAU	$1,374,7	$337,400	$574,100	$238,100	$449,700	$357,500	$193,700	$198,600	$1,681,4	$412,700	$702,200	$291,100

GHG Emission Reduction – Combined



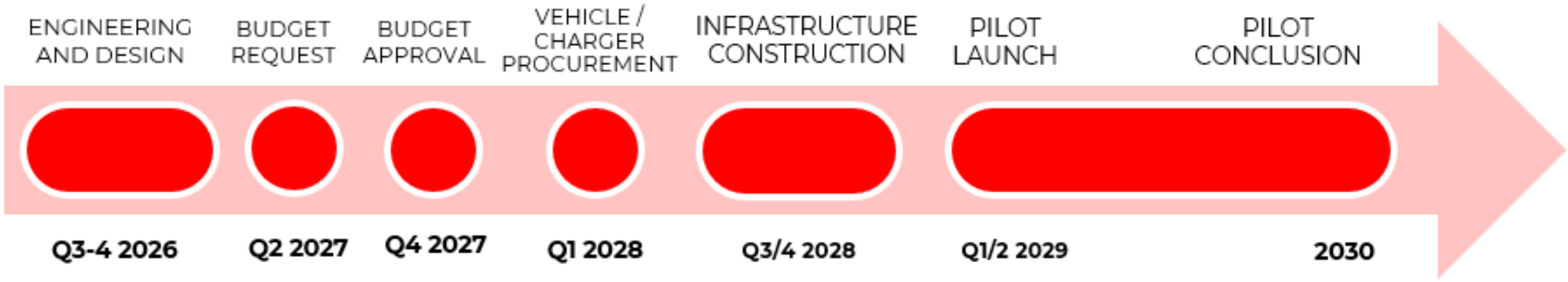


PHASE 3 PILOT: ELECTRIFIED PARATRANSIT VEHICLES



Paratransit Vehicle Electrification Pilot Business Case - Overview

- Phase 3 of the NT Fleet Electrification and Implementation FEED Study involves developing a business case for a demonstration project for deploying a fleet of zero-emission battery-electric paratransit vehicles into NT's Specialized Service, operating in both St Catharines and Niagara Falls garages.
- These vehicles will be introduced in addition to the existing ICE fleet and will not serve as replacements.
- The fleet and infrastructure used for the Pilot are separate from the long-term fleet and facility electrification planning described in the NT Fleet Transition Plan and Roadmap.
- NT will retain full ownership of the vehicles and handle operations, with no involvement from third-party operators.



Paratransit Vehicle Electrification Pilot Business Case

Vehicles to be Used	• Fully accessible battery-electric paratransit vehicles with 10 to 12 seats. • At least 1 unit based at St Catharines garage and at least 2 units based at Niagara Falls garage. (minimum 3 and up to 5 vehicles).
Pilot Duration & Operations	• 4 months minimum, up to 2 years • Pilot will adhere to NT's standard Specialized Service operations (4-hour AM peak shift + 4-hour PM peak shifts) • Dispatch / booking management to be by NT using NT's Specialized Service transit booking and scheduling / dispatch software platform (or equivalent)
Roles & Responsibilities	• Vehicles will be NT-owned • Drivers (operators) will be provided by NT • Charging infrastructure will be procured and operated conventionally by NT or potentially outsourced.
Infrastructure	• 1 Level 3 charger at St Catharines • 1 Level 3 charger at Niagara Falls

Costs



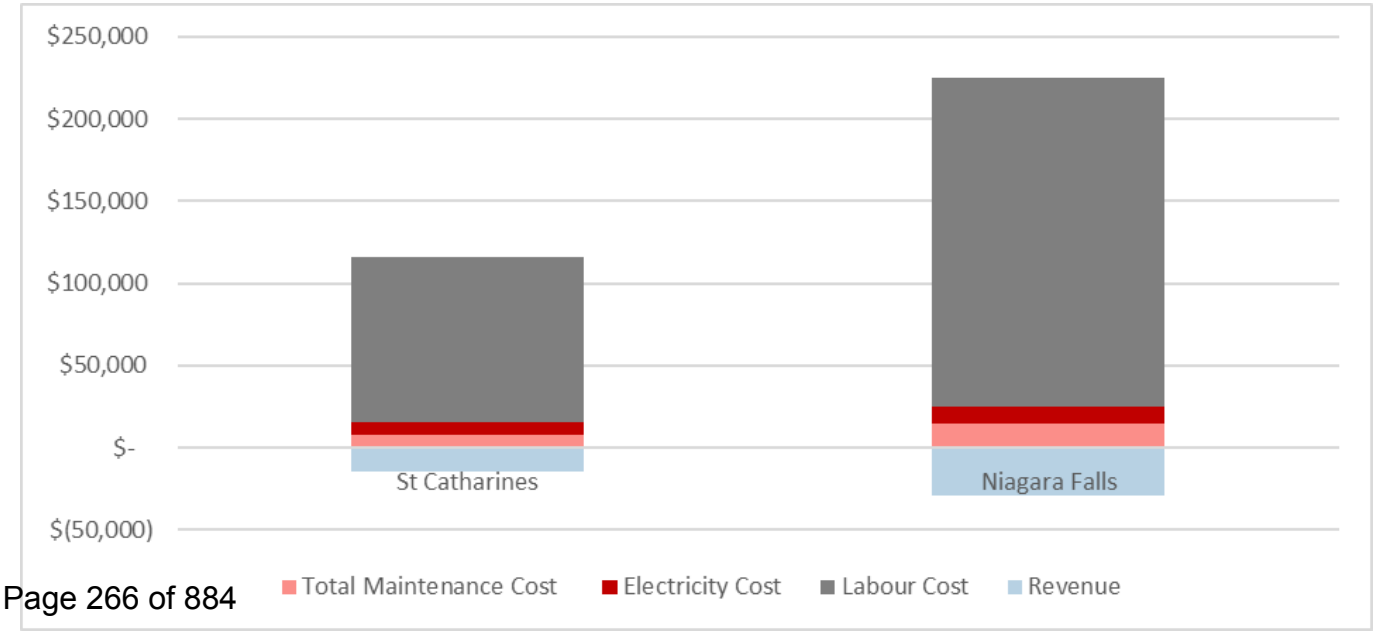


Capital Costs

	St Catharines			Niagara Falls	
	Unit cost ($)	Count	Subtotal ($)	Count	Subtotal ($)
Vehicle	$219,600	1	$219,600	2	$439,200
Charger Cabinet	$180,000	1	$180,000	1	$180,000
Dispensers	$60,000	1	$60,000	2	$120,000
Installation & Construction	$200,000	1	$200,000	1	$200,000
Total			**$709,600**		**$989,200**

Operating Costs

		St Catharines	Niagara Falls
No. of vehicles and drivers		1	2
Total Maintenance Cost	$/year	$7,468	$14,935
Electricity Cost	$/year	$8,105	$9,811
Labour Cost	$/year	$100,000	$200,000
Forecast Fare Revenue	$/year	($14,553)	($29,106)
Total (without Revenue)	$/year	$115,513	$224,906
Total (with Revenue)	**$/year**	**$100,960**	**$195,799**



ADDITIONAL FINDINGS



Conclusions and Recommendations: Transition Plan

1. Simulations indicate depot-only charging for the St Catharines garage will be appropriate while Niagara Falls garage will require both depot and on-route chargers.
2. A 12-year period is contemplated to transition / electrify NT's fleet.
   a) For the first eight years, the transit fleet replacement should align with the 'business as usual' vehicle replacement schedule, gradually replacing the oldest ICE buses first with BEBs.
   b) In years 9 to 12, it is recommended that to deploy BEBs each year evenly to meet the required total number of core and spare units at each garage.
3. Prior to the 12-year transition, NT should allow for a minimum of a two-year lead time in which to complete detailed design, enabling works and construction of the first phase of retrofits for St Catharines garage.
4. The overall revenue fleet size will increase from 122 to 129 (+6%) for 40-ft buses and from 22 to 35 (+59%) for 60-ft BEBs. Paratransit shuttles will remain unchanged due to their relatively lighter duty cycles.
5. The implementation of a charging management system can be used to reduce electricity cost expenditure by shaving the peak demand.
6. The NT fleet and infrastructure transition roadmap will cost 53% more than business as usual at the St. Catharines facility, and 84% more than BAU for the Niagara Falls facility, and in aggregate, 66% more than BAU for both facilities.
7. A fully electrified revenue fleet is forecast to reduce lifecycle GHG emissions by up to 98% compared to BAU.

Conclusions and Recommendations: Non-Revenue Fleet

1. Niagara Falls has more use of non-revenue vehicles than St Catharines.
2. Vans and SUVs have the least maintenance cost on a per km basis while pickups have the highest.
3. Following the current replacement schedule, NT can achieve 100% electrification of non-revenue vehicles in year six.
4. Vans and pickups should be given higher priority for electrification if the transition schedule can be adjusted because vans are most used and pickups are the least efficient.
5. The chargers should be installed before the vehicles are purchased.
6. The savings from the OPEX of EVs are not enough to cover the extra CAPEX of EVs with current EV prices.
7. NT should pursue government funding for EVs and chargers to cover the extra costs.
8. Both depots can reach 98% GHG emission reduction because of the clean electricity grid in Ontario.
9. As non-revenue EVs do not cause high demand, it is not necessary to have smart charging system just for non-revenue fleet. If it is included in the BEB fleet, then smart charging can reduce the overall electricity cost.

niagara
transit
commission

MEMORANDUM

NTC-C 2-2026

Subject: Niagara Transit Fleet Electrification Strategy and Implementation Roadmap

Date: February 17, 2026

To: The Niagara Transit Commission

From: Heather Talbot, Corporate Consultant

This memo accompanies the *Niagara Transit Fleet Electrification Strategy and Implementation Front-End Engineering and Design (FEED) Study* completed by WSP in collaboration with Alectra in June 2025. The purpose of this memo is to summarize the key findings, conclusions, and recommendations presented in the study and the accompanying presentation, and to provide context for the detailed technical report.

The study defines the technical requirements, infrastructure needs, and budgetary commitments necessary to support a phased transition of Niagara Transit's revenue and non-revenue fleets to zero-emission vehicles. This includes associated capital investments in fleet procurement, charging systems, electrical infrastructure, and garage retrofits. The implementation strategy builds on prior electrification and hydrogen feasibility studies completed for the former St. Catharines Transit Commission and Niagara Falls Transit Services, and was developed with the objectives of reducing greenhouse gas (GHG) emissions, maintaining operational continuity, and delivering long-term value to residents and taxpayers across Niagara.

The transition roadmap demonstrates that Niagara Transit can achieve up to a 98% reduction in lifecycle GHG emissions over a 12-year period compared to a business-as-usual (BAU) scenario, reducing annual emissions from approximately 16,300 tonnes of CO_2 to under 400 tonnes by Year 12. This reduction is equivalent to removing approximately 3,500 passenger vehicles from the road for one year or offsetting the annual energy use of more than 2,000 Ontario homes. The implementation strategy prioritizes the transition to battery-electric buses (BEBs) at the St. Catharines facility, reflecting the maturity of BEB technology and its widespread adoption by transit agencies across Canada. Hydrogen fuel technology was also assessed and found to require further market maturity and cost reductions before large-scale deployment. However, Niagara Falls' proximity to Atura Power's Niagara Hydrogen Centre presents

a strategic advantage for potential future hydrogen implementation once technology readiness and market conditions become more favourable.

At the St. Catharines garage, the transition is planned over a 14-year period, including two years of planning and procurement followed by 12 years of phased BEB deployment. Garage retrofits are proposed in two construction phases: Phase 1 beginning in Year 1 to support BEB deliveries from Years 2 to 6, and Phase 2 completed by Year 5 to enable continued deployment through Year 12. Charger procurement and installation will be phased to align with facility readiness and vehicle delivery, with depot-only charging identified as the preferred strategy for this location. Spare vehicles are introduced beginning in Year 9 to support operational resilience.

For the Niagara Falls garage, retrofit work is recommended to be completed in a single construction phase with operations commencing in Year 6. This later start allows additional time for fuel cell technology to mature while also aligning with service needs and fleet replacement timing. Due to longer routes and heavier duty cycles, Niagara Falls will require a combination of depot charging and on-route charging. Five on-route chargers are proposed to be installed over five years at the Welland Bus Terminal. Both garages will require utility-led electrical service upgrades, distribution system improvements, battery energy storage systems, and standby generators led by Niagara Transit.

Feasibility assessments and operational simulations evaluated multiple charging scenarios under varying temperatures and operating conditions. Results confirm that the proposed charging strategies are technically feasible, provided that service blocks are restructured to allow for mid-day charging and dynamic vehicle assignment. The study highlights the importance of implementing a charging management system to flatten peak electrical demand and reduce electricity costs compared to unmanaged charging scenarios.

From both an emissions and financial perspective, the study confirms that fleet electrification delivers significant greenhouse gas reductions and long-term operating cost savings; however, these benefits come with substantial upfront capital requirements that present a major financial challenge. Compared to a business-as-usual (BAU) scenario, electrification requires significantly higher initial investment, with implementation costs over the 12-year transition period forecast to be approximately 53% higher at St. Catharines and 84% higher at Niagara Falls, equating to a 66% increase across the agency. This represents approximately $208.7 million in additional

capital investment, including $153.9 million for zero-emission buses and charging infrastructure and $54.8 million for garage upgrades.

While operating costs are forecast to decrease by approximately $31.4 million over the same period—driven by lower fuel and maintenance expenses—and annual operating savings are expected to exceed $4.1 million once the fleet is fully electrified, the initial capital outlay significantly outweighs near-term financial returns. For the first round of zero-emission bus purchases, the analysis indicates a payback period of approximately 50 years, reflecting the high current cost of vehicles and supporting infrastructure. As a result, despite the substantial emissions savings, the current replacement costs associated with zero-emission buses make a full transition financially difficult to achieve without sustained funding support from other levels of government to offset capital expenditures and reduce long-term financial risk.

In response to these financial constraints, Niagara Transit is evaluating alternative strategies that reduce near-term capital exposure while maintaining progress toward emissions reduction objectives, including the conversion of existing diesel buses through a hydrogen–diesel hybrid pilot project and the exploration of Energy-as-a-Service procurement models that shift capital costs and delivery risks to third-party providers.

Hydrogen – diesel conversion Pilot Project

In parallel with Niagara Transit's long-term fleet electrification roadmap, a hydrogen–diesel hybrid pilot project is being proposed to advance near-term decarbonization while managing cost, risk, and operational continuity. This pilot involves converting existing 2014 New Flyer diesel buses into hydrogen–diesel hybrid vehicles using Canadian-developed technology, providing a practical and cost-effective alternative to up front full fleet replacement. The initiative directly supports federal priorities related to innovation, clean technology adoption, greenhouse gas emission reductions, and sustainable public transit infrastructure, as outlined in the electrification consultant's report (see report NTC 1-2026).

The project aligns with provincial priorities and the federal government's commitment to achieving net-zero emissions by 2050 and reducing transportation-sector emissions by leveraging renewable hydroelectric power and locally produced hydrogen. All project partners—Niagara Transit Commission, MTB Transit Solutions, and Atura Power—are Canadian organizations, ensuring that economic benefits, workforce development, and clean-technology expertise remain within Canada while supporting domestic job

creation and the growth of the Canadian hydrogen economy. In addition to emissions reductions, the pilot will generate transferable technical and operational knowledge related to hydrogen integration, fleet retrofitting, and potential fleet-scale deployment. The data and lessons learned will support future funding applications, broader industry adoption, and federal objectives for innovation and commercialization of low-carbon transportation technologies.

The estimated Niagara Transit Commission contribution to the pilot is approximately $2.4 million in combined capital and operating costs between August 2026 and March 2029. These costs include mid-life refurbishment, hydrogen–diesel conversion, installation, data collection, and in-service operational expenses. Following the denial of Niagara Transit's Zero Emission Transit Fund application from the federal government in late 2025 due to program oversubscription, the project is now being positioned under an alternative federal funding pathway. Specifically, the Hydrogen Innovation Fund (HIF) Stream 2 is expected to support up to 50% of total eligible project costs for projects of up to $4.5 million, significantly reducing the financial burden of the pilot on the Commission.

Advancing the pilot enables Niagara Transit to leverage external funding, extend the useful life of existing fleet assets, and avoid near-term capital replacement pressures while continuing to progress toward emissions reduction targets. Conversely, not proceeding would forgo available federal funding opportunities, delay emissions reductions, limit access to critical operational performance data, and increase long-term pressure on fleet replacement capital budgets. As such, the hydrogen–diesel hybrid pilot represents a strategic, scalable complement to Niagara Transit's broader electrification strategy, bridging the gap between current fleet realities and future zero-emission transit goals.

Alectra's Energy-As-A-Service (EaaS) Approach

The Fleet Electrification Strategy and Implementation Roadmap Study references a procurement strategy known as Energy-as-a-Service (EaaS). Through this memo, Alectra Energy Solutions ("Alectra") is further elaborating on its EaaS solution while highlighting its capabilities as a qualified 3rd party provider of EaaS for Niagara Transit Commission's consideration.

Part of the study's findings is that the transition plan will have an overall increase in costs vs business as usual (BAU) since there is a significant capital outlay in 1) battery electric buses (BEBs), 2) facility modifications, and 3) charging infrastructure. Key benefits of the EaaS approach is that certain capital expenditure elements can be

shifted to operating expenditures, while shifting material risks to a long-term partner such as Alectra.

Alectra defines Energy-as-a-Service (EaaS) as the turnkey implementation and ongoing management of 1) energy and charging infrastructure, 2) energy services, and 3) bus financing & procurement, under a long-term contract with comprehensive service and performance guarantees. As part of EaaS, Alectra (together with partners) designs, builds, finances, operates and maintains (DBFOM) the required infrastructure necessary to support Niagara Transit's Battery Electric Bus fleet. Alectra's energy services would provide the Commission with optimized energy costs and reliable performance that meet operational needs. In addition, Alectra and partners can fully finance and procure BEBs on behalf of the Commission.

In conclusion, the WSP/Alectra FEED study confirms that fleet electrification is technically feasible, operationally achievable, and environmentally transformative for Niagara Transit. While the transition requires significant capital investment beyond business-as-usual, it delivers substantial GHG reductions, long-term operating cost savings, improved air quality, and alignment with regional, provincial and federal climate and sustainability objectives. The phased roadmap and recommendations outlined in the study, together with complementary pilot initiatives, provide a clear foundation to guide future decision-making, funding strategies, and implementation planning.

The attached appendices should be referenced for detailed technical analysis, costing assumptions, implementation considerations and alternative service delivery options.

Respectfully submitted and signed by



Heather Talbot, M.A. Econ.
Corporate Consultant

Appendix 1 - Fleet Electrification Strategy & Implementation Roadmap Study

Appendix 2 - Alectra EaaS Alternative Option

NIAGARA TRANSIT COMMISSION

FLEET ELECTRIFICATION STRATEGY AND IMPLEMENTATION ROADMAP STUDY

Zero-Emission Bus Feasibility and Implementation Planning Report



alectra energy solutions

wsp

FLEET ELECTRIFICATION STRATEGY AND IMPLEMENTATION ROADMAP STUDY

Zero-Emission Bus Feasibility and Implementation Planning Report

NIAGARA TRANSIT COMMISSION

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The content and opinions contained in the present report are based on the observations and/or information available to WSP, acting as subconsultant to Alectra, at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by engineering/scientific practitioners working under similar conditions, and subject to the same time, financial, and physical constraints applicable to this project.

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1 INTRODUCTION

1.1 PROJECT CONTEXT & BACKGROUND

1.1.1 REGIONAL CONTEXT

Niagara Transit (NT) is the regional authority responsible for transit planning, operations and maintenance across the Niagara Region. The formation of NT in January 2023 under By-law No. 2021-96 encompasses previously separate regional transit systems provided by Welland Transit, Fort Erie Transit, St. Catharines Transit and Niagara Falls Transit.

Niagara Transit serves over 9 million riders[1] through a combination of contracted and in-house services operating over 125 routes and 9.2 million revenue vehicle kilometers annually and serves a population of over 500,000[2]. The Niagara Transit fleet consists of 161 conventional buses, 26 paratransit vehicles and 39 non-revenue service vehicles, which are serviced and maintained at three main facilities located within two divisions. The North division facility, located in St. Catharines, maintains 114 vehicles. The South division located in Niagara Falls maintains 112 vehicles. The Welland facility's use will be reduced to administrative purposes in 2025, with operations and maintenance of fixed-route and paratransit services relocated to the Niagara Falls facility.

1.1.2 PREVIOUS ZERO-EMISSIONS TRANSIT STUDIES IN NIAGARA REGION

Prior to the formation of Niagara Transit, St. Catharines Transit Commission (SCTC) and Niagara Falls Transit (NFT) each completed fleet electrification studies to inform capital project / program planning for their (then independently operated) transit bus fleets.

The SCTC conducted a battery electric bus (BEB) feasibility study for its fleet, which involved a preliminary feasibility assessment of BEB deployment on SCTC's operating blocks, as well as a technical evaluation of the required grid architecture and electrical infrastructure. The study also generated recommendations on the planning, kickoff and implementation of a pilot-scale and long-term BEB deployment capital project/program.

NFT completed a Hydrogen Mobility Feasibility Plan for its fleet. It involved a fuel cell electric bus (FCEB) feasibility assessment on NFT's operating blocks, along with a hydrogen supply options assessment based on the resulting demand profile of hydrogen.

[1] based on 2019 data

[2] Source: niagararegion.ca

1.1.3 PROJECT SCOPE & OBJECTIVES

The formation of the amalgamated transit planning authority in the NT represents an opportunity for more joined up approach to integrated transit planning and system-wide fleet decarbonisation initiatives, and to leverage the findings previous efforts and coordinate regional-level requirements and solutions.

NT is undertaking the *Fleet Electrification Strategy and Implementation FEED Study* to identify the detailed requirements and budgetary commitments associated with the phased deployment of zero-emissions fleet transitioning and infrastructure upgrades. The key objectives of the development of a fleet electrification strategy and implementation plan include demonstrating a reduction in greenhouse gas emissions while ensuring operational continuity and providing value to all regional taxpayers and residents.

In support of these objectives, the project scope encompasses three phases:

- **Phase 1** - Opportunity assessment and initiation of a funding application process aimed at securing federal funding for a BEB pilot fleet deployment at St. Catharines.
- **Phase 2** includes a comprehensive current state assessment, market scan, zero-emissions transit technology appraisals, detailed electrification feasibility assessments, identification of operational implications & change management aspects, development of facility and infrastructure requirements, costing and preparation of a detailed transition planning roadmap (core study component.)
- **Phase 3** – development of a business case for a 'Secondary Pilot' project involving electrified on-demand transit service.

Phase 2 includes development of the Niagara Transit Fleet Electrification Strategy and Implementation FEED Study (the Study) comprises the essential component of this project, providing the basis for phase 3 and downstream planning, design and budgeting activities. Phase 2 elements include the following:

i. Identifying the feasibility of electrifying regional transit operations. Both battery electric (BEB) and hydrogen fuel cell electric (FCEB) bus technologies were assessed, and battery electric bus technology was identified as the appropriate technology for NT's initial fleet and facility deployment and has been considered for the purposes of all planning and costing in this study.

ii. Defining scenarios, requirements, and associated emission reduction trajectories and capital investment plans for the phased deployment of BEBs and infrastructure upgrades for the newly amalgamated regional transit commission.

1.1.4 EXISTING TRANSIT OPERATIONS OVERVIEW

Niagara Transit operates and maintains a fleet of 210 vehicles, based out of transit facilities each in Niagara Falls and St. Catharines. The Niagara Falls depot houses 101 vehicles, whereas the St. Catharines depot houses 109. The scope of this study excludes the Welland depot from a fleet electrification perspective, although it is noted that planning to redevelop the site for future operations is underway.

Fleet are divided into revenue and non-revenue support vehicles. The revenue fleet comprises 40-ft, 60-ft and paratransit vehicles, whereas the non-revenue fleet consists of hybrid SUVs, pickup trucks and vans. Ownership of WEGO assets were transferred to the Niagara Transit Commission and these are part of the Niagara Falls core 40-ft and 60-ft fleet. The following figures break down a) the asset inventory by depot and vehicle type b) total fleet by vehicle types.

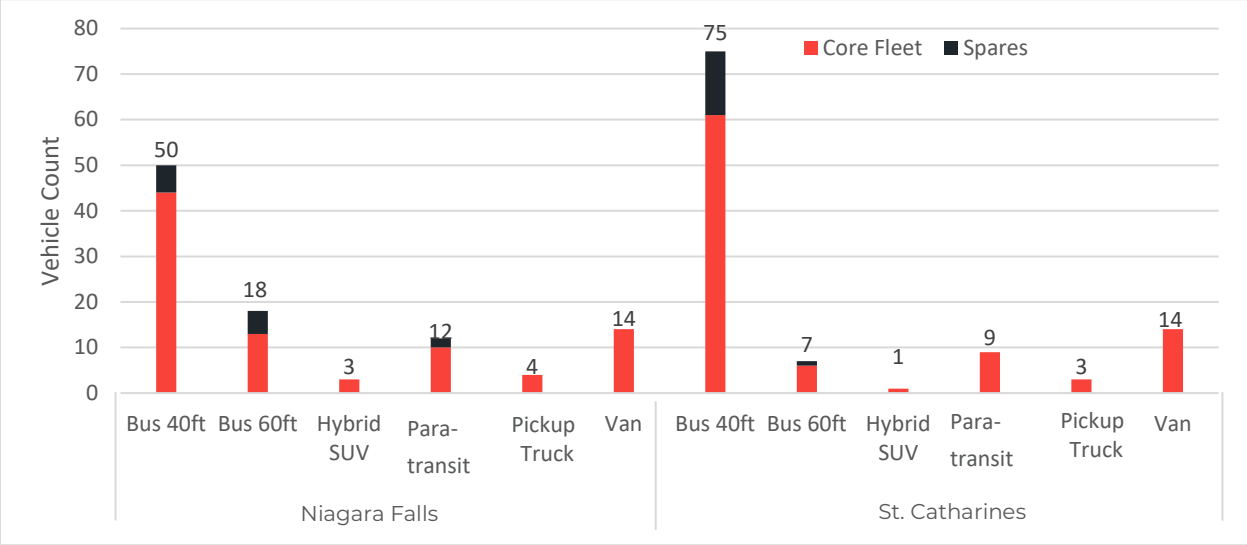


Figure 1-1. Niagara Transit Fleet Asset Distribution.

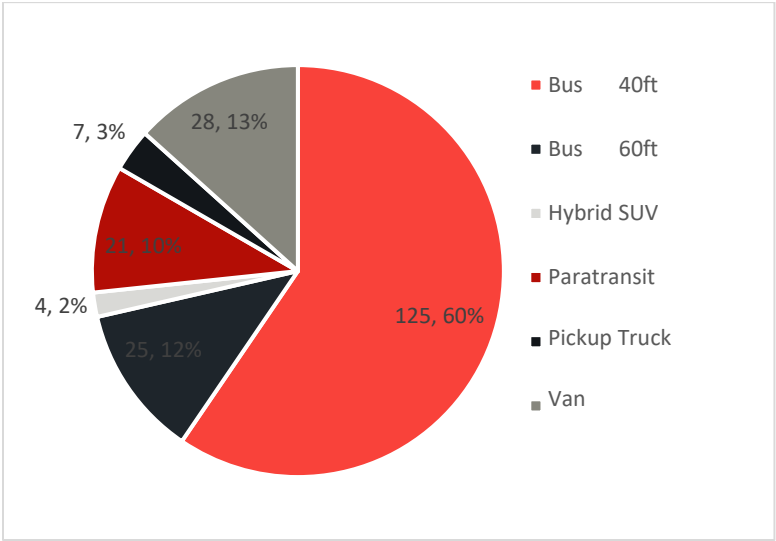


Figure 1-2. Fleet Composition by Vehicle Type.

Diesel remains the predominant fuel requiring displacement from Niagara Transit operations. The Niagara Falls and St. Catharines facilities house 70 and 85 diesel vehicles respectively. Niagara Transit fleet fuel consumption statistics are shown below.

Table 1-1. Baseline Annual Fuel Usage – Overall Fleet (2023-09-10 to 2024-09-10)

Vehicle Type	Diesel (L)	Diesel (%)	Unleaded Gasoline (L)	Unleaded Gasoline (%)
Bus 40-ft	4,093,985	87.35%	0	0.00%
Bus 60-ft	573,400	12.23%	0	0.00%
Paratransit vehicle	10,211	0.22%	180,923	74.16%
Hybrid SUV	0	0.00%	2,346	0.96%
Pickup Truck	7,599	0.16%	2,331	0.96%
Van	1,442	0.03%	58,353	23.92%
Total	**4,686,636**	**100.00%**	**243,952**	**100.00%**

1.2 PURPOSE AND STRUCTURE OF THIS REPORT

This *Zero-Emission Bus Feasibility and Implementation Planning Report* builds upon the detailed feasibility planning work presented in the preceding *Charging Strategy Analysis Report*, which established the overall requirements for an electrified fleet e.g. how many of each type of battery electric bus are required at each garage, peak power requirements at each garage, fleet refueling (charging) strategies, bus parking requirements and charging equipment requirements for both garages.

These findings were applied to develop the physical layouts, infrastructure sizing and equipment design requirements for each transit garage and combined with fleet replacement planning information from NT to define annual requirements for vehicle purchase / deployment, charging equipment and other infrastructure associated with the multi-year program of electrification of NT's transit operations.

The application of these components culminates in the preparation of the costed Implementation Plan, setting out a detailed roadmap of activities and annual costs NT can use to guide future fleet electrification planning and decision making.

In addition to this introduction, the *ZEB Feasibility and Implementation Planning Report* documents insights from Phase 2, subtasks 3, 4 and 5 of the second phase of the project. The report includes the following sections:

- **Transit Operations and Maintenance Facility Modifications** – this section describes in detail the cross-disciplinary design requirements associated with the facility upgrades at St. Catharines Garage and Niagara Falls Garage. Construction phasing strategies and considerations are included for St. Catharines, and capital cost estimates for the facility retrofits are summarised.
- **NT Fleet & Facilities Transition Roadmap** – this section describes the required quantities and timing of fleet, infrastructure and facility transition for each garage, creating the basis for the costed implementation plan.
- **Costs & GHG Emissions Analysis** – provides a detailed picture of capital and operational costs, together with all important factors and assumptions, along with presenting the GHG emissions reductions associated with the transition timeframe.
- **Conclusions and Recommendations** – summarises key findings and recommended next steps.

2 TRANIT OPERATIONS AND MAINTENANCE FACILITY MODIFICATIONS

This section describes the proposed facility modifications and charging infrastructure arrangements required for fleet electrification at each of the two transit facilities included in the study:

1. St. Catharines Bus Storage and Maintenance Facility located at 2012 First St Louth, St. Catharines, ON L2S 3V9
2. Niagara Falls facility located at 8208 Heartland Forest Rd, Niagara Falls, ON L2H 0L7

Welland Transit Facility is excluded from the assessment as NT will determine future planning for this site separately.

Facility retrofit design layouts and high-level requirements have been developed to enable Class D cost estimates and construction phasing considerations were developed to inform the Implementation Plan.

Technical disciplined involved in defining the facility requirements include architecture, electrical, structural, and civil engineering, HVAC / Fire Protection. The requirements for each are presented below.

Capex estimates for the facility retrofit work are presented in Section 4.

2.1 ST. CATHARINES GARAGE

The *Industry Scan, Current State Assessment and BEB Feasibility Analysis Report* identified the existing conditions at St. Catharines facility including bus storage capacity, space utilisation, parking arrangements, access and egress / circulation and other space program features. The existing base electrical load and spare capacity, existing electrical equipment & infrastructure and backup power generation systems were assessed.

The *Charging Strategy Analysis Report* identified the future-state fleet and charging requirements at each garage, which underpins the proposed facility retrofits and recommended implementation planning presented herein.

The previous study tasks identified the preferred BEB parking / charging arrangements will utilise overhead pantograph charging technology to maximise the utility of the available floor space.

Transit service electrification feasibility and charging simulation work showed charging can be fully depot-based at St. Catharines without the need for on-route chargers outside the depot[3].

[3] Simulation work is based on Q3 2024 transit operations and does not account for service changes / growth since this time.

2.1.1 ARCHITECTURE

The St. Catharines Bus Storage and Maintenance Facility, consisting of an original garage storage building and a more recently built garage extension unit, **will be used to store ninety (90) 40' BEBs (67 Core + 23 Spares), eleven (11) 60' BEBs (9 Core + 2 Spares), and twelve (12) paratransit vehicles (10 Core + 2 Spares).** Refer to Table 2-1 below.

Refer to Figure 2-1 and Appendix A for the proposed site layout drawings.

Table 2-1: Proposed Fleet Makeup at St. Catharines Garage

	Core Fleet	Spares	Total
40' BEB	67	23	90
60' BEB	9	2	11
Paratransit Vehicle	10	2	12

Both indoor and outdoor spaces of the site are proposed to serve the function of storage for the fleet and provide charging locations for all core buses and select spare buses.

The original Garage Storage area in the facility measures 3012 square meters (SQM) and currently consists of ten (10) bus lanes, with five (5) overhead doors on the east, and two (2) overhead doors on the south side. One (1) bus lane on the northmost side (Grid G), will be fenced off for electrical sub panels and charging cabinets. This building can accommodate forty-five (45) 40' BEBs, with roof mounted pantographs for each.

The lanes will require new line painting, signage, and new coiling for the overhead doors on the east as pantograph interferes with door storage when open (5 total). Overhead door width to be confirmed.

The additional garage storage building has an approximate area of 1127 SQM. The building has four (4) overhead doors, two (2) on the east, and two (2) on the west sides, with a total of four (4) bus lanes. One (1) bus lane on the northmost side (Grid L) will be fenced off for the main electrical panel, the subpanels, charging cabinets, and the auxiliary transformer. The remaining three (3) lanes will be used to store the nine (9) core 60' BEBs, with roof mounted pantographs for each.

The lanes will require new line painting, signage, and new coiling for the overhead doors on the east as pantograph interferes with door storage when open (2 total). Overhead door width to be confirmed.

Adjacent to the exterior southern wall of the additional garage storage area, is a suitable location for the remaining charging cabinets, which will supply the exterior gantry pantographs, for twenty-four (24) 40' BEBs (22 core + 2 spares). A new island to be installed south of the outdoor storage is recommended to protect the gantry pantograph structures and to direct traffic. A minimum distance of six (6) metres from paved island to pavement edge is required for fire route.

Site fencing will be required around the electrical yard adjacent to building. New Bollards (1.2m) to be installed every 3m around perimeter of fenced area. Likewise, Site fencing will be required around the Battery Energy Storage System (BESS) and Generator Area (refer to Electrical section below). New Bollards (1.2m) to be installed every 3m around perimeter of fenced area.

The core paratransit vehicle fleet will be stored and charged to the southeast of the site. There will be three charging cabinets for the paratransit vehicles, each connected to four charging dispensers. These cabinets and dispensers will have dedicated concrete mounting pads. The remaining spare buses for 60' BEBs, 40' BEBs and paratransit vehicles will have parking north-east and in the maintenance bay.

It is recommended that maintenance bay is used for maintenance purposes only, as there will be only one (1) mobile charger in the facility.

Landscape and paving areas are to be repaired where new duct banks are installed. It is recommended to increase the paved area to support new bus parking, as indicated on the site plan. New concrete curbs and landscaping for island separating charging and south circulation route will be required. Note that civil works are excluded from the cost estimates.

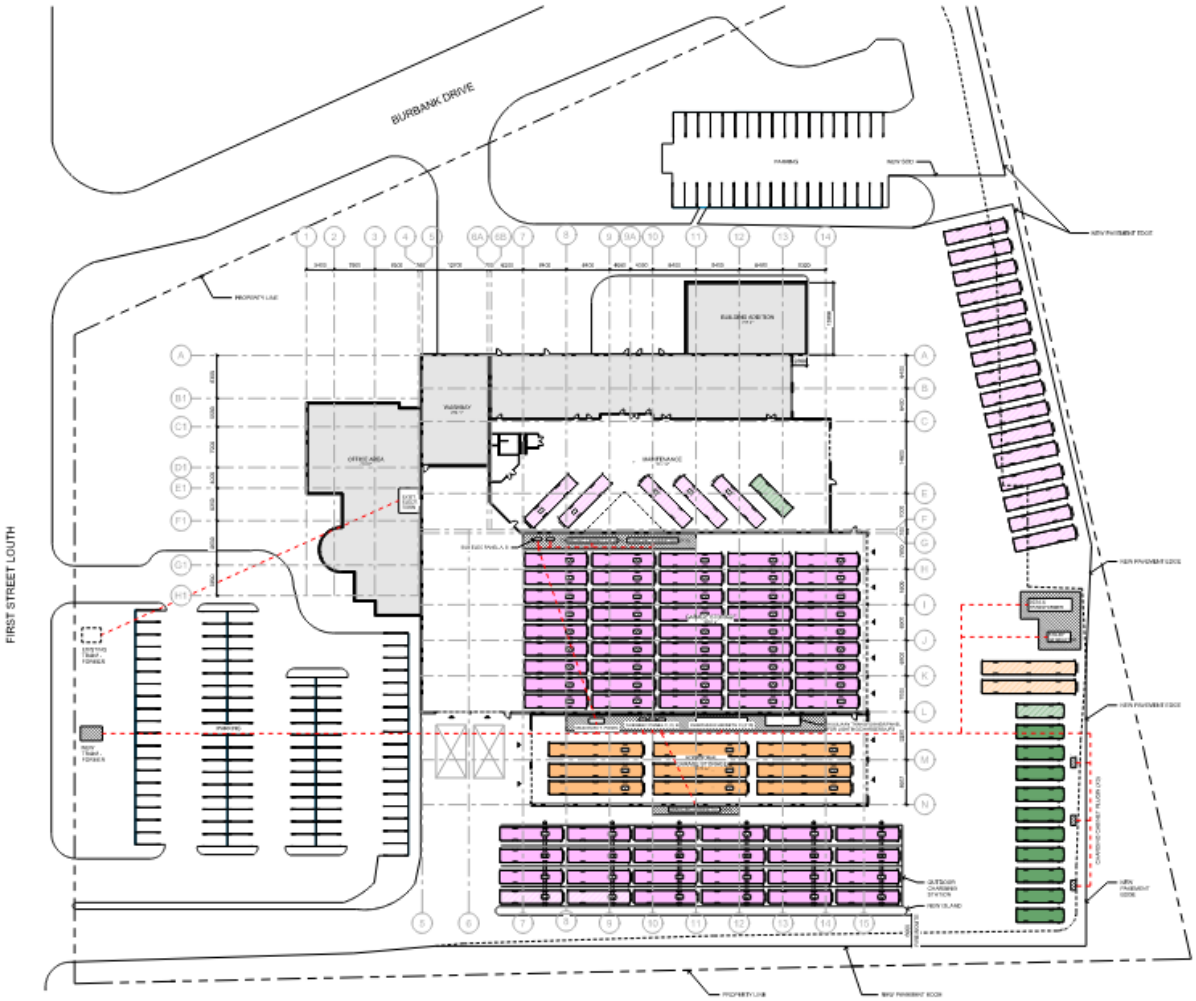


Figure 2-1: St. Catharines Facility Site Plan (Conceptual Only).

LEGEND:

Core buses: 60’ BEB (Orange); 40’ BEB (Pink), Paratransit Vehicle (Green).

Spare buses are represented in a diagonal hatch pattern.

2.1.2 ELECTRICAL

The proposed electrical design provides new infrastructure to support Niagara Transit's fleet electrification initiative at the St. Catharines garage. This project enables charging of the transit fleet through a network of pantograph and plug-in chargers, backed by a utility-supplied transformer, a robust distribution system, auxiliary services, BESS, and a standby generator for

emergency scenarios. The facility will accommodate present and future charging needs with adequate spare provisions and system flexibility.

The distribution system considering a diversity factor of 60% begins at a new utility-fed 6000 kVA pad-mounted transformer and connects to an 8000A-rated main Switchgear at 480Y/277V. Downstream subpanels A through E distribute power to charging cabinets and auxiliary systems. The design includes intelligent Energy Management System (EMS) coordination with BESS and standby generator integration to balance load and maintain operational reliability during peak and outage conditions.

The design includes a layered metering and protection scheme using SEL protective relays:

- SEL-735: Used for advanced metering of the incoming utility supply, providing precise energy usage data and power quality monitoring.
- SEL-751: Provides feeder protection and is integrated with CTs and PTs to monitor current and voltage levels at the subpanel inputs.
- SEL-700G: Installed at the generator panel to ensure reliable generator protection and synchronization during emergency operations.

A SCADA/DMS RTU/PLC system is integrated via Ethernet and Modbus communication protocols, enabling centralized monitoring, control, and diagnostics:

- The EMS intelligently coordinates between the utility source, BESS, and standby generator, optimizing load profiles and demand during peak usage or grid outages.
- The system provides real-time visibility and control of the charging network, facilitating automated scheduling, load shedding, and fault response.

A single line diagram together with a description of the core components of the electrical design is included in Appendix A.

2.1.2.1 *STAND-BY GENERATOR AND PANEL*

A 2000 kVA, 480V standby natural gas generator is suggested to support critical systems during utility outages. Load will be controlled through EMS to ensure safe operation and prevent overload. The generator supplies only essential systems and a limited number of charging cabinets under backup scenarios.

2.1.2.2 *BATTERY ENERGY STORAGE SYSTEM (BESS)*

A 2 MW / 4 MWh BESS is suggested to support peak shaving, global adjustment reduction, and load balancing in conjunction with the EMS. The system is not intended for continuous full-load operation but responds dynamically based on facility demand and grid status.

2.1.2.3 *DESIGN CRITERIA*

The design criteria include the following:

- Applicable Codes: CEC Part I, CSA C22.2 standards, utility provider requirements
- Ambient Temperature: 30°C design
- Voltage Drop Target: < 3% on feeders
- Conductor Type: Copper, RW90 insulation
- Conduit Fill & Derating: Considered per CEC 2021 requirements

2.1.2.4 *FUTURE PROVISIONS*

For future provisions consider:

- 1 spare 5" EMT conduit from main transformer to main switchboard for future expansion
- Load feeders designed with moderate margin to accommodate future charging cabinets
- EMS-integrated flexibility with BESS allows load balancing without reconfiguration
- Spare breaker slots allocated in the main switchboard

2.1.2.5 *METERING AND PROTECTION*

For metering and protection consider the following (for specific reference refer to Appendix A)

- Main Metering: utility-grade metering at the service entrance
- BESS Protection: breaker with protective relays with CT/PT metering
- Generator Protection: breaker with protective relays with CT/PT metering and alarms
- Protection Coordination: Conducted across panels using LSI or LSIG breakers, aligned with fault current levels and time-current characteristics

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2.1.3 STRUCTURAL

Based on the site visit and review of drawings provided, the building structure consists of steel deck on steel open web joists supported by steel trusses and steel beams on steel columns.

The base building structural drawings provided by NT include the structural tender set consisting of drawings S1 to S8 prepared by Marshall Macklin Monaghan Limited and dated January 15, 1990. No base building structural drawings for the expansions were provided by NT.

With respect to the proposed electrification requirements, the following structural changes are noted:

Original Bus Storage and Expansion Building Areas (Interior Charging Areas)

1. Roof mounted supports for proposed interior pantographs: proposed structural support for the interior pantographs consists of two (2) new steel beams W200x25 for each pantograph connected to the existing building structure as shown in Figure 2-2
2. Each pantograph is to be hung from new steel beams by four (4) threaded rods.

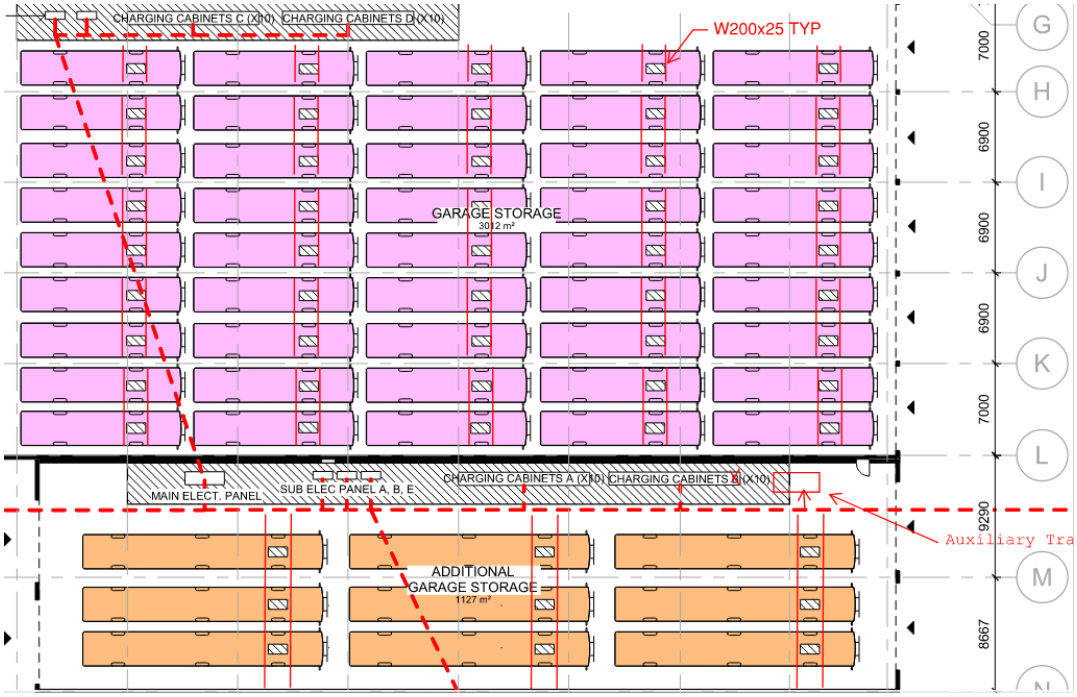


Figure 2-2. Roof Framing Plan – Structural Support for Interior Pantographs.

Outdoor Charging Area

1. Gantry for exterior pantographs: A freestanding gantry structure to be designed to support the exterior pantographs. The structural support for the gantry consists of steel framing supported by steel columns on concrete pedestals and foundations as shown in Figure 2-3 and Figure 2-4.
2. The steel framing consists of two (2) steel beams W200x27 for each pantograph connected to primary steel beams W460x60 supported by perimeter beams W460x97.
3. foundation to be supported by 4 helical piles (refer to Figure 2-4).
4. The structure is laterally supported by steel x-bracings on one direction and moment frames on the other direction.

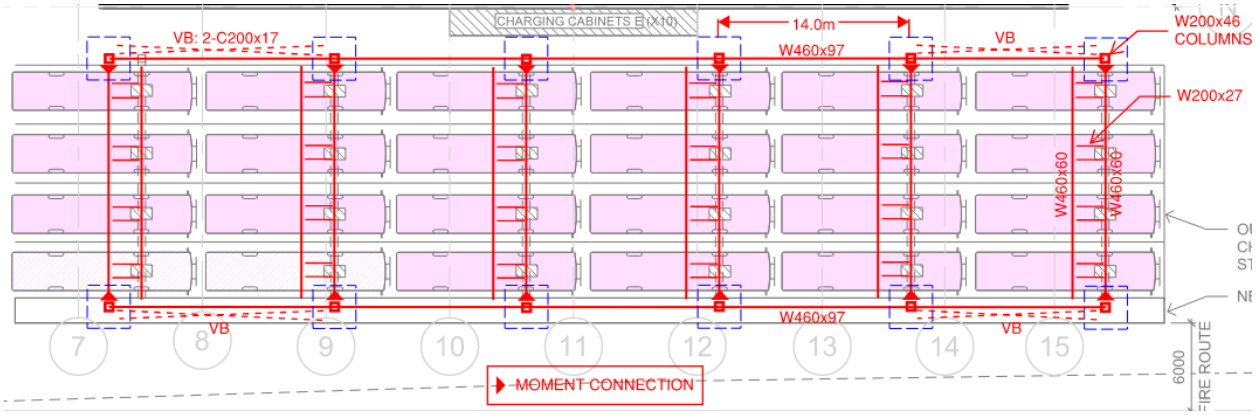


Figure 2-3. Gantry Framing Plan – Structural Support for Exterior Pantographs.

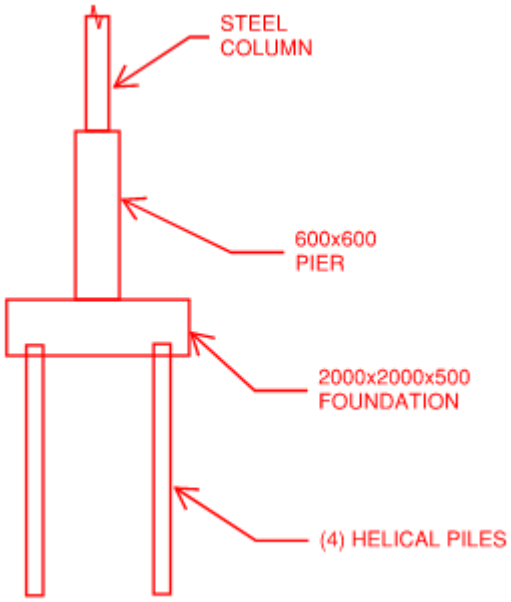


Figure 2-4. Typical Foundation Detail – Proposed Outdoor Gantry.

2.1.4 HVAC

The bus storage area shown in Figure 2-5 and Figure 2-6 is being served by a combination of make-up air units (MAU-01, 02, 03), exhaust fans and gas fired unit heaters, shown in Figure 2-7.

Information regarding make-up air unit, exhaust fans, and gas fire unit heaters are not available on drawings or Condition Report Assessment provided by Englobe Corp. dated 10th August 2023. However, the condition assessment report identifies 2039 as the recommended action year for replacement of these units.

As-builts are not available for the additional storage area highlighted in yellow. Based on pictures from site visit (Figure 2-8 and Figure 2-9), this area is being heated by unit heaters. Information regarding gas detection system is not available. It must be verified if this area complies with OBC 6.2.2.3 Ventilation of Storage and Repair Garages based on detailed site investigations and as-builts.

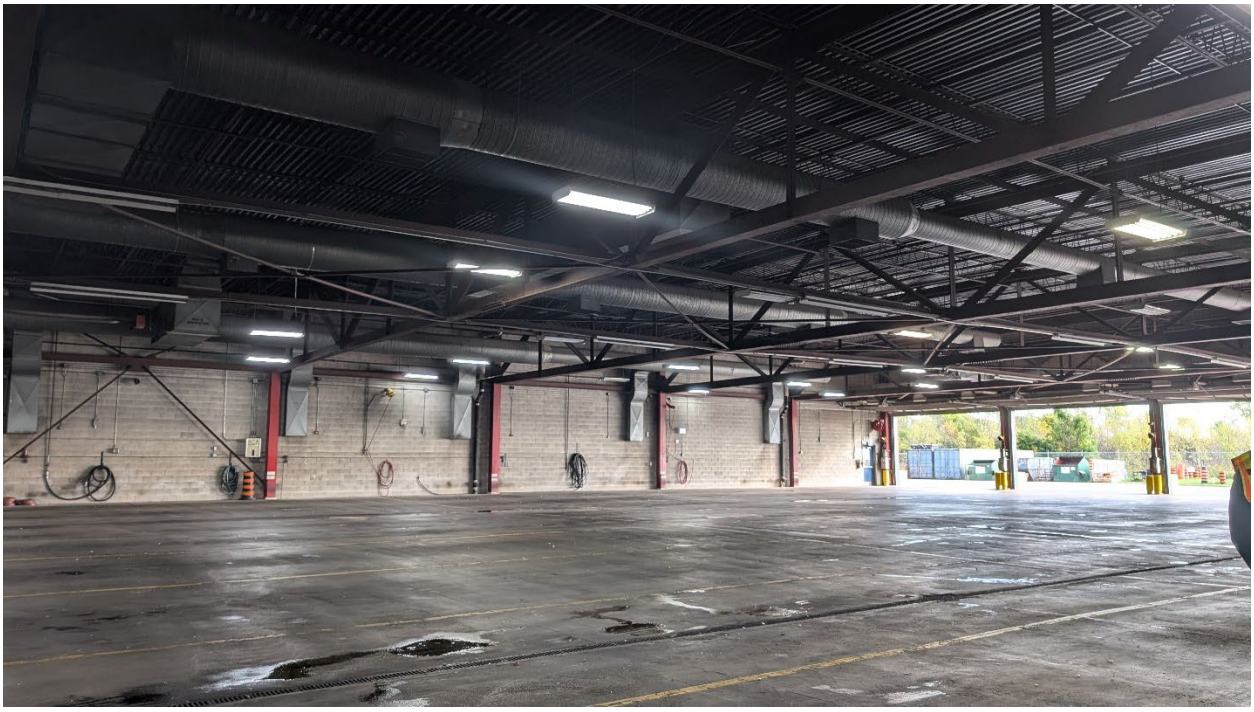


Figure 2-5: Ducting in Original Bus Storage Area.

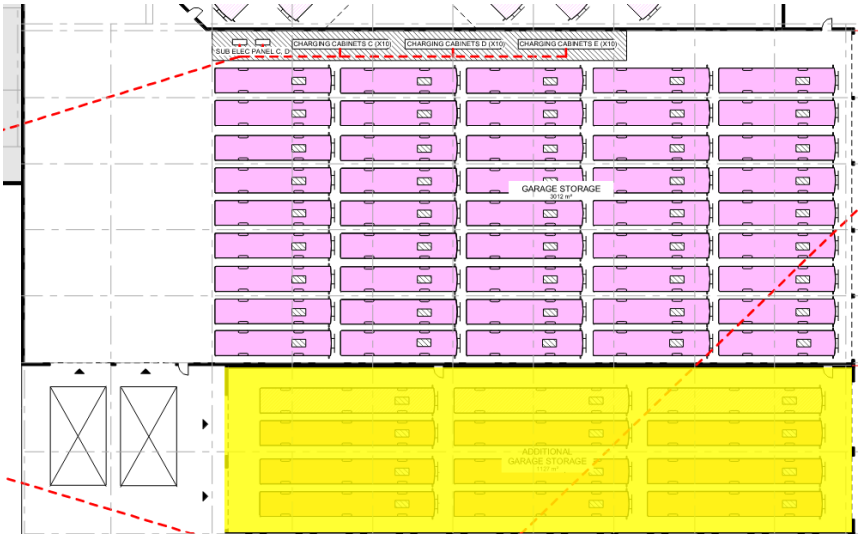


Figure 2-6. Additional Garage Storage Area.

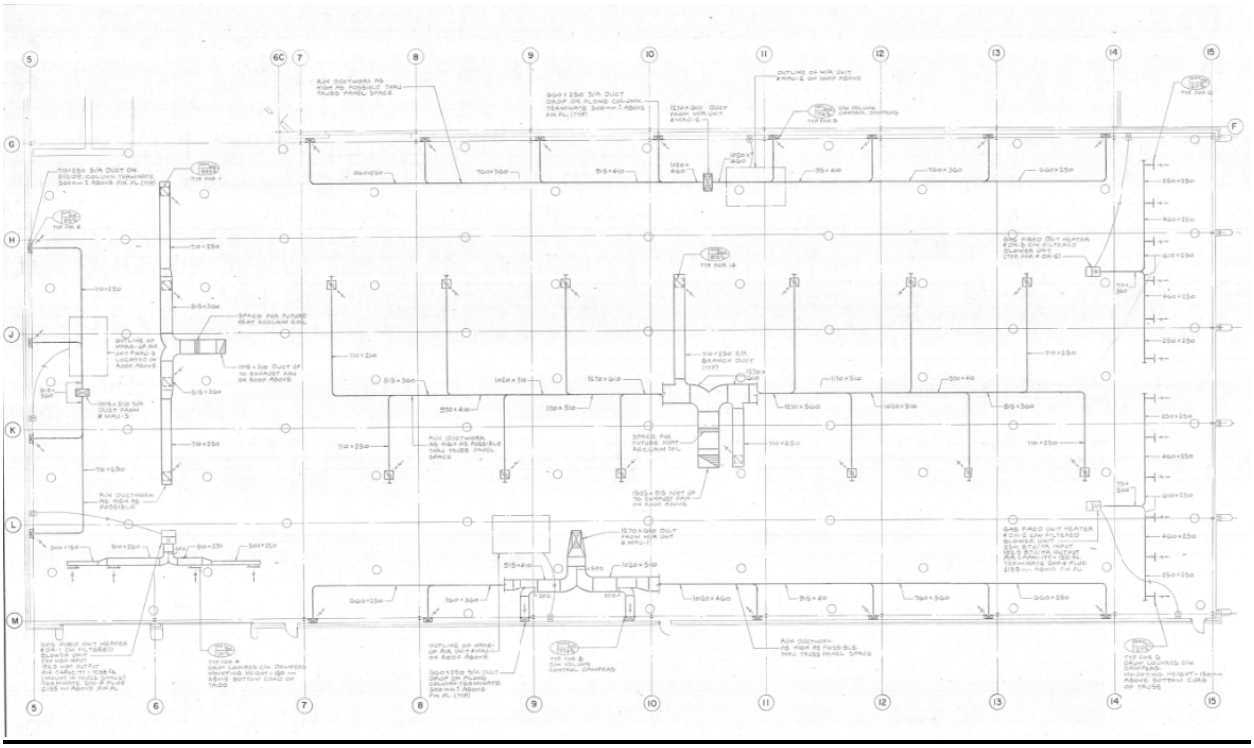


Figure 2-7. Block "A" Heating & Ventilation Plan.

Additional Garage Storage Area – view 1

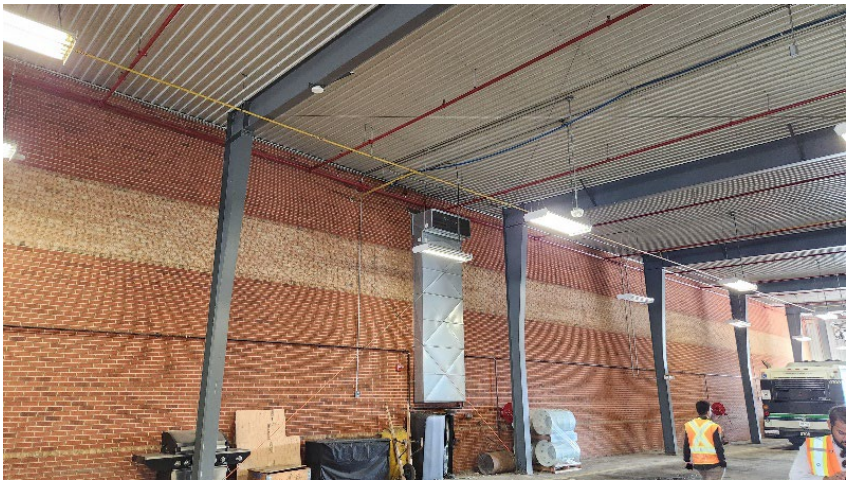


Figure 2-8. Additional Garage Storage Area – view 1.

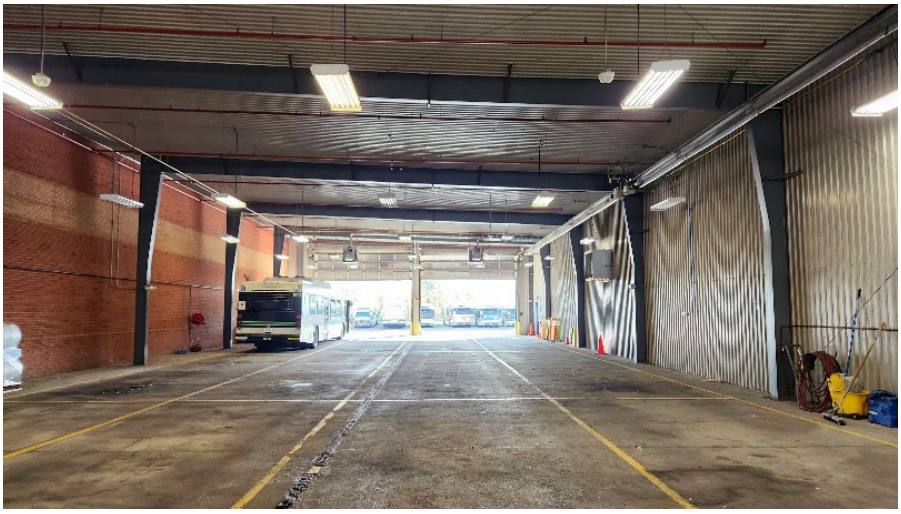


Figure 2-9. Additional Garage Storage Area – view 2.

It is suggested that the garage storage area currently served by a make-up air unit and exhaust fan be replaced with a heat recovery unit. This change will enhance efficiency and lower energy consumption in the bus storage area.

As for main electrical panel, sub electrical panel and charging cabinets, they are proposed to be located along in the wall in the Additional Garage Storage Area shown in Figure 2-8 and Figure 2-9. Provisions for HVAC system will have to be provided for this area to main optimum temperature conditions based on the operating conditions of electrical equipment. If temperatures as high as 40 C is permissible, forced air ventilation through heat recovery unit or exhaust fans can be considered as well. This shall be determined during detailed design stage.

To support the charging infrastructure, a 2000 kVA outdoor natural gas generator is being proposed by the electrical team. This will most likely need an upgrade in gas infrastructure, but detailed investigations must be carried out during design stage. A dedicated gas line, manual valve, overpressure protection device shall be required for the new generator in accordance with CSA 282.

Alternatively, a diesel generator can also be considered. Fuel storage and handling for outdoor diesel generator shall be designed in accordance with CSA B139 and TSSA. This will include design of key components including but not limited to fuel storage tank (single or double-walled, sized appropriately for autonomy), a fill pipe with spill containment and a secure cap, a vent pipe, fuel supply and return piping, fuel monitoring, and potentially leak detection and secondary containment depending on tank size and location.

2.1.4.1 *FIRE PROTECTION*

Currently there is a 6” incoming fire-main entering the facility. The sprinkler system is a wet system as shown in Figure 2-10.

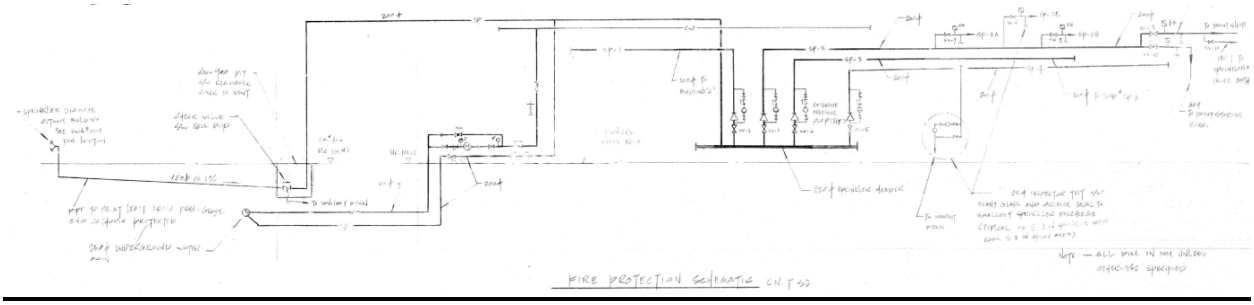


Figure 2-10. Sprinkler Header Diagram.

NFPA 13 recommended Ordinary Hazard Group II is sufficient, based on experience from previous projects. It is not uncommon for AHJ (authorities having jurisdiction) to request higher level of hazard classification, that is Extra Hazard I/II. This is primarily because current versions Ontario Building Code and Electrical Safety Code do not provide explicit guidance on installation of new charging systems and energy storage systems in new and existing building extensions. Hence, it must be determined through close coordination with Code Consultant and AHJ if hazard classification needs to be upgraded. If upgraded, detailed hydraulic calculations, designed and sealed by Professional Engineer (engaged by the successful mechanical contractor) in accordance with NFPA 13 and 14, Ontario Building and Ontario Fire Code and as per requirements of AHJ. Based on the hydraulic calculations and hydrant flow test reports, it will be determined if a fire pump, jockey pump, sprinkler pipe and head upgrades shall be required. In summary, it must be determined in coordination with AHJ and Code Consultant if higher levels of fire protection are required.

A fire hydrant shall be provided to support firefighting operations for exterior standby gas generators and battery energy storage systems. While the Ontario Building Code (OBC) does not explicitly mandate hydrants for these systems, the design shall align with the intent of OBC Division B, Part 3, which references NFPA 14 for standpipe and hose system design. NFPA 14 requires that fire department connections and water supplies be capable of delivering adequate flow and pressure to support firefighting efforts. In accordance with these principles, and consistent with best practices for sprinklered structures, a fire hydrant shall be located within 90 metres of the equipment along an unobstructed path. The final location of the hydrant shall be coordinated with the civil engineering discipline during the detailed design phase to ensure compliance with access and flow requirements.

2.1.5 CONSTRUCTION PHASING CONSIDERATIONS

The construction phasing strategy has been developed to ensure the delivery of the first BEBs coincides with the completion of the initial construction phase of St. Catharines garage. The construction and installation of chargers is planned to be split into two phases for St. Catharines depot.

St. Catharines Phase 1 considers the planning, procurement and construction activities associated with the first five years of BEB deliveries - namely:

1. Detailed Design and Early Works Package – a nominal two-year period (shown as Planning Years 1 & 2 on the graphic below) which entails budgeting, detailed / issued-for-construction (IFC) design, permitting and procurement activities associated with the Phase 1 facility retrofit and the procurement and implementation of long-lead items such as the electrical service upgrade (e.g. upstream electrical substation, mains panels / switchgear, standby generator, civil trenching works and BESS.) This period could equally be

considered for engagement with energy-as-a service (EaaS) provider(s), should this delivery model be preferred.

A refined duration for this detailed design & early works should be confirmed as part of the next stages of design.

2. Provision of charging infrastructure to cover the first 5 years of BEB deliveries (i.e. 52 no. 40' BEB's, 6 no. 60; BEBs and 10 no. paratransit vehicles.)
3. Installation of charging cabinets, pantographs and dispensers to accommodate the BEBs (i.e., 23 no. 150 kW charging cabinets with 54 associated pantograph dispensers and 54 no. 200 kW charging cabinets with 10 associated plug-in dispensers.)
4. Futureproofing for Phase 2: "roughed in" conduit routing for the Phase 2 chargers, pantographs and dispensers will also be installed in Phase 1 to simplify construction of Phase 2.

Phase 2 consists of implementation of charging equipment to cover the remainder of the BEB deliveries in years 6 though 12.

- A 2-year procurement planning period is nominally provided in Years 3 and 4,
- 28 no. 40' BEBs, 5 no. 60' BEBs and 12 no. paratransit vehicles,
- Gantry works & associated electrical work for external BEB parking / storage and charging,
- Installation of charging cabinets, pantographs and dispensers to accommodate the BEBs (i.e., 15 no. 150 kW charging cabinets with 22 associated pantograph dispensers)

Refer to Section 0 for a detailed breakdown of the fleet and charging infrastructure transition plan for St. Catharines.

The **physical extents of the St. Catharines construction phases are illustrated in Figure 2-11** and the associated **BEB procurement / delivery and facility construction schedule is discussed in Section 3.3.1**.

Phasing Approaches for Chargers, Pantographs and Dispensers: within each construction phase, NT has the option to construct and install all the charging cabinets, pantographs and dispensers in a single-year construction event / package, or to spread the construction over years within the "phase" according to BEB delivery schedule.

Implementing all the chargers, pantographs and dispensers in a single year is efficient from a schedule and operational continuity perspective but can result in underutilisation of equipment during the warranty period before the corresponding BEBs are received. Alternatively, installing the charging equipment according to the receipt of BEBs requires additional procurement and administrative effort and presents operational complexity each year. The preferred approach should be evaluated during the detailed design development process based on available budget, capacity and operational requirements.

Long-Lead Items & Early Works

The following table identifies the infrastructure components which are subject to relatively long procurement lead times. These could potentially be broken out from the main construction package(s) as one or more early works packages.

Table 2-2. List of Long-Lead Procurement Components

ITEM	DESCRIPTION	ESTIMATED LEAD TIME
Long-Lead Procurement Items		
Utility Transformer	6000 kVA, 13.8 kV–480/277 V pad mount	12–18 months
Main Electrical Panel	8000 A, 480 V switchgear	10–14 months
Sub Electrical Panels	Multiple panels rated at 2000 A / 1200 A	8–12 months
BESS Switchgear	3000 A, 480 V switchgear and circuit breakers	10–14 months
Battery Energy Storage System (BESS)	2000 kW / 4000 kWh system containerized	12–14 months
Standby Generator	480 V, 1200 A with dedicated panel and controls	10–12 months
Main Package		
Charging Cabinets	150–200 kW DC fast charging cabinets (40+ units)	8–10 months
Dispenser Units	Pantograph and CCS1 plug-in connectors	6–8 months
Auxiliary Transformer	100 kVA, 480–120/208 V for lighting/control loads	6–8 months
Protection Relays & Meters	SEL-751, SEL-735 for monitoring & protection	6–8 months

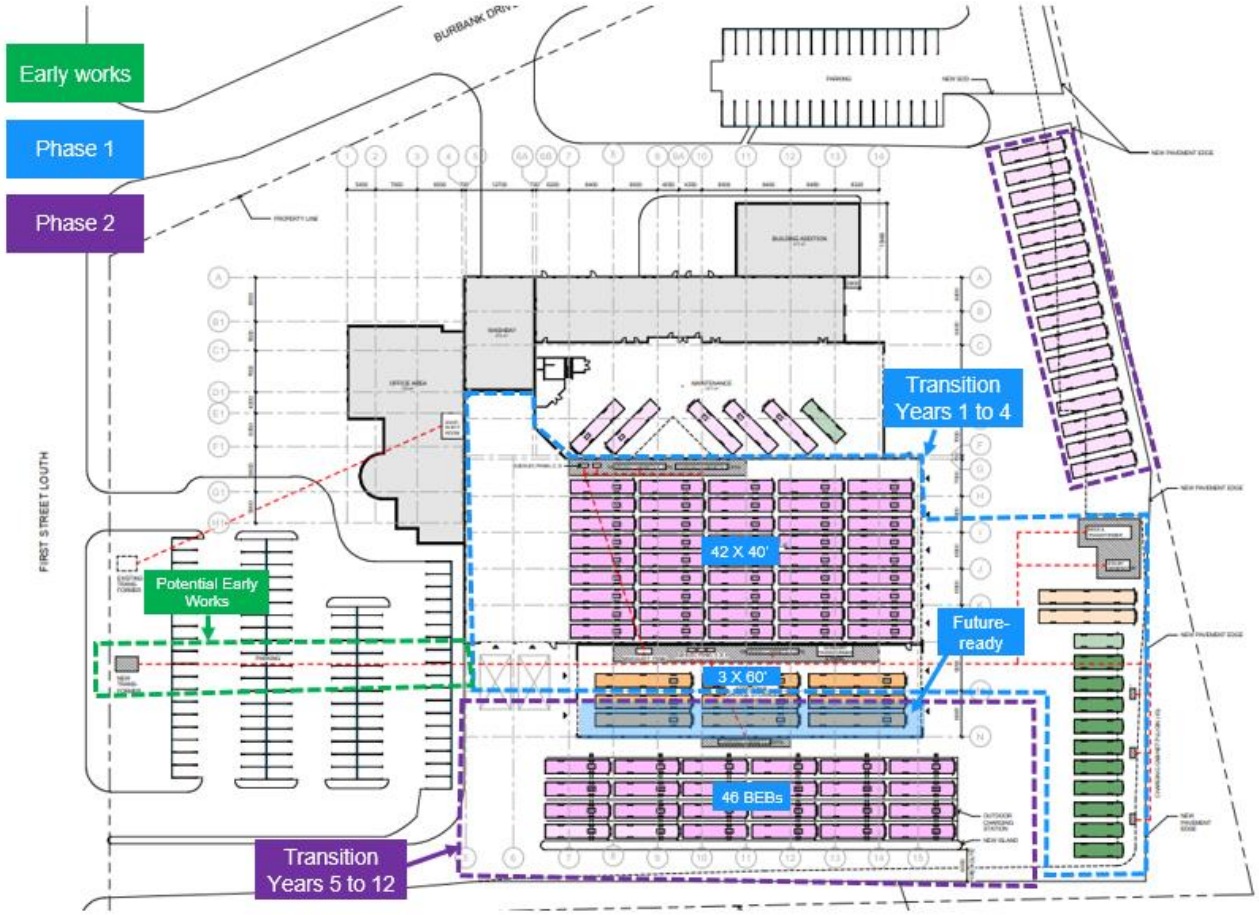


Figure 2-11: St. Catharines Phasing Diagram.

2.2 NIAGARA FALLS FACILITY

The *Industry Scan, Current State Assessment and BEB Feasibility Analysis Report* identified the existing conditions at Niagara Falls Garage including bus storage capacity, space utilisation, parking arrangements, access and egress / circulation and other space program features. The existing base electrical load and spare capacity, existing electrical equipment & infrastructure and backup power generation systems were assessed.

The *Charging Strategy Analysis Report* identified the future-state fleet and charging requirements at each garage, which underpins the proposed facility retrofits and recommended implementation planning presented herein.

Niagara Falls Garage hosts Metrolinx GO buses under a long-term lease arrangement that entails the allocation of two of its indoor storage lanes to these vehicles, in addition to providing certain driver facilities within the building. These lanes are excluded from the NT electrification scope and will be preserved for the use of Metrolinx GO regional transit vehicles.

As at St. Catharines, the preferred charging technology within the garage will be overhead pantographs rather than plug-in chargers.

Service and charging simulations indicated that due to the heavier duty cycles of the longer distance intermunicipal services operating out of Niagara Falls, there is a need for on-route chargers outside the depot. Five on-route chargers are proposed at Welland Bus Terminal so buses are able to top up their state of charge while performing layovers there.

With the Niagara Falls facility being relatively newer than St. Catharines, it's proposed to implement the retrofits at this site after the majority of the work at St. Catharines is completed. This approach provides NT with time to consider the development of low and zero-emissions transit technologies (and fuel costs) as they emerge or mature in the coming years. For example, the business case for hydrogen fuel cell electric bus operations may improve over time and warrant reconsideration.

2.2.1 ARCHITECTURE

The Niagara Bus Storage and Maintenance Facility, consisting of an existing garage storage building, exterior lanes/parking, and a maintenance bay, will be used to store forty-nine (49) 40' BEBs (41 Core + 8 Spares), twenty-four (24) 60' BEBs (20 Core + 4 Spares), and fourteen (14) paratransit vehicles (11 Core + 3 Spares). Both indoor and outdoor spaces of the site will be serving the function of storage for the fleet and provide charging locations for all core buses and select spare buses. Refer to Table 2-3.

Refer to Figure 2-12 and Appendix A for drawings.

Table 2-3: Proposed Fleet Makeup at Niagara Falls Garage

	Core Fleet	Spares	Total
40' BEB	71	8	49
60' BEB	20	4	24
Paratransit Vehicles	11	3	14

The Garage Storage area in the facility measures up to 2280 square meters (SQM) and currently consists of six (6) bus lanes, with three (3) overhead doors on the east, and two (2) overhead

doors on the south side. As of now, two (2) out of six (6) indoor bus lanes are reserved for GO Buses.

The two (2) north lanes reserved for GO Buses will remain as is. The remaining lanes in the garage can be used for charging sixteen (16) out of twenty-four (24) 60’ BEBs with roof mounted pantographs for each. The lanes will require new line painting, signage, and new coiling for the overhead doors on the east as pantograph interferes with door storage when open (3 total). Overhead door width to be confirmed.

Currently, there are eight (8) exterior lanes south of the garage storage. For the purpose of charging the indoor and outdoor stored buses, one (1) bus lane on the northmost side (closest to the building) will be fenced off for the main electrical panel, the subpanels, and charging cabinets. The remaining seven (7) lanes plus one (1) new lane, will be used to charge the four (4) remaining 60’ core BEBs, as well as forty-two (42) 40’ BEBs (41 core + 1 spare).

This outdoor charging area will be comprised of six (6) rows of exterior gantry pantograph structures for the 40’ buses, and two (2) independent gantry pantograph structures for the 60’ BEBs. The lanes will require new line painting and signage.

A new island to be installed south of the outdoor storage is recommended to protect the gantry pantograph structures and to direct traffic. A minimum distance of six (6) metres from paved island to pavement edge is required for fire route.

Site fencing will be required around the electrical yard adjacent to building. New Bollards (1.2m) to be installed every 3m around perimeter of fenced area. Likewise, Site fencing will be required around the Battery Energy Storage System (BESS) and Generator Area. New Bollards (1.2m) to be installed every 3m around perimeter of fenced area.

The core paratransit vehicles will be parked in the southeast end of the site. There will be three charging cabinets for the paratransit vehicles, each connected to four charging dispensers. These cabinets and dispensers will have dedicated concrete mounting pads. The remaining spare buses for 60’ BEBs, 40’ BEBs and paratransit vehicles will have parking north-east and in the maintenance bay.

It is recommended that maintenance bay is used for maintenance purposes only, as there will be only one (1) mobile charger in the facility. An island to separate transverse traffic between the north lanes is recommended. Minimum distance of 6m is required for fire code.

Landscape and paving areas are to be repaired where new duct banks are installed. It is recommended to increase the paved area to support new bus parking, as indicated on the site plan. New concrete curbs and landscaping for island separating charging and south circulation route will be required.

2.2.1.1 *FUTURE SITE EXPANSION POTENTIAL*

NT is considering the potential for acquisition of additional land surrounding the Niagara Falls transit garage to accommodate future service growth.

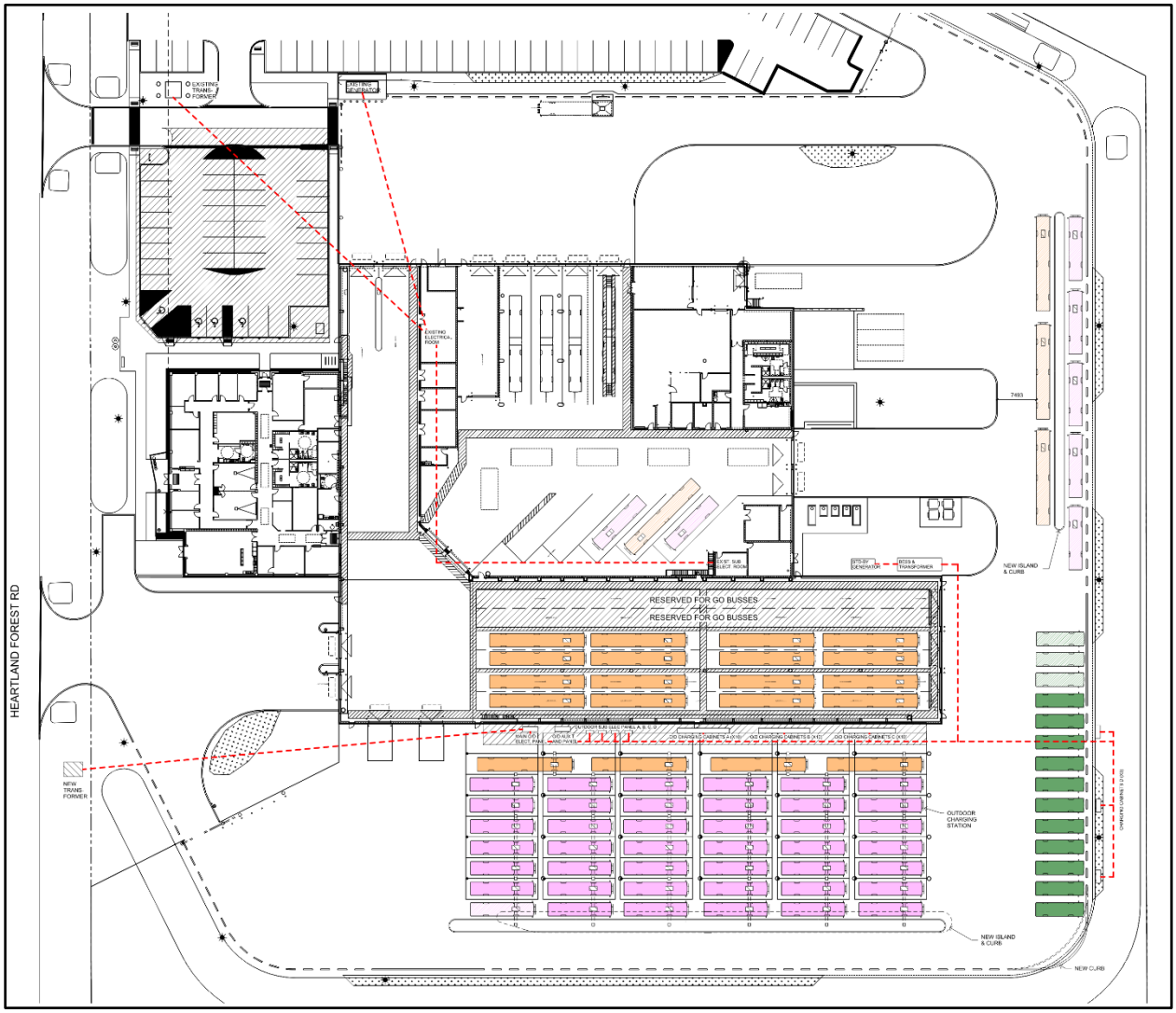


Figure 2-12: Niagara Facility Site Plan (Conceptual Only).

LEGEND:

Core buses: 60’ BEB (Orange); 40’ BEB (Pink), Paratransit Vehicle (Green).

Spare buses are represented in a diagonal hatch pattern.

2.2.2 ELECTRICAL

The proposed electrical design provides new infrastructure to support Niagara Transit's fleet electrification initiative at the Niagara Falls garage. This project enables charging of the transit fleet through a network of pantograph and plug-in chargers, backed by a utility-supplied transformer, a robust distribution system, auxiliary services, BESS, and a standby generator for emergency scenarios. The facility will accommodate present and future charging needs with adequate spare provisions and system flexibility.

The distribution system considering a diversity factor of 60% begins at a new utility-fed 6000 kVA pad-mounted transformer and connects to an 8000A-rated main Switchgear at 480Y/277V. Downstream subpanels A through D distribute power to charging cabinets and auxiliary systems. The design includes intelligent Energy Management System (EMS) coordination with BESS and

standby generator integration to balance load and maintain operational reliability during peak and outage conditions.

The design includes a layered metering and protection scheme using SEL protective relays:

- SEL-735: Used for advanced metering of the incoming utility supply, providing precise energy usage data and power quality monitoring.
- SEL-751: Provides feeder protection and is integrated with CTs and PTs to monitor current and voltage levels at the subpanel inputs.
- SEL-700G: Installed at the generator panel to ensure reliable generator protection and synchronization during emergency operations.

A SCADA/DMS RTU/PLC system is integrated via Ethernet and Modbus communication protocols, enabling centralized monitoring, control, and diagnostics:

- The EMS intelligently coordinates between the utility source, BESS, and standby generator, optimizing load profiles and demand during peak usage or grid outages.
- The system provides real-time visibility and control of the charging network, facilitating automated scheduling, load shedding, and fault response.

A single line diagram together with a description of the core components of the electrical design is included in Appendix A.

2.2.2.1 *STAND-BY GENERATOR AND PANEL*

A **2000 kVA, 480V** standby natural gas generator is suggested to support critical systems during utility outages. Load will be controlled through EMS to ensure safe operation and prevent overload. The generator supplies only essential systems and a limited number of charging cabinets under backup scenarios.

2.2.2.2 *BATTERY ENERGY STORAGE SYSTEM (BESS)*

One **2 MW / 4 MWh BESS** is suggested to support peak shaving, global adjustment reduction, and load balancing in conjunction with the EMS. The system is not intended for continuous full-load operation but responds dynamically based on facility demand and grid status.

2.2.3 STRUCTURAL

Based on the site visit and review of drawings provided, the building structure consists of steel deck on steel open web joists supported by steel trusses and steel beams on steel columns.

With respect to the proposed electrification requirements, the following structural changes are noted:

Interior Charging Area

1. To accommodate roof mounted supports for interior pantographs: proposed structural support for the interior pantographs consists of two (2) new steel beams W200x25 for each pantograph connected to the existing building structure as shown in Figure 2-13.
2. Each pantograph to be hung from new steel beams by four (4) threaded rods.

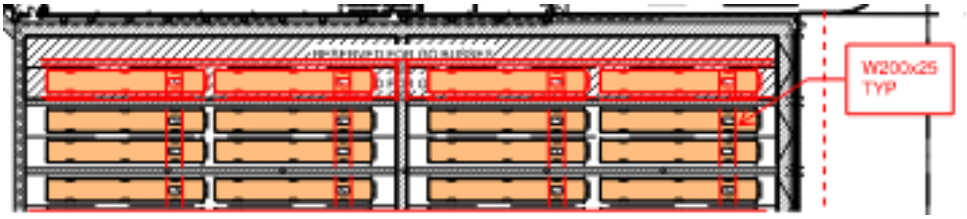


Figure 2-13 Roof Framing Plan – Structural Support for Interior Pantographs.

Outdoor Charging Area

1. Gantry for exterior pantographs: A freestanding gantry structure to be designed to support the exterior pantographs. The structural support for the gantry consists of steel framing supported by steel columns on concrete pedestals and foundations as shown in Figure 2-14 and Figure 2-15.
2. The steel framing consists of two (2) steel beams W200x27 for each pantograph connected to primary steel beams 460x60.
3. Each foundation to be supported by 4 helical piles.
4. The structure is laterally supported by steel x-bracings on one direction and moment frames on the other direction.

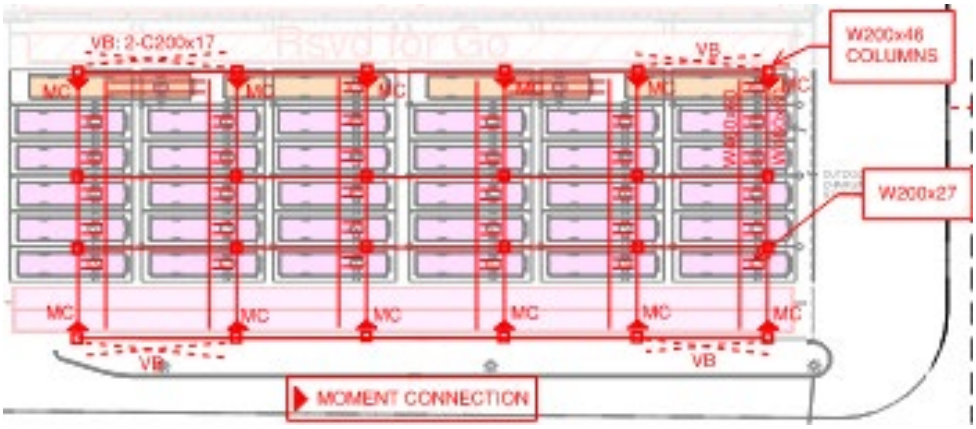


Figure 2-14. Gantry Framing Plan – Structural Support for Exterior Pantographs.

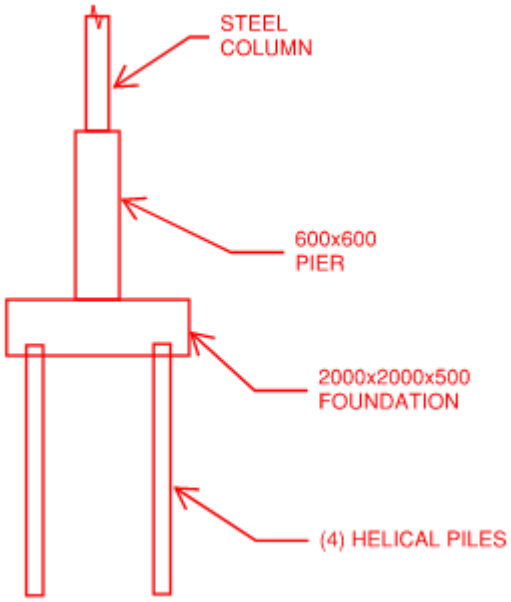


Figure 2-15. Typical Foundation detail of new gantry.

2.2.4 HVAC

The exiting vehicle storage space is currently ventilated using two (2) roof mounted, indirect fired gas fired, 100% outdoor air handling units each 9400 l/s (20,000. CFM) Supply & 9165 l/s (19420 cfm) Exhaust/ Return. This equates to a total of approximately 2 x 20,000 CFM. Air handling units currently operate based on sensing the air quality within the space via CO and NO2 sensors.

Based on proposed 33 electrical buses with heat dissipation of 1.5 kW each, the total charging load would be 30 kW in existing bus storage, therefore the air is required to maintain the Max. inside space temperature, in summer, of 35˚C, only 13,200 cfm. Hence, the existing out air handling units should be sufficient to maintain a temperature of 35˚C.The supply and return air ducting runs at ceiling level. Based on the proposed charging infrastructure within the facility, the ducts may need to be rerouted within the existing trusses to allow for mounting of bus charging pantographs. As for the air handling units themselves, the units are in good condition and not due for replacement until 2039 based on the Condition Assessment Report provided by Englobe Corp. dated 10th August, 2023.

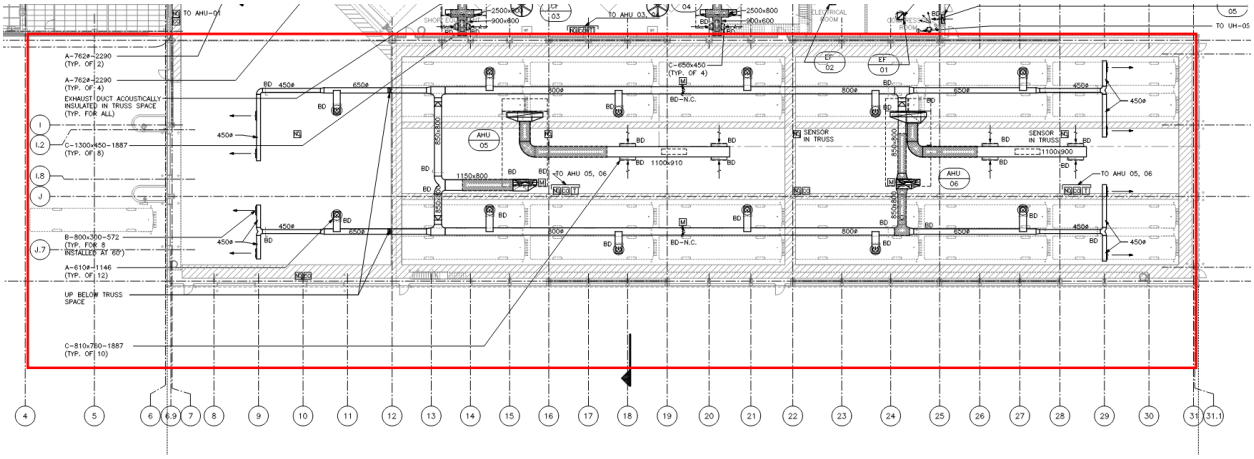


Figure 2-16. HVAC Garage - Ground Floor.

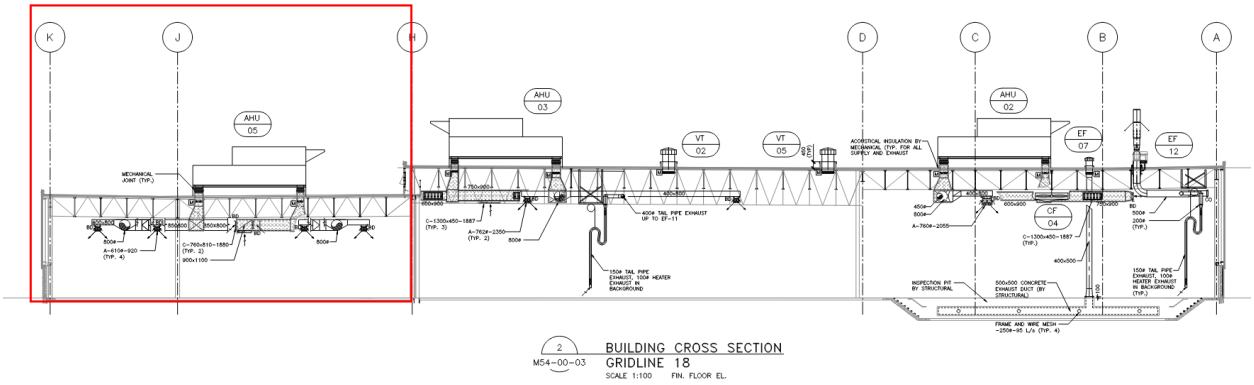


Figure 2-17. Building Cross Section Gridline 18.

As for main electrical panel, sub electrical panel and charging cabinets, they are proposed to be located outside the garage. Hence, no provisions for HVAC system are deemed necessary.

To support the charging infrastructure, a 2000 kVA outdoor natural gas generator is proposed. This will most likely need an upgrade of the site gas supply infrastructure but detailed investigations must be carried out during design stage. A dedicated gas line, manual valve, overpressure protection device shall be required for the new generator in accordance with CSA 282.

Alternatively, a 2000 KVA outdoor diesel generator can also be considered. Fuel storage and handling for outdoor diesel generator shall be designed in accordance with CSA B139 and TSSA. This will include design of key components including but not limited to fuel storage tank (single or double-walled, sized appropriately for autonomy), a fill pipe with spill containment and a secure cap, a vent pipe, fuel supply and return piping, fuel monitoring, and potentially leak detection and secondary containment depending on tank size and location.

2.2.4.1 *FIRE PROTECTION*

With reference to the existing building provisions, an 8” incoming fire main enters the facility in the sprinkler and water meter room.

The sprinkler system is a combination of wet and dry sprinkler system as shown in Figure 2-18. Hazard classification of various zones is identified in Figure 2-19. The bus storage area and

circulation areas are being served by a wet sprinkler system, classified as ordinary hazard group II.

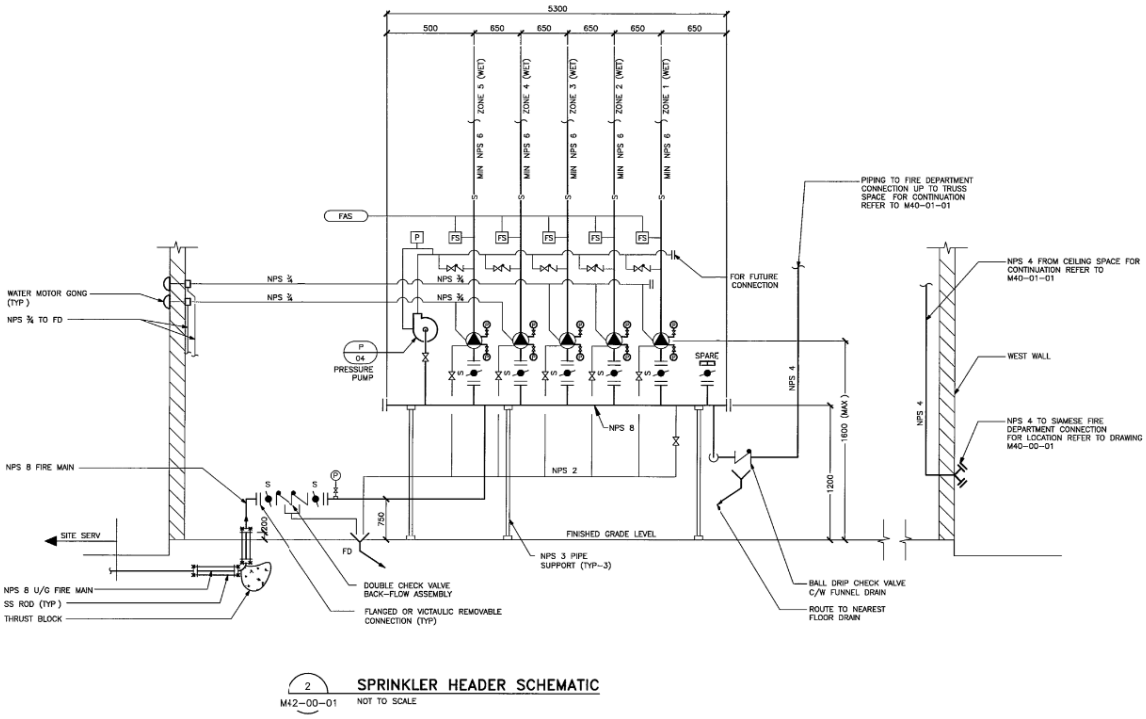


Figure 2-18. Sprinkler Header Schematic.

SUMMARY OF FIRE PROTECTION ZONES

ZONE	SUBZONE	AREA DESTINATION	HAZARD CLASS PER NFPA 13	TYPE OF FP SYSTEM	WATER COVERAGE		AREA SQ.M (SQ.FT.)	SUGESTED SPRINKLER HEAD	ORIFICE TEMP NPS °C(°F)
					IMPERIAL USGPM/SQ FT /SQ FT	METRIC L/MIN/SQ M			
1	–	ADMINISTRATION OFFICES	LIGHT HAZARD	WET	0.10/1500	4.05/140	1,218 (13,276)	PENDENT	NPS 1/2 68 C (155 F)
2	–	BUS CIRCULATION & SERVICE LANES	ORDINARY HAZARD GROUP II	WET	0.20/1500	4.05/140	1,020 (11,000)	UPRIGHT	NPS 3/4 141 C (286 F)
	2A	NORTH ENTRANCE	ORDINARY HAZARD GROUP II	DRY	0.20/2000	8.1/140	132 * (1,439)	UPRIGHT	NPS 3/4 141°C (286 F)
	2B	SOUTH & SOUTHWEST ENTRANCE	ORDINARY HAZARD GROUP II	DRY	0.20/2000	8.1/140	132 * (1,439)	UPRIGHT	NPS 3/4 141°C (286°F)
3	–	BUS STORAGE	ORDINARY HAZARD GROUP II	WET	0.20/1500	8.1/140	3,600 (33,000)	UPRIGHT	NPS 3/4 141 C (286°F)
	3A	EAST STORAGE ENTRANCE	ORDINARY HAZARD GROUP II	DRY	0.20/2000	8.1/140	275.5 * (2,964)	UPRIGHT	NPS 3/4 141 C (286 F)
4	–	REPAIR	ORDINARY HAZARD GROUP II	WET	0.20/1500	8.1/140	3,323 (36,000)	UPRIGHT	NPS 3/4 141 C (286 F)
	4A	HIGH RACK INSIDE PART STORAGE	ORDINARY HAZARD GROUP II	WET	MOST REMOTE HEADS AT 15 PSI				NPS 3/4 141 C (286°F)
5	–	PART STORAGE	EXTRA HAZARD GROUP II	WET	0.50/2000	20/230	542 (5,800)	UPRIGHT	NPS 3/4 141 C (286 F)
	5A	TIRE STORAGE	EXTRA HAZARD GROUP I	WET	0.30/2500	12/232	94 (1,010)	UPRIGHT	NPS 3/4 141 C (286 F)
6	–	SPARE							

NOTE

SUBZONES AREAS MARKED WITH * ARE INCLUDED IN THE ASSOCIATED ZONE AREAS

Figure 2-19. Fire Protection Zone Summary.

For the proposed scope of work, the area highlighted in yellow in Figure 2-20 corresponds to the area of interest that will be used to charge and store BEBs. While NFPA 13 recommends Ordinary Hazard Group II as sufficient, based on WSP's past project experience, it is not uncommon for the Authority Having Jurisdiction (AHJ) to request higher level of hazard classification, that is Extra Hazard I/II. This is primarily because current versions Ontario Building Code and Electrical Safety Code do not provide explicit guidance on installation of new charging systems and energy storage systems in new and existing building extensions. The consultant responsible for the detailed design & application of codes must therefore coordinate with the AHJ to determine whether hazard classification needs to be upgraded. If upgraded, detailed hydraulic calculations, designed and sealed by Professional Engineer (engaged by the successful mechanical contractor) in accordance with NFPA 13 and 14, Ontario Building and Ontario Fire Code and as per requirements of Authorities Having Jurisdiction. Based on the hydraulic calculations and hydrant flow test reports, it will be determined if a fire pump, jockey pump, sprinkler pipe and head upgrades shall be required. In summary, it must be determined in coordination with AHJ and Code Consultant if higher levels of fire protection are required.

A fire hydrant shall be provided to support firefighting operations for exterior standby gas generators and battery energy storage systems. While the Ontario Building Code (OBC) does not explicitly mandate hydrants for these systems, the design shall align with the intent of OBC Division B, Part 3, which references NFPA 14 for standpipe and hose system design. NFPA 14 requires that fire department connections and water supplies be capable of delivering adequate flow and pressure to support firefighting efforts. In accordance with these principles, and consistent with best practices for sprinklered structures, a fire hydrant shall be located within 90 metres of the equipment along an unobstructed path. The final location of the hydrant shall be coordinated with the civil engineering discipline during the detailed design phase to ensure compliance with access and flow requirements.

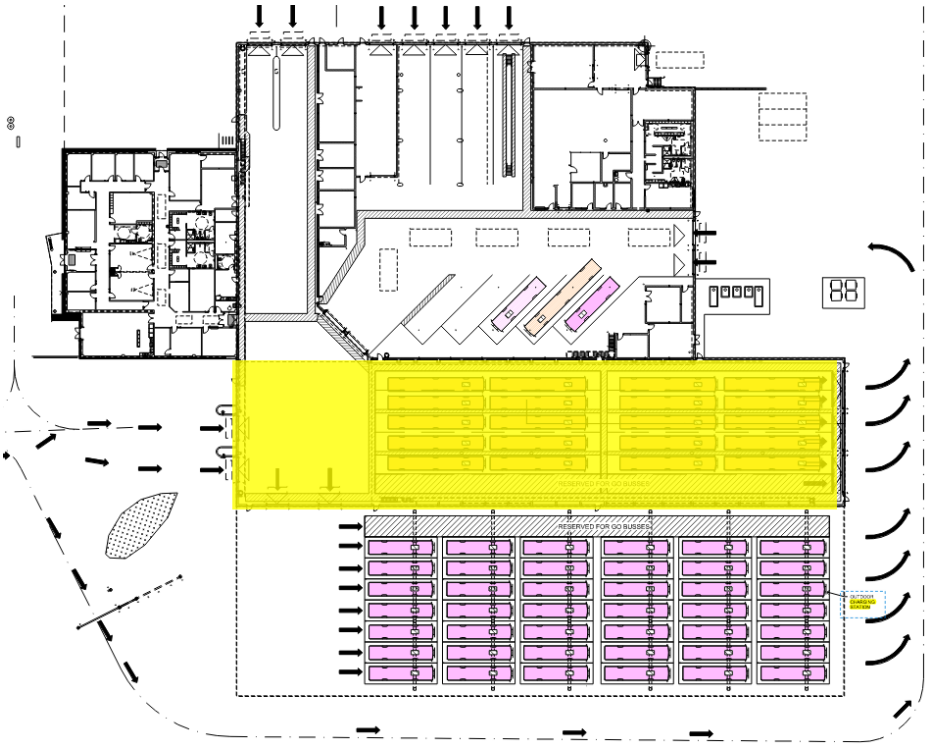


Figure 2-20 Scope of Fire Protection Work.

2.2.5 CONSTRUCTION PHASING CONSIDERATIONS

The retrofits for the Niagara Falls garage are envisaged to be completed in a single construction phase, in addition to a potential early works package to increase the capacity of the electrical service at the site. The charger installation schedule for Niagara Falls garage and Welland Bus Terminal is included in Section 3.3.2.

On-route chargers are required to provide top-up charging for services operated from Niagara Falls garage. There is a total of 5 no. on-route chargers planned at Welland Bus Terminal, estimated to be implemented over a period of five years. This may change in case of service expansions or other changes to facilities in the future. Refer to Figure 2-21.

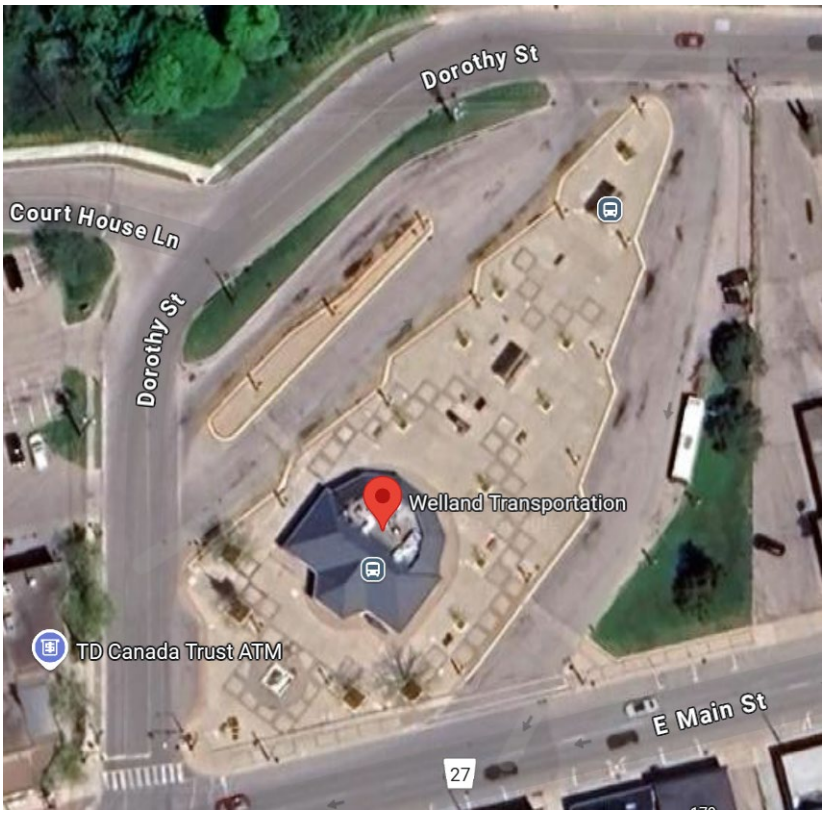


Figure 2-21. Satellite view of Welland Bus Terminal.

A suggested list of items to include in the early works package for Niagara Falls Garage is as follows:

- As with St. Catharines, a two-year period (in Years 4 and 5) has been allowed to accommodate planning, budgeting, detailed / issued-for-construction (IFC) design, permitting and procurement activities associated with facility retrofit and the procurement and implementation of long-lead items such as the electrical service upgrade if required (e.g. upstream electrical substation, mains panels / switchgear, standby generator, civil trenching works and BESS).
- A refined duration for this detailed design & early works should be confirmed as part of the next stages of design. An Opening Day in Year 6 is anticipated to align with the delivery of the BEBs as noted below.

- Provision of charging infrastructure to cover the first all BEB deliveries required for Niagara Falls. Installation of charging cabinets, pantographs and dispensers to accommodate the BEBs.
- BEB procurement will also begin in Year 4, with first delivery occurring in Year 6.

Refer to Section 0 for a detailed breakdown of the fleet and charging infrastructure transition plan for Niagara Falls.

The **BEB procurement / delivery and facility construction schedule for Niagara Falls is discussed in Section 3.3.2 below.**

As with St. Catharines, there are options for the installation of **Chargers, Pantographs and Dispensers**: NT can either construct and install all the charging cabinets, pantographs and dispensers in a single-year construction event / package, or to spread the construction over years within the "phase" according to BEB delivery schedule.

Implementing all the chargers, pantographs and dispensers in a single year is efficient from a schedule and operational continuity perspective but can result in underutilisation of equipment during the warranty period before the corresponding BEBs are received. Alternatively, installing the charging equipment according to the receipt of BEBs requires additional procurement and administrative effort and presents operational complexity each year. The preferred approach should be evaluated during the detailed design development process based on available budget, capacity and operational requirements.

Long-Lead Items & Early Works

The following table identifies the infrastructure components which are subject to relatively long procurement lead times. These could potentially be broken out from the main construction package(s) as one or more early works packages.

Table 2-4. List of Long-Lead Procurement Components

ITEM	DESCRIPTION	ESTIMATED LEAD TIME
Long-Lead Procurement Items		
Utility Transformer	6000 kVA, 13.8 kV–480/277 V pad mount	12–18 months
Main Electrical Panel	8000 A, 480 V switchgear	10–14 months
Sub Electrical Panels	Multiple panels rated at 2000 A / 1200 A	8–12 months
BESS Switchgear	3000 A, 480 V switchgear and circuit breakers	10–14 months
Battery Energy Storage System (BESS)	2000 kW / 4000 kWh system containerized	12–14 months
Standby Generator	480 V, 1200 A with dedicated panel and controls	10–12 months
Main Package		
Charging Cabinets	150–200 kW DC fast charging cabinets (40+ units)	8–10 months
Dispenser Units	Pantograph and CCS1 plug-in connectors	6–8 months
Auxiliary Transformer	100 kVA, 480–120/208 V for lighting/control loads	6–8 months
Protection Relays & Meters	SEL-751, SEL-735 for monitoring & protection	6–8 months

3 NT FLEET & FACILITIES TRANSITION ROADMAP

3.1 TRANSITION ROADMAP PLANNING PRINCIPLES

NT's transition plan has been developed by bringing together the analyses and findings of the preceding project tasks and reporting, particularly the *Industry Scan, Current State Assessment and BEB Feasibility Analysis Report*, and the *Charging Strategy Analysis Report* as well as through numerous engagement meetings with NT and Niagara Region stakeholders. The approach is presented according to fleet and facility / infrastructure considerations in the following sections.

The fleet deployment is planned to take 12 years, corresponding the expected lifespan of 40-ft and 60-ft buses. This period begins upon the receipt of the first delivery of BEBs and coincides with the opening of the first facility infrastructure retrofits.

Two years preceding the start of BEB operations is allowed for planning / budgeting, detailed design, procurement, and facility construction (referred to as Planning Years 1 and 2) brings the total estimated timeline to 14 years.

3.1.1 FLEET

The pre-transition NT fleet consists of a mix of diesel and gasoline-fuelled 40-ft, 60-ft, and paratransit vehicles, which can operate assigned daily transit services (blocks) without the need for midday refueling.

Transit service energy consumption and charging simulation results included in the *Charging Strategy Analysis Report* indicate that converting from diesel-fuelled buses to BEBs poses challenges to longer block completion due to battery size / range limitations of BEB technology. To overcome this, a higher number of 40-ft and 60-ft BEBs are required to replace legacy ICE buses, resulting in a BEB to ICE fleet replacement ratio greater than 1. In contrast, electric paratransit vehicles can replace their ICE counterparts on a one-to-one basis because of their shorter daily service distances.

Figure 3-1 compares at each garage the number of existing ICE buses to the simulated minimum number of BEBs needed to replace them. The percentage of electric spare buses is 20% of the core value, as discussed with NT. This spare percentage is less than that of the legacy ICE fleet, which includes a high number of relatively old units.

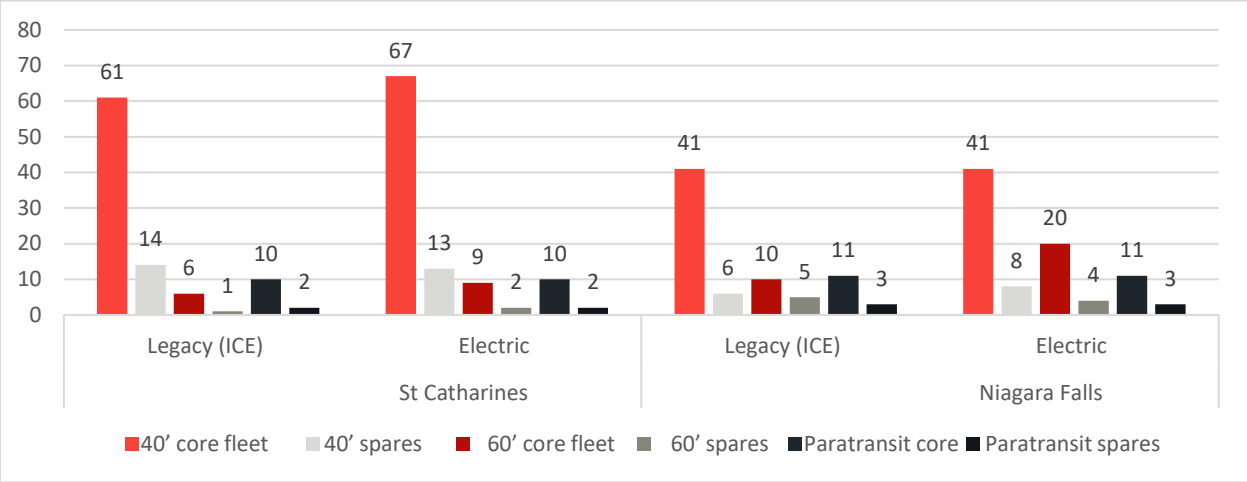


Figure 3-1: Comparison of ICE vs BEB Fleet Composition.

The strategy for fleet replacement is aligned with the NT's 'business as usual' Vehicle Replacement Schedule which covers the first 8 years of ZEB operations and covers both St. Catharines and Niagara Falls garages. This is summarised in Table 3-1 below.

Table 3-1: NT 'Business as Usual' (Internal Combustion) Fleet Replacement Plan

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	TOTAL
40' Buses	8	13	11	10	10	9	10	10	82
60' Buses	1	1	1	0	3	4	4	2	16
Paratransit Vehicles	3	5	3	2	1	4	4	4	26
Total	**12**	**19**	**15**	**12**	**14**	**18**	**18**	**16**	**124**

In the final 4 years (Years 9 to 12), BEBs are scheduled to be deployed (while ICE buses are retired) evenly to meet the required total number of core and spare units at each garage as identified by the feasibility modelling. Refer to Figure 3-1. The breakdown and rationale for the roll-out of each bus type is listed below:

- **40-foot buses:** On average, 10 core 40-foot buses are replaced annually between Year 1 and Year 10. The remaining 47 units, assumed to be spare buses, are scheduled for replacement evenly over the final two years of the transition (Years 11 and 12). This approach ensures that spare units are deployed once the core BEB fleet has stabilized operationally. Given the 12-year lifespan of conventional diesel buses, no BEB replacements are expected within the transition period.
- **60-foot buses:** Deployment is more gradual in the early years, with fewer replacements (1 per year) during Years 1 to 3 to prioritize the 40-foot transition. However, the replacement rate increases starting Year 5, continuing through Year 10. Similar to the 40-foot buses, the last two years (Years 11 and 12) are used to deploy spare units. No BEB replacements are required during the transition period due to the 12-year life cycle of the 60-foot diesel fleet.
- **Paratransit Vehicle:** BEB deployment for paratransit vehicles is spread relatively evenly across the 12-year transition, averaging about 3 units per year. However, due to the shorter 8-year useful life of these vehicles, the units deployed in the early years will begin reaching end-of-life by Year 9. Consequently, from Year 9 onward, new BEB paratransit

vehicles are deployed both to replace retiring electric units and to fulfill remaining core and spare requirements.

The transition to BEBs requires an additional seven 40-foot BEBs and thirteen 60-foot BEBs compared to the BAU scenario. Figure 3-2 illustrates the vehicle purchase plan for Year 9 to Year 12. The numbers of 40-ft and 60-ft buses are evenly distributed across these years. No additional paratransit vehicles are purchased in Years 9 to 12.

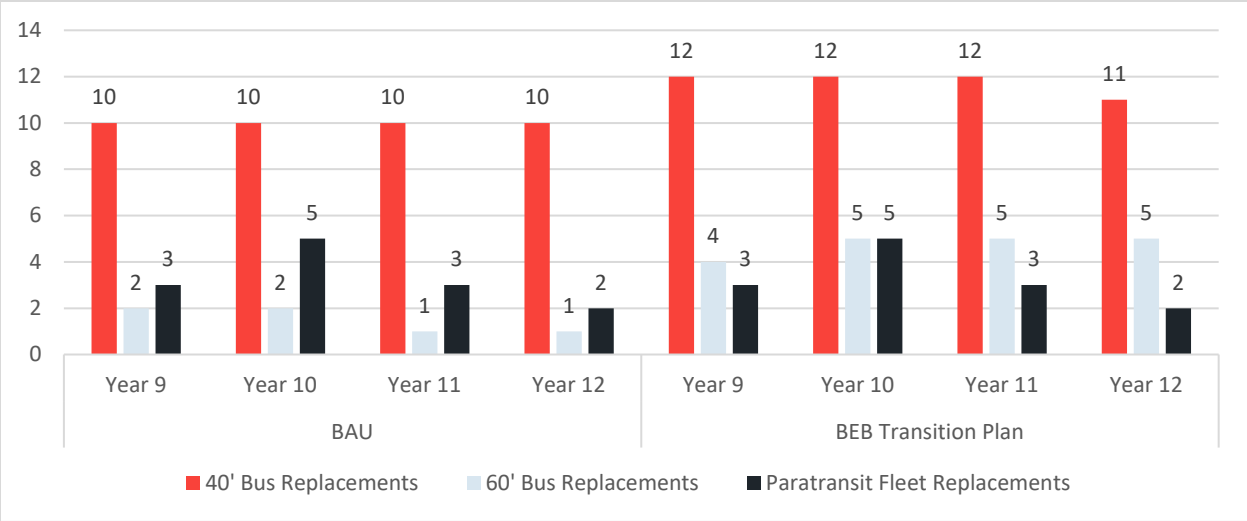


Figure 3-2: Comparison of BAU vs BEB Vehicle Purchase Plan for Years 9 to 12.

It is recommended that NT begins to phase out the oldest existing ICE fleet units first as they take delivery of new BEBs in Year 1 of the Transition Plan.

The proposed BEB fleet quantities presented are based on transition feasibility modelling undertaken for NT transit services operating as of Q3 2024 and do not allow for future service growth.

3.2 OPERATIONS AND MAINTENANCE GARAGES

3.2.1 ST. CATHARINES GARAGE

The electrification schedule prioritizes improvements at St. Catharines garage, the older of the two facilities, because it aligns with NT's existing budgeted plans to redevelop the site in the short-to-medium term.

With St. Catharines being the larger of the two facilities and housing a higher number of buses, it is proposed to redevelop in two construction phases. A description of the facility components included in each constriction phase is included in Section 2.1.

The core fleet for Phase 1 are received in Years 1 to 4 and in Years 5,6 and 7 in Phase 2. Spare BEBs will be added in Years 11 and 12, following the complete electrification of Niagara Falls' core fleet. Figure 3-3 illustrates the fleet transition at St. Catharines garage from Years 1 to 12.

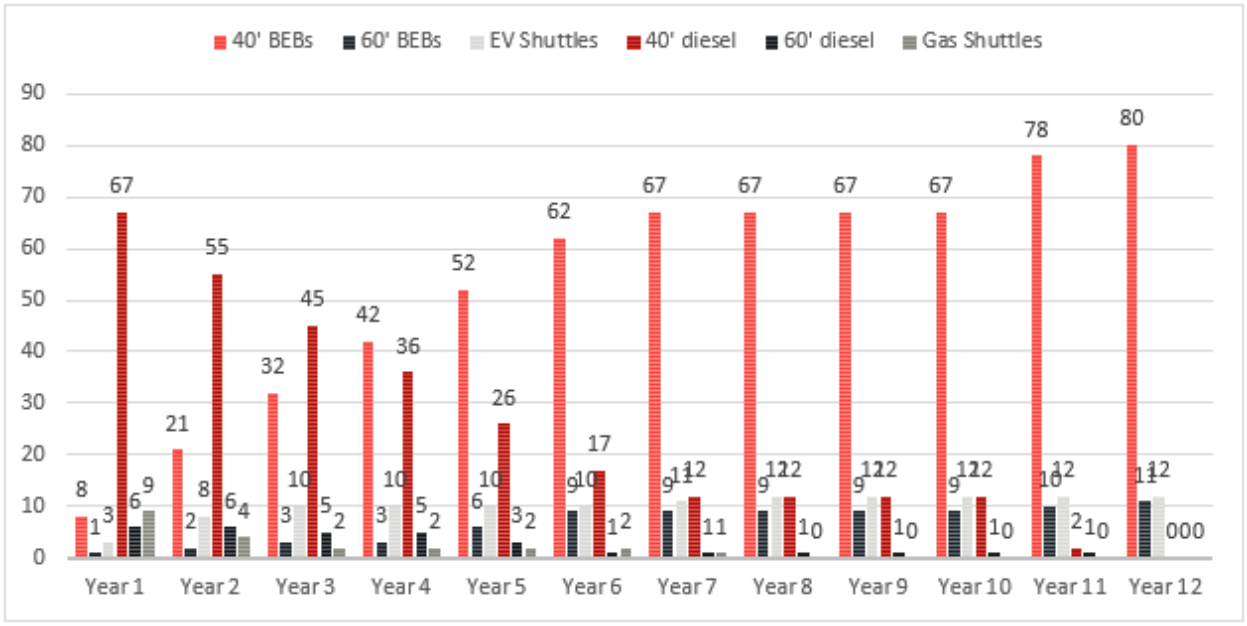


Figure 3-3. Proposed Fleet Deployment Schedule at St. Catharines Garage.

Figure 3-4 shows the corresponding number of chargers to be installed at the depot each year. 23 no. 150kW chargers and 3 no. 200kW chargers are installed in Phase 1 (Years 1 to 4) while an additional 15 no. 150kW chargers are installed in Phase 2 and completed by Year 7.

In addition, four chargers for 40-ft and 60-ft spare buses are deployed in Years 11 and 12 and chargers for spare paratransit vehicles are deployed in Years 7 and 8.

The spare BEBs do not require additional dedicated chargers, and they will use the core fleet's chargers when core fleet are in service.

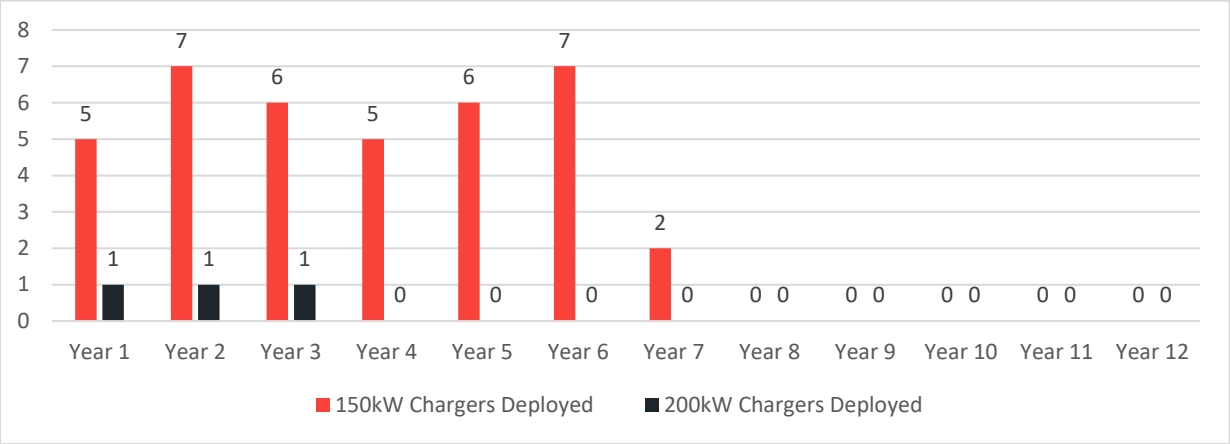


Figure 3-4. Proposed Charger Deployment Schedule at St. Catharines.

3.2.1.1 *PLANNING, DESIGN, PROCUREMENT AND CONSTRUCTION*

Planning, design, procurement, construction and enabling work activities need to be structured to achieve operational readiness and support the delivery of BEBs expected at St. Catharines Garage from Year 1 for its Phase 1 construction package, and again in Year 5 for the second phase.

Detailed design & early enabling works for St. Catharines Phase 1 should start as a priority in Planning Year 1, anticipating the need to tender early works packages for long lead items identified above (e.g. the substation for the service capacity upgrade, associated switchgear, BESS and potentially chargers). Assume up to a 2-year lead time, then the enabling works package should be ordered in the early part of Planning Year 1.

Detailed design work will also confirm the construction schedule and cost for the St. Catharines Phase 1 Package, and potentially for Phase 2. Considering an estimated 12 to 18-month construction timeframe, and the need for the facility to be operations ready in Year 1, the award timeline for the Phase 1 construction package should be in mid Planning Year 1.

The construction packaging for the 2nd phase at St. Catharines garage will depend on the design approach, although a 1-year construction timeline and a Year 5 opening day suggests award some time in late Year 4 or early Year 5.

3.2.2 NIAGARA FALLS GARAGE AND WELLAND BUS TERMINAL ON-ROUTE CHARGERS

The deployment of BEBs and chargers at Niagara Falls garage will begin in Year 6 following the core fleet deployment at St. Catharines and is planned to overlap with St. Catharines Phase 2. Electric paratransit vehicles will initiate their transition earlier in Year 3. The entire Niagara Falls fleet is projected to complete their transition by Year 12, whereas the deployment of the electric paratransit vehicles will finalize by Year 8. Refer to Figure 3-5:.

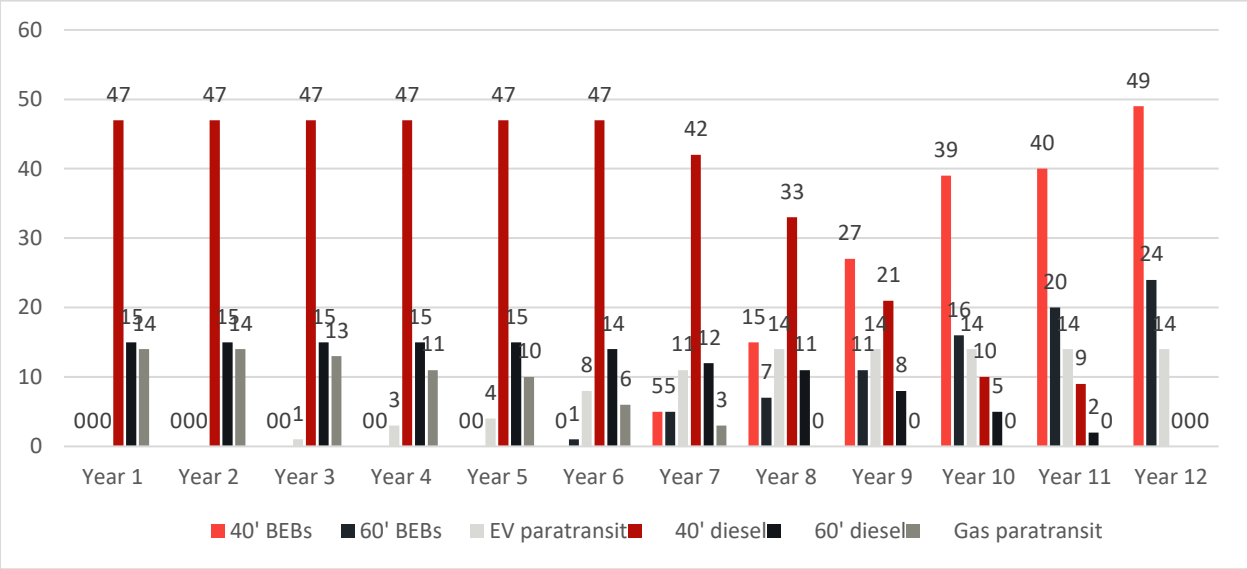


Figure 3-5: Proposed Fleet Deployment Schedule at Niagara Falls Garage.

Figure 3-6 shows the number of depot chargers to be installed each year at Niagara Falls garage and the number of on-route chargers installed at Welland Bus Terminal.

The first depot charger is to be installed at Niagara Falls garage in Year 3 for the electric paratransit vehicles, as they have the earliest transition schedule due to their shorter useful life.

The first chargers for the 40-ft and 60-ft BEBs need to be operational by Year 6

Operational on-route chargers at Welland Terminal are required by Year 7. One on-route charger is required each year thereafter until all 5 are deployed by Year 11.

As at St. Catharines, spare buses do not require additional dedicated chargers as they will use the core fleet's units while out in service.

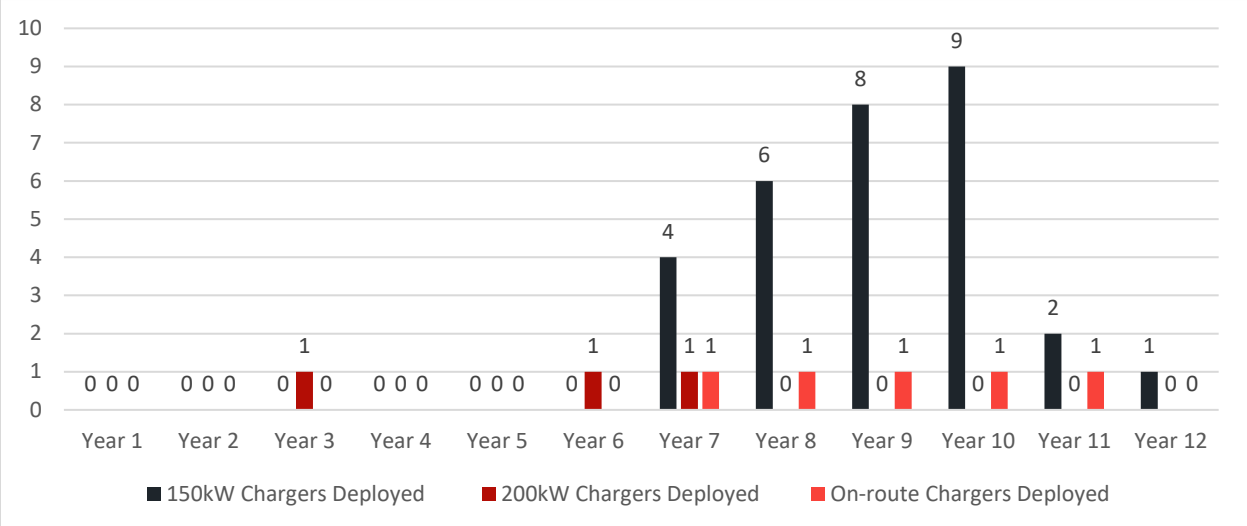


Figure 3-6: Proposed Charger Deployment Schedule at Niagara Falls Garage.

3.2.2.1 *PLANNING, DESIGN, PROCUREMENT AND CONSTRUCTION*

All planning, design, procurement, and construction activities must be coordinated to ensure the facility is operationally ready ahead of BEB deliveries, which begin in Year 5 and continue through Year 12. Detailed design, utility coordination (including EAAS considerations), and charger procurement are scheduled to begin in Year 4, with early tendering of long-lead items, such as substations, switchgear, BESS, and chargers being a key priority to mitigate delivery risks.

The main construction package is expected to commence by mid-Year 4, allowing sufficient time for installation, testing, and commissioning activities to take place in Year 5. Charging equipment installation is phased from Year 5 to Year 9, aligning with the gradual deployment of BEBs over the remaining years of the transition period.

The garage is delivered in a single phase, with all supporting infrastructure in place to enable a smooth ramp-up of operations beginning in Year 5 and continuing through to the end of the transition in Year 12.

3.3 ROADMAP SUMMARY

The following sections summarize the fleet and facility transition roadmap activities.

3.3.1 ST. CATHARINES

The transition at the St. Catharines garage spans two planning years followed by a twelve-year implementation period. Planning and procurement activities occur in year 1 and 2 of the planning with Phase 1 construction begins in mid-Year 1 Planning and supports BEB deployment from Year 2 through Year 6 of implementation. Phase 2 planning begins in Year 3, with construction and garage readiness completed by Year 5. This enables continued deployment of BEBs through to Year 12. Charger procurement and installation are phased across Years 1 to 7 to align with garage readiness and vehicle delivery. Spare vehicles are introduced in Year 9 to supplement the core fleet.

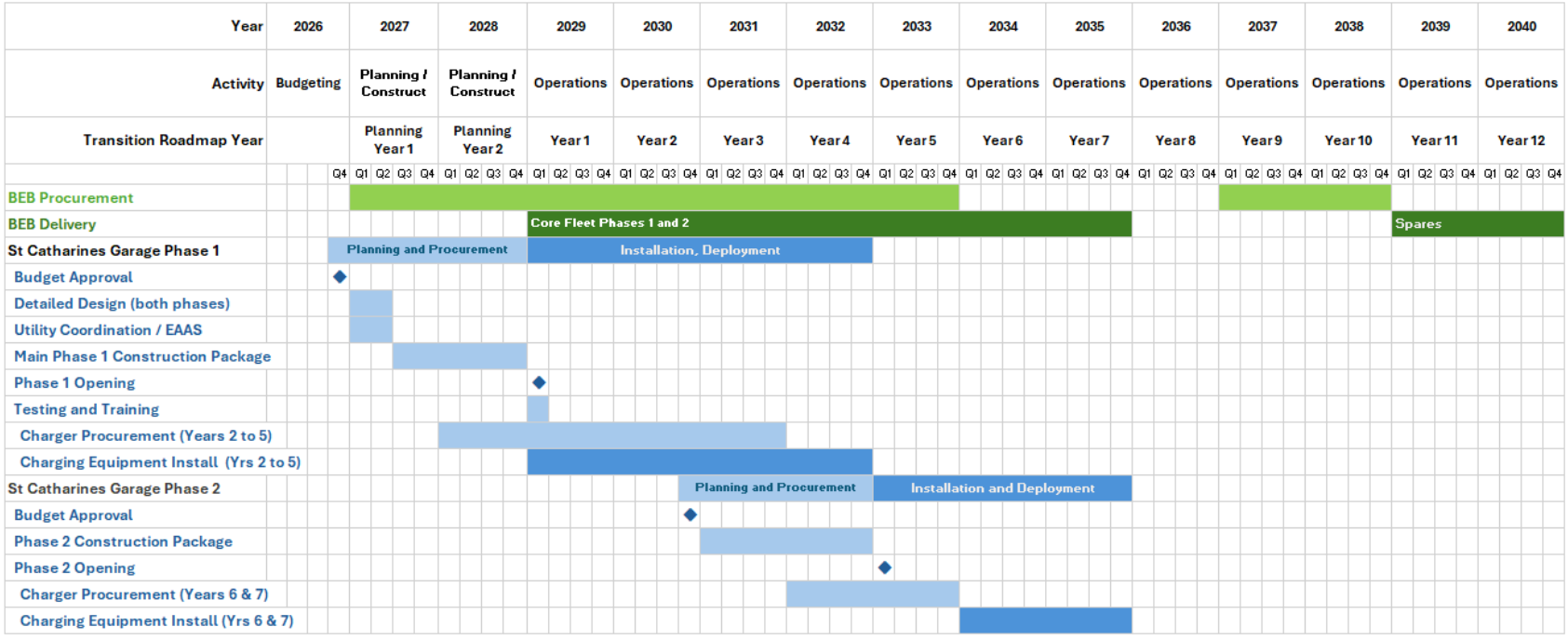


Figure 3-7. Phasing Schedule for St. Catharines Depot.

3.3.2 NIAGARA FALLS

The Niagara Falls garage follows a single-phase transition with planning and procurement to be completed over years 3 and 4. Facility construction activities begin in mid-Year 4 and are completed by the end of Year 5 before opening. This enables BEB delivery and deployment starting in Year 6. Testing and training activities takes place at the beginning of Year 6 to support operational readiness. Charger procurement and installation are scheduled between Years 5 and 12 to align with infrastructure commissioning and vehicle roll-out.

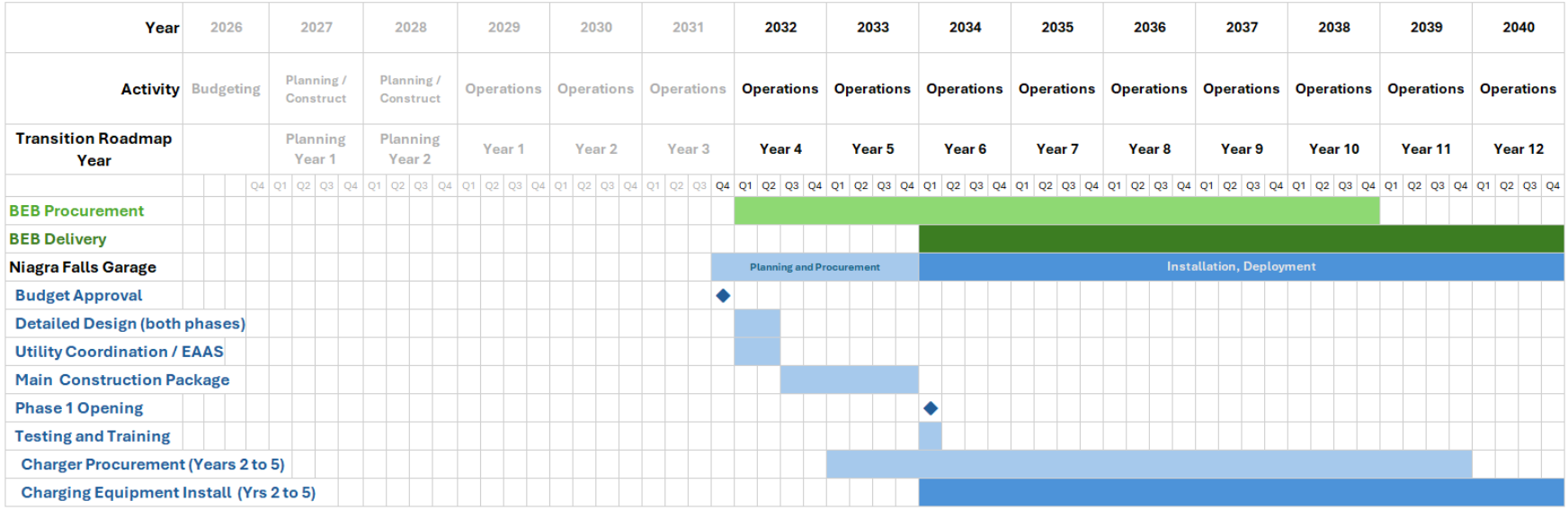


Figure 3-8: Niagara Falls Implementation Schedule.

4 COST AND GHG EMISSIONS ANALYSIS

This section presents cost considerations associated with the Fleet and Facilities Transition Planning Roadmap discussed in Section 3 and consists of two key areas:

- Section 4.2 provides capital costs (CAPEX) for fleet and facility retrofits, and operations and maintenance costs (OPEX) over the 14-year transition timeline, and total cost of ownership (TCO) resulting from the implementation of the transition roadmap.
- The GHG emissions analysis, in Section 0, outlining the lifecycle GHG emissions savings expected thanks to the gradual implementation of the transition roadmap.

4.1 ASSUMPTIONS

The main assumptions underpinning the feasibility analysis are summarized in Table 4-1, while a more complete list of technical and unit cost assumptions impacting the analyses, e.g. vehicle and charger pricing, utility and fuel rates, maintenance unit costs, mileage and energy efficiencies by vehicle sizes, and lifecycle GHG emission factors, are included in Appendix C.

Table 4-1 General Assumptions for the Feasibility Analysis

ITEM	ASSUMPTION
1	Costs are presented as **net present value**, without adjustment for inflation.
2	OPEX and GHG emission calculations are **based on revenue transit service operations** and exclude non-revenue mileage.
3	Electricity demand calculations assume the presence of a **charging management system** to flatten peak demand and reduce the demand charge component in electricity billing costs.
4	**St. Catharines garage will operate a daily 18-hour daily charging window**. This results in the distribution of charging power over the 18 hours, presented as St. Catharines Strategy 3 during the 2nd technical workshop on March 6th 2025.
5	**Niagara Falls depot has a 12-hour daily charging window**, presented as Niagara Falls Strategy 1 during the 2nd technical workshop on March 6th 2025.
6	For Niagara Falls, it is assumed 80% electricity usage (kWh) is consumed during off-peak hours while 10% usage is consumed during both mid-peak and on-peak hours.
7	**Maintenance costs for one BEB is 44.1% lower than one ICE bus**.[4]
8	Charger maintenance is based on the number of charger cabinets, not the number of pantographs or plug-in dispensers.
9	All depot chargers have the same maintenance cost per unit per year.
10	All types of chargers have the same efficiency of 94%.

[4] Leslie Eudy and Matthew Jeffers. "Zero-Emission Bus Evaluation Results: King County Metro Battery Electric Buses", Federal Transit Administration. February 2018.

11	The lifecycle greenhouse gas emission factors for diesel and gasoline remain constant from the Year 1 to 12.
12	The fuel and energy efficiency remains the same for all buses from Year 1 to 12.
13	GHG emission factor of Ontario electricity generation from year 2026 to 2037 is applied for Year 1 to 12 in the calculation.
14	Payments for BEBs are upon the year of their delivery

4.2 COST ANALYSIS

4.2.1 INTRODUCTION

Total costs are calculated based on projected capital and operational expenses (CAPEX and OPEX) associated with transitioning the fleet and facilities over a 14-year period. This timeline includes 12 years for replacing the fleet and chargers, plus an additional two years for planning, design, and construction to ensure the garages are ready before the first battery electric buses (BEBs) are delivered.

The main cost components include:

- CAPEX (Capital Expenditures): Costs related to facility construction or retrofits, purchasing BEBs, chargers, cabinets, and dispensers.
- OPEX (Operational Expenditures): Ongoing costs such as fuel (diesel), electricity, maintenance, and staff labour.

All costs are reported as net present value (NPV) without factoring in future price escalations.

CAPEX and OPEX components are reported in aggregate and separately below. They are also reported for both garages together and then individually for St. Catharines and Niagara Falls garages. This Cost Analysis section is structured as follows:

a) An overview and breakdown of total costs, showing CAPEX and OPEX for both garages combined and for each garage separately.

b) Detailed CAPEX overview and breakdown.

c) Detailed OPEX overview and breakdown.

“Business as Usual” (BAU) costs associated with forecasted un-transitioned fleet and operations scenario are calculated based on data provided by NT and shown alongside the transition costs for reference.

4.2.2 TOTAL COST

Figure 4-1 presents the total CAPEX and OPEX for the NT fleet and facility transition plan including the costs of facility construction, BEBs, chargers / cabinets and dispensers, as well as the costs of operating and maintaining both diesel and electric fleets throughout the transition period.

The annual average cost for transition plan is approximately $31,725,000 over the 14 years, compared to the annual average total cost of $22,251,000 for the BAU scenario.

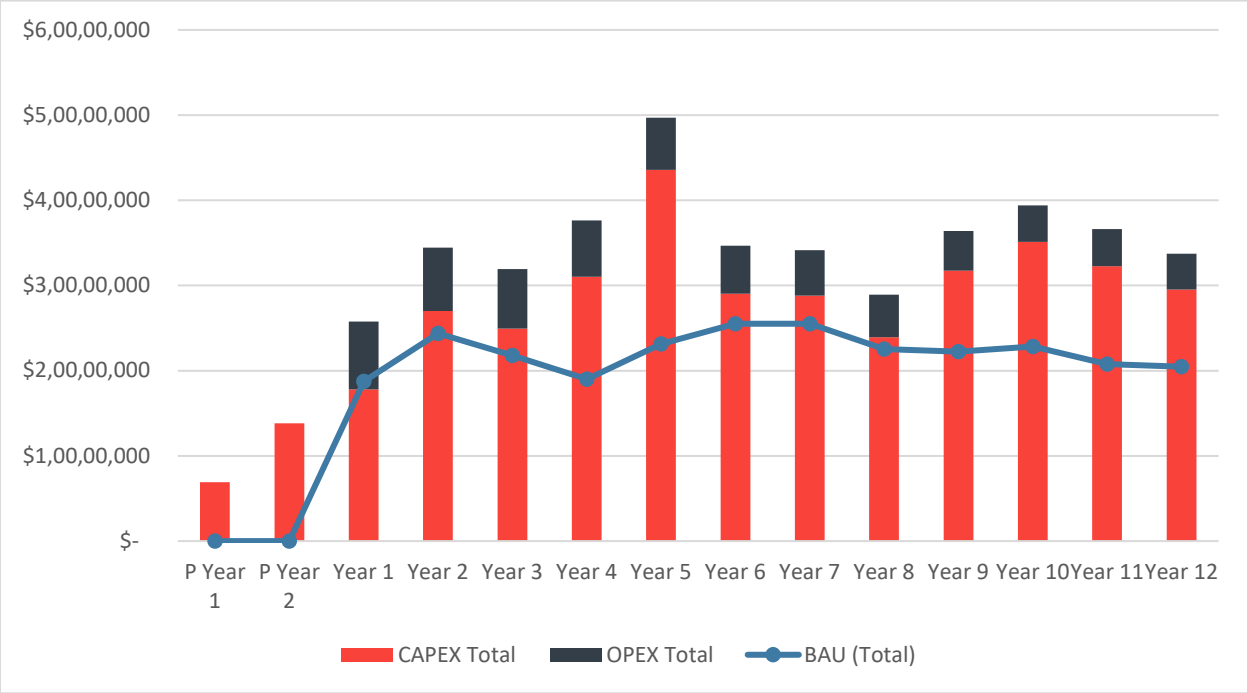


Figure 4-1: Total Cost: CAPEX & OPEX for Both Garages.

Figure 4-2 and Figure 4-3 show total CAPEX and OPEX costs for St. Catharines and Niagara Falls depots. At the St. Catharines site, years 8, 9, 10, and 12 have lower costs than BAU due to fewer BEB purchases and the operation of a large electric fleet. OPEX savings outweigh CAPEX, since by Year 7 over 95% of the fleet is electric and purchase volumes are low. The fleet CAPEX rises in Year 11 as BEBs reach end-of life ands require replacement.

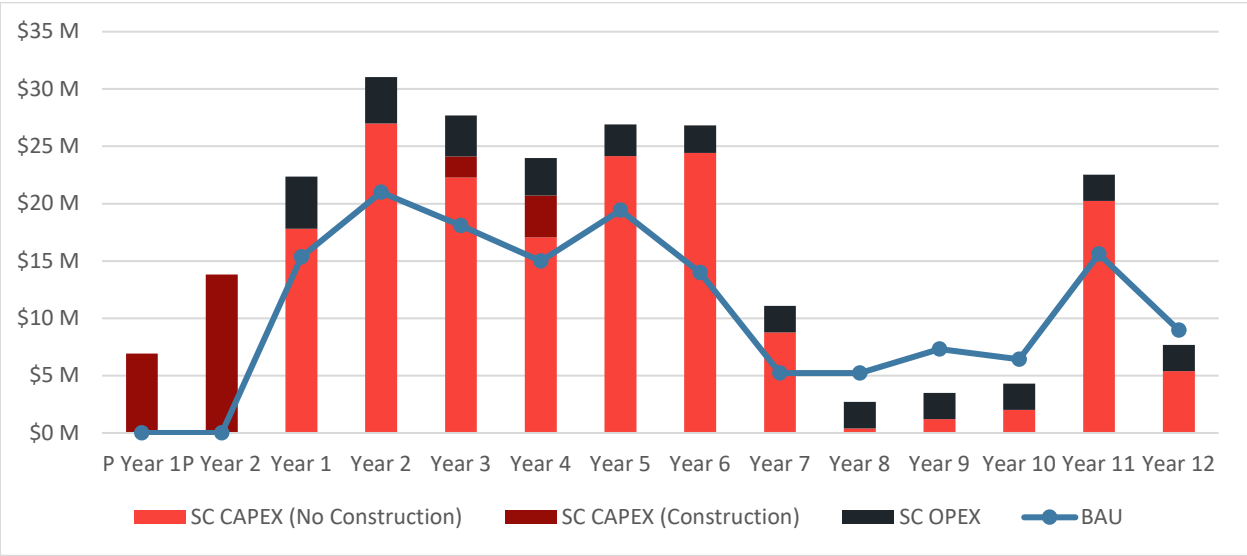


Figure 4-2: Total Cost for St. Catharines Garage.

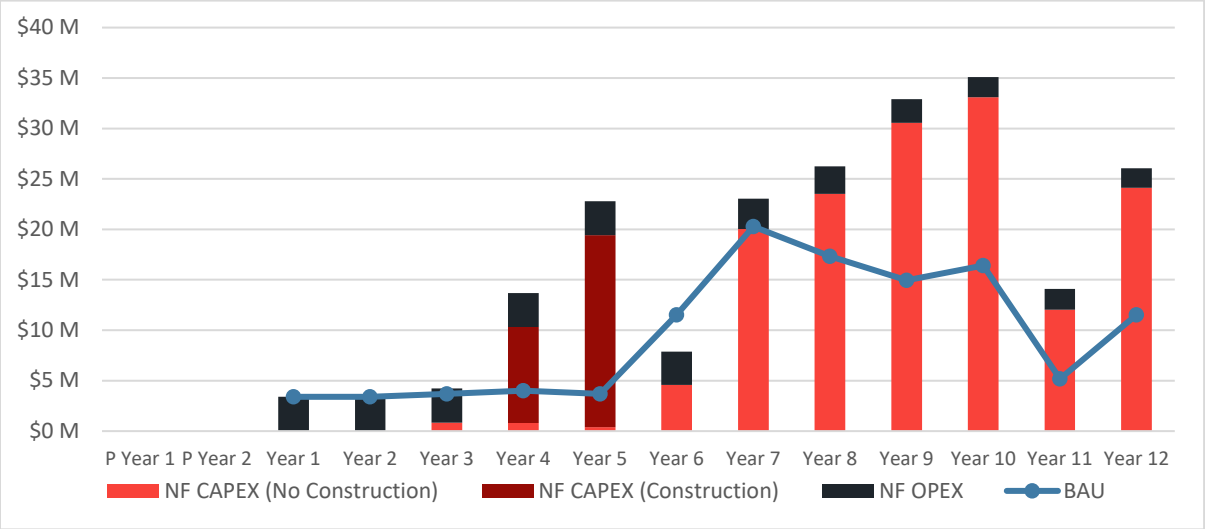


Figure 4-3. Total Cost for Niagara Falls Depot.

Table 4-2 compares a tabulated summary of total transition and BAU cost components by facility. Key insights include:

- The capital expenses required by the transition plan for the St. Catharines facility is 113% more than the BAU scenario.
- The capital expenses required by the transition plan for the Niagara Falls' facility is 139% more than the BAU scenario.
- The savings in operational expenses accrued through the implementation of the transition plan for the St. Catharines facility is equivalent to 42% of the operational expenses incurred within the BAU scenario.
- The savings in operational expenses accrued through the implementation of the transition plan for the Niagara Falls facility is equivalent to 16% of the operational expenses incurred within the BAU scenario.
- The OPEX savings for the Niagara Falls facility are lower compared to the St. Catharines site due to the late implementation of the transition and the operation of on-route chargers. As the replacement is delayed to approximately the second half of the project timeline, the OPEX savings are delayed and limited, as well to a shorter timeframe. On-route chargers have more maintenance cost than depot chargers.
- The transition plan for the St. Catharines facility is 53% more than the BAU. At Niagara Falls the increase is 84%.
- Accounting for both facilities and the overall fleet to be owned by NT, the total cost for the implementation of the transition plan will be 66% higher compared to the to the BAU.

Table 4-2: Total Costs Summary: Transition vs BAU

	BAU	BAU	TRANSITION PLAN	TRANSITION PLAN
	St. Catharines	Niagara Falls	St. Catharines	Niagara Falls
CAPEX Fleet	$ 92,394,500	$ 74,566,900	$ 158,581,700	$ 137,715,100
CAPEX Construction	$ -	$ -	$ 26,252,700	$ 28,524,400
CAPEX Charging Equipment	$ -	$ -	$ 12,160,000	$ 12,260,000
OPEX Fleet - Electricity	$ -	$ -	$ 4,728,100	$ 3,040,800
OPEX Fleet - Fuel	$ 33,298,800	$ 26,679,600	$ 7,350,000	$ 17,257,800
OPEX Fleet - Maintenance ICEs	$ 25,942,800	$ 14,127,600	$ 5,579,200	$ 8,968,300
OPEX Fleet - Maintenance BEBs	$ -	$ -	$ 12,599,600	$ 3,264,300
OPEX Fleet - Maintenance Chargers	$ -	$ -	$ 4,121,900	$ 1,743,100
Totals	$151,636,100	$115,374,100	$ 231,373,200	$ 212,773,800

	BAU	TRANSITION PLAN
Total	**$267,010,200**	**$444,147,000**

4.2.3 CAPEX: OVERVIEW

Figure 4-4 presents the combined capital costs including facility construction, fleet and charger / cabinet costs for both garages.

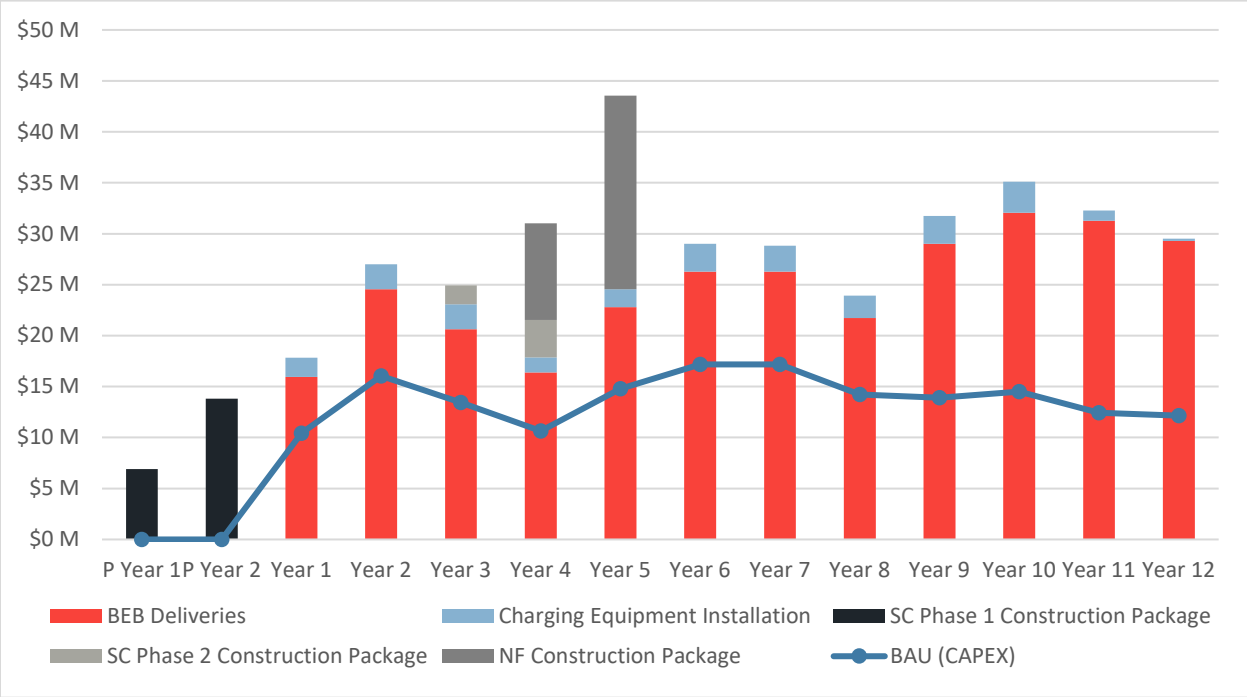


Figure 4-4: Total CAPEX (Fleet, Facility Construction, Chargers / Cabinets / Dispensers) for Both Garages.

4.2.4 CAPEX: TRANSIT GARAGE MODIFICATIONS

Class D construction cost estimates for each facility are summarised below. Detailed cost schedules including, basis of estimates, exclusions, scope of work and assumptions are provided in Appendix B.

St. Catharines

The estimated total construction cost **without chargers** for St Cathrines Option 1 Phase 1 (excluding HST & Soft/Project Costs) = **$20,741,831**

The estimated total construction cost budget **without chargers** for St Cathrines Option 1 Phase 2 (excluding HST & Soft/Project Costs) = **$5,510,866**

Niagara Falls

The estimated total construction cost budget without chargers for Niagara Falls Option 2 (excluding HST & Soft/Project Costs) = **$28,524,445**[5]

[5] Note that on-route charger construction costs are not included.

4.2.5 CAPEX: FLEET & CHARGERS

Figure 4-5 compares the capital investment for fleet and charging infrastructure transition with BAU (ICE buses only) at St. Catharines and Niagara Falls. The transition plan's average annual CAPEX is about $26,726,000, versus $13,913,000 for BAU - a 92% increase. This includes costs for core and spare fleets, depot chargers, and on-route chargers (the latter for Niagara Falls only).

(Facility retrofit construction costs are not included in this graph.)

Unit cost assumptions for vehicles and equipment are detailed in Appendix C.

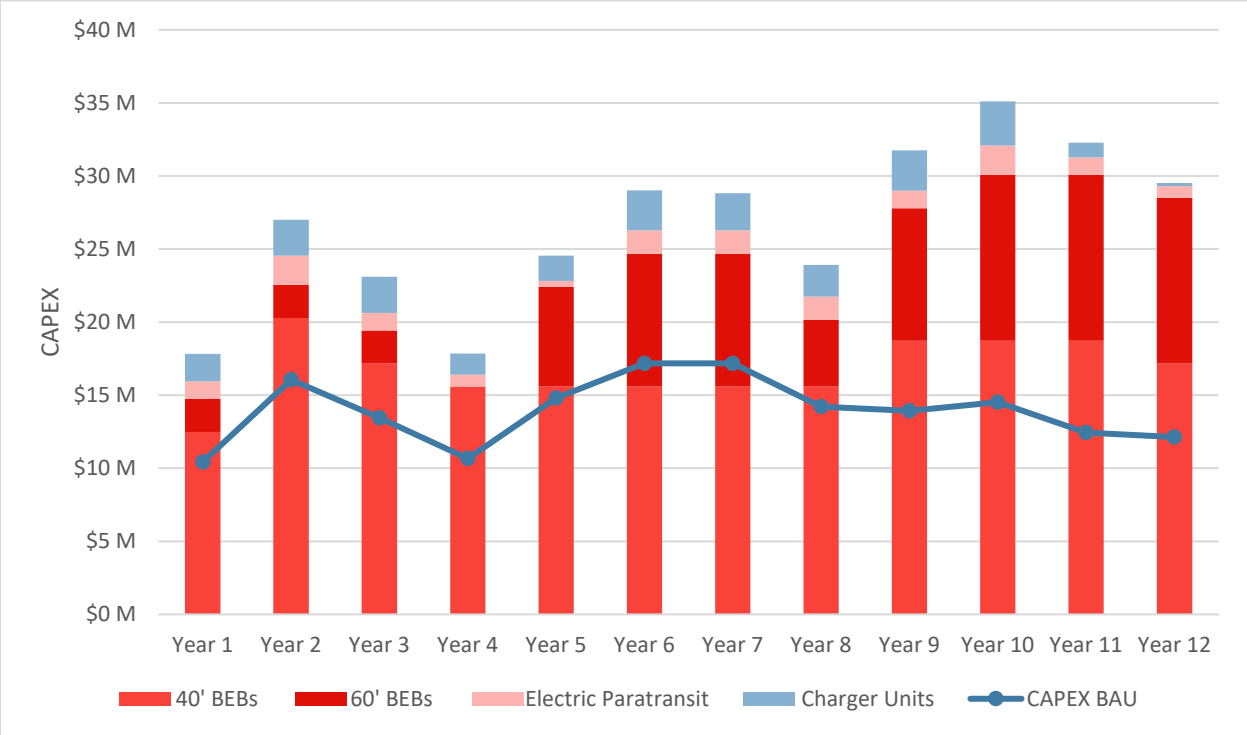


Figure 4-5: Combined Fleet and Charger CAPEX for St. Catharines and Niagara Falls Garages.

4.2.5.1 CAPEX: FLEET & CHARGERS FOR ST. CATHARINES

Figure 4-6 shows the comparison of the transition plan against the BAU.

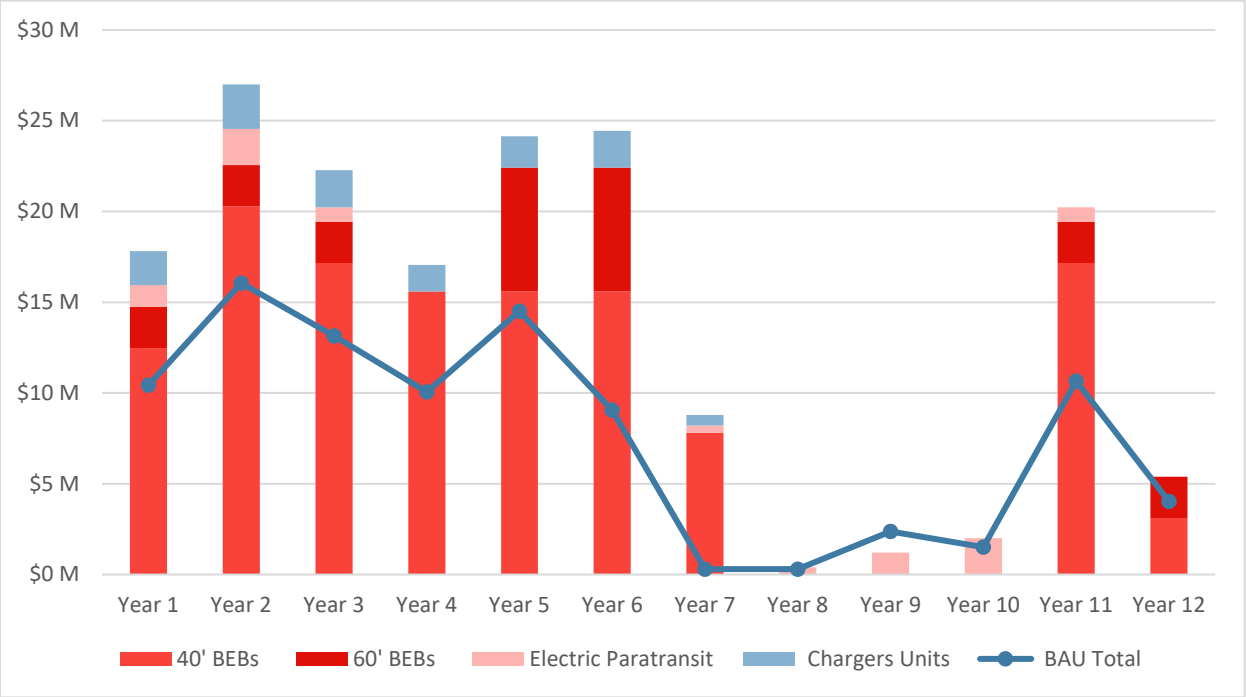


Figure 4-6: Fleet and Charger CAPEX at St. Catharines Depot.

At St. Catharines depot, all charging is depot-based. The annual average CAPEX for the transition plan is about $14.23 million - an 85% increase over the $7.7 million BAU figure - mainly due to purchasing 40-ft BEBs. In contrast, electric paratransit vehicles and chargers account for a small portion of costs. **(Facility retrofit construction costs are excluded here).**

CAPEX peaks in Year Two to accommodate charger and dispenser procurement prior to BEB acquisition. Fleet-related CAPEX decreases in Years 8 -10 as core deliveries finish by Year 7, with remaining payments for spares in Years 11 and 12. NT may use this period of lower CAPEX to prepare for Niagara Falls garage's transition.

4.2.5.2 *CAPEX: FLEET & CHARGERS FOR NIAGARA FALLS*

Figure 4-7 shows that Niagara Falls' average annual CAPEX for BEBs and chargers from Year 1 to 12 is about $12,498,000 - 101% higher than the BAU figure of $6,214,000. This difference stems from a higher BEB-to-diesel bus replacement ratio and the need for on-route chargers in Niagara Falls. However, total CAPEX for Niagara Falls is less than St. Catharines due to a smaller fleet size. Notably, capital investments at the Niagara Falls garage are much lower in Years 1–6, as retrofits occur after St. Catharines and BEBs are procured later in the process. **(Facility retrofit construction costs are excluded here).**

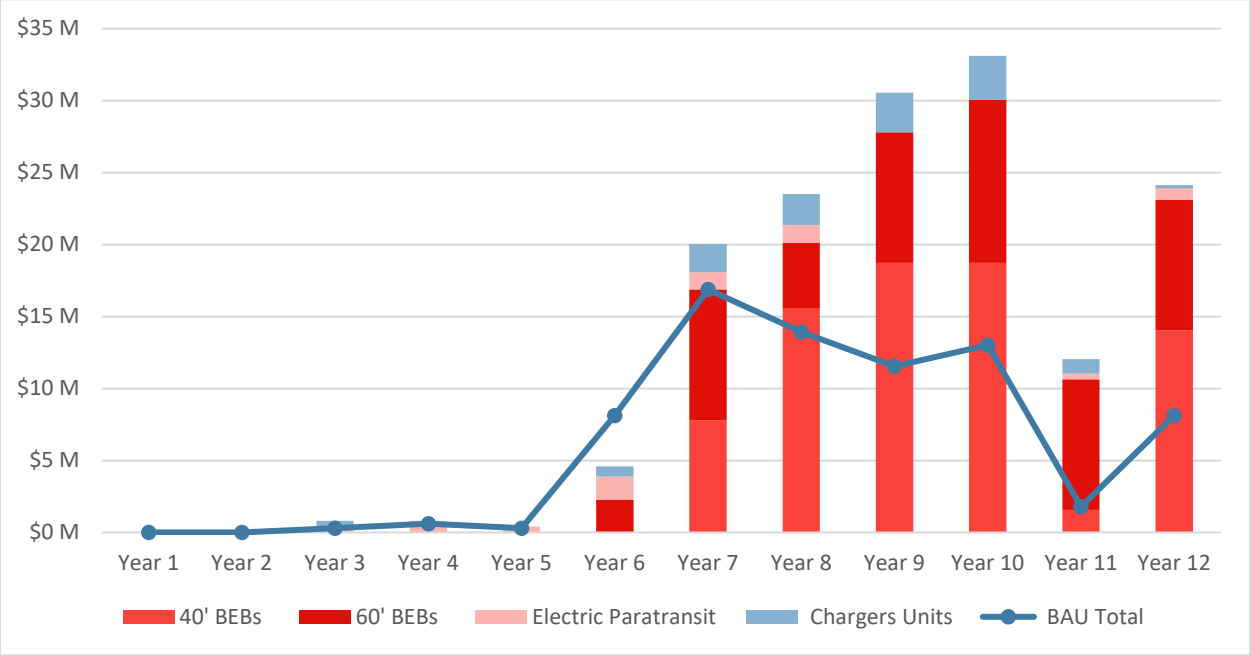


Figure 4-7: Fleet and Charger CAPEX at Niagara Falls Garage.

4.2.6 OPEX: OVERVIEW

This section presents projections of operational expenses. The OPEX calculations reflect only the core fleet, since the expenses related to spare fleet activity are comparatively minor. Fuel and maintenance cost assumptions are included in Appendix C.

Figure 4-8 shows the total OPEX for **fuel, electricity and maintenance** for the transition roadmap at both St. Catharines and Niagara Falls garages.

OPEX forecasts for the St. Catharines and Niagara Falls sites are presented separately below.

OPEX savings increase each year as electrification advances and stabilize by Year 10. The average annual OPEX across Years 1 to 12 is estimated at approximately $5,721,000 under the transition plan, compared to $8,337,000 for business-as-usual (BAU), representing an average annual savings of about $2,616,000. By Year 12, when both fleets are fully electric, the annual OPEX savings are projected to reach approximately $4,115,000, indicating a 50% reduction in operational expenses.

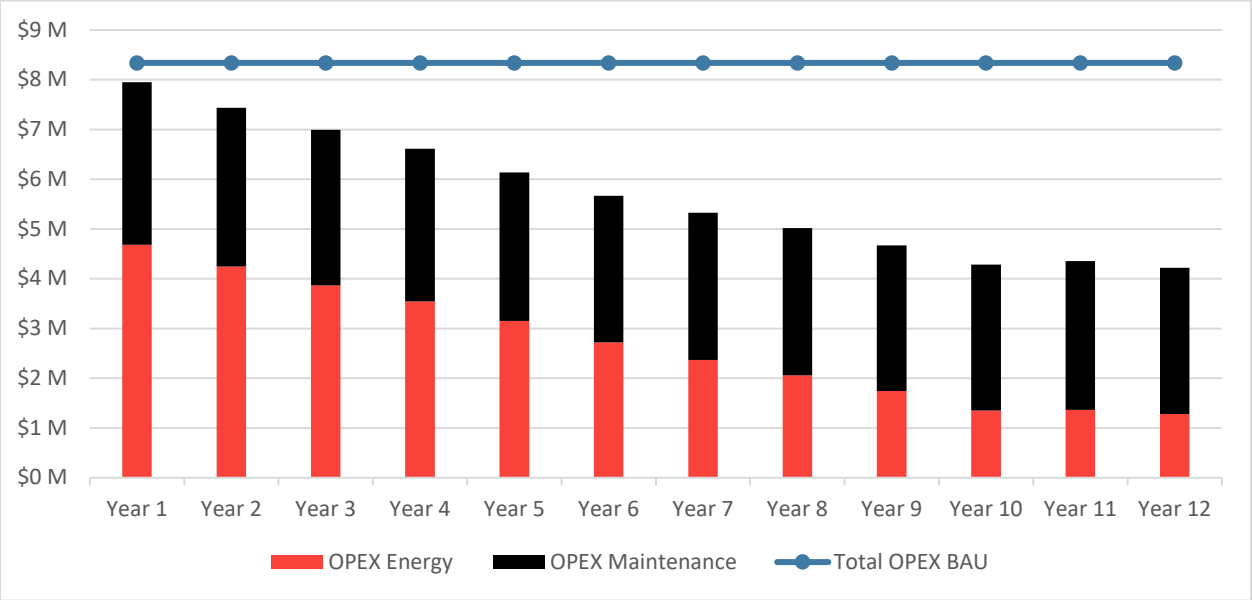


Figure 4-8: Total OPEX (Fuel, Electricity and Maintenance) for Both Depots.

Electricity and Fuel

Figure 4-9 illustrates combined OPEX for the transition plan, covering electricity and fuel. BAU costs remain flat as inflation is excluded, while transition plan expenses decline until Year 10, when over 95% of the ICE fleet is replaced, leading to stable costs thereafter. Prior to Year 10, annual operational costs average $2,698,000 for the transition plan versus $4,998,000 for BAU, a 46% reduction in fuel costs. By Year 12, full electrification brings annual savings of about $3,720,000.

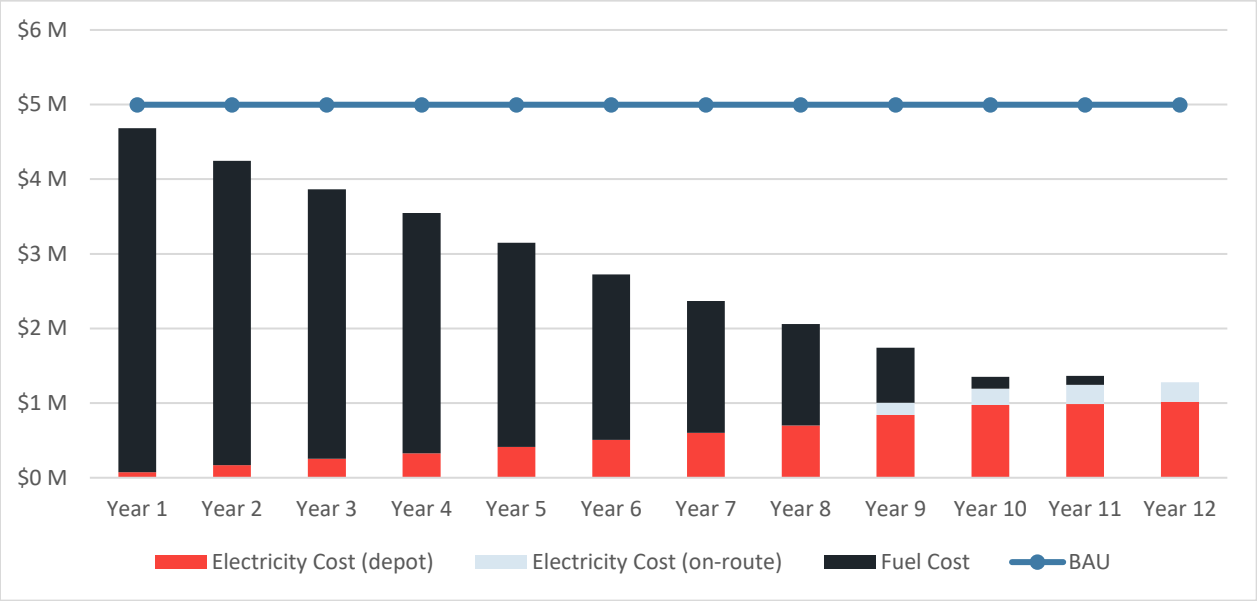


Figure 4-9. OPEX: Electricity and Fuel for Both Garages.

Maintenance Costs

Figure 4-10 shows the maintenance cost for the transition plan against the BAU scenario. While the maintenance cost of a single BEB is lower than a diesel bus[6], the total maintenance cost for the vehicle and the charger by Year 12 is about 15% lower compared to diesel buses. During the transition period (Year 1 to Year 12), the average annual maintenance cost for the transition plan is approximately $3,023,000, compared to $3,339,000 for the BAU, which is an 12% reduction in maintenance cost.

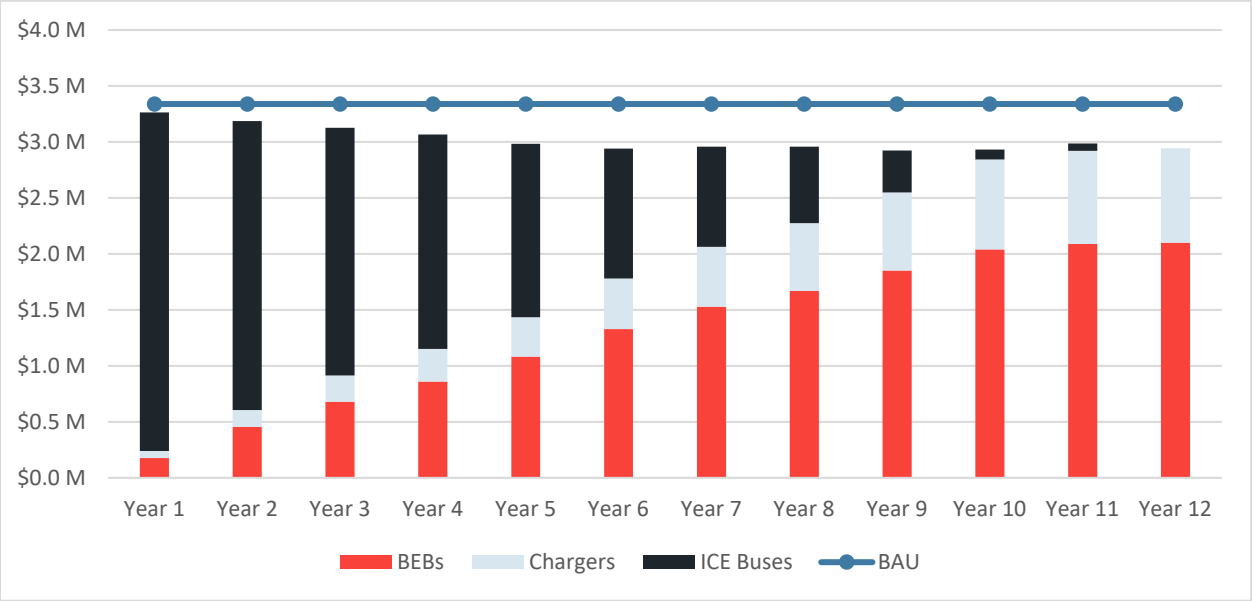


Figure 4-10: OPEX: Vehicle and Charger Maintenance Costs for Both Garages.

4.2.6.1 *OPEX FOR ST. CATHARINES FLEET*

Total OPEX

Figure 4-11 shows the total OPEX for the St. Catharines depot. Since its transition begins earlier, OPEX savings start in year 1. Average annual savings are about $2,072,000, which is higher than those at the Niagara Falls depot.

[6] By 46%, see maintenance cost assumptions in Appendix C

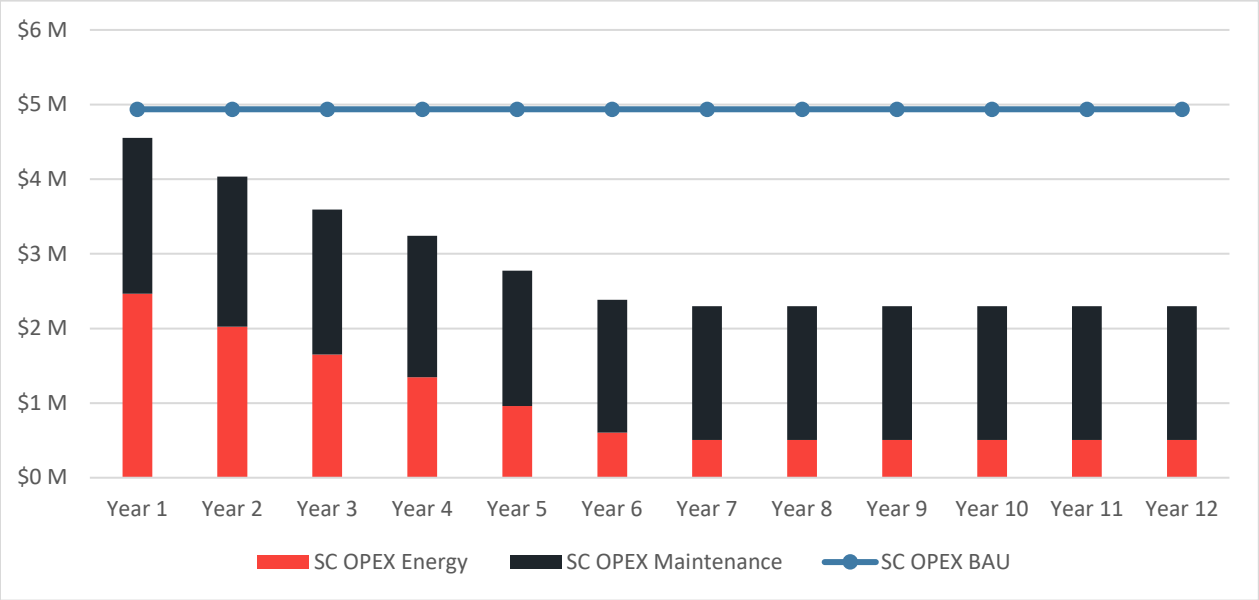


Figure 4-11: Total OPEX for St. Catharines Depot.

Fuel and Electricity

Figure 4-12 shows the electricity and fuel costs of the transition plan at St. Catharines depot against the BAU. Most of the OPEX savings from year 1 to 6 are expected to come from the BEB operation from St. Catharines, as this facilities' fleet is planned to be electrified first. The average annual electricity and fuel cost for the transition plan is approximately $1,007,000 vs $2,775,000, only 36% of the BAU OPEX at St. Catharines depot.

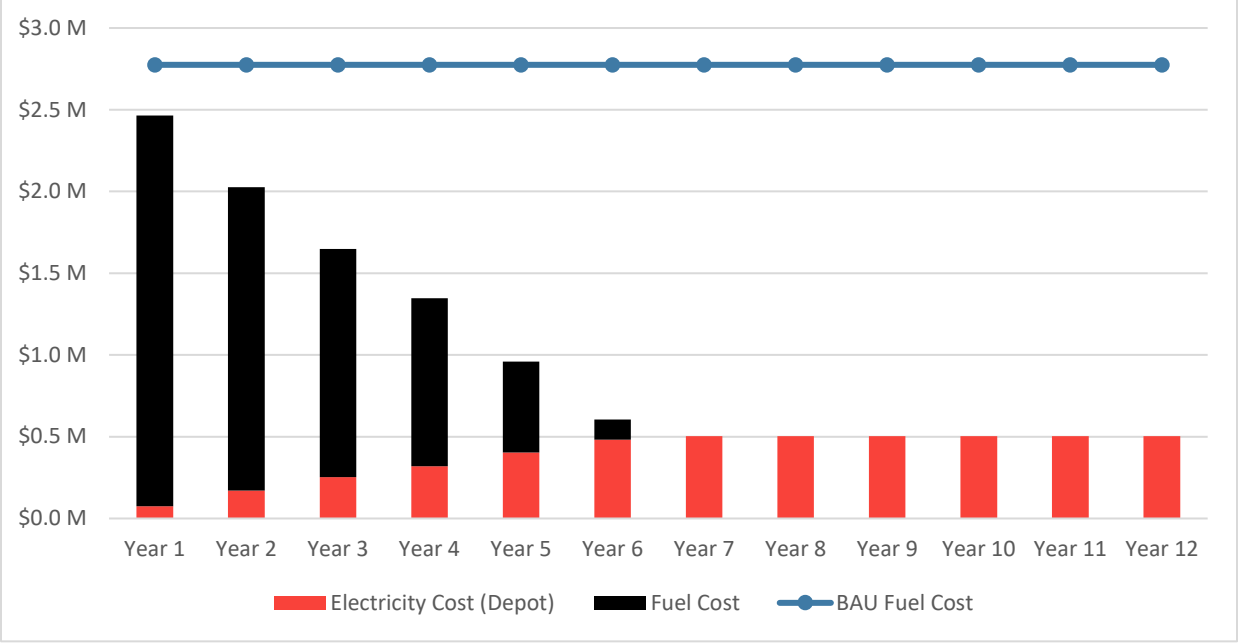


Figure 4-12: OPEX: Electricity and Fuel for St. Catharines Depot.

Maintenance

Figure 4-13 shows that vehicle and charger maintenance costs at St. Catharines are slightly lower under the transition plan. The average annual maintenance OPEX during the transition is $1,858,000, compared to $2,162,000 for BAU, a 14% reduction.

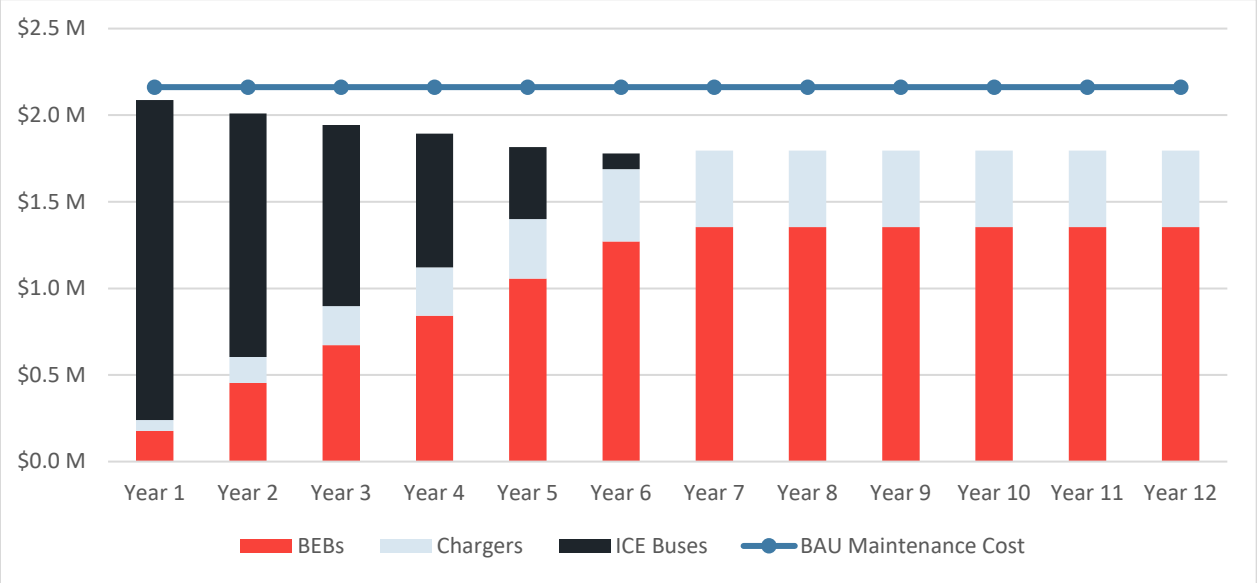


Figure 4-13: OPEX: Vehicle and Charger Maintenance Costs at St. Catharines Depot.

4.2.6.2 *OPEX FOR NIAGARA FALLS FLEET*

Total OPEX

Figure 4-14 shows the total OPEX cost for Niagara Falls garage. As expected, major savings start from Year 7 onwards due to delayed start of electrification. Following the complete electrification by Year 12, the annual savings are expected to sit at approximately $1,477,000, which represents a 43% reduction compared to the BAU.

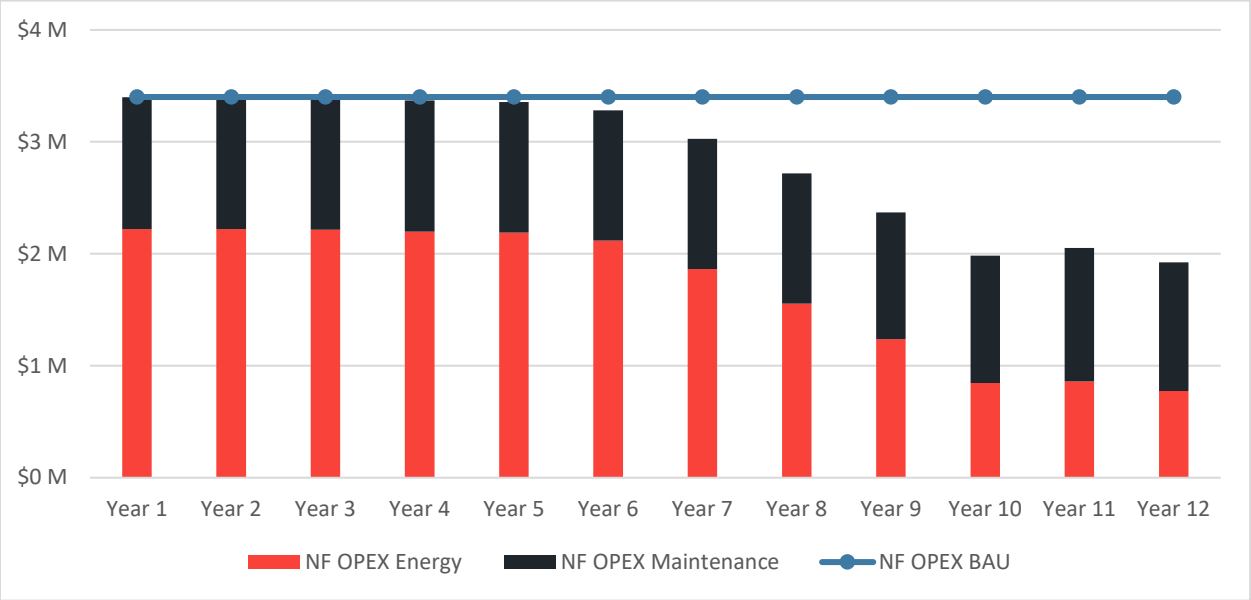


Figure 4-14: Total OPEX for Niagara Falls Depot.

Fuel and Electricity

As shown in Figure 4-16, the fuel savings start from year 5, which coincides with the acquisition of the first BEB at the Niagara Falls site. By Year 12, annual savings in electricity and fuel costs is close to 1.5 million dollars, which is 65% less compared to the BAU's fuel cost. From Year 1 to 12, the transition's average annual electricity and fuel cost is approximately $1,692,000, compared to $2,223,000 for BAU. This is, approximately, average savings of 24%.

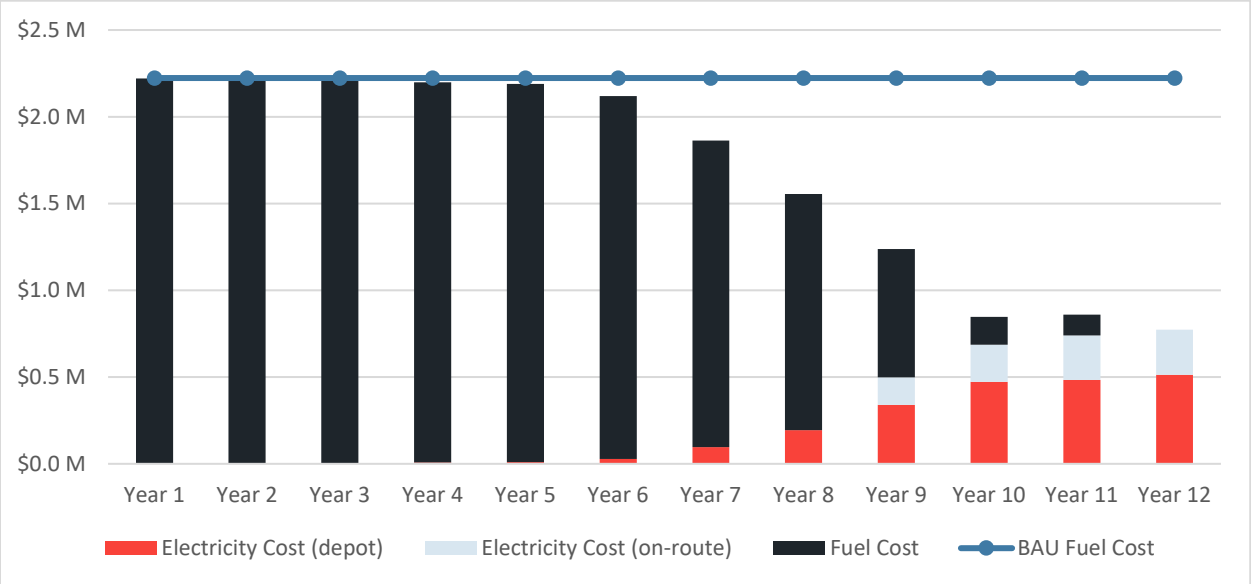


Figure 4-15. OPEX: Electricity and Fuel Costs at Niagara Falls Depot.

Maintenance

Figure 4-16 shows vehicle and charger maintenance costs at Niagara Falls. The transition plan's maintenance costs are approximately equal to the BAU plan throughout the 12-year timeframe. This is mainly due to two factors: the high maintenance cost of five on-route chargers, and the higher number of BEBs compared to diesel buses. From Year 1 to 12, the average annual maintenance cost is $1,165,000 for the transition plan compared to $1,177,000 for the BAU. This represents a % reduction. On Year 12, once the fleet is 100% electrified, the savings are expected to sit at 2%.

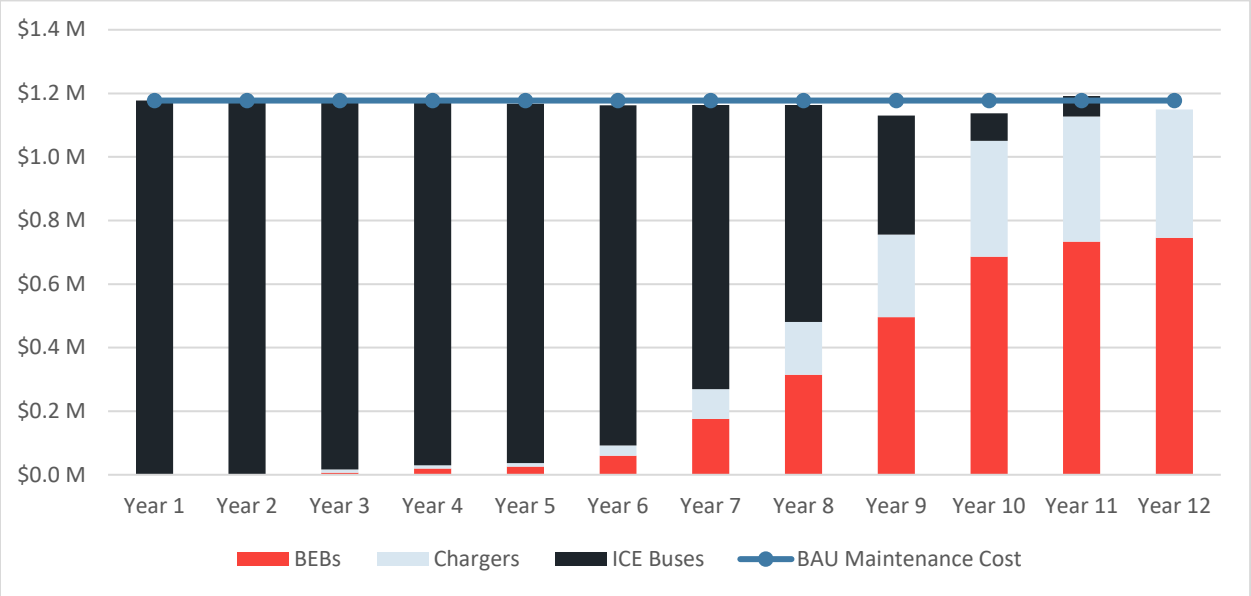


Figure 4-16: OPEX: Vehicle and Charger Maintenance Costs at Niagara Falls Depot.

4.3 GHG EMISSIONS ANALYSIS

Determining the GHG emissions savings is the main driver for transit agencies when considering fleet electrification. Ontario's grid is one of the cleanest among the provinces and territories in Canada. Therefore, electrification of the transportation segment in Ontario can bring significant GHG emissions reductions. GHG emission calculations are based only on the core fleet.

4.3.1 OVERALL GHG EMISSIONS

Figure 4-17 presents the lifecycle GHG emissions for the transition plan against the GHG emissions for the BAU scenarios. The GHG emissions illustrated include both facilities. BAU lifecycle GHG emissions remain constant over the years, while the future implementation of transition plan shows a continuous decrease from Year 1 to 12. By Year 12, BEBs can reduce GHG emissions by 98% compared to the BAU scenario. Further reductions are expected as Ontario's grid becomes cleaner. All assumptions related to the GHG emission factors, fuel economies (for ICEs), and energy efficiencies are included in Appendix C.

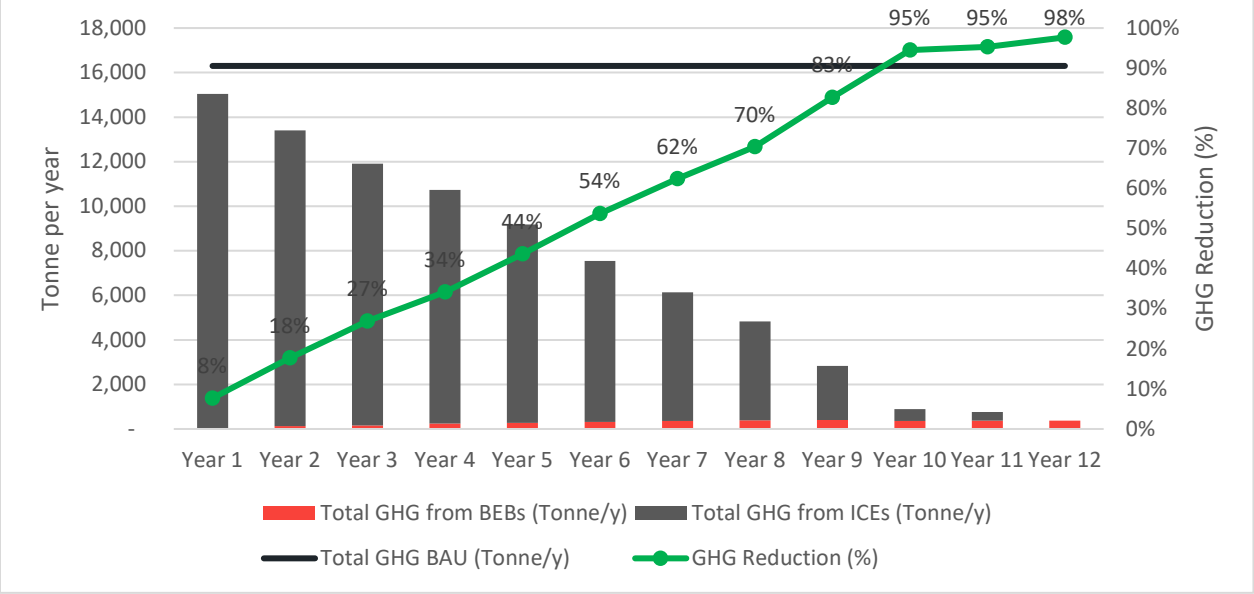


Figure 4-17. GHG Emissions Comparison for Both Depots.

4.3.2 GHG EMISSIONS FROM ST CHATHARINES FLEET

Figure 4-18 shows the lifecycle GHG emissions for the transition plan compared to the GHG emissions for the BAU at St. Catharines depot. The transition plan shows a gradual reduction in emissions by Year 7, reaching 98% when the fleet is fully electrified in Year 8. The GHG emissions stays at 98% onwards due to the GHG emissions factor of Ontario's generation portfolio.

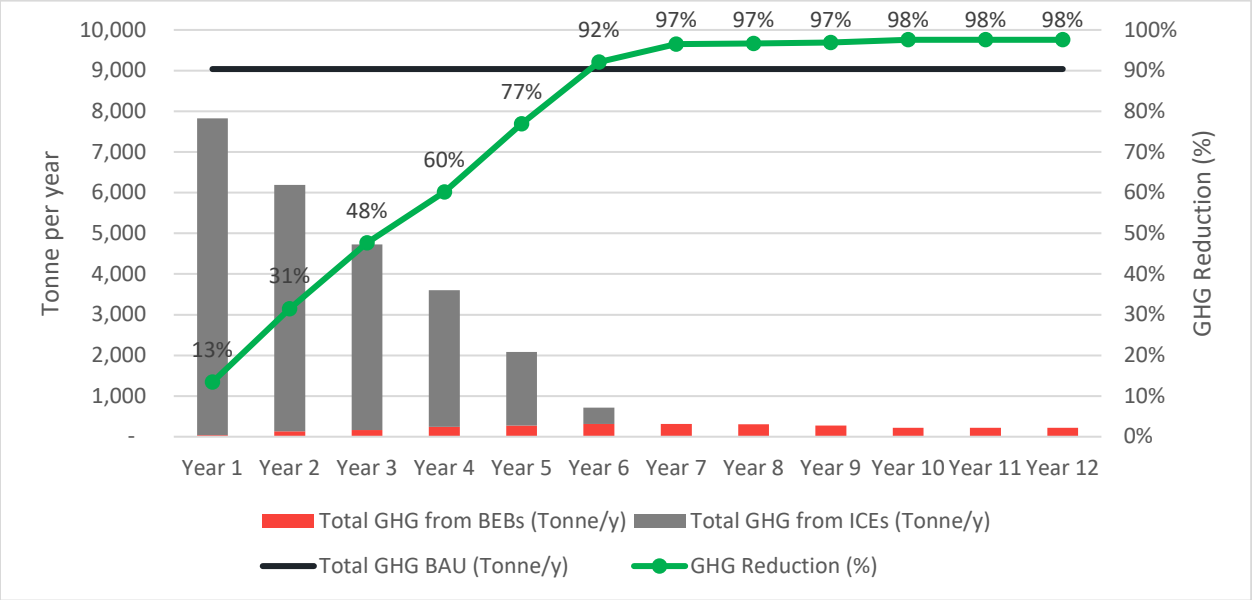


Figure 4-18: GHG Emission Comparison for St. Catharines Depot.

4.3.3 GHG EMISSIONS FROM NIAGARA FALLS FLEET

As for Niagara Falls depot, the transition plan considers the transition process at a later stage, compared to St. Catharines. Therefore, the reduction of GHG lifecycle emissions reaches the 98% plateau of 98% by Year 12, as shown in Figure 4-19.

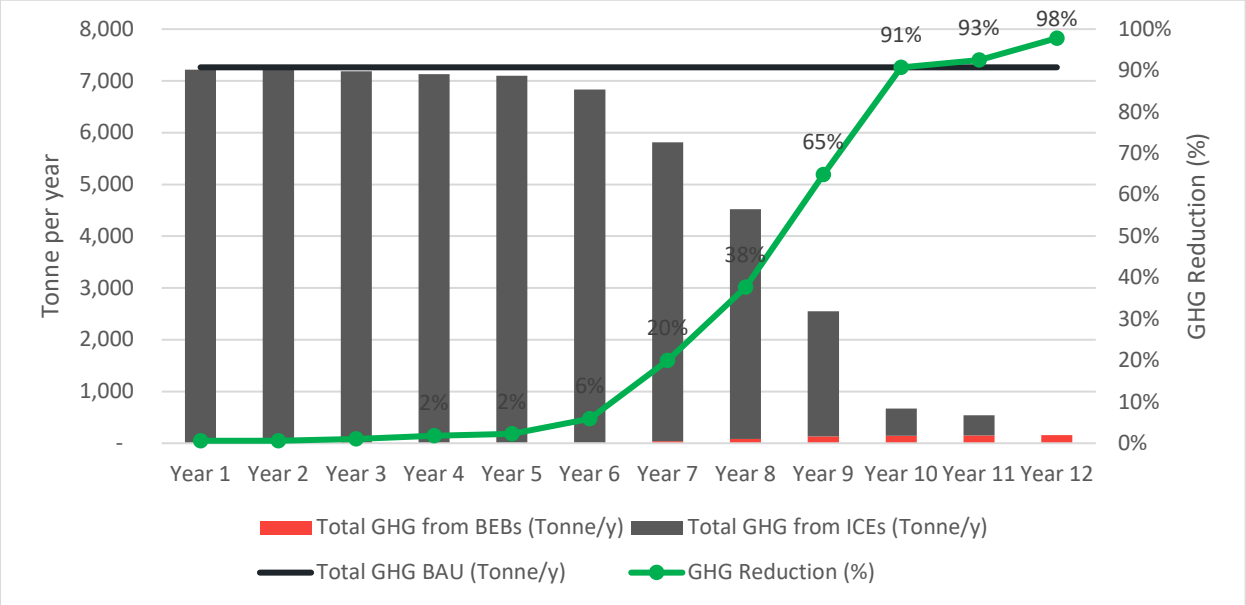


Figure 4-19. GHG Emission Comparison for Niagara Falls Depot.

5 CONCLUSION AND RECOMMENDATIONS

Niagara Region's Climate Change Action Plan includes a commitment to reducing greenhouse gas emissions from its corporate operations and facilities in the medium term, while the Region is aiming for net-zero corporate emissions by 2050 aligning with national climate goals.

NT is conducting the *Fleet Electrification Strategy and Implementation FEED Study* to determine the requirements and costs for gradually transitioning to a zero-emissions fleet and upgrading infrastructure. The main goals are to reduce greenhouse gas emissions while maintaining transit operations and delivering value to regional taxpayers and residents.

The Study involved identifying the feasibility of electrifying regional transit operations. Both battery electric (BEB) and hydrogen fuel cell electric (FCEB) bus technologies were assessed, and battery electric bus technology was identified as the appropriate technology for NT's initial fleet and facility deployment and has been considered for the purposes of all planning and costing in this study.

Following detailed feasibility assessments conducted in a separate task, this report defines the Fleet Transition Plan and presents an implementation roadmap with estimated costs. It outlines specific requirements for zero-emissions bus fleet procurement, details regarding transit garage retrofits, Class D cost estimates, deployment strategy development, projected emission reduction trajectories, and capital investment plans for phased deployment of battery electric buses and related infrastructure upgrades.

The following points summarize the findings of this fleet electrification study:

FACILITY MODIFICATIONS

At **St. Catharines Garage,** both indoor and outdoor spaces of the site will be used to store and charge the fleet.

Table 5-1: Proposed Fleet Makeup at St. Catharines Garage

	Core Fleet	Spares	Total
40' BEB	67	23	90
60' BEB	9	2	11
Paratransit Vehicles	10	2	12

The original building can accommodate forty-five 40' BEBs, and the newer addition will store and charge 9 60' BEBs, with roof mounted pantographs for each.

The exterior area adjacent to the southern wall of the additional garage will provide additional storage / charging for the expanded fleet of BEBs and will house outdoor gantry-mounted pantographs for twenty-four 40' BEBs. The core paratransit vehicle fleet will be stored and charged to the southeast of the site. There will be three charging cabinets for the paratransit vehicles, each connected to four charging dispensers

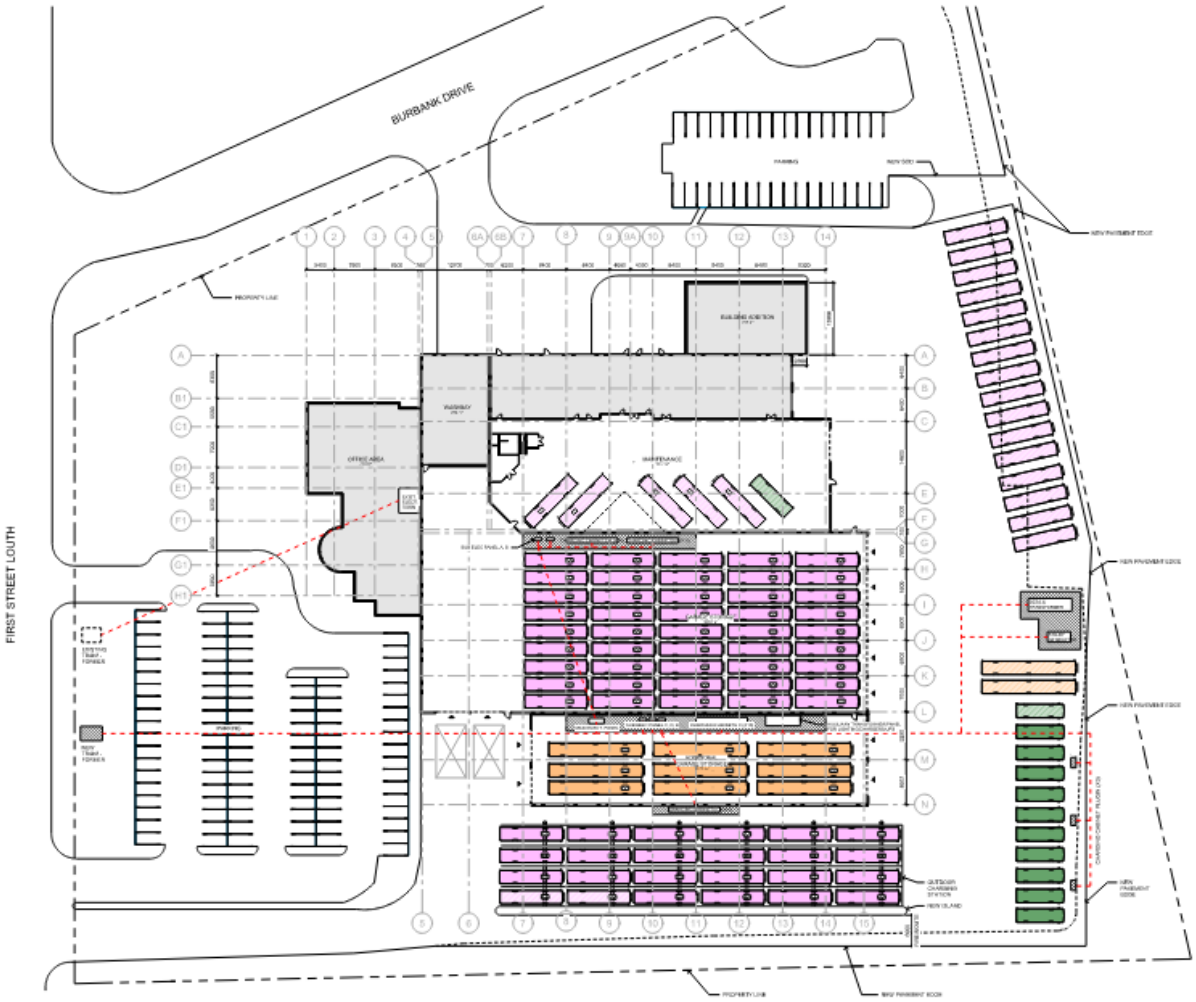


Figure 5-1: Proposed St. Catharines BEB Facility Site Plan (Conceptual Only)

The recommended construction phasing strategy aligns the delivery of the first BEBs with the completion of the initial construction phase of St. Catharines garage. The construction and installation of chargers is planned to be split into two phases. Phase 1 considers the planning, procurement and construction activities associated with the first five years of BEB deliveries. Phase 2 consists of implementation of charging equipment to cover the remainder of the BEB deliveries in years 6 though 12.

At **Niagara Falls Garage**, the preferred charging technology will also be overhead pantographs. The interior part of the garage will be used for charging 60' BEBs with roof mounted pantographs for each. An outdoor charging area is proposed comprised of exterior gantry pantograph structures for the 40' buses, and two independent gantry pantograph structures for 60' BEBs. The core paratransit vehicles will be parked in the southeast end of the site.

Table 5-2: Proposed Fleet Makeup at Niagara Falls Garage

	Core Fleet	Spares	Total
40' BEB	71	8	79
60' BEB	20	4	24
Paratransit Vehicles	11	3	14

The construction of retrofits for Niagara Falls Garage are recommended to be completed in a single construction phase - in addition to potential early works package to increase the capacity of the electrical service at the site.

Due to the heavier duty cycles and longer distance intermunicipal services operating out of Niagara Falls, five on-route chargers are proposed at Welland Bus Terminal to provide top-up charging. These are to be implemented over a timeframe of five years, which can change in case of service expansions or other changes to facilities in the future.

The leased Metrolinx GO buses lanes are excluded from the NT electrification scope and will be preserved for the use of these regional transit vehicles and related staff.

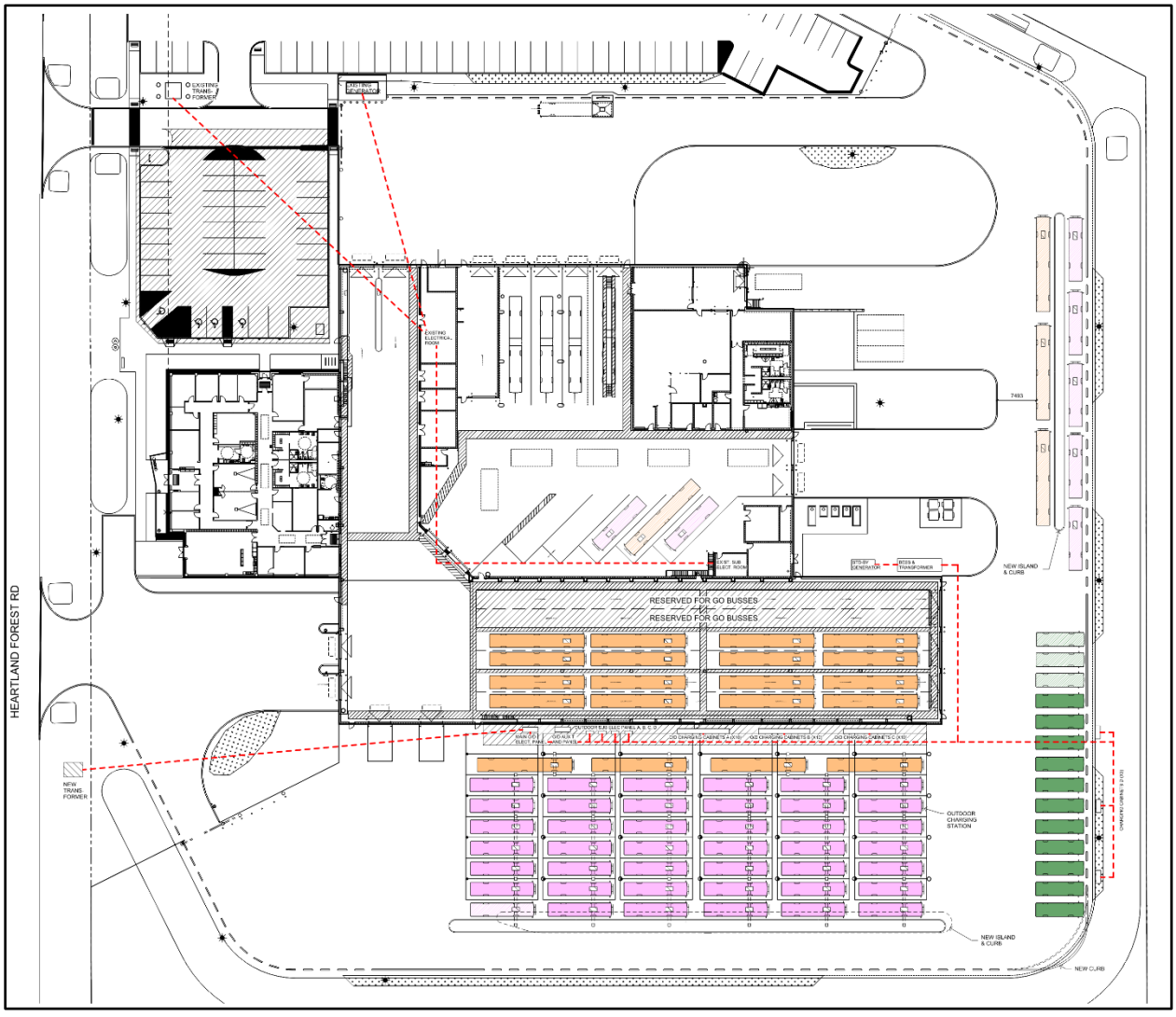


Figure 5-2: Proposed Niagara BEB Facility Site Plan.

The **proposed electrical design** at both garages enables charging of the transit fleet through a network of pantograph and plug-in chargers, backed by a utility-supplied transformer, distribution system, auxiliary services, BESS, and a standby generator for emergency scenarios. The facility will accommodate present and future charging needs with adequate spare provisions and system flexibility.

Within existing structures, **roof-mounted reinforcement supports are proposed** to accommodate the additional weight of interior pantographs.

FLEET AND FACILITIES TRANSITION ROADMAP

The fleet deployment is planned to take 12 years, corresponding the expected lifespan of 40-ft and 60-ft buses. It is recommended that two years preceding the start of BEB operations are allowed for planning / budgeting, detailed design, procurement, and facility construction. The total estimated timeline would be 14 years.

The transition NT fleet consists of a mix of diesel and gasoline-fuelled 40-ft, 60-ft, and paratransit vehicles, which can operate assigned daily transit services (blocks) without the need for midday refueling.

It is recommended that the strategy for fleet replacement is aligned with the NT's 'business as usual' Vehicle Replacement Schedule, covering the first 8 years of ZEB operations and covers both St. Catharines and Niagara Falls garages. In the final 4 years (Years 9 to 12), it is recommended that the new BEBs are deployed evenly to meet the required total number of core and spare units at each garage.

Detailed design & early enabling works for St. Catharines Phase 1 should start as a priority in Planning Year 1, anticipating the need to tender early works packages for long lead items identified above (e.g. the substation for the service capacity upgrade, associated switchgear, BESS and potentially chargers). Assume up to a 2-year lead time, then the enabling works package should be ordered in the early part of Planning Year 1.

Detailed design work will also confirm the construction schedule and cost for the St. Catharines Phase 1 Package, and potentially for Phase 2. Considering an estimated 12 to 18-month construction timeframe, and the need for the facility to be operations ready in Year 1, the award timeline for the Phase 1 construction package should be in mid Planning Year 1.

The construction packaging for the 2nd phase at St. Catharines garage will depend on the design approach, although a 1-year construction timeline and a Year 5 opening day suggests award some time in late Year 4 or early Year 5.

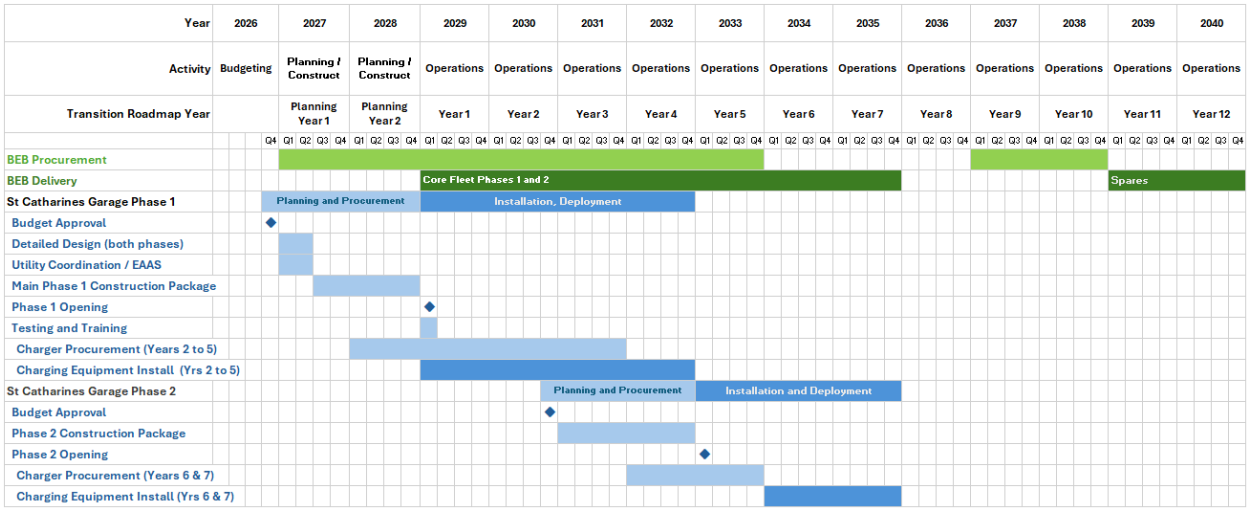


Figure 5-3. Phasing Schedule for St. Catharines Depot.

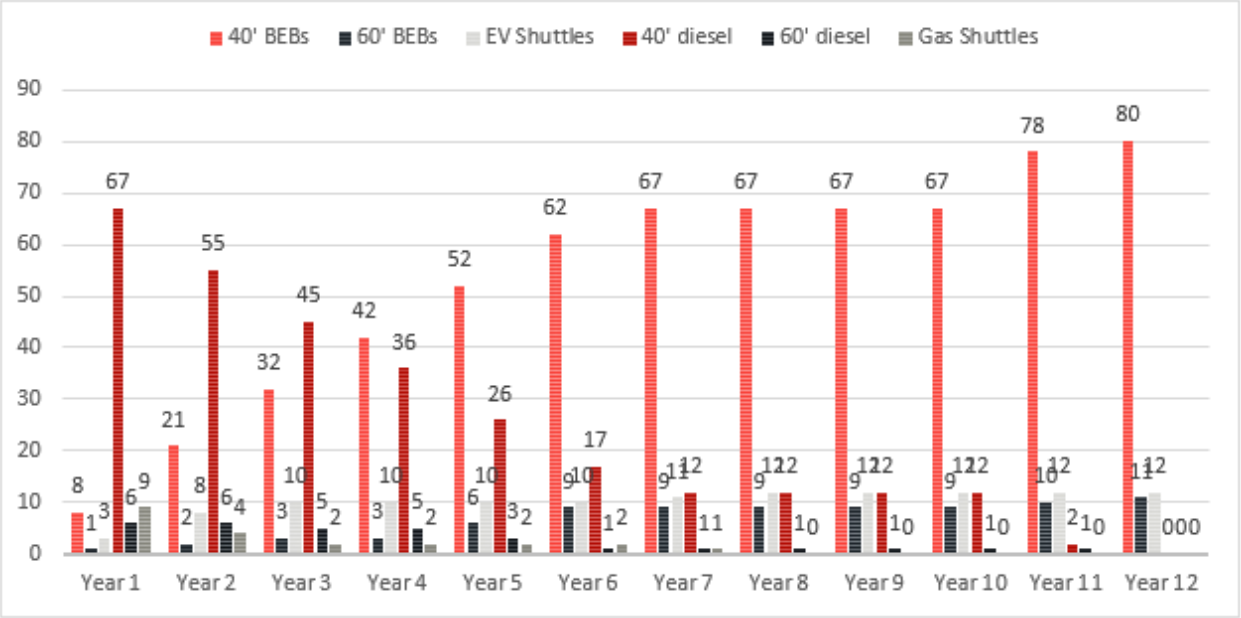


Figure 5-4. Proposed Fleet Deployment Schedule at St. Catharines Garage.

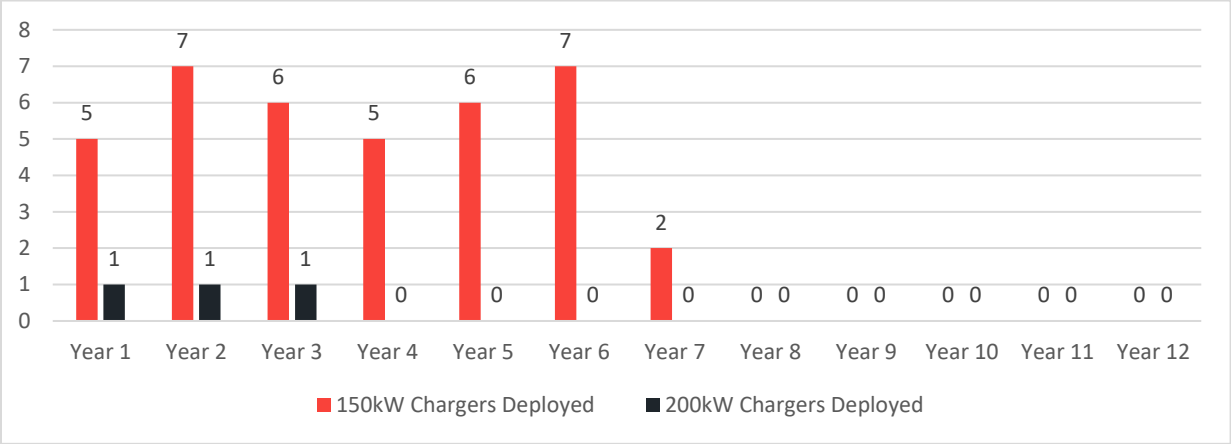


Figure 5-5. Proposed Charger Deployment Schedule at St. Catharines.

The deployment of BEBs and chargers at Niagara Falls garage is scheduled to start in Year 6, subsequent to the core fleet deployment at St. Catharines, and will coincide with St. Catharines Phase 2. Electric paratransit vehicles are set to begin their transition earlier in Year 3. The full transition of the Niagara Falls fleet is expected to be completed by Year 12, while the deployment of electric paratransit vehicles is anticipated to conclude by Year 8.

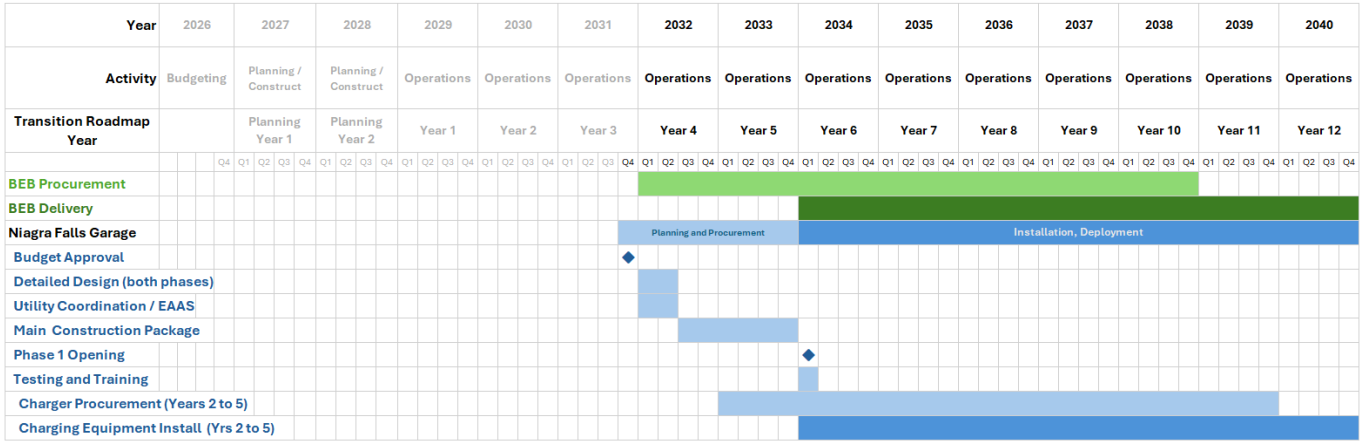


Figure 5-6: Niagara Falls Implementation Schedule.

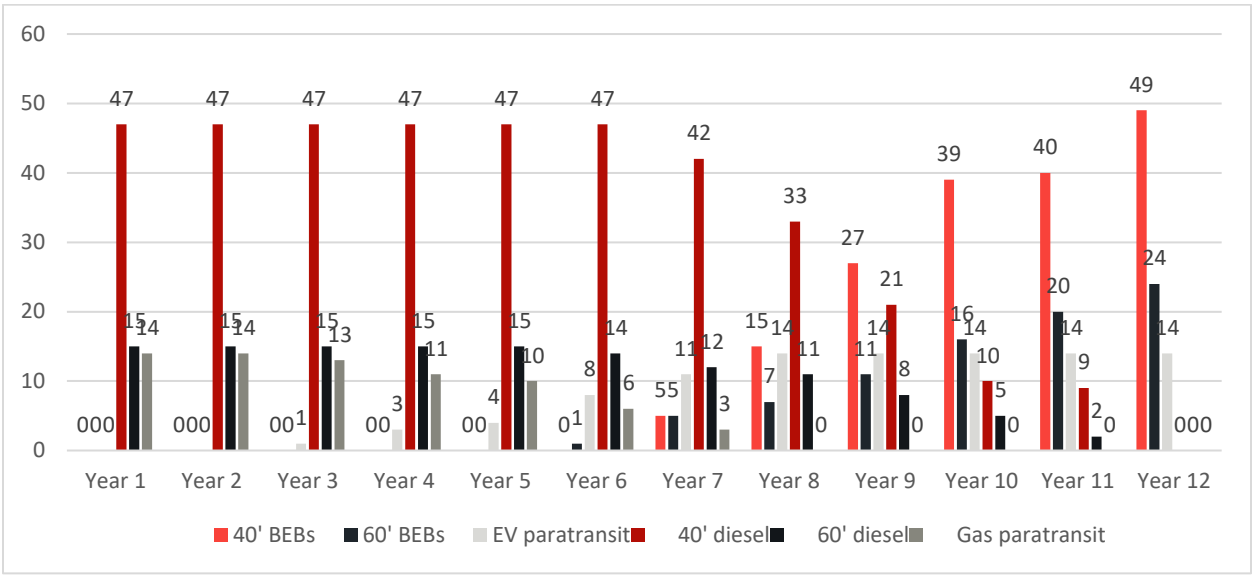


Figure 5-7: Proposed Fleet Deployment Schedule at Niagara Falls Garage.

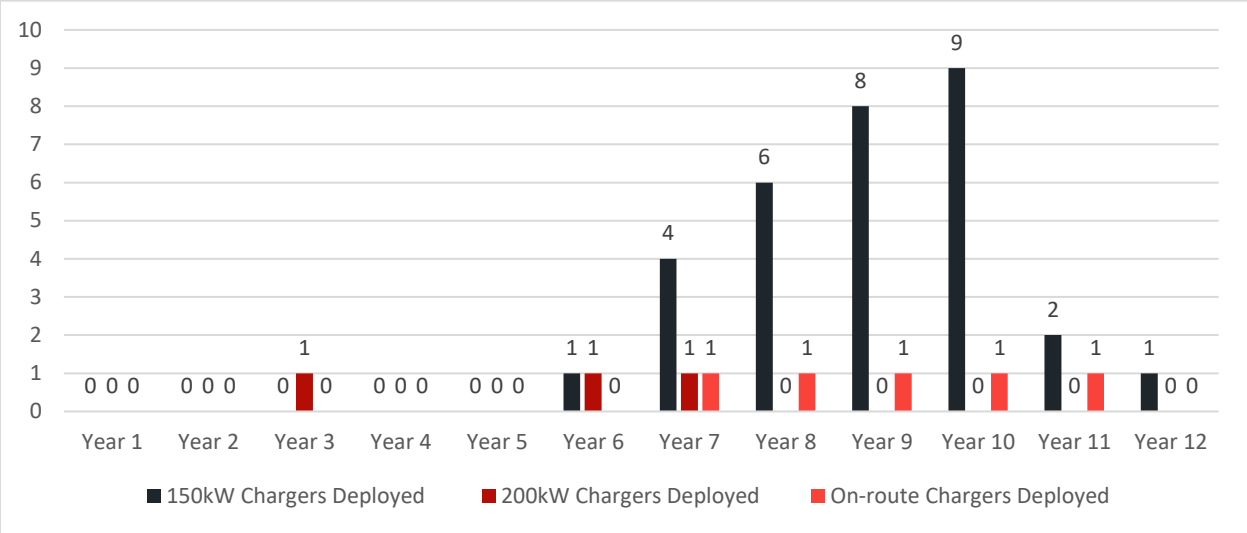


Figure 5-8: Proposed Charger Deployment Schedule at Niagara Falls Garage.

COSTS

The transition plan for the St. Catharines facility will increase the total cost by 53%, compared to the BAU. For the Niagara Falls facility, it will increase the total cost by 84%, compared to the BAU. These costs include facility and fleet capital and operational expenses. Accounting for both facilities and the overall fleet to be owned by NT, the total cost for the implementation of the transition plan will be 66% higher compared to the to the BAU. Although BEBs can generate savings in operations, these savings do not offset the extra costs associated with capital investments in BEBs, chargers, and facility modifications.

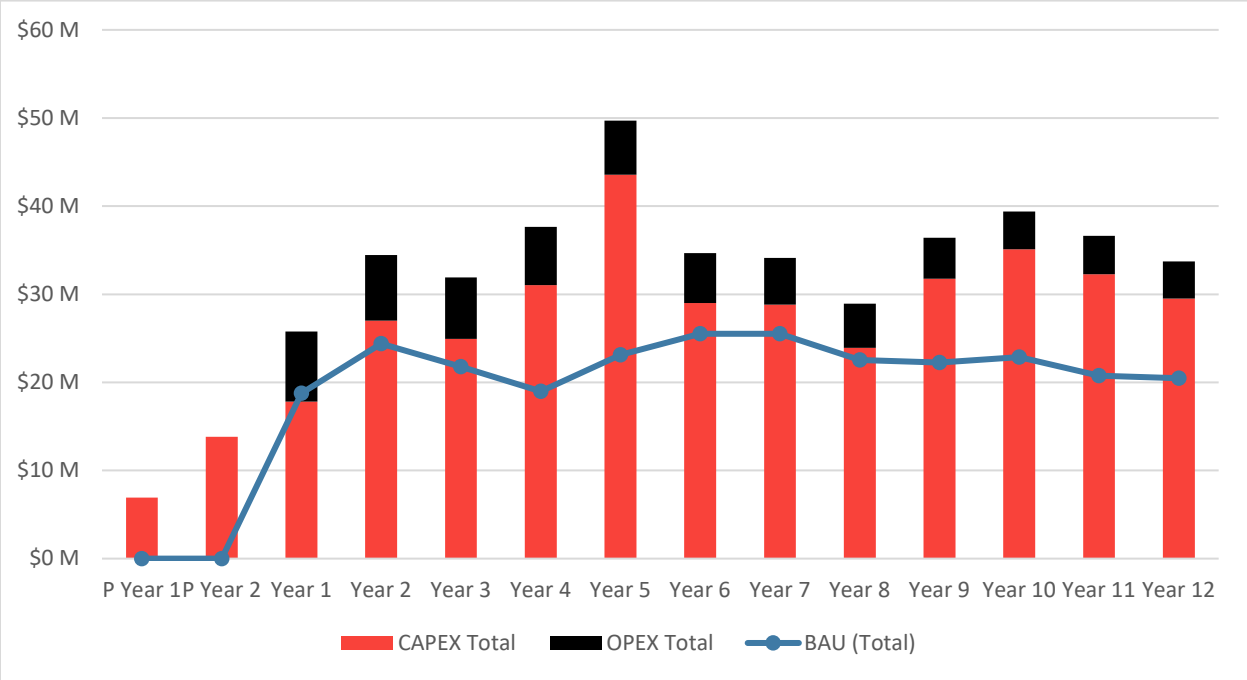


Figure 5-9: Total Cost: CAPEX & OPEX for NT Fleet and Facility Transition.

Table 5-3: Total Costs Summary: Transition vs BAU

	BAU	BAU	TRANSITION PLAN	TRANSITION PLAN
	St. Catharines	Niagara Falls	St. Catharines	Niagara Falls
CAPEX Fleet	$ 92,394,500	$ 74,566,900	$ 158,581,700	$ 137,715,100
CAPEX Construction	$ -	$ -	$ 26,252,700	$ 28,524,400
CAPEX Charging Equipment	$ -	$ -	$ 12,160,000	$ 12,260,000
OPEX Fleet - Electricity	$ -	$ -	$ 4,728,100	$ 3,040,800
OPEX Fleet - Fuel	$ 33,298,800	$ 26,679,600	$ 7,350,000	$ 17,257,800
OPEX Fleet - Maintenance ICEs	$ 25,942,800	$ 14,127,600	$ 5,579,200	$ 8,968,300
OPEX Fleet - Maintenance BEBs	$ -	$ -	$ 12,599,600	$ 3,264,300
OPEX Fleet - Maintenance Chargers	$ -	$ -	$ 4,121,900	$ 1,743,100
Totals	$151,636,100	$115,374,100	$ 231,373,200	$ 212,773,800

	BAU	TRANSITION PLAN
Totals	**$267,010,200**	**$444,147,000**

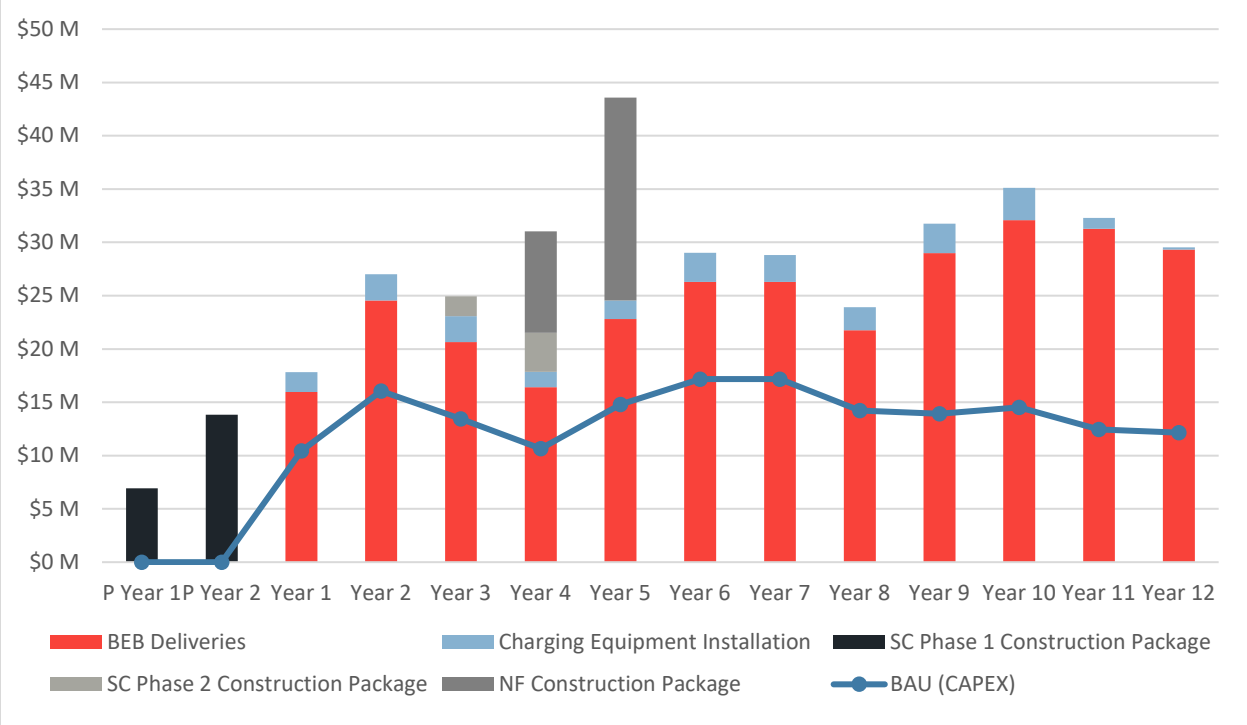


Figure 5-10: Total CAPEX (Fleet, Facility Construction, Chargers / Cabinets / Dispensers) for Both Garages.

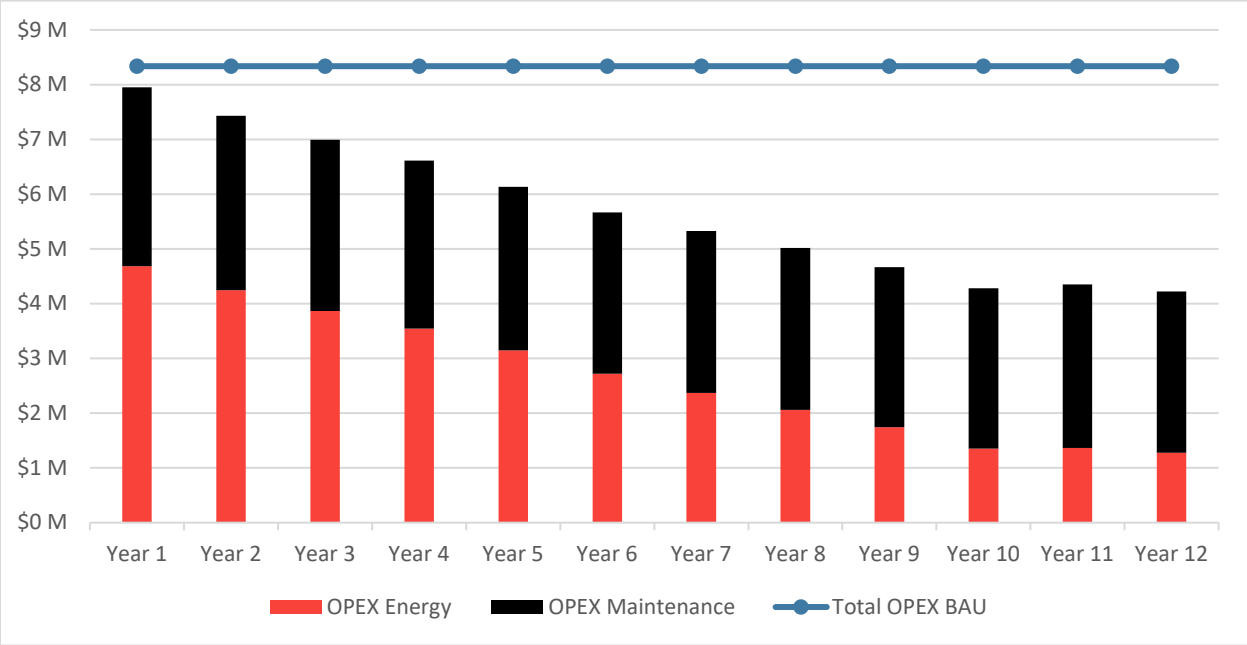


Figure 5-11: Total OPEX (Fuel, Electricity and Maintenance) for Both Depots.

GHG EMISSIONS ANALYSIS

The transition could reduce NT's transit lifecycle GHG emissions by up to 98% versus the BAU scenario, supporting decarbonisation of transport emissions in Niagara and aligning with regional goals. Additional reductions are likely as Ontario's grid becomes cleaner.

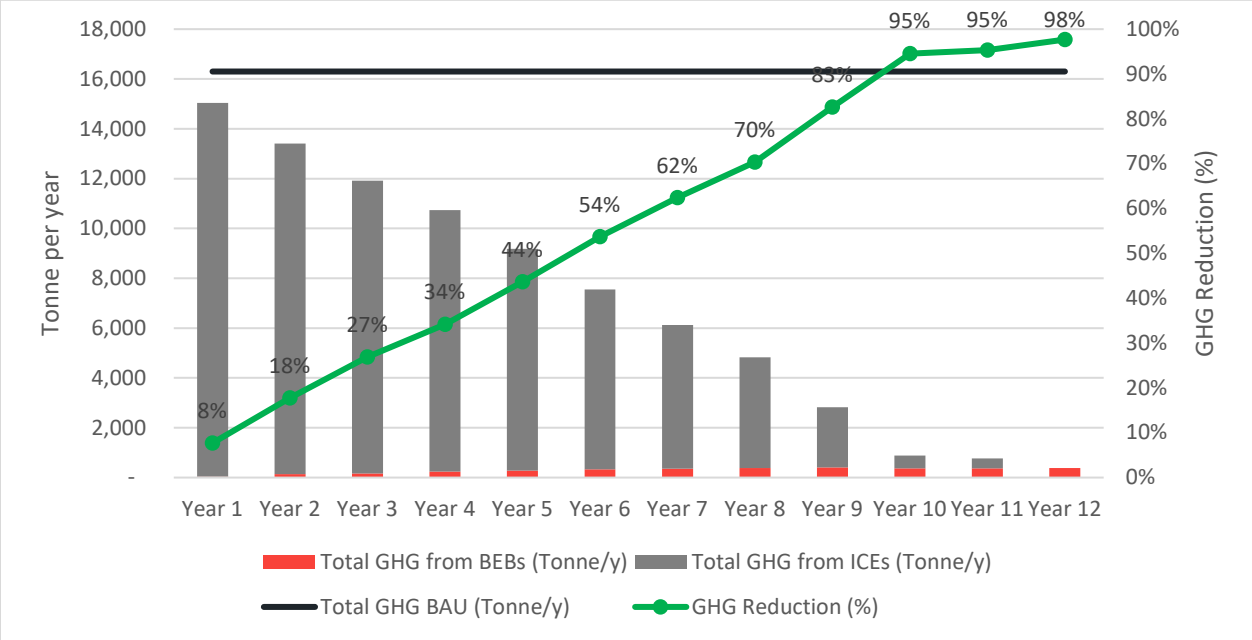


Figure 5-12: GHG Emissions for Both Depots.

APPENDIX A - DRAWINGS

Alectra's Energy-As-A-Service (EaaS) Approach

The Fleet Electrification Strategy and Implementation Roadmap Study references a procurement strategy known as Energy-as-a-Service (EaaS). Through this memo, Alectra Energy Solutions ("Alectra") is further elaborating on its EaaS solution while highlighting its capabilities as a qualified 3rd party provider of EaaS for Niagara Transit Commission's consideration.

Part of the study's findings is that the transition plan will have an overall increase in costs vs business as usual (BAU) since there is a significant capital outlay in 1) battery electric buses (BEBs), 2) facility modifications, and 3) charging infrastructure. Key benefits of the EaaS approach is that certain capex elements can be shifted to opex, while shifting material risks to a long-term partner such as Alectra.

Alectra defines Energy-as-a-Service (EaaS) as the turnkey implementation and ongoing management of 1) energy and charging infrastructure, 2) energy services, and 3) bus financing & procurement, under a long-term contract with comprehensive service and performance guarantees. As part of EaaS, Alectra (together with partners) designs, builds, finances, operates and maintains (DBFOM) the required infrastructure necessary to support NTC's Battery Electric Bus fleet. Alectra's energy services would provide NTC with optimized energy costs and reliable performance that meet operational needs. In addition, Alectra and partners can fully finance and procure BEBs on behalf of NRT.

1. Energy & Charging Infrastructure

Design

Alectra, through its design partner WSP, may design a fit for purpose and reliable electrical network for the electrification of the fleet. The design would ensure that the electrical system is robust and easily maintainable to provide maximum availability of power for charging the BEBs. The design team will work closely with the garage operations and maintenance (O&M) teams to ensure that the electrical system meets the requirements of the end user. Design may include built-in redundancies, such as redundant power supplies, charging units, and communication systems to minimize operational disruptions.

2. Build (Construction)

Alectra, through its construction lead, will apply for the necessary permits required during the design phase and work with NTC to ensure minimal to no disruption to operations during the construction of each electrification phase. The main construction activities (civil, structural, mechanical and electrical) that will be performed can be summarized as following:

- Coordination and management of interconnection with the utility grid, including application processes, metering, and compliance with regulatory requirements
- Electrical service upgrades and high voltage electrical work as required
- Installation of supporting electrical infrastructure for the charging equipment, such as wiring, breakers, switchgears, transformers, and distribution panels
- Site preparation, installation, comprehensive inspections and testing and commissioning of the charging equipment, back-up power systems and storage to ensure continuous operation of charging infrastructure during power outages or emergencies
- Procurement in alignment with NTC's public procurement rules and in consideration of potential long lead times
- Facility retrofits or new build, as required.

2. Finance

Alectra, through its financing partners, will arrange all financing associated with the EaaS agreement and lead the application process for any current and future federal and provincial funding programs to help optimize overall electrification transition's costs.

Alectra and partners expect to fund the project with a combination of equity and debt financing and has the necessary investment capital and access to financing to cost-effectively deliver the EaaS solution.

3. O&M

Alectra will provide an O&M plan that will maximize reliability and minimize outages. A summary of tasks include:

- Ongoing support, training and education for transit staff on the safe operation of the charging equipment
- Lifecycle management and advisory on strategies to minimize operating costs and optimize operations
- Preventative maintenance of electrical infrastructure and charging equipment

- 24/7 monitoring and emergency and repair services including both onsite and remote support
- Management of onsite spare parts inventory
- Implementation of performance monitoring systems to track key metrics like Greenhouse Gas emissions reduction.

4. Energy Services

Alectra can implement the most commercially viable strategies required to manage electricity costs and risks over the term of the EaaS contract. As an affiliate to a large, long-standing utility and as an experienced energy developer, AES has in-depth understanding of the energy and power markets in Ontario, and as owners and operators of critical energy infrastructure throughout the province, we are uniquely positioned to develop, deliver and operate a complete solution that is reliable over the term of the contract. Central to this is our combined ability to adapt to prevailing and changing market conditions, global adjustment (GA) considerations, energy storage insights, understanding of rate structures, superior asset management practices, deployment of advanced microgrids to manage peak load and costs, and our ability to facilitate utility interconnection processes.

As part of the EaaS solution, Alectra will minimize electricity costs utilizing all available market options and methods as described below, while ensuring 24/7 access to power:

- Displace grid supplied energy with on-site power generation (i.e. solar, generators)
- Load shift from on-peak periods to off-peak periods
- Levelize demand to reduce regulated distribution/transmission charges via load management using an Energy Management System
- Limit demand during top 5 system peaks via Energy Storage, reducing Peak Demand Factor (PDF) and associated GA costs
- Pursue capacity market and ancillary services revenues as a wholesale market participant
- Limit extreme electricity price volatility by actively operating natural gas generators at optimal times

5. Bus Financing & Procurement

Alectra is aware of the funding gaps and timing risks that transit agencies face as it relates to procurement and funding of BEBs. Through its partners, Alectra can reliably provide financing solutions for BEBs throughout the phases of the electrification transition.

The EaaS solution

Overall, the EaaS solution offered is a comprehensive combination of energy products and services customized to meet Niagara Transit Commission's needs. Solutions are agnostic to any particular products or technology, which allows for system flexibility and adaptability. This feature may be critical in designing a system that may be implemented in phases over several years, in parallel to the BEB fleet deployment. In this adaptive and flexible solution, we align to NTC's preferences, with the end-goal being not to sell technology but to deliver bespoke solutions that will bring the most value to the region.

As part of the EaaS offering, Alectra & partners can provide (though would not necessarily be limited to) the following energy solutions and products. All items specified below are subject to change following further consultation and review with NTC. Some of the energy products and solutions may be outsourced to third parties, as indicated below:

- Vehicles **Financing** for BEBs
- **Electric Vehicle Supply Equipment** (EVSE) to meet both depot and on-route charging needs
    - Plug-in chargers, pantograph chargers, and other evolving EV charging technologies such as wireless charging and bidirectional charging
- **Back-up generation & storage**
    - Natural gas back-up generators with emissions controls
        - Alectra understands that decarbonization requirements may be a priority for NTC and would need to find the right balance against service uptime requirements
    - Microgrids including solar panels and batter energy storage systems (BESS)
- **Transformer stations** required to step down high voltage electricity from the grid to usable levels for charging infrastructure
- **Switchgear and distribution** panels used to manage and distribute power to various charging stations and auxiliary systems
- **Onsite back-up storage** (battery energy storage systems)
- **Charge management systems** (CMS) with capabilities as follows:
    - Real-time monitoring and control
    - Smart charging, including dynamic load balancing and demand response
    - Customizable dashboards and reporting

- **Energy management systems** (EMS) to support decision making strategies that schedule and solve optimization problems for every energy resource and load asset including EV charging systems
    - EMS vendor to ensure elements such as cybersecurity, cloud connectivity, database and redundancy design are met to NTC's requirements
- **Energy services**: Alectra can actively manage energy consumed from the utility grid via demand management and provide energy cost savings, market revenues and avoided energy price risk premium for NTC using the following methods:
    - Peak notification and dispatch services (Industrial Conservation Initiative (ICI) participation)
    - Monitoring of Ontario's natural gas prices
        - Limit extreme electricity price volatility by operating the natural gas generators when the spark gap is exceeded (i.e. when natural gas fuel plus generator maintenance costs are lower than the cost of drawing energy from the utility grid at prevailing Hourly Ontario Energy Price (HOEP), Global Adjustment (GA) and Capacity charges)
        - Levelized demand to reduce regulated distribution/transmission charges via load management using Integration Software EMS
        - Register NTC entity as a wholesale market participant pursuant to Independent Energy System Operator (IESO's) market rules
        - Reduce NTC's peak demand factor to the extent feasible
        - Dispatch into IESO Capacity markets and ancillary services
        - Displace grid supply with solar photovoltaic resources, where possible
        - Load shift from on-peak periods to off-peak periods
- **Fire suppression** system to detect, control, and extinguish fires in transit facilities related to battery infrastructure
- Energy monitoring & usage **analytics tools**, including tracking of performance metrics like GHG emissions reductions
- **Secure communications network** to connect all charging infrastructure and electrical assets, including network segmentation, spectrum analysis for wi-fi interoperability
- **Telematics and fleet management solutions** for real time tracking and route optimization and predictive maintenance alerting, including Intelligent Transportation System integration
- **24/7 emergency service** (in-house, provided by Alectra's emergency restoration line of business), including onsite spare parts
- **Carbon credit** aggregation and monetization solutions
- **Structural upgrades** for depots or on-route locations, where required.

Key Benefits of Alectra's EaaS

A fundamental benefit of the EaaS model is that it manages risks to the benefit of NTC, as Alectra would take on key project elements such as financing, technology, uptime, execution, operations and so forth.

An EaaS partnership with Alectra would strongly demonstrate responsible risk sharing and mitigation by NTC in key risk categories outlined below.

Proposed Risk Mitigations

Risk	Mitigation with EaaS Partnership
EaaS Model	• While the agreement is long-term, there are strong contractual provisions to ensure supplier performance throughout the life of the contract, with appropriate offramps and early termination covenants • NTC will have one counterparty to engage with, downloading interfacing challenges between various infrastructure components, vendors, and contractual commitments to Alectra • Alectra and partners are experienced firms with advanced governance strategies for these types of complex infrastructure projects, and certain members have worked together on several successful projects
Upfront Capital Costs	• NTC can shift large, upfront capital expenditures and ongoing unpredictable
Energy Costs	• Provide physical assets on-site like batteries and solar panels, integrated with advanced energy and charge management systems to manage peak demand, optimize charging schedules based on energy costs, and participate in demand response programs (i.e. Global Adjustment mitigation) • NTC can shift the responsibility of meeting reliability standards to Alectra, reducing the risk of unexpected costs/penalties due to underperformance or equipment failures
Design Suitability	• Experienced design team will collaborate closely with the NTC's planning, operations and maintenance groups to define needs and apply lessons from

Operational	• Fleet operations & maintenance
	  ○ Minimize disruption to active Garage and Maintenance areas using compartmentalized areas
	  ○ Ensure outages and work across traffic areas occur overnight with sufficient planning and review with NTC's operations and maintenance groups
	• System Performance
	  ○ Back-to-back SLAs to support customer expectations and uptime commitments
	  ○ Ensure systems provide sufficient capacity during commissioning and support reliability through extensive planned maintenance, 24/7 monitoring, reactive maintenance and adequate critical spares on-site
	  ○ Design will include redundancy features
	• Fuel/energy availability

	○ Seek competitive contracts, secure guaranteed electrical service for critical transport service, and implement site-generated electricity and energy storage (BESS) ○ Lead early engagement and close collaboration with Alectra Utilities for any service upgrades
Safety	• Develop a phased strategy for the implementation of new technologies and include training of staff • Testing & inspections • Ensure construction lead defines time/space responsibilities and follows comprehensive safety plan during construction and follows correct protocols for maintenance activities • Implementing the latest fire safety approach to battery infrastructure
Technology Change	• Implement mature and established technologies, such as large-scale transformers, BESS, solar, and natural gas generators to support the charging infrastructure • Maximize interoperability of the various components and technologies to enhance performance, reliability and resiliency of the overall solution, as well as to facilitate the integration of future innovative solutions • With respect to charging equipment and related software, Alectra will undertake an extensive vendor analysis with key considerations
Construction Delays	• Preplanning the procurement of materials in conjunction with execution, timelines, schedules, project controls, etc. • Closely monitor construction progress with schedules and implement recovery plans, if required • Dedicated Project Management Team to ensure compliance with schedules,
Procurement Timelines & Costs	• Major equipment will be ordered after 30% design and client review are completed with defined currency and materials factors • Bulk purchase & large orders where possible to achieve discounts • Equipment deposits are incorporated into the project cashflow to lock in costs with purchase orders to suppliers
Political	• Seek to phase changes in a managed process that considers potential changes in policy and available funding programs • Electrification strategy to be reviewed regularly to avoid shock in changes in policy

The Economics: CAPEX vs OPEX

Transit agencies should be seeking long-term contracts to ensure that the overall cost of the transition is extended over the long-term for the benefit of their customers. Given the nature of these large infrastructure projects, high CAPEX spend better aligns with longer term contracts to primarily lower the ongoing cost impact on customers, as well as address investment recovery and amortization of assets. Therefore, while Alectra's base contract is for 20 years with an extension / renewal of ten additional years, there is flexibility here. The contract also includes off-ramps for both parties, providing flexibility to terminate the partnership under certain conditions if necessary.

A full comprehensive review is required to ensure all elements, SLAs, contract duration, asset lifecyle and refurbishment/replacements are factored in to provide a true CAPEX to OPEX comparison. However, as per the Study, direct avoided CAPEX for the overall transition would be around $24.4Million just on charging infrastructure for both St. Catharines and Niagara Falls, which could be used to offset other capital costs such as for BEBs or facilities. If a 15yr EaaS term is assumed for each phase (assuming each year is a phase) the OPEX would be similar to the Business as usual (BAU) OPEX cost for the first 5 yrs, and then increase as Niagara comes online. Overall the EaaS fee would be generally slightly above BAU OPEX. However, if carbon credits are factored in at present value, the EaaS Fee would be similar (slightly below) BAU OPEX.

Alectra recommends a confidential review of the EaaS cost stack, terms and scope to ensure NTC has input into the various factors that allow calibration of the EaaS fee over time and to maximize value for NTC.

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March 27, 2026

CL 6-2026, March 26, 2026
CSC 2-2026, March 11, 2026
CSD 7-2026, March 11, 2026

Local Area Municipalities

SENT ELECTRONICALLY

2026 Property Tax Policy, Ratios and Rates
CSD 7-2026

Regional Council, at its meeting held on March 26, 2026, passed the following recommendation of its Corporate Services Committee:

That Report CSD 7-2026, dated March 11, 2026, respecting 2026 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 2026 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 necessary by-laws **BE PREPARED** and **PRESENTED** to Council for consideration and **BE CIRCULATED** to the Councils of the Area Municipalities for information; and
3. That Report CSD 7-2026 **BE CIRCULATED** to the Councils of the Area Municipalities for information.

A copy of CSD 7-2026, and By-laws 2026-15 and 2026-16 are enclosed for your reference.

Yours truly,



Ann-Marie Norio
Regional Clerk
:kl

CLK-C 2026-033

cc: L. Chen, Manager, Revenue, Planning, and Strategy
T. Ellis, Commissioner, Corporate Services/Treasurer

Subject: 2026 Property Tax Policy, Ratios and Rates

Report to: Corporate Services Committee

Report date: Wednesday, March 11, 2026

Recommendations

1. That Regional Council **APPROVE** the following tax ratios and sub-class reductions for the 2026 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%

Property Classification	Tax Ratio	Sub-Class Reduction
Farmland Awaiting Development 2	Class Ratio	
Landfill Sites	2.940261	

2. That the necessary by-laws **BE PREPARED** and **PRESENTED** to Council for consideration and **BE CIRCULATED** to the Councils of the Area Municipalities for information; and
3. That report CSD 7-2026 **BE CIRCULATED** to the Councils of the Area Municipalities for information.

Key Facts

- The purpose of this report is to set the tax policy for 2026 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 optional subclass within the Multi-Residential and New Multi-Residential property classes was introduced in Ontario's 2025 Budget to support the development and maintenance of affordable rental housing. Municipalities can provide a municipal tax reduction of up to 35% for eligible affordable rental units. The optional affordable subclass has been discussed with the Area Treasurers and staff will continue reviewing and monitoring the Province's updates regarding the implementation plan. More details are in Appendix 2.
- In order for the Area Municipalities to complete 2026 final tax billings in June, which includes Regional taxes, the Regional tax rating by-laws, following the approval of this report, need to be established no later than April 2026.
- The analysis in Appendix 1 to Report CSD 7-2026, is based on the actual Region's General Tax Levy for 2025 being $537 million and for 2026 being $579 million. The assessment growth dollars for the 2026 Budget is $8.1 million or 1.52% over approved 2025 General Tax Levy (see Table 4 in Appendix 1). The tax policy decisions also apply to the Special Tax Levies for Waste Management and Transit.
- The proposed 2026 tax policy and approved 2026 Regional General Tax Levy will result in an increase of approximately $136 for the typical residential property with a

current value assessment (CVA) of $298,000 for an annual regional property tax of $2,307 in 2026.

Financial Considerations

There are no direct costs to the Region as a result of setting 2026 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 7-2026.

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 2026 Tax Policy Study as completed by the Region's external tax consultant as well as discussed potential scenarios for 2026. Based on the feedback provided, both Regional staff and Area Treasurers are recommending to maintain the status quo tax ratios in 2026. The optional subclasses have been discussed with the Area Treasurers. Staff will conduct further review and continue monitoring the Province's updates regarding the implementation plan of the optionable affordable subclass.

Analysis of Current State

1. Assessment Growth

The overall real assessment growth that occurred in 2025 for the Region was 1.52%, equivalent to $8.1 million in General Tax Levy dollars from new taxpayers. When the 2026 Levy Departments Budget was presented to Council on November 20, 2025, the estimated growth was reported as 1.59% which was due to the 2025 revised roll was yet finalized at the time of the report. The overall assessment growth is net of reduction in assessment due to property assessment appeals settled in 2025.

Table 3 summarizes the overall assessment growth that occurred in 2025 (see Assessment Growth Impacts column) as well as the impacts affecting each of the tax classes based on maintaining the status quo tax ratios.

Table 3 – 2026 General Tax Levy Impacts by Property Class

Property Class	2025 Approved General Tax Levy	Assessment Growth (AG) Impacts	2026 General Tax Levy Impacts (net of AG)	2026 Approved General Tax Levy	Avg. General Tax % Increase
Residential	$393,740,720	$6,174,667	25,086,159	$425,001,546	6.37%
New Multi-Res	2,761,687	350,979	195,247	3,307,913	7.07%
Multi-Residential	19,723,775	285,106	1,255,120	21,264,001	6.36%
Farm	4,623,265	53,164	293,361	4,969,790	6.35%
Managed Forest	30,544	(1,226)	1,838	31,156	6.02%
Commercial	93,533,350	1,015,598	5,930,906	100,479,854	6.34%
Industrial	18,519,702	253,671	1,177,616	19,950,989	6.36%
Aggregate Extraction	475,495	-	29,826	505,321	6.27%
Pipelines	3,218,795	10,736	202,586	3,432,117	6.29%
Landfill	67,520	-	4,236	71,756	6.27%
Total	**$536,694,853**	**$8,142,695**	**$34,176,896**	**$579,014,444**	**6.37%**
% Increase		**1.52%**	**6.37%**	**7.89%**	

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 2026 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 2025 to 2026. The 2026 amounts are based on the recommended tax policy.

Table 4 – Multi-Year Tax Distribution by Tax Class

Property Class	2025 Levy	% Share	2026 Levy	% Share
Residential	$393,740,720	73.36%	$425,001,546	73.40%
New Multi-Residential	$2,761,687	0.51%	$3,307,913	0.57%
Multi-Residential	$19,723,775	3.68%	$21,264,001	3.67%
Farm	$4,623,265	0.86%	$4,969,790	0.86%
Managed Forest	$30,544	0.01%	$31,156	0.01%
Commercial	$93,533,350	17.43%	$100,479,854	17.35%
Industrial	$18,519,702	3.45%	$19,950,989	3.45%
Aggregate Extraction	$475,495	0.09%	$505,321	0.09%
Pipelines	$3,218,795	0.60%	$3,432,117	0.59%
Landfill	$67,520	0.01%	$71,756	0.01%
Total	**$536,694,853**	**100.00%**	**$579,014,444**	**100.00%**

3. Education Rates

The education tax rates are established by the Province to meet their revenue targets for the year. Similar to 2025, the Province has maintained the education tax rates in 2026. 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. Appendix 5 includes the letter from Ministry of Finance regarding the 2026 property tax decisions.

4. Waste Management Special Levy Rates

Waste Management Special Levy tax rates are also set based on the Regional tax ratios. The 2026 waste management requisition by municipality was approved through

2026 Waste Management Budget By-law (Bill 2026-07); however, the by-law setting for the waste management special levy tax rates for the 2026 requisitions are going to be brought forward with the 2026 general tax rating by-laws 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 2026 Transit requisition by municipality was approved through 2026 Niagara Transit Commission Budget By-law (Bill 2025-66); however, the by-law setting for transit special levy tax rates for the 2026 requisitions are also going to be brought forward with the 2026 general tax rating by-laws 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 7-2026 to assess policy options.

- Residential taxpayer - The residential class is responsible for 73.40% 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 (2025 - Niagara 5.56% versus BMA average 5.00%). This gap between Niagara and the survey average has remained roughly the same from 2024 (Niagara 5.35% versus BMA average 4.90%).
- Multi-Residential Tax Class - the multi-residential tax category consists of two property tax classes. The multi-residential class is responsible for 3.67% of the overall tax levy while the new-multi-residential category (which includes multi-residential structures constructed after 2003) is responsible for 0.57%. 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 $440 and the high-rise

structure types are also above the average by $86 for 2025. Please see Appendix 2 of this report CSD 7-2026 for detailed information regarding the two optional discount tax subclasses for Multi-Residential properties.

- 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 $2.21/square foot, while the BMA average is $1.75/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 financial burden experienced by some industrial properties in Niagara.
- Commercial Tax Class - These properties pay the second largest share (after residential) of Regional taxes at 17.35%. Appendix 3 illustrates that Niagara taxation of office buildings and motels are lower than the BMA average ($3.39 tax/square foot vs. $3.40 tax/square foot and $1,333 tax/unit vs. $1,361 tax/unit respectively) while Niagara's taxation of shopping centres and hotels ($4.79 tax/square foot vs. $4.13 tax/square foot and $2,252tax/unit vs. $1,811 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. Please see Appendix 2 of this report CSD 7-2026 for detailed information regarding the optional discount tax subclasses for Small Business properties.

2026 Property Tax Impacts

Table 5 – Regional General Tax Increases for Proposed Tax Policy

Property Class	2025 Avg. CVA	2025 Regional Taxes	2026 Avg. CVA	2026 Regional Taxes*	$ Increase
Residential	$298,000	2,171	$298,000	2,307	**136**
Multi-Residential	2,514,546	36,084	2,517,300	38,390	**2,305**
Commercial – Occupied	862,521	10,900	846,692	11,371	**471**

Property Class	2025 Avg. CVA	2025 Regional Taxes	2026 Avg. CVA	2026 Regional Taxes*	$ Increase
Industrial – Occupied	930,296	17,823	1,095,946	22,313	**4,491**
Farmland	420,489	766	411,679	797	**31**

Note: Based on draft rates utilizing the recommended 2026 tax policy.

Alternatives Reviewed

Regional staff considered alternatives to the recommendations proposed in this report. After engaging with the Area Treasurers and reviewing the tax study and historical Regional tax ratios, it was determined to maintain the status quo tax ratios for the 2026 taxation year.

Relationship to Council Strategic Priorities

This tax policy report is aligned to Effective Region, Delivery of fiscally responsible and sustainable core services.

Other Pertinent Reports

See Appendix 6

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Appendices

Appendix 1	Niagara Region 2026 Tax Policy Study
Appendix 2	Optional Tax Subclasses
Appendix 3	History of Regional Tax Ratios
Appendix 4	Performance Measures
Appendix 5	Letter from Ministry of Finance - 2026 Property Tax Decisions
Appendix 6	Other Pertinent Reports

2026
PROPERTY TAX AND TAX POLICY STUDY

Prepared For:
THE REGIONAL MUNICIPALITY OF NIAGARA

Published On:
WEDNESDAY, DECEMBER 10, 2025

Prepared and Published by:

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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 2026 assessment and tax landscape. In doing this we will document how the tax and assessment circumstances have changed since taxes were levied for 2025 and also consider the various tax policy options and choices that can be used to influence final tax outcomes for 2026.

The overall goal is to provide municipal Staff and decision makers with the core insight and analysis needed to consider 2026 property tax decisions in an informed and strategic manner. This in turn will maximize the attainment of municipal priorities and objectives.

Format and Approach

This study has been organized into four key parts, the general content and purpose of each may be understood as follows.

Part One – Assessment and Revenue Growth
Documents how the assessment base has changed since taxes were levied for 2025. It distinguishes between positive and negative growth, summarizes annualized revenue change, and establishes the municipality's updated revenue limit for 2026.

Part Two – 2026 Baseline Tax Landscape
Establishes the municipality's revenue-neutral (notional) tax rates and starting tax ratios. Here we also look at the starting position for typical properties of varying types.

This section sets the benchmark against which all levy changes and tax policy adjustments are measured.

Part Three – Other Revenue and Levies
Summarizes education tax rates and Payment-in-Lieu (PIL) structures, including identification of retained education revenues and related risks.

This section provides essential context for understanding non-municipal components of the property tax bill and associated local revenue considerations.

Part Four – Municipal Tax Policy Sensitivity Analysis
Evaluates the municipality's available tax policy tools and models the impact of potential policy or levy changes. Scenario analyses illustrate how various changes to certain business class tax ratios would impact the overall balance of taxation.

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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
Revisions to Roll

RTC	2024 Start			2024 Year-End			2025 Start		
RTQ	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**

These changes were made in regard to the roll as returned for 2025 taxation for the purposes of preparing the Region's 2025 study, and for the calculation of the Region's and the Town of Thoralds 2025 start levies.

Matching adjustments have been made to the 2025 starting values for the purposes of this analysis, however, no changes have been made, or were required for 2025 year-end or 2026 starting values.

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PART ONE: ASSESSMENT AND REVENUE GROWTH ANALYSIS

2025 Assessment Growth

The ongoing reassessment pause does not have any independent implications for growth related assessment and tax change. As such, a restated 2026 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 2025, 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.

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Table 1
2025 Assessment Growth Resulting from Changes in the State and/or Use of Property

	2025 Current Value Assessment			
Realty Tax Class	***Start Roll***	***As Revised***	***In-Year Growth***	
Taxable				
Residential	54,065,919,282	54,913,577,919	847,658,637	1.57%
Farm	2,538,735,132	2,567,928,828	29,193,696	1.15%
Managed Forest	16,772,189	16,098,789	-673,400	-4.01%
New Multi-Residential	379,124,354	427,306,654	48,182,300	12.71%
Multi-Residential	1,374,458,105	1,394,326,005	19,867,900	1.45%
Commercial	7,401,201,054	7,481,523,526	80,322,472	1.09%
Industrial	966,686,842	979,927,918	13,241,076	1.37%
Aggregate Extraction	30,502,100	30,502,100	0	0.00%
Landfill	3,152,500	3,152,500	0	0.00%
Pipeline	259,607,000	260,473,000	866,000	0.33%
Sub-Total Taxable	**67,036,158,558**	**68,074,817,239**	**1,038,658,681**	**1.55%**
Payment in Lieu				
Residential	30,581,600	34,297,500	3,715,900	12.15%
Farm	491,000	491,000	0	0.00%
Commercial	613,027,199	606,521,199	-6,506,000	-1.06%
Industrial	13,361,400	13,230,000	-131,400	-0.98%
Landfill	1,720,300	1,720,300	0	0.00%
Sub-Total PIL	**659,181,499**	**656,259,999**	**-2,921,500**	**-0.44%**
Total (Tax + PIL)	**67,695,340,057**	**68,731,077,238**	**1,035,737,181**	**1.53%**

Note: *For the purposes of Table 1 and all other analysis and results that consider the 2025 starting roll, the adjustments set out in Figure 1 have been incorporated.*

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Table 1-B
2025 Assessment Growth Resulting from Changes in the State and/or Use of Property

	2025 Current Value Assessment			
Local Municipality	***As Returned***	***As Revised***	***In-Year Growth***	
Fort Erie	4,437,880,627	4,528,250,117	90,369,490	2.04%
Grimsby	5,257,102,053	5,276,295,253	19,193,200	0.37%
Lincoln	4,556,933,570	4,657,227,522	100,293,952	2.20%
Niagara Falls	13,292,354,233	13,480,474,858	188,120,625	1.42%
Niagara-on-the-Lake	6,040,406,147	6,083,493,156	43,087,009	0.71%
Pelham	3,211,364,382	3,296,678,982	85,314,600	2.66%
Port Colborne	2,112,105,000	2,171,791,700	59,686,700	2.83%
St. Catharines	16,050,566,280	16,174,082,398	123,516,118	0.77%
Thorold	3,309,665,209	3,475,304,409	165,639,200	5.00%
Wainfleet	1,232,304,389	1,243,275,798	10,971,409	0.89%
Welland	5,667,229,436	5,798,298,936	131,069,500	2.31%
West Lincoln	2,527,428,731	2,545,904,109	18,475,378	0.73%
Region	**67,695,340,057**	**68,731,077,238**	**1,035,737,181**	**1.53%**

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Table 2
2025 Assessment Growth and Loss Patterns

	2025 In-Year Current Value Assessment Growth					
Realty Tax Class	***Positive Growth***		***Negative Growth***		***Net Growth***	
Taxable						
Residential	1,073,373,626	1.99%	-225,714,989	-0.42%	847,658,637	1.57%
Farm	82,324,300	3.24%	-53,130,604	-2.09%	29,193,696	1.15%
Managed Forest	167,800	1.00%	-841,200	-5.02%	-673,400	-4.01%
New Multi-Residential	62,582,900	16.51%	-14,400,600	-3.80%	48,182,300	12.71%
Multi-Residential	48,535,300	3.53%	-28,667,400	-2.09%	19,867,900	1.45%
Commercial	230,189,109	3.11%	-149,866,637	-2.02%	80,322,472	1.09%
Industrial	36,611,313	3.79%	-23,370,237	-2.42%	13,241,076	1.37%
Aggregate Extraction	0	0.00%	0	0.00%	0	0.00%
Landfill	0	0.00%	0	0.00%	0	0.00%
Pipeline	866,000	0.33%	0	0.00%	866,000	0.33%
Sub-Total Taxable	**1,534,650,348**	**2.29%**	**-495,991,667**	**-0.74%**	**1,038,658,681**	**1.55%**
Payment in Lieu						
Residential	4,627,900	15.13%	-912,000	-2.98%	3,715,900	12.15%
Farm	0	0.00%	0	0.00%	0	0.00%
Commercial	1,005,700	0.16%	-7,511,700	-1.23%	-6,506,000	-1.06%
Industrial	8,000	0.06%	-139,400	-1.04%	-131,400	-0.98%
Landfill	0	0.00%	0	0.00%	0	0.00%
Sub-Total PIL	**5,641,600**	**0.86%**	**-8,563,100**	**-1.30%**	**-2,921,500**	**-0.44%**
Total (Tax + PIL)	**1,540,291,948**	**2.28%**	**-504,554,767**	**-0.75%**	**1,035,737,181**	**1.53%**

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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 2024, to the current year's final growth figures.

Table 3
Year-To-Year Assessment Growth Comparison

	Current Value Assessment Growth			
Realty Tax Class	***2024 In-Year***		***2025 In-Year***	
Taxable				
Residential	875,495,202	1.65%	847,658,637	1.57%
Farm	2,184,182	0.09%	29,193,696	1.15%
Managed Forest	547,800	3.38%	-673,400	-4.01%
New Multi-Residential	39,849,334	11.75%	48,182,300	12.71%
Multi-Residential	6,112,252	0.45%	19,867,900	1.45%
Commercial	115,281,350	1.58%	80,322,472	1.09%
Industrial	-13,478,926	-1.38%	13,241,076	1.37%
Aggregate Extraction	30,502,100	100.00%	0	0.00%
Landfill	0	0.00%	0	0.00%
Pipeline	1,842,000	0.71%	866,000	0.33%
Sub-Total Taxable	**1,058,335,294**	**1.60%**	**1,038,658,681**	**1.55%**
Payment in Lieu				
Residential	-2,599,500	-7.83%	3,715,900	12.15%
Farm	0	0.00%	0	0.00%
Commercial	-5,969,800	-0.96%	-6,506,000	-1.06%
Industrial	-138,000	-1.02%	-131,400	-0.98%
Landfill	0	0.00%	0	0.00%
Sub-Total PIL	**-8,707,300**	**-1.30%**	**-2,921,500**	**-0.44%**
Total (Tax + PIL)	**1,049,627,994**	**1.57%**	**1,035,737,181**	**1.53%**

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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. Upper tier revenue growth by local area municipality is documented 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 2026.

Table 4
2025 Annualized Revenue Growth by Property Class

	2025 Upper Tier General Levy			
Realty Tax Class	***As Levied***	***Year-End***	***In-Year Growth***	
Taxable				
Residential	$393,740,962	$399,915,629	$6,174,667	1.57%
Farm	$4,623,292	$4,676,456	$53,164	1.15%
Managed Forest	$30,544	$29,318	-$1,226	-4.01%
New Multi-Residential	$2,761,686	$3,112,665	$350,979	12.71%
Multi-Residential	$19,723,792	$20,008,898	$285,106	1.45%
Commercial	$93,533,424	$94,549,022	$1,015,598	1.09%
Industrial	$18,519,707	$18,773,378	$253,671	1.37%
Aggregate Extraction	$475,494	$475,494	$0	0.00%
Landfill	$67,520	$67,520	$0	0.00%
Pipeline	$3,218,800	$3,229,536	$10,736	0.33%
Sub-Total Taxable	**$536,695,221**	**$544,837,916**	**$8,142,695**	**1.52%**
Payment in Lieu				
Residential	$222,769	$249,837	$27,068	12.15%
Farm	$894	$894	$0	0.00%
Commercial	$7,747,237	$7,665,017	-$82,220	-1.06%
Industrial	$255,976	$253,459	-$2,517	-0.98%
Landfill	$36,845	$36,845	$0	0.00%
Sub-Total PIL	**$8,263,721**	**$8,206,052**	**-$57,669**	**-0.70%**
Total (Tax + PIL)	**$544,958,942**	**$553,043,968**	**$8,085,026**	**1.48%**

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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
2025 Annualized Revenue Growth by Local Area Municipality

	2025 Upper Tier General Levy			
Local Municipality	***As Levied***	***Year-End***	***In-Year Growth***	
Fort Erie	$34,667,855	$35,432,058	$764,205	2.20%
Grimsby	$40,859,856	$41,014,534	$154,678	0.38%
Lincoln	$33,283,978	$34,108,149	$824,170	2.48%
Niagara Falls	$116,952,459	$118,469,646	$1,517,185	1.30%
Niagara-on-the-Lake	$46,304,033	$46,616,413	$312,378	0.67%
Pelham	$23,355,199	$23,973,692	$618,494	2.65%
Port Colborne	$17,292,957	$17,736,487	$443,531	2.56%
St. Catharines	$134,723,050	$135,722,655	$999,602	0.74%
Thorold	$26,281,645	$27,496,289	$1,214,644	4.62%
Wainfleet	$8,078,580	$8,150,852	$72,272	0.89%
Welland	$46,286,335	$47,256,140	$969,802	2.10%
West Lincoln	$16,872,992	$17,067,059	$194,067	1.15%
Region	**$544,958,939**	**$553,043,974**	**$8,085,028**	**1.48%**

Note: *Rounding differences may exist among tables due to the varying roll-up calculations.*

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Table 5
Year-To-Year Revenue Growth Comparison

	Upper Tier General Levy Growth			
Realty Tax Class	***2024 In-Year***		***2025 In-Year***	
Taxable				
Residential	$5,834,033	1.65%	$6,174,667	1.57%
Farm	$3,638	0.09%	$53,164	1.15%
Managed Forest	$913	3.38%	-$1,226	-4.01%
New Multi-Residential	$265,441	11.75%	$350,979	12.71%
Multi-Residential	$80,208	0.45%	$285,106	1.45%
Commercial	$1,331,762	1.58%	$1,015,598	1.09%
Industrial	-$236,136	-1.38%	$253,671	1.37%
Aggregate Extraction	$534,358	100.00%	$0	0.00%
Landfill	$0	0.00%	$0	0.00%
Pipeline	$20,888	0.71%	$10,736	0.33%
Sub-Total Taxable	**$7,835,105**	**1.62%**	**$8,142,695**	**1.52%**
Payment in Lieu				
Residential	-$17,315	-7.83%	$27,068	12.15%
Farm	$0	0.00%	$0	0.00%
Commercial	-$68,992	-0.96%	-$82,220	-1.06%
Industrial	-$2,418	-1.02%	-$2,517	-0.98%
Landfill	$0	0.00%	$0	0.00%
Sub-Total PIL	**-$88,725**	**-1.16%**	**-$57,669**	**-0.70%**
Total (Tax + PIL)	**$7,746,380**	**1.58%**	**$8,085,026**	**1.48%**

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Local Revenue Growth

MTE'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
2025 Local Revenue Growth by Property Class
All General Local Municipal Levies

	2025 Local Levies (All Locals)			
Realty Tax Class	***As Levied***	***Year-End***	***In-Year Growth***	
Taxable				
Residential	$334,445,044	$340,314,846	$5,869,802	1.76%
Farm	$3,374,625	$3,409,924	$35,299	1.05%
Managed Forest	$26,737	$25,573	-$1,164	-4.35%
New Multi-Residential	$2,584,413	$2,921,631	$337,218	13.05%
Multi-Residential	$18,004,341	$18,241,677	$237,336	1.32%
Commercial	$76,692,424	$77,537,630	$845,205	1.10%
Industrial	$16,842,596	$17,030,721	$188,125	1.12%
Aggregate Extraction	$485,534	$485,534	$0	0.00%
Landfill	$54,260	$54,260	$0	0.00%
Pipeline	$2,768,305	$2,778,936	$10,631	0.38%
Sub-Total Taxable	**$455,278,279**	**$462,800,732**	**$7,522,452**	**1.65%**
Payment in Lieu				
Residential	$174,420	$197,950	$23,530	13.49%
Farm	$839	$839	$0	0.00%
Commercial	$6,180,266	$6,116,934	-$63,332	-1.02%
Industrial	$201,616	$199,234	-$2,383	-1.18%
Landfill	$37,685	$37,685	$0	0.00%
Sub-Total PIL	**$6,594,826**	**$6,552,642**	**-$42,185**	**-0.64%**
Total (Tax + PIL)	**$461,873,105**	**$469,353,374**	**$7,480,267**	**1.62%**

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Table 6-B
2025 Local Revenue Growth by Area Municipality
General Local Levies

	2025 Local General Levies			
Local Municipality	***As Levied***	***Year-End***	***In-Year Growth***	
Fort Erie	$36,951,798	$37,766,348	$814,550	2.20%
Grimsby	$18,985,491	$19,057,363	$71,871	0.38%
Lincoln	$26,514,256	$27,170,799	$656,539	2.48%
Niagara Falls	$93,985,561	$95,204,387	$1,218,828	1.30%
Niagara-on-the-Lake	$17,826,055	$17,946,315	$120,259	0.67%
Pelham	$20,469,807	$21,011,893	$542,083	2.65%
Port Colborne	$27,096,985	$27,791,974	$694,987	2.56%
St. Catharines	$122,538,494	$123,447,692	$909,199	0.74%
Thorold	$24,646,165	$25,785,221	$1,139,059	4.62%
Wainfleet	$9,698,281	$9,785,042	$86,762	0.89%
Welland	$52,873,344	$53,981,160	$1,107,815	2.10%
West Lincoln	$10,286,868	$10,405,183	$118,315	1.15%
Region (Taxable only)	**$461,873,105**	**$469,353,377**	**$7,480,267**	**1.62%**

Table 7
2025 Upper Tier and Local Revenue Growth by Area Municipality
All Municipal General Levies

	2025 In-Year Municipal Levy Growth			
Local Municipality	***Upper Tier Levy***		***Local General Levies***	
Fort Erie	$764,205	2.20%	$814,550	2.20%
Grimsby	$154,678	0.38%	$71,871	0.38%
Lincoln	$824,170	2.48%	$656,539	2.48%
Niagara Falls	$1,517,185	1.30%	$1,218,828	1.30%
Niagara-on-the-Lake	$312,378	0.67%	$120,259	0.67%
Pelham	$618,494	2.65%	$542,083	2.65%
Port Colborne	$443,531	2.56%	$694,987	2.56%
St. Catharines	$999,602	0.74%	$909,199	0.74%
Thorold	$1,214,644	4.62%	$1,139,059	4.62%
Wainfleet	$72,272	0.89%	$86,762	0.89%
Welland	$969,802	2.10%	$1,107,815	2.10%
West Lincoln	$194,067	1.15%	$118,315	1.15%
Region (Taxable only)	**$8,085,028**	**1.48%**	**$7,480,267**	**1.62%**

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PART TWO: 2026 BASE-LINE TAX LANDSCAPE

Establishing 2026 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 2026, establishing these rates and a precise starting position remains critical for measuring and reporting all other factors affecting taxation.

For 2026, 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. **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.

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2026 Start Ratios and Notional Tax Rates

Table 8 outlines the municipality's 2026 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 2025 tax ratios have been carried forward as the 2026 start ratios. The exception to this will be in those instances where start ratios must be restated. This should be limited to circumstances where a municipality has one or more classes subject to levy restriction.

Table 8
Starting Ratios, Notional Tax Rates and Notional Regional Levy

Realty Tax Class	Start Ratios	Regional Notional Levy		
		Rate	*Levy*	*Share*
Taxable				
Residential	1.000000	0.00728438	$399,915,629	72.31%
Farm	0.250000	0.00182110	$4,676,456	0.85%
Managed Forest	0.250000	0.00182110	$29,318	0.01%
New Multi-Residential	1.000000	0.00728438	$3,112,665	0.56%
Multi-Residential	1.970000	0.01435023	$20,008,898	3.62%
Commercial	1.734900	0.01263767	$94,549,021	17.10%
Industrial	2.630000	0.01915792	$18,773,378	3.39%
Aggregate Extraction	2.140048	0.01558892	$475,494	0.09%
Landfill	2.940261	0.02141798	$67,520	0.01%
Pipeline	1.702100	0.01239874	$3,229,536	0.58%
Sub-Total Taxable			**$544,837,915**	**98.52%**
Payment in Lieu				
Residential	1.000000	0.00728438	$249,837	0.05%
Farm	0.250000	0.00182110	$894	0.00%
Commercial	1.734900	0.01263767	$7,665,017	1.39%
Industrial	2.630000	0.01915792	$253,459	0.05%
Landfill	2.940261	0.02141798	$36,845	0.01%
Sub-Total PIL			**$8,206,052**	**1.48%**
Total (Tax + PIL)			**$553,043,967**	**100.00%**

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 MTE 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 2025. In

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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.

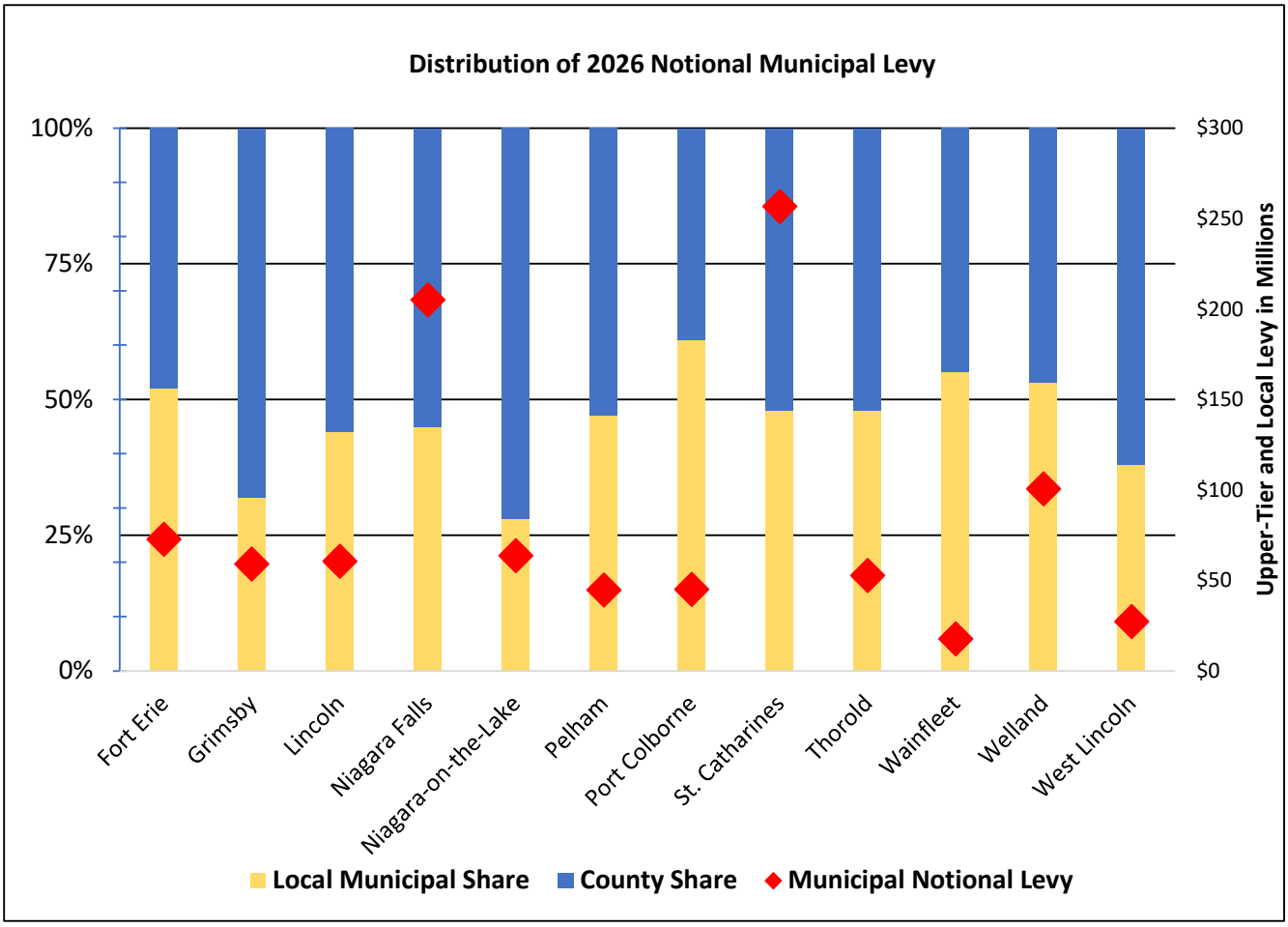
Table 9 provides a summary of both Upper Tier and local notional levies for 2026 by realty tax class. Figure 2 summarizes the starting notional municipal levy in each local area municipality and documents the Upper Tier and local proportional shares.

Table 9
Upper Tier Levy, Local and Total Municipal Notional Levy

	Upper Tier Notional		Local Notional		Municipal Notional (UT + LT)	
Realty Tax Class	***Levy***	***% of Class***	***Levy***	***% of Class***	***Levy***	***% of Levy***
Taxable						
Residential	$399,915,629	54.03%	$340,314,847	45.97%	$740,230,476	72.40%
Farm	$4,676,456	57.83%	$3,409,925	42.17%	$8,086,381	0.79%
Managed Forest	$29,318	53.41%	$25,573	46.59%	$54,891	0.01%
New Multi-Residential	$3,112,665	51.58%	$2,921,631	48.42%	$6,034,296	0.59%
Multi-Residential	$20,008,898	52.31%	$18,241,677	47.69%	$38,250,575	3.74%
Commercial	$94,549,021	54.94%	$77,537,629	45.06%	$172,086,650	16.83%
Industrial	$18,773,378	52.43%	$17,030,721	47.57%	$35,804,099	3.50%
Aggregate Extraction	$475,494	49.48%	$485,535	50.52%	$961,029	0.09%
Landfill	$67,520	55.44%	$54,260	44.56%	$121,780	0.01%
Pipeline	$3,229,536	53.75%	$2,778,935	46.25%	$6,008,471	0.59%
Sub-Total Taxable	**$544,837,915**	**54.07%**	**$462,800,733**	**45.93%**	**$1,007,638,648**	**98.56%**
Payment in Lieu						
Residential	$249,837	55.79%	$197,950	44.21%	$447,787	0.04%
Farm	$894	51.59%	$839	48.41%	$1,733	0.00%
Commercial	$7,665,017	55.62%	$6,116,931	44.38%	$13,781,948	1.35%
Industrial	$253,459	55.99%	$199,235	44.01%	$452,694	0.04%
Landfill	$36,845	49.44%	$37,685	50.56%	$74,530	0.01%
Sub-Total PIL	**$8,206,052**	**55.60%**	**$6,552,640**	**44.40%**	**$14,758,692**	**1.44%**
Total (Tax + PIL)	**$553,043,967**	**54.09%**	**$469,353,373**	**45.91%**	**$1,022,397,340**	**100.00%**

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Figure 2
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.

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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 3 and 4 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 3:
2025 Full CVA

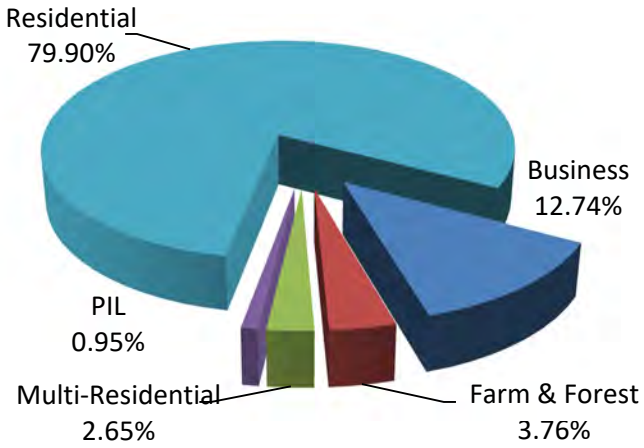
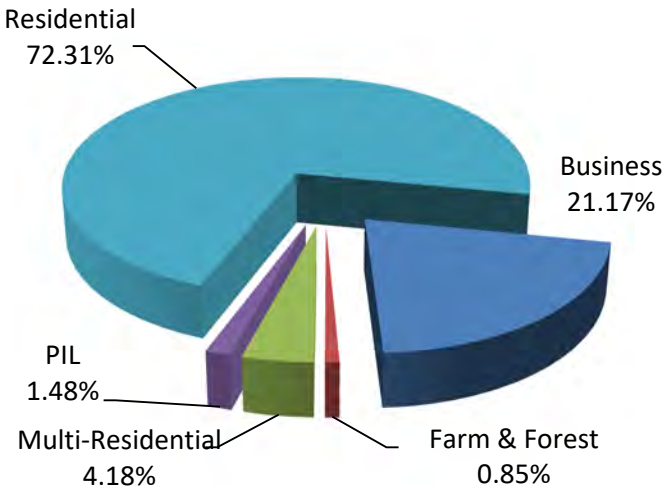


Figure 4:
2025 General Levy



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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 10-A and B through 18-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.

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Table 10-A
Average CVA Tax: Single Detached Residential Properties

	2026 Average		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	238,418	$3,953	$1,737	44%	$1,851	47%	$365	9%
Grimsby	452,198	$5,517	$3,294	60%	$1,531	28%	$692	12%
Lincoln	406,953	$5,948	$2,964	50%	$2,361	40%	$623	10%
Niagara Falls	286,163	$4,198	$2,085	50%	$1,675	40%	$438	10%
Niagara-on-the-Lake	547,120	$6,356	$3,985	63%	$1,534	24%	$837	13%
Pelham	405,994	$6,170	$2,957	48%	$2,592	42%	$621	10%
Port Colborne	204,101	$4,129	$1,487	36%	$2,330	56%	$312	8%
St. Catharines	275,138	$4,248	$2,004	47%	$1,823	43%	$421	10%
Thorold	288,133	$4,508	$2,099	47%	$1,968	44%	$441	9%
Wainfleet	322,428	$5,662	$2,349	41%	$2,820	50%	$493	9%
Welland	233,521	$4,001	$1,701	43%	$1,943	49%	$357	8%
West Lincoln	388,785	$5,154	$2,832	55%	$1,727	34%	$595	11%
Region Wide	**302,033**	**$4,635**	**$2,200**	**47%**	**$1,973**	**43%**	**$462**	**10%**

Table 10-B
Median CVA Tax: Single Detached Residential Properties

	2026 Median		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	213,000	$3,532	$1,552	44%	$1,654	47%	$326	9%
Grimsby	426,000	$5,197	$3,103	60%	$1,442	28%	$652	13%
Lincoln	385,000	$5,627	$2,804	50%	$2,234	40%	$589	10%
Niagara Falls	252,000	$3,697	$1,836	50%	$1,475	40%	$386	10%
Niagara-on-the-Lake	485,000	$5,635	$3,533	63%	$1,360	24%	$742	13%
Pelham	382,000	$5,806	$2,783	48%	$2,439	42%	$584	10%
Port Colborne	181,000	$3,661	$1,318	36%	$2,066	56%	$277	8%
St. Catharines	259,000	$3,999	$1,887	47%	$1,716	43%	$396	10%
Thorold	269,000	$4,209	$1,959	47%	$1,838	44%	$412	10%
Wainfleet	304,900	$5,353	$2,221	41%	$2,666	50%	$466	9%
Welland	218,000	$3,736	$1,588	43%	$1,814	49%	$334	9%
West Lincoln	369,000	$4,892	$2,688	55%	$1,639	34%	$565	12%
Region Wide	**269,000**	**$4,128**	**$1,959**	**47%**	**$1,757**	**43%**	**$412**	**10%**

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Table 11-A
Average CVA Tax: Townhouse/Semi-Detached

	2026 Average		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	264,345	$4,382	$1,926	44%	$2,052	47%	$404	9%
Grimsby	335,080	$4,088	$2,441	60%	$1,134	28%	$513	12%
Lincoln	302,537	$4,423	$2,204	50%	$1,756	40%	$463	10%
Niagara Falls	227,850	$3,343	$1,660	50%	$1,334	40%	$349	10%
Niagara-on-the-Lake	402,589	$4,678	$2,933	63%	$1,129	24%	$616	13%
Pelham	329,074	$5,001	$2,397	48%	$2,101	42%	$503	10%
Port Colborne	201,859	$4,083	$1,470	36%	$2,304	56%	$309	8%
St. Catharines	221,969	$3,428	$1,617	47%	$1,471	43%	$340	10%
Thorold	255,099	$3,991	$1,858	47%	$1,743	44%	$390	9%
Welland	214,979	$3,684	$1,566	43%	$1,789	49%	$329	8%
West Lincoln	284,437	$3,770	$2,072	55%	$1,263	34%	$435	11%
Region Wide	**261,144**	**$3,955**	**$1,902**	**48%**	**$1,653**	**42%**	**$400**	**10%**

Table 11-B
Median CVA Tax: Townhouse/Semi-Detached

	2026 Median		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	271,000	$4,493	$1,974	44%	$2,104	47%	$415	9%
Grimsby	332,000	$4,050	$2,418	60%	$1,124	28%	$508	13%
Lincoln	304,000	$4,443	$2,214	50%	$1,764	40%	$465	10%
Niagara Falls	198,000	$2,904	$1,442	50%	$1,159	40%	$303	10%
Niagara-on-the-Lake	371,000	$4,311	$2,703	63%	$1,040	24%	$568	13%
Pelham	333,000	$5,061	$2,426	48%	$2,126	42%	$509	10%
Port Colborne	222,000	$4,491	$1,617	36%	$2,534	56%	$340	8%
St. Catharines	205,000	$3,165	$1,493	47%	$1,358	43%	$314	10%
Thorold	266,000	$4,162	$1,938	47%	$1,817	44%	$407	10%
Welland	203,000	$3,479	$1,479	43%	$1,689	49%	$311	9%
West Lincoln	292,000	$3,871	$2,127	55%	$1,297	34%	$447	12%
Region Wide	**262,000**	**$3,968**	**$1,909**	**48%**	**$1,658**	**42%**	**$401**	**10%**

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Table 12-A
Average CVA Tax: Residential Condominium

	2026 Average		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	223,926	$3,713	$1,631	44%	$1,739	47%	$343	9%
Grimsby	253,473	$3,092	$1,846	60%	$858	28%	$388	12%
Lincoln	201,702	$2,948	$1,469	50%	$1,170	40%	$309	10%
Niagara Falls	202,268	$2,966	$1,473	50%	$1,184	40%	$309	10%
Niagara-on-the-Lake	456,516	$5,303	$3,325	63%	$1,280	24%	$698	13%
Pelham	243,505	$3,702	$1,774	48%	$1,555	42%	$373	10%
Port Colborne	188,868	$3,821	$1,376	36%	$2,156	56%	$289	8%
St. Catharines	181,887	$2,808	$1,325	47%	$1,205	43%	$278	10%
Thorold	166,062	$2,598	$1,210	47%	$1,134	44%	$254	9%
Welland	130,982	$2,244	$954	43%	$1,090	49%	$200	8%
West Lincoln	234,447	$3,108	$1,708	55%	$1,041	33%	$359	12%
Region Wide	**203,857**	**$3,087**	**$1,485**	**48%**	**$1,290**	**42%**	**$312**	**10%**

Table 12-B
Median CVA Tax: Residential Condominium

	2026 Median		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	245,000	$4,062	$1,785	44%	$1,902	47%	$375	9%
Grimsby	232,000	$2,830	$1,690	60%	$785	28%	$355	13%
Lincoln	191,000	$2,791	$1,391	50%	$1,108	40%	$292	10%
Niagara Falls	187,000	$2,743	$1,362	50%	$1,095	40%	$286	10%
Niagara-on-the-Lake	407,000	$4,729	$2,965	63%	$1,141	24%	$623	13%
Pelham	213,000	$3,238	$1,552	48%	$1,360	42%	$326	10%
Port Colborne	171,000	$3,460	$1,246	36%	$1,952	56%	$262	8%
St. Catharines	147,000	$2,270	$1,071	47%	$974	43%	$225	10%
Thorold	204,000	$3,192	$1,486	47%	$1,394	44%	$312	10%
Welland	119,000	$2,039	$867	43%	$990	49%	$182	9%
West Lincoln	237,000	$3,142	$1,726	55%	$1,053	34%	$363	12%
Region Wide	**180,000**	**$2,725**	**$1,311**	**48%**	**$1,139**	**42%**	**$275**	**10%**

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Table 13-A
Average CVA Tax: Waterfront Residential Properties

	2026 Average		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	581,544	$9,641	$4,236	44%	$4,515	47%	$890	9%
Grimsby	940,069	$11,468	$6,848	60%	$3,182	28%	$1,438	12%
Lincoln	840,717	$12,289	$6,124	50%	$4,879	40%	$1,286	10%
Niagara Falls	559,510	$8,207	$4,076	50%	$3,275	40%	$856	10%
Niagara-on-the-Lake	1,065,782	$12,384	$7,764	63%	$2,989	24%	$1,631	13%
Pelham	305,667	$4,647	$2,227	48%	$1,952	42%	$468	10%
Port Colborne	627,341	$12,691	$4,570	36%	$7,161	56%	$960	8%
St. Catharines	823,622	$12,717	$6,000	47%	$5,457	43%	$1,260	10%
Thorold	426,948	$6,680	$3,110	47%	$2,917	44%	$653	9%
Wainfleet	417,535	$7,331	$3,041	41%	$3,651	50%	$639	9%
Welland	457,386	$7,838	$3,332	43%	$3,806	49%	$700	8%
West Lincoln	404,123	$5,357	$2,944	55%	$1,795	34%	$618	11%
Region Wide	**616,692**	**$9,464**	**$4,492**	**47%**	**$4,028**	**43%**	**$944**	**10%**

Table 13-B
Median CVA Tax: Waterfront Residential Properties

	2026 Median		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	521,500	$8,646	$3,799	44%	$4,049	47%	$798	9%
Grimsby	811,000	$9,894	$5,908	60%	$2,745	28%	$1,241	13%
Lincoln	784,000	$11,460	$5,711	50%	$4,549	40%	$1,200	10%
Niagara Falls	450,500	$6,608	$3,282	50%	$2,637	40%	$689	10%
Niagara-on-the-Lake	851,500	$9,894	$6,203	63%	$2,388	24%	$1,303	13%
Pelham	300,000	$4,559	$2,185	48%	$1,915	42%	$459	10%
Port Colborne	588,000	$11,895	$4,283	36%	$6,712	56%	$900	8%
St. Catharines	718,500	$11,093	$5,234	47%	$4,760	43%	$1,099	10%
Thorold	344,000	$5,382	$2,506	47%	$2,350	44%	$526	10%
Wainfleet	385,000	$6,760	$2,804	41%	$3,367	50%	$589	9%
Welland	484,000	$8,294	$3,526	43%	$4,027	49%	$741	9%
West Lincoln	396,500	$5,256	$2,888	55%	$1,761	34%	$607	12%
Region Wide	**536,000**	**$8,225**	**$3,904**	**47%**	**$3,501**	**43%**	**$820**	**10%**

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Table 14-A
Average CVA Tax: All Residential Properties

	2026 Average		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	234,359	$3,886	$1,707	44%	$1,820	47%	$359	9%
Grimsby	397,022	$4,843	$2,892	60%	$1,344	28%	$607	12%
Lincoln	370,555	$5,416	$2,699	50%	$2,150	40%	$567	10%
Niagara Falls	273,849	$4,017	$1,995	50%	$1,603	40%	$419	10%
Niagara-on-the-Lake	511,294	$5,940	$3,724	63%	$1,434	24%	$782	13%
Pelham	375,460	$5,706	$2,735	48%	$2,397	42%	$574	10%
Port Colborne	218,724	$4,425	$1,593	36%	$2,497	56%	$335	8%
St. Catharines	264,740	$4,087	$1,928	47%	$1,754	43%	$405	10%
Thorold	258,513	$4,045	$1,883	47%	$1,766	44%	$396	9%
Wainfleet	284,671	$4,999	$2,074	41%	$2,489	50%	$436	9%
Welland	224,280	$3,843	$1,634	43%	$1,866	49%	$343	8%
West Lincoln	332,350	$4,405	$2,421	55%	$1,476	34%	$508	11%
Region Wide	**288,691**	**$4,430**	**$2,103**	**47%**	**$1,885**	**43%**	**$442**	**10%**

Table 14-B
Median CVA Tax: All Residential Properties

	2026 Median		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	201,000	$3,333	$1,464	44%	$1,561	47%	$308	9%
Grimsby	368,000	$4,490	$2,681	60%	$1,246	28%	$563	13%
Lincoln	328,000	$4,794	$2,389	50%	$1,903	40%	$502	10%
Niagara Falls	241,000	$3,536	$1,756	50%	$1,411	40%	$369	10%
Niagara-on-the-Lake	450,000	$5,229	$3,278	63%	$1,262	24%	$689	13%
Pelham	354,000	$5,381	$2,579	48%	$2,260	42%	$542	10%
Port Colborne	176,000	$3,560	$1,282	36%	$2,009	56%	$269	8%
St. Catharines	242,000	$3,736	$1,763	47%	$1,603	43%	$370	10%
Thorold	249,000	$3,896	$1,814	47%	$1,701	44%	$381	10%
Wainfleet	268,000	$4,706	$1,952	41%	$2,344	50%	$410	9%
Welland	206,000	$3,530	$1,501	43%	$1,714	49%	$315	9%
West Lincoln	321,000	$4,255	$2,338	55%	$1,426	34%	$491	12%
Region Wide	**253,000**	**$3,882**	**$1,843**	**47%**	**$1,652**	**43%**	**$387**	**10%**

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Table 15-A
Average CVA Tax: Farm Properties

	2026 Average		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	212,667	$881	$387	44%	$413	47%	$81	9%
Grimsby	405,351	$1,236	$738	60%	$343	28%	$155	12%
Lincoln	561,115	$2,051	$1,022	50%	$814	40%	$215	10%
Niagara Falls	282,347	$1,035	$514	50%	$413	40%	$108	10%
Niagara-on-the-Lake	674,597	$1,960	$1,229	63%	$473	24%	$258	13%
Pelham	322,361	$1,225	$587	48%	$515	42%	$123	10%
Port Colborne	198,257	$1,003	$361	36%	$566	56%	$76	8%
St. Catharines	647,183	$2,499	$1,179	47%	$1,072	43%	$248	10%
Thorold	270,903	$1,060	$493	47%	$463	44%	$104	9%
Wainfleet	302,550	$1,328	$551	41%	$661	50%	$116	9%
Welland	236,195	$1,011	$430	43%	$491	49%	$90	8%
West Lincoln	370,797	$1,229	$675	55%	$412	34%	$142	11%
Region Wide	**420,489**	**$1,614**	**$766**	**47%**	**$687**	**43%**	**$161**	**10%**

Table 15-B
Median CVA Tax: Farm Properties

	2026 Median		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	180,250	$747	$328	44%	$350	47%	$69	9%
Grimsby	323,450	$987	$589	60%	$274	28%	$124	13%
Lincoln	390,000	$1,425	$710	50%	$566	40%	$149	10%
Niagara Falls	221,000	$810	$402	50%	$323	40%	$85	10%
Niagara-on-the-Lake	414,600	$1,205	$755	63%	$291	24%	$159	13%
Pelham	219,000	$833	$399	48%	$350	42%	$84	10%
Port Colborne	155,300	$785	$283	36%	$443	56%	$59	8%
St. Catharines	375,500	$1,450	$684	47%	$622	43%	$144	10%
Thorold	219,400	$859	$400	47%	$375	44%	$84	10%
Wainfleet	222,150	$976	$405	41%	$486	50%	$85	9%
Welland	156,100	$669	$284	42%	$325	49%	$60	9%
West Lincoln	312,900	$1,037	$570	55%	$347	33%	$120	12%
Region Wide	**289,000**	**$1,109**	**$526**	**47%**	**$472**	**43%**	**$111**	**10%**

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Table 16-A
Average CVA Tax: Improved Multi-Residential Properties

	2026 Average		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	1,381,383	$43,066	$19,823	46%	$21,129	49%	$2,114	5%
Grimsby	2,245,750	$50,637	$32,227	64%	$14,974	30%	$3,436	6%
Lincoln	1,710,564	$46,718	$24,547	53%	$19,554	42%	$2,617	5%
Niagara Falls	2,780,629	$76,224	$39,903	52%	$32,067	42%	$4,254	6%
Niagara-on-the-Lake	5,382,433	$115,209	$77,239	67%	$29,735	26%	$8,235	7%
Pelham	1,608,455	$45,773	$23,082	50%	$20,230	44%	$2,461	6%
Port Colborne	1,189,439	$45,635	$17,069	37%	$26,746	59%	$1,820	4%
St. Catharines	3,250,743	$94,053	$46,649	50%	$42,430	45%	$4,974	5%
Thorold	1,231,044	$36,115	$17,666	49%	$16,566	46%	$1,883	5%
Wainfleet	457,000	$15,130	$6,558	43%	$7,873	52%	$699	5%
Welland	1,944,022	$62,738	$27,897	44%	$31,867	51%	$2,974	5%
West Lincoln	1,468,500	$36,168	$21,073	58%	$12,848	36%	$2,247	6%
Region Wide	**2,514,546**	**$72,283**	**$36,084**	**50%**	**$32,352**	**45%**	**$3,847**	**5%**

Table 16-B
Median CVA Tax: Improved Multi-Residential Properties

	2026 Median		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	695,000	$21,666	$9,973	46%	$10,630	49%	$1,063	5%
Grimsby	1,090,000	$24,578	$15,642	64%	$7,268	30%	$1,668	7%
Lincoln	1,305,000	$35,642	$18,727	53%	$14,918	42%	$1,997	6%
Niagara Falls	1,484,000	$40,681	$21,296	52%	$17,114	42%	$2,271	6%
Niagara-on-the-Lake	2,620,000	$56,081	$37,598	67%	$14,474	26%	$4,009	7%
Pelham	681,000	$19,380	$9,773	50%	$8,565	44%	$1,042	5%
Port Colborne	632,000	$24,247	$9,069	37%	$14,211	59%	$967	4%
St. Catharines	1,068,000	$30,900	$15,326	50%	$13,940	45%	$1,634	5%
Thorold	810,500	$23,778	$11,631	49%	$10,907	46%	$1,240	5%
Wainfleet	457,000	$15,130	$6,558	43%	$7,873	52%	$699	5%
Welland	855,500	$27,610	$12,277	44%	$14,024	51%	$1,309	5%
West Lincoln	1,471,000	$36,230	$21,109	58%	$12,870	36%	$2,251	6%
Region Wide	**1,028,500**	**$29,566**	**$14,759**	**50%**	**$13,233**	**45%**	**$1,574**	**5%**

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Table 17-A
Average CVA Tax: Commercial Occupied Properties (CT)

	2026 Average		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	420,912	$14,693	$5,319	36%	$5,670	39%	$3,704	25%
Grimsby	933,964	$25,506	$11,803	46%	$5,484	22%	$8,219	32%
Lincoln	681,131	$21,459	$8,608	40%	$6,857	32%	$5,994	28%
Niagara Falls	1,633,989	$51,624	$20,650	40%	$16,595	32%	$14,379	28%
Niagara-on-the-Lake	1,434,772	$37,738	$18,132	48%	$6,980	18%	$12,626	34%
Pelham	501,977	$16,321	$6,344	39%	$5,560	34%	$4,417	27%
Port Colborne	350,107	$14,439	$4,425	31%	$6,933	48%	$3,081	21%
St. Catharines	750,602	$24,719	$9,486	38%	$8,628	35%	$6,605	27%
Thorold	520,052	$17,311	$6,572	38%	$6,163	36%	$4,576	26%
Wainfleet	263,950	$9,663	$3,336	35%	$4,004	41%	$2,323	24%
Welland	531,911	$19,082	$6,722	35%	$7,679	40%	$4,681	25%
West Lincoln	373,949	$10,898	$4,726	43%	$2,881	26%	$3,291	31%
Region Wide	**862,521**	**$28,263**	**$10,900**	**39%**	**$9,773**	**35%**	**$7,590**	**26%**

Table 17-B
Median CVA Tax: Commercial Occupied Properties (CT)

	2026 Median		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	187,900	$6,560	$2,375	36%	$2,531	39%	$1,654	25%
Grimsby	458,500	$12,521	$5,794	46%	$2,692	21%	$4,035	32%
Lincoln	286,200	$9,017	$3,617	40%	$2,881	32%	$2,519	28%
Niagara Falls	423,000	$13,364	$5,346	40%	$4,296	32%	$3,722	28%
Niagara-on-the-Lake	651,000	$17,123	$8,227	48%	$3,167	18%	$5,729	33%
Pelham	298,000	$9,689	$3,766	39%	$3,301	34%	$2,622	27%
Port Colborne	159,000	$6,557	$2,009	31%	$3,149	48%	$1,399	21%
St. Catharines	340,000	$11,197	$4,297	38%	$3,908	35%	$2,992	27%
Thorold	316,000	$10,520	$3,994	38%	$3,745	36%	$2,781	26%
Wainfleet	147,100	$5,385	$1,859	35%	$2,232	41%	$1,294	24%
Welland	216,500	$7,766	$2,736	35%	$3,125	40%	$1,905	25%
West Lincoln	204,000	$5,945	$2,578	43%	$1,572	26%	$1,795	30%
Region Wide	**308,000**	**$10,092**	**$3,892**	**39%**	**$3,490**	**35%**	**$2,710**	**27%**

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Table 18-A
Average CVA Tax: Industrial Occupied Properties (IT)

	2026 Average		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	908,621	$43,957	$17,407	40%	$18,554	42%	$7,996	18%
Grimsby	1,715,970	$63,250	$32,874	52%	$15,275	24%	$15,101	24%
Lincoln	1,093,387	$47,256	$20,947	44%	$16,687	35%	$9,622	21%
Niagara Falls	1,095,413	$47,491	$20,986	44%	$16,865	36%	$9,640	20%
Niagara-on-the-Lake	903,051	$31,908	$17,301	54%	$6,660	21%	$7,947	25%
Pelham	255,815	$11,447	$4,901	43%	$4,295	38%	$2,251	19%
Port Colborne	869,366	$50,403	$16,655	33%	$26,098	52%	$7,650	15%
St. Catharines	910,023	$41,299	$17,434	42%	$15,857	38%	$8,008	20%
Thorold	873,550	$40,116	$16,735	42%	$15,694	39%	$7,687	19%
Wainfleet	279,413	$14,238	$5,353	38%	$6,426	45%	$2,459	17%
Welland	912,646	$45,488	$17,484	38%	$19,973	44%	$8,031	18%
West Lincoln	637,177	$25,256	$12,207	48%	$7,442	29%	$5,607	23%
Region Wide	**930,296**	**$41,989**	**$17,823**	**42%**	**$15,979**	**38%**	**$8,187**	**20%**

Table 18-B
Median CVA Tax: Industrial Occupied Properties (IT)

	2026 Median		Upper Tier		Local		Education	
Local Municipality	***CVA***	***Tax***	***Tax***	***Share***	***Tax***	***Share***	***Tax***	***Share***
Fort Erie	558,600	$27,025	$10,702	40%	$11,407	42%	$4,916	18%
Grimsby	1,557,000	$57,391	$29,829	52%	$13,860	24%	$13,702	24%
Lincoln	471,200	$20,365	$9,027	44%	$7,191	35%	$4,147	20%
Niagara Falls	733,200	$31,787	$14,047	44%	$11,288	36%	$6,452	20%
Niagara-on-the-Lake	571,000	$20,175	$10,939	54%	$4,211	21%	$5,025	25%
Pelham	134,900	$6,036	$2,584	43%	$2,265	38%	$1,187	20%
Port Colborne	442,500	$25,655	$8,477	33%	$13,284	52%	$3,894	15%
St. Catharines	484,150	$21,972	$9,275	42%	$8,436	38%	$4,261	19%
Thorold	370,100	$16,996	$7,090	42%	$6,649	39%	$3,257	19%
Wainfleet	187,700	$9,565	$3,596	38%	$4,317	45%	$1,652	17%
Welland	458,750	$22,865	$8,789	38%	$10,039	44%	$4,037	18%
West Lincoln	184,500	$7,314	$3,535	48%	$2,155	29%	$1,624	22%
Region Wide	**456,000**	**$20,582**	**$8,736**	**42%**	**$7,833**	**38%**	**$4,013**	**19%**

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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.

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.

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 rates for all municipal purposes, but set a special discounted education rate that was a set at 5% of the regular industrial rate (0.000440 vs. 0.008800)

The properties captured by this temporary subclass for 2024, were all returned under the new stand-alone aggregate extraction class for 2025. The education rate for this new class was set at 0.00511, which resulted in an education tax increase in comparison to their 2024 final, adjusted levy. An increase that was offset by forced decreases in municipal tax ratios.

Rate Freeze Anticipated for 2026

With no reassessment or phase-in change, and no class reforms announced, we expect education rates will remain unchanged from 2025 levels, which would mean no year-over-year shifts in education taxes. This, however, has not been confirmed by the Province as of the date of publication.

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2025 Education Rates and Levy

Table 19 documents the municipality's preliminary 2026 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 19
2026 Preliminary Education Rates and Start Levy

Realty Tax Class / Subclass	Preliminary Education Rates	Education Start Levy
Taxable		
Residential	0.00153000	$84,017,775
Farm	0.00038250	$982,232
Managed Forest	0.00038250	$6,157
New Multi-Residential	0.00153000	$653,780
Multi-Residential	0.00153000	$2,133,318
Commercial	0.00880000	$65,213,782
SSOFB	0.00220000	$2,945
Industrial	0.00880000	$8,600,122
SSOFB	0.00220000	$5,812
Aggregate Extraction	0.00511000	$155,867
Landfill	0.00880000	$27,742
Pipeline	0.00880000	$2,292,163
Sub-Total Taxable		**$164,091,695**
Payment In Lieu		
Residential	0.00153000	$19,536
Farm	0.00038250	$188
Commercial	0.00880000	$2,878,303
Industrial	0.00880000	$7,130
Sub-Total PIL		**$2,905,157**
Retained Education PIL		
Commercial	0.00980000	$1,830,295
Industrial	0.01250000	$148,496
Landfill	0.01714649	$29,498
Sub-Total Retained PIL		**$2,008,289**
Total (Tax + PIL)		**$169,005,141**

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.

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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 20, with no updates expected for 2026. Table 21 provides an overview of the linear properties in each local municipality.

Table 20
Rate per Acre Summary

	Regulated Rates Per Acre[1]	
Linear Property Type	***Municipal***	***Education***
Utility Corridors	396.09	436.50
Railway Right-of-Way	277.83	291.60
Shortline Railway Right-of-Way	264.83	291.60

[1] It is the responsibility of each local municipality to confirm final rates against the actual regulation prior to billing.

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Table 21
Linear Property Summary

Local Municipality	RTC RTQ	Category	2026 Roll Return		2026 Preliminary Levy	
			Count	*Acreage*	*Municipal*	*Education*
Fort Erie	WT	Railway	2	263.67	$73,255	$76,886
Fort Erie	UT	Utility	5	88.13	$34,907	$38,469
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	302.36	$84,005	$88,168
Niagara Falls	WG	Railway	2	20.56	$5,712	$0
Niagara Falls	UT	Utility	2	20.29	$8,037	$8,857
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			**49**	**5,677.78**	**$1,985,309**	**$2,156,505**

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.

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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

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this is generally expected to continue on a go-forward basis. As such, MTE 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 22 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 22
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	$68,523	$61,531	-$6,992	-10.20%
CK	$9,434	$8,471	-$963	-10.21%
CF	$202,414	$181,760	-$20,654	-10.20%
CJ	$8,472	$7,608	-$864	-10.20%
IJ	$234	$165	-$69	-29.49%
IK	$5,840	$4,111	-$1,729	-29.61%
IH	$43,611	$30,702	-$12,909	-29.60%
UH	$321,155	$321,155	$0	0.00%
Niagara Falls Subtotal	**$659,683**	**$615,503**	**-$44,180**	**-6.70%**

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Table 22 (Continued)
Retained Education Levy Amounts

Municipality RTC/RTQ	Retained Rates	Taxable Rates	Difference $	 %
Niagara-on-the-Lake				
CK	$564	$507	-$57	-10.11%
CH	$11,372	$10,212	-$1,160	-10.20%
CF	$301,605	$270,829	-$30,776	-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	**$364,644**	**$322,085**	**-$42,559**	**-11.67%**
Pelham				
CF	$8,580	$7,704	-$876	-10.21%
IH	$350	$246	-$104	-29.71%
UH	$173,875	$173,875	$0	0.00%
Pelham Subtotal	**$182,805**	**$181,825**	**-$980**	**-0.54%**
Port Colborne				
CF	$102,073	$91,657	-$10,416	-10.20%
IH	$1,375	$968	-$407	-29.60%
WF	$28,032	$28,032	$0	0.00%
Port Colborne Subtotal	**$131,480**	**$120,657**	**-$10,823**	**-8.23%**
St. Catharines				
CF	$384,077	$344,885	-$39,192	-10.20%
CK	$4,381	$3,934	-$447	-10.20%
CH	$45,737	$41,070	-$4,667	-10.20%
IK	$7,229	$5,089	-$2,140	-29.60%
IH	$21,708	$15,282	-$6,426	-29.60%
UH	$44,588	$44,588	$0	0.00%
St. Catharines Subtotal	**$507,720**	**$454,848**	**-$52,872**	**-10.41%**
Thorold				
CF	$75,998	$68,243	-$7,755	-10.20%
CH	$13,299	$11,942	-$1,357	-10.20%
IH	$20,240	$14,249	-$5,991	-29.60%
UH	$239,001	$239,001	$0	0.00%
CF	$75,998	$68,243	-$7,755	-10.20%
Thorold Subtotal	**$348,538**	**$333,435**	**-$15,103**	**-4.33%**

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Table 22 (Continued)
Retained Education Levy Amounts

Municipality RTC/RTQ	Retained Rates	Taxable Rates	Difference $	 %
Wainfleet				
IH	$45	$32	-$13	-28.89%
IJ	$84	$59	-$25	-29.76%
Wainfleet Subtotal	**$129**	**$91**	**-$38**	**-29.46%**
Welland				
CF	$110,584	$99,300	-$11,284	-10.20%
CH	$12,586	$11,302	-$1,284	-10.20%
CK	$320	$288	-$32	-10.00%
IH	$6,912	$4,866	-$2,046	-29.60%
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	**$216,071**	**$190,282**	**-$25,789**	**-11.94%**
West Lincoln				
CF	$21,001	$18,858	-$2,143	-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	**$519,163**	**$513,409**	**-$5,754**	**-1.11%**
Region Wide	**$3,515,868**	**$3,270,791**	**-$245,077**	**-6.97%**

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PART FOUR: MUNICIPAL TAX POLICY SENSITIVITY ANALYSIS

For 2026, the *Municipal Act* continues to provide Upper and Single-Tier municipalities with a range of tax policy tools that may be used to alter the distribution of the tax burden both within and between tax classes. The following tools may be used to change or achieve local tax policy objectives, target the benefits of growth, or redistribute the impacts of assessment change. [2]

1. Tax ratios may be adjusted to affect the level of taxation on different tax classes;
2. Optional business property classes may be employed or collapsed to alter taxation within broad commercial or industrial tax classes;
3. Subclass discounts for vacant and excess land may be adjusted;
4. Graduated taxation schemes for the business classes can be used to impose higher rates of taxation on properties with higher current value assessment in order to provide tax relief on properties with lower assessed values.

A comprehensive examination of tax ratios and a relevant sensitivity analysis should be undertaken each year. Specific examination of the use of optional tax classes and graduated taxation are generally only required if these options are being actively considered. After considering the contents of this report Council may wish to further explore the utility and application of these alternate apportionment and mitigation strategies.

Moving Tax Ratios

Both Upper-Tier and Single-Tier municipalities are required to establish tax ratios for the multi-residential, commercial, industrial, aggregate extraction, landfill and pipeline classes prior to finalizing tax rates for the current year's tax cycle. Established ratios will ultimately govern the relationship between the rate of taxation for each affected class and the tax rate for the Residential property class.

The tax ratio for the residential class is legislated at 1.0, while the farm and managed forest classes have a prescribed tax ratio of 0.25. Municipalities do have the flexibility to set a tax ratio for the farm class that is below 0.25, however, this reduction would only apply to the municipal portion of the property tax bill.

In setting tax ratios for all other property classes, municipalities must do so within the guidelines prescribed by the Province. Council may choose to adopt either:

1. The current tax ratio for any class (2025 adopted or 2026 starting ratio where levy restriction and/or optional classes applied in 2025), or
2. Establish a new tax ratio for the year that is closer to or within the Range of Fairness, as shown in Table 23.

Under very limited and specific circumstances, mainly in the context of a general reassessment, municipalities may have an option to utilize restated revenue neutral transition ratios to mitigate reassessment related tax shifts between classes in accordance with the regulated calculations.

[2] The by-law deadline for many tax policy decisions is December 31st of the subject taxation year.

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Table 23
Tax Ratio Summary

Realty Tax Class	Tax Ratios		Range of Fairness		Threshold Ratios	
	2025 Actual	*2026 Start*	*Lower Limit*	*Upper Limit*	*Threshold*	*Subject to Levy Restriction*
Residential	1.000000	1.000000	1.00	1.00	-	N/A
Farm	0.250000	0.250000	0.00	0.25	-	N/A
Managed Forest	0.250000	0.250000	0.25	0.25	-	N/A
New Multi-Residential	1.000000	1.000000	1.00	1.10	-	N/A
Multi-Residential	1.970000	1.970000	1.00	1.10	2.00	No
Commercial	1.734900	1.734900	0.60	1.10	1.98	No
Industrial	2.630000	2.630000	0.60	1.10	2.63	No
Aggregate Extraction	2.140048	2.140048	0.60	1.10	2.63	No
Landfill	2.940261	2.940261	0.60	1.10	25.00	No
Pipeline	1.702100	1.702100	0.60	0.70	-	N/A

Subclasses and Subclass Discounts

There are a number of different subclasses that apply to different property types depending on use, zoning, nature of improvements and nature of enterprise. These include:

- Commercial and Industrial ***Vacant Land***, which applies to properties that are included in one of these classes as a result of zoning or planning details, but which have no assessable improvement (buildings).
- Commercial and Industrial ***Excess Land*** subclasses capture portions of improved property that are in excess of the amount of land required to support the improved portions of the land under municipal planning rules.
- Properties coded as ***Farmland Awaiting Development (FAD)*** are properties being actively farmed, but for which a plan of subdivision has been registered ***(FAD1)*** or building permits have been issued ***(FAD2)***. Properties will fall into one of the residential, multi-residential, commercial, or industrial subclasses, depending on the future intended use of the land.
- The **Small Scale-On Farm Business** (SSOFB) subclasses were introduced in 2018 with one subclass under each of the commercial and industrial classes. As of 2022, we have two separate SSOFB subclasses for each class with a total eligible CVA per property being increased from 50,000 to 100,000. Eligible improvements must be primarily used to process, manufacture, sell or market something produced by or derived from farming on the land.

Note: *The optional New Multi-Residential Subclass is discussed in Appendix B to this study*.

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Setting and Adjusting Subclass Discounts

Table 24 displays the range of flexibility of these discount factors, as well as their status quo value expressed as a percent of the full class rate.

Table 24
Subclass Discount Factors
(Expressed as % of Full Class Rate)

Tax Classes and Subclass	Status Quo Discount Factors	Range of Flexibility	
		Lower Limit	*Upper Limit*
Residential			
FAD First Subclass	0.45	0.45	0.55
FAD Second Subclass	1.00	0.75	1.00
Multi-Residential			
FAD Second Subclass	1.00	0.75	1.00
New Multi-Residential			
(New) Discounted Subclass	N/A	0.65	1.00
Commercial			
Vacant Land	1.00	0.65	1.00
Excess Land	1.00	0.65	1.00
Small Scale OFB	0.25	0.25	1.00
FAD Second Subclass	1.00	0.75	1.00
Industrial			
Vacant Land	1.00	0.65	1.00
Excess Land	1.00	0.65	1.00
Small Scale OFB	0.25	0.25	1.00
FAD Second Subclass	1.00	0.75	1.00

In addition to the ranges of flexibility above, the following rules and limitations apply to the setting, application, and movement of subclass discounts:

- FAD 1 rates for all classes (Residential, Multi-Residential, Commercial, and Industrial) are all uniform and represent a discounted residential rate;
- The FAD 1 discount may not be moved more than 10 points in any year (e.g., 0.25 to 0.35); and
- If adopted, the discount factor for Small Scale On-Farm Business subclass is fixed at 0.25.

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Tax Policy Sensitivity Analysis

To assist staff and Council in evaluating the potential impact of various tax policy scenarios, MTE has modelled the effects of the following on the Regional general levy:

Scenario 1: Based on reducing the **multi-residential** ratio to 1.00, this model illustrates the effective gap in upper-tier, general levy tax dollars between the multi-residential class's current burden and what that class would carry if equalized with residential and new multi-residential treatment.

Scenarios 2 and 3: Document the impact of reducing the **commercial** and **industrial** class ratios by 10% respectively.

Table 25 below provides the scenario parameters and impacts at a glance.

Table 25
Sensitivity Scenario Outline

Realty Tax Class	Status Quo Parameter	Scenario 1		Scenario 2		Scenario 3	
		Parameter	*Change*	*Parameter*	*Change*	*Parameter*	*Change*
Residential	1.000000	1.000000	0.00%	1.000000	0.00%	1.000000	0.00%
Farm	0.250000	0.250000	0.00%	0.250000	0.00%	0.250000	0.00%
Managed Forest	0.250000	0.250000	0.00%	0.250000	0.00%	0.250000	0.00%
New Multi-Residential	1.000000	1.000000	0.00%	1.000000	0.00%	1.000000	0.00%
Multi-Residential	1.970000	1.000000	-49.24%	1.970000	0.00%	1.970000	0.00%
Commercial	1.734900	1.734900	0.00%	1.561410	-10.00%	1.734900	0.00%
Industrial	2.630000	2.630000	0.00%	2.630000	0.00%	2.367000	-10.00%
Aggregate Extraction	2.140048	2.140048	0.00%	2.140048	0.00%	2.140048	0.00%
Landfill	2.940261	2.940261	0.00%	2.940261	0.00%	2.940261	0.00%
Pipeline	1.702100	1.702100	0.00%	1.702100	0.00%	1.702100	0.00%
Levy Target	**$544,837,915**	**$544,837,915**		**$544,837,915**		**$544,837,915**	

The purpose of this modelling is not to advance specific, recommended changes, but to document how sensitive the balance of taxation is to each class. This is informative from the perspective of considering the Region's tax ratios in a strategic manner, but also in forming strategies around risk management and even understanding how reassessment related changes to any class might impact the overall.

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Tax Ratios and Balance of Taxation

Tax ratios and subclass discounts govern the tax rate of each property class in relation to the tax rate for the residential property class. Ontario's tax ratio system is not simply about expressing the relationship among tax rates, the real function of tax ratios is to manipulate the balance of taxation among property classes.

Tax ratios effectively alter the weighting, or distribution of the tax burden compared to how the total levy would be shared if each dollar of CVA was treated equally. Table 26 shows how the share of tax differs from the share of assessment for each class in accordance with the municipality's starting ratios for the year. The more dramatic the ratio, the larger the difference between the share of assessment and share of tax each class carries. By changing tax ratios, the municipality can influence and alter this balance.

Table 26
Balance of Taxation

	Assessment		Regional General Levy Share			
Realty Tax Class	***2026 CVA***	***Share***	***Status Quo***	***Scenario 1***	***Scenario 2***	***Scenario 3***
Taxable						
Residential	54,913,577,919	79.90%	72.31%	73.62%	73.67%	72.56%
Farm	2,567,928,828	3.74%	0.85%	0.86%	0.86%	0.85%
Managed Forest	16,098,789	0.02%	0.01%	0.01%	0.01%	0.01%
New Multi-Residential	427,306,654	0.62%	0.56%	0.57%	0.57%	0.56%
Multi-Residential	1,394,326,005	2.03%	3.62%	1.87%	3.69%	3.63%
Commercial	7,481,523,526	10.89%	17.10%	17.41%	15.68%	17.16%
Industrial	979,927,918	1.43%	3.39%	3.46%	3.46%	3.07%
Aggregate Extraction	30,502,100	0.04%	0.09%	0.09%	0.09%	0.09%
Landfill	3,152,500	0.00%	0.01%	0.01%	0.01%	0.01%
Pipeline	260,473,000	0.38%	0.58%	0.59%	0.59%	0.59%
Sub-Total Taxable	**68,074,817,239**	**99.05%**	**98.52%**	**98.49%**	**98.63%**	**98.52%**
Payment in Lieu						
Residential	34,297,500	0.05%	0.05%	0.05%	0.05%	0.05%
Farm	491,000	0.00%	0.00%	0.00%	0.00%	0.00%
Commercial	606,521,199	0.88%	1.39%	1.41%	1.27%	1.39%
Industrial	13,230,000	0.02%	0.05%	0.05%	0.05%	0.04%
Landfill	1,720,300	0.00%	0.01%	0.01%	0.01%	0.01%
Sub-Total PIL	**656,259,999**	**0.95%**	**1.48%**	**1.51%**	**1.37%**	**1.48%**
Total (Tax + PIL)	**68,731,077,238**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**

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Sensitivity Model Outcomes

The detailed results for these models are set out in Tables 27-A through C, 28-A through C, and 29-A through C, respectively.

Each of the "A" Tables contain the ratios and rates for each model, which are provided in comparison to the municipality's 2026 status quo starting rate and levy scenario.

The "B" Tables show the class level impacts that could be expected under each alternate model. These results are provided in contrast to the class distribution of taxes under the municipality's levy calculated using status quo tax policy.

The "C" Tables represent the results of the "B" Tables by local municipality.

In reviewing these results, the reader should note that these scenarios have been developed for illustrative purposes and are not intended to reflect specific recommendations or suggested strategies.

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Scenario 1: Reducing the multi-residential ratio to 1.0.

Table 27-A
Tax Rate Sensitivity

	Tax Ratios			Regional General Levy Tax Rates		
Realty Tax Class	***Start***	***Model***	***Difference***	***Notional***	***Scenario 1***	***Difference***
Residential	1.000000	1.000000	0.00%	0.00728438	0.00741853	1.84%
Farm	0.250000	0.250000	0.00%	0.00182110	0.00185463	1.84%
Managed Forest	0.250000	0.250000	0.00%	0.00182110	0.00185463	1.84%
New Multi-Residential	1.000000	1.000000	0.00%	0.00728438	0.00741853	1.84%
Multi-Residential	1.970000	1.000000	-49.24%	0.01435023	0.00741853	-48.30%
Commercial	1.734900	1.734900	0.00%	0.01263767	0.01287041	1.84%
Industrial	2.630000	2.630000	0.00%	0.01915792	0.01951073	1.84%
Aggregate Extraction	2.140048	2.140048	0.00%	0.01558892	0.01587601	1.84%
Landfill	2.940261	2.940261	0.00%	0.02141798	0.02181241	1.84%
Pipeline	1.702100	1.702100	0.00%	0.01239874	0.01262708	1.84%

Table 27-B
General Levy Sensitivity
In comparison to 2026 Notional Levy

	2026 Regional General Levy		Difference	
Realty Tax Class	***Notional Levy***	***Scenario 1***	***$***	***%***
Taxable				
Residential	$399,915,629	$407,280,523	$7,364,894	1.84%
Farm	$4,676,456	$4,762,558	$86,102	1.84%
Managed Forest	$29,318	$29,858	$540	1.84%
New Multi-Residential	$3,112,665	$3,169,989	$57,324	1.84%
Multi-Residential	$20,008,898	$10,343,848	-$9,665,050	-48.30%
Commercial	$94,549,021	$96,290,273	$1,741,252	1.84%
Industrial	$18,773,378	$19,119,111	$345,733	1.84%
Aggregate Extraction	$475,494	$484,252	$8,758	1.84%
Landfill	$67,520	$68,764	$1,244	1.84%
Pipeline	$3,229,536	$3,289,014	$59,478	1.84%
Sub-Total Taxable	**$544,837,915**	**$544,838,190**	**$275**	**0.00%**
Payment in Lieu				
Residential	$249,837	$254,437	$4,600	1.84%
Farm	$894	$911	$17	1.90%
Commercial	$7,665,017	$7,806,175	$141,158	1.84%
Industrial	$253,459	$258,127	$4,668	1.84%
Landfill	$36,845	$37,524	$679	1.84%
Sub-Total PIL	**$8,206,052**	**$8,357,174**	**$151,122**	**1.84%**
Total (Tax + PIL)	**$553,043,967**	**$553,195,364**	**$151,397**	**0.03%**

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Scenario 1: Reducing the multi-residential ratio to 1.0.

Table 27-C
Regional General Levy Sensitivity
In comparison to 2026 Notional Levy

Local Municipality	2026 Regional General Levy		Difference	
	Notional	***Scenario 1***	***$***	***%***
Fort Erie	$35,266,236	$35,606,342	$340,106	0.96%
Grimsby	$40,466,835	$41,013,356	$546,521	1.35%
Lincoln	$33,781,911	$34,258,736	$476,825	1.41%
Niagara Falls	$113,798,433	$113,321,226	-$477,207	-0.42%
Niagara-on-the-Lake	$46,036,344	$46,767,959	$731,615	1.59%
Pelham	$23,936,175	$24,241,343	$305,168	1.27%
Port Colborne	$17,585,255	$17,615,266	$30,011	0.17%
St. Catharines	$134,510,809	$132,098,460	-$2,412,349	-1.79%
Thorold	$27,258,325	$27,450,304	$191,979	0.70%
Wainfleet	$8,131,606	$8,278,067	$146,461	1.80%
Welland	$47,051,185	$46,921,930	-$129,255	-0.27%
West Lincoln	$17,014,801	$17,265,201	$250,400	1.47%
Region Wide	**$544,837,915**	**$544,838,190**	**$275**	**0.00%**

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Scenario 2: Reducing the commercial ratio by 10% to 1.561410.

Table 28-A
Tax Rate Sensitivity

	Tax Ratios			Regional General Levy Tax Rates		
Realty Tax Class	***Start***	***Model***	***Difference***	***Notional***	***Scenario 2***	***Difference***
Residential	1.000000	1.000000	0.00%	0.00728438	0.00741302	1.77%
Farm	0.250000	0.250000	0.00%	0.00182110	0.00185326	1.77%
Managed Forest	0.250000	0.250000	0.00%	0.00182110	0.00185326	1.77%
New Multi-Residential	1.000000	1.000000	0.00%	0.00728438	0.00741302	1.77%
Multi-Residential	1.970000	1.970000	0.00%	0.01435023	0.01460365	1.77%
Commercial	1.734900	1.561410	-10.00%	0.01263767	0.01157476	-8.41%
Industrial	2.630000	2.630000	0.00%	0.01915792	0.01949624	1.77%
Aggregate Extraction	2.140048	2.140048	0.00%	0.01558892	0.01586422	1.77%
Landfill	2.940261	2.940261	0.00%	0.02141798	0.02179621	1.77%
Pipeline	1.702100	1.702100	0.00%	0.01239874	0.01261770	1.77%

Table 28-B
General Levy Sensitivity
In comparison to 2026 Notional Levy

	2026 Regional General Levy		Difference	
Realty Tax Class	***Notional Levy***	***Scenario 2***	***$***	***%***
Taxable				
Residential	$399,915,629	$406,978,022	$7,062,393	1.77%
Farm	$4,676,456	$4,759,041	$82,585	1.77%
Managed Forest	$29,318	$29,832	$514	1.75%
New Multi-Residential	$3,112,665	$3,167,634	$54,969	1.77%
Multi-Residential	$20,008,898	$20,362,250	$353,352	1.77%
Commercial	$94,549,021	$86,596,842	-$7,952,179	-8.41%
Industrial	$18,773,378	$19,104,911	$331,533	1.77%
Aggregate Extraction	$475,494	$483,892	$8,398	1.77%
Landfill	$67,520	$68,713	$1,193	1.77%
Pipeline	$3,229,536	$3,286,572	$57,036	1.77%
Sub-Total Taxable	**$544,837,915**	**$544,837,709**	**-$206**	**0.00%**
Payment in Lieu				
Residential	$249,837	$254,249	$4,412	1.77%
Farm	$894	$910	$16	1.79%
Commercial	$7,665,017	$7,020,337	-$644,680	-8.41%
Industrial	$253,459	$257,936	$4,477	1.77%
Landfill	$36,845	$37,496	$651	1.77%
Sub-Total PIL	**$8,206,052**	**$7,570,928**	**-$635,124**	**-7.74%**
Total (Tax + PIL)	**$553,043,967**	**$552,408,637**	**-$635,330**	**-0.11%**

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Scenario 2: Reducing the commercial ratio by 10% to 1.561410.

Table 28-C
Regional General Levy Sensitivity
In comparison to 2026 Notional Levy

Local Municipality	2026 Regional General Levy		Difference	
	Notional	***Scenario 2***	***$***	***%***
Fort Erie	$35,266,236	$35,487,433	$221,197	0.63%
Grimsby	$40,466,835	$40,710,820	$243,985	0.60%
Lincoln	$33,781,911	$34,038,000	$256,089	0.76%
Niagara Falls	$113,798,433	$112,432,971	-$1,365,462	-1.20%
Niagara-on-the-Lake	$46,036,344	$45,794,298	-$242,046	-0.53%
Pelham	$23,936,175	$24,209,417	$273,242	1.14%
Port Colborne	$17,585,255	$17,706,629	$121,374	0.69%
St. Catharines	$134,510,809	$134,207,767	-$303,042	-0.23%
Thorold	$27,258,325	$27,478,103	$219,778	0.81%
Wainfleet	$8,131,606	$8,240,005	$108,399	1.33%
Welland	$47,051,185	$47,323,483	$272,298	0.58%
West Lincoln	$17,014,801	$17,208,783	$193,982	1.14%
Region Wide	**$544,837,915**	**$544,837,709**	**-$206**	**0.00%**

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Scenario 3: Reducing the industrial ratio by 10% to 2.637000.

Table 29-A
Tax Rate Sensitivity

	Tax Ratios			Regional General Levy Tax Rates		
Realty Tax Class	***Start***	***Model***	***Difference***	***Notional***	***Scenario 3***	***Difference***
Residential	1.000000	1.000000	0.00%	0.00728438	0.00730957	0.35%
Farm	0.250000	0.250000	0.00%	0.00182110	0.00182739	0.35%
Managed Forest	0.250000	0.250000	0.00%	0.00182110	0.00182739	0.35%
New Multi-Residential	1.000000	1.000000	0.00%	0.00728438	0.00730957	0.35%
Multi-Residential	1.970000	1.970000	0.00%	0.01435023	0.01439985	0.35%
Commercial	1.734900	1.734900	0.00%	0.01263767	0.01268137	0.35%
Industrial	2.630000	2.367000	-10.00%	0.01915792	0.01730175	-9.69%
Aggregate Extraction	2.140048	2.140048	0.00%	0.01558892	0.01564283	0.35%
Landfill	2.940261	2.940261	0.00%	0.02141798	0.02149204	0.35%
Pipeline	1.702100	1.702100	0.00%	0.01239874	0.01244162	0.35%

Table 27-B
General Levy Sensitivity
In comparison to 2026 Notional Levy

	2026 Regional General Levy		Difference	
Realty Tax Class	***Notional Levy***	***Scenario 3***	***$***	***%***
Taxable				
Residential	$399,915,629	$401,298,571	$1,382,942	0.35%
Farm	$4,676,456	$4,692,607	$16,151	0.35%
Managed Forest	$29,318	$29,418	$100	0.34%
New Multi-Residential	$3,112,665	$3,123,427	$10,762	0.35%
Multi-Residential	$20,008,898	$20,078,087	$69,189	0.35%
Commercial	$94,549,021	$94,875,969	$326,948	0.35%
Industrial	$18,773,378	$16,954,469	-$1,818,909	-9.69%
Aggregate Extraction	$475,494	$477,139	$1,645	0.35%
Landfill	$67,520	$67,754	$234	0.35%
Pipeline	$3,229,536	$3,240,706	$11,170	0.35%
Sub-Total Taxable	**$544,837,915**	**$544,838,147**	**$232**	**0.00%**
Payment in Lieu				
Residential	$249,837	$250,702	$865	0.35%
Farm	$894	$897	$3	0.34%
Commercial	$7,665,017	$7,691,518	$26,501	0.35%
Industrial	$253,459	$228,901	-$24,558	-9.69%
Landfill	$36,845	$36,973	$128	0.35%
Sub-Total PIL	**$8,206,052**	**$8,208,991**	**$2,939**	**0.04%**
Total (Tax + PIL)	**$553,043,967**	**$553,047,138**	**$3,171**	**0.00%**

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Scenario 3: Reducing the industrial ratio by 10% to 2.637000.

Table 27-C
Regional General Levy Sensitivity
In comparison to 2026 Notional Levy

Local Municipality	2026 Regional General Levy		Difference	
	Notional	***Scenario 3***	***$***	***%***
Fort Erie	$35,266,236	$35,288,017	$21,781	0.06%
Grimsby	$40,466,835	$40,489,428	$22,593	0.06%
Lincoln	$33,781,911	$33,677,667	-$104,244	-0.31%
Niagara Falls	$113,798,433	$113,891,179	$92,746	0.08%
Niagara-on-the-Lake	$46,036,344	$46,086,469	$50,125	0.11%
Pelham	$23,936,175	$24,012,080	$75,905	0.32%
Port Colborne	$17,585,255	$17,485,578	-$99,677	-0.57%
St. Catharines	$134,510,809	$134,623,155	$112,346	0.08%
Thorold	$27,258,325	$27,215,394	-$42,931	-0.16%
Wainfleet	$8,131,606	$8,151,224	$19,618	0.24%
Welland	$47,051,185	$46,941,067	-$110,118	-0.23%
West Lincoln	$17,014,801	$16,976,889	-$37,912	-0.22%
Region Wide	**$544,837,915**	**$544,838,147**	**$232**	**0.00%**

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PART FIVE: 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 2026 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 2026 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 2026 we also recommend that no final decisions be put before Council prior to receiving formal word from the Province with regards to their 2026 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, MTE 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. MTE would be pleased to provide any level or type of support that may be deemed appropriate and/or necessary in this regard.

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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, MTE 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.

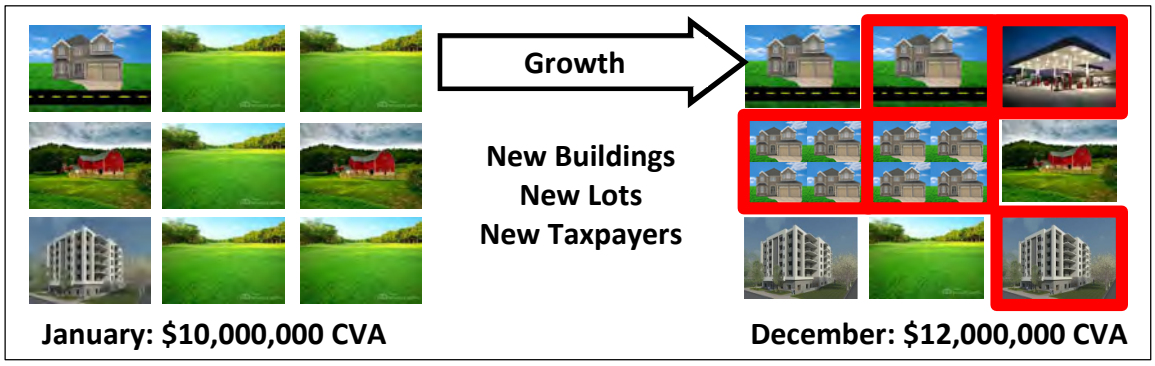
- Properties are developed, improved, or intensified;
- Involves actual changes in the size and intensity of the tax base;
- Positive growth means an increase in tax revenue supplied exclusively by taxpayers of new homes, businesses, buildings, etc.;
- Equate positive growth to increased income tax resulting 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.

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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.

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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						
CVA	**3,750,000**	475,000	525,000	825,000	825,000	1,100,000
CVA Change	**50%**	58%	75%	50%	38%	47%
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.

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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. V**acant 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 MUNICIPAL DISCOUNT SUBCLASS

The optional **New Multi-Residential Municipal Discount 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.

Municipal Tax Treatment

Municipalities that choose to adopt this subclass may set a discount of up to 35% pegged against the new multi-residential class rate.

For municipalities with a new multi-residential ratio of 1.00, the lowest effective rate for eligible properties would be 65% of the residential rate.

Where a municipality's general multi-residential tax ratio is above 1.00, the introduction of the New Multi-Residential class and the additional Discount Subclass will result in a three-tiered structure of municipal tax rates for rental housing, distinguished solely by the property's construction or permit date.

For example, if the multi-residential ratio is 1.50 and the New Multi-Residential ratio is 1.00, and a 35% discount is applied to the subclass, the relative municipal tax burdens would be as follows:

Class/ Subclass	Ratio/ Discount %	Relative to Residential	Relative to Multi-Residential
Multi-Residential	1.5000	+ 50%	+/- 0%
New Multi-Residential	1.0000	+/- 0%	– 33%
NMR Discount Subclass	35%	– 35%	– 57%

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This introduces significant disparities among what may otherwise be comparable properties. This in turn may create perceptions of inequity, particularly where older rental stock is taxed more heavily despite providing similar or even more affordable housing.

By-Law and Municipal Authority Considerations

The authority to opt into this subclass rests with single and upper-tier Councils; once adopted by an upper-tier, it will apply universally across the County or Region.

A council that has opted for the subclass to apply can choose to discontinue it at a later date. However, while opting out will preclude new properties being added to the class, it will not impact those already captured.

- That is, once a property has been deemed eligible for the discounted subclass treatment, that treatment must be provided for the full 35-year term.

No Provincial Education Tax Benefit

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.

AFFORDABLE RENTAL HOUSING SUBCLASSES

The introduction of optional subclasses for **Affordable Rental Housing** units, announced in Ontario's 2025 Budget, marks a substantive shift in the logic and targeting of property tax policy in support of housing. While municipalities may choose to limit application to new construction, this option differs significantly from the 2024 subclass in that it offers targeted tax relief based exclusively on affordability rather than build date or development.

Using this new tool, municipalities can provide a municipal tax reduction of up to 35 percent for rental properties or individual units that form part of the municipality's formally recognized affordable housing stock. Unlike the 2024 subclass, which applies indiscriminately, eligibility for these subclasses depends on legislated affordability definitions and formal agreements that restrict rents to levels that meet prescribed affordability thresholds.

Also unique to these subclasses is the fact that they may apply to subsets of a larger property or complex. That is, the assessment classification of a single property may be split across class and subclass lines if some units meet the affordability criteria and others do not.

Subclass Options

There is considerable flexibility with respect to both the application and tax treatment of these new affordable rental housing subclasses and Councils may choose to:

- Establish a subclass of Multi-Residential, New Multi-Residential or both;
- Have the New Multi-Residential subclass apply exclusively to newly constructed or converted properties.

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Tax Treatment

Municipalities may discount the municipal tax rates for each class by up to 35 percent, there is no reduction to the provincial education rates. Discount factors must be established separately for each subclass, and the resulting tax rates may vary depending on:

- Whether the discounts differ between the two subclasses; and/or
- Whether the municipal tax ratios for the Multi-Residential and New Multi-Residential classes are not aligned.

For example, if a municipality has a Multi-Residential ratio of 1.50 and a New Multi-Residential ratio of 1.00, a uniform 35% discount would yield different subclass effective ratios.

Class/ Subclass	Ratio/Discount %	Effective Ratio
Multi-Residential	1.5000	1.5000
M-R ARH Subclass	35%	0.9750
New Multi-Residential	1.0000	1.0000
NMR ARH Subclass	35%	0.6500

Effective Ratio being the relationship between any final tax rate and the residential tax rate for that same levy.

By-Law and Municipal Authority Considerations

There are two significant regulatory constraints that municipalities must be aware of.

Discount Flexibility may be Constrained

Any municipality that has already opted into the subclass announced in 2024 must be aware that the discount adopted for that subclass represents the minimum discount for these subclasses. That is, if the municipal discount subclass was adopted with a discount of 30%, the municipality's flexibility regarding these subclasses is limited to a rate of 30-35%.

Timing Limitation for 2026 Implementation

Municipalities wishing to implement an affordable rental housing subclass for 2026 must have passed a by-law on or before September 30th, 2025.

This deadline does not apply annually, and is said to be transitional, for this first inaugural year only.

CONSIDERING LOCAL PRIORITIES AND NEXT STEPS

A decision to adopt one or more of Ontario's new multi-residential property tax subclasses should be guided by local housing needs, equity objectives, and the municipality's broader property tax strategy. These are not one-size-fits-all tools. Their value and appropriateness depend on the specific circumstances of each municipality, including local housing conditions, tax ratio settings, and fiscal policy goals.

As a first step, municipalities should consider whether they are interested in:

- Implementing the 2024 New Multi-Residential Discount Subclass, which provides tax relief to all qualifying new builds regardless of affordability.

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- Implementing the 2025 Affordable Rental Housing Subclass, which targets relief to affordable units only.
- Implementing both, potentially with different discount levels or coverage parameters; or
- Taking no action at this time, while continuing to monitor development activity and affordable housing needs.

Any such decisions should be evaluated within the context of the municipality's current tax ratios, class structures, and long-term strategy. Without a holistic understanding of how these subclasses interact with existing policies, there is a heightened risk of unintended or inconsistent outcomes.

Next steps for interested municipalities may include:

- Reviewing local housing agreements and development pipelines to identify potential qualifying properties;
- Assessing the prevalence of affordable units that could be eligible under the 2025 subclass and considering how existing agreements are structured and documented.
- Modelling fiscal and distributional impacts of subclass adoption, including revenue effects and changes to effective tax burdens across the tax base.
- Engaging Council and/or stakeholders to determine interest and objectives.

For Municipalities That Have Already Adopted the 2024 Discount Subclass

Where the 2024 subclass has already been implemented, municipalities may choose to opt out and pursue a more strategic approach aligned with affordability objectives. Importantly, any properties issued building permits while the by-law was in effect would retain their eligibility and benefit from the original discount for the full prescribed term.

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LOCAL RESULTS ADDENDUM

2025 Local Assessment Growth

Year-Over-Year Assessment Growth Comparison

2025 Local Revenue Growth

Year-Over-Year Local Revenue Growth Comparison

2026 Start Ratios and Notional Tax Rates

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Local Results Table
2025 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

Fort Erie	**2025 Full CVA**		**Full CVA Growth**	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	3,943,493,368	4,012,459,858	68,966,490	1.75%
Farm	60,033,500	59,972,100	-61,400	-0.10%
Managed Forest	1,217,800	1,243,400	25,600	2.10%
New Multi-Residential	10,862,300	12,397,300	1,535,000	14.13%
Multi-Residential	43,467,517	42,991,117	-476,400	-1.10%
Commercial	292,013,547	312,260,947	20,247,400	6.93%
Industrial	52,104,795	52,107,595	2,800	0.01%
Aggregate Extraction	3,419,700	3,419,700	0	0.00%
Pipeline	17,727,000	17,857,000	130,000	0.73%
Sub-Total: Taxable	**4,424,339,527**	**4,514,709,017**	**90,369,490**	**2.04%**
Payment In Lieu				
Residential	1,057,200	1,057,200	0	0.00%
Commercial	12,429,900	12,429,900	0	0.00%
Industrial	54,000	54,000	0	0.00%
Sub-Total: Payment In Lieu	**13,541,100**	**13,541,100**	**0**	**0.00%**
Total (Taxable + PIL)	**4,437,880,627**	**4,528,250,117**	**90,369,490**	**2.04%**

Local Results Table
Year-To-Year Assessment Growth Comparison
(Full / Non Phase-Adjusted CVA)

Fort Erie **Realty Tax Class**	**2024 Full CVA Growth**		**2025 Full CVA Growth**	
Taxable				
Residential	73,214,135	1.89%	68,966,490	1.75%
Farm	1,073,700	1.82%	-61,400	-0.10%
Managed Forest	27,700	2.33%	25,600	2.10%
New Multi-Residential	10,862,300	100.00%	1,535,000	14.13%
Multi-Residential	305,721	0.71%	-476,400	-1.10%
Commercial	6,830,154	2.40%	20,247,400	6.93%
Industrial	-3,471,100	-6.25%	2,800	0.01%
Aggregate Extraction	3,419,700	100.00%	0	0.00%
Pipeline	338,000	1.94%	130,000	0.73%
Sub-Total: Taxable	**92,600,310**	**2.14%**	**90,369,490**	**2.04%**
Payment In Lieu				
Residential	0	0.00%	0	0.00%
Commercial	-14,400	-0.12%	0	0.00%
Industrial	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	**-14,400**	**-0.11%**	**0**	**0.00%**
Total (Taxable + PIL)	**92,585,910**	**2.13%**	**90,369,490**	**2.04%**

Local Results Table
2025 Local Revenue Growth
(Annualized)

Fort Erie	2025 Local General Levy		Annualized Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	$30,618,387	$31,153,862	$535,475	1.75%
Farm	$116,529	$116,410	-$119	-0.10%
Managed Forest	$2,364	$2,414	$50	2.12%
New Multi-Residential	$84,338	$96,256	$11,918	14.13%
Multi-Residential	$664,863	$657,576	-$7,287	-1.10%
Commercial	$3,933,495	$4,206,233	$272,738	6.93%
Industrial	$1,063,982	$1,064,040	$58	0.01%
Aggregate Extraction	$56,821	$56,821	$0	0.00%
Pipeline	$234,273	$235,991	$1,718	0.73%
Sub-Total: Taxable	**$36,775,052**	**$37,589,603**	**$814,551**	**2.21%**
Payment In Lieu				
Residential	$8,208	$8,208	$0	0.00%
Commercial	$167,434	$167,434	$0	0.00%
Industrial	$1,103	$1,103	$0	0.00%
Sub-Total: Payment In Lieu	**$176,745**	**$176,745**	**$0**	**0.00%**
Total (Taxable + PIL)	**$36,951,797**	**$37,766,348**	**$814,551**	**2.20%**

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

Fort Erie **Realty Tax Class**	**2024 Local Annualized Revenue Growth**		**2025 Local Annualized Revenue Growth**	
Taxable				
Residential	$541,431	1.89%	$535,475	1.75%
Farm	$1,985	1.82%	-$119	-0.10%
Managed Forest	$51	2.32%	$50	2.12%
New Multi-Residential	$80,329	100.00%	$11,918	14.13%
Multi-Residential	$4,454	0.71%	-$7,287	-1.10%
Commercial	$87,630	2.39%	$272,738	6.93%
Industrial	-$67,510	-6.25%	$58	0.01%
Aggregate Extraction	$66,511	100.00%	$0	0.00%
Pipeline	$4,255	1.94%	$1,718	0.73%
Sub-Total: Taxable	**$719,136**	**2.10%**	**$814,551**	**2.21%**
Payment In Lieu				
Residential	$0	0.00%	$0	0.00%
Commercial	-$184	-0.12%	$0	0.00%
Industrial	$0	0.00%	$0	0.00%
Sub-Total: Payment In Lieu	**-$184**	**-0.11%**	**$0**	**0.00%**
Total (Taxable + PIL)	**$718,952**	**2.08%**	**$814,551**	**2.20%**

Local Results Table
2026 Notional Municipal Levies

Fort Erie **Realty Tax Class**	**Start Ratio**	**Local Notional Rate**	**Local Notional Levy**	**Upper-Tier Notional Rate**	**Upper-Tier Notional Levy**
Taxable					
Residential	1.000000	0.00776428	$31,153,862	0.00728438	$29,228,282
Farm	0.250000	0.00194107	$116,410	0.00182110	$109,215
Managed Forest	0.250000	0.00194107	$2,414	0.00182110	$2,264
New Multi-Residential	1.000000	0.00776428	$96,256	0.00728438	$90,307
Multi-Residential	1.970000	0.01529563	$657,576	0.01435023	$616,932
Commercial	1.734900	0.01347025	$4,206,233	0.01263767	$3,946,251
Industrial	2.630000	0.02042006	$1,064,040	0.01915792	$998,272
Aggregate Extraction	2.140048	0.01661593	$56,822	0.01558892	$53,309
Pipeline	1.702100	0.01321558	$235,991	0.01239874	$221,404
Sub-Total: Taxable			**$37,589,604**		**$35,266,236**
Payment In Lieu					
Residential	1.000000	0.00776428	$8,208	0.00728438	$7,701
Commercial	1.734900	0.01347025	$167,434	0.01263767	$157,085
Industrial	2.630000	0.02042006	$1,103	0.01915792	$1,035
Sub-Total: Payment In Lieu			**$176,745**		**$165,821**
Total (Taxable + PIL)			**$37,766,349**		**$35,432,057**

Local Results Table
2025 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

Grimsby	2025 Full CVA		Full CVA Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	4,656,472,770	4,672,512,468	16,039,698	0.34%
Farm	94,529,795	94,852,195	322,400	0.34%
Managed Forest	657,300	493,400	-163,900	-24.94%
Multi-Residential	27,616,000	27,616,000	0	0.00%
Commercial	362,913,988	365,953,990	3,040,002	0.84%
Industrial	61,087,500	61,041,500	-46,000	-0.08%
Pipeline	8,354,000	8,355,000	1,000	0.01%
Sub-Total: Taxable	**5,211,631,353**	**5,230,824,553**	**19,193,200**	**0.37%**
Payment In Lieu				
Residential	5,132,200	5,132,200	0	0.00%
Commercial	40,257,700	40,257,700	0	0.00%
Industrial	80,800	80,800	0	0.00%
Sub-Total: Payment In Lieu	**45,470,700**	**45,470,700**	**0**	**0.00%**
Total (Taxable + PIL)	**5,257,102,053**	**5,276,295,253**	**19,193,200**	**0.37%**

Local Results Table
Year-To-Year Assessment Growth Comparison
(Full / Non Phase-Adjusted CVA)

Grimsby **Realty Tax Class**	**2024 Full CVA Growth**		**2025 Full CVA Growth**	
Taxable				
Residential	27,241,091	0.59%	16,039,698	0.34%
Farm	-233,300	-0.25%	322,400	0.34%
Managed Forest	72,500	12.40%	-163,900	-24.94%
Multi-Residential	0	0.00%	0	0.00%
Commercial	2,265,200	0.63%	3,040,002	0.84%
Industrial	1,371,300	2.30%	-46,000	-0.08%
Pipeline	67,000	0.81%	1,000	0.01%
Sub-Total: Taxable	**30,783,791**	**0.59%**	**19,193,200**	**0.37%**
Payment In Lieu				
Residential	0	0.00%	0	0.00%
Commercial	925,000	2.35%	0	0.00%
Industrial	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	**925,000**	**2.08%**	**0**	**0.00%**
Total (Taxable + PIL)	**31,708,791**	**0.61%**	**19,193,200**	**0.37%**

Local Results Table
2025 Local Revenue Growth
(Annualized)

Grimsby	2025 Local General Levy		Annualized Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	$15,743,351	$15,797,640	$54,289	0.34%
Farm	$79,988	$80,261	$273	0.34%
Managed Forest	$556	$418	-$139	-25.00%
Multi-Residential	$184,139	$184,139	$0	0.00%
Commercial	$2,131,060	$2,148,911	$17,851	0.84%
Industrial	$543,783	$543,373	-$409	-0.08%
Pipeline	$48,128	$48,134	$6	0.01%
Sub-Total: Taxable	**$18,731,005**	**$18,802,876**	**$71,871**	**0.38%**
Payment In Lieu				
Residential	$17,371	$17,371	$0	0.00%
Commercial	$236,397	$236,397	$0	0.00%
Industrial	$719	$719	$0	0.00%
Sub-Total: Payment In Lieu	**$254,487**	**$254,487**	**$0**	**0.00%**
Total (Taxable + PIL)	**$18,985,492**	**$19,057,363**	**$71,871**	**0.38%**

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

Grimsby **Realty Tax Class**	**2024 Local Annualized Revenue Growth**		**2025 Local Annualized Revenue Growth**	
Taxable				
Residential	$87,150	0.59%	$54,289	0.34%
Farm	-$186	-0.25%	$273	0.34%
Managed Forest	$58	12.39%	-$139	-25.00%
Multi-Residential	$0	0.00%	$0	0.00%
Commercial	$12,572	0.63%	$17,851	0.84%
Industrial	$11,538	2.30%	-$409	-0.08%
Pipeline	$365	0.81%	$6	0.01%
Sub-Total: Taxable	**$111,497**	**0.63%**	**$71,871**	**0.38%**
Payment In Lieu				
Residential	$0	0.00%	$0	0.00%
Commercial	$5,134	2.35%	$0	0.00%
Industrial	$0	0.00%	$0	0.00%
Sub-Total: Payment In Lieu	**$5,134**	**2.18%**	**$0**	**0.00%**
Total (Taxable + PIL)	**$116,631**	**0.65%**	**$71,871**	**0.38%**

Local Results Table
2026 Notional Municipal Levies

Grimsby Realty Tax Class	Start Ratio	Local Notional Rate	Local Notional Levy	Upper-Tier Notional Rate	Upper-Tier Notional Levy
Taxable					
Residential	1.000000	0.00338468	$15,797,640	0.00728438	$33,999,082
Farm	0.250000	0.00084617	$80,261	0.00182110	$172,735
Managed Forest	0.250000	0.00084617	$418	0.00182110	$899
Multi-Residential	1.970000	0.00666782	$184,139	0.01435023	$396,296
Commercial	1.734900	0.00587208	$2,148,911	0.01263767	$4,624,805
Industrial	2.630000	0.00890171	$543,373	0.01915792	$1,169,427
Pipeline	1.702100	0.00576106	$48,134	0.01239874	$103,591
Sub-Total: Taxable			**$18,802,876**		**$40,466,835**
Payment In Lieu					
Residential	1.000000	0.00338468	$17,371	0.00728438	$37,385
Commercial	1.734900	0.00587208	$236,397	0.01263767	$508,764
Industrial	2.630000	0.00890171	$719	0.01915792	$1,548
Sub-Total: Payment In Lieu			**$254,487**		**$547,697**
Total (Taxable + PIL)			**$19,057,363**		**$41,014,532**

Local Results Table
2025 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

Lincoln	2025 Full CVA		Full CVA Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	3,589,185,158	3,635,148,210	45,963,052	1.28%
Farm	537,177,373	553,820,573	16,643,200	3.10%
Managed Forest	926,700	926,700	0	0.00%
New Multi-Residential	3,811,500	11,046,500	7,235,000	189.82%
Multi-Residential	20,192,200	20,192,200	0	0.00%
Commercial	240,907,881	264,749,481	23,841,600	9.90%
Industrial	110,216,458	114,991,558	4,775,100	4.33%
Aggregate Extraction	6,535,300	6,535,300	0	0.00%
Pipeline	21,815,000	21,852,000	37,000	0.17%
Sub-Total: Taxable	**4,530,767,570**	**4,629,262,522**	**98,494,952**	**2.17%**
Payment In Lieu				
Residential	5,873,800	7,672,800	1,799,000	30.63%
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**	**27,965,000**	**1,799,000**	**6.88%**
Total (Taxable + PIL)	**4,556,933,570**	**4,657,227,522**	**100,293,952**	**2.20%**

Local Results Table
Year-To-Year Assessment Growth Comparison
(Full / Non Phase-Adjusted CVA)

Lincoln **Realty Tax Class**	**2024 Full CVA Growth**		**2025 Full CVA Growth**	
Taxable				
Residential	29,654,491	0.83%	45,963,052	1.28%
Farm	566,300	0.11%	16,643,200	3.10%
Managed Forest	0	0.00%	0	0.00%
New Multi-Residential	0	0.00%	7,235,000	189.82%
Multi-Residential	0	0.00%	0	0.00%
Commercial	1,611,339	0.67%	23,841,600	9.90%
Industrial	-5,771,200	-4.98%	4,775,100	4.33%
Aggregate Extraction	6,535,300	100.00%	0	0.00%
Pipeline	87,000	0.40%	37,000	0.17%
Sub-Total: Taxable	**32,683,230**	**0.73%**	**98,494,952**	**2.17%**
Payment In Lieu				
Residential	0	0.00%	1,799,000	30.63%
Commercial	0	0.00%	0	0.00%
Industrial	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	**0**	**0.00%**	**1,799,000**	**6.88%**
Total (Taxable + PIL)	**32,683,230**	**0.72%**	**100,293,952**	**2.20%**

Local Results Table
2025 Local Revenue Growth
(Annualized)

Lincoln	2025 Local General Levy		Annualized Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	$20,827,288	$21,094,002	$266,714	1.28%
Farm	$779,283	$803,428	$24,144	3.10%
Managed Forest	$1,344	$1,344	$0	0.00%
New Multi-Residential	$22,117	$64,101	$41,983	189.82%
Multi-Residential	$230,827	$230,827	$0	0.00%
Commercial	$2,425,283	$2,665,302	$240,020	9.90%
Industrial	$1,682,051	$1,754,925	$72,874	4.33%
Aggregate Extraction	$81,157	$81,157	$0	0.00%
Pipeline	$215,465	$215,831	$365	0.17%
Sub-Total: Taxable	**$26,264,815**	**$26,910,917**	**$646,100**	**2.46%**
Payment In Lieu				
Residential	$34,084	$44,524	$10,440	30.63%
Commercial	$182,828	$182,828	$0	0.00%
Industrial	$32,530	$32,530	$0	0.00%
Sub-Total: Payment In Lieu	**$249,442**	**$259,882**	**$10,440**	**4.19%**
Total (Taxable + PIL)	**$26,514,257**	**$27,170,799**	**$656,540**	**2.48%**

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

Lincoln **Realty Tax Class**	**2024 Local Annualized Revenue Growth**		**2025 Local Annualized Revenue Growth**	
Taxable				
Residential	$159,460	0.83%	$266,714	1.28%
Farm	$761	0.11%	$24,144	3.10%
Managed Forest	$0	0.00%	$0	0.00%
New Multi-Residential	$0	0.00%	$41,983	189.82%
Multi-Residential	$0	0.00%	$0	0.00%
Commercial	$15,032	0.67%	$240,020	9.90%
Industrial	-$81,618	-4.98%	$72,874	4.33%
Aggregate Extraction	$92,424	100.00%	$0	0.00%
Pipeline	$796	0.40%	$365	0.17%
Sub-Total: Taxable	**$186,855**	**0.77%**	**$646,100**	**2.46%**
Payment In Lieu				
Residential	$0	0.00%	$10,440	30.63%
Commercial	$0	0.00%	$0	0.00%
Industrial	$0	0.00%	$0	0.00%
Sub-Total: Payment In Lieu	**$0**	**0.00%**	**$10,440**	**4.19%**
Total (Taxable + PIL)	**$186,855**	**0.77%**	**$656,540**	**2.48%**

Local Results Table
2026 Notional Municipal Levies

Lincoln Realty Tax Class	Start Ratio	Local Notional Rate	Local Notional Levy	Upper-Tier Notional Rate	Upper-Tier Notional Levy
Taxable					
Residential	1.000000	0.00580279	$21,094,002	0.00728438	$26,479,801
Farm	0.250000	0.00145070	$803,428	0.00182110	$1,008,563
Managed Forest	0.250000	0.00145070	$1,344	0.00182110	$1,688
New Multi-Residential	1.000000	0.00580279	$64,101	0.00728438	$80,467
Multi-Residential	1.970000	0.01143150	$230,827	0.01435023	$289,763
Commercial	1.734900	0.01006726	$2,665,302	0.01263767	$3,345,816
Industrial	2.630000	0.01526134	$1,754,925	0.01915792	$2,202,998
Aggregate Extraction	2.140048	0.01241825	$81,157	0.01558892	$101,878
Pipeline	1.702100	0.00987693	$215,831	0.01239874	$270,937
Sub-Total: Taxable			**$26,910,917**		**$33,781,911**
Payment In Lieu					
Residential	1.000000	0.00580279	$44,524	0.00728438	$55,892
Commercial	1.734900	0.01006726	$182,828	0.01263767	$229,510
Industrial	2.630000	0.01526134	$32,530	0.01915792	$40,835
Sub-Total: Payment In Lieu			**$259,882**		**$326,237**
Total (Taxable + PIL)			**$27,170,799**		**$34,108,148**

Local Results Table
2025 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

Niagara Falls	2025 Full CVA		Full CVA Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	9,607,140,842	9,779,982,792	172,841,950	1.80%
Farm	82,377,598	80,468,898	-1,908,700	-2.32%
Managed Forest	1,832,500	1,918,900	86,400	4.71%
New Multi-Residential	57,602,500	57,561,500	-41,000	-0.07%
Multi-Residential	337,917,289	357,552,789	19,635,500	5.81%
Commercial	2,621,715,856	2,624,322,686	2,606,830	0.10%
Industrial	154,771,149	156,456,694	1,685,545	1.09%
Aggregate Extraction	3,069,200	3,069,200	0	0.00%
Landfill	3,152,500	3,152,500	0	0.00%
Pipeline	46,664,000	46,694,000	30,000	0.06%
Sub-Total: Taxable	**12,916,243,434**	**13,111,179,959**	**194,936,525**	**1.51%**
Payment In Lieu				
Residential	4,059,700	4,059,700	0	0.00%
Commercial	368,076,299	361,260,399	-6,815,900	-1.85%
Industrial	3,974,800	3,974,800	0	0.00%
Sub-Total: Payment In Lieu	**376,110,799**	**369,294,899**	**-6,815,900**	**-1.81%**
Total (Taxable + PIL)	**13,292,354,233**	**13,480,474,858**	**188,120,625**	**1.42%**

Local Results Table
Year-To-Year Assessment Growth Comparison
(Full / Non Phase-Adjusted CVA)

Niagara Falls **Realty Tax Class**	**2024 Full CVA**	**Growth**	**2025 Full CVA**	**Growth**
Taxable				
Residential	154,523,416	1.63%	172,841,950	1.80%
Farm	-1,096,800	-1.31%	-1,908,700	-2.32%
Managed Forest	125,200	7.33%	86,400	4.71%
New Multi-Residential	2,864,600	5.23%	-41,000	-0.07%
Multi-Residential	3,143,100	0.94%	19,635,500	5.81%
Commercial	38,688,468	1.50%	2,606,830	0.10%
Industrial	8,959,400	6.14%	1,685,545	1.09%
Aggregate Extraction	3,069,200	100.00%	0	0.00%
Landfill	0	0.00%	0	0.00%
Pipeline	73,000	0.16%	30,000	0.06%
Sub-Total: Taxable	**210,349,584**	**1.66%**	**194,936,525**	**1.51%**
Payment In Lieu				
Residential	-2,875,700	-41.46%	0	0.00%
Commercial	-7,980,100	-2.12%	-6,815,900	-1.85%
Industrial	-97,200	-2.39%	0	0.00%
Sub-Total: Payment In Lieu	**-10,953,000**	**-2.83%**	**-6,815,900**	**-1.81%**
Total (Taxable + PIL)	**199,396,584**	**1.52%**	**188,120,625**	**1.42%**

Local Results Table
2025 Local Revenue Growth
(Annualized)

Niagara Falls	2025 Local General Levy		Annualized Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	$56,238,858	$57,250,650	$1,011,793	1.80%
Farm	$120,557	$117,764	-$2,793	-2.32%
Managed Forest	$2,682	$2,808	$126	4.70%
New Multi-Residential	$337,197	$336,957	-$240	-0.07%
Multi-Residential	$3,896,899	$4,123,338	$226,439	5.81%
Commercial	$26,625,805	$26,652,279	$26,474	0.10%
Industrial	$2,382,804	$2,408,754	$25,950	1.09%
Aggregate Extraction	$38,450	$38,450	$0	0.00%
Landfill	$54,260	$54,260	$0	0.00%
Pipeline	$464,954	$465,252	$299	0.06%
Sub-Total: Taxable	**$90,162,466**	**$91,450,512**	**$1,288,048**	**1.43%**
Payment In Lieu				
Residential	$23,765	$23,765	$0	0.00%
Commercial	$3,738,134	$3,668,913	-$69,222	-1.85%
Industrial	$61,195	$61,195	$0	0.00%
Sub-Total: Payment In Lieu	**$3,823,094**	**$3,753,873**	**-$69,222**	**-1.81%**
Total (Taxable + PIL)	**$93,985,560**	**$95,204,385**	**$1,218,826**	**1.30%**

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

Niagara Falls **Realty Tax Class**	**2024 Local Annualized Revenue Growth**		**2025 Local Annualized Revenue Growth**	
Taxable				
Residential	$870,279	1.63%	$1,011,793	1.80%
Farm	-$1,545	-1.31%	-$2,793	-2.32%
Managed Forest	$176	7.32%	$126	4.70%
New Multi-Residential	$16,133	5.23%	-$240	-0.07%
Multi-Residential	$34,873	0.94%	$226,439	5.81%
Commercial	$378,027	1.50%	$26,474	0.10%
Industrial	$132,710	6.14%	$25,950	1.09%
Aggregate Extraction	$45,462	100.00%	$0	0.00%
Landfill	$0	0.00%	$0	0.00%
Pipeline	$700	0.16%	$299	0.06%
Sub-Total: Taxable	**$1,476,815**	**1.73%**	**$1,288,048**	**1.43%**
Payment In Lieu				
Residential	-$16,196	-41.46%	$0	0.00%
Commercial	-$77,973	-2.12%	-$69,222	-1.85%
Industrial	-$1,440	-2.39%	$0	0.00%
Sub-Total: Payment In Lieu	**-$95,609**	**-2.53%**	**-$69,222**	**-1.81%**
Total (Taxable + PIL)	**$1,381,206**	**1.55%**	**$1,218,826**	**1.30%**

Local Results Table
2026 Notional Municipal Levies

Niagara Falls **Realty Tax Class**	**Start Ratio**	**Local Notional Rate**	**Local Notional Levy**	**Upper-Tier Notional Rate**	**Upper-Tier Notional Levy**
Taxable					
Residential	1.000000	0.00585386	$57,250,650	0.00728438	$71,241,111
Farm	0.250000	0.00146347	$117,764	0.00182110	$146,542
Managed Forest	0.250000	0.00146347	$2,808	0.00182110	$3,495
New Multi-Residential	1.000000	0.00585386	$336,957	0.00728438	$419,300
Multi-Residential	1.970000	0.01153211	$4,123,335	0.01435023	$5,130,965
Commercial	1.734900	0.01015587	$26,652,254	0.01263767	$33,165,323
Industrial	2.630000	0.01539566	$2,408,752	0.01915792	$2,997,384
Aggregate Extraction	2.140048	0.01252755	$38,450	0.01558892	$47,846
Landfill	2.940261	0.01721189	$54,260	0.02141798	$67,520
Pipeline	1.702100	0.00996386	$465,252	0.01239874	$578,947
Sub-Total: Taxable			**$91,450,482**		**$113,798,433**
Payment In Lieu					
Residential	1.000000	0.00585386	$23,765	0.00728438	$29,573
Commercial	1.734900	0.01015587	$3,668,910	0.01263767	$4,565,490
Industrial	2.630000	0.01539566	$61,195	0.01915792	$76,149
Sub-Total: Payment In Lieu			**$3,753,870**		**$4,671,212**
Total (Taxable + PIL)			**$95,204,352**		**$118,469,645**

Local Results Table
2025 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

Niagara-on-the-Lake	2025 Full CVA		Full CVA Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	4,504,737,714	4,523,926,623	19,188,909	0.43%
Farm	580,767,823	592,971,023	12,203,200	2.10%
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	16,147,100	16,147,300	200	0.00%
Commercial	808,860,910	820,345,910	11,485,000	1.42%
Industrial	56,303,100	56,734,800	431,700	0.77%
Aggregate Extraction	3,432,200	3,432,200	0	0.00%
Pipeline	19,202,000	19,226,000	24,000	0.12%
Sub-Total: Taxable	**5,993,893,947**	**6,037,226,956**	**43,333,009**	**0.72%**
Payment In Lieu				
Residential	3,520,600	3,563,600	43,000	1.22%
Commercial	40,776,100	40,487,100	-289,000	-0.71%
Industrial	2,215,500	2,215,500	0	0.00%
Sub-Total: Payment In Lieu	**46,512,200**	**46,266,200**	**-246,000**	**-0.53%**
Total (Taxable + PIL)	**6,040,406,147**	**6,083,493,156**	**43,087,009**	**0.71%**

Local Results Table
Year-To-Year Assessment Growth Comparison
(Full / Non Phase-Adjusted CVA)

Niagara-on-the-Lake **Realty Tax Class**	**2024 Full CVA Growth**		**2025 Full CVA Growth**	
Taxable				
Residential	61,421,736	1.38%	19,188,909	0.43%
Farm	-3,628,600	-0.62%	12,203,200	2.10%
Managed Forest	0	0.00%	0	0.00%
New Multi-Residential	0	0.00%	0	0.00%
Multi-Residential	-598,400	-3.57%	200	0.00%
Commercial	15,377,200	1.94%	11,485,000	1.42%
Industrial	-3,988,200	-6.61%	431,700	0.77%
Aggregate Extraction	3,432,200	100.00%	0	0.00%
Pipeline	67,000	0.35%	24,000	0.12%
Sub-Total: Taxable	**72,082,936**	**1.22%**	**43,333,009**	**0.72%**
Payment In Lieu				
Residential	216,000	6.54%	43,000	1.22%
Commercial	-336,000	-0.82%	-289,000	-0.71%
Industrial	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	**-120,000**	**-0.26%**	**-246,000**	**-0.53%**
Total (Taxable + PIL)	**71,962,936**	**1.21%**	**43,087,009**	**0.71%**

Local Results Table
2025 Local Revenue Growth
(Annualized)

Niagara-on-the-Lake	2025 Local General Levy		Annualized Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	$12,632,771	$12,686,583	$53,812	0.43%
Farm	$407,165	$415,720	$8,555	2.10%
Managed Forest	$983	$983	$0	0.00%
New Multi-Residential	$8,528	$8,528	$0	0.00%
Multi-Residential	$89,205	$89,206	$1	0.00%
Commercial	$3,935,294	$3,991,172	$55,877	1.42%
Industrial	$415,257	$418,441	$3,184	0.77%
Aggregate Extraction	$20,598	$20,598	$0	0.00%
Pipeline	$91,656	$91,771	$115	0.13%
Sub-Total: Taxable	**$17,601,457**	**$17,723,002**	**$121,544**	**0.69%**
Payment In Lieu				
Residential	$9,873	$9,994	$121	1.23%
Commercial	$198,385	$196,979	-$1,406	-0.71%
Industrial	$16,340	$16,340	$0	0.00%
Sub-Total: Payment In Lieu	**$224,598**	**$223,313**	**-$1,285**	**-0.57%**
Total (Taxable + PIL)	**$17,826,055**	**$17,946,315**	**$120,259**	**0.67%**

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

Niagara-on-the-Lake **Realty Tax Class**	**2024 Local Annualized Revenue Growth**		**2025 Local Annualized Revenue Growth**	
Taxable				
Residential	$159,783	1.38%	$53,812	0.43%
Farm	-$2,360	-0.62%	$8,555	2.10%
Managed Forest	$0	0.00%	$0	0.00%
New Multi-Residential	$0	0.00%	$0	0.00%
Multi-Residential	-$3,067	-3.57%	$1	0.00%
Commercial	$69,400	1.94%	$55,877	1.42%
Industrial	-$27,285	-6.61%	$3,184	0.77%
Aggregate Extraction	$23,482	100.00%	$0	0.00%
Pipeline	$297	0.35%	$115	0.13%
Sub-Total: Taxable	**$220,250**	**1.37%**	**$121,544**	**0.69%**
Payment In Lieu				
Residential	$562	6.54%	$121	1.23%
Commercial	-$1,517	-0.82%	-$1,406	-0.71%
Industrial	$0	0.00%	$0	0.00%
Sub-Total: Payment In Lieu	**-$955**	**-0.46%**	**-$1,285**	**-0.57%**
Total (Taxable + PIL)	**$219,295**	**1.34%**	**$120,259**	**0.67%**

Local Results Table
2026 Notional Municipal Levies

Niagara-on-the-Lake **Realty Tax Class**	**Start Ratio**	**Local Notional Rate**	**Local Notional Levy**	**Upper-Tier Notional Rate**	**Upper-Tier Notional Levy**
Taxable					
Residential	1.000000	0.00280433	$12,686,583	0.00728438	$32,954,001
Farm	0.250000	0.00070108	$415,720	0.00182110	$1,079,860
Managed Forest	0.250000	0.00070108	$983	0.00182110	$2,553
New Multi-Residential	1.000000	0.00280433	$8,528	0.00728438	$22,152
Multi-Residential	1.970000	0.00552453	$89,206	0.01435023	$231,717
Commercial	1.734900	0.00486523	$3,991,172	0.01263767	$10,367,259
Industrial	2.630000	0.00737539	$418,441	0.01915792	$1,086,920
Aggregate Extraction	2.140048	0.00600140	$20,598	0.01558892	$53,504
Pipeline	1.702100	0.00477325	$91,770	0.01239874	$238,378
Sub-Total: Taxable			**$17,723,001**		**$46,036,344**
Payment In Lieu					
Residential	1.000000	0.00280433	$9,994	0.00728438	$25,959
Commercial	1.734900	0.00486523	$196,979	0.01263767	$511,663
Industrial	2.630000	0.00737539	$16,340	0.01915792	$42,444
Sub-Total: Payment In Lieu			**$223,313**		**$580,066**
Total (Taxable + PIL)			**$17,946,314**		**$46,616,410**

Local Results Table
2025 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

Pelham	2025 Full CVA		Full CVA Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	2,869,618,392	2,954,869,774	85,251,382	2.97%
Farm	174,253,782	174,074,800	-178,982	-0.10%
Managed Forest	3,491,000	3,324,500	-166,500	-4.77%
New Multi-Residential	966,700	1,972,700	1,006,000	104.07%
Multi-Residential	18,604,000	18,850,000	246,000	1.32%
Commercial	116,841,708	116,218,008	-623,700	-0.53%
Industrial	3,886,700	3,571,700	-315,000	-8.10%
Aggregate Extraction	2,596,000	2,596,000	0	0.00%
Pipeline	18,150,000	18,246,000	96,000	0.53%
Sub-Total: Taxable	**3,208,408,282**	**3,293,723,482**	**85,315,200**	**2.66%**
Payment In Lieu				
Residential	3,000	3,000	0	0.00%
Commercial	2,924,500	2,924,500	0	0.00%
Industrial	28,600	28,000	-600	-2.10%
Sub-Total: Payment In Lieu	**2,956,100**	**2,955,500**	**-600**	**-0.02%**
Total (Taxable + PIL)	**3,211,364,382**	**3,296,678,982**	**85,314,600**	**2.66%**

Local Results Table
Year-To-Year Assessment Growth Comparison
(Full / Non Phase-Adjusted CVA)

Pelham **Realty Tax Class**	**2024 Full CVA**	**Growth**	**2025 Full CVA**	**Growth**
Taxable				
Residential	65,759,053	2.35%	85,251,382	2.97%
Farm	1,075,082	0.62%	-178,982	-0.10%
Managed Forest	0	0.00%	-166,500	-4.77%
New Multi-Residential	0	0.00%	1,006,000	104.07%
Multi-Residential	0	0.00%	246,000	1.32%
Commercial	1,712,047	1.49%	-623,700	-0.53%
Industrial	-2,701,600	-41.01%	-315,000	-8.10%
Aggregate Extraction	2,596,000	100.00%	0	0.00%
Pipeline	183,000	1.02%	96,000	0.53%
Sub-Total: Taxable	**68,623,582**	**2.19%**	**85,315,200**	**2.66%**
Payment In Lieu				
Residential	0	0.00%	0	0.00%
Commercial	0	0.00%	0	0.00%
Industrial	0	0.00%	-600	-2.10%
Sub-Total: Payment In Lieu	**0**	**0.00%**	**-600**	**-0.02%**
Total (Taxable + PIL)	**68,623,582**	**2.18%**	**85,314,600**	**2.66%**

Local Results Table
2025 Local Revenue Growth
(Annualized)

Pelham	2025 Local General Levy		Annualized Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	$18,320,906	$18,865,189	$544,282	2.97%
Farm	$278,128	$277,843	-$286	-0.10%
Managed Forest	$5,572	$5,306	-$266	-4.77%
New Multi-Residential	$6,172	$12,595	$6,423	104.07%
Multi-Residential	$233,989	$237,083	$3,094	1.32%
Commercial	$1,294,182	$1,287,273	-$6,908	-0.53%
Industrial	$65,263	$59,973	-$5,289	-8.10%
Aggregate Extraction	$35,469	$35,469	$0	0.00%
Pipeline	$197,235	$198,279	$1,043	0.53%
Sub-Total: Taxable	**$20,436,916**	**$20,979,010**	**$542,093**	**2.65%**
Payment In Lieu				
Residential	$19	$19	$0	0.00%
Commercial	$32,392	$32,392	$0	0.00%
Industrial	$480	$470	-$10	-2.08%
Sub-Total: Payment In Lieu	**$32,891**	**$32,881**	**-$10**	**-0.03%**
Total (Taxable + PIL)	**$20,469,807**	**$21,011,891**	**$542,083**	**2.65%**

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

Pelham **Realty Tax Class**	**2024 Local Annualized Revenue Growth**		**2025 Local Annualized Revenue Growth**	
Taxable				
Residential	$400,722	2.35%	$544,282	2.97%
Farm	$1,638	0.62%	-$286	-0.10%
Managed Forest	$0	0.00%	-$266	-4.77%
New Multi-Residential	$0	0.00%	$6,423	104.07%
Multi-Residential	$0	0.00%	$3,094	1.32%
Commercial	$18,101	1.49%	-$6,908	-0.53%
Industrial	-$43,297	-41.01%	-$5,289	-8.10%
Aggregate Extraction	$41,605	100.00%	$0	0.00%
Pipeline	$1,898	1.02%	$1,043	0.53%
Sub-Total: Taxable	**$420,667**	**2.20%**	**$542,093**	**2.65%**
Payment In Lieu				
Residential	$0	0.00%	$0	0.00%
Commercial	$0	0.00%	$0	0.00%
Industrial	$0	0.00%	-$10	-2.08%
Sub-Total: Payment In Lieu	**$0**	**0.00%**	**-$10**	**-0.03%**
Total (Taxable + PIL)	**$420,667**	**2.20%**	**$542,083**	**2.65%**

Local Results Table
2026 Notional Municipal Levies

Pelham Realty Tax Class	Start Ratio	Local Notional Rate	Local Notional Levy	Upper-Tier Notional Rate	Upper-Tier Notional Levy
Taxable					
Residential	1.000000	0.00638444	$18,865,189	0.00728438	$21,524,394
Farm	0.250000	0.00159611	$277,843	0.00182110	$317,008
Managed Forest	0.250000	0.00159611	$5,306	0.00182110	$6,054
New Multi-Residential	1.000000	0.00638444	$12,595	0.00728438	$14,370
Multi-Residential	1.970000	0.01257735	$237,083	0.01435023	$270,502
Commercial	1.734900	0.01107637	$1,287,272	0.01263767	$1,468,724
Industrial	2.630000	0.01679108	$59,973	0.01915792	$68,427
Aggregate Extraction	2.140048	0.01366301	$35,469	0.01558892	$40,469
Pipeline	1.702100	0.01086696	$198,279	0.01239874	$226,227
Sub-Total: Taxable			**$20,979,009**		**$23,936,175**
Payment In Lieu					
Residential	1.000000	0.00638444	$19	0.00728438	$22
Commercial	1.734900	0.01107637	$32,392	0.01263767	$36,959
Industrial	2.630000	0.01679108	$470	0.01915792	$536
Sub-Total: Payment In Lieu			**$32,881**		**$37,517**
Total (Taxable + PIL)			**$21,011,890**		**$23,973,692**

Local Results Table
2025 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

Port Colborne	2025 Full CVA		Full CVA Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	1,751,307,356	1,807,970,033	56,662,677	3.24%
Farm	57,390,474	58,089,174	698,700	1.22%
Managed Forest	993,600	985,000	-8,600	-0.87%
New Multi-Residential	2,351,000	3,086,800	735,800	31.30%
Multi-Residential	39,371,000	40,834,500	1,463,500	3.72%
Commercial	147,446,145	147,098,168	-347,977	-0.24%
Industrial	83,164,425	83,484,025	319,600	0.38%
Aggregate Extraction	6,786,000	6,786,000	0	0.00%
Pipeline	10,843,000	10,898,000	55,000	0.51%
Sub-Total: Taxable	**2,099,653,000**	**2,159,231,700**	**59,578,700**	**2.84%**
Payment In Lieu				
Residential	1,420,400	1,534,400	114,000	8.03%
Commercial	10,921,600	10,915,600	-6,000	-0.05%
Industrial	110,000	110,000	0	0.00%
Sub-Total: Payment In Lieu	**12,452,000**	**12,560,000**	**108,000**	**0.87%**
Total (Taxable + PIL)	**2,112,105,000**	**2,171,791,700**	**59,686,700**	**2.83%**

Local Results Table
Year-To-Year Assessment Growth Comparison
(Full / Non Phase-Adjusted CVA)

Port Colborne **Realty Tax Class**	**2024 Full CVA Growth**		**2025 Full CVA Growth**	
Taxable				
Residential	50,285,916	2.96%	56,662,677	3.24%
Farm	-293,500	-0.51%	698,700	1.22%
Managed Forest	67,500	7.29%	-8,600	-0.87%
New Multi-Residential	1,438,000	157.50%	735,800	31.30%
Multi-Residential	-519,000	-1.30%	1,463,500	3.72%
Commercial	3,667,584	2.55%	-347,977	-0.24%
Industrial	-5,975,054	-6.70%	319,600	0.38%
Aggregate Extraction	6,786,000	100.00%	0	0.00%
Pipeline	-16,000	-0.15%	55,000	0.51%
Sub-Total: Taxable	**55,441,446**	**2.71%**	**59,578,700**	**2.84%**
Payment In Lieu				
Residential	0	0.00%	114,000	8.03%
Commercial	-405,000	-3.58%	-6,000	-0.05%
Industrial	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	**-405,000**	**-3.15%**	**108,000**	**0.87%**
Total (Taxable + PIL)	**55,036,446**	**2.68%**	**59,686,700**	**2.83%**

Local Results Table
2025 Local Revenue Growth
(Annualized)

Port Colborne	2025 Local General Levy		Annualized Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	$19,989,720	$20,636,477	$646,757	3.24%
Farm	$163,766	$165,760	$1,994	1.22%
Managed Forest	$2,835	$2,811	-$25	-0.88%
New Multi-Residential	$26,835	$35,233	$8,399	31.30%
Multi-Residential	$885,293	$918,201	$32,908	3.72%
Commercial	$2,919,793	$2,912,902	-$6,890	-0.24%
Industrial	$2,496,536	$2,506,130	$9,594	0.38%
Aggregate Extraction	$165,761	$165,761	$0	0.00%
Pipeline	$210,658	$211,727	$1,069	0.51%
Sub-Total: Taxable	**$26,861,197**	**$27,555,002**	**$693,806**	**2.58%**
Payment In Lieu				
Residential	$16,213	$17,514	$1,301	8.02%
Commercial	$216,274	$216,155	-$119	-0.06%
Industrial	$3,302	$3,302	$0	0.00%
Sub-Total: Payment In Lieu	**$235,789**	**$236,971**	**$1,182**	**0.50%**
Total (Taxable + PIL)	**$27,096,986**	**$27,791,973**	**$694,988**	**2.56%**

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

Port Colborne **Realty Tax Class**	**2024 Local Annualized Revenue Growth**		**2025 Local Annualized Revenue Growth**	
Taxable				
Residential	$546,392	2.98%	$646,757	3.24%
Farm	-$792	-0.51%	$1,994	1.22%
Managed Forest	$182	7.28%	-$25	-0.88%
New Multi-Residential	$15,520	157.50%	$8,399	31.30%
Multi-Residential	-$11,034	-1.30%	$32,908	3.72%
Commercial	$68,674	2.55%	-$6,890	-0.24%
Industrial	-$169,600	-6.70%	$9,594	0.38%
Aggregate Extraction	$192,621	100.00%	$0	0.00%
Pipeline	-$294	-0.15%	$1,069	0.51%
Sub-Total: Taxable	**$641,669**	**2.59%**	**$693,806**	**2.58%**
Payment In Lieu				
Residential	$0	0.00%	$1,301	8.02%
Commercial	-$7,583	-3.58%	-$119	-0.06%
Industrial	$0	0.00%	$0	0.00%
Sub-Total: Payment In Lieu	**-$7,583**	**-3.29%**	**$1,182**	**0.50%**
Total (Taxable + PIL)	**$634,086**	**2.53%**	**$694,988**	**2.56%**

Local Results Table
2026 Notional Municipal Levies

Port Colborne Realty Tax Class	Start Ratio	Local Notional Rate	Local Notional Levy	Upper-Tier Notional Rate	Upper-Tier Notional Levy
Taxable					
Residential	1.000000	0.01141417	$20,636,477	0.00728438	$13,169,941
Farm	0.250000	0.00285354	$165,760	0.00182110	$105,786
Managed Forest	0.250000	0.00285354	$2,811	0.00182110	$1,794
New Multi-Residential	1.000000	0.01141417	$35,233	0.00728438	$22,485
Multi-Residential	1.970000	0.02248591	$918,201	0.01435023	$585,984
Commercial	1.734900	0.01980244	$2,912,902	0.01263767	$1,858,977
Industrial	2.630000	0.03001927	$2,506,130	0.01915792	$1,599,381
Aggregate Extraction	2.140048	0.02442687	$165,761	0.01558892	$105,786
Pipeline	1.702100	0.01942806	$211,727	0.01239874	$135,121
Sub-Total: Taxable			**$27,555,002**		**$17,585,255**
Payment In Lieu					
Residential	1.000000	0.01141417	$17,514	0.00728438	$11,178
Commercial	1.734900	0.01980244	$216,155	0.01263767	$137,948
Industrial	2.630000	0.03001927	$3,302	0.01915792	$2,107
Sub-Total: Payment In Lieu			**$236,971**		**$151,233**
Total (Taxable + PIL)			**$27,791,973**		**$17,736,488**

Local Results Table
2025 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

St. Catharines	2025 Full CVA		Full CVA Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	12,688,089,111	12,767,654,322	79,565,211	0.63%
Farm	161,339,100	160,501,300	-837,800	-0.52%
New Multi-Residential	143,246,320	172,197,720	28,951,400	20.21%
Multi-Residential	682,793,399	679,480,099	-3,313,300	-0.49%
Commercial	2,069,217,092	2,082,644,631	13,427,539	0.65%
Industrial	179,607,658	183,515,726	3,908,068	2.18%
Pipeline	31,303,000	31,387,000	84,000	0.27%
Sub-Total: Taxable	**15,955,595,680**	**16,077,380,798**	**121,785,118**	**0.76%**
Payment In Lieu				
Residential	3,036,200	4,769,700	1,733,500	57.09%
Commercial	89,588,300	89,585,800	-2,500	0.00%
Industrial	2,346,100	2,346,100	0	0.00%
Sub-Total: Payment In Lieu	**94,970,600**	**96,701,600**	**1,731,000**	**1.82%**
Total (Taxable + PIL)	**16,050,566,280**	**16,174,082,398**	**123,516,118**	**0.77%**

Local Results Table
Year-To-Year Assessment Growth Comparison
(Full / Non Phase-Adjusted CVA)

St. Catharines **Realty Tax Class**	**2024 Full CVA Growth**		**2025 Full CVA Growth**	
Taxable				
Residential	113,969,278	0.91%	79,565,211	0.63%
Farm	-903,500	-0.56%	-837,800	-0.52%
New Multi-Residential	1,890,700	1.34%	28,951,400	20.21%
Multi-Residential	3,873,731	0.57%	-3,313,300	-0.49%
Commercial	20,860,155	1.02%	13,427,539	0.65%
Industrial	-5,261,986	-2.85%	3,908,068	2.18%
Pipeline	-90,000	-0.29%	84,000	0.27%
Sub-Total: Taxable	**134,338,378**	**0.85%**	**121,785,118**	**0.76%**
Payment In Lieu				
Residential	0	0.00%	1,733,500	57.09%
Commercial	1,606,000	1.83%	-2,500	0.00%
Industrial	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	**1,606,000**	**1.72%**	**1,731,000**	**1.82%**
Total (Taxable + PIL)	**135,944,378**	**0.85%**	**123,516,118**	**0.77%**

Local Results Table
2025 Local Revenue Growth
(Annualized)

St. Catharines	2025 Local General Levy		Annualized Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	$84,051,551	$84,578,716	$527,165	0.63%
Farm	$267,240	$265,853	-$1,388	-0.52%
New Multi-Residential	$949,089	$1,140,908	$191,820	20.21%
Multi-Residential	$8,912,072	$8,868,826	-$43,246	-0.49%
Commercial	$23,785,029	$23,939,375	$154,345	0.65%
Industrial	$3,129,708	$3,197,806	$68,099	2.18%
Pipeline	$353,016	$353,963	$947	0.27%
Sub-Total: Taxable	**$121,447,705**	**$122,345,447**	**$897,742**	**0.74%**
Payment In Lieu				
Residential	$20,116	$31,602	$11,486	57.10%
Commercial	$1,029,789	$1,029,761	-$29	0.00%
Industrial	$40,882	$40,882	$0	0.00%
Sub-Total: Payment In Lieu	**$1,090,787**	**$1,102,245**	**$11,457**	**1.05%**
Total (Taxable + PIL)	**$122,538,492**	**$123,447,692**	**$909,199**	**0.74%**

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

St. Catharines **Realty Tax Class**	**2024 Local Annualized Revenue Growth**		**2025 Local Annualized Revenue Growth**	
Taxable				
Residential	$734,560	0.91%	$527,165	0.63%
Farm	-$1,456	-0.56%	-$1,388	-0.52%
New Multi-Residential	$12,186	1.34%	$191,820	20.21%
Multi-Residential	$49,185	0.57%	-$43,246	-0.49%
Commercial	$233,255	1.02%	$154,345	0.65%
Industrial	-$89,196	-2.85%	$68,099	2.18%
Pipeline	-$988	-0.29%	$947	0.27%
Sub-Total: Taxable	**$937,546**	**0.80%**	**$897,742**	**0.74%**
Payment In Lieu				
Residential	$0	0.00%	$11,486	57.10%
Commercial	$17,958	1.83%	-$29	0.00%
Industrial	$0	0.00%	$0	0.00%
Sub-Total: Payment In Lieu	**$17,958**	**1.72%**	**$11,457**	**1.05%**
Total (Taxable + PIL)	**$955,504**	**0.81%**	**$909,199**	**0.74%**

Local Results Table
2026 Notional Municipal Levies

St. Catharines **Realty Tax Class**	**Start Ratio**	**Local Notional Rate**	**Local Notional Levy**	**Upper-Tier Notional Rate**	**Upper-Tier Notional Levy**
Taxable					
Residential	1.000000	0.00662557	$84,578,716	0.00728438	$92,988,755
Farm	0.250000	0.00165639	$265,853	0.00182110	$292,289
New Multi-Residential	1.000000	0.00662557	$1,140,908	0.00728438	$1,254,354
Multi-Residential	1.970000	0.01305237	$8,868,826	0.01435023	$9,750,696
Commercial	1.734900	0.01149470	$23,939,375	0.01263767	$26,319,776
Industrial	2.630000	0.01742524	$3,197,809	0.01915792	$3,515,780
Pipeline	1.702100	0.01127738	$353,963	0.01239874	$389,159
Sub-Total: Taxable			**$122,345,450**		**$134,510,809**
Payment In Lieu					
Residential	1.000000	0.00662557	$31,602	0.00728438	$34,744
Commercial	1.734900	0.01149470	$1,029,761	0.01263767	$1,132,155
Industrial	2.630000	0.01742524	$40,882	0.01915792	$44,947
Sub-Total: Payment In Lieu			**$1,102,245**		**$1,211,846**
Total (Taxable + PIL)			**$123,447,695**		**$135,722,655**

Local Results Table
2025 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

Thorold	2025 Full CVA		Full CVA Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	2,788,701,160	2,952,218,966	163,517,806	5.86%
Farm	53,262,740	52,826,140	-436,600	-0.82%
Managed Forest	531,400	531,400	0	0.00%
New Multi-Residential	106,235,800	103,535,800	-2,700,000	-2.54%
Multi-Residential	43,267,500	43,081,500	-186,000	-0.43%
Commercial	195,266,209	203,404,740	8,138,531	4.17%
Industrial	74,608,200	71,362,663	-3,245,537	-4.35%
Pipeline	27,719,000	27,900,000	181,000	0.65%
Sub-Total: Taxable	**3,289,592,009**	**3,454,861,209**	**165,269,200**	**5.02%**
Payment In Lieu				
Residential	4,765,100	4,789,100	24,000	0.50%
Farm	491,000	491,000	0	0.00%
Commercial	13,072,900	13,543,900	471,000	3.60%
Industrial	1,744,200	1,619,200	-125,000	-7.17%
Sub-Total: Payment In Lieu	**20,073,200**	**20,443,200**	**370,000**	**1.84%**
Total (Taxable + PIL)	**3,309,665,209**	**3,475,304,409**	**165,639,200**	**5.00%**

Local Results Table
Year-To-Year Assessment Growth Comparison
(Full / Non Phase-Adjusted CVA)

Thorold **Realty Tax Class**	**2024 Full CVA**	**Growth**	**2025 Full CVA**	**Growth**
Taxable				
Residential	147,706,200	5.59%	163,517,806	5.86%
Farm	245,000	0.46%	-436,600	-0.82%
Managed Forest	0	0.00%	0	0.00%
New Multi-Residential	0	0.00%	-2,700,000	-2.54%
Multi-Residential	114,700	0.27%	-186,000	-0.43%
Commercial	6,958,200	3.70%	8,138,531	4.17%
Industrial	2,779,400	3.87%	-3,245,537	-4.35%
Pipeline	606,000	2.24%	181,000	0.65%
Sub-Total: Taxable	**158,409,500**	**5.06%**	**165,269,200**	**5.02%**
Payment In Lieu				
Residential	60,200	1.28%	24,000	0.50%
Farm	0	0.00%	0	0.00%
Commercial	-362,000	-2.69%	471,000	3.60%
Industrial	0	0.00%	-125,000	-7.17%
Sub-Total: Payment In Lieu	**-301,800**	**-1.48%**	**370,000**	**1.84%**
Total (Taxable + PIL)	**158,107,700**	**5.02%**	**165,639,200**	**5.00%**

Local Results Table
2025 Local Revenue Growth
(Annualized)

Thorold	2025 Local General Levy		Annualized Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	$19,049,841	$20,166,844	$1,117,003	5.86%
Farm	$90,961	$90,215	-$746	-0.82%
Managed Forest	$908	$908	$0	0.00%
New Multi-Residential	$725,705	$707,261	-$18,444	-2.54%
Multi-Residential	$582,261	$579,758	-$2,503	-0.43%
Commercial	$2,314,147	$2,410,599	$96,453	4.17%
Industrial	$1,340,392	$1,282,083	-$58,308	-4.35%
Pipeline	$322,294	$324,398	$2,105	0.65%
Sub-Total: Taxable	**$24,426,509**	**$25,562,066**	**$1,135,560**	**4.65%**
Payment In Lieu				
Residential	$32,550	$32,714	$164	0.50%
Farm	$839	$839	$0	0.00%
Commercial	$154,930	$160,512	$5,582	3.60%
Industrial	$31,335	$29,090	-$2,245	-7.16%
Sub-Total: Payment In Lieu	**$219,654**	**$223,155**	**$3,501**	**1.59%**
Total (Taxable + PIL)	**$24,646,163**	**$25,785,221**	**$1,139,061**	**4.62%**

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

Thorold **Realty Tax Class**	**2024 Local Annualized Revenue Growth**		**2025 Local Annualized Revenue Growth**	
Taxable				
Residential	$962,051	5.59%	$1,117,003	5.86%
Farm	$399	0.46%	-$746	-0.82%
Managed Forest	$0	0.00%	$0	0.00%
New Multi-Residential	$0	0.00%	-$18,444	-2.54%
Multi-Residential	$1,471	0.27%	-$2,503	-0.43%
Commercial	$78,626	3.70%	$96,453	4.17%
Industrial	$47,611	3.87%	-$58,308	-4.35%
Pipeline	$6,718	2.24%	$2,105	0.65%
Sub-Total: Taxable	**$1,096,876**	**4.94%**	**$1,135,560**	**4.65%**
Payment In Lieu				
Residential	$391	1.28%	$164	0.50%
Farm	$0	0.00%	$0	0.00%
Commercial	-$4,091	-2.69%	$5,582	3.60%
Industrial	$0	0.00%	-$2,245	-7.16%
Sub-Total: Payment In Lieu	**-$3,700**	**-1.74%**	**$3,501**	**1.59%**
Total (Taxable + PIL)	**$1,093,176**	**4.88%**	**$1,139,061**	**4.62%**

Local Results Table
2026 Notional Municipal Levies

Thorold Realty Tax Class	Start Ratio	Local Notional Rate	Local Notional Levy	Upper-Tier Notional Rate	Upper-Tier Notional Levy
Taxable					
Residential	1.000000	0.00683108	$20,166,844	0.00728438	$21,505,085
Farm	0.250000	0.00170777	$90,215	0.00182110	$96,202
Managed Forest	0.250000	0.00170777	$908	0.00182110	$968
New Multi-Residential	1.000000	0.00683108	$707,261	0.00728438	$754,194
Multi-Residential	1.970000	0.01345723	$579,758	0.01435023	$618,229
Commercial	1.734900	0.01185124	$2,410,599	0.01263767	$2,570,562
Industrial	2.630000	0.01796574	$1,282,083	0.01915792	$1,367,160
Pipeline	1.702100	0.01162718	$324,398	0.01239874	$345,925
Sub-Total: Taxable			**$25,562,066**		**$27,258,325**
Payment In Lieu					
Residential	1.000000	0.00683108	$32,714	0.00728438	$34,885
Farm	0.250000	0.00170777	$839	0.00182110	$894
Commercial	1.734900	0.01185124	$160,512	0.01263767	$171,163
Industrial	2.630000	0.01796574	$29,090	0.01915792	$31,020
Sub-Total: Payment In Lieu			**$223,155**		**$237,962**
Total (Taxable + PIL)			**$25,785,221**		**$27,496,287**

Local Results Table
2025 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

Wainfleet	2025 Full CVA		Full CVA Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	973,343,380	981,830,089	8,486,709	0.87%
Farm	213,150,715	215,415,915	2,265,200	1.06%
Managed Forest	1,783,389	1,454,789	-328,600	-18.43%
Multi-Residential	457,000	457,000	0	0.00%
Commercial	26,833,505	27,373,605	540,100	2.01%
Industrial	4,421,200	4,421,200	0	0.00%
Aggregate Extraction	4,663,700	4,663,700	0	0.00%
Pipeline	6,020,000	6,028,000	8,000	0.13%
Sub-Total: Taxable	**1,230,672,889**	**1,241,644,298**	**10,971,409**	**0.89%**
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)	**1,232,304,389**	**1,243,275,798**	**10,971,409**	**0.89%**

Local Results Table
Year-To-Year Assessment Growth Comparison
(Full / Non Phase-Adjusted CVA)

Wainfleet **Realty Tax Class**	**2024 Full CVA Growth**		**2025 Full CVA Growth**	
Taxable				
Residential	12,234,855	1.27%	8,486,709	0.87%
Farm	926,500	0.44%	2,265,200	1.06%
Managed Forest	-65,400	-3.54%	-328,600	-18.43%
Multi-Residential	0	0.00%	0	0.00%
Commercial	3,467,900	14.84%	540,100	2.01%
Industrial	-4,620,700	-51.10%	0	0.00%
Aggregate Extraction	4,663,700	100.00%	0	0.00%
Pipeline	4,000	0.07%	8,000	0.13%
Sub-Total: Taxable	**16,610,855**	**1.37%**	**10,971,409**	**0.89%**
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)	**16,610,855**	**1.37%**	**10,971,409**	**0.89%**

Local Results Table
2025 Local Revenue Growth
(Annualized)

Wainfleet	2025 Local General Levy		Annualized Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	$8,511,742	$8,585,957	$74,215	0.87%
Farm	$465,992	$470,944	$4,952	1.06%
Managed Forest	$3,899	$3,180	-$718	-18.41%
Multi-Residential	$7,873	$7,873	$0	0.00%
Commercial	$407,103	$415,297	$8,194	2.01%
Industrial	$101,683	$101,683	$0	0.00%
Aggregate Extraction	$87,278	$87,278	$0	0.00%
Pipeline	$89,605	$89,724	$119	0.13%
Sub-Total: Taxable	**$9,675,175**	**$9,761,936**	**$86,762**	**0.90%**
Payment In Lieu				
Residential	$2,350	$2,350	$0	0.00%
Commercial	$20,520	$20,520	$0	0.00%
Industrial	$237	$237	$0	0.00%
Sub-Total: Payment In Lieu	**$23,107**	**$23,107**	**$0**	**0.00%**
Total (Taxable + PIL)	**$9,698,282**	**$9,785,043**	**$86,762**	**0.89%**

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

Wainfleet **Realty Tax Class**	**2024 Local Annualized Revenue Growth**		**2025 Local Annualized Revenue Growth**	
Taxable				
Residential	$101,493	1.27%	$74,215	0.87%
Farm	$1,922	0.44%	$4,952	1.06%
Managed Forest	-$136	-3.55%	-$718	-18.41%
Multi-Residential	$0	0.00%	$0	0.00%
Commercial	$49,909	14.84%	$8,194	2.01%
Industrial	-$100,810	-51.10%	$0	0.00%
Aggregate Extraction	$101,748	100.00%	$0	0.00%
Pipeline	$56	0.07%	$119	0.13%
Sub-Total: Taxable	**$154,182**	**1.71%**	**$86,762**	**0.90%**
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)	**$154,182**	**1.70%**	**$86,762**	**0.89%**

Local Results Table
2026 Notional Municipal Levies

Wainfleet Realty Tax Class	Start Ratio	Local Notional Rate	Local Notional Levy	Upper-Tier Notional Rate	Upper-Tier Notional Levy
Taxable					
Residential	1.000000	0.00874485	$8,585,957	0.00728438	$7,152,023
Farm	0.250000	0.00218621	$470,944	0.00182110	$392,294
Managed Forest	0.250000	0.00218621	$3,180	0.00182110	$2,649
Multi-Residential	1.970000	0.01722736	$7,873	0.01435023	$6,558
Commercial	1.734900	0.01517145	$415,297	0.01263767	$345,939
Industrial	2.630000	0.02299897	$101,683	0.01915792	$84,701
Aggregate Extraction	2.140048	0.01871441	$87,278	0.01558892	$72,702
Pipeline	1.702100	0.01488462	$89,724	0.01239874	$74,740
Sub-Total: Taxable			**$9,761,936**		**$8,131,606**
Payment In Lieu					
Residential	1.000000	0.00874485	$2,350	0.00728438	$1,957
Commercial	1.734900	0.01517145	$20,520	0.01263767	$17,092
Industrial	2.630000	0.02299897	$237	0.01915792	$197
Sub-Total: Payment In Lieu			**$23,107**		**$19,246**
Total (Taxable + PIL)			**$9,785,043**		**$8,150,852**

Local Results Table
2025 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

Welland	2025 Full CVA		Full CVA Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	4,840,731,831	4,958,192,212	117,460,381	2.43%
Farm	23,440,300	23,619,500	179,200	0.76%
Managed Forest	1,261,900	1,198,100	-63,800	-5.06%
New Multi-Residential	51,007,234	62,467,334	11,460,100	22.47%
Multi-Residential	137,582,100	138,376,500	794,400	0.58%
Commercial	433,944,414	434,347,833	403,419	0.09%
Industrial	141,376,057	141,915,857	539,800	0.38%
Pipeline	22,620,000	22,799,000	179,000	0.79%
Sub-Total: Taxable	**5,651,963,836**	**5,782,916,336**	**130,952,500**	**2.32%**
Payment In Lieu				
Residential	890,100	892,500	2,400	0.27%
Commercial	12,480,700	12,601,100	120,400	0.96%
Industrial	560,500	554,700	-5,800	-1.03%
Landfill	1,334,300	1,334,300	0	0.00%
Sub-Total: Payment In Lieu	**15,265,600**	**15,382,600**	**117,000**	**0.77%**
Total (Taxable + PIL)	**5,667,229,436**	**5,798,298,936**	**131,069,500**	**2.31%**

Local Results Table
Year-To-Year Assessment Growth Comparison
(Full / Non Phase-Adjusted CVA)

Welland **Realty Tax Class**	**2024 Full CVA Growth**		**2025 Full CVA Growth**	
Taxable				
Residential	134,874,340	2.87%	117,460,381	2.43%
Farm	1,022,400	4.56%	179,200	0.76%
Managed Forest	127,700	11.26%	-63,800	-5.06%
New Multi-Residential	22,793,734	80.79%	11,460,100	22.47%
Multi-Residential	-207,600	-0.15%	794,400	0.58%
Commercial	11,926,803	2.83%	403,419	0.09%
Industrial	-183,986	-0.13%	539,800	0.38%
Pipeline	512,000	2.32%	179,000	0.79%
Sub-Total: Taxable	**170,865,391**	**3.12%**	**130,952,500**	**2.32%**
Payment In Lieu				
Residential	0	0.00%	2,400	0.27%
Commercial	596,700	5.02%	120,400	0.96%
Industrial	-40,800	-6.79%	-5,800	-1.03%
Landfill	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	**555,900**	**3.78%**	**117,000**	**0.77%**
Total (Taxable + PIL)	**171,421,291**	**3.12%**	**131,069,500**	**2.31%**

Local Results Table
2025 Local Revenue Growth
(Annualized)

Welland	2025 Local General Levy		Annualized Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	$40,230,965	$41,208,356	$977,390	2.43%
Farm	$48,762	$49,135	$373	0.76%
Managed Forest	$2,625	$2,492	-$133	-5.07%
New Multi-Residential	$424,432	$519,792	$95,360	22.47%
Multi-Residential	$2,255,302	$2,268,324	$13,022	0.58%
Commercial	$6,264,483	$6,270,307	$5,824	0.09%
Industrial	$3,093,913	$3,105,726	$11,813	0.38%
Pipeline	$320,372	$322,907	$2,535	0.79%
Sub-Total: Taxable	**$52,640,854**	**$53,747,039**	**$1,106,184**	**2.10%**
Payment In Lieu				
Residential	$7,406	$7,426	$20	0.27%
Commercial	$180,173	$181,911	$1,738	0.96%
Industrial	$12,266	$12,139	-$127	-1.04%
Landfill	$32,645	$32,645	$0	0.00%
Sub-Total: Payment In Lieu	**$232,490**	**$234,121**	**$1,631**	**0.70%**
Total (Taxable + PIL)	**$52,873,344**	**$53,981,160**	**$1,107,815**	**2.10%**

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

Welland **Realty Tax Class**	**2024 Local Annualized Revenue Growth**		**2025 Local Annualized Revenue Growth**	
Taxable				
Residential	$1,080,769	2.87%	$977,390	2.43%
Farm	$2,048	4.56%	$373	0.76%
Managed Forest	$256	11.27%	-$133	-5.07%
New Multi-Residential	$182,650	80.79%	$95,360	22.47%
Multi-Residential	-$3,278	-0.15%	$13,022	0.58%
Commercial	$165,807	2.83%	$5,824	0.09%
Industrial	-$3,878	-0.13%	$11,813	0.38%
Pipeline	$6,983	2.32%	$2,535	0.79%
Sub-Total: Taxable	**$1,431,357**	**2.91%**	**$1,106,184**	**2.10%**
Payment In Lieu				
Residential	$0	0.00%	$20	0.27%
Commercial	$8,295	5.02%	$1,738	0.96%
Industrial	-$860	-6.79%	-$127	-1.04%
Landfill	$0	0.00%	$0	0.00%
Sub-Total: Payment In Lieu	**$7,435**	**3.43%**	**$1,631**	**0.70%**
Total (Taxable + PIL)	**$1,438,792**	**2.91%**	**$1,107,815**	**2.10%**

Local Results Table
2026 Notional Municipal Levies

Welland Realty Tax Class	Start Ratio	Local Notional Rate	Local Notional Levy	Upper-Tier Notional Rate	Upper-Tier Notional Levy
Taxable					
Residential	1.000000	0.00832102	$41,208,356	0.00728438	$36,074,582
Farm	0.250000	0.00208026	$49,135	0.00182110	$43,013
Managed Forest	0.250000	0.00208026	$2,492	0.00182110	$2,182
New Multi-Residential	1.000000	0.00832102	$519,792	0.00728438	$455,036
Multi-Residential	1.970000	0.01639241	$2,268,324	0.01435023	$1,985,735
Commercial	1.734900	0.01443614	$6,270,307	0.01263767	$5,489,145
Industrial	2.630000	0.02188428	$3,105,726	0.01915792	$2,718,813
Pipeline	1.702100	0.01416321	$322,907	0.01239874	$282,679
Sub-Total: Taxable			**$53,747,039**		**$47,051,185**
Payment In Lieu					
Residential	1.000000	0.00832102	$7,426	0.00728438	$6,501
Commercial	1.734900	0.01443614	$181,911	0.01263767	$159,249
Industrial	2.630000	0.02188428	$12,139	0.01915792	$10,627
Landfill			$32,645		$28,578
Sub-Total: Payment In Lieu			**$234,121**		**$204,955**
Total (Taxable + PIL)			**$53,981,160**		**$47,256,140**

Local Results Table
2025 Local Assessment Growth
(Full / Non Phase-Adjusted CVA)

West Lincoln	2025 Full CVA		Full CVA Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	1,853,098,200	1,866,812,572	13,714,372	0.74%
Farm	501,011,932	501,317,210	305,278	0.06%
Managed Forest	2,674,500	2,620,500	-54,000	-2.02%
Multi-Residential	7,043,000	8,747,000	1,704,000	24.19%
Commercial	85,239,799	82,803,527	-2,436,272	-2.86%
Industrial	45,139,600	50,324,600	5,185,000	11.49%
Pipeline	29,190,000	29,231,000	41,000	0.14%
Sub-Total: Taxable	**2,523,397,031**	**2,541,856,409**	**18,459,378**	**0.73%**
Payment In Lieu				
Residential	554,600	554,600	0	0.00%
Commercial	2,986,000	3,002,000	16,000	0.54%
Industrial	105,100	105,100	0	0.00%
Landfill	386,000	386,000	0	0.00%
Sub-Total: Payment In Lieu	**4,031,700**	**4,047,700**	**16,000**	**0.40%**
Total (Taxable + PIL)	**2,527,428,731**	**2,545,904,109**	**18,475,378**	**0.73%**

Local Results Table
Year-To-Year Assessment Growth Comparison
(Full / Non Phase-Adjusted CVA)

West Lincoln **Realty Tax Class**	**2024 Full CVA Growth**		**2025 Full CVA Growth**	
Taxable				
Residential	4,610,691	0.25%	13,714,372	0.74%
Farm	3,430,900	0.69%	305,278	0.06%
Managed Forest	192,600	7.76%	-54,000	-2.02%
Multi-Residential	0	0.00%	1,704,000	24.19%
Commercial	1,916,300	2.30%	-2,436,272	-2.86%
Industrial	5,384,800	13.55%	5,185,000	11.49%
Pipeline	11,000	0.04%	41,000	0.14%
Sub-Total: Taxable	**15,546,291**	**0.62%**	**18,459,378**	**0.73%**
Payment In Lieu				
Residential	0	0.00%	0	0.00%
Commercial	0	0.00%	16,000	0.54%
Industrial	0	0.00%	0	0.00%
Landfill	0	0.00%	0	0.00%
Sub-Total: Payment In Lieu	**0**	**0.00%**	**16,000**	**0.40%**
Total (Taxable + PIL)	**15,546,291**	**0.62%**	**18,475,378**	**0.73%**

Local Results Table
2025 Local Revenue Growth
(Annualized)

West Lincoln	2025 Local General Levy		Annualized Growth	
Realty Tax Class	**As Returned**	**As Revised**	**$**	**%**
Taxable				
Residential	$8,229,665	$8,290,571	$60,906	0.74%
Farm	$556,254	$556,592	$339	0.06%
Managed Forest	$2,969	$2,909	-$60	-2.02%
Multi-Residential	$61,618	$76,526	$14,908	24.19%
Commercial	$656,749	$637,979	-$18,770	-2.86%
Industrial	$527,227	$587,787	$60,561	11.49%
Pipeline	$220,649	$220,959	$310	0.14%
Sub-Total: Taxable	**$10,255,131**	**$10,373,323**	**$118,194**	**1.15%**
Payment In Lieu				
Residential	$2,463	$2,463	$0	0.00%
Commercial	$23,006	$23,129	$123	0.53%
Industrial	$1,228	$1,228	$0	0.00%
Landfill	$5,040	$5,040	$0	0.00%
Sub-Total: Payment In Lieu	**$31,737**	**$31,860**	**$123**	**0.39%**
Total (Taxable + PIL)	**$10,286,868**	**$10,405,183**	**$118,317**	**1.15%**

Local Results Table
Year-To-Year Annualized Local Revenue Growth Comparison
(Local General Purpose Levy)

West Lincoln **Realty Tax Class**	**2024 Local Annualized Revenue Growth**		**2025 Local Annualized Revenue Growth**	
Taxable				
Residential	$19,581	0.25%	$60,906	0.74%
Farm	$3,642	0.69%	$339	0.06%
Managed Forest	$205	7.78%	-$60	-2.02%
Multi-Residential	$0	0.00%	$14,908	24.19%
Commercial	$14,120	2.30%	-$18,770	-2.86%
Industrial	$60,145	13.55%	$60,561	11.49%
Pipeline	$80	0.04%	$310	0.14%
Sub-Total: Taxable	**$97,773**	**1.01%**	**$118,194**	**1.15%**
Payment In Lieu				
Residential	$0	0.00%	$0	0.00%
Commercial	$0	0.00%	$123	0.53%
Industrial	$0	0.00%	$0	0.00%
Landfill	$0	0.00%	$0	0.00%
Sub-Total: Payment In Lieu	**$0**	**0.00%**	**$123**	**0.39%**
Total (Taxable + PIL)	**$97,773**	**1.00%**	**$118,317**	**1.15%**

Local Results Table
2026 Notional Municipal Levies

West Lincoln **Realty Tax Class**	**Start Ratio**	**Local Notional Rate**	**Local Notional Levy**	**Upper-Tier Notional Rate**	**Upper-Tier Notional Levy**
Taxable					
Residential	1.000000	0.00444103	$8,290,571	0.00728438	$13,598,572
Farm	0.250000	0.00111026	$556,592	0.00182110	$912,949
Managed Forest	0.250000	0.00111026	$2,909	0.00182110	$4,772
Multi-Residential	1.970000	0.00874882	$76,526	0.01435023	$125,521
Commercial	1.734900	0.00770473	$637,980	0.01263767	$1,046,444
Industrial	2.630000	0.01167990	$587,787	0.01915792	$964,115
Pipeline	1.702100	0.00755907	$220,959	0.01239874	$362,428
Sub-Total: Taxable			**$10,373,324**		**$17,014,801**
Payment In Lieu					
Residential	1.000000	0.00444103	$2,463	0.00728438	$4,040
Commercial	1.734900	0.00770473	$23,129	0.01263767	$37,939
Industrial	2.630000	0.01167990	$1,228	0.01915792	$2,014
Landfill			$5,040		$8,267
Sub-Total: Payment In Lieu			**$31,860**		**$52,260**
Total (Taxable + PIL)			**$10,405,184**		**$17,067,061**

Optional Tax Subclasses

Under the *Municipal Act, 2001*, municipalities have the authority to establish optional property tax subclasses for specific property classes. These subclasses allow Council to apply a different tax rate - typically a reduction - to a defined subset of properties within a broad class, such as Multi-Residential or Commercial. By implementing these optional subclasses, the Region can more precisely align its taxation policy with broader strategic objectives, such as promoting housing affordability or supporting the sustainability of the local small business sector. This section outlines the proposed application of these subclasses and the anticipated impacts on the municipal tax base and local economic landscape.

At Niagara Region, while the decision to trigger these subclasses rests with Regional Council, the practical application flows through to the local area municipalities. Because the adoption of a regional subclass necessitates a coordinated approach at the local level, comprehensive local consultation is critical. This ensures that the implementation aligns with the specific economic realities of each local municipality and that the administrative framework is consistent across the Region.

Furthermore, any reduction in tax ratios or the creation of discounted subclasses creates a tax shift. Because municipal budget requirements remain constant, the "lost" revenue from a specialized subclass must be redistributed across other property classes. Most significantly, this often results in a shift toward the Residential property class. Council must therefore weigh the intended benefits of these optional subclasses such as small business support or rental housing incentives - against the increased tax burden placed upon residential taxpayers.

New Multi-residential Discount 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 1 – 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.

3. Unguaranteed Outcome

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. While the subclass could influence where developers choose to locate, it is unlikely to decisively change whether the build. Fundamental factors such as land availability, infrastructure, and market demand usually outweigh marginal tax incentives.

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 further reviewed for future taxation years.

Affordable Rental Housing Subclass (AHSC)

Introduced as part of the Province's 2025 Budget, the optional AHSC offers up to 35% tax rate discount that can be set for each of the multi-residential and new multi-residential classes. The AHSC is different from the New Multi-residential Discount Subclass:

- Eligibility is based on meeting regulated affordability thresholds under the *Development Charges Act* and other formalized criteria:
    - The owner or operator must be required to provide the unit as affordable rental housing under a Provincial or Federal Act; and/or
    - An agreement (most likely existing agreement) requiring the same with one of the following entities:
        - The Provincial or Federal Government, or an agency of either;
        - The upper-tier or local municipality where the unit is located, or a board of either; or
        - A service manager as defined in the *Housing Services Act, 2011*
- The classification can be applied to a subset of a building or complex targeting only those units contributing to the affordable housing inventory
- Municipalities may choose to have the reduced tax rate apply:
    - To all qualifying units across the multi-residential and new multi-residential classes, or

- To future builds only (building permit issued when the enacting by-law is in effect)

While not expected to generate new builds, the AHSC may support a shift toward affordable operating models among some existing and future landlords. For existing affordable housing partners, the AHSC may incentivize in retaining them when the current agreements come to term by reducing the tax burden for existing partners and helping secure agreement updates and renewals in the future. On an equity basis, preferential treatment tied to affordability may be perceived as fairer than relief based solely on build date particularly from the perspective of non-eligible multi-residential owners.

The Province had set a one-time deadline of September 30, 2025 for AHSC enacting by-laws to apply in 2026 taxation year. At this time, the deadline has passed and yet there are still a lot of uncertainties including administrative complexity, AHSC eligibility, as well as the broadened tax exemption landscape for affordable housing partners based a recent Court of Appeal decision[1]. Staff do not recommend the implementation of the AHSC for the 2026 taxation year due to the tight deadline to pass an enacting by-law and uncertainties mentioned above.

At the time of this report, York and Peel Region have adopted the New Multi-Residential Subclass (NT1) at 35% reduction; Toronto at 15%. City of Ottawa has had the AHSC approved by Council but they are still waiting for MPAC to implement (i.e. identify the properties and add them to the subclass). Others are assessing until the impacts of the reassessment are known.

Table 2 – Multi-Residential Subclasses Comparison

Policy Outcome/ Considerations	New Multi-Residential Discount Subclass	Affordable Rental Housing Subclass (Existing and New)	Affordable Rental Housing Subclass (Future Units Only)
Housing Friendly Signal	Yes	Yes	Yes
Targeting	Indiscriminate	Affordable Units	Future Affordable Units
Support/ Relief for Existing Units	No	Yes	No

[1] Ont. CA ruling may exempt more low-income housing providers from property taxes, lawyers say
(https://www.lawtimesnews.com/practice-areas/real-estate/ont-ca-ruling-may-exempt-more-low-income-housing-providers-from-property-taxes-lawyers-say/392854)

Reciprocal Tax Shifts	No Immediate Impacts	Modest Shifts	No Immediate Shifts
Municipal Housing Budget (i.e. NRH) Relief	Depends on New Builds	Yes	Depends on New Builds

Small Business Property Tax Subclass

The optional Small Business Property Tax Subclass was a policy tool introduced by the Province in 2020. Through report CSD 12-2021, staff provided Council an overview of the optional subclass.

While this subclass offers a mechanism to provide targeted relief to small businesses, its implementation in a two-tiered municipality like Niagara involves complex considerations regarding tax shifts, eligibility definitions, and administrative requirements.

The Optional Small Business Subclass allows municipalities to create a targeted tax rate for eligible small business properties within the Commercial and Industrial classes.

- Municipalities can set a discount of up to 35% off the standard municipal tax rate for the parent class.
- The Province may consider matching the municipal reduction with a reduction in the Education Property Tax rate for qualifying properties.

The key benefits of this subclass include:

- Provides direct, predictable overhead relief for "Main Street" businesses (retail, small services) that are often disproportionately affected by assessment increases.
- Unlike broad class-wide reductions, this subclass can be restricted by geography (e.g., Downtown BIAs) or property size/value, ensuring relief reaches the intended recipients.
- Aligns Niagara with other major Ontario single-tier and regional municipalities (e.g., Toronto, Ottawa) that have utilized this tool to foster small business growth.

The implementation of a small business subclass necessitates a thorough evaluation of the resulting "tax shift". Because the property tax system is designed to be revenue-neutral, providing a discount to one group of taxpayers inherently requires the redistribution of that tax burden onto other classes. In Niagara, where approximately 75% of the assessment base is residential, even a modest commercial discount can result in a perceptible shift toward residential homeowners. Alternatively, if the shift is

restricted to the Commercial class itself, larger entities - such as big-box retailers and shopping centers - would see their rates increase to subsidize the relief for smaller enterprises.

Furthermore, the Region must establish a robust and defensible definition of what constitutes a "small business." Unlike corporate income tax, property tax data does not inherently track employee counts or annual revenue. Therefore, the Region would need to rely on metrics available through MPAC, such as Current Value Assessment (CVA) thresholds, physical footprint (Gross Floor Area), or specific geographic zoning like Business Improvement Areas (BIAs).

As the Upper-Tier municipality, the Region holds the authority to pass the enabling by-law, but success requires close coordination and alignment with all 12 Local Area Municipalities. A unified approach to eligibility is essential to prevent regional disparities and ensure that businesses are treated equitably regardless of their specific local municipality.

From an operational standpoint, adopting this subclass introduces new administrative responsibilities that require careful planning. The initial implementation phase would involve a collaborative effort with MPAC to accurately identify eligible properties within the assessment roll based on the Region’s chosen criteria. Additionally, the Region must develop a transparent process for "Requests for Reconsideration (RfR)" to address instances where property owners believe they have been excluded in error.

History of Regional Tax Ratios

The following table summarizes the annual tax ratio by realty tax class.

Realty Tax Class	2018 Ratios	2019 Ratios	2020 Ratios	2021 Ratios	2022 Ratios	2023 Ratios	2024 Ratios	2025 Ratios	2026 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	0.00	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	1.970000	1.970000	1.970000	1.970000	1.970000	1.970000	1.970000	1.970000	1.970000	1.00	1.10	2.00	No
Commercial	1.734900	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	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	25.00	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

Note: * Range of Fairness is a provincial guideline that identifies a reasonable level of taxation for non-residential properties, but it is not mandatory.

Maximum Threshold is a legislated cap that municipalities cannot exceed when setting tax ratios.

Performance Measures

Table 1 below provides the measure of total property taxes for the median household incomes in Niagara verses the BMA study average for both 2025 and 2024, 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 2024 to 2025. Note that the study results are based on 2025 rates and therefore are not impacted by 2026 tax policy decisions and approved budgets.

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

Tax Burdens Category	Niagara Average* 2025	Study Average 2025	Niagara Average* 2024	Study Average 2024
Total Property Taxes as % of Hhld. Income	4.29%	3.70%	4.15%	3.63%
Total Municipal Burden: Taxes and W/WW as % of Hhld. Income	5.56%	5.00%	5.35%	4.90%

*Calculated using a simple average of all LAMs

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

	2025	2024	% Increase
Niagara Average Household Income	$120,513	$116,923	3.07%
Survey Average Household Income	$127,959	$124,639	2.66%

The combined Niagara Region, Local Area Municipalities, and education tax levy compares competitively to the BMA study average for 129 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	4,672	4,155	517	12.44%	Above
Residential	2 Storey	High	Tax/ Unit	6,175	5,478	697	12.72%	Above
Residential	Executive	High	Tax/ Unit	8,357	7,675	682	8.89%	Above
Multi-Res	Walk-Up	High	Tax/ Unit	2,060	1,620	440	27.16%	Above
Multi-Res	Mid/High-Rise	Mid	Tax/ Unit	2,245	2,159	86	3.98%	Above
Commercial	Office Buildings	Mid	Tax/ Sq. Ft.	3.39	3.40	-0.01	-0.29%	Below
Commercial	Shopping	High	Tax/ Sq. Ft.	4.79	4.13	0.66	15.98%	Above
Commercial	Hotels	High	Tax/ Unit	2,252	1,811	441	24.35%	Above
Commercial	Motels	Mid	Tax/ Unit	1,333	1,361	-28	-2.06%	Below
Industrial	Standard Industrial	High	Tax/ Sq. Ft.	2.21	1.75	0.46	26.29%	Above
Industrial	Large Industrial	Mid	Tax/ Sq. Ft.	1.10	1.23	-0.13	-10.57%	Below

*Calculated using a simple average of all LAMs.

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Ontario

Le français suit l'anglais.

December 10, 2025

Dear Municipal Treasurer / Clerk-Treasurer:

I am writing to provide an update regarding a number of property tax policies for the 2026 taxation year, including the status of education property tax rates.

Property Tax Reassessment

Planning for the next reassessment requires a balanced and thoughtful approach to ensure substantial market shifts do not create unmanageable impacts on taxpayers. With tariff impacts and the on-going trade threats, it is also important that Ontario maintains property assessment certainty. Therefore, the government will continue to hold property assessment values stable across the province and continue to defer the province-wide property tax reassessment for the 2026 taxation year.

We also continue to respond to feedback from a broad range of stakeholders, including residential and business property owners, and appreciate the municipal collaboration on improvements to the property assessment and taxation system. We continue to consider further enhancements that focus on affordability, business competitiveness and modernized administration tools and welcome input from your municipality and the municipal sector.

Education Property Taxes (EPT) Rates

Education property tax rates for 2026 will remain unchanged from the previous year as assessments continue to be based on the same valuation date used for 2025. This means that the residential education property tax rate will remain at 0.153 per cent and the business education tax (BET) rate reductions implemented in 2021 will be maintained. The 2026 BET rates for your municipality are attached.

BET rates for certain properties where municipalities are permitted to retain the education portion of payments in lieu of taxes (PILs) will remain at the rates set for 2025.

EPT Streamlined and Integrated Reporting

As announced in the *2025 Ontario Economic Outlook and Fiscal Review*, the Province is implementing measures to simplify EPT administration and provide clarity and consistency for the remittance process. These measures will:

- Reduce duplication in municipal reporting. Municipalities will report EPT information to the Ministry of Finance, which will share it with school boards and the Ministry of Municipal Affairs and Housing for inclusion in the Financial Information Returns.
- Provide clarity and consistency for remittances, by introducing definitions for “amounts levied” and “change to taxes” and clarifying how in-year EPT adjustments are to be accounted for in the instalment payments.
- Eliminate conflicting deadlines, by removing references to a separate EPT remittance timeline for supplementary and omitted assessments, ensuring the *Education Act* deadlines apply uniformly to all EPT remittances.

Collectively, these changes streamline reporting and remittances and reduce administrative complexity. Legislative amendments to the *Education Act* and *Assessment Act* will take effect **January 1, 2028.**

Distribution of EPT Payment-in-Lieu

The Province is also clarifying and simplifying how federal residential EPT PILs are distributed between municipalities and school boards, which will allow some municipalities to retain additional revenue. A streamlined and transparent approach to PIL administration is being implemented by removing and updating outdated references in regulation, and permitting municipalities to retain the education portion of PILs received for all Department of National Defence residential properties with housing accommodation. Previously, these amounts were required to be remitted to school boards.

The corresponding administrative and technical amendments to O. Regulation 382/98 under the *Municipal Act*, and O. Regulation 121/07 under the *City of Toronto Act*, changes will take effect **January 1, 2026.**

Other Property Tax Policies for 2026

Railway Rights-of-Way

For the 2026 tax year, the property tax rates for railway rights-of-way will remain at 2025 levels.

Affordable Rental Housing Subclass

As announced in the *2024 Ontario Economic Outlook and Fiscal Review*, the Province is providing municipalities with the ability to reduce municipal tax rates on affordable rental housing through the creation of an optional property tax subclass.

Further details were announced in the *2025 Ontario Budget*. The subclass would provide municipalities with the option to reduce the municipal property tax rate for affordable rental housing units, as defined in the *Development Charges Act, 1997*, by up to 35 per cent.

Eligible properties could be either existing or newly built, as municipalities could adopt the affordable rental housing subclass under the multi-residential property tax class, the new multi-residential property tax class, or both.

If a municipality adopts both the new multi-residential property tax subclass and the affordable rental housing subclass under the new multi-residential property class, the reduction amount for the affordable rental housing subclass for that class must be equal or higher than that of the new multi-residential property tax subclass reduction amount.

The subclass has been established in section 22.1.1 of O. Reg. 282/98 under the *Assessment Act, 1990*, and the reduction amount in section 8.0.0.0.4 of O. Reg. 73/03 under the *Municipal Act, 2001* and section 9.5 of O. Reg. 121/07 under the *City of Toronto Act, 2006.*

Levy Restriction

Municipalities with property classes subject to the levy restriction continue to have the flexibility to apply a municipal tax increase to those classes of up to 50 per cent of any increase applied to the residential class. For example, a municipality levying a 2 per cent increase in residential taxes could raise taxes on any restricted class by up to 1 per cent. A full levy restriction continues to apply to multi-residential properties for the 2026 tax year where the tax ratio set for that year is greater than 2.

If you have any questions related to any of these updates, please contact Andrea Chow, Director of the Property Tax and Assessment Policy Branch, at Andrea.Chow@ontario.ca or 416-303-9287.

Sincerely,



Ian Freeman
Assistant Deputy Minister
Provincial-Local Finance Division

Region of Niagara

2026 Business Education Tax (BET) Rates

BET Rate - Broad Classes

Business Property Class	2026 BET Rate	2026 Payment-in-Lieu of Taxation (PILT) BET Rate
Commercial	0.880000%	0.980000%
Industrial	0.880000%	1.250000%
Pipeline	0.880000%	0.980000%
Landfill	0.880000%	1.714649%
Aggregate Extraction	0.511000%	0.511000%
Small-Scale On-Farm (Commercial & Industrial)	0.220000%	n/a

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Ontario

10 décembre 2025

Madame la Trésorière ou Secrétaire-trésorière, Monsieur le Trésorier ou Secrétaire-trésorier,

Je vous écris pour vous fournir une mise à jour concernant un certain nombre de politiques fiscales pour l'année d'imposition 2026, notamment en ce qui a trait aux taux de l'impôt foncier scolaire.

Réévaluation de l'impôt foncier

La planification de la prochaine réévaluation exige une approche équilibrée et réfléchie afin de veiller à ce que les importantes fluctuations du marché ne créent pas de répercussions ingérables pour les contribuables. Compte tenu de l'effet des droits de douane et des menaces persistantes en matière de commerce, il importe également que l'Ontario maintienne la stabilité de l'évaluation foncière. Par conséquent, le gouvernement continuera de maintenir les valeurs d'évaluation foncière et reportera la réévaluation de l'impôt foncier pour l'année d'imposition 2026, et ce, pour l'intégralité de la province.

Nous continuons de tenir compte des commentaires d'un large éventail d'intervenants, y compris de propriétaires résidentiels et commerciaux, et nous sommes reconnaissants de la collaboration des municipalités en vue d'améliorer le régime d'évaluation et d'imposition foncières. Nous continuons également d'examiner d'autres améliorations axées sur l'abordabilité, la compétitivité des entreprises et la modernisation des outils d'administration. Nous serions heureux de recevoir les commentaires de votre municipalité et du secteur municipal.

Taux utilisés pour calculer les impôts fonciers scolaires

Les taux utilisés pour calculer les impôts fonciers scolaires en 2026 demeureront les mêmes que pour l'année précédente puisque la date d'évaluation sera la même qu'en 2025. Ainsi, le taux utilisé pour le calcul des impôts fonciers scolaires résidentiels demeure à 0,153 %, et la réduction des taux utilisés pour le calcul des impôts fonciers scolaires applicables aux entreprises mise en œuvre en 2021 sera maintenue. Le taux pour le calcul des impôts fonciers scolaires applicables aux entreprises en 2026 pour votre municipalité sont joints.

Les taux d'imposition scolaire applicables aux entreprises pour certains biens dans des municipalités où il est permis de retenir la partie scolaire des paiements tenant lieu d'impôt demeureront aussi aux mêmes taux qu'en 2025.

Rationalisation et intégration des déclarations de l'impôt foncier scolaire

Comme il a été annoncé dans *Perspectives économiques et revue financière de l'Ontario 2025*, la province met en œuvre des mesures visant à simplifier l'administration de l'impôt foncier scolaire et à offrir clarté et uniformité quant au processus de versement. Ces mesures permettront :

- de réduire la production en double de déclarations par les municipalités. Ces dernières communiqueront les renseignements sur l'impôt foncier scolaire au ministère des Finances qui les partagera avec les conseils scolaires et le ministère des Affaires municipales et du Logement pour qu'ils soient intégrés aux Rapports d'information financière.

- d'offrir clarté et uniformité quant aux versements en présentant des définitions pour les « montants prélevés » et les « modifications de l'impôt » et en précisant la façon dont il faut tenir compte des rajustements de l'impôt foncier scolaire en cours d'année dans les paiements d'acomptes.

- d'éliminer les dates limites contradictoires en retirant les renvois à un calendrier distinct de versement de l'impôt foncier scolaire pour les évaluations supplémentaires et omises afin que les dates limites prévues par la *Loi sur l'éducation* s'appliquent uniformément à tous les versements de l'impôt foncier scolaire.

Ensemble, ces changements simplifient la production des déclarations et des versements et réduisent la complexité administrative. Les modifications législatives à la *Loi sur l'éducation* et à la *Loi sur l'évaluation foncière* entreront en vigueur le **1er janvier 2028**.

Répartition des paiements tenant lieu d'impôts au titre de l'impôt foncier scolaire

La province clarifie et simplifie également la façon dont les paiements fédéraux tenant lieu d'impôts au titre de l'impôt foncier scolaire pour les propriétés résidentielles sont répartis entre les municipalités et les conseils scolaires, ce qui permettra à certaines municipalités de conserver un revenu supplémentaire. Une approche rationalisée et transparente à l'administration des paiements tenant lieu d'impôts est mise en œuvre en supprimant et en mettant à jour des renvois désuets dans la réglementation et en permettant aux municipalités de conserver la partie « scolaire » des paiements tenant lieu d'impôts reçus pour tous les immeubles résidentiels du ministère de la Défense nationale comportant des logements. Auparavant, ces montants devaient être versés aux conseils scolaires.

Les modifications administratives et techniques correspondantes au Règl. de l'Ont. 382/98 pris en application de la *Loi de 2001 sur les municipalités* et au Règl. de l'Ont.

121/07 pris en application de la *Loi de 2006 sur la cité de Toronto* entreront en vigueur le **1er Janvier 2026**.

Autres politiques relatives aux impôts fonciers pour 2026

Emprises de chemin de fer

Pour l'année d'imposition 2026, les taux d'impôts fonciers pour les emprises de chemin de fer demeureront les mêmes qu'en 2025.

Sous-catégorie visant les logements locatifs abordablesr

Comme il a été annoncé dans *Perspectives économiques et revue financière de l'Ontario 2024*, la province offre aux municipalités la possibilité de réduire les taux d'impôt foncier municipaux sur les logements locatifs abordables au moyen de la création d'une sous-catégorie facultative d'imposition foncière.

Des renseignements supplémentaires ont été annoncés dans le *Budget de l'Ontario 2025*. La sous-catégorie offrirait aux municipalités la possibilité de réduire le taux d'impôt foncier municipal pour les logements locatifs abordables, tels qu'ils sont définis dans la *Loi de 1997 sur les redevances d'aménagement*, d'un maximum de 35 %.

Les biens admissibles pourraient être existants ou nouvellement construits, puisque les municipalités pourraient adopter la sous-catégorie des logements locatifs abordables dans la catégorie des immeubles à logements multiples ou dans la catégorie des nouveaux immeubles à logements multiples, ou les deux.

Si une municipalité adopte à la fois la sous-catégorie des nouveaux immeubles à logements multiples et la sous-catégorie de logements locatifs abordables au sein de la catégorie des nouveaux immeubles à logements multiples, le montant de réduction applicable à la sous-catégorie des logements locatifs abordables pour cette catégorie doit être égal ou supérieur au montant de la réduction applicable à la sous-catégorie des nouveaux immeubles à logements multiples.

La sous-catégorie a été établie à l'article 22.1.1 du Règl. de l'Ont. 282/98 pris en application de la *Loi de 1990 sur l'évaluation foncière*, et le montant de la réduction est prévu à l'article 8.0.0.0.4 du Règl. de l'Ont. 73/03 pris en application de la *Loi de 2001 sur les municipalités* et à l'article 9.5 du Règl. de l'Ont. 121/07 pris en application de la *Loi de 2006 sur la cité de Toronto*.

Seuils applicables aux restrictions

Les municipalités ayant des catégories de biens assujetties à des seuils applicables aux restrictions continueront d'avoir la souplesse d'appliquer une augmentation fiscale municipale à ces catégories qui équivaut à jusqu'à 50 % de toute augmentation appliquée à la catégorie résidentielle. Par exemple, une municipalité qui augmente les impôts résidentiels de 2 % pourrait augmenter les impôts par un maximum de 1 %. Une restriction complète continue de s'appliquer en 2026 aux immeubles à logements multiples dont le ratio fiscal est supérieur à 2,0.

Si vous avez des questions au sujet de ces mises à jour, veuillez communiquer avec Andrea Chow, directrice de la Direction des politiques en matière d'impôt foncier et d'évaluation foncière à Andrea.Chow@ontario.ca ou au 416-303-9287.

Veuillez agréer, Madame, Monsieur, l’expression de mes sentiments distingués.



Ian Freeman
Sous-ministre adjoint
Division des relations provinciales-municipales en matière de finances

La municipalité régionale de Niagara

Taux d'impôt scolaire applicable aux entreprises (ISE) en 2026

Taux d'ISE - Grandes catégories

Catégorie des biens d'entreprises	Taux ISE 2026	Taux ISE 2026 – paiement tenant lieu d'impôt
Biens commerciaux	0,880000%	0,980000%
Biens industriels	0,880000%	1,250000%
Pipelines	0,880000%	0,980000%
Lieux d'enfouissemen	0,880000%	1,714649%
Extraction d'agrégats	0,511000%	0,511000%
Petites entreprises exploitées à la ferme (Biens commerciaux et industriels)	0,220000%	s.o.

Other Pertinent Reports

- CSD 60-2025 2026 Levy Departments Budget

  (https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=d0ec8067-aced-457db616-bf4341f0f721&Agenda=Merged&lang=English&Item=12&Tab=attachments)

- CAO 1-2026 2026 General Tax Levy Budget Update

  (https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=47e34f8f-6c5c-44db-885d-965e412be6e0&Agenda=Agenda&lang=English&Item=12&Tab=attachments)

- CSD 56-2025 Waste Management 2026 Operating Budget and Requisition

  (https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=d0ec8067-aced-457d-b616-bf4341f0f721&Agenda=Merged&lang=English&Item=13&Tab=attachments)

- PWC-C 3-2025 Update on 2026 Waste Management Operating Budget and Requisition

  (https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=ddf90907-40fe-4a59-938b-7a32912d32ef&Agenda=Agenda&lang=English&Item=20&Tab=attachments)

- Bill 2026-07 A by-law to adopt the 2026 Waste Management Budget for The Regional Municipality of Niagara and to repeal By-law 2025-67

  https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=8a839fd8-0774-4773-8144-873193b09224&Agenda=Merged&lang=English&Item=42&Tab=attachments

- BRC-C 17-2025 2026 Proposed Operating Budget and Special Levy Requisition - Niagara Transit Commission

  (https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=9a8c8655-ca33-431d-b109-fd8be2195bc7&Agenda=Agenda&lang=English&Item=16&Tab=attachments)

- Bill 2025-66 A by-law to adopt the 2026 Niagara Transit Commission Budget and Requisition for The Regional Municipality of Niagara Special Levy Tax for Transit

  https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=16676bef-e051-4384-bf56-04907c0c0c5b&Agenda=Merged&lang=English&Item=35&Tab=attachments

- CSD 12-2021 Optional Small Business Tax Subclass Overview

  (https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=dda43138-2bba-44a2-8d28-460e3e4ef8ba&Agenda=Merged&lang=English&Item=12&Tab=attachments)

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. 2026-15

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 2026

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 2026 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

Robert Foster, Acting Regional Chair

Ann-Marie Norio, Regional Clerk

Passed: March 26, 2026

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. 2026-16

A BY-LAW TO SET AND LEVY THE RATE OF TAXATION FOR REGIONAL GENERAL AND SPECIAL PURPOSES FOR THE YEAR 2026

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 2026 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. 2026-07 adopted the 2026 Waste Management Budget; and by By-law No. 2025-66 adopted the 2026 Transit Budget; and by By-law No. 2026-09 adopted the 2026 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 2026 taxation year have been set out in By-law No. 2026-15 of The Regional Corporation dated the 26th of March 2026;

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 2026 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 2026 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;

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

1. That for the year 2026 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 2026 in The Regional Municipality of Niagara, the Town of Niagara-on-the-Lake be required to pay $2,014,924 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 2026 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

Robert Foster, Acting Regional Chair

Ann-Marie Norio, Regional Clerk

Passed: March 26, 2026

Schedule A – 2026 Tax Ratios, Sub-Class Reductions and Rates

Property Classification	Tax Ratio	Sub-Class Reduction	Tax Rate by Class
Residential	1.000000	0.0%	0.00774131
New Multi-Residential	1.000000	0.0%	0.00774131
Multi-Residential	1.970000	0.0%	0.01525038
Commercial	1.734900	0.0%	0.01343040
Commercial - Excess	1.734900	0.0%	0.01343040
Commercial - Vacant	1.734900	0.0%	0.01343040
Landfill	2.940261	0.0%	0.02276147
Industrial	2.630000	0.0%	0.02035965
Industrial - Excess	2.630000	0.0%	0.02035965
Industrial - Vacant	2.630000	0.0%	0.02035965
Aggregate Extraction	2.140048	0.0%	0.01656677
Pipelines	1.702100	0.0%	0.01317648
Farmland	0.250000	0.0%	0.00193533
FAD 1	1.000000	25.0%	0.00580598
FAD 2	Class Ratio	0.0%	Class Ratio
Managed Forests	0.250000	0.0%	0.00193533

Schedule B – 2026 GENERAL TAX LEVY

2026 Upper Tier General Levy and Dates by Local Municipality (Taxable Levy Only)

Municipality	Interim Payment Due March 4, 2026	Interim Payment Due May 6, 2026	Final Payment Due August 5, 2026	Final Payment Due October 7, 2026	2026 Approved General Levy	Regional Dept.	Niagara Regional Police	Niagara Regional Housing	Niagara Peninsula Conserv. Authority	Court Services
Fort Erie	8,625,503	8,625,503	10,113,696	10,113,696	37,478,397	21,154,430	15,279,122	518,542	532,789	(6,486)
Grimsby	10,078,033	10,078,033	11,424,574	11,424,574	43,005,214	24,274,004	17,532,285	595,010	611,358	(7,443)
Lincoln	8,242,706	8,242,706	9,707,775	9,707,775	35,900,962	20,264,057	14,636,037	496,717	510,364	(6,213)
Niagara Falls	28,048,759	28,048,759	32,419,599	32,419,599	120,936,716	68,261,917	49,303,253	1,673,252	1,719,224	(20,931)
Niagara-on-the-Lake	11,430,150	11,430,150	13,031,893	13,031,893	48,924,085	27,614,871	19,945,279	676,902	695,500	(8,467)
Pelham	5,829,414	5,829,414	6,889,400	6,889,400	25,437,628	14,358,098	10,370,364	351,949	361,619	(4,403)
Port Colborne	4,285,617	4,285,617	5,058,550	5,058,550	18,688,333	10,548,504	7,618,824	258,567	265,671	(3,234)
St. Catharines	33,380,927	33,380,927	38,093,365	38,093,365	142,948,584	80,686,369	58,277,010	1,977,803	2,032,142	(24,740)
Thorold	6,511,849	6,511,849	7,972,235	7,972,235	28,968,168	16,350,888	11,809,688	400,797	411,809	(5,014)
Wainfleet	2,014,832	2,014,832	2,306,008	2,306,008	8,641,679	4,877,738	3,523,023	119,564	122,849	(1,496)
Welland	11,520,694	11,520,694	13,480,598	13,480,598	50,002,584	28,223,623	20,384,960	691,824	710,832	(8,654)
West Lincoln	4,205,231	4,205,231	4,835,816	4,835,816	18,082,094	10,206,317	7,371,674	250,180	257,053	(3,129)
Regional Total Taxable Only	134,173,715	134,173,715	155,333,507	155,333,507	579,014,444	326,820,816	236,051,521	8,011,108	8,231,210	(100,211)

Schedule C – 2026 WASTE MANAGEMENT TAX RATES & LEVY

2026 Upper-Tier Special Levy(Waste Management) and Dates by Local Municipality (Taxable Levy Only)

Municipality	Interim Payment Due March 4, 2026	Interim Payment Due May 6, 2026	Final Payment Due August 5, 2026	Final Payment Due October 7, 2026	2026 Approved Special Levy
Fort Erie	858,792	858,792	861,987	861,987	3,441,557
Grimsby	635,381	635,381	650,611	650,611	2,571,983
Lincoln	559,387	559,387	561,522	561,522	2,241,817
Niagara Falls	2,256,061	2,256,061	2,319,871	2,319,871	9,151,864
Niagara-on-the-Lake	489,761	489,761	517,701	517,701	2,014,924
Pelham	401,938	401,938	404,243	404,243	1,612,361
Port Colborne	546,780	546,780	541,672	541,672	2,176,904
St. Catharines	3,357,638	3,357,638	3,388,778	3,388,778	13,492,831
Thorold	557,246	557,246	598,506	598,506	2,311,504
Wainfleet	166,958	166,958	166,282	166,282	666,480
Welland	1,280,240	1,280,240	1,282,310	1,282,310	5,125,100
West Lincoln	285,996	285,996	282,950	282,950	1,137,892
Regional Total Taxable Only	11,396,178	11,396,178	11,576,431	11,576,431	45,945,217

Fort Erie Property Classification	2026 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	4,012,459,858	0.00071087	2,852,323
New Multi-Residential	12,397,300	0.00071087	8,813
Multi-Residential	42,991,117	0.00140041	60,205
Commercial	289,049,338	0.00123329	356,482
Commercial - Excess	4,727,109	0.00123329	5,830
Commercial - Vacant	18,484,500	0.00123329	22,797
Landfill	0	0.00209014	0
Industrial	47,198,054	0.00186959	88,241
Industrial - Excess	981,541	0.00186959	1,835
Industrial - Vacant	3,928,000	0.00186959	7,344
Aggregate Extraction	3,419,700	0.00152130	5,202
Pipelines	17,857,000	0.00120997	21,606
Farmland	59,972,100	0.00017772	10,658
FAD 1	0	0.00053315	0
Managed Forests	1,243,400	0.00017772	221
Taxable Total	4,514,709,017		3,441,557

Grimsby Property Classification	2026 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	4,667,395,468	0.00046298	2,160,907
New Multi-Residential	0	0.00046298	0
Multi-Residential	27,616,000	0.00091207	25,188
Commercial	340,713,765	0.00080322	273,668
Commercial - Excess	9,540,225	0.00080322	7,663
Commercial - Vacant	15,700,000	0.00080322	12,611
Landfill	0	0.00136128	0
Industrial	54,034,400	0.00121764	65,794
Industrial - Excess	3,741,500	0.00121764	4,556
Industrial - Vacant	3,265,600	0.00121764	3,976
Aggregate Extraction	0	0.00099080	$0
Pipelines	8,355,000	0.00078804	6,584
Farmland	94,852,195	0.00011575	10,979
FAD 1	0	0.00034724	0
Managed Forests	493,400	0.00011575	57
Taxable Total	5,225,707,553		2,571,983

Lincoln Property Classification	2026 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	3,635,148,210	0.00048340	1,757,239
New Multi-Residential	11,046,500	0.00048340	5,340
Multi-Residential	20,192,200	0.00095230	19,229
Commercial	253,063,281	0.00083865	212,232
Commercial - Excess	7,763,700	0.00083865	6,511
Commercial - Vacant	3,922,500	0.00083865	3,290
Landfill	0	0.00142132	0
Industrial	106,495,558	0.00127134	135,392
Industrial - Excess	2,630,000	0.00127134	3,344
Industrial - Vacant	5,866,000	0.00127134	7,458
Aggregate Extraction	6,535,300	0.00103450	6,761
Pipelines	21,852,000	0.00082280	17,980
Farmland	553,820,573	0.00012085	66,929
FAD 1	0	0.00036255	0
Managed Forests	926,700	0.00012085	112
Taxable Total	4,629,262,522		2,241,817

Niagara Falls Property Classification	2026 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	9,779,982,792	0.00058582	5,729,338
New Multi-Residential	57,561,500	0.00058582	33,721
Multi-Residential	357,552,789	0.00115407	412,641
Commercial	2,483,143,999	0.00101634	2,523,719
Commercial - Excess	31,326,787	0.00101634	31,839
Commercial - Vacant	109,851,900	0.00101634	111,647
Landfill	3,152,500	0.00172246	5,430
Industrial	120,687,092	0.00154071	185,944
Industrial - Excess	5,638,857	0.00154071	8,688
Industrial - Vacant	30,130,745	0.00154071	46,423
Aggregate Extraction	3,069,200	0.00125368	3,848
Pipelines	46,694,000	0.00099712	46,560
Farmland	80,468,898	0.00014646	11,785
FAD 1	0	0.00043937	0
Managed Forests	1,918,900	0.00014646	281
Taxable Total	13,111,179,959		9,151,864

Niagara-on-the-Lake Property Classification	2026 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			2,014,924

Pelham Property Classification	2026 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	2,954,869,774	0.00049068	1,449,902
New Multi-Residential	1,972,700	0.00049068	968
Multi-Residential	18,850,000	0.00096664	18,221
Commercial	107,581,497	0.00085128	91,582
Commercial - Excess	436,511	0.00085128	372
Commercial - Vacant	8,200,000	0.00085128	6,980
Landfill	0	0.00144273	0
Industrial	3,425,600	0.00129049	4,421
Industrial - Excess	45,100	0.00129049	58
Industrial - Vacant	101,000	0.00129049	130
Aggregate Extraction	2,596,000	0.00105008	2,726
Pipelines	18,246,000	0.00083519	15,239
Farmland	174,074,800	0.00012267	21,354
FAD 1	0	0.00036801	0
Managed Forests	3,324,500	0.00012267	408
Taxable Total	3,293,723,482		1,612,361

Port Colborne Property Classification	2026 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	1,807,970,033	0.00090174	1,630,327
New Multi-Residential	3,086,800	0.00090174	2,783
Multi-Residential	40,834,500	0.00177643	72,540
Commercial	144,259,468	0.00156443	225,684
Commercial - Excess	331,900	0.00156443	519
Commercial - Vacant	2,506,800	0.00156443	3,922
Landfill	0	0.00265135	0
Industrial	74,009,490	0.00237158	175,519
Industrial - Excess	2,906,935	0.00237158	6,894
Industrial - Vacant	6,567,600	0.00237158	15,576
Aggregate Extraction	6,786,000	0.00192977	13,095
Pipelines	10,898,000	0.00153485	16,727
Farmland	58,089,174	0.00022544	13,096
FAD 1	0	0.00067631	0
Managed Forests	985,000	0.00022544	222
Taxable Total	2,159,231,700		2,176,904

St. Catharines Property Classification	2026 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	12,765,500,322	0.00073070	9,327,735
New Multi-Residential	172,197,720	0.00073070	125,825
Multi-Residential	679,480,099	0.00143948	978,098
Commercial	2,045,848,202	0.00126769	2,593,501
Commercial - Excess	9,388,029	0.00126769	11,901
Commercial - Vacant	27,408,400	0.00126769	34,745
Landfill	0	0.00214845	0
Industrial	160,167,315	0.00192174	307,800
Industrial - Excess	4,489,311	0.00192174	8,627
Industrial - Vacant	18,859,100	0.00192174	36,242
Aggregate Extraction	0	0.00156373	0
Pipelines	31,387,000	0.00124372	39,037
Farmland	160,501,300	0.00018268	29,320
FAD 1	0	0.00054803	0
Managed Forests	0	0.00018268	0
Taxable Total	16,075,226,798		13,492,831

Thorold Property Classification	2026 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	2,952,218,966	0.00061771	1,823,632
New Multi-Residential	103,535,800	0.00061771	63,955
Multi-Residential	43,081,500	0.00121689	52,425
Commercial	194,485,127	0.00107167	208,424
Commercial - Excess	2,735,313	0.00107167	2,931
Commercial - Vacant	6,184,300	0.00107167	6,628
Landfill	0	0.00181623	0
Industrial	52,125,815	0.00162458	84,683
Industrial - Excess	3,304,748	0.00162458	5,369
Industrial - Vacant	15,932,100	0.00162458	25,883
Aggregate Extraction	0	0.00132193	0
Pipelines	27,900,000	0.00105140	29,334
Farmland	52,826,140	0.00015443	8,158
FAD 1	0	0.00046328	0
Managed Forests	531,400	0.00015443	82
Taxable Total	3,454,861,209		2,311,504

Wainfleet Property Classification	2026 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	981,830,089	0.00059704	586,191
New Multi-Residential	0	0.00059704	0
Multi-Residential	457,000	0.00117617	538
Commercial	25,611,605	0.00103580	26,529
Commercial - Excess	929,500	0.00103580	963
Commercial - Vacant	832,500	0.00103580	862
Landfill	0	0.00175545	0
Industrial	4,203,900	0.00157022	6,601
Industrial - Excess	85,300	0.00157022	134
Industrial - Vacant	132,000	0.00157022	207
Aggregate Extraction	4,663,700	0.00127769	5,959
Pipelines	6,028,000	0.00101622	6,126
Farmland	215,415,915	0.00014926	32,153
FAD 1	0	0.00044778	0
Managed Forests	1,454,789	0.00014926	217
Taxable Total	1,241,644,298		666,480

Welland Property Classification	2026 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	4,952,320,212	0.00079346	3,929,462
New Multi-Residential	62,467,334	0.00079346	49,565
Multi-Residential	138,376,500	0.00156312	216,299
Commercial	402,497,605	0.00137657	554,066
Commercial - Excess	6,134,928	0.00137657	8,445
Commercial - Vacant	25,715,300	0.00137657	35,399
Landfill	0	0.00233298	0
Industrial	132,196,057	0.00208680	275,867
Industrial - Excess	3,570,500	0.00208680	7,451
Industrial - Vacant	6,149,300	0.00208680	12,832
Aggregate Extraction	0	0.00169804	0
Pipelines	22,799,000	0.00135055	30,791
Farmland	23,619,500	0.00019837	4,685
FAD 1	0	0.00059510	0
Managed Forests	1,198,100	0.00019837	238
Taxable Total	5,777,044,336		5,125,100

West Lincoln Property Classification	2026 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	1,866,812,572	0.00048715	909,427
New Multi-Residential	0	0.00048715	0
Multi-Residential	8,747,000	0.00095969	8,394
Commercial	78,846,127	0.00084516	66,638
Commercial - Excess	887,600	0.00084516	750
Commercial - Vacant	3,069,800	0.00084516	2,594
Landfill	0	0.00143235	0
Industrial	48,958,600	0.00128120	62,726
Industrial - Excess	436,000	0.00128120	559
Industrial - Vacant	930,000	0.00128120	1,192
Aggregate Extraction	0	0.00104252	0
Pipelines	29,231,000	0.00082918	24,238
Farmland	501,317,210	0.00012179	61,055
FAD 1	0	0.00036536	0
Managed Forests	2,620,500	0.00012179	319
Taxable Total	2,541,856,409		1,137,892

Schedule D – 2026 TRANSIT TAX RATES & LEVY

2026 Upper-Tier Special Levy (Transit) And Dates By Local Municipality (Taxable Levy Only)

Municipality	Interim Payment Due March 4, 2026	Interim Payment Due May 6, 2026	Final Payment Due August 5, 2026	Final Payment Due October 7, 2026	2026 Approved Special Levy
Fort Erie	1,043,577	1,043,577	1,219,846	1,219,846	4,526,845
Grimsby	538,407	538,407	592,119	592,119	2,261,052
Lincoln	466,228	466,228	526,738	526,738	1,985,931
Niagara Falls	4,125,531	4,125,531	4,799,092	4,799,092	17,849,246
Niagara-on-the-Lake	671,518	671,518	1,085,699	1,085,699	3,514,433
Pelham	248,590	248,590	232,797	232,797	962,774
Port Colborne	290,377	290,377	264,598	264,598	1,109,949
St. Catharines	5,830,642	5,830,642	6,814,667	6,814,667	25,290,617
Thorold	551,884	551,884	661,389	661,389	2,426,545
Wainfleet	65,754	65,754	68,245	68,245	267,997
Welland	1,693,489	1,693,489	1,872,663	1,872,663	7,132,304
West Lincoln	137,902	137,902	141,772	141,772	559,347
Regional Total Taxable Only	15,663,899	15,663,899	18,279,621	18,279,621	67,887,040

SCHEDULE E – 2026 TRANSIT TAX RATES & LEVY

Fort Erie Property Classification	2026 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	4,012,459,858	0.00093504	3,751,797
New Multi-Residential	12,397,300	0.00093504	11,592
Multi-Residential	42,991,117	0.00184203	79,191
Commercial	289,049,338	0.00162220	468,896
Commercial - Excess	4,727,109	0.00162220	7,668
Commercial - Vacant	18,484,500	0.00162220	29,986
Landfill	0	0.00274926	0
Industrial	47,198,054	0.00245916	116,068
Industrial - Excess	981,541	0.00245916	2,414
Industrial - Vacant	3,928,000	0.00245916	9,660
Aggregate Extraction	3,419,700	0.00200103	6,843
Pipelines	17,857,000	0.00159153	28,420
Farmland	59,972,100	0.00023376	14,019
FAD 1	0	0.00070128	0
Managed Forests	1,243,400	0.00023376	291
Taxable Total	4,514,709,017		4,526,845

Grimsby Property Classification	2026 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	4,667,395,468	0.00040701	1,899,670
New Multi-Residential	0	0.00040701	0
Multi-Residential	27,616,000	0.00080181	22,143
Commercial	340,713,765	0.00070612	240,585
Commercial - Excess	9,540,225	0.00070612	6,737
Commercial - Vacant	15,700,000	0.00070612	11,086
Landfill	0	0.00119672	0
Industrial	54,034,400	0.00107044	57,841
Industrial - Excess	3,741,500	0.00107044	4,005
Industrial - Vacant	3,265,600	0.00107044	3,496
Aggregate Extraction	0	0.00087102	0
Pipelines	8,355,000	0.00069277	5,788
Farmland	94,852,195	0.00010175	9,651
FAD 1	0	0.00030526	0
Managed Forests	493,400	0.00010175	50
Taxable Total	5,225,707,553		2,261,052

Lincoln Property Classification	2026 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	3,635,148,210	0.00042823	1,556,657
New Multi-Residential	11,046,500	0.00042823	4,730
Multi-Residential	20,192,200	0.00084361	17,034
Commercial	253,063,281	0.00074294	188,011
Commercial - Excess	7,763,700	0.00074294	5,768
Commercial - Vacant	3,922,500	0.00074294	2,914
Landfill	0	0.00125911	0
Industrial	106,495,558	0.00112624	119,940
Industrial - Excess	2,630,000	0.00112624	2,962
Industrial - Vacant	5,866,000	0.00112624	6,607
Aggregate Extraction	6,535,300	0.00091643	5,989
Pipelines	21,852,000	0.00072889	15,928
Farmland	553,820,573	0.00010706	59,292
FAD 1	0	0.00032117	0
Managed Forests	926,700	0.00010706	99
Taxable Total	4,629,262,522		1,985,931

Niagara Falls Property Classification	2026 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	9,779,982,792	0.00114255	11,174,159
New Multi-Residential	57,561,500	0.00114255	65,767
Multi-Residential	357,552,789	0.00225082	804,787
Commercial	2,483,143,999	0.00198221	4,922,113
Commercial - Excess	31,326,787	0.00198221	62,096
Commercial - Vacant	109,851,900	0.00198221	217,750
Landfill	3,152,500	0.00335940	10,591
Industrial	120,687,092	0.00300491	362,654
Industrial - Excess	5,638,857	0.00300491	16,944
Industrial - Vacant	30,130,745	0.00300491	90,540
Aggregate Extraction	3,069,200	0.00244511	7,505
Pipelines	46,694,000	0.00194473	90,807
Farmland	80,468,898	0.00028564	22,985
FAD 1	0	0.00085691	0
Managed Forests	1,918,900	0.00028564	548
Taxable Total	13,111,179,959		17,849,246

Niagara-on-the-Lake Property Classification	2026 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	4,523,926,623	0.00055609	2,515,726
New Multi-Residential	3,041,000	0.00055609	1,691
Multi-Residential	16,147,300	0.00109550	17,689
Commercial	784,812,432	0.00096476	757,156
Commercial - Excess	12,115,478	0.00096476	11,689
Commercial - Vacant	23,418,000	0.00096476	22,593
Landfill	0	0.00163505	0
Industrial	43,428,600	0.00146252	63,515
Industrial - Excess	192,700	0.00146252	282
Industrial - Vacant	13,113,500	0.00146252	19,179
Aggregate Extraction	3,432,200	0.00119006	4,085
Pipelines	19,226,000	0.00094652	18,198
Farmland	592,971,023	0.00013902	82,435
FAD 1	0	0.00041707	0
Managed Forests	1,402,100	0.00013902	195
Taxable Total	6,037,226,956		3,514,433

Pelham Property Classification	2026 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	2,954,869,774	0.00029300	865,763
New Multi-Residential	1,972,700	0.00029300	578
Multi-Residential	18,850,000	0.00057721	10,880
Commercial	107,581,497	0.00050833	54,687
Commercial - Excess	436,511	0.00050833	222
Commercial - Vacant	8,200,000	0.00050833	4,168
Landfill	0	0.00086150	0
Industrial	3,425,600	0.00077059	2,640
Industrial - Excess	45,100	0.00077059	35
Industrial - Vacant	101,000	0.00077059	78
Aggregate Extraction	2,596,000	0.00062703	1,628
Pipelines	18,246,000	0.00049872	9,100
Farmland	174,074,800	0.00007325	12,751
FAD 1	0	0.00021975	0
Managed Forests	3,324,500	0.00007325	244
Taxable Total	3,293,723,482		962,774

Port Colborne Property Classification	2026 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	1,807,970,033	0.00045978	831,260
New Multi-Residential	3,086,800	0.00045978	1,419
Multi-Residential	40,834,500	0.00090577	36,987
Commercial	144,259,468	0.00079767	115,071
Commercial - Excess	331,900	0.00079767	265
Commercial - Vacant	2,506,800	0.00079767	2,000
Landfill	0	0.00135187	0
Industrial	74,009,490	0.00120922	89,494
Industrial - Excess	2,906,935	0.00120922	3,515
Industrial - Vacant	6,567,600	0.00120922	7,942
Aggregate Extraction	6,786,000	0.00098395	6,677
Pipelines	10,898,000	0.00078259	8,529
Farmland	58,089,174	0.00011495	6,677
FAD 1	0	0.00034484	0
Managed Forests	985,000	0.00011495	113
Taxable Total	2,159,231,700		1,109,949

St. Catharines Property Classification	2026 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	12,765,500,322	0.00136960	17,483,691
New Multi-Residential	172,197,720	0.00136960	235,842
Multi-Residential	679,480,099	0.00269811	1,833,312
Commercial	2,045,848,202	0.00237612	4,861,181
Commercial - Excess	9,388,029	0.00237612	22,307
Commercial - Vacant	27,408,400	0.00237612	65,126
Landfill	0	0.00402698	0
Industrial	160,167,315	0.00360205	576,931
Industrial - Excess	4,489,311	0.00360205	16,171
Industrial - Vacant	18,859,100	0.00360205	67,931
Aggregate Extraction	0	0.00293101	0
Pipelines	31,387,000	0.00233120	73,169
Farmland	160,501,300	0.00034240	54,956
FAD 1	0	0.00102720	0
Managed Forests	0	0.00034240	0
Taxable Total	16,075,226,798		25,290,617

Thorold Property Classification	2026 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	2,952,218,966	0.00064846	1,914,390
New Multi-Residential	103,535,800	0.00064846	67,139
Multi-Residential	43,081,500	0.00127747	55,035
Commercial	194,485,127	0.00112501	218,798
Commercial - Excess	2,735,313	0.00112501	3,077
Commercial - Vacant	6,184,300	0.00112501	6,957
Landfill	0	0.00190664	0
Industrial	52,125,815	0.00170545	88,898
Industrial - Excess	3,304,748	0.00170545	5,636
Industrial - Vacant	15,932,100	0.00170545	27,171
Aggregate Extraction	0	0.00138774	0
Pipelines	27,900,000	0.00110374	30,794
Farmland	52,826,140	0.00016212	8,564
FAD 1	0	0.00048635	0
Managed Forests	531,400	0.00016212	86
Taxable Total	3,454,861,209		2,426,545

Wainfleet Property Classification	2026 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	981,830,089	0.00024007	235,714
New Multi-Residential	0	0.00024007	0
Multi-Residential	457,000	0.00047294	216
Commercial	25,611,605	0.00041650	10,667
Commercial - Excess	929,500	0.00041650	387
Commercial - Vacant	832,500	0.00041650	347
Landfill	0	0.00070587	0
Industrial	4,203,900	0.00063138	2,654
Industrial - Excess	85,300	0.00063138	54
Industrial - Vacant	132,000	0.00063138	83
Aggregate Extraction	4,663,700	0.00051376	2,396
Pipelines	6,028,000	0.00040862	2,463
Farmland	215,415,915	0.00006002	12,929
FAD 1	0	0.00018005	0
Managed Forests	1,454,789	0.00006002	87
Taxable Total	1,241,644,298		267,997

Welland Property Classification	2026 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	4,952,320,212	0.00110421	5,468,406
New Multi-Residential	62,467,334	0.00110421	68,977
Multi-Residential	138,376,500	0.00217529	301,009
Commercial	402,497,605	0.00191569	771,061
Commercial - Excess	6,134,928	0.00191569	11,753
Commercial - Vacant	25,715,300	0.00191569	49,263
Landfill	0	0.00324667	0
Industrial	132,196,057	0.00290407	383,907
Industrial - Excess	3,570,500	0.00290407	10,369
Industrial - Vacant	6,149,300	0.00290407	17,858
Aggregate Extraction	0	0.00236306	0
Pipelines	22,799,000	0.00187948	42,850
Farmland	23,619,500	0.00027605	6,520
FAD 1	0	0.00082816	0
Managed Forests	1,198,100	0.00027605	331
Taxable Total	5,777,044,336		7,132,304

West Lincoln Property Classification	2026 Roll Return CVA	Tax Rate by Class	Transit Levy by Class
Residential	1,866,812,572	0.00023947	447,038
New Multi-Residential	0	0.00023947	0
Multi-Residential	8,747,000	0.00047176	4,126
Commercial	78,846,127	0.00041546	32,757
Commercial - Excess	887,600	0.00041546	369
Commercial - Vacant	3,069,800	0.00041546	1,275
Landfill	0	0.00070410	0
Industrial	48,958,600	0.00062981	30,835
Industrial - Excess	436,000	0.00062981	275
Industrial - Vacant	930,000	0.00062981	586
Aggregate Extraction	0	0.00051248	0
Pipelines	29,231,000	0.00040760	11,915
Farmland	501,317,210	0.00005987	30,014
FAD 1	0	0.00017960	0
Managed Forests	2,620,500	0.00005987	157
Taxable Total	2,541,856,409		559,347

Where Ships Climb The Mountain...

Thorold

OFFICE OF THE CITY CLERK
Nicholas Debono, City Clerk
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7

March 25, 2026

SENT ELECTRONICALLY

To Niagara Region

Re: 11.5 Memorandum CLK-C 6-2026 – Support for Winter Cold Weather Support Plan

Please be advised that the Council of the Corporation of the City of Thorold, at its meeting held on March 24, 2026, considered the aforementioned topic and passed the following resolution:

> That Correspondence Item CLK-C 6-2026, being a memorandum from J. Letourneau, Legislative & Municipal Elections Coordinator, dated March 24, 2026, Respecting Support for Winter Cold Weather Support Plan, **BE RECEIVED,** and the following **BE APPROVED:**
>
> 1. That the Corporation of the City of Thorold **SUPPORTS** the resolutions of the municipalities of Welland and Port Colborne regarding Winter Cold Weather Support Plan; and
> 2. That a copy of this resolution **BE CIRCULATED** to the Niagara Region and Niagara Regional Municipalities.

Thank you,



Nicholas Debono
City Clerk, City of Thorold

Appendix 1	CWCD 68-2026 - 2026-01-22 - Winter Cold Weather Response Plan Review
Appendix 2	CWCD 68-2026 - CPC Support Welland cold weather response

cc. Niagara Area Municipalities

CITY OF Welland

Office of the City Clerk
905-735-1700
clerk@welland.ca

January 22, 2026

SENT VIA EMAIL

Ann-Marie Norio
Office of the Regional Clerk
1815 Sir Isaac Brock Way, PO Box 1042
Thorold, ON L2V 4T7

Dear Ann-Marie Norio,

Re: January 13, 2026 – WELLAND CITY COUNCIL

At its meeting on January 13, 2026, Welland City Council passed the following motion:

> "WHEREAS, Niagara Region is responsible for homelessness services, including the Winter Cold Weather Response Plan; and
> WHEREAS, public health guidance indicates that cold-related injury and hypothermia risk can occur at temperatures above freezing, particularly overnight, for individuals experiencing homelessness; and further
> WHEREAS, some municipalities trigger protective measures and shelter capacity earlier, including at or near 0 to -5 degrees, rather than waiting until colder thresholds such as -15 degrees.
> NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF WELLAND COUNCIL formally requests Niagara Region Council to review and reconsider the temperature thresholds in its Winter Cold Weather Response Plan, including whether supports and shelter capacity should be triggered earlier to better reflect overnight exposure risks."

Yours sincerely,

Tara Stephens
Director of Legislative Services/City Clerk

c.c. - Niagara Municipalities

PORT COLBORNE
Legislative Services

Municipal Offices: 66 Charlotte Street
Port Colborne, Ontario L3K 3C8 · www.portcolborne.ca
"
T 905.228.8031 F 905.834.5746
E charlotte.madden@portcolborne.ca

February 24, 2026

Sent via Email: Ann-Marie.Norio@niagararegion.ca

Ann-Marie Norio
Office of the Regional Clerk, Niagara Region
1815 Sir Issac Brock Way,
P.O. Box 1042
Thorold, ON L2V 4T7

Dear Ms. Norio:

Re: City of Port Colborne Supports the Resolution from the City of Welland regarding Winter Cold Weather Response Plan

Please be advised that, at its meeting of February 10, 2026 the Council of The Corporation of the City of Port Colborne passed the following motion:

> That the correspondence from the City of Welland regarding Winter Cold Weather Response Plan Review be supported by Council; and
>
> That the correspondence be referred back to staff to monitor for the Niagara Regional Council's response; and
>
> That any updates or developments be brought back to Council.

If you require any additional information, please let me know.

Sincerely,

C. Madden

Charlotte Madden
City Clerk

ec: Local Area Municipalities

Town of Lincoln

4800 SOUTH SERVICE RD.,
BEAMSVILLE, ON L3J 1L3

905-563-2799

March 25, 2026

SENT VIA EMAIL: graham.mcgregor@pc.ola.org

Hon. Graham McGregor
Minister of Citizenship and Multiculturalism
10215 Kennedy Rd. N
Brampton, ON L6Z 0C5

RE: Town of Lincoln Resolution – Request to the Province of Ontario to Extend the Deadline for Notices of Intention to Designate Listed Heritage Properties

Please be advised that Council of the Corporation of the Town of Lincoln at its Committee of the Whole Meeting held on March 23, 2026, passed the following resolution:

Resolution Number: PED-2026-22
Moved by: Councillor Lynn Timmers

WHEREAS amendments to the Ontario Heritage Act under the More Homes Built Faster Act, 2022 introduced timelines requiring municipalities to issue Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022, originally requiring action by January 1, 2025; and

WHEREAS the Province subsequently amended the legislation through the Homeowner Protection Act, 2024 to extend the deadline to January 1, 2027 in response to concerns raised by municipalities and heritage stakeholders; and

WHEREAS municipalities require sufficient time and resources to undertake research, documentation, consultation, and evaluation to determine whether listed properties warrant designation under the Ontario Heritage Act; and

WHEREAS the removal of listed properties from municipal heritage registers if the prescribed timelines are not met may place cultural heritage resources at increased risk of demolition or irreversible alteration before municipalities have the opportunity to properly evaluate their cultural heritage value or interest; and

WHEREAS many municipalities, including the Town of Lincoln, do not have dedicated heritage planning staff and must rely on volunteer Heritage Advisory Committee members or external heritage consultants to undertake property evaluations, which can result in additional financial and administrative pressures; and

WHEREAS municipalities across Ontario are facing significant workloads associated with evaluating listed properties; and

WHEREAS the Town of Lincoln Heritage Advisory Committee, at its meeting of March 12, 2026, recommended that Council advocate to the Province of Ontario for a further extension to the current deadline;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Council of the Town of Lincoln endorse the recommendation of its Heritage Advisory Committee and respectfully request that the Province of Ontario further amend the Ontario Heritage Act to extend the January 1, 2027 deadline for issuing Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022; and

2. The Province consider extending the deadline to January 1, 2030, or another reasonable timeframe that would provide municipalities with adequate time to complete heritage evaluations and make informed designation decisions; and

3. This resolution be circulated to the Minister of Citizenship and Multiculturalism, the Minister of Municipal Affairs and Housing, the local Member of Provincial Parliament, the Association of Municipalities of Ontario, the Ontario Municipal Heritage Committee Association, and all Ontario municipalities for their information and consideration.

CARRIED

If you require any additional information, please do not hesitate to contact the undersigned.

Regards,

Julie Kirkelos
Town Clerk

jkirkelos@lincoln.ca

JK/dp

c.c. Minister of Municipal Affairs and Housing
Niagara West Member of Provincial Parliament
Association of Municipalities of Ontario (AMO)
Community Heritage Ontario
All Ontario Municipalities
Manager of Planning and Development
Chair of the Heritage Advisory Committee

Northumberland County
Council Resolution

SENT VIA EMAIL **March 19, 2026**

All Ontario Municipalities

Re: Correspondence, Town of Cobourg 'Elbows Up for Climate Action'

At a meeting held on March 18, 2026 Northumberland County Council approved the following Resolution # 2026-03-18-212 adopting the below recommendation from the March 2, 2026 Public Works Committee meeting

Moved by Councillor Mandy Martin
Seconded by Councillor John Logel

"**That** the Public Works Committee having considered correspondence from the Town of Cobourg regarding 'Elbows Up for Climate Action', recommend that County Council support the correspondence and send a copy of this resolution to all Ontario Municipalities."

Council Resolution # 2026-03-18-212 **Carried**

If you have any questions regarding this matter, please do not hesitate to contact the undersigned at bennettt@northumberland.ca or by telephone at 905-372-3329 ext. 2238.

Sincerely,

Tonia Bennett
Manager of Legislative Services / Clerk
Northumberland County

Council Resolution

Moved By M. Martin

Seconded By J. Logel

Agenda Item 10

Resolution Number 2026-03-18-212

Council Date: March 18, 2026

"**That** Council adopt all recommendations from the six Standing Committees, as contained within the Committee Minutes (meetings held March 2, 3 and 4, 2026), with the exception of the following items (referenced from the Standing Committee Minutes), that will be held for discussion:

- Public Works Committee, Item 7.a, Correspondence, Brenda Quin 'Proposed Charge for all Yard Waste Delivered to Transfer Stations' – **Held by Deputy Warden Martin**

- Public Works Committee, Item 8.c, Report 2026-036 'RFQ 25-40 Demolition of 9 Second St., 109 Saskatoon Ave. and 120 Grand Rd. Campbellford Contract Award' **– Held for Administrative Reasons**

- Public Works Committee, Item 8.e, Engineering Department Quarter 4, 2025 Update – **Held by Deputy Warden Martin**

- Economic Development, Tourism, and Land Use Planning Committee, Item 7.c Correspondence, Alto 'Alto Corridor Map and Virtual Engagement'- **Held by Councillor Logel**

- Corporate Support Committee, Item 8.a, Corporate Services Report 2026-042, '2025 Council Remuneration Review- **Update- Held by Councillor Hankivsky**

And Further That the items listed above and held for separate discussion each require a separate resolution."

Recorded Vote Requested by _____
Councillor's Name

Carried _____
Warden's Signature

Deferred _____
Warden's Signature

Defeated _____
Warden's Signature

Public Works Committee Resolution

Committee Meeting Date: March 2, 2026

Agenda Item: 7.c

Resolution Number: 2026-03-02- 164

Moved by: B Crate

Seconded by: J Logel

Council Meeting Date: March 18, 2026

"**That** the Public Works Committee having considered correspondence from the Town of Cobourg regarding 'Elbows Up for Climate Action', recommend that County Council support the correspondence and send a copy of this resolution to all Ontario Municipalities."

Carried _____
Committee Chair's Signature

Defeated _____
Committee Chair's Signature

Deferred _____
Committee Chair's Signature

The Corporation of the Town of Cobourg

Resolution

City of Brantford
58 Dalhousie St.,
Brantford, Ontario N3T 2J2

Sent via email
clerks@brantford.ca

Town of Cobourg
55 King Street West,
Cobourg, ON, K9A 2M2
clerk@cobourg.ca

December 24, 2025

RE: Correspondence from David Miller regarding Elbows Up for Climate Action Letter

Please be advised that the Town of Cobourg Council, at its meeting held on November 26, 2025, passed the following resolution:

THAT Council support the correspondence from C40 Centre for City Climate Policy and Economy regarding Elbows Up for Climate Action; and

FURTHER THAT Council direct Staff to send a copy of this resolution to all Ontario municipalities.

Sincerely,

Kristina Lepik
Deputy Clerk/Manager, Legislative Services

CC:

City of Greater Sudbury <clerks@greatersudbury.ca>; City of Hamilton <clerk@hamilton.ca>; City of Kawartha Lakes <clerks@kawarthalakes.ca>; City of Ottawa <Caitlin.salter-macdonald@ottawa.ca>; City of Toronto <clerk@toronto.ca>; County of Brant <alysha.dyjach@brant.ca>; County of Haldimand <clerk@haldimandcounty.on.ca>; County of Norfolk <clerks@norfolkcounty.ca>; County of Prince Edward <clerks@pecounty.on.ca>; Municipality of Chatham-Kent <ckclerk@chatham-kent.ca>; County of Bruce <cmacdonald@brucecounty.on.ca>; Municipality of Arran-Elderslie <clerk@arran-elderslie.ca>; Municipality of Brockton <fhamilton@brockton.ca>; Municipality of Northern Bruce Peninsula <clerk@northernbruce.ca>; Municipality of South Bruce <clerk@southbruce.ca>; Town of Saugeen Shores <clerk@saugeenshores.ca>; Town of South Bruce Peninsula <angie.cathrae@southbrucepeninsula.com>; Township of Huron-Kinloss <edance@huronkinloss.com>; County of Dufferin <clerk@dufferincounty.ca>; Town of Grand Valley <mtownsend@townofgrandvalley.ca>; Town of Mono <clerksoffice@townofmono.com>; Town of Orangeville <clerksdivision@orangeville.ca>; Town of Shelburne <townclerk@townofshelburnema.gov>; Township of Amaranth <nmartin@amaranth.ca>; Township of East Garafraxa <clerks@eastgarafraxa.ca>; Township of Melancthon <dholmes@melancthontownship.ca>; Township of Mulmur <tatkinson@mulmur.ca>; City of St. Thomas <mkonefal@stthomas.ca>; County of Elgin <kthompson@elgin.ca>; Municipality of Bayham <melliott@bayham.on.ca>; Municipality of Central Elgin <pshipway@centralelgin.org>; Municipality of West Elgin <clerk@westelgin.net>; Town of Aylmer <clerks@town.aylmer.on.ca>; Township of Malahide <aadams@malahide.ca>; Township of Southwold <cao@southwold.ca>; City of Windsor <clerks@citywindsor.ca>; County of Essex <clerks@countyofessex.ca>; Town of Amherstburg <clerk@amherstburg.ca>; Town of Essex <clerks@essex.ca>; Town of Kingsville <pparker@kingsville.ca>; Town of Lakeshore <clerk@lakeshore.ca>; Town of LaSalle <clerk@lasalle.ca>; Town of Tecumseh <jalexander@tecumseh.ca>; Township of Pelee <info@pelee.ca>; City of Kingston <cityclerk@cityofkingston.ca>; County of Frontenac <jamini@frontenaccounty.ca>; Township of Central Frontenac <cmacmunn@centralfrontenac.com>; Township of Frontenac Islands <dplumley@frontenacislands.ca>; Township of North Frontenac <clerkplanning@northfrontenac.ca>; Township of South Frontenac <lfragnito@southfrontenac.net>; City of Owen Sound <bbloomfield@owensound.ca>; Municipality of Grey Highlands <clerks@greyhighlands.ca>; Municipality of Meaford <clerk@meaford.ca>; Municipality of West Grey <info@westgrey.com>; Town of Hanover <tpatterson@hanover.ca>; Town of The Blue Mountains <townclerk@thebluemountains.ca>; Township of Chatsworth <patty.sinnamon@chatsworth.ca>; Township of Georgian Bluffs

<clerks@georgianbluffs.ca>; Township of Southgate <clerks@southgate.ca>; County of Haliburton <mrutter@haliburtoncounty.ca>; Municipality of Dysart et al <mbishop@dysartetal.ca>; Municipality of Highlands East <rrogers@highlandseast.ca>; Township of Algonquin Highlands <dnewhook@algonquinhighlands.ca>; Township of Minden Hills <admin@mindenhills.ca>; City of Belleville <mtmacdonald@belleville.ca>; City of Quinte West <clerk@quintewest.ca>; Hastings County <bradleyc@hastingscounty.com>; Municipality of Centre Hastings <tchoinard@centrehastings.com>; Municipality of Hastings Highlands <clerk@hastingshighlands.ca>; Municipality of Tweed <clerk@tweed.ca>; Town of Bancroft <amckenzie@bancroft.ca>; Town of Deseronto <cmartin@deseronto.ca>; Township of Carlow Mayo <clerk@carlowmayo.ca>; Township of Limerick <clerk@township.limerick.on.ca>; Township of Madoc <clerk@madoc.ca>; Township of Stirling Rawdon <clerk@stirling-rawdon.com>; Township of Tudor and Cashel <clerk@tudorandcashel.com>; Township of Tyendinaga <clerk@tyendinagatownship.com>; Township of Wollaston <clerk@wollaston.ca>; Huron County <huronadmin@huroncounty.ca>; Municipality of Bluewater <clerk@municipalityofbluewater.ca>; Municipality of Central Huron <clerk@centralhuron.com>; Municipality of Huron East <clerk@huroneast.com>; Municipality of Morris-Turnberry <thallam@morristurnberry.ca>; Municipality of South Huron <clerk@southhuron.ca>; Town of Goderich <afisher@goderich.ca>; Township of Ashfield-Colborne-Wawanosh <clerk@acwtownship.ca>; Township of Howick <clerk@howick.ca>; Township of North Huron <clamb@northhuron.ca>; City of Sarnia <clerks@sarnia.ca>; County of Lambton <clerk@county-lambton.on.ca>; Municipality of Brooke-Alvinston <jdenkers@brookealvinston.com>; Municipality of Lambton Shores <info@lambtonshores.ca>; Town of Petrolia <petrolia@petrolia.ca>; Town of Plympton-Wyoming <ekwarciak@plympton-wyoming.ca>; Township of Dawn-Euphemia <clerk@dawneuphemia.on.ca>; Township of Enniskillen <dmctavish@enniskillen.ca>; Township of St. Clair <jbaranek@stclairtownship.ca>; Township of Warwick <info@warwicktownship.ca>; Village of Oil Springs <clerk@oilsprings.ca>; Village of Point Edward <jburns@villageofpointedward.com>; County of Lanark <jralph@lanarkcounty.ca>; Municipality of Mississippi Mills <jharfield@mississippimills.ca>; Town of Carleton Place <sblair@carletonplace.ca>; Town of Perth < anoel@perth.ca>; Town of Smiths Falls <nbennett@smithsfalls.ca>; Township of Beckwith <cmcgregor@twp.beckwith.on.ca>; Township of Drummond-North Elmsley <cryder@dnetownship.ca>; Township of Lanark Highlands <lhclerk@lanarkhighlands.ca>; Township of Montague <clerkadministrator@township.montague.on.ca>; Township of Tay Valley <clerk@tayvalleytwp.ca>; City of Brockville <clerk@brockville.com>; Municipality of North Grenville <clerk@northgrenville.on.ca>; Town of Gananoque

<clerk@gananoque.ca>; Town of Prescott < marmstrong@prescott.ca>; Township of Augusta <officeclerk@augusta.ca>; Township of Edwardsburgh/Cardinal <rwilliams@twpec.ca>; Township of Elizabethtown - Kitley <yrobert@ektwp.ca>; Township of Front of Yonge <jault@frontofyonge.com>; Township of Leeds & the Thousand Islands <clerk@townshipleeds.on.ca>; Township of Rideau Lakes <mtruelove@rideaulakes.ca>; United Counties of Leeds and Grenville <clerk@uclg.on.ca>; Village of Merrickville-Wolford <cao@merrickville-wolford.ca>; Village of Westport <cao@villageofwestport.ca>; County of Lennox & Addington <tmckenzie@lennox-addington.on.ca>; Town of Greater Napanee <jwalters@greaternapanee.com>; Township of Addington Highlands <clerk@addingtonhighlands.ca>; Township of Loyalist <clerk@loyalist.ca>; Township of Stone Mills <bteeple@stonemills.com>; City of London <mschulth@london.ca>; Middlesex County <mivanic@middlesex.ca>; Municipality of North Middlesex <clerk@northmiddlesex.on.ca>; Municipality of Southwest Middlesex <clerk@southwestmiddlesex.ca>; Municipality of Thames Centre <clerk@thamescentre.on.ca>; Township of Adelaide Metcalfe <mbarnier@adelaidemetcalfe.on.ca>; Township of Lucan Biddulph <rreymer@lucanbiddulph.on.ca>; Township of Middlesex Centre <clerk@middlesexcentre.ca>; Township of Strathroy-Caradoc <clerk@strathroy-caradoc.ca>; Village of Newbury <case@newbury.ca>; County of Northumberland <matherm@northumberland.ca>; Municipality of Brighton <cdoiron@brighton.ca>; Municipality of Port Hope <sdave@porthope.ca>; Municipality of Trent Hills <clerksoffice@trenthills.ca>; Township of Alnwick/Haldimand <asmith@ahtwp.ca>; Township of Cramahe <clerk@cramahe.ca>; Township of Hamilton <dlivingstone@hamiltontownship.ca>; City of Woodstock <clerksinfo@cityofwoodstock.ca>; Oxford County <clerksoffice@oxfordcounty.ca>; Town of Ingersoll <danielle.richard@ingersoll.ca>; Town of Tillsonburg <clerks@tillsonburg.ca>; Township of East Zorra-Tavistock <mvader@ezt.ca >; Township of Norwich <admin@norwich.ca>; Township of South-West Oxford <clerk@swox.org>; Township of Zorra <clerk@zorra.ca>; City of Stratford <clerks@stratford.ca>; Municipality of North Perth <clerks@northperth.ca>; Municipality of West Perth <dhobson@westperth.com>; Perth County <clerk@perthcounty.ca>; Town of St. Marys <clerksoffice@town.stmarys.on.ca>; Township of Perth East <mgivens@pertheast.ca>; Township of Perth South <lscott@perthsouth.ca>; City of Peterborough <clerk@peterborough.ca>; County of Peterborough <info@ptbocounty.ca>; Township of Cavan Monaghan <cpage@cavanmonaghan.net>; Township of Douro-Dummer <martinac@dourodummer.on.ca>; Township of Havelock-Belmont-Methuen <bangione@hbmtwp.ca>; Township of Otonabee-South Monaghan <hscott@osmtownship.ca>; Township of Selwyn <achittick@selwyntownship.ca>; City

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Elbows Up For Climate Action

An open letter from Canada's local leaders

Messrs. Blanchet, Carney, Pedneault, Poilievre, Singh, and Ms. May:

We are mayors and councillors from across Canada, where we represent and serve millions of residents of all political backgrounds. Like so many of you, we are already feeling the effects of U.S. trade attacks in our communities through lost jobs, uncertainty for businesses, and increased costs of daily living.

Increasingly, we are also guiding our communities through another kind of crisis: recurring wildfires, floods, storms and deadly climate events. **We believe this is the moment for Canada to fight back, by investing in national projects that will connect and protect our country from the dual threats of tariffs and climate change.**

Leading through a climate emergency changes you. You can't witness elderly neighbours overheating in low-income apartments during a heat wave, and not recognize the critical role of well-insulated, affordable housing. You can't comfort people who have lost everything in floods and fires, and not wonder how we will afford to rebuild. You can't watch your kids and loved ones choke on toxic wildfire smoke without **knowing the time to act boldly on climate change is right now – because later is too late.**

Over the past decade, we've watched wildfires rip through nearly every part of our country. Just like you, we were stunned when Lytton disappeared off the map. Then parts of Halifax went up in flames. Last year, wildfires engulfed the iconic and beloved Jasper. What's next? Who's next?

We can't keep watching our homes, towns and forests burn to a crisp, and pretend the status quo is working or safe. We can't adapt our way out of this problem.

It is time for us to get to work. We are proposing five bold and achievable ideas the next federal government can implement as soon as it is elected, to tariff-proof our economy and create a jobs boom in every community:

- **create a national East-West-North clean electric grid**, delivering affordable energy to urban, rural and Indigenous communities across the country;
- **build a national high-speed rail network,** and extend it with locally-made electric buses to reach every community in this country;
- **build at least two million non-market, energy-efficient homes**, creating more affordable, transit-linked communities;
- **make our homes and buildings warmer in winter, cooler in summer** with retrofits and heat pump installations across the country, that will cut energy bills and pollution;
- **.... and fund a national resilience, response and recovery strategy** so our communities can prepare for the climate disasters we know are coming, respond when they hit, and rebuild afterwards.

These projects would create hundreds of thousands of good local jobs in cities, rural and Indigenous communities, using Canadian steel, aluminum and lumber. They would bolster our economy and make daily life safer and more affordable for all of us. We *can* afford to pay for them now: by redirecting billions of dollars in fossil fuel subsidies, and strengthening the polluter pays principle, for example.

This is the kind of action that this moment calls for. That is why it has been so disappointing to hear voices following Donald Trump's lead and using this crisis to revive long-dead and unpopular pipeline projects. Let's be honest: new pipelines require massive public handouts, trample on Indigenous sovereignty, and mean more climate disasters hitting our cities and towns in years to come.

As local leaders, we know that whatever their political backgrounds, our constituents are worried about the same things: good jobs; a safe and affordable place to live; and confidence that their leaders have a plan for the next crisis we face, whether a climate disaster – or an economic sucker punch from our closest ally.

We are facing a growing climate threat, and an attack on our economic sovereignty. We can and must take them both on at once. This federal election, let's put our elbows up for climate action, and commit to truly national projects to protect and connect our country.

Signed

Councillor Neville Abbott, **Lions Bay**

Councillor Samantha Agtarap, **Port Moody**

Conseiller Francis Allaire, **Blainville**

Councillor Phil Allt, **Guelph**

Conseiller Pierre-Luc Arsenault, **Chandler**

Councillor Jordan Back, **North Vancouver**

Councillor Adam Baden-Clay, **Antigonish County**

Councillor Lori Baldwin-Sands, **St. Thomas**

Conseillère Anne Barabé, **Boucherville**

Former Mayor Lisa Barrett, **Bowen Island**

Councillor Dale Bass, **Kamloops**

Councillor Haley Bateman, **Niagara**

Councillor Jeff Bateman, **Sooke**

Mairesse Évelyne Beaudin, **Sherbrooke**

Councillor Scott Beaver, **St. Mary's**

Councillor Donna Bell, **Sechelt**

Councillor Nancy Bepple**, Kamloops**

Mayor Andrew Black, **Tantramar**

Mayor Merlin Blackwell, **Clearwater**

Conseiller Loïc Blancquaert, **Saint-Lambert**

Councillor Gabrielle Blatz, **Wetaskiwin**

Conseiller Jacques Bouchard, **Saint-Jérôme**

Councillor Phil Brennan, **Severn**

Conseillère Gabrielle Brisebois, **Montmagny**

Councillor Riley Brockington, **Ottawa**

Mayor Alan Brown, **Butternut Valley**

Councillor Don Brown, **View Royal**

Councillor Matthew Brown, **Kaslo**

Mayor Vickey Brown, **Cumberland**

Councillor Jo-Dee Burbach, **Stratford**

Councillor Guy Burry**, Muskoka Lakes**

Councillor Sue Cairns, **Kimberley**

Councillor Ruby Campbell, **New Westminster**

Councillor Leanne Caron, **Guelph**

Deputy Mayor Marty Carr, **Ottawa**

Councillor Erin Caton, **Guelph**

Deputy Mayor Godwin Chan, **Richmond Hill**

Councillor Debbie Chapman, **Kitchener**

Mayor Scott Christian, **Region of Queens**

Councillor Karen Cilevitz, **Richmond Hill**

Former Mayor Charlie Clark, **Saskatoon**

Mayor Lucas Cleveland**, Cobourg**

Conseiller Jean Cloutier, **Deschambault-Grondines**

Councillor Will Cole-Hamilton, **Courtenay**

Mayor Spencer Coyne, **Princeton**

Conseillère Catherine Craig-St-Louis, **Gatineau**

Councillor David Croal, **Gibsons**

Conseiller Alvaro Cueto, **Longueuil**

Maire Martin Damphousse, **Varennes**

Councillor Tom Davis, **St. John's**

Councillor Tobin Day, **Georgian Bluffs**

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Conseiller Etienne Decelles, **Sainte-Angèle-de-Monnoir**

Councillor Matt Dell, **Victoria**

Councillor Kacy DeLong, **District of Lunenburg**

Conseillère Anik Des Marais, **Gatineau**

Conseillère Alicia Despins, **Québec**

Councillor Sean Devine, **Ottawa**

Mayor Corrie DiManno, **Banff**

Councillor Deborah Doherty, **Collingwood**

Mayor Rob Douglas, **North Cowichan**

Councillor Nadia Dubyk, **Grey Highlands**

Conseiller Étienne Dupuis, **Crabtree**

Councillor Hilary Eastmure, **Nanaimo**

Councillor Alison Evans, **Pitt Meadows**

Area Director Andrew Fall, **qathet Regional District**

Councillor Jay Fallis, **Orillia**

Councillor Jon Farmer, **Owen Sound**

Councillor and Islands Trustee Sue Ellen Fast, **Bowen Island**

Councillor Ryan Fequet, **Yellowknife**

Councillor David Ferreira, **London**

Councillor Jane Fogal, **Halton Hills**

Mayor Adrian Foster, **Clarington**

Deputy Mayor Sarah Fowler, **Tahsis**

Councillor Skylar Franke, **London**

Councillor Danielle Fraser, **Westville**

Councillor David Froh, **Regina**

Councillor Pete Fry, **Vancouver**

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Councillor Chantal Garneau, **Halton Hills**

Councillor Amit Gaur, **Parksville**

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Maire Paul Germain, **Prévost**

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Councillor Derek Giberson, **Oshawa**

Councillor Cindy Gilroy, **Winnipeg**

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Councillor Angela Girard, **North Vancouver**

Councillor Rodrigo Goller, **Guelph**

Councillor Robin Goodfellow-**Baikie, North West River**

Councillor Steve Gray, **Metchosin**

Councillor Lauren Greenlaw, **Squamish**

Councillor Alison Gu, **Burnaby**

Maire Pierre Guénard, **Chelsea**

Maire Marc-André Guertin, **Mont-Saint-Hilaire**

Councillor Wendy Hall, **Jasper**

Councillor Danika Hammond, **New Denver**

Mayor Jennifer Handley, **Nanton**

Councillor Colby Harder, **Langford**

Councillor Jimmy Hassan, **Kingston**

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Councillor Bonnie Henderson, **Stratford**

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Councillor Tasha Henderson, **New Westminster**

Deputy Mayor Benjamin Hendriksen, **Yellowknife**

Mayor Greg Henley, **Oxford**

Councillor Linda Heshka, **Melville**

Councillor Doug Hillian, **Courtenay**

Councillor Claire Holloway Wadhwani, **Port Hope**

Councillor Jenn Houghtaling, **Cumberland County**

Conseiller David Huggins-Daines, **Sainte-Adèle**

Mayor Armand Hurford, **Squamish**

Mayor Michael Hurley, **Burnaby**

Mayor Richard Ireland, **Jasper**

Councillor Trina Isakson**, Powell River**

Councillor Chris Istace, **North Cowichan**

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Conseillère Rita Jain, **Chelsea**

Councillor Michael Janz, **Edmonton**

Councillor Laine Johnson, **Ottawa**

Mayor Patrick Johnstone, **New Westminster**

Councillor Evan Jolicoeur, **Courtenay**

Councillor Christopher Justice, **North Cowichan**

Mayor Todd Kasenberg, **North Perth**

Councillor Theresa Kavanagh, **Ottawa**

Councillor Jonathan Kerr, **Comox**

Councillor Susan Kim, **Victoria**

Mayor Peter Koetsier**, Township of Georgian Bay**

Mayor Sean Krausert, **Canmore**

Councillor Cameron Kroetsch, **Hamilton**

Mayor Dan Kutcher, **Summerside**

Councillor Johanna Kwakernaak, **Berwick**

Conseiller Dominic Labrie, **Chelsea**

Councillor Joy Lachica, **Peterborough**

Councillor Michel Lalonde, **Champlain**

Maire Guillaume Lamoureux, **La Pêche**

Conseiller Jérémy Laplante, **Paspébiac**

Conseillère Julie Lavoie, **Beloeil**

Councillor Casey Law, **New Denver**

Mayor Andrew LeBlanc, **Riverview**

Conseiller Joey Leckman, **Prévost**

Conseillère Line Légaré, **Saint-Adolphe-d'Howard**

Councillor Jeff Leiper, **Ottawa**

Conseiller Martin Leprohon, **Saint-Basile-le-Grand**

Conseillère Laure Letarte-Lavoie, **Sherbrooke**

Councillor Rik Logtenberg, **Nelson**

Mayor Adam Lordon, **Miramichi**

Councillor Joel Loughead, **Grey Highlands**

Councillor Gord Lovegrove, **Kelowna**

Councillor Amy Lubik, **Port Moody**

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Councillor Leah Main, **Silverton**

Councillor Lucy Maloney**, Vancouver**

Councillor Paul Manly, **Nanaimo**

Councillor John Manuel, **Golden**

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Mairesse Marie-Andrée Mauger, **Verdun, Montréal**

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Councillor Reid McAlpine, **Markham**

Mayor Dorothy McCabe**, Waterloo**

Councillor Melanie McCollum, **Courtenay**

Councillor Ian McGrath, **Truro**

Councillor Cat McGurk, **Yellowknife**

Councillor Jessica McIlroy, **North Vancouver**

Councillor Tom McLennan, **Yellowknife**

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Councillor Jennifer Meilleur, **Comox**

Councillor Shawn Menard, **Ottawa**

Conseillère Kim Méthot, **Saint-Basile-le-Grand**

Former Mayor, David Miller, **Toronto**

Mayor Nicole Minions, **Comox**

Councillor Cathy Moore-Coburn, **Georgian Bluffs**

Mayor Andy Morel, **Rossland**

Conseiller David Morin, **Mont-Saint-Hilaire**

Councillor Wendy Morin, **Courtenay**

Councillor Lenore Morris, **Whitehorse**

Trustee Deb Morrison, **Islands Trust**

Councillor Joy-Anne Murphy, **Camrose**

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Councillor Katrina Nightingale, **Pemberton**

Councillor Troy Nixon, **Fernie**

Councillor Vincent Noël, **La Prairie**

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Councillor Lukas Oakley, **County of Brant**

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Councillor Sean Orr, **Vancouver**

Councillor Lisa Osanic, **Kingston**

Conseiller Keith Page, **Nelson**

Councillor Aaron Paquette, **Edmonton**

Councillor Jasmin Parker, **Saskatoon**

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Councillor Elizabeth Peloza, **London**

Councillor Kourtney Penner, **Calgary**

Councillor Gord Perks, **Toronto**

Councillor Liz Petrie, **Goderich**

Councillor Chris Pettingill, **Squamish**

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Councillor Margo Sheppard, **Fredericton**

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Councillor Tony St-Pierre, **Sooke**

Mayor Michelle Staples, **Duncan**

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Councillor Dan Stevens, **Chase**

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Councillor Keren Tang, **Edmonton**

Councillor Kyle Tapper, **Mackenzie**

Councillor Alvin Tedjo, **Mississauga**

Councillor Daniel Tetrault, **Burnaby**

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Councillor Troy Therrien, **Cumberland**

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Conseillère Isabelle Thibeault, **Mont-Saint-Hilaire**

Councillor Dave Thompson, **Victoria**

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Maire Mathieu Traversy, **Terrebonne**

Councillor Sam Trosow, **London**

Conseiller Alexandre Turcotte, **Otterburn Park**

Conseiller Benjamin Turcotte, **Val-d'Or**

Conseillère Elizabeth Ulin, **Montreal West**

Councillor Tony Valente, **North Vancouver**

Conseillère Stephanie Valenzuela**, Montreal**

Councillor Penny Varney, **Gravenhurst**

Mairesse Mélanie Villeneuve, **Otterburn Park**

Conseiller Christopher von Roretz, **Dorval**

Councillor Mary Wagner, **Langford**

Councillor Tim Wake, **Bowen Island**

Councillor Courtney Walcott, **Calgary**

Councillor Nick Ward, **Cumberland**

Conseiller Alexandre Warnet, **Laval**

Councillor Pat Warren, **Kawartha Lakes**

Mayor Bob Wells, **Courtenay**

Councillor Courtney Wentzell, **Region of Queens**

Mayor David West, **Richmond Hill**

Deputy Mayor Ghislaine Wheaton, **St. Stephens**

Councillor Laura White, **Halifax**

Councillor Howard Williams, **Wolfville**

Councillor Pam Wolf, **Region of Waterloo**

Councillor Michael Wolfe, **Richmond**

Councillor Sean Wood, **Parksville**

Councillor Theresa Wood, **District of Invermere**

Councillor Jesse Wright, **District of Mackenzie**

Councillor Julie Wright, **Waterloo**

Councillor Keith Yacucha, **Langford**

Councillor Shanon Zachidniak, **Regina**

Councillor Margaret Zwart, **Clarington**

Join Us

Town of Saugeen Shores
600 Tomlinson Drive, P.O. Box 820
Port Elgin, ON N0H 2C0

March 23, 2026

SENT VIA EMAIL

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca

The Honourable Peter Bethlenfalvy
Minister of Finance
minister.fin@ontario.ca

The Honourable Graham McGregor, MPP
Minister of Citizenship and Multiculturalism
graham.mcgregor@pc.ola.org

RE: Architectural Conservancy of Ontario (ACO) Proposal to include $10M per year in the 2026 provincial budget for Heritage Helping Housing (HHH) grant funding

At the March 23, 2026, Regular Council meeting for the Town of Saugeen Shores, the attached motion was passed endorsing the Architectural Conservancy of Ontario (ACO) Proposal to include $10M per year in the 2026 provincial budget for Heritage Helping Housing (HHH) grant funding.

Sincerely,

Hailey Leigh-Mossley
Deputy Clerk
Encl.

cc. MPP Lisa Thompson
All Ontario Municipalities

THE CORPORATION OF THE
TOWN OF SAUGEEN SHORES

MOVED BY: C. Grace **RESOLUTION NO:** 096-2026

SECONDED BY: M. Myatt **DATE:** March 23, 2026

Whereas older buildings have inherent sustainability and provide economic, environmental and social benefits for Ontario communities; and,

Whereas re-use of existing buildings reduces the need for increased infrastructure that accompanies new builds such as sewer and water services, new roads and sidewalks; and,

Whereas re-use of existing building can reduce construction waste and extend the life expectancy of landfills; and,

Whereas keeping older buildings helps a community remain visually richer and enhances identity while building its tourism brand and appeal; and,

Whereas creating a new, application-based, matching grant program of $10M/year, modelled on an existing Alberta program would incentivize owners and smaller developers to keep, fix and reuse heritage buildings to create new housing; and,

Whereas such a grant program would provide an alternative to the Ontario heritage property tax relief program, which has limited impact on developers and reduces municipal revenues; and,

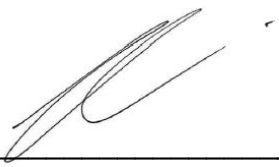
Whereas such a grant program would provide a simpler and more direct way for heritage building owners to fund renovations or conservation; and,

Whereas Ontario developers surveyed by the National Trust for Canada in 2014 ranked a heritage-revolving fund as their top incentive to encourage heritage development if:

- the grants are simple to apply for and to administer; and,
- the fund is large enough to meet at least 33% of the demand so that applicants have a reasonable chance of recovering the cost and effort of applying.

Therefore, be it Resolved That the Council of the Town of Saugeen Shores endorse the Architectural Conservancy of Ontario (ACO) Proposal to include $10M per year in the 2026 provincial budget for Heritage Helping Housing (HHH) grant funding, and that this resolution be sent to the Premier, Minister of Finance, Minister of Citizenship and Multiculturalism, and MPP Lisa Thompson, and be circulated to all municipalities in Ontario.

- ☑ Carried
- ❑ Carried, as amended
- ❑ Defeated
- ❑ Deferred
- ❑ Referred
- ❑ Tabled
- ❑ Withdrawn



Mayor

Sent Via Email

March 27, 2026

The Honorable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto ON, M7A 1A1.

Dear Premier Ford:

RE: Correspondence from Mike Bradley, Mayor, City of Sarnia to The Premier of Ontario regarding Requesting the Province to consider giving municipal councils more authority to adjust Police Service Budget Proposals to reduce Municipal Financial Vulnerability, Our File: A00

Council of the Region of Durham, at its meeting held on March 25, 2026, adopted the following resolution:

That Council Correspondence CC 08 from Mike Bradley, Mayor, City of Sarnia to The Premier of Ontario regarding requesting the province to consider giving municipal councils more authority to adjust police service budget proposals to reduce municipal financial vulnerability be received for information and endorsed.

Please find enclosed a copy of the Correspondence for your information.

Alexander Harras

Alexander Harras, M.P.A.
Director of Legislative Services & Regional Clerk
AH/nb

c: Hon. Michael S. Kerzner, Solicitor General
Hon. R. Flack, Minister of Municipal Affairs and Housing
Hon. P. Bethlenfalvy, Minister of Finance
Heads of Council for Municipalities across Ontario
B. Bailey, MPP Sarnia-Lambton
E. Baxter-Trahair, Chief Administrative Officer
N. Pincombe, Commissioner of Finance
A. Burgess, Director, Communication and Engagement

The Regional Municipality of Durham

Corporate Services Department – Legislative Services Division

605 Rossland Rd. E.
Level 1
PO Box 623
Whitby, ON L1N 6A3
Canada

905-668-7711
1-800-372-1102

durham.ca

Alexander Harras M.P.A.
Director of Legislative Services & Regional Clerk

If you require this information in an accessible format, please contact Legislative Services at clerks@durham.ca or at 1-800-372-1102 ext. 2097.

SARNIA ONTARIO

THE CITY OF SARNIA
Office of the Mayor

Corporate Services Department **Legislative Services Division**	
Date & Time Received:	February 26, 2026 9:29 am
Original To:	CIP
Copies To:	
Take Appropriate Action ☐	File ☐
Notes/Comments:	

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

February 19, 2026

Re: Mayoral Authority and Municipal Police Budget Sustainability

Dear Premier Ford,

I am writing to express concern regarding the province's current position that limits a mayor and council's ability to meaningfully reduce or amend police service budget proposals once they have advanced through local police governance structures.

Municipal leaders across Ontario are operating within an increasingly constrained fiscal environment. Escalating administrative costs, combined with sustained growth in police budgets, are placing significant pressure on municipal finances. Without the tools to influence or moderate these expenditures, municipalities are left financially vulnerable, undermining long-term stability and responsible budget planning.

Mayors and members of council are accountable to residents for overall municipal fiscal health. However, under the province's current interpretation, they lack sufficient authority to address one of the fastest-growing areas of local spending. This creates a clear imbalance in accountability, where elected leadership bears responsibility for budget outcomes without the ability to manage risk, respond to local conditions, or ensure alignment with broader municipal priorities.

You have recently noted that education costs have become unsustainable, and the Minister of Finance has expressed similar concerns regarding health care expenditures. Policing costs present the same challenge, with the added constraint that mayors are now unable to intervene. This limits a municipality's capacity to balance competing service demands, invest in preventative and social supports, and respond flexibly to emerging community priorities, including housing. Over time, this approach risks crowding out essential services and capital projects while placing increased pressure on taxpayers.

In Sarnia, veto authority was used for the first time, and only with respect to capital funding. The operational police budget, which has increased by 40% over the past four years, was left untouched. The mayoral veto removed a proposed $5 million capital item that would have committed the municipality to a long-term financial obligation estimated to reach $120 million. Allowing such exposure without intervention would have been fiscally irresponsible and inconsistent with the principles of responsible municipal governance. The existing building was reported to be suitable for upgrades and maintenance at a cost of approximately $5 million; however, the Sarnia Police Board and Chief have insisted that the Cadillac of all buildings is required. Proceeding with this option would saddle the taxpayers with substantial long-term debt and sustained tax increases for decades to come.

After 21 years of carrying municipal debt, the City of Sarnia has just recently achieved the distinction of being one of the few debt-free cities in Ontario. Under the current framework, renewed debt will become unavoidable, with financial impacts extending to future generations.

While this issue may not yet have arisen in every municipality responsible for funding and overseeing its own police service, the experience in Sarnia illustrates a challenge that other mayors may reasonably face in future budget years. As policing and capital costs continue to escalate, circumstances will emerge where elected municipal leaders are required to intervene to protect long-term fiscal sustainability. This is a critical issue that warrants careful reconsideration. I have therefore copied Heads of Council for municipalities across Ontario to unite in encouraging an approach that better aligns accountability with decision-making and supports more sustainable municipal governance across Ontario.

Given the practical implications for municipal budget deliberations and fiscal planning, I believe this matter should be addressed in advance of the next municipal council taking office. I respectfully urge the province to engage with municipalities on this issue and to explore legislative or policy adjustments that would provide local elected leaders with the tools necessary to manage fiscal pressures responsibly, transparently, and in the best interests of their communities.

I appreciate your attention to this issue and look forward to the province's consideration of next steps.

Sincerely,

[redacted]

Mike Bradley
Mayor, City of Sarnia

Cc: The Honourable Michael S. Kerzner, Solicitor General
The Honourable Rob Flack, Minister of Municipal Affairs and Housing
The Honourable Peter Bethlenfalvy, Minister of Finance
Heads of council for municipalities across Ontario
Bob Bailey, MPP for Sarnia-Lambton
Sarnia City Council

Encl.: CBC News February 18, 2026 - Province tells Ontario mayors they can't use 'strong powers' on police budgets | CBC News

CTV News February 18, 2026 - Sarnia Police Board weighing options in efforts to build new headquarters

255 Christina St N
Sarnia ON N7T 7N2
P: 519-332-0330 ext. 3312 F: 519-332-3995 mayor@sarnia.ca www.sarnia.ca

London

Province tells Ontario mayors they can't use 'strong powers' on police budgets

Finance expert says province needs to review fiscal relationship with municipalities to keep up with costs

Isha Bhargava · CBC News · Posted: Feb 18, 2026 5:00 AM EST | Last Updated: February 18

Listen to this article
Estimated 5 minutes



A file photo of a police officer walking in downtown Hamilton, Ont. (Bobby Hristova/CBC)

The Ontario government is reminding municipal leaders that they cannot use their provincially granted "strong mayor powers" to challenge or limit police budgets.

This comes two months after Sarnia's mayor vetoed his city's police budget request of $5 million for a new police headquarters, in what's led to an ongoing battle over the city's police funding.

In a letter sent to mayors and police board chairs in January, the province reiterated that municipalities are required to provide police boards with "sufficient funding" to comply with the Community Safety and Policing Act (CSPA).

"The Head of Council's strong mayor budget powers do not include the power to limit police service board budget increases or veto estimates submitted by police service boards," Solicitor General Michael Kerzner and Municipal Affairs Minister Rob Flack wrote in their Jan. 12 letter.

"Although municipalities are not required to adopt the board's estimates as submitted, they cannot approve or reject specific line items within the estimates."

- **Less than half of 'strong mayors' were using powers before Ontario expanded system: reports**

Municipal budgets include estimates of amounts required during the year and includes various boards, the letter explains. A police service board must submit their operating and capital costs to municipalities, which then establish the service's overall budget.

Premier Doug Ford's government created the strong mayor system in 2022 and it now applies to 216 mayors. The powers give the leaders control over appointments, the ability to hire and fire most city staff, vetoes over some council votes and the ability to pass some bylaws with support of only a third of council support.

'We can't chop public safety' says Premier

When asked by CBC about the issue of strong mayor powers relating to police budgets on Tuesday, Ford said investments in public safety need to be a top priority.

"We can't chop safety and protecting communities," Ford told reporters. "We need to make sure our priority is keeping our community safe because right now people don't feel safe. So we have to continue investing in our police, give them the tools they need to keep our community safe."

Sarnia Mayor Mike Bradley disagrees arguing the legislation prevents municipalities from balancing the needs of police and taxpayers. He said Sarnia police has received a 45 per cent operational increase over the last four years, and he only vetoed one capital spending item which the city cannot afford this year.



Sarnia's Mayor Mike Bradley says police budget increases in recent years have led to spending cuts in other city projects. (Facebook)

"The province has just wiped out our ability to control spending in our own communities. In most cases [police budgets] run from 30 to 40 per cent of the

municipal budget, so what the Ford government is saying is that councils and mayors cannot touch it," he said.

"So the message is, police boards who are unaccountable, can now just set the budget and the taxpayers have to pay. That's a pretty shocking statement from Queens Park."

Bradley argues he has supported increasing police budgets for frontline services, which have been substantial over the years and have led the city to cut back on spending for other projects.

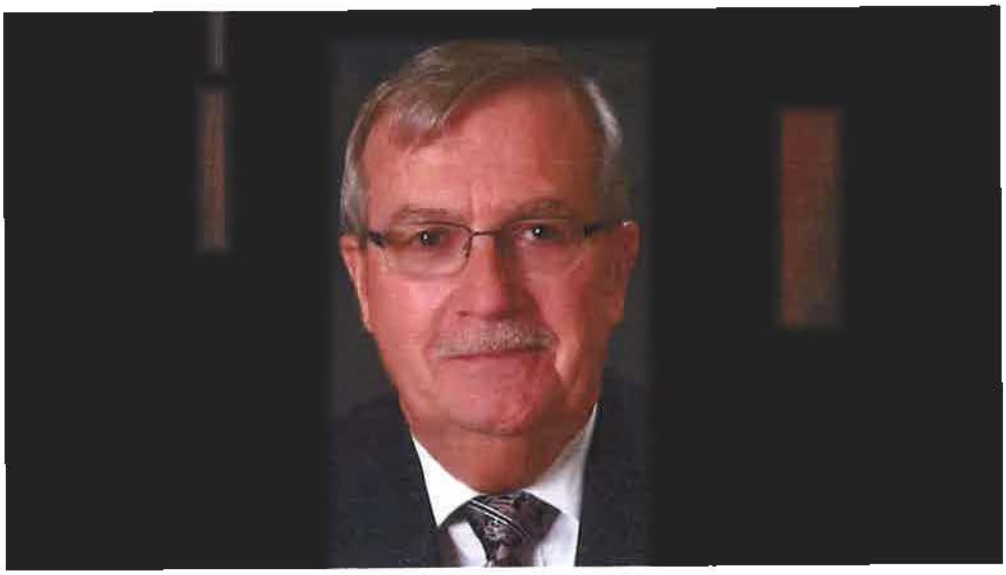
In its letter, the province clarifies that there are dispute resolution mechanisms under the CPSA, namely arbitration, when a council disagrees with a police board's budget request.

Municipalities limited in challenging police budgets

However, proving a case against the police can be difficult for municipal councils who don't often have the capacity or technical knowledge to offer a challenge, said Nigel Bellchamber, a London, Ont., consultant specializing in municipal finances.

"It's a high bar that the municipality has to meet in order to succeed in an arbitration," he said, noting that municipalities are tasked with funding a variety of services whose costs outpace inflation.

"As a result, there are some significant challenges and tough decisions being made as to prioritizing capital expenditures in municipal budgets. So councils and municipal staff, whether you're in a strong mayor situation or not, they're all caught in a very difficult situation."



Nigel Bellchamber is a consultant in London, Ont., who specializes in municipal finances (Nigel Bellchamber/LinkedIn)

Bellchamber said the provincial and municipal fiscal relationship hasn't been properly reviewed in about 25 years and it needs to be revisited to respond to changing economic demands.

London's Mayor Josh Morgan agrees. His council approved a historic $672-million investment in police spending during the last four-year budget, and while he's satisfied with the results of crime trending lower in the city, ballooning police budgets are a concern for municipalities, he said.

"Obviously when the largest portion of your budget is increasing by a fair amount, that's concerning in multiple ways," said Morgan.

"It's difficult for a municipality to shoulder all of the necessary investments in public safety that we need to make with all of the other things that we're obligated to do, and with the revenue streams we have available to us."

Morgan said it's important for municipalities to partner with provincial and federal governments to seek "broad-based, stable multi-year support for public safety funding."

In London's case, Morgan notes the police returned more than $2.3 million to city coffers in the budget's first two years.

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Hock Men'

London | News

Questions of 'strong mayor' veto powers remain after province attempts to clarify police budgets

By Bryan Bicknell

Published: February 18, 2026 at 5.14PM EST



The provincial government says municipalities can't use strong mayor powers to limit police budgets. CTV's Bryan Bicknell with local reaction.

The chair of the Sarnia Police Service Board says the board is still weighing options in its bid to build a new police headquarters.

The comments follow a letter from Ontario's Solicitor General to municipalities that mayors cannot use so-called strong mayor powers to challenge police budgets.

"We sent the letter to council requesting that the veto to be vetoed, basically, and that the five million [dollars] be added back into the budget," explained Board Chair Kelly Ash. "We are re-evaluating, looking to see what we can get accomplished with the funds that we do have, while still hoping that council does deliberate over the $5 million so that we can get started."



Sarnia Police Board Chair Kelly Ann speaks to CTV News via Zoom on Feb 16 2026 (Bryan Bicknell/CTV News London)

Late last year Sarnia Mayor Mike Bradley vetoed the city's police budget request of $5 million to begin work on a new police headquarters. Bradley insists he's not about to re-open the city budget.

"This idea that police boards now, without any accountability, they're not elected and they don't report to the public and you can't remove them, will now be able to say to any town, 'This is how much money we want each year, and govern yourself accordingly. You're going to have to find money or kill other projects that are really important to your community because we're number one,'" he said.

In London, the police budget has also been a sensitive item.



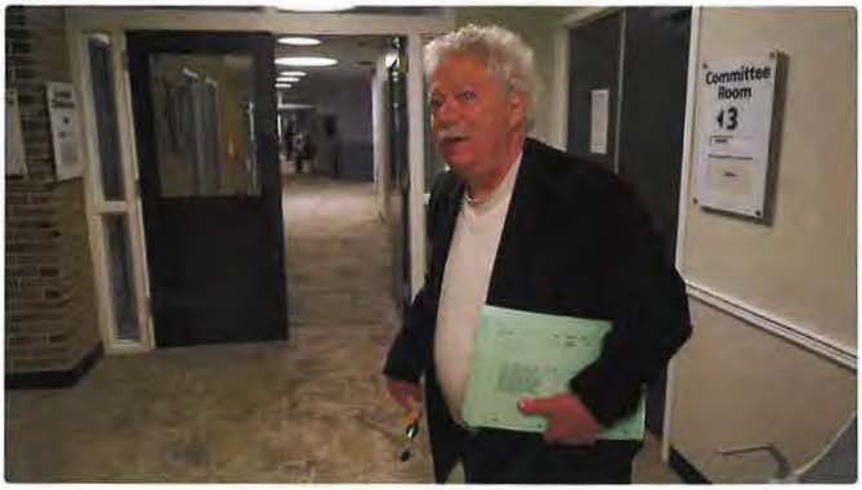
London Mayor Josh Morgan speaks to CTV News on Feb 5 2026 (Bryan Bicknell/CTV News London)

The most recent police budget passed two years ago in the city's four-year budget cycle increased police spending by $672 million.

The London Police Service has since returned $2.3 million in a bid to keep municipal property taxes at bay, explains London Mayor Josh Morgan.

"It's a pretty high bar to set for a municipality to not supply the budget, which is why my approach has been to work closely with the police board as a member of the board. And this board has returned dollars for the past two years," Morgan said.

Introduced in 2022 for Ontario's largest urban centres, strong mayor powers were expanded last year to include all 216 Ontario mayors. At least one legal opinion suggests this was when questions of interpretation began to arise.



London Coun. Sam Trosow speaks to CTV News on Feb. 18, 2025. (Bryan Bicknell/CTV News London)

London Coun. Sam Trosow is a retired Western University law professor. He believes the strong mayor legislation was rushed.

"I think if it was the intention of the legislature to categorically exempt police services matters from the act they would have or they should have said so. And they probably rushed this through so quickly, maybe they didn't even bother to think about it," he explained.

"But I think that the mayor of Sarnia is within his rights to challenge this part of the budget," Trosow said.



Sarnia Mayor Mike Bradley speaks to CTV News on Zoom on Dec. 18, 2025. (Bryan Bicknell/CTV News London)

Related Stories

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March 30, 2026
SENT ELECTRONICALLY

RE: Provincial Announcement – Next Steps to Improve Ontario's Conservation Authority System

Please be advised that at the NPCA's Full Authority Meeting held on March 27, 2026, the following resolution pertaining to Report FA-02-26 RE: Provincial Announcement – Next Steps to Improve Ontario's Conservation Authority System was passed:

Resolution No. FA-31-2026
Moved by: Stew Beattie
Seconded by: Michelle Seaborn

WHEREAS on October 31, 2025, the provincial government announced a proposal to establish the Ontario Provincial Conservation Agency (OPCA) to lead the implementation of a new regional conservation authority framework;

AND WHEREAS on November 6, 2025, Bill 68, *Plan to Protect Ontario Act (Budget Measures), 2025 (No.2)* was introduced in the Ontario Legislature, which proposed amendments to the *Conservation Authorities Act* to establish OPCA, and on November 27, 2025, Bill 68 received Royal Assent;

AND WHEREAS on November 7, 2025, the provincial government posted a policy proposal on the Environmental Registry of Ontario (ERO #025-1257) to consolidate Ontario's 36 conservation authorities into seven regional conservation authorities and provided a 45-day commenting period on proposed boundaries and the criteria applied to inform the proposed boundaries;

AND WHEREAS on December 5, 2025, the Niagara Peninsula Conservation Authority (NPCA) Board of Directors passed Resolution No. FA-131-2025, that stated the Board does not support the "Western Lake Ontario Regional Conservation Authority" boundary configuration as the proposal lacks sufficient justification, would significantly diminish local governance, and fails to recognize the effectiveness and efficiencies already achieved within existing watershed-based models;

AND WHEREAS NPCA's participating municipalities of Niagara Region, City of Hamilton and Haldimand County, and several watershed lower-tier municipalities passed Council resolutions and submitted comments to the provincial government demonstrating support for the position of the NPCA Board of Directors;

AND WHEREAS on March 10, 2025, the provincial government announced their decision on the boundaries for Ontario's new nine regional conservation authorities, with the "Western Lake Ontario Regional Conservation Authority" boundaries remaining unchanged, and provided further information related to governance and the transition process;

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3350 Merrittville Hwy. Unit 9
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March 30, 2026
SENT ELECTRONICALLY

AND WHEREAS amendments to the *Conservation Authorities Act*, and implementing Regulations will be required to facilitate the statutory amalgamation of regional conservation authorities;

Now Therefore Be It Resolved:

THAT Report No. FA-02-26 RE: Provincial Announcement – Next Steps to Improve Ontario's Conservation Authority System **BE RECEIVED**;

AND THAT the NPCA Board of Directors reaffirms their position stated through Resolution No. FA-131-2025;

AND THAT should the provincial government proceed with implementing the proposed regional conservation authority framework and "Western Lake Ontario Regional Conservation Authority", the NPCA will be committed to working constructively with OPCA, local area MPPs, neighbouring conservation authorities, municipalities, sector partners and interested partners to ensure local voices, municipal representations, and unique watershed characteristics continue to guide decisions;

AND THAT the Board requests that OPCA engages meaningfully and collaboratively with affected municipalities, conservation authorities, and local First Nations before advancing any consolidation, to ensure that any changes reflect both local needs and the practical realities of implementation;

AND THAT this resolution and Report No. FA-02-26 be forwarded to Niagara Region; the lower-tier municipalities within Niagara Region; City of Hamilton; Haldimand County; Mississaugas of the Credit First Nation; Six Nations of the Grand River; Niagara Peninsula Source Protection Committee; Minister of Environment, Conservation and Parks; Ontario's Chief Conservation Executive; local area MPPs; Association of Municipalities of Ontario (AMO); Conservation Ontario; and all conservation authorities in Ontario. **CARRIED**

A copy of Report No. FA-02-26 has been attached for your convenience.

Sincerely,

Melanie Davis
Manager, Office of the CAO & Board
Niagara Peninsula Conservation Authority

Niagara Peninsula CONSERVATION nature for all

3350 Merrittville Hwy. Unit 9
Thorold Ontario L2V 4Y6
905.788.3135 | info@npca.ca | npca.ca

March 30, 2026
SENT ELECTRONICALLY

cc: Leilani Lee-Yates, CAO/Secretary – Treasurer
Regional Municipality of Niagara
Local Area Municipalities
City of Hamilton
Haldimand County
Mississaugas of the Credit First Nation
Six Nations of the Grand River
Hon. Todd McCarthy, Minister of Environment, Conservation and Parks
Hassaan Basit, Chief Conservation Executive
Hon. Sam Oosterhoff, Niagara West MPP
Hon. Donna Skelly, Flamborough – Glanbrook MPP
Jennie Stevens, St. Catharines MPP
Wayne Gates, Niagara Falls MPP
Jeff Burch. Niagara Centre MPP
Bobbi-Ann Brady, Haldimand – Norfolk MPP
Niagara Peninsula Source Protection Committee
Association of Municipalities of Ontario
Conservation Authorities in Ontario

Report To: **Board of Directors**

Subject: **Provincial Announcement – Next Steps to Improve Ontario's Conservation Authority System**

Report No: **FA-02-26**

Date: **March 27, 2026**

Recommendation:

WHEREAS on October 31, 2025, the provincial government announced a proposal to establish the Ontario Provincial Conservation Agency (OPCA) to lead the implementation of a new regional conservation authority framework;

AND WHEREAS on November 6, 2025, Bill 68, *Plan to Protect Ontario Act (Budget Measures), 2025 (No.2)* was introduced in the Ontario Legislature, which proposed amendments to the *Conservation Authorities Act* to establish OPCA, and on November 27, 2025, Bill 68 received Royal Assent;

AND WHEREAS on November 7, 2025, the provincial government posted a policy proposal on the Environmental Registry of Ontario (ERO #025-1257) to consolidate Ontario's 36 conservation authorities into seven regional conservation authorities and provided a 45-day commenting period on proposed boundaries and the criteria applied to inform the proposed boundaries;

AND WHEREAS on December 5, 2025, the Niagara Peninsula Conservation Authority (NPCA) Board of Directors passed Resolution No. FA-131-2025, that stated the Board does not support the "Western Lake Ontario Regional Conservation Authority" boundary configuration as the proposal lacks sufficient justification, would significantly diminish local governance, and fails to recognize the effectiveness and efficiencies already achieved within existing watershed-based models;

AND WHEREAS NPCA's participating municipalities of Niagara Region, City of Hamilton and Haldimand County, and several watershed lower-tier municipalities passed Council resolutions and submitted comments to the provincial government demonstrating support for the position of the NPCA Board of Directors;

AND WHEREAS on March 10, 2025, the provincial government announced their decision on the boundaries for Ontario's new nine regional conservation authorities, with the "Western Lake Ontario Regional Conservation Authority" boundaries remaining unchanged, and provided further information related to governance and the transition process;

AND WHEREAS amendments to the *Conservation Authorities Act*, and implementing Regulations will be required to facilitate the statutory amalgamation of regional conservation authorities;

Now Therefore Be It Resolved:

THAT Report No. FA-02-26 RE: Provincial Announcement – Next Steps to Improve Ontario's Conservation Authority System **BE RECEIVED**;

AND THAT the NPCA Board of Directors reaffirms their position stated through Resolution No. FA-131-2025;

AND THAT should the provincial government proceed with implementing the proposed regional conservation authority framework and "Western Lake Ontario Regional Conservation Authority", the NPCA will be committed to working constructively with OPCA, neighbouring conservation authorities, municipalities, sector partners and interested partners to ensure local voices, municipal representations, and unique watershed characteristics continue to guide decisions;

AND THAT the Board requests that OPCA engages meaningfully and collaboratively with affected municipalities, conservation authorities, and local First Nations before advancing any consolidation, to ensure that any changes reflect both local needs and the practical realities of implementation;

AND THAT this resolution and Report No. FA-02-26 be forwarded to Niagara Region; the lower-tier municipalities within Niagara Region; City of Hamilton; Haldimand County; Mississaugas of the Credit First Nation; Six Nations of the Grand River; Niagara Peninsula Source Protection Committee; Minister of Environment, Conservation and Parks; Ontario's Chief Conservation Executive; local area MPPs; Association of Municipalities of Ontario (AMO); Conservation Ontario; and all conservation authorities in Ontario.

Purpose:

The purpose of this report is to provide an update on the decision notice in relation to ERO #025-1257 and next steps proposed by the Province of Ontario for the regional consolidation of Ontario's conservation authorities.

Background:

On November 7, 2025, the Province posted a policy proposal on the Environmental Registry of Ontario (ERO #025-1257) to consolidate Ontario's 36 Conservation Authorities (CAs) into seven Regional Conservation Authorities (RCAs) and provided a 45-day commenting period on proposed boundaries and the criteria applied to inform the proposed boundaries.

Under this proposal, NPCA would fall under the Western Lake Ontario RCA, along with Hamilton Conservation Authority (HCA), Conservation Halton (CH), and Credit Valley Conservation (CVC). The boundaries of the Western Lake Ontario RCA extend along the western Lake Ontario shoreline from Niagara through Halton and Peel, encompassing urban and rural watersheds that support the Greater Toronto-Hamilton corridor.

The Western Lake Ontario RCA is primarily based on the western portion of the Northern Lake Ontario and Niagara River Secondary Watershed. The RCA would also include the Niagara Peninsula Source Protection Area, Halton-Hamilton Source Protection Region, and Credit Valley Source Protection Area (which is part of Credit Valley – Toronto and Region – Central Lake Ontario Source Protection Region).

On November 27, 2025, Bill 68, *Plan to Protect Ontario Act (Budget Measures), 2025 (No.2)* received Royal Assent and the amendments to the *Conservation Authorities Act* allow for the establishment of the Ontario Provincial Conservation Agency (OPCA) to implement a new regional conservation authority framework.

On December 5, 2025, NPCA held a Special Meeting of the Full Authority Board to review the ERO comment submission (Report No. FA-59-25) and passed Resolution No. FA-131-2025, that stated the Board does not support the "Western Lake Ontario Regional Conservation Authority" boundary configuration as the proposal lacks sufficient justification, would significantly diminish local governance, and fails to recognize the effectiveness and efficiencies already achieved within existing watershed-based models.

On March 10, 2026, Hon. Todd McCarthy, Minister of the Environment, Conservation and Parks, and Chief Conservation Executive, Mr. Hassaan Basit announced next steps for the consolidation of Ontario's conservation authorities, including the decision to proceed with a total of nine (9) RCAs. NPCA remains part of the Western Lake Ontario Regional Conservation Authority with HCA, CH, and CVC. Decision details pertaining to ERO #025-1257 were posted for review later that day. Over 14,000 comment submissions were received by the provincial government.

Further, on March 10, 2026, the Chairs of the current 36 CAs received a letter from Minister McCarthy regarding next steps for the planned consolidation of regional conservation authorities.

Discussion:

The decision of the provincial government to consolidate the current 36 CAs into nine RCAs was based on feedback received through the ERO consultation process as a part of the government's plan to improve Ontario's conservation authority systems, to ensure CAs have the tools required to protect the communities they serve, supporting economic prosperity while balancing environmental protection and development needs.

The final boundaries were adjusted based on the feedback that the proposed boundaries were too large, did not align with watersheds and covered areas of differing environmental needs. Adjustments were made to accommodate areas with distinct geographies and development contexts, better balance differing priorities across rural, urban, and northern areas and improve alignment with watersheds and with source protection regions.

The new nine RCAs are:

- Central Lake Ontario Regional Conservation Authority
- Eastern Lake Erie Regional Conservation Authority
- Eastern Lake Ontario Regional Conservation Authority
- Lake Huron Regional Conservation Authority
- Northeastern Ontario Regional Conservation Authority
- Northwestern Ontario Regional Conservation Authority
- St. Lawrence River Regional Conservation Authority
- Western Lake Erie Regional Conservation Authority
- Western Lake Ontario Regional Conservation Authority

Maps of the planned boundaries for the nine RCA's can be viewed on the OPCA website. This spring, the government plans to introduce amendments to the *Conservation Authorities Act* that, if passed, will enable the consolidation of Ontario's CAs through statutory amalgamation.

Statutory Amalgamation

To address concerns raised around service continuity for communities, the provincial government is proposing statutory amalgamation that intends to avoid disruptions to existing partnerships and agreements with municipalities, Indigenous communities, and other partners. On the transition date to occur in early 2027, or a later date prescribed by the Lieutenant Governor in Council, the former CAs would be amalgamated creating the RCA, and legal continuation is provided for:

- Ensuring all rights, obligations, assets and liabilities from the CAs would become those of the new RCAs.
- Providing for the continuation of all existing agreements, contracts, permitting or other actions underway.

- Ensuring the current jurisdiction of the individual CAs are combined to become the jurisdiction of the consolidated RCA.
- Specifying that the provisions of the *Public Sector Labour Relations Transition Act* would apply to the consolidation of CAs.

The assets, liabilities and agreements of the predecessor CAs would become those of the new RCA. The province indicated that residents would continue to work with the same local teams who know their watershed, understand local issues and provide on-the-ground support.

Transition to Consolidated Conservation Authorities

The transition process will be led by OPCA, providing the tools and resources to coordinate the transition over the next year with the target date of early 2027. The province also announced $20 million in initial funding to support OPCA in leading the transition and implementation, with an additional $3 million this year and every following year to be administered by OPCA to support RCAs with program improvements and service delivery.

The Ministry plans to propose amendments to the *Conservation Authorities Act* to facilitate the transition process that would:

- Suspend existing provisions in the *Conservation Authorities Act* allowing for the establishment, enlargement, amalgamation, and dissolution of CAs during the transition period.
- Enable the Minister to issue immediate temporary restrictions on certain activities by CAs, to facilitate the planned consolidation. The intent is to restrict activities related to extraordinary financial, asset, or employment decisions to mitigate risk and ensure a stable transition to the new regional structure. These directions would expire upon consolidation, at the latest.
- Require OPCA to:
  - Establish Transition Committees for each RCA to include the CAO/General Manager and one municipally elected board member from each of the current CAs, and any other members as appointed by OPCA.
  - Appoint Project Executives who will chair the Transition Committees, and upon regional consolidation would serve as inaugural CAO of the RCA for up to 24 months. Following this period, the Board members of the RCA will assume responsibility for long-term CAO decisions.
- Mandate Transition Committees to develop a transition plan to prepare for the consolidation subject to OPCA's review. Project Executives will be able to request information from CAs as needed to support the development of the transition plan.
- Require Board members of RCAs to be selected by the participating municipalities prior to the date of consolidation.

- Require new RCAs to implement the transition plan, with the opportunity to make revisions subject to OPCA's approval, and report on progress of implementation to OPCA.

Governance of Consolidated Conservation Authorities

The RCAs would continue to be municipally governed organizations. The provincial government's plan would make participating municipalities those that are at the upper and single-tier levels, which is already the case for the NPCA. The number of members appointed to each RCA would be streamlined with around 15-20 members, with population-based representation. Each participating municipality would be guaranteed a member, and limitations would be placed on the number of members appointed by any one municipality to ensure fairness and balance.

Participating municipalities for the proposed Western Lake Ontario Regional Conservation Authority would include the City of Hamilton, Dufferin County, Haldimand County, Halton Region, Niagara Region, Peel Region, and Wellington County.

The Ministry plans to propose further amendments to the *Conservation Authorities Act* that would:

- Enable the Minister to issue directions regarding the budget and apportionment process for 2027 CA budgets that occurs during 2026.
- Update the CA governance structure for RCAs with participating municipalities being the upper-tier and single-tier municipalities within a CA's area of jurisdiction.
- Set out that the method for determining the number of Board members that each participating municipality appoints to the RCA would be prescribed in regulation based on each participating municipality's proportion of the population in the RCA's jurisdiction; each participating municipality would be guaranteed at least one member. The maximum number of members appointed by all participating municipalities of a CA (maximum board size), and the maximum number of members that any one municipality could appoint are to be established through regulations if legislative amendments are passed, to ensure fairness and balance.
- Update other governance provisions including removing the requirement that 70 per cent of appointments of members to the CA by a participating municipality be elected officials and that the positions of chair and vice chair be filled on a rotating basis between participating municipalities.
- Add that certain knowledge and experience must be considered by municipalities when appointing members to the CA who do not sit on municipal council.

- Update that chairs and vice-chairs may be appointed for two-year terms, and up to a maximum of eight total years served.

Establishing Local Watershed Councils

In response to feedback that emphasized the need for RCAs to continue to rely on the deep local expertise, knowledge and relationships built, the province plans to mandate that each RCA would be required to establish at least one watershed council to ensure local interests are considered and that watershed planning continues to be guided by local knowledge and input. These advisory councils would enable diverse participation from lower-tier municipalities, Indigenous communities and other interested parties that aim to ensure local voices and on-the-ground insights are considered in regional decision-making.

The Ministry plans to propose amendments to the *Conservation Authorities Act* that would require one or more watershed councils for each RCA and create regulation-making authority to the Minister to outline the number, composition, functions, powers, duties, activities and procedures of watershed councils.

NPCA's Commitment to Continuous Process Improvement and Modernization

While the NPCA supports the proposed provincial investments in technology, standardization and modernization, concerns remain regarding the uncertainties and potential risks associated with regional consolidation including risk to local representation and decision-making, potential loss of local expertise including staff subject matter expertise, and the continued ability to deliver high quality programs and services specific to unique watersheds and communities including natural hazard management.

Should the provincial government move forward with implementing the proposed regional conservation authority framework and Western Lake Ontario Regional Conservation Authority, the NPCA will be committed to working constructively with OPCA, neighbouring conservation authorities, municipalities, sector partners and interested partners to ensure local voices, municipal representations, and unique watershed characteristics continue to guide decisions.

NPCA will also ensure that as part of the proposed Transition Committee, our successes and strengths in process improvements and modernization are underscored as best management practices.. Over the last several years, the NPCA has undertaken tremendous work to improve governance, operations, policies, and processes to strengthen the delivery of programs and services. NPCA has implemented all 20 recommendations within the 2018 Auditor General report and is focused on continuous improvements through updating planning and permitting policies, updating corporate policies, developing new guiding strategies, enhancing procedures, and implementing other modernization initiatives, including investments in software and data management.

Since 2014, the NPCA has invested over $3 million on GIS data; regulation mapping updates (including floodplain mapping); planning policy and procedural updates; dam safety reviews; IT support improvements; and corporate enterprise resource software to support planning and permitting, human resources, budgeting, asset inventory management, and capital planning. This long-term investment has included:

- **CityView** – First launched in 2016, it is the main filing system for all development application activity in the Planning and Development Division. By 2021, CityView has been storing/processing an average of 1,404 file types per year. In addition to providing a consistent workflow for application reviews, CityView query functionality tracks a wide range of metrics for application review times and staff efficiency. During 2026, the NPCA will be implementing several improvements to CityView including additional data fields for metrics tracking, an online Permit application intake portal, and a new module for our Compliance and Enforcement Department. As a significant capital investment for the NPCA, CityView is a powerful system to help provide timely permit approvals and planning application reviews.

- **CityWide and FMW** – NPCA's enterprise system used for asset management, corporate operating and capital budgeting, and financial reporting, providing a centralized platform to track Authority-owned assets, support annual budget development and financial planning. The system improves data accuracy, consistency, and accountability by standardizing asset and financial information across the organization. Investment includes software licensing and vendor support, with staff time concentrated around the annual budget cycle and ongoing effort for system administration and data maintenance.

- **ArcGIS** – NPCA's enterprise geographic information system, supporting mapping, spatial analysis, and decision-making related to watershed management, planning, and operations. The platform enables both internal analysis and public-facing maps and applications that improve transparency and access to conservation authority information. Investment includes software licensing, infrastructure, and specialized staff resources to maintain data, systems, and public-facing services.

- **Laserfiche** – NPCA's enterprise records management system, used to store, manage, and retrieve official corporate records in a secure and compliant manner. It supports improved information governance, efficient retrieval, and reduced reliance on shared drives and paper records. Investment includes licensing and ongoing support, with staff time required for system administration, records structure maintenance, and user onboarding.

NPCA has set an example for how CAs can implement best management practices and we remain committed to continuously improving the delivery of our programs and services for the health and well-being of our local watersheds and communities.

Financial Implications:

Any consolidation of the NPCA with other CAs would require closer examination to determine financial implications with respect to items such as operating and capital budgets, asset management, salaries and benefits for both union and non-union roles, changes to fee schedules, and cost apportionment to the OPCA.

Although not mentioned as part of the proposed regional consolidation of CAs, many CAs, including the NPCA, have a Foundation. Any consolidation of NPCA with other CAs will need to examine financial and governance implications for the Niagara Peninsula Conservation Foundation.

Links to Policy/Strategic Plan:

Goal 4.1 – Strengthen government relations toward collective outcomes and impact

Related Reports and Appendices:

Report No. FA-59-25 RE: Draft Comments Pertaining to ERO #025-1257 Regarding Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authorities

Report No. FA-56-25 RE: Proposed Amendments to the *Conservation Authorities Act* to establish the Ontario Provincial Conservation Agency, and Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authorities

Authored by:

Original Signed by:

Leilani Lee-Yates, BES, MSPL.RPD, MCIP, RPP
Chief Administrative Officer/Secretary-Treasurer

Reviewed by:

Original Signed by:

David Decluce, MCIP, RPP
Director, Planning and Development

Submitted by:

Original Signed by:

Leilani Lee-Yates, BES, MSPL.RPD, MCIP, RPP
Chief Administrative Officer/Secretary-Treasurer

MISSISSAUGA

RESOLUTION 0060-2026
adopted by the Council of
The Corporation of the City of Mississauga
at its meeting on April 1, 2026

0060-2026 Moved by: Councillor B. Butt Seconded by: Councillor S. McFadden

WHEREAS locally elected school board trustees provide essential community representation and ensure accountability within Ontario's education system;

AND WHEREAS the City of Mississauga relies on dedicated trustee representation to reflect local priorities and advocate for the success of students across our diverse communities;

AND WHEREAS recent provincial supervision of the Peel District School Board and the Dufferin-Peel Catholic District School Board, alongside proposed governance changes, raises concerns regarding the future of local democratic accountability;

AND WHEREAS maintaining direct, elected representation is critical to ensuring that Mississauga's unique geographic and growth needs are reflected in education decision-making;

THEREFORE BE IT RESOLVED THAT:

1. Mississauga Council affirms its strong support for maintaining democratically elected school board trustees for both the Peel District School Board and the Dufferin-Peel Catholic District School Board;

2. Council formally recognizes the vital role of locally elected trustee representation for Mississauga and supports the continuation of meaningful, locally accountable representation;

3. The Province of Ontario be requested to pause any legislative or regulatory changes that would reduce or eliminate elected trustees until a transparent, province-wide consultation with municipalities, school boards, trustees, parents, students, educators and other education stakeholders is completed;

4. The City Clerk forward this resolution to the Premier of Ontario, the Minister of Education, all MPPs representing Mississauga, the Peel District School Board, the Dufferin-Peel Catholic District School Board, all MPPs representing Peel Region, and all Ontario municipalities to encourage collective advocacy for local democratic representation in education.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor C. Parrish				
Councillor S. Dasko	X			
Councillor A. Tedjo	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor N. Hart	X			
Councillor J. Horneck	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor M. Reid	X			
Councillor S. McFadden	X			
Councillor B. Butt	X			

Carried (11, 0)

PORT COLBORNE

Subject: **2025 Year End Surplus and Project Close Out**

To: **Council**

From: **Financial Services Department**

Report Number: 2026-49

Meeting Date: April 14, 2026

Recommendation:

That Financial Services Department Report 2026-49 be received; and

That the year-end levy surplus be allocated to the City's General Stabilization Reserve ($116,277), Working Capital Reserve ($26,543), and Tangible Capital Assets Reserve ($312,551); and

That the reserve transfers recommended in Financial Services Report 2026-49 be approved; and

That the capital and related project and reserve balances of Appendices E, F, and G of Financial Services Department Report 2026-49, be approved.

Purpose:

This report highlights the funding budget to actual results, provides recommendations pertaining to surplus, capital and related project closeouts and reserve activity for 2025.

Background:

This report provides the year-end unaudited actuals for the year ended December 31, 2025. At the time of writing this report, the City's auditors are conducting the annual audit. It is anticipated the Audited Financial Statements will be presented to Council in June.

Financial Services notes this report contains certain forward-looking information. In preparing this report, certain assumptions and estimates were necessary. These estimates are based on information available to management at the time of preparing this report. Council and other users are cautioned that actual results may vary.

Financial Services reminds Council and users of this report that it is based on fund accounting that follows the cashflow of the budget. For greater clarity, this report is not prepared in accordance with full Canadian public sector accounting standards in the same manner as the audited financial statements that follow accrual accounting. For example, this report reflects capital purchases as cash outlays instead of capitalizing them on the balance sheet and amortizing them over their useful life. As a reminder, fund accounting is utilized by all municipalities as a mechanism to develop budgets and track cashflow. While accrual accounting can provide for a longer-term picture of an organization by capitalizing assets and recording long-term liabilities such as employee future benefits, fund accounting helps the municipality ensure funding is available in the immediate term to cover current obligations.

A presentation of the City's financial results has been prepared (see **Appendix A**).

While high-level comments to the year-end financial results have been provided in the report, Financial Services encourages Council members to reach out to staff for further discussion.

Discussion:

For the fiscal year ended December 31, 2025, the City experienced a Levy surplus of $455,371 as identified below:

Levy	Actual	Budget	Net
Revenue	47,578,598	39,465,389	8,113,209
Personnel Expense	(18,631,367)	(18,438,344)	(193,023)
Operating Expense	(15,627,353)	(16,114,215)	486,862
Surplus before Transfers	**13,319,877**	**4,912,830**	**8,407,047**
Transfer (to)/from Related Companies	(850,981)	(919,825)	68,844
Transfer (to)/from Reserves	357,040	(1,401,773)	1,758,813
Transfer (to)/from Funds (Rates)	8,984,206	7,604,868	1,379,338
Transfer (to)/from Funds (Capital)	(21,354,772)	(10,196,100)	(11,158,672)
Surplus/(Deficit)	**455,371**	**-**	**455,371**
Recommended Transfers	(455,371)	-	(455,371)
Surplus/(Deficit)	**-**	**-**	**-**

The summarized chart above identifies that revenues and expenses were higher than budgeted. **Slides 10 to 14 of Appendix A** highlight in greater detail budget to actual differences related to both revenue and expenses.

The variance in reserve transfers of $1,758,813 is made up of both in-year Council approved transfers from reserves as well as transfers to reserve in accordance with the City's Reserve and Reserve Fund Policy.

The Transfer from Funds amount relates to transfers from the rate budgets of water, wastewater, and storm sewer. This relates to overhead charges between the Levy and Rate as well as in-year Council approved transfers from Rate reserves to fund capital projects.

Summary comments related to self-sustaining entities can be found on **Slides 18 to 18 of Appendix A**.

For greater detail, Staff encourage Council members and readers to review **Appendix B and C**.

For the fiscal year ended December 31, 2025, the City experienced a combined Rate deficit of $5,052 as identified below:

Rates	Actual
Water	(698,046)
Wastewater	435,495
Storm Sewer	257,499
Surplus/(Deficit)	**(5,052)**

As rate payers are different than those of the levy, rate reserves exist to support stability in the budget. Year-end surpluses are transferred to these reserves and deficits are funded from these reserves. These reserves bring stability to the budget. As such, the surplus/(deficit) is recorded as Transfer (to)/from Reserves.

Rates	Actual	Budget	Net
Revenue	19,361,381	18,967,500	393,881
Personnel Expense	(1,351,923)	(1,343,300)	(8,623)
Operating Expense	(9,385,731)	(10,374,760)	989,029
Surplus before Transfers	**8,623,726**	**7,249,440**	**1,374,286**
Allocations: Within Departments	-	-	-
Transfer from Reserves	1,395,461	1,395,461)	-
Transfer to Reserves	(1,040,033)	(1,040,033)	-
Transfer (to)/from Funds	(8,984,206)	(7,604,868)	(1,379,338)
Surplus/(Deficit)	**(5,052)**	**-**	**(5,052)**

The summarized chart above identifies there were both revenue and expense variance for the year. **Slides 20 to 22 of Appendix A** highlight in greater detail budget to actual differences related to both revenue and expenses.

For greater detail, Staff encourage Council and readers to review **Appendix D**.

This report contains a summary of Capital and Related Projects recommended for closeout and still on-going in **Appendices E and F**.

Slide 25 and 26 of Appendix A highlight that, as of 2025, 90 approved capital and related projects remain open. Staff completed 41 projects and in doing so made

$1,076,860 available for other initiatives. The dollar figure associated with the 90 remaining projects is $35,565,186. The three largest projects are the East Side Employment Lands Servicing, the Watermain Replacement and Looping, and the Wastewater Relining projects. An update on 2026 activity will be provided with the first trimester reporting that will be prepared for the period ending April 30, 2026. Financial Services is planning to present this update at the July 14 Council meeting.

In **Appendix G,** Financial Services has summarized reserve activity and identified the approved reserve targets and/or progress or steps required to establish a final target.

Council and users of this report will also find **Appendix H – Investments** and **Appendix I – Debt Management** that highlight the City's investment returns and debt management along with related compliance with approved policies.

Financial Services identifies the debt approved by way of the 2024 and 2025 Capital Budgets have not yet been issued as projects need to be substantially complete before the debt can be issued. As forecasted in **Appendix I** the City's borrowing capacity as defined by the annual repayment limit (ARL) is forecasted to expand over time and is forecasted at 3.73% in 2025 on an in-year basis based on approved debt. The ARL remains well below the City's self-imposed limit of 15% and the Province of Ontario maximum of 25%. The City is actively pursuing a Municipal Service Corporation (MSC) for water and wastewater. An update to the debt position and outlook will accompany further MSC discussions.

Internal Consultations:

Financial Services would like to thank all departments for their assistance and cooperation.

Financial Implications:

This report recommends allocating the year-end levy surplus of $455,371 as follows:

- $116,277 be allocated to the General Stabilization Reserve, resulting in the reserve reaching its target balance equal to 10% of the levy; and
- $26,543 be allocated to the Working Capital Reserve, resulting in the reserve reaching its target balance equal to 10% of the levy; and
- $312,551 be allocated to the Tangible Capital Assets Reserve, resulting in more funding being available for future capital projects.

This report also recommends the following 2026 capital funding recommendations:

- Daycare project

    - Replace $500,000 of budgeted future debt funding with:
        - $250,000 from the Capital Under/Over Reserve; and
        - $250,000 from funding substitutions with grants.
            - Grant funding substitutions are achieved through using unallocated Ontario Community Infrastructure Fund (OCIF) and Canada Community Building Fund (CCBF) funding.

- One-time City Hall Maintenance project (new)
    - Maintenance is required for Council Chambers and Committee Room 3.
    - $120,000 in funding to come from the Capital Under/Over Reserve

The capital and related project and reserve balances are presented in **Appendices E, F, and G** following City policies and practices, including that of the Reserve Policy.

One area requiring additional disclosure is that of the encumbrance reserve, which is utilize when there is no other reserve but funds have been budgeted in one year and/or need to be carried forward to the following year. The encumbrance reserve is made up of the following:

Encumbrance Reserve	Opening Balance 2025	In-Year Transfers	Ending Balance 2025
Fire Department	327,072	-	327,072
Physician Recruitment	196,014	109,125	305,139
New Property Tax and Rate Billing Software	188,000	-	188,000
Cruise Tours Surplus	-	4,781	4,781
Cannabis Grant	34,548	(34,548)	-
Cannabis Strategy	30,000	(30,000)	-
Corporate Communications - Public Engagement	125,000	(125,000)	-
Smoke Alarm Program	5,437	(5,437)	-
Total	**906,071**	**(81,079)**	**824,992**

The majority of the balance relates to the Fire Department. The encumbered funds will support the engagement of subject matter experts and personnel expenses. The funding related to physician recruitment is the result of timing differences between recruitment and funding. The funding related to property tax and rate billing software is to cover the operating costs of new software that has not yet been procured.

Public Engagement:

The City's Budget and Financial Reporting can be found at:
https://www.portcolborne.ca/en/city-hall/budget-and-financial-reporting.aspx

Strategic Plan Alignment:

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

- Environment and Climate Change
- Welcoming, Livable, Healthy Community
- Economic Prosperity
- Increased Housing Options
- Sustainable and Resilient Infrastructure

Conclusion:

That the recommendations contained in this report be approved.

Appendices:

a. Appendix A – 2025 Year End Financial Update Presentation
b. Appendix B – 2025 Year End Levy Summary
c. Appendix C – 2025 Year End Levy Department and Division Summaries
d. Appendix D – 2025 Year End Rate Summary and Department Detail
e. Appendix E – Capital and Related Projects Summary
f. Appendix F – Capital and Related Projects Holding Account
g. Appendix G – Reserves
h. Appendix H – Investments
i. Appendix I – Debt Management

Respectfully submitted,

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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.

2025 Year-End Financial Update

Council Meeting: April 14, 2026

PORT COLBORNE

2025 Year-End Financial Update

In preparing the **2025 Year-End Surplus and Project Closeout Report**, certain assumptions and estimates are necessary.

They are based on information available to staff at the time.

Actual results will vary although, as regulated through the Municipal Act, **a balanced budget is required.**



PORT COLBORNE

Agenda

1. Recommendations
2. 2025 Operating Results
3. Capital and Related Project Update
4. Reserve Summary
5. Debt Summary
6. Recommendations

PORT COLBORNE

Agenda

1. Recommendations
2. 2025 Operating Results
3. Capital and Related Project Update
4. Reserve Summary
5. Debt Summary
6. Recommendations

PORT COLBORNE

Recommendations

- That Corporate Service Department, Financial Services Division, Report 2026-49 Subject: 2025 Year End Surplus and Project Close Out, **BE RECEIVED**; and

- That the year-end levy surplus **BE ALLOCATED** to the City's General Stabilization Reserve ($116,277), Working Capital Reserve ($26,543), and Tangible Capital Assets Reserve ($312,551); and

- That the reserve transfers recommended in Report 2026-49 **BE APPROVED**; and

- That the capital and related project and reserve balances of Appendices E, F and G of Corporate Service Department Report 2026-49, **BE APPROVED.**

PORT COLBORNE



Agenda

1. Recommendations
2. 2025 Operating Results
3. Capital and Related Project Update
4. Reserve Summary
5. Debt Summary
6. Recommendations

- Vision, Mission, & Corporate Values
- Alignment with the Strategic Plan
- Levy
- Revenue
- Expenses
- Transfers (to)/from Reserves
- Self-Sustaining Entities (SSE)
- Rates

PORT COLBORNE

Vision, Mission & Corporate Values

Vision Statement:

A healthy and vibrant waterfront community embracing growth for future generations.

Mission Statement:

To provide an exceptional small-town experience in a big way.

Corporate Values

- **Integrity** – We interact with others ethically and honourably
- **Respect** – We treat each other with empathy and understanding
- **Inclusion** – We welcome everyone
- **Responsibility** – We make tomorrow better
- **Collaboration** – We are better together

PORT COLBORNE



Alignment with the Strategic Plan



Environment & Climate Change



Welcoming, Livable & Healthy Community



Economic Prosperity



Increased Housing Options



Sustainable & Resilient Infrastructure

PEOPLE → SIMPLE → VALUE → CUSTOMER

PORT COLBORNE

Levy

Levy	Actual	Budget	Net
Revenue	47,578,598	39,465,389	8,113,209
Personnel Expense	(18,631,367)	(18,438,344)	(193,023)
Operating Expense	(15,627,353)	(16,114,215)	486,862
Surplus before Transfers	**13,319,877**	**4,912,830**	**8,407,047**
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Transfer (to)/from Reserves	357,040	(1,401,773)	1,758,813
Transfer (to)/from Funds (Rates)	8,984,206	7,604,868	1,379,338
Transfer (to)/from Funds (Capital)	(21,354,772)	(10,196,100)	(11,158,672)
Surplus/(Deficit)	**455,371**	**-**	**455,371**
Recommended Transfers	(455,371)	-	(455,371)
Surplus/(Deficit)	**-**	**-**	**-**

Recommendation

Transfer surplus to:

- General Stabilization Reserve ($116,277)
- Working Capital Reserve ($26,543)
- Tangible Capital Assets Reserve ($312,551)

PORT COLBORNE

Revenue

Levy	Actual	Budget	Net
Revenue	47,578,598	39,465,389	8,113,209

Grant Revenue Variances

- Housing Accelerator Fund – **$2,481,001**
- Investing in Canada Infrastructure Program (ICIP) Green Stream – **$2,207,717**
- Southwestern Ontario Development Fund (SWODF) – **$885,959**
- Investing in Canada Infrastructure Program (ICIP) Public Transit Stream – **$317,277**
- Canada Community Revitalization Fund (CCRF) – **$187,498**
- Strategic Priorities Infrastructure Fund (SPIF) – **$162,471**
- Tourism Growth Program – **$110,369**

Revenue

Levy	Actual	Budget	Net
Revenue	47,578,598	39,465,389	8,113,209

Other Revenue Variances

- Vale Community Improvement Fund Donation – **$733,551**
- Penalties and Interest – **$320,279**
- Land Sales – **$260,297**
- Proceeds from 2018 tax sale – **$153,020**
- Bylaw fines – **$117,525**

Personnel Expenses

Levy	Actual	Budget	Net
Personnel Expense	(18,631,367)	(18,438,344)	(193,023)

Personnel expenses are 1.0% above budget.

Salient Drivers

- Resourcing Healthcare initiatives
- Efficiency realignment in the Planning Department

Operating Expenses

Levy	Actual	Budget	Net
Operating Expense	(15,627,353)	(16,114,215)	486,862

Favourable Expense Variances

- Cost of Borrowing* – **$1,010,211** — Debt budgeted but currently funded through internal financing
- Reassessment/Uncollectible – **$248,270** — Less than budgeted property re-assessments
- CIP Incentives** – **$148,881** — Timing of grants related to Community Improvement Plan
- Physician Recruitment** – **$109,125** — Timing of grants related to physician recruitment

* Budgeted debt payments will be applied against related project budgets to reduce borrowing requirements.
** These funds have been encumbered for future use.

Operating Expenses

Levy	Actual	Budget	Net
Operating Expense	(15,627,353)	(16,114,215)	486,862

Unfavourable Expense Variances

• Canal Days* - **$207,172**	Security and program supplies, budget adjusted going forward
• Fire Department - **$207,110**	Costs to update Personal Protective Equipment and truck repairs
• Planning – Consulting Services - **$153,694**	Consultant support for position gapping and clearing backlog
• Environmental services** - **$126,276**	Environmental assessments of City-owned properties
• Environmental Fine*** - **$80,000**	Nickel Beach Ministry of the Environment settlement
• Healthcare Initiative Expenses**** - **$74,844**	Consulting reports and public consultation

* Partially offset by additional sponsorship and concession revenue of $107,752
** Partial recovery from future land sales
*** Funded from Beach Reserve
**** Funded by Encumbrance Reserve

Building

Building	Actual	Budget	Net
Revenue	1,155,652	925,972	229,680
Personnel Expense	(393,278)	(609,100)	215,823
Operating Expense	(34,483)	(79,120)	44,637
Surplus before Transfers	**727,891**	**237,752**	**490,139**
Allocations: (In)/Out	(165,128)	(237,752)	72,624
Transfer (to)/from Reserves	-	-	-
Surplus/(Deficit)*	**562,763**	**-**	**562,763**

* Surplus transferred to Building Reserve.

Building department surplus is primarily the result of:

- Increased revenue from building permits related to major construction projects (Asahi Kasei)
- Personnel savings from vacant positions
- Overall operating expense savings

PORT COLBORNE

Marina

Marina	Actual	Budget	Net
Revenue	1,322,957	1,466,700	(143,743)
Personnel Expense*	(304,795)	-	(304,795)
Operating Expense	(498,844)	(490,257)	(8,587)
Surplus before Transfers	**519,318**	**976,443**	**(457,125)**
Allocations: (In)/Out**	(547,387)	(964,043)	416,656
Transfer (to)/from Reserves	(12,400)	(12,400)	-
Surplus/(Deficit)* **	**(40,469)**	**-**	**(40,469)**

* Personel budgeted in Recreation. Part-time staff booked direct to Marina in actuals.

** Includes allocation of Personnel Expense from Recreation as well as Corporate Administrative support allocations.

*** Deficit funded from Marina Reserve.

Marina deficit is primarily the result of:

- Lower than budgeted revenues offset by lower than budgeted Corporate Administrative support allocations.

PORT COLBORNE

Beach

Beach	Actual	Budget	Net
Revenue	241,426	291,000	(49,574)
Personnel Expense*	(109,292)	-	(109,292)
Operating Expense	(148,227)	(102,200)	(46,027)
Surplus before Transfers	**(16,093)**	**188,800**	**(204,893)**
Allocations: (In)/Out**	(262,760)	(327,944)	65,184
Transfer (to)/from Reserves***	80,000	-	80,000
Surplus/(Deficit)* **	**(198,852)**	**(139,144)**	**(59,708)**

* Personel budgeted in Recreation. Part-time staff booked direct to Beach in actuals.

** Includes allocation of Personnel Expense from Recreation as well as Corporate Administrative support allocations.

***Transfer to fund environmental fine from Ministry of the Environment included in the Operating Expense line.

**** Deficit funded from Levy surplus.

Beach deficit is the result of:

- Lower than budgeted revenues and higher than budgeted Corporate Administrative support allocations.

Note: Consistent with the approach taken in the 2026 Budget, Corporate Administrative support costs are now fully allocated. Previous allocation methodology did not allocate costs completely, leaving some costs unallocated. Based on costs drivers, some allocated costs may have increased whereas others may have decreased.

Cemetery

Cemetery	Actual	Budget	Net
Revenue	70,713	74,000	(3,287)
Personnel Expense*	-	-	-
Operating Expense	(23,470)	(15,800)	(7,670)
Surplus before Transfers	**47,243**	**58,200**	**(10,957)**
Allocations: (In)/Out**	(47,243)	(58,200)	10,957
Surplus/(Deficit)	**-**	**-**	**-**

* Personel budgeted in Parks.

** Does not include allocation of Parks Personnel Expenses.

While the results for the Cemetery are relatively balanced, minor shortfalls in revenue and operating expenses resulted in $10,957 more being subsidized by the levy than budgeted.

SSE Reserve Balances and Forecast

Department	2025 Year End Balance	2026 Budget	2026 Forecast Balance
Cemetery	150,600	-	150,600
Marina	(990,333)	(14,000)	(1,004,333)
Beach Operations	118,165	-	118,165
Building	1,152,841	(53,000)	1,099,841
Total	**431,273**	**(67,000)**	**364,273**

SSE = Self-Sustaining Entities

PORT COLBORNE

Water

Water	Actual	Budget	Net
Revenue	6,943,164	6,783,700	159,464
Personnel Expense*	(1,351,923)	(1,343,300)	- 8,623
Operating Expense	(3,669,002)	(3,444,760)	(224,242)
Surplus before Transfers	**1,922,238**	**1,995,640**	**(73,402)**
Allocations: Within Departments**	805,980	805,980	-
Transfer from Reserves	371,100	371,100	-
Transfer to Reserves	(345,144)	(345,144)	-
Transfer (to)/from Funds***	(3,452,220)	(2,827,576)	(624,644)
Surplus/(Deficit)**	**(698,046)**	**-**	**(698,046)**

* Includes personel budget for all Rate programs.

** Allocation of Personnel Expense to Wasterwater and Storm Sewer Programs.

***Allocation of Corporate Administrative expenses previously only partially allocated.

****Deficit funded from the Water Reserve.

Water sales are higher than budgeted, this favourable variance is offset by water purchases from the Niagara Region, and costs related to the repair of 42 watermains breaks during the year. The transfer of funds relates to the City's continued investment in capital.

PORT COLBORNE

Wastewater

Wastewater	Actual	Budget	Net
Revenue	9,702,753	9,442,500	260,253
Personnel Expense*	-	-	-
Operating Expense	(5,692,719)	(6,773,600)	1,080,881
Surplus before Transfers	**4,010,034**	**2,668,900**	**1,341,134**
Allocations: Within Departments**	(537,320)	(537,320)	-
Transfer from Reserves	834,063	834,063	-
Transfer to Reserves	(694,889)	(694,889)	-
Transfer (to)/from Funds***	(3,176,393)	(2,270,754)	(905,639)
Surplus/(Deficit)**	**435,495**	**-**	**435,495**

* Personel budgeted in Water program.

** Allocation of Personnel Expense from Water program.

***Allocation of Corporate Administrative expenses previously only partially allocated.

****Surplus transferred to the Wastewater Reserve.

Wastewater surplus was driven by higher than budgeted revenue due to new connections and operating cost savings that include a reduction in Niagara Region wastewater charges ($655,952) resulting from lower than anticipated flow to the wastewater plant. The low flows are a direct result of the City's efforts to reduce Inflow and Infiltration as well as low lake levels. The transfer of funds relates to the City's continued investment in capital.

PORT COLBORNE

Storm Sewer

Storm Sewer	Actual	Budget	Net
Revenue	2,715,465	2,741,300	(25,835)
Personnel Expense*	-	-	-
Operating Expense	(24,010)	(156,400)	132,390
Surplus before Transfers	**2,691,454**	**2,584,900**	**106,554**
Allocations: Within Departments**	(268,660)	(268,660)	-
Transfer from Reserves	190,298	190,298	-
Transfer to Reserves	-	-	-
Transfer (to)/from Funds***	(2,355,594)	(2,506,538)	150,944
Surplus/(Deficit)**	**257,499**	**-**	**257,499**

* Personel budgeted in Water program.

** Allocation of Personnel Expense from Water program.

***Allocation of Corporate Administrative expenses previously only partially allocated.

****Surplus transferred to the Storm Sewer Reserve.

Despite a shortfall in fixed charge revenue, staff managed spending and were able to end the year with a $257,499 surplus.

Rate Reserve Balances and Forecast

Department	2025 Year End Balance	2026 Budget	2026 Forecast Balance
Wastewater	3,234,672	44,163	3,278,835
Water	66,952	750,500	817,452
Storm Sewer	877,937	463,891	1,341,828
Total	**4,179,561**	**1,258,554**	**5,438,115**

PORT COLBORNE

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Capital and Related Projects

Department	Open Projects January 1, 2025	Projects Approved In-year	Total Funding Available for 2025	2025 Projects Spending	Projects Closed 2025	Remaining Funds December 31, 2025
Facilities	1,596,878	2,475,000	**4,071,878**	(964,382)	(133,342)	**2,974,153**
Fleet and Equipment	2,538,097	40,000	**2,578,097**	(978,576)	(10,470)	**1,589,051**
Communications	27,991	-	**27,991**	(11,739)	-	**16,252**
Information Technology	2,047,371	250,000	**2,297,371**	(654,182)	(48,035)	**1,595,154**
Community Safety	811,190	200,000	**1,011,190**	(432,318)	(68,592)	**510,280**
Planning and Government Relations	1,518,723	1,624,844	**3,143,566**	(235,269)	(20,708)	**2,887,589**
Marina	107,232	-	**107,232**	(92,098)	472	**15,606**
Cemetery	125,000	-	**125,000**	-	-	**125,000**
Parks	2,710,268	-	**2,710,268**	(728,494)	-	**1,981,774**
Public Works	5,544,058	22,500,000	**28,044,058**	(18,009,150)	(80,228)	**9,954,679**
Transportation	5,063,130	280,000	**5,343,130**	(3,214,082)	(253,822)	**1,875,226**
Storm Sewer	2,268,045	-	**2,268,045**	(1,503,561)	(445,176)	**319,308**
Water	9,865,774	1,800,000	**11,665,774**	(8,462,745)	(23,017)	**3,180,012**
Wastewater	14,447,565	-	**14,447,565**	(5,697,336)	6,059	**8,756,289**
2026 Pre-Spending	-	-	**-**	(215,186)	-	**(215,186)**
Total	**48,671,320**	**29,169,844**	**77,841,163**	**(41,199,117)**	**(1,076,860)**	**35,565,186**

Capital and Related Projects

Department	Open Projects 2024 and Prior	New 2025 Budget Projects	Projects Approved In-year	Total Projects Open in 2025	Projects Completed/ Closed	Open Projects December 31, 2025
Facilities	12	7	3	**22**	(6)	**16**
Fleet and Equipment	2	3	-	**5**	(2)	**3**
Communications	2	-	-	**2**	-	**2**
Information Technology	7	4	-	**11**	(2)	**9**
Community Safety	2	1	1	**4**	(1)	**3**
Planning and Government Relations	6	6	8	**20**	(5)	**15**
Marina	2	-	1	**3**	(2)	**1**
Cemetery	1	1	-	**2**	-	**2**
Parks	2	4	-	**6**	-	**6**
Public Works - Other	5	-	2	**7**	(3)	**4**
Transportation	11	9	1	**21**	(9)	**12**
Storm Sewer	6	2	-	**8**	(4)	**4**
Water	6	1	2	**9**	(5)	**4**
Wastewater	6	3	-	**9**	(2)	**7**
2026 Pre-Spending	-	-	2	**2**	-	**2**
Total	**70**	**41**	**20**	**131**	**(41)**	**90**

2026 Capital Funding Recommendations

Daycare Project

- Replace $500,000 of budgeted future debt funding with:
  - $250,000 from the Capital Under/Over Reserve
  - $250,000 from funding substitutions with grants
    - resulting from funding substitutions achieved through using unallocated Ontario Community Infrastructure Fund (OCIF) and Canada Community Building Fund (CCBF) funding

One-time City Hall Maintenance (new project)

- Maintenance required for Council Chambers and Committee Room 3
- Fund $120,000 from the Capital Under/Over Reserve

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Reserves

Reserve	2025 Beginning Balance	2025 Approved Budget		2025 Actual Transfers		Interest Allocation	Year-End Reserve Transfers to Approve	2025 Year-End Reserve Balance
		Operating	Capital	Operating	Capital			
Total Boards and Committees Reserves	1,327,346	-	(340,000)	54,790	(340,000)	6,028		1,048,164
Total Programs, Grants and Activities	502,389	50,000	-	196,434	-	-		698,823
Total Self-Sustaining Entities	(58,476)	202,400	-	539,693	-	(49,944)		431,273
Total General Government	9,668,419	970,400	(1,060,000)	749,495	(653,000)	74,013	142,820	9,981,748
Total Capital	7,668,179	(176,455)	(2,778,863)	2,267,685	(1,426,766)	362,908	312,551	9,184,556
Total Reserves before WIP	**19,107,858**	**1,046,345**	**(4,178,863)**	**3,808,098**	**(2,419,766)**	**393,004**	**455,371**	**21,344,565**
Capital Work-in-progress (WIP)	7,561,630		(7,796,464)		(20,572,696)			(13,011,065)
Capital Under/Over Reserve	234,833		(89,844)		198,903			433,736
Library Capital Work-in-progress (WIP)	39,148		(39,148)		(39,148)			-
Library Capital Under/Over Reserve	62,711		-		20,320			83,030
Total Reserves	**27,006,180**	**1,046,345**	**(12,104,319)**	**3,808,098**	**(22,812,387)**	**393,004**	**455,371**	**8,850,266**

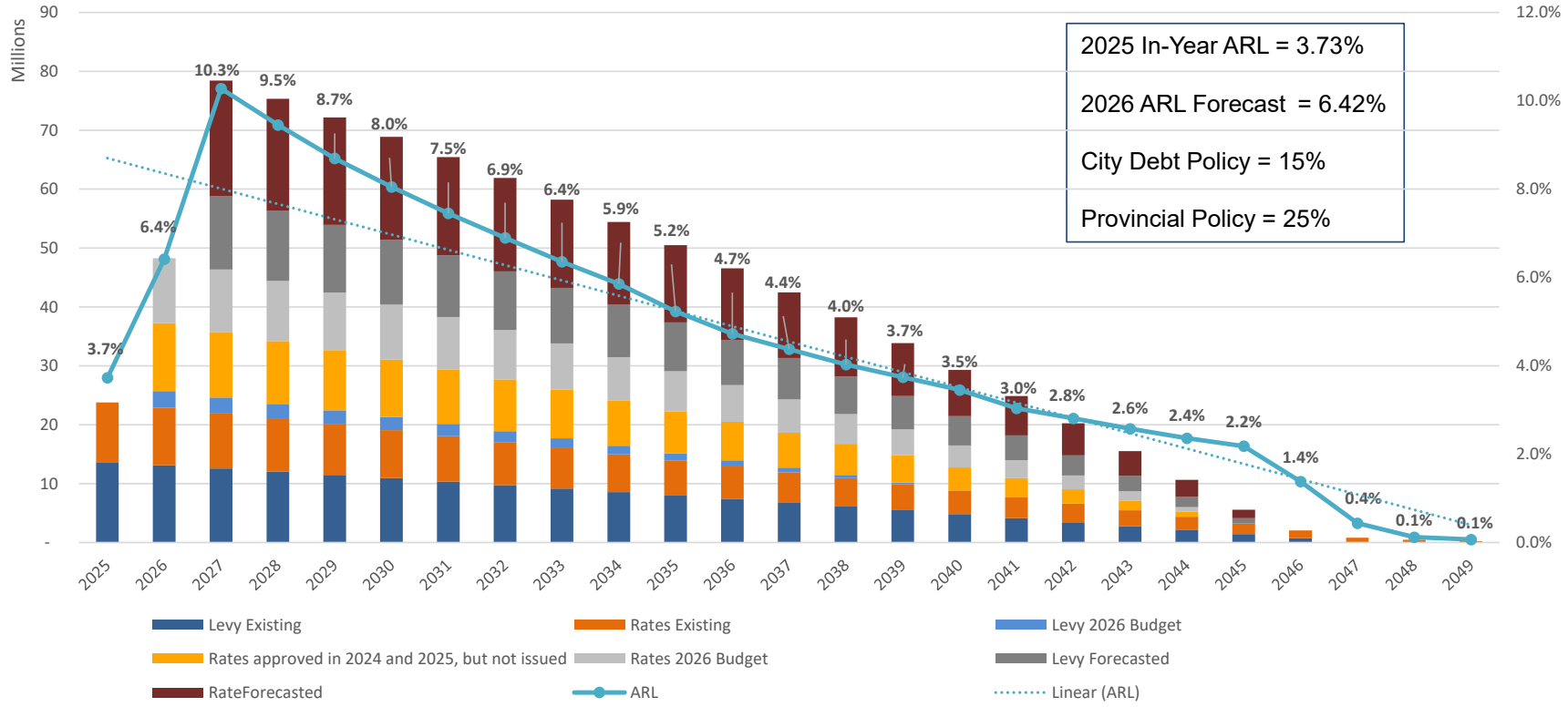
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Debt Position and Outlook

Debt Position and Outlook is from 2026 budget. The City is actively pursuing a Municipal Service Corporation (MSC) for Water and Wastewater. An update to the Debt Position and Outlook will accompany further MSC discussions.



New Debt in 2026 is included in the 2026 budget; forecasted debt in 2027 relates to future projects related to East Side Employment Lands, Canal Crossing, Marina District/Sugarloaf and Lockview District subject to separate and future approval by Council.
Forecasted debts through planned future Municipal Service Corporation are unconsolidated.

PORT COLBORNE

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PORT COLBORNE

Recommendations

- That Corporate Service Department, Financial Services Division, Report 2026-49 Subject: 2025 Year End Surplus and Project Close Out, **BE RECEIVED**; and

- That the year-end levy surplus **BE ALLOCATED** to the City's General Stabilization Reserve ($116,277), Working Capital Reserve ($26,543), and Tangible Capital Assets Reserve ($312,551); and

- That the reserve transfers recommended in Report 2026-49 **BE APPROVED**; and

- That the capital and related project and reserve balances of Appendices E, F and G of Corporate Service Department Report 2026-49, **BE APPROVED.**

PORT COLBORNE





Thank You

Glossary of terms

When moving to the new accounting system, Financial Services fully adopted the Province of Ontario's Financial Information Return (FIR) reporting requirements into the system and financial process. This includes the account structure of the FIR and the allocation of Council and administrative costs to operational departments. This will aid in more timely reporting in the future which will support grant applications.

Revenue

Property Tax	Amount levied by tax rate plus amounts added to the tax bill.
User Charges	This line represents total user fees and service charges, and includes direct water billings and sewer surcharges. User fees are fees and service charges imposed by the municipality which are directly associated with a particular municipal function.
Government Transfers	Funding and Grants received from other levels of government or other municipalities
Investment Income	This line refers to interest income generated on all fund balances from all sources such as bank deposits, promissory notes, etc.
Other Revenue	This section refers to other revenue, including donations, sale of publications and equipment, contributions from non-consolidated entities, revenue from government business enterprises, revenue from the Ontario Lottery and Gaming Corporation, revenue related to ambulance dispatch and other sources.

Expense

Personnel Expense	Salaries, wages, and employee benefits include expenses incurred for the following purposes: full-time, part-time and temporary salaries and wages including, regular, overtime, shift premiums and other remuneration to employees.
Salaries and Wages	Direct remuneration paid to employees.

Benefits	Benefits include employer's contribution payments to Canada Pension Plan (CPP), Ontario Municipal Employee Retirement System (OMERS), Employer's Health Tax, Employment Insurance (EI), Workplace Safety and Insurance Board (WSIB) and any other insurance plans, such as supplementary health and dental. Include clothing, moving, tuition, housing and other employee benefits and allowances paid
Non-Personnel Expense	All other expenses not related to employee remuneration.
Materials	This column is used to report materials purchased by a municipality for its own uses and/or disposal or resale. Materials purchased by the municipality which are subsequently provided to a third party are also included in this column. Please note that the purchase of hydro services and utilities including cell phone service are reported in column 3 as materials. Include all other expenses not reported in other columns as materials. For example, include expenses for insurance, travel, reimbursement of mileage, and photocopying.
Contract Services	When a municipality is responsible for providing a service and contracts out service delivery; in part or in whole, to an arms length service provider.
Interest on Long-term Debt	Interest payments on long-term borrowing arrangements.
Principal on Long-term Debt	Principal Payments on long-term borrowing arrangements.
Rents and Financial Expenses	Include the rental of buildings, land, machinery, equipment, and engineering structures. Financial expenses include short-term borrowing costs, bank and credit card service charges, annual payments associated with financing leases not deemed to be capital tangible lease and any other financial costs from external sources. Include losses on disposal of tangible capital assets.

External Transfer to Others	Transfers to local organizations including Charitable organizations, colleges, cultural or recreation organizations, hospitals, universities, and public health services (i.e., public health units), Conservation authorities, Individuals, i.e., social assistance, Unconsolidated local boards.
Other Agency Payout	Any transfers not included in the category above.
Gains/Losses	Any financial gains or losses that are one-time in nature.

Allocations and Transfers

Allocated In	Allocations refer to the process of moving expenses or revenue from the department where they were incurred to another area that receives the benefit of that work. For example, Personnel expenses incurred in the Water Department are allocated to Wastewater and Storm Sewer departments.
Allocated Out	Allocations refer to the process of moving expenses or revenue from the department where they were incurred to another area that receives the benefit of that work. For example, Personnel expenses incurred in the Water Department (Out) are allocated to Wastewater (In) and Storm Sewer (In) departments.
Transfer between Companies	Transfers of Revenue or Expenses between the City and related Companies such as the Port Colborne Library.
Transfer between Funds	Transfers that occur between the City (Levy) and the Funds supported by Rate-payers including Water, Wastewater and Storm Sewers.
Transfer to/from Reserve	Reserves and reserve funds are comprised of funds set aside for specific purposes by Council and funds set aside for specific purposes by legislation, regulation, or agreement.

CITY OF PORT COLBORNE

Operating Fund

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
Property Tax	27,708,783.80	27,455,500.00	253,283.80	0.92%
User Charges	3,841,577.19	3,935,872.00	-94,294.81	-2.40%
Government Transfer	11,261,569.49	5,042,969.00	6,218,600.49	123.31%
Investment Income	1,255,359.61	1,078,448.00	176,911.61	16.40%
Other Revenue	3,511,307.46	1,952,600.00	1,558,707.46	79.83%
Total Revenue	**47,578,597.55**	**39,465,389.00**	**8,113,208.55**	**20.56%**
Expense				
Personnel Expense				
Salaries and Wages	14,465,444.42	14,177,004.00	-288,440.42	-2.03%
Benefits	4,165,922.93	4,261,340.00	95,417.07	2.24%
Subtotal Personnel Expense	**18,631,367.35**	**18,438,344.00**	**-193,023.35**	**-1.05%**
Non-Personnel Expense				
Materials	7,256,055.67	6,834,265.00	-421,790.67	-6.17%
Contract Services	5,525,147.24	4,967,250.00	-557,897.24	-11.23%
Interest on Long Term Debt	792,294.15	1,566,500.00	774,205.85	49.42%
Principal on Long Term Debt	1,190,994.86	1,427,000.00	236,005.14	16.54%
Rents and Financial Expenses	402,894.53	595,000.00	192,105.47	32.29%
External Transfer to Others	442,579.30	724,200.00	281,620.70	38.89%
Gains/Losses	17,387.39	0.00	-17,387.39	0.00%
Subtotal Non-Personnel Expense	**15,627,353.14**	**16,114,215.00**	**486,861.86**	**3.02%**
Total Expenses	**34,258,720.49**	**34,552,559.00**	**293,838.51**	**0.85%**
Surplus/(Deficit) Before Allocation	**13,319,877.06**	**4,912,830.00**	**8,407,047.06**	**171.12%**
Allocation				
Allocated Out	-10,821,782.18	-7,078,031.00	3,743,751.18	-52.89%
Allocated In	10,821,782.18	7,078,031.00	-3,743,751.18	-52.89%
Total Allocated	**0.00**	**0.00**	**0.00**	**0.00%**

	Actual	Budget	Variance ($)	Variance (%)
Surplus (Deficit) After Allocation	**13,319,877.06**	**4,912,830.00**	**8,407,047.06**	**171.10%**
Transfer				
Transfer Between Companies	850,980.94	919,825.00	68,844.06	7.48%
Transfer to/from Reserve	98,330.96	1,401,773.00	1,303,442.04	92.99%
Transfer Between Funds	12,370,565.16	2,591,232.00	-9,779,333.16	-377.36%
Total Transfer	**13,319,877.06**	**4,912,830.00**	**-8,406,096.30**	**-171.10%**
Surplus/(Deficit)	**0.00**	**0.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

General Government

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
Property Tax	27,708,783.80	27,455,500.00	253,283.80	0.92%
User Charges	2,721.58	0.00	2,721.58	0.00%
Government Transfer	10,951,768.88	4,589,369.00	6,362,399.88	138.63%
Investment Income	1,255,359.61	1,074,448.00	180,911.61	16.84%
Other Revenue	1,824,063.85	555,500.00	1,268,563.85	228.36%
Total Revenue	**41,742,697.72**	**33,674,817.00**	**8,067,880.72**	**23.96%**
Expense				
Personnel Expense				
Salaries and Wages	136,764.88	-203,542.40	-340,307.28	167.19%
Benefits	-246,164.59	-661,060.00	-414,895.41	62.76%
Subtotal Personnel Expense	**-109,399.71**	**-864,602.40**	**-755,202.69**	**87.35%**
Non-Personnel Expense				
Materials	4,103,373.06	4,040,600.00	-62,773.06	-1.55%
Contract Services	1,404,509.57	1,325,400.00	-79,109.57	-5.97%
Interest on Long Term Debt	792,294.15	1,566,500.00	774,205.85	49.42%
Principal on Long Term Debt	1,190,994.86	1,427,000.00	236,005.14	16.54%
Rents and Financial Expenses	269,572.53	512,600.00	243,027.47	47.41%
External Transfer to Others	148,613.04	222,000.00	73,386.96	33.06%
Gains/Losses	17,387.39	0.00	-17,387.39	0.00%
Subtotal Non-Personnel Expense	**7,926,744.60**	**9,094,100.00**	**1,167,355.40**	**12.84%**
Total Expenses	**7,817,344.89**	**8,229,497.60**	**412,152.71**	**5.01%**
Surplus/(Deficit) Before Allocation	**33,925,352.83**	**25,445,319.40**	**8,480,033.43**	**33.33%**
Allocation				
Allocated Out	-4,820,225.60	-3,239,681.00	1,580,544.60	-48.79%
Allocated In	-475,870.00	0.00	475,870.00	0.00%
Total Allocated	**-5,296,095.60**	**-3,239,681.00**	**2,056,414.60**	**-63.48%**

	Actual	Budget	Variance ($)	Variance (%)
Surplus (Deficit) After Allocation	**39,221,448.43**	**28,685,000.40**	**10,536,448.03**	**36.73%**
Transfer				
Transfer Between Companies	-188,642.81	-155,289.00	33,353.81	-21.48%
Transfer to/from Reserve	-477,104.47	1,215,000.00	1,692,104.47	139.27%
Transfer Between Funds	14,000,894.58	3,884,182.00	-10,116,712.58	-260.46%
Total Transfer	**13,335,147.30**	**4,943,893.00**	**-8,391,254.30**	**-169.73%**
Surplus/(Deficit)	**25,886,301.13**	**23,741,107.40**	**2,145,193.73**	**9.04%**

CITY OF PORT COLBORNE

Global Revenue

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
Property Tax	27,708,783.80	27,455,500.00	253,283.80	0.92%
User Charges	0.00	0.00	0.00	0.00%
Government Transfer	2,719,373.31	2,591,700.00	127,673.31	4.93%
Investment Income	1,030,112.24	1,074,448.00	-44,335.76	-4.13%
Other Revenue	1,057,920.70	555,500.00	502,420.70	90.44%
Total Revenue	**32,516,190.05**	**31,677,148.00**	**839,042.05**	**2.65%**
Expense				
Personnel Expense				
Salaries and Wages	136,764.88	-203,542.40	-340,307.28	167.19%
Benefits	-246,164.59	-661,060.00	-414,895.41	62.76%
Subtotal Personnel Expense	**-109,399.71**	**-864,602.40**	**-755,202.69**	**87.35%**
Non-Personnel Expense				
Rents and Financial Expenses	55,556.51	288,600.00	233,043.49	80.75%
External Transfer to Others	148,613.04	222,000.00	73,386.96	33.06%
Gains/Losses	2,224.80	0.00	-2,224.80	0.00%
Subtotal Non-Personnel Expense	**206,394.35**	**510,600.00**	**304,205.65**	**59.58%**
Total Expenses	**96,994.64**	**-354,002.40**	**-450,997.04**	**127.40%**
Surplus/(Deficit) Before Allocation	**32,419,195.41**	**32,031,150.40**	**388,045.01**	**1.21%**
Allocation				
Allocated Out	0.00	-116,700.00	-116,700.00	100.00%
Allocated In	-435,870.00	0.00	435,870.00	0.00%
Total Allocated	**-435,870.00**	**-116,700.00**	**319,170.00**	**-273.50%**
Surplus (Deficit) After Allocation	**32,855,065.41**	**32,147,850.40**	**707,215.01**	**2.20%**

	Actual	Budget	Variance ($)	Variance (%)
Transfer				
Transfer to/from Reserve	1,812,747.07	1,130,000.00	-682,747.07	-60.42%
Transfer Between Funds	-276,082.00	0.00	276,082.00	0.00%
Total Transfer	**1,536,665.07**	**1,130,000.00**	**-406,665.07**	**-35.99%**
Surplus/(Deficit)	**31,318,400.34**	**31,017,850.40**	**300,549.94**	**0.97%**

CITY OF PORT COLBORNE

Capital Non-Debt Funding

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
Government Transfer	8,232,395.57	1,997,669.00	6,234,726.57	312.10%
Investment Income	189,276.57	0.00	189,276.57	0.00%
Other Revenue	733,551.44	0.00	733,551.44	0.00%
Total Revenue	**9,155,223.58**	**1,997,669.00**	**7,157,554.58**	**358.30%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense	0.00	0.00	0.00	0.00%
Total Expenses	**0.00**	**0.00**	**0.00**	**0.00%**
Surplus/(Deficit) Before Allocation	**9,155,223.58**	**1,997,669.00**	**7,157,554.58**	**358.30%**
Allocation				
Allocated Out	435,870.00	0.00	-435,870.00	0.00%
Allocated In	-40,000.00	0.00	40,000.00	0.00%
Total Allocated	**395,870.00**	**0.00**	**-395,870.00**	**0.00%**
Surplus (Deficit) After Allocation	**8,759,353.58**	**1,997,669.00**	**6,761,684.58**	**338.48%**
Transfer				
Transfer to/from Reserve	-2,385,000.00	85,000.00	2,470,000.00	2905.88%
Transfer Between Funds	15,525,084.58	6,293,400.00	-9,231,684.58	-146.69%
Total Transfer	**13,140,084.58**	**6,378,400.00**	**-6,761,684.58**	**-106.01%**
Surplus/(Deficit)	**-4,380,731.00**	**-4,380,731.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Capital – Borrowing Costs

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
Investment Income	35,970.80	0.00	35,970.80	0.00%
Total Revenue	**35,970.80**	**0.00**	**35,970.80**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
Interest on Long Term Debt	792,294.15	1,566,500.00	774,205.85	49.42%
Principal on Long Term Debt	1,190,994.86	1,427,000.00	236,005.14	16.54%
Subtotal Non-Personnel Expense	**1,983,289.01**	**2,993,500.00**	**1,010,210.99**	**33.75%**
Total Expenses	**1,983,289.01**	**2,993,500.00**	**1,010,210.99**	**33.75%**
Surplus/(Deficit) Before Allocation	**-1,947,318.21**	**-2,993,500.00**	**1,046,181.79**	**-34.95%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**-1,947,318.21**	**-2,993,500.00**	**1,046,181.79**	**-34.95%**
Transfer				
Transfer Between Funds	-895,950.00	-1,893,900.00	-997,950.00	52.69%
Surplus/(Deficit)	**-1,051,368.21**	**-1,099,600.00**	**48,231.79**	**-4.39%**

CITY OF PORT COLBORNE

Global Facilities

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel	0.00	0.00	0.00	0.00%
Non-Personnel				
Materials	1,586,755.16	1,691,700.00	104,944.84	6.20%
Contract Services	784,260.92	573,000.00	-211,260.92	-36.87%
Rents and Financial Expenses	56,087.30	59,000.00	2,912.70	4.94%
Subtotal Non-Personnel Expense	**2,427,103.38**	**2,323,700.00**	**-103,403.38**	**-4.45%**
Total Expenses	**2,427,103.38**	**2,323,700.00**	**-103,403.38**	**-4.45%**
Surplus/(Deficit) Before Allocation	**-2,427,103.38**	**-2,323,700.00**	**-103,403.38**	**4.45%**
Allocation				
Allocated Out	-2,243,359.39	-2,146,448.00	96,911.39	-4.51%
Total Allocated	**-2,243,359.39**	**-2,146,448.00**	**96,911.39**	**-4.51%**
Surplus (Deficit) After Allocation	**-183,743.99**	**-177,252.00**	**-6,491.99**	**3.66%**
Transfer				
Transfer Between Companies	-82,529.99	-79,609.00	2,920.99	-3.67%
Transfer Between Funds	-101,214.00	-97,643.00	3,571.00	-3.66%
Total Transfer	-183,743.99	-177,252.00	6,491.99	**-3.66%**
Surplus/(Deficit)	**0.00**	**0.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Global Fleet

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
Other Revenue	12,921.00	0.00	12,921.00	0.00%
Total Revenue	**12,921.00**	**0.00**	**12,921.00**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	
Non-Personnel Expense				
Materials	331,694.64	258,700.00	-72,994.64	-28.22%
Contract Services	201,620.57	342,400.00	140,779.43	41.12%
Rents and Financial Expenses	6.12	15,000.00	14,993.88	0.00%
Subtotal Non-Personnel Expense	**533,321.33**	**616,100.00**	**82,778.67**	**13.44%**
Total Expenses	**533,321.33**	**616,100.00**	**82,778.67**	**13.44%**
Surplus/(Deficit) Before Allocation	**-520,400.33**	**-616,100.00**	**95,699.67**	**-15.53%**
Allocation				
Allocated Out	-581,288.79	-576,425.00	4,863.79	-0.84%
Surplus (Deficit) After Allocation	**60,888.46**	**-39,675.00**	**100,563.46**	**-253.47%**
Transfer				
Transfer to/from Reserve	95,148.46	0.00	-95,148.46	0.00%
Transfer Between Funds	-34,260.00	-39,675.00	-5,415.00	13.65%
Total Transfer	**60,888.46**	**-39,675.00**	**-100,563.46**	**253.47%**
Surplus/(Deficit)	**0.00**	**0.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Global Operations

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	2,721.58	0.00	2,721.58	0.00%
Investment Income	0.00	0.00	0.00	0.00%
Other Revenue	19,670.71	0.00	19,670.71	0.00%
Total Revenue	**22,392.29**	**0.00**	**22,392.29**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
Materials	2,184,923.26	2,090,200.00	-94,723.26	-4.53%
Contract Services	418,628.08	410,000.00	-8,628.08	-2.10%
Rents and Financial Expenses	157,922.60	150,000.00	-7,922.60	-5.28%
External Transfer to Others	0.00	0.00	0.00	0.00%
Gains/Losses	15,162.59	0.00	-15,162.59	0.00%
Unreconciled Expense	0.00	0.00	0.00	0.00%
Subtotal Non-Personnel Expense	**2,776,636.53**	**2,650,200.00**	**-126,436.53**	**-4.77%**
Total Expenses	**2,776,636.53**	**2,650,200.00**	**-126,436.53**	**-4.77%**
Surplus/(Deficit) Before Allocation	**-2,754,244.24**	**-2,650,200.00**	**-104,044.24**	**3.93%**
Allocation				
Allocated Out	-2,431,447.42	-400,108.00	2,031,339.42	-507.70%
Surplus (Deficit) After Allocation	**-322,796.82**	**-2,250,092.00**	**1,927,295.18**	**-85.65%**
Transfer				
Transfer Between Companies	-106,112.82	-75,680.00	30,432.82	-40.21%
Transfer Between Funds	-216,684.00	-378,000.00	-161,316.00	42.68%
Total Transfer	**-322,796.82**	**-453,680.00**	**-130,883.18**	**28.85%**
Surplus/(Deficit)	**0.00**	**-1,796,412.00**	**1,796,412.00**	**-100.00%**

CITY OF PORT COLBORNE

Programs, Grants and Activities

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	450,183.09	404,000.00	46,183.09	11.43%
Government Transfer	137,000.00	108,000.00	29,000.00	26.85%
Other Revenue	698,591.57	409,000.00	289,591.57	70.80%
Total Revenue	**1,285,774.66**	**921,000.00**	**364,774.66**	**39.61%**
Expense				
Personnel Expense				
Salaries and Wages	108,177.10	0.00	-108,177.10	0.00%
Benefits	22,047.31	0.00	-22,047.31	0.00%
Subtotal Personnel Expense	**130,224.41**	**0.00**	**-130,224.41**	**0.00%**
Non-Personnel Expense				
Materials	700,019.47	512,600.00	-187,419.47	-36.56%
Contract Services	1,186,499.46	814,000.00	-372,499.46	-45.76%
Rents and Financial Expenses	53,168.47	75,900.00	22,731.53	29.95%
External Transfer to Others	286,340.45	502,200.00	215,859.55	42.98%
Subtotal Non-Personnel Expense	**2,226,027.85**	**1,904,700.00**	**-321,327.85**	**-16.87%**
Total Expenses	**2,356,252.26**	**1,904,700.00**	**-451,552.26**	**-23.71%**
Surplus/(Deficit) Before Allocation	**-1,070,477.60**	**-983,700.00**	**-86,777.60**	**8.82%**
Allocation				
Allocated Out	40,000.00	0.00	-40,000.00	0.00%
Allocated In	667,547.23	333,992.00	-333,555.23	-99.87%
Total Allocated	**707,547.23**	**333,992.00**	**-373,555.23**	**-111.85%**
Surplus (Deficit) After Allocation	**-1,778,024.83**	**-1,317,692.00**	**-460,332.83**	**34.93%**
Transfer				
Transfer to/from Reserve	181,034.18	50,000.00	-131,034.18	-262.07%

	Actual	Budget	Variance ($)	Variance (%)
Transfer Between Funds	8,000.00	0.00	-8,000.00	0.00%
Total Transfer	**189,034.18**	**50,000.00**	**-139,034.18**	**-278.07%**
Surplus/(Deficit)	**-1,967,059.01**	**-1,367,692.00**	**-599,367.01**	**43.82%**

CITY OF PORT COLBORNE

Airport

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
Contract Services	0.00	35,200.00	35,200.00	100.00%
External Transfer to Others	39,724.00	0.00	-39,724.00	0.00%
Subtotal Non-Personnel Expense	**39,724.00**	**35,200.00**	**-4,524.00**	**-12.85%**
Total Expenses	**39,724.00**	**35,200.00**	**-4,524.00**	**-12.85%**
Surplus/(Deficit) Before Allocation	**-39,724.00**	**-35,200.00**	**-4,524.00**	**12.85%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**-39,724.00**	**-35,200.00**	**-4,524.00**	**12.85%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-39,724.00**	**-35,200.00**	**-4,524.00**	**12.85%**

CITY OF PORT COLBORNE

Animal Control

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	
Non-Personnel Expense				
Contract Services	192,105.00	195,400.00	3,295.00	1.69%
Total Expenses	**192,105.00**	**195,400.00**	**3,295.00**	**1.69%**
Surplus/(Deficit) Before Allocation	**-192,105.00**	**-195,400.00**	**3,295.00**	**-1.69%**
Allocation				
Allocated In	0.00	3,735.00	3,735.00	100.00%
Surplus (Deficit) After Allocation	**-192,105.00**	**-199,135.00**	**7,030.00**	**-3.53%**
Transfer	0.00	0.00	0.00	0.00
Surplus/(Deficit)	**-192,105.00**	**-199,135.00**	**7,030.00**	**-3.53%**

CITY OF PORT COLBORNE

Canal Days

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	410,457.46	390,000.00	20,457.46	5.25%
Government Transfer	125,000.00	100,000.00	25,000.00	25.00%
Other Revenue	414,294.25	352,000.00	62,294.25	17.70%
Total Revenue	**949,751.71**	**842,000.00**	**107,751.71**	**12.80%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
Materials	584,284.43	426,100.00	-158,184.43	-37.12%
Contract Services	515,438.37	440,000.00	-75,438.37	-17.15%
Rents and Financial Expenses	49,449.67	75,900.00	26,450.33	34.85%
Subtotal Non-Personnel Expense	**1,149,172.47**	**942,000.00**	**-207,172.47**	**-21.99%**
Total Expenses	**1,149,172.47**	**942,000.00**	**-207,172.47**	**-21.99%**
Surplus/(Deficit) Before Allocation	**-199,420.76**	**-100,000.00**	**-99,420.76**	**99.42%**
Allocation				
Allocated Out	0.00	0.00	0.00	0.00%
Allocated In	532,188.24	219,660.00	-312,528.24	-142.28%
Total Allocated	**532,188.24**	**219,660.00**	**-312,528.24**	**-142.28%**
Surplus (Deficit) After Allocation	**-731,609.00**	**-319,660.00**	**-411,949.00**	**128.87%**
Transfer				
Transfer Between Funds	8,000.00	0.00	-8,000.00	0.00%
Surplus/(Deficit)	**-739,609.00**	**-319,660.00**	**-419,949.00**	**131.37%**

CITY OF PORT COLBORNE

CIP Investments

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
External Transfer to Others	119,718.83	268,600.00	148,881.17	55.43%
Total Expenses	**119,718.83**	**268,600.00**	**148,881.17**	**55.43%**
Surplus/(Deficit) Before Allocation	**-119,718.83**	**-268,600.00**	**148,881.17**	**-55.43%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**-119,718.83**	**-268,600.00**	**148,881.17**	**-55.43%**
Transfer				
Transfer to/from Reserve	148,881.17	0.00	-148,881.17	0.00%
Surplus/(Deficit)	**-268,600.00**	**-268,600.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Community Events

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue	32,000.00	58,000.00	-26,000.00	-44.83%
Government Transfer	12,000.00	8,000.00	4,000.00	50.00%
Other Revenue	20,000.00	50,000.00	-30,000.00	-60.00%
Total Revenue	**32,000.00**	**58,000.00**	**-26,000.00**	**-44.83%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
Materials	65,479.91	48,000.00	-17,479.91	-36.42%
Contract Services	111,502.39	99,400.00	-12,102.39	-12.18%
Rents and Financial Expenses	3,688.80	0.00	-3,688.80	0.00%
Subtotal Non-Personnel Expense	**180,671.10**	**147,400.00**	**-33,271.10**	**-22.57%**
Total Expenses	**180,671.10**	**147,400.00**	**-33,271.10**	**-22.57%**
Surplus/(Deficit) Before Allocation	**-148,671.10**	**-89,400.00**	**-59,271.10**	**66.30%**
Allocation				
Allocated In	135,358.99	82,600.00	-52,758.99	-63.87%
Surplus (Deficit) After Allocation	**-284,030.09**	**-172,000.00**	**-112,030.09**	**65.13%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-284,030.09**	**-172,000.00**	**-112,030.09**	**65.13%**

CITY OF PORT COLBORNE

Community Grants

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
External Transfer to Others	116,854.35	119,600.00	2,745.65	2.30%
Total Expenses	**116,854.35**	**119,600.00**	**2,745.65**	**2.30%**
Surplus/(Deficit) Before Allocation	**-116,854.35**	**-119,600.00**	**2,745.65**	**-2.30%**
Allocation				
Allocated In	0.00	21,997.00	21,997.00	100.00%
Surplus (Deficit) After Allocation	**-116,854.35**	**-141,597.00**	**24,742.65**	**-17.47%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-116,854.35**	**-141,597.00**	**24,742.65**	**-17.47%**

CITY OF PORT COLBORNE

Residential Rebate

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
External Transfer to Others	9,168.27	10,000.00	831.73	8.32%
Total Expenses	**9,168.27**	**10,000.00**	**831.73**	**8.32%**
Surplus/(Deficit) Before Allocation	**-9,168.27**	**-10,000.00**	**831.73**	**-8.32%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**-9,168.27**	**-10,000.00**	**831.73**	**-8.32%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-9,168.27**	**-10,000.00**	**831.73**	**-8.32%**

CITY OF PORT COLBORNE

Outdoor Vendors

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
Other Revenue	4,000.00	6,000.00	-2,000.00	-33.33%
Total Revenue	**4,000.00**	**6,000.00**	**-2,000.00**	**-33.33%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
Materials	0.00	2,000.00	2,000.00	100.00%
Total Expenses	**0.00**	**2,000.00**	**2,000.00**	**100.00%**
Surplus/(Deficit) Before Allocation	**4,000.00**	**4,000.00**	**0.00**	**0.00%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**4,000.00**	**4,000.00**	**0.00**	**0.00%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**4,000.00**	**4,000.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Goderich Elevator

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	17,428.66	0.00	-17,428.66	0.00%
Benefits	890.35	0.00	-890.35	0.00%
Subtotal Personnel Expense	**18,319.01**	**0.00**	**-18,319.01**	**0.00%**
Non-Personnel Expense				
Materials	666.35	0.00	-666.35	0.00%
Contract Services	24,030.41	0.00	-24,030.41	0.00%
Subtotal Non-Personnel Expense	**24,696.76**	**0.00**	**-24,696.76**	**0.00%**
Total Expenses	**43,015.77**	**0.00**	**-43,015.77**	**0.00%**
Surplus/(Deficit) Before Allocation	**-43,015.77**	**0.00**	**-43,015.77**	**0.00%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**-43,015.77**	**0.00**	**-43,015.77**	**0.00%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-43,015.77**	**0.00**	**-43,015.77**	**0.00%**

CITY OF PORT COLBORNE

Municipal Election

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
Materials	2,447.33	0.00	-2,447.33	0.00%
Total Expenses	**2,447.33**	**0.00**	**-2,447.33**	**0.00%**
Surplus/(Deficit) Before Allocation	**-2,447.33**	**0.00**	**-2,447.33**	**0.00%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**-2,447.33**	**0.00**	**-2,447.33**	**0.00%**
Transfer				
Transfer to/from Reserve	47,552.67	50,000.00	2,447.33	4.89%
Surplus/(Deficit)	**-50,000.00**	**-50,000.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Physician Recruitment

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
Materials	0.00	2,000.00	2,000.00	100.00%
Contract Services	0.00	4,000.00	4,000.00	100.00%
External Transfer to Others	875.00	104,000.00	103,125.00	99.16%
Subtotal Non-Personnel Expense	**875.00**	**110,000.00**	**109,125.00**	**99.20%**
Total Expenses	**875.00**	**110,000.00**	**109,125.00**	**99.20%**
Surplus/(Deficit) Before Allocation	**-875.00**	**-110,000.00**	**109,125.00**	**-99.20%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**-875.00**	**-110,000.00**	**109,125.00**	**-99.20%**
Transfer				
Transfer to/from Reserve	109,125.00	0.00	-109,125.00	0.00%
Surplus/(Deficit)	**-110,000.00**	**-110,000.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Lighthouse (Show Boat)

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
Materials	25,440.00	25,500.00	60.00	0.24%
Total Expenses	**25,440.00**	**25,500.00**	**60.00**	**0.24%**
Surplus/(Deficit) Before Allocation	**-25,440.00**	**-25,500.00**	**60.00**	**-0.24%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**-25,440.00**	**-25,500.00**	**60.00**	**-0.24%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-25,440.00**	**-25,500.00**	**60.00**	**-0.24%**

CITY OF PORT COLBORNE

Sportsfest

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	12,389.38	14,000.00	-1,610.62	-11.50%
Other Revenue	0.00	1,000.00	-1,000.00	-100.00%
Total Revenue	**12,389.38**	**15,000.00**	**-2,610.62**	**-17.40%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
Materials	731.56	9,000.00	8,268.44	91.87%
Contract Services	3,468.00	0.00	-3,468.00	0.00%
Subtotal Non-Personnel Expense	**4,199.56**	**9,000.00**	**4,800.44**	**53.34%**
Total Expenses	**4,199.56**	**9,000.00**	**4,800.44**	**53.34%**
Surplus/(Deficit) Before Allocation	**8,189.82**	**6,000.00**	**2,189.82**	**36.50%**
Allocation				
Allocated In	0.00	6,000.00	6,000.00	100.00%
Surplus (Deficit) After Allocation	**8,189.82**	**0.00**	**8,189.82**	**0.00%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**8,189.82**	**0.00**	**8,189.82**	**0.00%**

CITY OF PORT COLBORNE

Land Sales

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
Other Revenue	260,297.32	0.00	260,297.32	0.00%
Total Revenue	**260,297.32**	**0.00**	**260,297.32**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
Materials	1,065.35	0.00	-1,065.35	0.00%
Contract Services	263,507.67	0.00	-263,507.67	0.00%
Rents and Financial Expenses	30.00	0.00	-30.00	0.00%
Subtotal Non-Personnel Expense	**264,603.02**	**0.00**	**-264,603.02**	**0.00%**
Total Expenses	**264,603.02**	**0.00**	**-264,603.02**	**0.00%**
Surplus/(Deficit) Before Allocation	**-4,305.70**	**0.00**	**-4,305.70**	**0.00%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**-4,305.70**	**0.00**	**-4,305.70**	**0.00%**
Transfer				
Transfer to/from Reserve	-4,305.70	0.00	4,305.70	0.00%
Surplus/(Deficit)	**0.00**	**0.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

PC Merchandise

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	1,046.98	0.00	1,046.98	0.00%
Total Revenue	**1,046.98**	**0.00**	**1,046.98**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense	0.00	0.00	0.00	0.00%
Total Expenses	**0.00**	**0.00**	**0.00**	**0.00%**
Surplus/(Deficit) Before Allocation	**1,046.98**	**0.00**	**1,046.98**	**0.00%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**1,046.98**	**0.00**	**1,046.98**	**0.00%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**1,046.98**	**0.00**	**1,046.98**	**0.00%**

CITY OF PORT COLBORNE

Comm EV Charging Station

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
Contract Services	0.00	40,000.00	40,000.00	100.00%
Total Expenses	**0.00**	**40,000.00**	**40,000.00**	**100.00%**
Surplus/(Deficit) Before Allocation	**0.00**	**-40,000.00**	**40,000.00**	**-100.00%**
Allocation				
Allocated Out	40,000.00	0.00	-40,000.00	0.00%
Surplus (Deficit) After Allocation	**-40,000.00**	**-40,000.00**	**0.00**	**0.00%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-40,000.00**	**-40,000.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Cruise Tours

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	26,289.27	0.00	26,289.27	0.00%
Total Revenue	**26,289.27**	**0.00**	**26,289.27**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
Materials	1,547.17	0.00	-1,547.17	0.00%
Contract Services	19,961.06	0.00	-19,961.06	0.00%
Subtotal Non-Personnel Expense	**21,508.23**	**0.00**	**-21,508.23**	**0.00%**
Total Expenses	**21,508.23**	**0.00**	**-21,508.23**	**0.00%**
Surplus/(Deficit) Before Allocation	**4,781.04**	**0.00**	**4,781.04**	**0.00%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**4,781.04**	**0.00**	**4,781.04**	**0.00%**
Transfer				
Transfer to/from Reserve	4,781.04	0.00	-4,781.04	0.00%
Surplus/(Deficit)	**0.00**	**0.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Healthcare

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	90,748.44	0.00	-90,748.44	0.00%
Benefits	21,156.96	0.00	-21,156.96	0.00%
Subtotal Personnel Expense	**111,905.40**	**0.00**	**-111,905.40**	**0.00%**
Non-Personnel Expense				
Materials	18,357.37	0.00	-18,357.37	0.00%
Contract Services	56,486.56	0.00	-56,486.56	0.00%
Subtotal Non-Personnel Expense	**74,843.93**	**0.00**	**-74,843.93**	**0.00%**
Total Expenses	**186,749.33**	**0.00**	**-186,749.33**	**0.00%**
Surplus/(Deficit) Before Allocation	**-186,749.33**	**0.00**	**-186,749.33**	**0.00%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**-186,749.33**	**0.00**	**-186,749.33**	**0.00%**
Transfer				
Transfer to/from Reserve	-125,000.00	0.00	125,000.00	0.00%
Surplus/(Deficit)	**-61,749.33**	**0.00**	**-61,749.33**	**0.00%**

CITY OF PORT COLBORNE

Boards and Committees

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	88,305.53	184,300.00	-95,994.47	-52.09%
Government Transfer	119,217.39	34,900.00	84,317.39	241.60%
Investment Income	0.00	0.00	0.00	0.00%
Other Revenue	75,499.49	71,900.00	3,599.49	5.01%
Total Revenue	**283,022.41**	**291,100.00**	**-8,077.59**	**-2.77%**
Expense				
Personnel Expense				
Salaries and Wages	804,424.67	689,000.00	-115,424.67	-16.75%
Benefits	223,861.51	222,300.00	-1,561.51	-0.70%
Subtotal Personnel Expense	**1,028,286.18**	**911,300.00**	**-116,986.18**	**-12.84%**
Non-Personnel				
Materials	108,403.91	196,530.00	88,126.09	44.84%
Contract Services	42,340.49	27,200.00	-15,140.49	-55.66%
Rents and Financial Expenses	880.19	0.00	-880.19	0.00%
	151,624.59	**223,730.00**	**72,105.41**	**32.23%**
Total Expenses	**1,179,910.77**	**1,135,030.00**	**-44,880.77**	**-3.95%**
Surplus/(Deficit) Before Allocation	**-896,888.36**	**-843,930.00**	**-52,958.36**	**6.28%**
Allocation				
Allocated Out	0.00	0.00	0.00	0.00%
Allocated In	713,090.67	312,795.00	-400,295.67	-127.97%
Total Allocated	**713,090.67**	**312,795.00**	**-400,295.67**	**-127.97%**
Surplus (Deficit) After Allocation	**-1,609,979.03**	**-1,156,725.00**	**-453,254.03**	**39.18%**
Transfer				
Transfer Between Companies	1,288,032.46	1,270,706.00	-17,326.46	-1.36%

	Actual	Budget	Variance ($)	Variance (%)
Transfer to/from Reserve	1,215.00	0.00	-1,215.00	0.00%
Total Transfer	**1,289,247.46**	**1,270,706.00**	**-18,541.46**	**-1.46%**
Surplus/(Deficit)	**-2,899,226.49**	**-2,427,431.00**	**-471,795.49**	**19.44%**

CITY OF PORT COLBORNE

Library (Levy)

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense	0.00	0.00	0.00	0.00%
Total Expenses	**0.00**	**0.00**	**0.00**	**0.00%**
Surplus/(Deficit) Before Allocation	**0.00**	**0.00**	**0.00**	**0.00%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**0.00**	**0.00**	**0.00**	**0.00%**
Transfer				
Transfer Between Companies	1,206,251.08	1,100,706.00	-105,545.08	-9.59%
Surplus/(Deficit)	**-1,206,251.08**	**-1,100,706.00**	**-105,545.08**	**9.59%**

CITY OF PORT COLBORNE

Museum and Culture

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	13,722.92	14,300.00	-577.08	-4.04%
Government Transfer	119,217.39	34,900.00	84,317.39	241.60%
Investment Income	0.00	0.00	0.00	0.00%
Other Revenue	75,499.49	71,900.00	3,599.49	5.01%
Total Revenue	**208,439.80**	**121,100.00**	**87,339.80**	**72.12%**
Expense				
Personnel Expense				
Salaries and Wages	804,424.67	689,000.00	-115,424.67	-16.75%
Benefits	223,861.51	222,300.00	-1,561.51	-0.70%
Subtotal Personnel Expense	**1,028,286.18**	**911,300.00**	**-116,986.18**	**-12.84%**
Non-Personnel Expense				
Materials	107,122.10	191,530.00	84,407.90	44.07%
Contract Services	32,340.49	17,200.00	-15,140.49	-88.03%
Rents and Financial Expenses	880.19	0.00	-880.19	0.00%
Subtotal Non-Personnel Expense	**140,342.78**	**208,730.00**	**68,387.22**	**32.76%**
Total Expenses	**1,168,628.96**	**1,120,030.00**	**-48,598.96**	**-4.34%**
Surplus/(Deficit) Before Allocation	**-960,189.16**	**-998,930.00**	**38,740.84**	**-3.88%**
Allocation				
Allocated In	713,090.67	312,795.00	-400,295.67	-127.97%
Surplus (Deficit) After Allocation	**-1,673,279.83**	**-1,311,725.00**	**-361,554.83**	**27.56%**
Transfer				
Transfer to/from Reserve	1,215.00	0.00	-1,215.00	0.00%
Surplus/(Deficit)	**-1,674,494.83**	**-1,311,725.00**	**-362,769.83**	**27.66%**

CITY OF PORT COLBORNE

NSCTA (Levy)

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	74,582.61	170,000.00	-95,417.39	-56.13%
Total Revenue	**74,582.61**	**170,000.00**	**-95,417.39**	**-56.13%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense	0.00	0.00	0.00	0.00%
Total Expenses	**0.00**	**0.00**	**0.00**	**0.00%**
Surplus/(Deficit) Before Allocation	**74,582.61**	**170,000.00**	**-95,417.39**	**-56.13%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**74,582.61**	**170,000.00**	**-95,417.39**	**-56.13%**
Transfer				
Transfer Between Companies	81,781.38	170,000.00	88,218.62	51.89%
Surplus/(Deficit)	**-7,198.77**	**0.00**	**-7,198.77**	**0.00%**

CITY OF PORT COLBORNE

Committees

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00
Non-Personnel Expense				
Materials	1,281.81	5,000.00	3,718.19	74.36%
Contract Services	10,000.00	10,000.00	0.00	0.00%
Subtotal Non-Personnel Expense	**11,281.81**	**15,000.00**	**3,718.19**	**24.79%**
Total Expenses	**11,281.81**	**15,000.00**	**3,718.19**	**24.79%**
Surplus/(Deficit) Before Allocation	**-11,281.81**	**-15,000.00**	**3,718.19**	**-24.79%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**-11,281.81**	**-15,000.00**	**3,718.19**	**-24.79%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-11,281.81**	**-15,000.00**	**3,718.19**	**-24.79%**

CITY OF PORT COLBORNE

Council

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	266,986.54	253,500.00	-13,486.54	-5.32%
Benefits	98,724.33	116,200.00	17,475.67	15.04%
Subtotal Personnel Expense	**365,710.87**	**369,700.00**	**3,989.13**	**1.08%**
Non-Personnel Expense				
Materials	64,025.14	46,800.00	-17,225.14	-36.81%
Contract Services	18,387.72	48,600.00	30,212.28	62.17%
Subtotal Non-Personnel Expense	**82,412.86**	**95,400.00**	**12,987.14**	**13.61%**
Total Expenses	**448,123.73**	**465,100.00**	**16,976.27**	**3.65%**
Surplus/(Deficit) Before Allocation	**-448,123.73**	**-465,100.00**	**16,976.27**	**-3.65%**
Allocation				
Allocated Out	-418,252.74	-18,500.00	399,752.74	-2160.83%
Allocated In	101,260.01	66,392.00	-34,868.01	-52.52%
Total Allocated	**-316,992.73**	**47,892.00**	**364,884.73**	**761.89%**
Surplus (Deficit) After Allocation	**-131,131.00**	**-512,992.00**	**381,861.00**	**-74.44%**
Transfer				
Transfer Between Funds	-131,131.00	-74,000.00	57,131.00	-77.20%
Surplus/(Deficit)	**0.00**	**-438,992.00**	**438,992.00**	**-100.00%**

CITY OF PORT COLBORNE

Chief Administrator's Office

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	39,159.57	44,000.00	-4,840.43	-11.00%
Total Revenue	**39,159.57**	**44,000.00**	**-4,840.43**	**-11.00%**
Expense				
Personnel Expense				
Salaries and Wages	1,633,253.15	1,470,846.40	-162,406.75	-11.04%
Benefits	472,367.12	474,500.00	2,132.88	0.45%
Subtotal Personnel Expense	**2,105,620.27**	**1,945,346.40**	**-160,273.87**	**-8.24%**
Non-Personnel Expense				
Materials	168,971.79	112,000.00	-56,971.79	-50.87%
Contract Services	55,166.35	0.00	-55,166.35	0.00%
Subtotal Non-Personnel Expense	**224,138.14**	**112,000.00**	**-112,138.14**	**-100.12%**
Total Expenses	**2,329,758.41**	**2,057,346.40**	**-272,412.01**	**-13.24%**
Surplus/(Deficit) Before Allocation	**-2,290,598.84**	**-2,013,346.40**	**-277,252.44**	**13.77%**
Allocation				
Allocated Out	-2,037,560.63	-424,400.00	1,613,160.63	-380.10%
Allocated In	144,060.78	71,607.00	-72,453.78	-101.18%
Total Allocated	**-1,893,499.85**	**-352,793.00**	**1,540,706.85**	**-436.72%**
Surplus (Deficit) After Allocation	**-397,098.99**	**-1,660,553.40**	**1,263,454.41**	**-76.09%**
Transfer				
Transfer Between Companies	-87,376.00	-31,100.00	56,276.00	-180.95%
Transfer Between Funds	-309,722.99	-314,400.00	-4,677.01	1.49%
Total Transfer	**-397,098.99**	**-22,308.00**	**26,033.43**	**-116.70%**
Surplus/(Deficit)	**0.00**	**-1,315,053.40**	**1,315,053.40**	**-100.00%**

CITY OF PORT COLBORNE

CAO

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	397,956.15	313,800.00	-84,156.15	-26.82%
Benefits	112,189.23	88,300.00	-23,889.23	-27.05%
Subtotal Personnel Expense	**510,145.38**	**402,100.00**	**-108,045.38**	**-26.87%**
Non-Personnel Expense				
Materials	28,478.46	15,000.00	-13,478.46	-89.86%
Contract Services	2,040.00	0.00	-2,040.00	0.00%
Subtotal Non-Personnel Expense	**30,518.46**	**15,000.00**	**-15,518.46**	**-103.46%**
Total Expenses	**540,663.84**	**417,100.00**	**-123,563.84**	**-29.62%**
Surplus/(Deficit) Before Allocation	**-540,663.84**	**-417,100.00**	**-123,563.84**	**29.62%**
Allocation				
Allocated Out	-434,555.83	-336,700.00	97,855.83	-29.06%
Allocated In	30,133.99	0.00	-30,133.99	0.00%
Total Allocated	**-404,421.84**	**-336,700.00**	**67,721.84**	**-20.11%**
Surplus (Deficit) After Allocation	**-136,242.00**	**-80,400.00**	**-55,842.00**	**69.46%**
Transfer				
Transfer Between Funds	-136,242.00	-80,400.00	55,842.00	-69.46%
Surplus/(Deficit)	**0.00**	**0.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Marketing and Communication

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	348,556.78	326,500.00	-22,056.78	-6.76%
Benefits	100,788.83	108,900.00	8,111.17	7.45%
Subtotal Personnel Expense	**449,345.61**	**435,400.00**	**-13,945.61**	**-3.20%**
Non-Personnel Expense				
Materials	85,121.77	64,900.00	-20,221.77	-31.16%
Contract Services	50,794.46	0.00	-50,794.46	0.00%
Subtotal Non-Personnel Expense	**135,916.23**	**64,900.00**	**-71,016.23**	**-109.42%**
Total Expenses	**585,261.84**	**500,300.00**	**-84,961.84**	**-16.98%**
Surplus/(Deficit) Before Allocation	**-585,261.84**	**-500,300.00**	**-84,961.84**	**16.98%**
Allocation				
Allocated Out	-557,350.84	-87,700.00	469,650.84	-535.52%
Allocated In	31,163.99	8,345.00	-22,818.99	-273.45%
Total Allocated	**-526,186.85**	**-79,355.00**	**446,831.85**	**-563.08%**
Surplus (Deficit) After Allocation	**-59,074.99**	**-420,945.00**	**361,870.01**	**-85.97%**
Transfer				
Transfer Between Companies	-15,946.00	0.00	15,946.00	0.00%
Transfer Between Funds	-43,128.99	-87,700.00	-44,571.01	50.82%
Total Transfer	**-59,074.99**	**-87,700.00**	**-28,625.01**	**32.64%**
Surplus/(Deficit)	**0.00**	**-333,245.00**	**333,245.00**	**-100.00%**

CITY OF PORT COLBORNE

Human Resources

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	536,049.58	460,000.00	-76,049.58	-16.53%
Benefits	154,159.81	146,000.00	-8,159.81	-5.59%
Subtotal Personnel Expense	**690,209.39**	**606,000.00**	**-84,209.39**	**-13.90%**
Non-Personnel Expense				
Materials	35,359.59	17,100.00	-18,259.59	-106.78%
Contract Services	2,205.65	0.00	-2,205.65	0.00%
Subtotal Non-Personnel Expense	**37,565.24**	**17,100.00**	**-20,465.24**	**-119.68%**
Total Expenses	**727,774.63**	**623,100.00**	**-104,674.63**	**-16.80%**
Surplus/(Deficit) Before Allocation	**-727,774.63**	**-623,100.00**	**-104,674.63**	**16.80%**
Allocation				
Allocated Out	-628,621.62	0.00	628,621.62	0.00%
Allocated In	44,176.99	32,517.00	-11,659.99	-35.86%
Total Allocated	**-584,444.63**	**32,517.00**	**616,961.63**	**1897.35%**
Surplus (Deficit) After Allocation	**-143,330.00**	**-655,617.00**	**512,287.00**	
Transfer				
Transfer Between Companies	-71,430.00	-31,100.00	40,330.00	-129.68%
Transfer Between Funds	-71,900.00	-124,500.00	-52,600.00	42.25%
Total Transfer	**-143,330.00**	**-155,600.00**	**-12,270.00**	**7.89%**
Surplus/(Deficit)	**0.00**	**-500,017.00**	**500,017.00**	**-100.00%**

CITY OF PORT COLBORNE

Clerks

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	39,159.57	44,000.00	-4,840.43	-11.00%
Total Revenue	**39,159.57**	**44,000.00**	**-4,840.43**	**-11.00%**
Expense				
Personnel Expense				
Salaries and Wages	350,690.64	370,546.40	19,855.76	5.36%
Benefits	105,229.25	131,300.00	26,070.75	19.86%
Subtotal Personnel Expense	**455,919.89**	**501,846.40**	**45,926.51**	**9.15%**
Non-Personnel Expense				
Materials	20,011.97	15,000.00	-5,011.97	-33.41%
Contract Services	126.24	0.00	-126.24	0.00%
Subtotal Non-Personnel Expense	**20,138.21**	**15,000.00**	**-5,138.21**	**-34.25%**
Total Expenses	**476,058.10**	**516,846.40**	**40,788.30**	**7.89%**
Surplus/(Deficit) Before Allocation	**-436,898.53**	**-472,846.40**	**35,947.87**	**-7.60%**
Allocation				
Allocated Out	-417,032.34	0.00	417,032.34	0.00%
Allocated In	38,585.81	30,745.00	-7,840.81	-25.50%
Total Allocated	**-378,446.53**	**30,745.00**	**409,191.53**	**1330.92%**
Surplus (Deficit) After Allocation	**-58,452.00**	**-503,591.40**	**445,139.40**	**-88.39%**
Transfer				
Transfer Between Funds	-58,452.00	-21,800.00	36,652.00	-168.13%
Surplus/(Deficit)	**0.00**	**-481,791.40**	**481,791.40**	**-100.00%**

CITY OF PORT COLBORNE

Corporate Services

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	130,925.74	110,000.00	20,925.74	19.02%
Total Revenue	**130,925.74**	**110,000.00**	**20,925.74**	**19.02%**
Expense				
Personnel Expense				
Salaries and Wages	1,580,385.00	1,632,500.00	52,115.00	3.19%
Benefits	483,974.35	532,000.00	48,025.65	9.03%
Subtotal Personnel Expense	**2,064,359.35**	**2,164,500.00**	**100,140.65**	**4.63%**
Non-Personnel Expense				
Materials	128,687.14	122,500.00	-6,187.14	-5.05%
Contract Services	218,998.07	280,000.00	61,001.93	21.79%
Rents and Financial Expenses	483.42	0.00	-483.42	0.00%
Subtotal Non-Personnel Expense	**348,168.63**	**402,500.00**	**54,331.37**	**13.50%**
Total Expenses	**2,412,527.98**	**2,567,000.00**	**154,472.02**	**6.02%**
Surplus/(Deficit) Before Allocation	**-2,281,602.24**	**-2,457,000.00**	**175,397.76**	**-7.14%**
Allocation				
Allocated Out	-1,840,680.31	-544,324.00	1,296,356.31	-238.16%
Allocated In	128,547.97	320,638.00	192,090.03	59.91%
Total Allocated	**-1,712,132.34**	**-223,686.00**	**1,488,446.34**	**-665.42%**
Surplus (Deficit) After Allocation	**-569,469.90**	**-2,233,314.00**	**1,663,844.10**	**-74.50%**
Transfer				
Transfer Between Companies	-82,251.71	-79,540.00	2,711.71	-3.41%
Transfer Between Funds	-487,218.19	-535,800.00	-48,581.81	9.07%
Total Transfer	**-569,469.90**	**-615,340.00**	**-45,870.10**	**7.45%**
Surplus/(Deficit)	**0.00**	**-1,617,974.00**	**1,617,974.00**	**-100.00%**

CITY OF PORT COLBORNE

Corporate Services Global

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	32,699.94	192,800.00	160,100.06	83.04%
Benefits	9,785.56	50,300.00	40,514.44	80.55%
Subtotal Personnel Expense	**42,485.50**	**243,100.00**	**200,614.50**	**82.52%**
Non-Personnel Expense				
Materials	10,086.39	37,400.00	27,313.61	73.03%
Contract Services	530.53	50,000.00	49,469.47	98.94%
Subtotal Non-Personnel Expense	**10,616.92**	**87,400.00**	**76,783.08**	**87.85%**
Total Expenses	**53,102.42**	**330,500.00**	**277,397.58**	**83.93%**
Surplus/(Deficit) Before Allocation	**-53,102.42**	**-330,500.00**	**277,397.58**	**-83.93%**
Allocation				
Allocated Out	-39,746.42	-324,604.00	-284,857.58	87.76%
Allocated In	0.00	42,804.00	42,804.00	100.00%
Total Allocated	**-7,946.61**	**-39,308.00**	**-31,361.39**	**79.78%**
Surplus (Deficit) After Allocation	**-13,356.00**	**-48,700.00**	**35,344.00**	**-72.57%**
Transfer				
Transfer Between Companies	-2,084.00	0.00	2,084.00	0.00%
Transfer Between Funds	-11,272.00	-48,700.00	-37,428.00	76.85%
Total Transfer	**-416.66**	**0.00**	**416.66**	**0.00%**
Surplus/(Deficit)	**0.00**	**0.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Customer Service

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	177,216.91	223,100.00	45,883.09	20.57%
Benefits	59,680.14	77,000.00	17,319.86	22.49%
Subtotal Personnel Expense	**236,897.05**	**300,100.00**	**63,202.95**	**21.06%**
Non-Personnel Expense				
Materials	1,844.96	6,300.00	4,455.04	70.71%
Total Expenses	**238,742.01**	**306,400.00**	**67,657.99**	**22.08%**
Surplus/(Deficit) Before Allocation	**-238,742.01**	**-306,400.00**	**67,657.99**	**-22.08%**
Allocation				
Allocated Out	-203,401.00	-67,400.00	136,001.00	-201.78%
Allocated In	33,006.99	112,542.00	79,535.01	70.67%
Total Allocated	**-170,394.01**	**45,142.00**	**215,536.01**	**477.46%**
Surplus (Deficit) After Allocation	**-68,348.00**	**-351,542.00**	**283,194.00**	**-80.56%**
Transfer				
Transfer Between Companies	-10,664.00	0.00	10,664.00	0.00%
Transfer Between Funds	-57,684.00	-82,300.00	-24,616.00	29.91%
Total Transfer	**-68,348.00**	**-82,300.00**	**-13,952.00**	**16.95%**
Surplus/(Deficit)	**0.00**	**-269,242.00**	**269,242.00**	**-100.00%**

CITY OF PORT COLBORNE

Financial Services

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	130,925.74	110,000.00	20,925.74	19.02%
Total Revenue	**130,925.74**	**110,000.00**	**20,925.74**	**19.02%**
Expense				
Personnel Expense				
Salaries and Wages	862,026.14	774,800.00	-87,226.14	-11.26%
Benefits	261,678.90	260,100.00	-1,578.90	-0.61%
Subtotal Personnel Expense	**1,123,705.04**	**1,034,900.00**	**-88,805.04**	**-8.58%**
Non-Personnel Expense				
Materials	57,712.02	60,900.00	3,187.98	5.23%
Contract Services	89,967.57	120,000.00	30,032.43	25.03%
Rents and Financial Expenses	483.42	0.00	-483.42	0.00%
Subtotal Non-Personnel Expense	**148,163.01**	**180,900.00**	**32,736.99**	**18.10%**
Total Expenses	**1,271,868.05**	**1,215,800.00**	**-56,068.05**	**-4.61%**
Surplus/(Deficit) Before Allocation	**-1,140,942.31**	**-1,105,800.00**	**-35,142.31**	**3.18%**
Allocation				
Allocated Out	-841,886.40	-71,200.00	770,686.40	-1082.42%
Allocated In	53,376.99	98,370.00	44,993.01	45.74%
Total Allocated	**-788,509.41**	**27,170.00**	**815,679.41**	**3002.13%**
Surplus (Deficit) After Allocation	**-352,432.90**	**-1,132,970.00**	**780,537.10**	**-68.89%**
Transfer				
Transfer Between Companies	-25,624.70	-57,840.00	-32,215.30	55.70%
Transfer Between Funds	-326,808.20	-254,500.00	72,308.20	-28.41%
Total Transfer	**-352,432.90**	**-312,340.00**	**40,092.90**	**-12.84%**
Surplus/(Deficit)	**0.00**	**-820,630.00**	**820,630.00**	**-100.00%**

CITY OF PORT COLBORNE

Information Technology

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	400,239.19	326,800.00	-73,439.19	-22.47%
Benefits	122,618.12	103,800.00	-18,818.12	-18.13%
Subtotal Personnel Expense	**522,857.31**	**430,600.00**	**-92,257.31**	**-21.43%**
Non-Personnel Expense				
Materials	57,378.45	10,000.00	-47,378.45	-473.78%
Contract Services	59,421.06	35,000.00	-24,421.06	-69.77%
Subtotal Non-Personnel Expense	**116,799.51**	**45,000.00**	**-71,799.51**	**-159.55%**
Total Expenses	**639,656.82**	**475,600.00**	**-164,056.82**	**-34.49%**
Surplus/(Deficit) Before Allocation	**-639,656.82**	**-475,600.00**	**-164,056.82**	**34.49%**
Allocation				
Allocated Out	-572,199.81	-37,200.00	534,999.81	-1438.17%
Allocated In	42,163.99	51,952.00	9,788.01	18.84%
Total Allocated	**-530,035.82**	**14,752.00**	**544,787.82**	**3692.98%**
Surplus (Deficit) After Allocation	**-109,621.00**	**-490,352.00**	**380,731.00**	**-77.64%**
Transfer				
Transfer Between Companies	-43,879.01	-21,700.00	22,179.01	-102.21%
Transfer Between Funds	-65,741.99	-86,600.00	-20,858.01	24.09%
Total Transfer	**-109,621.00**	**-108,300.00**	**1,321.00**	**0.00%**
Surplus/(Deficit)	**0.00**	**-382,052.00**	**382,052.00**	**-100.00%**

CITY OF PORT COLBORNE

Asset Management

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	108,202.82	115,000.00	6,797.18	5.91%
Benefits	30,211.63	40,800.00	10,588.37	25.95%
Subtotal Personnel Expense	**138,414.45**	**155,800.00**	**17,385.55**	**11.16%**
Non-Personnel Expense				
Materials	1,665.32	7,900.00	6,234.68	78.92%
Contract Services	69,078.91	75,000.00	5,921.09	7.89%
Subtotal Non-Personnel Expense	**70,744.23**	**82,900.00**	**12,155.77**	**14.66%**
Total Expenses	**209,158.68**	**238,700.00**	**29,541.32**	**12.38%**
Surplus/(Deficit) Before Allocation	**-209,158.68**	**-238,700.00**	**29,541.32**	**-12.38%**
Allocation				
Allocated Out	-183,446.68	-43,920.00	139,526.68	-317.68%
Allocated In	0.00	14,970.00	14,970.00	100.00%
Total Allocated	**-183,446.68**	**-28,950.00**	**154,496.68**	**-533.67%**
Surplus (Deficit) After Allocation	**-25,712.00**	**-209,750.00**	**184,038.00**	**-87.74%**
Transfer				
Transfer Between Funds	-25,712.00	-63,700.00	-37,988.00	59.64%
Surplus/(Deficit)	**0.00**	**-146,050.00**	**146,050.00**	**-100.00%**

CITY OF PORT COLBORNE

Recreation Division

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	36,208.06	25,000.00	11,208.06	44.83%
Other Revenue	652,616.64	596,000.00	56,616.64	9.50%
Total Revenue	**688,824.70**	**621,000.00**	**67,824.70**	**10.92%**
Expense				
Personnel Expense				
Salaries and Wages	1,120,563.05	1,456,050.00	335,486.95	23.04%
Benefits	321,423.23	461,600.00	140,176.77	30.37%
Subtotal Personnel Expense	**1,441,986.28**	**1,917,650.00**	**475,663.72**	**24.80%**
Non-Personnel				
Materials	82,164.26	79,000.00	-3,164.26	-4.01%
Contract Services	312,956.72	348,000.00	35,043.28	10.07%
Rents and Financial Expenses	1,406.70	0.00	-1,406.70	0.00%
Subtotal Non-Personnel Expense	**396,527.68**	**427,000.00**	**30,472.32**	**7.14%**
Total Expenses	**1,838,513.96**	**2,344,650.00**	**506,136.04**	**21.59%**
Surplus/(Deficit) Before Allocation	**-1,149,689.26**	**-1,723,650.00**	**573,960.74**	**-33.30%**
Allocation				
Allocated Out	-494,600.00	-954,900.00	-460,300.00	48.20%
Allocated In	2,237,330.76	1,653,340.00	-583,990.76	-35.32%
Total Allocated	**1,742,730.76**	**698,440.00**	**-1,044,290.76**	**-149.52%**
Surplus (Deficit) After Allocation	**-2,892,420.02**	**-2,422,090.00**	**-470,330.02**	**19.42%**
Transfer				
Transfer Between Companies	-59,200.00	-59,200.00	0.00	0.00%
Surplus/(Deficit)	**-2,833,220.02**	**-2,362,890.00**	**-470,330.02**	**19.90%**

CITY OF PORT COLBORNE

Recreation

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	35,843.06	25,000.00	10,843.06	43.37%
Other Revenue	652,576.64	596,000.00	56,576.64	9.49%
Total Revenue	**688,419.70**	**621,000.00**	**67,419.70**	**10.86%**
Expense				
Personnel Expense				
Salaries and Wages	859,952.58	1,232,750.00	372,797.42	30.24%
Benefits	253,712.51	392,300.00	138,587.49	35.33%
Subtotal Personnel Expense	**1,113,665.09**	**1,625,050.00**	**511,384.91**	**31.47%**
Non-Personnel Expense				
Materials	67,414.61	74,000.00	6,585.39	8.90%
Contract Services	311,115.10	348,000.00	36,884.90	10.60%
Rents and Financial Expenses	796.14	0.00	-796.14	0.00%
Subtotal Non-Personnel Expense	**379,325.85**	**422,000.00**	**42,674.15**	**10.11%**
Total Expenses	**1,492,990.94**	**2,047,050.00**	**554,059.06**	**27.07%**
Surplus/(Deficit) Before Allocation	**-804,571.24**	**-1,426,050.00**	**621,478.76**	**-43.58%**
Allocation				
Allocated Out	-261,200.00	-716,500.00	-455,300.00	63.55%
Allocated In	2,188,539.50	1,653,340.00	-535,199.50	-32.37%
Total Allocated	**1,927,339.50**	**936,840.00**	**-990,499.50**	**-105.73%**
Surplus (Deficit) After Allocation	**-2,731,910.74**	**-2,362,890.00**	**-369,020.74**	**15.62%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-2,731,910.74**	**-2,362,890.00**	**-369,020.74**	**15.62%**

CITY OF PORT COLBORNE

Tourism and Events

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	365.00	0.00	365.00	0.00%
Other Revenue	40.00	0.00	40.00	0.00%
Total Revenue	**405.00**	**0.00**	**405.00**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	260,610.47	223,300.00	-37,310.47	-16.71%
Benefits	67,710.72	69,300.00	1,589.28	2.29%
Subtotal Personnel Expense	**328,321.19**	**292,600.00**	**-35,721.19**	**-12.21%**
Non-Personnel Expense				
Materials	14,749.65	5,000.00	-9,749.65	-194.99%
Contract Services	1,841.62	0.00	-1,841.62	0.00%
Rents and Financial Expenses	610.56	0.00	-610.56	0.00%
Subtotal Non-Personnel Expense	**14,287.78**	**0.00**	**-14,287.78**	**0.00%**
Total Expenses	**345,523.02**	**297,600.00**	**-47,923.02**	**-16.10%**
Surplus/(Deficit) Before Allocation	**-345,118.02**	**-297,600.00**	**-47,518.02**	
Allocation				
Allocated Out	-233,400.00	-238,400.00	-5,000.00	2.10%
Allocated In	48,791.26	0.00	-48,791.26	0.00%
Total Allocated	**-184,608.74**	**-238,400.00**	**-53,791.26**	**22.56%**
Surplus (Deficit) After Allocation	**-160,509.28**	**-59,200.00**	**-101,309.28**	**171.13%**
Transfer				
Transfer Between Companies	-59,200.00	-59,200.00	0.00	0.00%
Surplus/(Deficit)	**-101,309.28**	**0.00**	**-101,309.28**	**0.00%**

CITY OF PORT COLBORNE

Development and Government Relations

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	219,457.40	437,000.00	-217,542.60	-49.78%
Government Transfer	7,833.33	0.00	7,833.33	0.00%
Total Revenue	**227,290.73**	**437,000.00**	**-209,709.27**	**-47.99%**
Expense				
Personnel Expense				
Salaries and Wages	815,503.52	877,700.00	62,196.48	7.09%
Benefits	233,445.03	271,600.00	38,154.97	14.05%
Subtotal Personnel Expense	**1,048,948.55**	**1,149,300.00**	**100,351.45**	**8.73%**
Non-Personnel Expense				
Materials	88,841.08	93,650.00	4,808.92	5.13%
Contract Services	319,765.50	122,000.00	-197,765.50	-162.10%
External Transfer to Others	1,500.00	0.00	-1,500.00	0.00%
Subtotal Non-Personnel Expense	**385,907.17**	**178,300.00**	**-168,722.37**	**-94.63%**
Total Expenses	**1,459,055.13**	**1,364,950.00**	**-94,105.13**	**-6.89%**
Surplus/(Deficit) Before Allocation	**-1,231,764.40**	**-927,950.00**	**-303,814.40**	**32.74%**
Allocation				
Allocated Out	0.00	-125,400.00	-125,400.00	100.00%
Allocated In	564,789.37	312,814.00	-251,975.37	-80.55%
Total Allocated	**564,789.37**	**187,414.00**	**-377,375.37**	**-201.36%**
Surplus (Deficit) After Allocation	**-1,796,553.77**	**-1,115,364.00**	**-681,189.77**	**61.07%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-1,796,553.77**	**-1,115,364.00**	**-681,189.77**	**61.07%**

CITY OF PORT COLBORNE

Development Global

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	179,843.75	0.00	-179,843.75	0.00%
Benefits	48,495.17	0.00	-48,495.17	0.00%
Subtotal Personnel Expense	**228,338.92**	**0.00**	**-228,338.92**	**0.00%**
Non-Personnel Expense				
Materials	12,460.45	0.00	-12,460.45	0.00%
Total Expenses	**240,799.37**	**0.00**	**-240,799.37**	**0.00%**
Surplus/(Deficit) Before Allocation	**-240,799.37**	**0.00**	**-240,799.37**	**0.00%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**-240,799.37**	**0.00**	**-240,799.37**	**0.00%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-240,799.37**	**0.00**	**-240,799.37**	**0.00%**

CITY OF PORT COLBORNE

Economic Development

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
Government Transfer	7,833.33	0.00	7,833.33	0.00%
Total Revenue	**7,833.33**	**0.00**	**7,833.33**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	116,436.57	273,800.00	157,363.43	57.47%
Benefits	31,516.60	81,800.00	50,283.40	61.47%
Subtotal Personnel Expense	**147,953.17**	**355,600.00**	**207,646.83**	**58.39%**
Non-Personnel Expense				
Materials	60,390.47	66,450.00	6,059.53	9.12%
Contract Services	100,102.78	60,000.00	-40,102.78	-66.84%
External Transfer to Others	1,500.00	0.00	-1,500.00	0.00%
Subtotal Non-Personnel Expense	**161,993.25**	**126,450.00**	**-35,543.25**	**-28.11%**
Total Expenses	**309,946.42**	**482,050.00**	**172,103.58**	**35.70%**
Surplus/(Deficit) Before Allocation	**-302,113.09**	**-482,050.00**	**179,936.91**	**-37.33%**
Allocation				
Allocated Out	0.00	-125,400.00	-125,400.00	100.00%
Allocated In	204,966.48	103,065.00	-101,901.48	-98.87%
Total Allocated	**204,966.48**	**-22,335.00**	**-227,301.48**	**1017.69%**
Surplus (Deficit) After Allocation	**-507,079.57**	**-459,715.00**	**-47,364.57**	**10.30%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-507,079.57**	**-459,715.00**	**-47,364.57**	**10.30%**

CITY OF PORT COLBORNE

Planning and Development

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	134,531.40	368,700.00	-234,168.60	-63.51%
Total Revenue	**134,531.40**	**368,700.00**	**-234,168.60**	**-63.51%**
Expense				
Personnel Expense				
Salaries and Wages	515,948.20	597,900.00	81,951.80	13.71%
Benefits	152,778.58	189,800.00	37,021.42	19.51%
Subtotal Personnel Expense	**59,998.13**	**177,200.00**	**117,201.87**	**66.14%**
Non-Personnel Expense				
Materials	14,855.17	24,700.00	9,844.83	39.86%
Contract Services	215,694.08	62,000.00	-153,694.08	-247.89%
Subtotal Non-Personnel Expense	**230,549.25**	**86,700.00**	**-143,849.25**	**-165.92%**
Total Expenses	**899,276.03**	**874,400.00**	**-24,876.03**	**-2.84%**
Surplus/(Deficit) Before Allocation	**-764,744.63**	**-505,700.00**	**-259,044.63**	**51.22%**
Allocation				
Allocated Out	0.00	0.00	0.00	0.00%
Allocated In	359,822.89	209,749.00	-150,073.89	-71.55%
Total Allocated	**359,822.89**	**209,749.00**	**-150,073.89**	**-71.55%**
Surplus (Deficit) After Allocation	**-1,124,567.52**	**-715,449.00**	**-409,118.52**	**57.18%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-1,124,567.52**	**-715,449.00**	**-409,118.52**	**57.18%**

CITY OF PORT COLBORNE

Committee of Adjustment

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	84,926.00	68,300.00	16,626.00	24.34%
Total Revenue	**84,926.00**	**68,300.00**	**16,626.00**	**24.34%**
Expense				
Personnel Expense				
Salaries and Wages	3,275.00	6,000.00	2,725.00	45.42%
Benefits	654.68	0.00	-654.68	0.00%
Subtotal Personnel Expense	**3,929.68**	**6,000.00**	**2,070.32**	**34.51%**
Non-Personnel Expense				
Materials	1,134.99	2,500.00	1,365.01	54.60%
Contract Services	3,968.64	0.00	-3,968.64	0.00%
Subtotal Non-Personnel Expense	**5,103.63**	**2,500.00**	**-2,603.63**	**-104.15%**
Total Expenses	**9,033.31**	**8,500.00**	**-533.31**	**-6.27%**
Surplus/(Deficit) Before Allocation	**75,892.69**	**59,800.00**	**16,092.69**	**26.91%**
Allocation	0.00	0.00	0.00	0.00%
Surplus (Deficit) After Allocation	**75,892.69**	**59,800.00**	**16,092.69**	**26.91%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**75,892.69**	**59,800.00**	**16,092.69**	**26.91%**

CITY OF PORT COLBORNE

Community Safety

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	84,743.72	21,500.00	63,243.72	294.16%
Government Transfer	8,592.18	260,700.00	-252,107.82	-96.70%
Other Revenue	164,295.15	45,000.00	119,295.15	265.10%
Total Revenue	**257,631.05**	**327,200.00**	**-69,568.95**	**-21.26%**
Expense				
Personnel Expense				
Salaries and Wages	3,292,998.93	3,217,300.00	-75,698.93	-2.35%
Benefits	1,243,649.95	1,376,200.00	132,550.05	9.63%
Subtotal Personnel Expense	**4,536,648.88**	**4,593,500.00**	**56,851.12**	**1.24%**
Non-Personnel Expense				
Materials	389,258.86	302,608.00	-86,650.86	-28.63%
Contract Services	257,315.55	133,300.00	-124,015.55	-93.03%
External Transfer to Others	-1,970.99	0.00	1,970.99	0.00%
Subtotal Non-Personnel Expense	**644,603.42**	**435,908.00**	**-208,695.42**	**-47.88%**
Total Expenses	**5,181,252.30**	**5,029,408.00**	**-151,844.30**	**-3.02%**
Surplus/(Deficit) Before Allocation	**-4,923,621.25**	**-4,702,208.00**	**-221,413.25**	**4.71%**
Allocation				
Allocated Out	-29,375.00	0.00	29,375.00	0.00%
Allocated In	1,490,420.09	383,588.00	-1,106,832.09	-288.55%
Total Allocated	**1,461,045.09**	**383,588.00**	**-1,077,457.09**	**-280.89%**
Surplus (Deficit) After Allocation	**-6,384,666.34**	**-5,085,796.00**	**-1,298,870.34**	**25.54%**
Transfer				
Transfer to/from Reserve	-69,985.00	0.00	69,985.00	0.00%
Surplus/(Deficit)	**-6,314,681.34**	**-5,085,796.00**	**-1,228,885.34**	**24.16%**

CITY OF PORT COLBORNE

Bylaws

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	20,486.02	1,500.00	18,986.02	1265.73%
Other Revenue	162,524.97	45,000.00	117,524.97	261.17%
Total Revenue	**183,010.99**	**46,500.00**	**136,510.99**	**293.57%**
Expense				
Personnel Expense				
Salaries and Wages	294,380.37	363,700.00	69,319.63	19.06%
Benefits	87,541.11	119,200.00	31,658.89	26.56%
Subtotal Personnel Expense	**381,921.48**	**482,900.00**	**100,978.52**	**20.91%**
Non-Personnel Expense				
Materials	16,768.60	22,508.00	5,739.40	25.50%
Contract Services	7,324.80	0.00	-7,324.80	0.00%
Subtotal Non-Personnel Expense	**24,093.40**	**22,508.00**	**-1,585.40**	**-7.04%**
Total Expenses	**406,014.88**	**505,408.00**	**99,393.12**	**19.67%**
Surplus/(Deficit) Before Allocation	**-223,003.89**	**-458,908.00**	**235,904.11**	**-51.41%**
Allocation				
Allocated In	237,139.96	12,714.00	-224,425.96	-1765.19%
Total Allocated	**237,139.96**	**12,714.00**	**-224,425.96**	**-1765.19%**
Surplus (Deficit) After Allocation	**-460,143.85**	**-471,622.00**	**11,478.15**	**-2.43%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-460,143.85**	**-471,622.00**	**11,478.15**	**-2.43%**

CITY OF PORT COLBORNE

Fire

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	64,257.70	20,000.00	44,257.70	221.29%
Government Transfer	8,592.18	260,700.00	-252,107.82	-96.70%
Other Revenue	1,770.18	0.00	1,770.18	0.00%
Total Revenue	**74,620.06**	**280,700.00**	**-206,079.94**	**-73.42%**
Expense				
Personnel Expense				
Salaries and Wages	2,998,618.56	2,853,600.00	-145,018.56	-5.08%
Benefits	1,156,108.84	1,257,000.00	100,891.16	8.03%
Subtotal Personnel Expense	**4,154,727.40**	**4,110,600.00**	**-44,127.40**	**-1.07%**
Non-Personnel Expense				
Materials	372,490.26	280,100.00	-92,390.26	-32.98%
Contract Services	249,990.75	133,300.00	-116,690.75	-87.54%
External Transfer to Others	-1,970.99	0.00	1,970.99	0.00%
Subtotal Non-Personnel Expense	**620,510.02**	**413,400.00**	**-207,110.02**	**-50.10%**
Total Expenses	**4,775,237.42**	**4,524,000.00**	**-251,237.42**	**-5.55%**
Surplus/(Deficit) Before Allocation	**-4,700,617.36**	**-4,243,300.00**	**-457,317.36**	**10.78%**
Allocation				
Allocated Out	-29,375.00	0.00	29,375.00	0.00%
Allocated In	1,253,280.13	370,874.00	-882,406.13	-237.93%
Total Allocated	**1,223,905.13**	**370,874.00**	**-853,031.13**	**-230.01%**
Surplus (Deficit) After Allocation	**-5,924,522.49**	**-4,614,174.00**	**-1,310,348.49**	**28.40%**
Transfer				
Transfer to/from Reserve	-69,985.00	0.00	69,985.00	0.00%
Surplus/(Deficit)	**-5,854,537.49**	**-4,614,174.00**	**-1,240,363.49**	**26.88%**

CITY OF PORT COLBORNE

Public Works

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	37,566.00	0.00	37,566.00	0.00%
Government Transfer	37,157.71	50,000.00	-12,842.29	-25.68%
Investment Income	0.00	0.00	0.00	0.00%
Other Revenue	57,799.77	231,600.00	-173,800.23	-75.04%
Total Revenue	**132,523.48**	**281,600.00**	**-149,076.52**	
Expense				
Personnel Expense				
Salaries and Wages	4,057,031.66	4,307,550.00	250,518.34	5.82%
Benefits	1,154,586.23	1,335,000.00	180,413.77	13.51%
Subtotal Personnel Expense	**5,211,617.89**	**5,642,550.00**	**430,932.11**	**7.64%**
Non-Personnel Expense				
Materials	977,306.19	911,600.00	-65,706.19	-7.21%
Contract Services	1,464,700.94	1,597,750.00	133,049.06	8.33%
Rents and Financial Expenses	69,967.53	6,500.00	-63,467.53	-976.42%
Subtotal Non-Personnel Expense	**2,511,974.66**	**2,515,850.00**	**3,875.34**	**0.15%**
Total Expenses	**7,723,592.55**	**8,158,400.00**	**434,807.45**	**5.33%**
Surplus/(Deficit) Before Allocation	**-7,591,069.07**	**-7,876,800.00**	**285,730.93**	**-3.63%**
Allocation				
Allocated Out	-1,230,580.52	-1,759,826.00	-529,245.48	30.07%
Allocated In	4,237,579.92	2,023,926.00	-2,213,653.92	-109.37%
Total Allocated	**3,006,999.40**	**264,100.00**	**-2,742,899.40**	**-1038.58%**
Surplus (Deficit) After Allocation	**-10,598,068.47**	**-8,140,900.00**	**-2,457,168.47**	**30.18%**

	Actual	Budget	Variance ($)	Variance (%)
Transfer				
Transfer Between Companies	-19,581.00	-20,752.00	-1,171.00	5.64%
Transfer to/from Reserve	8,478.02	119,373.00	110,894.98	92.90%
Transfer Between Funds	-710,257.24	-368,750.00	341,507.24	-92.61%
Total Transfer	**-721,360.22**	**-270,129.00**	**451,231.22**	**-167.04%**
Surplus/(Deficit)	**-9,876,708.25**	**-7,870,771.00**	**-2,005,937.25**	**25.49%**

CITY OF PORT COLBORNE

Public Works Global

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
Other Revenue	22,216.66	6,000.00	16,216.66	270.28%
Total Revenue	**22,216.66**	**6,000.00**	**16,216.66**	**270.28%**
Expense				
Personnel Expense				
Salaries and Wages	413,105.81	395,300.00	-17,805.81	-4.50%
Benefits	132,539.55	129,400.00	-3,139.55	-2.43%
Subtotal Personnel Expense	**545,645.36**	**524,700.00**	**-20,945.36**	**-3.99%**
Non-Personnel Expense				
Materials	47,264.83	54,000.00	6,735.17	12.47%
Contract Services	74,378.54	100,000.00	25,621.46	25.62%
Rents and Financial Expenses	25,582.46	0.00	-25,582.46	0.00%
Subtotal Non-Personnel Expense	**147,225.83**	**154,000.00**	**6,774.17**	**4.40%**
Total Expenses	**692,871.19**	**678,700.00**	**-14,171.19**	**-2.09%**
Surplus/(Deficit) Before Allocation	**-670,654.53**	**-672,700.00**	**2,045.47**	**-0.30%**
Allocation				
Allocated Out	-324,561.52	-645,667.00	-321,105.48	49.73%
Allocated In	214,907.00	129,767.00	-85,390.38	-65.80%
Total Allocated	**-109,654.52**	**-515,900.00**	**-406,495.86**	**78.79%**
Surplus (Deficit) After Allocation	**-561,000.01**	**-156,800.00**	**-404,450.39**	**257.94%**
Transfer				
Transfer Between Funds	-561,000.01	-156,800.00	404,200.01	-257.78%
Surplus/(Deficit)	**0.00**	**0.00**	**-250.38**	**0.00%**

CITY OF PORT COLBORNE

Strategic Projects

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	376,607.52	246,900.00	-129,707.52	-52.53%
Benefits	109,426.56	76,100.00	-33,326.56	-43.79%
Subtotal Personnel Expense	**486,034.08**	**323,000.00**	**-163,034.08**	**-50.47%**
Non-Personnel Expense				
Materials	13,797.82	8,000.00	-5,797.82	-72.47%
Contract Services	0.00	0.00	0.00	0.00%
Subtotal Non-Personnel Expense	**13,797.82**	**8,000.00**	**-5,797.82**	**-72.47%**
Total Expenses	**499,831.90**	**331,000.00**	**-168,831.90**	**-51.01%**
Surplus/(Deficit) Before Allocation	**-499,831.90**	**-331,000.00**	**-168,831.90**	**51.01%**
Allocation				
Allocated In	304,901.48	155,408.00	-149,493.48	-96.19%
Surplus (Deficit) After Allocation	**-804,733.38**	**-486,408.00**	**-318,325.38**	**65.44%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-804,733.38**	**-486,408.00**	**-318,325.38**	

CITY OF PORT COLBORNE

Drainage

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
Government Transfer	37,157.71	50,000.00	-12,842.29	-25.68%
Investment Income	0.00	0.00	0.00	0.00%
Other Revenue	33,988.15	225,600.00	-191,611.85	-84.93%
Total Revenue	**71,145.86**	**275,600.00**	**-204,454.14**	**-74.19%**
Expense				
Personnel Expense				
Salaries and Wages	91,230.05	88,400.00	-2,830.05	-3.20%
Benefits	31,380.49	32,300.00	919.51	2.85%
Subtotal Personnel Expense	**122,610.54**	**120,700.00**	**-1,910.54**	**-1.58%**
Non-Personnel Expense				
Materials	25,713.12	6,700.00	-19,013.12	-283.78%
Contract Services	774.33	0.00	-774.33	0.00%
Subtotal Non-Personnel Expense	**26,487.45**	**6,700.00**	**-19,787.45**	**-295.34%**
Total Expenses	**149,097.99**	**127,400.00**	**-21,697.99**	**-17.03%**
Surplus/(Deficit) Before Allocation	**-77,952.13**	**148,200.00**	**-226,152.13**	**-152.60%**
Allocation				
Allocated In	122,607.43	35,127.00	-87,480.43	-249.04%
Surplus (Deficit) After Allocation	**-200,559.56**	**113,073.00**	**-313,632.56**	**-277.37%**
Transfer				
Transfer to/from Reserve	8,478.02	119,373.00	110,894.98	92.90%
Transfer Between Funds	-5,349.24	-6,300.00	-950.76	15.09%
Total Transfer	**3,128.78**	**113,073.00**	**109,944.22**	**97.23%**
Surplus/(Deficit)	**-203,688.34**	**0.00**	**-203,688.34**	**0.00%**

CITY OF PORT COLBORNE

Environmental

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
Other Revenue	1,379.96	0.00	1,379.96	0.00%
Total Revenue	**1,379.96**	**0.00**	**1,379.96**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	178,823.88	220,200.00	41,376.12	18.79%
Benefits	53,011.62	67,400.00	14,388.38	21.35%
Subtotal Personnel Expense	**231,835.50**	**287,600.00**	**55,764.50**	**0.00%**
Non-Personnel				
Materials	7,690.56	9,700.00	2,009.44	20.72%
Contract Services	9,632.74	12,500.00	2,867.26	22.94%
Subtotal Non-Personnel Expense	**23,962.47**	**24,800.00**	**837.53**	**3.38%**
Total Expenses	**249,158.80**	**309,800.00**	**60,641.20**	**19.57%**
Surplus/(Deficit) Before Allocation	**-247,778.84**	**-309,800.00**	**62,021.16**	**-20.02%**
Allocation				
Allocated In	62,618.47	28,159.00	-34,459.47	-122.37%
Surplus (Deficit) After Allocation	**-310,397.31**	**-337,959.00**	**27,561.69**	**-8.16%**
Transfer				
Transfer Between Funds	-102,000.00	-102,000.00	0.00	0.00%
Surplus/(Deficit)	**-208,397.31**	**-235,959.00**	**27,561.69**	**-11.68%**

CITY OF PORT COLBORNE

Facilities

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	416,663.22	482,900.00	66,236.78	13.72%
Benefits	125,437.43	162,300.00	36,862.57	22.71%
Subtotal Personnel Expense	**542,100.65**	**645,200.00**	**103,099.35**	**15.98%**
Non-Personnel Expense				
Materials	26,770.51	17,400.00	-9,370.51	-53.85%
Contract Services	6,988.08	0.00	-6,988.08	0.00%
Subtotal Non-Personnel Expense	**33,758.59**	**17,400.00**	**-16,358.59**	**-94.01%**
Total Expenses	**575,859.24**	**662,600.00**	**86,740.76**	**13.09%**
Surplus/(Deficit) Before Allocation	**-575,859.24**	**-662,600.00**	**86,740.76**	**-13.09%**
Allocation				
Allocated Out	-532,263.25	-676,624.00	-144,360.75	21.34%
Allocated In	0.00	60,227.00	60,227.00	100.00%
Total Allocated	**-532,263.25**	**-616,397.00**	**-84,133.75**	**13.65%**
Surplus (Deficit) After Allocation	**-43,595.99**	**-46,203.00**	**2,607.01**	**-5.64%**
Transfer				
Transfer Between Companies	-19,581.00	-20,752.00	-1,171.00	5.64%
Transfer Between Funds	-24,014.99	-25,451.00	-1,436.01	5.64%
Total Transfer	**-43,595.99**	**-46,203.00**	**-2,607.01**	**5.64%**
Surplus/(Deficit)	**0.00**	**0.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Fleet

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	170,385.89	178,200.00	7,814.11	4.39%
Benefits	57,139.88	61,100.00	3,960.12	6.48%
Subtotal Personnel Expense	**227,525.77**	**239,300.00**	**11,774.23**	**4.92%**
Non-Personnel Expense				
Materials	38,637.59	17,200.00	-21,437.59	-124.64%
Subtotal Non-Personnel Expense	**38,637.59**	**17,200.00**	**-21,437.59**	**-124.64%**
Total Expenses	**266,163.36**	**256,500.00**	**-9,663.36**	**-3.77%**
Surplus/(Deficit) Before Allocation	**-266,163.36**	**-256,500.00**	**-9,663.36**	**3.77%**
Allocation				
Allocated Out	-248,270.36	-302,715.00	-54,444.64	17.99%
Allocated In	0.00	96,414.00	96,414.00	100.00%
Total Allocated	**-248,270.36**	**-206,301.00**	**41,969.36**	**-20.34%**
Surplus (Deficit) After Allocation	**-17,893.00**	**-50,199.00**	**32,306.00**	**-64.36%**
Transfer				
Transfer Between Funds	-17,893.00	-50,199.00	-32,306.00	64.36%
Surplus/(Deficit)	**0.00**	**0.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Stores

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel				
Salaries and Wages	107.60	66,500.00	66,392.40	99.84%
Benefits	215.32	26,600.00	26,384.68	99.19%
Subtotal Personnel Expense	**322.92**	**93,100.00**	**92,777.08**	**99.65%**
Non-Personnel Expense				
Materials	34,033.36	5,300.00	-28,733.36	-542.14%
Subtotal Non-Personnel Expense	**34,033.36**	**5,300.00**	**-28,733.36**	**-542.14%**
Total Expenses	**34,356.28**	**98,400.00**	**64,043.72**	**65.09%**
Surplus/(Deficit) Before Allocation	**-34,356.28**	**-98,400.00**	**64,043.72**	**-65.09%**
Allocation				
Allocated In	18,913.87	27,244.00	8,330.13	30.58%
Surplus (Deficit) After Allocation	**-53,270.15**	**-125,644.00**	**72,373.85**	**-57.60%**
Transfer				
Transfer Between Funds	0.00	-28,000.00	-28,000.00	100.00%
Surplus/(Deficit)	**-53,270.15**	**-97,644.00**	**44,373.85**	**-45.44%**

CITY OF PORT COLBORNE

Transportation

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	6,131.50	0.00	6,131.50	0.00%
Other Revenue	215.00	0.00	215.00	0.00%
Total Revenue	**6,346.50**	**0.00**	**6,346.50**	**0.00%**
Expense				
Personnel				
Salaries and Wages	1,233,409.49	1,314,300.00	80,890.51	6.15%
Benefits	378,244.14	449,000.00	70,755.86	15.76%
Subtotal Personnel Expense	**1,670.12**	**0.00**	**-1,670.12**	**0.00%**
Non-Personnel Expense				
Materials	543,430.73	455,200.00	-88,230.73	-19.38%
Contract Services	986,039.17	1,253,250.00	267,210.83	21.32%
Rents and Financial Expenses	39,927.97	0.00	-39,927.97	0.00%
Subtotal Non-Personnel Expense	**1,569,397.87**	**1,708,450.00**	**139,052.13**	**8.14%**
Total Expenses	**3,181,051.50**	**3,471,750.00**	**290,698.50**	**8.37%**
Surplus/(Deficit) Before Allocation	**-3,174,705.00**	**-3,471,750.00**	**297,045.00**	**-8.56%**
Allocation				
Allocated Out	-23,385.39	0.00	23,385.39	0.00%
Allocated In	2,088,869.61	902,816.00	-1,185,803.23	-131.34%
Total Allocated	**2,065,484.22**	**902,816.00**	**-1,162,417.84**	**-128.75%**
Surplus (Deficit) After Allocation	**-5,240,189.22**	**-4,374,566.00**	**-865,372.84**	**19.78%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-5,240,189.22**	**-4,374,566.00**	**-865,372.84**	**19.78%**

CITY OF PORT COLBORNE

Parks and Trails

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	31,434.50	0.00	31,434.50	0.00%
Total Revenue	**31,434.50**	**0.00**	**31,434.50**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	912,668.94	995,050.00	82,381.06	8.28%
Benefits	235,337.72	284,100.00	48,762.28	17.16%
Subtotal Personnel Expense	**1,148,006.66**	**1,279,150.00**	**131,143.34**	**10.25%**
Non-Personnel Expense				
Materials	235,993.33	328,400.00	92,406.67	28.14%
Contract Services	386,888.08	232,000.00	-154,888.08	-66.76%
Rents and Financial Expenses	4,457.10	6,500.00	2,042.90	31.43%
Subtotal Non-Personnel Expense	**627,338.51**	**566,900.00**	**-60,438.51**	**-10.66%**
Total Expenses	**1,775,345.17**	**1,846,050.00**	**70,704.83**	**3.83%**
Surplus/(Deficit) Before Allocation	**-1,743,910.67**	**-1,846,050.00**	**102,139.33**	**-5.53%**
Allocation				
Allocated Out	-102,100.00	-134,820.00	-32,720.00	24.27%
Allocated In	1,205,909.30	588,303.00	-617,606.30	-104.98%
Total Allocated	**1,103,809.30**	**453,483.00**	**-650,326.30**	**-143.41%**
Surplus (Deficit) After Allocation	**-2,847,719.97**	**-2,299,533.00**	**-548,186.97**	**23.84%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-2,847,719.97**	**-2,299,533.00**	**-548,186.97**	**23.84%**

CITY OF PORT COLBORNE

Crossing Guards

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Total Revenue	**0.00**	**0.00**	**0.00**	**0.00%**
Expense				
Personnel Expense				
Salaries and Wages	264,029.26	319,800.00	55,770.74	17.44%
Benefits	31,853.52	46,700.00	14,846.48	31.79%
Subtotal Personnel Expense	**295,882.78**	**366,500.00**	**70,617.22**	**19.27%**
Non-Personnel Expense				
Materials	3,974.34	9,700.00	5,725.66	59.03%
Subtotal Non-Personnel Expense	**3,974.34**	**9,700.00**	**5,725.66**	**59.03%**
Total Expenses	**299,857.12**	**376,200.00**	**76,342.88**	**20.29%**
Surplus/(Deficit) Before Allocation	**-299,857.12**	**-376,200.00**	**76,342.88**	**-20.29%**
Allocation				
Allocated In	218,852.76	461.00	-218,391.76	-47373.48%
Surplus (Deficit) After Allocation	**-518,709.88**	**-376,661.00**	**-142,048.88**	**37.71%**
Transfer	0.00	0.00	0.00	0.00%
Surplus/(Deficit)	**-518,709.88**	**-376,661.00**	**-142,048.88**	**0.00%**

CITY OF PORT COLBORNE

Self-Sustained Entities

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	2,752,306.50	2,710,072.00	42,234.50	1.56%
Investment Income	0.00	4,000.00	-4,000.00	-100.00%
Other Revenue	38,440.99	43,600.00	-5,159.01	-11.83%
Total Revenue	**2,790,747.49**	**2,757,672.00**	**33,075.49**	**1.20%**
Expense				
Personnel Expense				
Salaries and Wages	649,355.92	476,100.00	-173,255.92	-36.39%
Benefits	158,008.46	133,000.00	-25,008.46	-18.80%
Subtotal Personnel Expense	**807,364.38**	**609,100.00**	**-198,264.38**	**-32.55%**
Non-Personnel Expense				
Materials	445,004.77	416,377.00	-28,627.77	-6.88%
Contract Services	244,506.87	271,000.00	26,493.13	9.78%
Rents and Financial Expenses	7,415.69	0.00	-7,415.69	0.00%
External Transfer to Others	8,096.80	0.00	-8,096.80	0.00%
Subtotal Non-Personnel Expense	**705,024.13**	**687,377.00**	**-17,647.13**	**-2.57%**
Total Expenses	**1,512,388.51**	**1,296,477.00**	**-215,911.51**	**-16.65%**
Surplus/(Deficit) Before Allocation	**1,278,358.98**	**1,461,195.00**	**-182,836.02**	**-12.51%**
Allocation				
Allocated Out	9,492.62	-11,000.00	-20,492.62	186.30%
Allocated In	1,013,025.38	1,598,939.00	585,913.62	36.64%
Total Allocated	**82,092.38**	**40,286.00**	**-41,806.38**	**-103.77%**
Surplus (Deficit) After Allocation	**255,840.98**	**-126,744.00**	**382,584.98**	**-301.86%**

	Actual	Budget	Variance ($)	Variance (%)
Transfer				
Transfer Between Companies	0.00	-5,000.00	-5,000.00	100.00%
Transfer to/from Reserve	454,693.23	17,400.00	-437,293.23	-2513.18%
Total Transfer	**454,693.23**	**12,400.00**	**-442,293.23**	**-3566.88%**
Surplus/(Deficit)	**-198,852.25**	**-139,144.00**	**-59,708.25**	**42.91%**

CITY OF PORT COLBORNE

Sugarloaf Marina

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	1,285,528.63	1,429,100.00	-143,571.37	-10.05%
Other Revenue	37,428.66	37,600.00	-171.34	-0.46%
Total Revenue	**1,322,957.29**	**1,466,700.00**	**-143,742.71**	**-9.80%**
Expense				
Personnel Expense				
Salaries and Wages	244,896.68	0.00	-244,896.68	0.00%
Benefits	59,898.18	0.00	-59,898.18	0.00%
Subtotal Personnel Expense	**304,794.86**	**0.00**	**-304,794.86**	**0.00%**
Non-Personnel Expense				
Materials	326,629.06	350,257.00	23,627.94	6.75%
Contract Services	160,345.65	140,000.00	-20,345.65	-14.53%
Rents and Financial Expenses	3,699.83	0.00	-3,699.83	0.00%
External Transfer to Others	8,169.89	0.00	-8,169.89	0.00%
Subtotal Non-Personnel Expense	**498,844.43**	**490,257.00**	**-8,587.43**	**-1.75%**
Total Expenses	**803,639.29**	**490,257.00**	**-313,382.29**	**-63.92%**
Surplus/(Deficit) Before Allocation	**519,318.00**	**976,443.00**	**-457,125.00**	**-46.82%**
Allocation				
Allocated Out	0.00	-11,000.00	-11,000.00	100.00%
Allocated In	547,387.45	975,043.00	427,655.55	43.86%
Total Allocated	**57,105.63**	**34,690.00**	**-22,415.63**	**-64.62%**
Surplus (Deficit) After Allocation	**-28,069.45**	**12,400.00**	**-40,469.45**	**-326.37%**

	Actual	Budget	Variance ($)	Variance (%)
Transfer				
Transfer Between Companies	0.00	-5,000.00	-5,000.00	100.00%
Transfer to/from Reserve	-28,069.45	17,400.00	45,469.45	261.32%
Total Transfer	**-28,069.45**	**12,400.00**	**40,469.45**	**326.37%**
Surplus/(Deficit)	**0.00**	**0.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Nickel Beach

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	233,442.40	285,000.00	-51,557.60	-18.09%
Other Revenue	7,983.43	6,000.00	1,983.43	33.06%
Total Revenue	**241,425.83**	**291,000.00**	**-49,574.17**	**-17.04%**
Expense				
Personnel Expense				
Salaries and Wages	98,076.35	0.00	-98,076.35	0.00%
Benefits	11,215.67	0.00	-11,215.67	0.00%
Subtotal Personnel Expense	**109,292.02**	**0.00**	**-109,292.02**	**0.00%**
Non-Personnel Expense				
Materials	100,625.88	32,200.00	-68,425.88	-212.50%
Contract Services	43,884.76	70,000.00	26,115.24	37.31%
Rents and Financial Expenses	3,715.86	0.00	-3,715.86	0.00%
Subtotal Non-Personnel Expense	**148,226.50**	**102,200.00**	**-46,026.50**	**-45.04%**
Total Expenses	**257,518.52**	**102,200.00**	**-155,318.52**	**-151.98%**
Surplus/(Deficit) Before Allocation	**-16,092.69**	**188,800.00**	**-204,892.69**	**-108.52%**
Allocation				
Allocated In	262,759.56	327,944.00	65,184.44	19.88%
Surplus (Deficit) After Allocation	**-278,852.25**	**-139,144.00**	**-139,708.25**	**100.41%**
Transfer				
Transfer to/from Reserve	-80,000.00	0.00	80,000.00	0.00%
Surplus/(Deficit)	**-198,852.25**	**-139,144.00**	**-59,708.25**	**42.91%**

CITY OF PORT COLBORNE

Cemetery

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	77,683.95	70,000.00	7,683.95	10.98%
Investment Income	0.00	4,000.00	-4,000.00	-100.00%
Other Revenue	-6,971.10	0.00	-6,971.10	0.00%
Total Revenue	**70,712.85**	**74,000.00**	**-3,287.15**	**-4.44%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
Materials	7,689.34	4,800.00	-2,889.34	-60.19%
Contract Services	15,854.06	11,000.00	-4,854.06	-44.13%
External Transfer to Others	-73.09	0.00	73.09	0.00%
Subtotal Non-Personnel Expense	**23,470.31**	**15,800.00**	**-7,670.31**	**-48.55%**
Total Expenses	**23,470.31**	**15,800.00**	**-7,670.31**	**-48.55%**
Surplus/(Deficit) Before Allocation	**47,242.54**	**58,200.00**	**-10,957.46**	**-18.83%**
Allocation				
Allocated Out	32,617.62	0.00	-32,617.62	0.00%
Allocated In	14,624.92	58,200.00	43,575.08	74.87%
Total Allocated	**47,242.54**	**58,200.00**	**10,957.46**	**18.83%**
Surplus (Deficit) After Allocation	**0.00**	**0.00**	**0.00**	**0.00%**
Transfer	0.00	0.00	0.00	
Surplus/(Deficit)	**0.00**	**0.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Building Inspection

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	1,155,651.52	925,972.00	229,679.52	24.80%
Total Revenue	**1,155,651.52**	**925,972.00**	**229,679.52**	**24.80%**
Expense				
Personnel Expense				
Salaries and Wages	306,382.89	476,100.00	169,717.11	35.65%
Benefits	86,894.61	133,000.00	46,105.39	34.67%
Subtotal Personnel Expense	**393,277.50**	**609,100.00**	**215,822.50**	**35.43%**
Non-Personnel Expense				
Materials	10,060.49	29,120.00	19,059.51	65.45%
Contract Services	24,422.40	50,000.00	25,577.60	51.16%
Subtotal Non-Personnel Expense	**34,482.89**	**79,120.00**	**44,637.11**	**56.42%**
Total Expenses	**427,760.39**	**688,220.00**	**260,459.61**	**37.85%**
Surplus/(Deficit) Before Allocation	**727,891.13**	**237,752.00**	**490,139.13**	**206.16%**
Allocation				
Allocated Out	-23,125.00	0.00	23,125.00	0.00%
Allocated In	188,253.45	237,752.00	49,498.55	20.82%
Total Allocated	**165,128.45**	**237,752.00**	**72,623.55**	**30.55%**
Surplus (Deficit) After Allocation	**562,762.68**	**0.00**	**562,762.68**	**0.00%**
Transfer				
Transfer to/from Reserve	562,762.68	0.00	-562,762.68	0.00%
Surplus/(Deficit)	**0.00**	**0.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Water / Wastewater / Storm

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	19,310,451.17	18,906,400.00	404,051.17	
Other Revenue	50,929.85	61,100.00	-10,170.15	-16.65%
Total Revenue	**19,361,381.02**	**18,967,500.00**	**393,881.02**	**2.08%**
Expense				
Personnel Expense				
Salaries and Wages	1,020,806.77	997,500.00	-23,306.77	-2.34%
Benefits	331,116.53	345,800.00	14,683.47	4.25%
Subtotal Personnel Expense	**1,351,923.30**	**1,343,300.00**	**-8,623.30**	**-0.64%**
Non-Personnel Expense				
Materials	395,722.07	511,400.00	115,677.93	22.62%
Contract Services	382,866.56	796,500.00	413,633.44	51.93%
Rents and Financial Expenses	17.99	2,100.00	2,082.01	99.14%
External Transfer to Others	56,410.84	48,200.00	-8,210.84	-17.03%
Other Agency Payout	8,550,713.81	9,016,560.00	465,846.19	5.17%
Subtotal Non-Personnel Expense	**2,407,038.75**	**2,210,900.00**	**-196,138.75**	**-8.87%**
Total Expenses	**10,737,654.57**	**11,718,060.00**	**980,405.43**	**8.37%**
Surplus/(Deficit) Before Allocation	**8,623,726.45**	**7,249,440.00**	**1,374,286.45**	**18.96%**
Allocation				
Allocated Out	-805,980.00	-805,980.00	0.00	0.00%
Allocated In	805,980.00	805,980.00	0.00	0.00%
Total Allocated	**0.00**	**0.00**	**0.00**	**0.00%**
Surplus (Deficit) After Allocation	**8,623,726.45**	**7,249,440.00**	**1,374,286.45**	**18.96%**

	Actual	Budget	Variance ($)	Variance (%)
Transfer				
Transfer to/from Reserve	-360,479.97	-355,428.00	5,051.97	-1.42%
Transfer Between Funds	8,984,206.42	7,604,868.00	-1,379,338.42	-18.14%
Total Transfer	**8,623,726.45**	**7,249,440.00**	**-1,374,286.45**	**-18.96%**
Surplus/(Deficit)	**0.00**	**0.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Water

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	6,922,824.65	6,757,000.00	165,824.65	2.45%
Other Revenue	20,338.89	26,700.00	-6,361.11	
Total Revenue	**6,943,163.54**	**6,783,700.00**	**159,463.54**	**2.35%**
Expense				
Personnel Expense				
Salaries and Wages	1,020,806.77	997,500.00	-23,306.77	-2.34%
Benefits	331,116.53	345,800.00	14,683.47	
Subtotal Personnel Expense	**1,351,923.30**	**1,343,300.00**	**-8,623.30**	**-0.64%**
Non-Personnel Expense				
Materials	327,417.59	286,600.00	-40,817.59	-14.24%
Contract Services	259,243.79	272,400.00	13,156.21	4.83%
Rents and Financial Expenses	17.99	0.00	-17.99	0.00%
External Transfer to Others	10,557.50	4,100.00	-6,457.50	-157.50%
Other Agency Payout	3,071,765.62	2,881,660.00	-190,105.62	
Subtotal Non-Personnel Expense	**3,669,002.49**	**3,444,760.00**	**-224,242.49**	**-6.51%**
Total Expenses	**5,020,925.79**	**4,788,060.00**	**-232,865.79**	**-4.86%**
Surplus/(Deficit) Before Allocation	**1,922,237.75**	**1,995,640.00**	**-73,402.25**	**-3.68%**
Allocation				
Allocated Out	-805,980.00	-805,980.00	0.00	0.00%
Surplus (Deficit) After Allocation	**2,728,217.75**	**2,801,620.00**	**-73,402.25**	**-2.62%**
Transfer				
Transfer to/from Reserve	-724,001.91	-25,956.00	698,045.91	-2689.34%
Transfer Between Funds	3,452,219.66	2,827,576.00	-624,643.66	-22.09%
Total Transfer	**2,728,217.75**	**2,801,620.00**	**73,402.25**	**2.62%**
Surplus/(Deficit)	**0.00**	**0.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Wastewater

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	9,672,161.81	9,408,100.00	264,061.81	2.81%
Other Revenue	30,590.96	34,400.00	-3,809.04	-11.07%
Total Revenue	**9,702,752.77**	**9,442,500.00**	**260,252.77**	**2.76%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
Materials	59,478.40	202,900.00	143,421.60	70.69%
Contract Services	108,438.63	391,700.00	283,261.37	72.32%
External Transfer to Others	45,853.34	44,100.00	-1,753.34	-3.98%
Other Agency Payout	5,478,948.19	6,134,900.00	655,951.81	10.69%
Subtotal Non-Personnel Expense	**5,692,718.56**	**6,773,600.00**	**1,080,881.44**	**15.96%**
Total Expenses	**5,692,718.56**	**6,773,600.00**	**1,080,881.44**	**15.96%**
Surplus/(Deficit) Before Allocation	**4,010,034.21**	**2,668,900.00**	**1,341,134.21**	**50.25%**
Allocation				
Allocated In	537,320.00	537,320.00	0.00	0.00%
Surplus (Deficit) After Allocation	**3,472,714.21**	**2,131,580.00**	**1,341,134.21**	**62.92%**
Transfer				
Transfer to/from Reserve	296,321.11	-139,174.00	-435,495.11	
Transfer Between Funds	3,176,393.10	2,270,754.00	-905,639.10	-39.88%
Total Transfer	**3,472,714.21**	**2,131,580.00**	**-1,341,134.21**	**-62.92%**
Surplus/(Deficit)	**0.00**	**0.00**	**0.00**	**0.00%**

CITY OF PORT COLBORNE

Storm

For the 12 Months Ending December 31, 2025

	Actual	Budget	Variance ($)	Variance (%)
Revenue				
User Charges	2,715,464.71	2,741,300.00	-25,835.29	-0.94%
Total Revenue	**2,715,464.71**	**2,741,300.00**	**-25,835.29**	**-0.94%**
Expense				
Personnel Expense	0.00	0.00	0.00	0.00%
Non-Personnel Expense				
Materials	8,826.08	21,900.00	13,073.92	59.70%
Contract Services	15,184.14	132,400.00	117,215.86	88.53%
Rents and Financial Expenses	0.00	2,100.00	2,100.00	100.00%
Subtotal Non-Personnel Expense	**24,010.22**	**156,400.00**	**132,389.78**	**84.65%**
Total Expenses	**24,010.22**	**156,400.00**	**132,389.78**	**84.65%**
Surplus/(Deficit) Before Allocation	**2,691,454.49**	**2,584,900.00**	**106,554.49**	**4.12%**
Allocation				
Allocated In	268,660.00	268,660.00	0.00	0.00%
Surplus (Deficit) After Allocation	**2,422,794.49**	**2,316,240.00**	**106,554.49**	**4.60%**
Transfer				
Transfer to/from Reserve	67,200.83	-190,298.00	-257,498.83	135.31%
Transfer Between Funds	2,355,593.66	2,506,538.00	150,944.34	6.02%
Total Transfer	**2,422,794.49**	**2,316,240.00**	**-106,554.49**	**-4.60%**
Surplus/(Deficit)	**0.00**	**0.00**	**0.00**	**0.00%**

Report 2026-49 Appendix E - Capital and Related Projects Summary

Project Name	Project ID	Year	2025 Total Funding	2025 Spending	YE Balance Before POs	PO Commitments	YE Balance After Commitments	Closeout in 2025 (Yes/No)	Under/(Over) Budget for closeout	Project Progress Notes	Completing Timeline
Facilities											
City Hall Second Floor Furniture Replacement	22C-LS-B18	2022	35,000	36,243				Yes	(1,243)	Complete	
VHWC Energy Audit / Feasibility Study	24C-FA-BA1	2024	100,000	-	100,000	-	100,000	No	-	Going to Council Feb 24 for update, approval would be pending. Agreement for FCM funding is approved, but not received yet (pending council approval). RFP is already out, closes Feb 4. Scope expanded Ops, Roselawn, Firehall, Library, Museum)	T1 2027
City Hall Energy Audit / Feasibility Study	24C-FA-BA2	2024	80,000	-	80,000	-	80,000	No	-	Going to Council Feb 24 for update, approval would be pending. Agreement for FCM funding is approved, but not received yet (pending council approval). RFP is already out, closes Feb 4. Scope expanded Ops, Roselawn, Firehall, Library, Museum)	T1 2027
Net Zero Building Feasibility Study - Sherkston Community Centre	24C-FA-BA3	2024	100,000	-	100,000	-	100,000	No	-	Currently evaluating options for a new net-zero facility.	T3 2027
Events Infrastructure	24C-FA-BA5	2024	93,656	-	93,656	-	93,656	No	-	Looking this year to purchase additional infrastructure in 2026	T1 2027
Library Roof Restoration Project	24C-FA-R14	2024	530,962	427,131				Yes	103,831	Complete	
Library Existing Stairway Replacement	24C-LB-BK1	2024	25,377	14,840				Yes	10,537	Complete	
Skylight Above Atrium Replacement	24C-LB-BK3	2024	8,771	-				Yes	8,771	Complete	
UV Coating for Staff Office Windows	24C-LB-BK4	2024	5,000	3,989				Yes	1,011	Complete	
Heritage Resource Centre Capital Improvements	24C-MU-BL2	2024	12,500	-	12,500	-	12,500	No	-	Grant funding required before project is underway, further works are pending	T2 2026
Museum Capital Improvements	24C-MU-BL3	2024	18,471	18,968	(497)	-	(497)	No	-	Works are ongoing as of year end to be completed in 2026.	T1 2026
Roselawn Capital Improvements	24C-MU-BL4	2024	11,542	20,322	(8,780)	0	(8,780)	No	-	Project is underway (approx. 60% complete) works include accessible ramp, accessible washrooms and foyer	T1 2026

Report 2026-49 Appendix E - Capital and Related Projects Summary

Project Name	Project ID	Year	2025 Total Funding	2025 Spending	YE Balance Before POs	PO Commitments	YE Balance After Commitments	Closeout in 2025 (Yes/No)	Under/(Over) Budget for closeout	Project Progress Notes	Completing Timeline
Fire Hall Accessible Washroom	25C-FA-BA1	2025	25,000	14,565				Yes	10,435	Complete	
Accessible Step Up (Stop Gap) Initiative	25C-FA-BA2	2025	10,000	-	10,000	-	10,000	No	-	Ongoing	T2 2026
Exit and Emergency Lighting - Various Facilities	25C-FA-BA3	2025	63,000	-	63,000	-	63,000	No	-	Assessment of buildings is ongoing, installation of lighting to take place once assessment is complete.	T2 2026
Bethel Community Centre Furnace Replacement	25C-FA-BA4	2025	18,000	-	18,000	-	18,000	No	-	Awarded, materials are on order installation to occur once materials are received	T1 2026
Museum Williams Home Furnace Replacement	25C-FA-BA5	2025	15,000	-	15,000	-	15,000	No	-	Awarded, materials are on order installation to occur once materials are received. Heat pump to be used in accordance with green initiative plan.	T1 2026
Roselawn and Museum Facilities Upgrades	25C-FA-BA6	2025	120,000	-	120,000	44,824	75,176	No	-	AODA ramp is council approved and will be completed mid-February. Fencing to be re-evaluated	T3 2026
Vale Health and Wellness Centre Building Upgrades	25C-FA-BA7	2025	184,600	120,989	63,611	-	63,611	No	-	Some additional works to take place (ie. Arena blinds replacement)	T2 2026
City Hall Floor Layout Design and Improvement	PJ-2025-002	2025	175,000	114,751	60,249	54,789	5,460	No	-	Ongoing, focus is the updating of office space. Expected completion of T1 2026	T1 2026
Roselawn Accessibility Ramps, Washrooms and Foyer Upgrades	25C-MU-R07	2025	440,000	192,585	247,415	26,409	221,005	No	-	Capital works ongoing as of year end 2025	T2 2026
L. R. Wilson Heritage Research Archives Expansion	25C-MU-R17	2025	2,000,000	-	2,000,000	-	2,000,000	No	-	Council approval for funds in Dec 2025. Design build, construction to start in 2026. RFP to go out by the end of T1 2026, complete design by T2 2026 and construction to be initiated by the end of T3 2026	T3 2027
Subtotal for Facilities			**4,071,878**	**964,382**	**2,974,153**	**126,023**	**2,848,130**		**133,342**		
Fleet and Equipment											
Fleet Replacement (2024)	24C-FL-BB1	2024	1,137,409	156,725	980,684	406,699	573,985	No	-	Delivery of these trucks expected in the fall of 2026, customization to take place afterward	T1 2027

Report 2026-49 Appendix E - Capital and Related Projects Summary

Project Name	Project ID	Year	2025 Total Funding	2025 Spending	YE Balance Before POs	PO Commitments	YE Balance After Commitments	Closeout in 2025 (Yes/No)	Under/(Over) Budget for closeout	Project Progress Notes	Completing Timeline
EV Charging Station	24C-PW-R12	2024	94,772	96,967	(2,195)	66,868	(69,063)	No	-	Flo Stations are installed in various City parking lots, but the City-owned transformers for Operations and the Fire Hall are pendning	T3 2026
Fleet Replacement (2025)	25C-FL-BB1	2025	1,245,916	635,354	610,562	457,920	152,642	No	-	Some vehicles ordered are still pending.	T1 2027
Electric Automower - Vale Health and Wellness Centre	25C-FL-BB2	2025	50,000	45,977				Yes	4,023	Complete	
Excavator GPS - Drains	25C-FL-BB3	2025	50,000	43,553				Yes	6,447	Complete	
Subtotal for Fleet and Equipment			**2,578,097**	**978,576**	**1,589,051**	**931,487**	**657,564**		**10,470**		
Communications											
Main Street Banners	22C-PW-B40	2022	12,991	11,739	1,252	-	1,252	No	-	Main St Completed, additional West St banners are pending	T2 2026
Service Club Sign - City Limit Highway 140	22C-PW-B62	2022	15,000	-	15,000	-	15,000	No	-	To be completed and closed T1 2026	T1 2026
Subtotal for Communications			**27,991**	**11,739**	**16,252**	**-**	**16,252**		**-**		
Information Technology											
Facilities Security System Upgrade	23C-IT-BC3	2023	124,656	21,122	103,534	66,810	36,724	No	-	Next phase of project to commence later this winter due to vendor commitments, some cameras are installed (ie. City Hall and Museum), more cameras to come (ie. Vale). Physical security replacements will go into place in the coming year	T3 2026
Digital By-law Enforcement System Replacement	23C-IT-BC5	2023	48,035	-				Yes	48,035	Complete	
Water/Wastewater Digital Compliance System Replacement	23C-IT-BC6	2023	50,000	-	50,000	18,724	31,276	No	-	Contractor has been procured to complete this project, PO approved in January 2026	T2 2026

Report 2026-49 Appendix E - Capital and Related Projects Summary

Project Name	Project ID	Year	2025 Total Funding	2025 Spending	YE Balance Before POs	PO Commitments	YE Balance After Commitments	Closeout in 2025 (Yes/No)	Under/(Over) Budget for closeout	Project Progress Notes	Completing Timeline
Enterprise Resource Planning	24C-IT-BC2	2024	586,011	324,114	261,897	132,770	129,127	No	-	Implementation ongoing, training to take place in 2026, consulting charged to the project as well (ie. For payroll)	T3 2026
IT Evergreening (2024)	24C-IT-BC3	2024	64,746	64,746				Yes	-	Complete	
Video Surveillance Program	24C-IT-BC4	2024	199,737	-	199,737	-	199,737	No	-	Accompanying the Security project, wireless network for cameras to be set up in this project (RFP Pending) - also used for camera upgrades at sites	T3 2026
Develop and Optimize GIS Project	24C-IT-BG1	2024	479,186	-	479,186	-	479,186	No	-	Options are being investigated with shared agreement with Niagara Region	T3 2026
IT Evergreening (2025)	25C-IT-BC1	2025	195,000	81,831	113,169	-	113,169	No	-	Purchases ongoing until funds are depleted	T3 2026
Video Surveillance (2025)	25C-IT-BC2	2025	75,000	-	75,000	-	75,000	No	-	Ongoing	T3 2026
Property Tax and Rate Billing Software	25C-IT-BC3	2025	325,000	162,370	162,630	-	162,630	No	-	RFP issued, evaluating responses	T3 2026
Data Cloud Migration	25C-IT-BC4	2025	150,000	-	150,000	-	150,000	No	-	Relates to sharepoint migration, direction is to hold off from further action until after the 2026 municipal election from Clerks	T2 2027
Subtotal for Information Technology			**2,297,371**	**654,182**	**1,595,154**	**218,304**	**1,376,849**		**48,035**		
Community Safety											
Fire Training Area (Fire Hall)	24C-FA-BA6	2024	65,000	20,596	44,404	-	44,404	No	-	Training Facility is partially operational, but ongoing enhancements will occur to finish the project	T2 2026
Fire Department Digital Radio System	24C-IT-BC1	2024	596,190	261,277	334,913	-	334,913	No	-	Initial stages of the project, purchase order to be issued in the fall, projected completion in mid-2026, training to occur in the fall to ensure product is up to standard	T3 2026
Fire Masterplan	25C-FI-BF2	2025	150,000	81,408				Yes	68,592	Complete	
Fire Hazardous Material Response Project	PJ-2025-003	2025	200,000	69,037	130,963	16,963	113,999	No	-	Project in the early stages, full time fire staff are certified, but training, equipment purchases to take place in 2026	T3 2026

Report 2026-49 Appendix E - Capital and Related Projects Summary

Project Name	Project ID	Year	2025 Total Funding	2025 Spending	YE Balance Before POs	PO Commitments	YE Balance After Commitments	Closeout in 2025 (Yes/No)	Under/(Over) Budget for closeout	Project Progress Notes	Completing Timeline
Subtotal for Community Safety			**1,011,190**	**432,318**	**510,280**	**16,963**	**493,316**		**68,592**		
Planning and Government Relations											
Welland St Site Remediation	21C-PW-B29	2021	128,484	-	128,484	-	128,484	No	-	City currently investigating lease options with an adjacent landowner. Funds required for transition	T2 2026
Records Management Project	22C-LS-B17	2022	110,000	23,453	86,547	5,503	81,044	No	-	Staff training occurred in October, 2025. Policy is currently being prepared. The project is estimated to close towards the end of 2026	T3 2026
Development Charge Review	22C-LS-B50	2022	-	-				Yes	-	Complete	
Citywide - Planning Module	23C-IT-BC4	2023	22,000	33,988				Yes	(11,988)	Complete	
Updated Official Plan, Growth Management Study and Development Charge Study	23C-LS-BF1	2023	-	-				Yes	-	Complete	
Council Composition, Remuneration and Ward Boundary Review	23C-LS-BF3	2023	53,083	50,386				Yes	2,696	Complete	
Cash-in-Lieu of Parking	25C-ED-BF4	2025	30,000	-				Yes	30,000	Complete	
Community Benefit Charges	25C-ED-BF5	2025	40,000	-	40,000	25,440	14,560	No	-	Project in the early stages of planning, projected completion in the summer/fall of 2026	T3 2026
Affordable Housing Investment	25C-ED-BH1	2025	405,000	18	404,982	-	404,982	No	-	Permission has been obtained from CMHC to get reimbursement of funds used to acquire the land from HA. Further land purchases are being investigated	T3 2026
Offical Plan & Design Standards	25C-PL-BF6	2025	300,000	52,828	247,172	168,215	78,956	No	-	Project is underway, however HAF funding can possibly be used for this (through the infill and climate initiatives)	T3 2026
Development Charge Study	25C-PL-BF7	2025	75,000	525	74,475	-	74,475	No	-	Project in place to make any changes to the DC by-law as required by the first two years of implementation, options still being determined	T1 2027

Report 2026-49 Appendix E - Capital and Related Projects Summary

Project Name	Project ID	Year	2025 Total Funding	2025 Spending	YE Balance Before POs	PO Commitments	YE Balance After Commitments	Closeout in 2025 (Yes/No)	Under/(Over) Budget for closeout	Project Progress Notes	Completing Timeline
Offical Plan Zoning By-Law Update	25C-PL-BF8	2025	150,000	70	149,930	-	149,930	No	-	Project to commence in approx. October 2026 for the new zoning by-law once the Official Plan is complete	T2 2028
HAF Initiative 1 - Higher Density Development Amendments	25C-PL-R09	2025	25,000	4,665	20,335	-	20,335	No	-	All milestones are complete, approved by council in October. Invoices are pending	T1 2026
HAF Initiative 2 - Climate Adaptability Plan Integration	25C-PL-R10	2025	20,000	19,843	157	5,739	(5,582)	No	-	Final milestone for this initiative is October 2026	T3 2026
HAF Initiative 3 - Electronic Planning Application System	25C-PL-R11	2025	75,000	-	75,000	-	75,000	No	-	Citywide implementation in 2025 has occurred. Monitoring of the application to continue until the end of the milestone (October 2026)	T3 2026
HAF Initiative 4 - Affordable Housing Partnerships	25C-PL-R12	2025	600,000	47,858	552,142	24,072	528,071	No	-	Options are continually being evaluated, must be complete by March 2027	T1 2027
HAF Initiative 5 - Data improvements of municipal data	25C-PL-R13	2025	100,000	-	100,000	-	100,000	No	-	Relates to zoning, mapping, etc. Options being considered at this time. Mapping component must be done by September 2026, with iterative monitoring and evaluation complete by September 2027	T3 2027
HAF Initiative 6 - Review parking requirements in intensification area	25C-PL-R14	2025	35,000	1,635	33,365	30,088	3,277	No	-	This initiative is complete, but invoices are pending	T1 2026
HAF Initiative 7 - Infill Development and Housing Density	25C-PL-R15	2025	25,000	-	25,000	-	25,000	No	-	Final milestone for this initiative is October 2026	T3 2026
HAF Funding - Housing-Focused Municipal Services Corporation (MSC)	25C-PL-R16	2025	950,000	-	950,000	-	950,000	No	-	Ongoing	T3 2026
Subtotal for Planning and Government Relations			**3,143,566**	**235,269**	**2,887,589**	**259,057**	**2,628,532**		**20,708**		

Report 2026-49 Appendix E - Capital and Related Projects Summary

Project Name	Project ID	Year	2025 Total Funding	2025 Spending	YE Balance Before POs	PO Commitments	YE Balance After Commitments	Closeout in 2025 (Yes/No)	Under/(Over) Budget for closeout	Project Progress Notes	Completing Timeline
Marina											
Marina Dredging Project - Engineering Services	22C-MA-B90	2022	63,982	48,376	15,606	36,590	(20,984)	No	-	Some exploratory and consulting work has been completed as part of the planning stage (ie. Testing and soil sampling) but project remains in progress as final plan remains to be determined	T3 2027
Marina Facility Security Upgrade	22C-MA-R26	2022	43,250	43,722				Yes	(472)	Complete	
Subtotal for Marina			**107,232**	**92,098**	**15,606**	**36,590**	**(20,984)**		**(472)**		
Cemetery											
Cemetery Maintenance Area	24C-CE-BF1	2024	75,000	-	75,000	-	75,000	No	-	Pending land acquisition	T3 2026
Cemetery Monument Repairs	25C-CE-BE1	2025	50,000	-	50,000	16,100	33,900	No	-	Overholdt Cemetery works are complete, other cemeteries to follow in the spring.	T2 2026
Subtotal for Cemeteries			**125,000**	**-**	**125,000**	**16,100**	**108,900**		**-**		
Parks											
Lock 8 Park Improvements	22C-PW-B42	2022	204,395	-	204,395	-	204,395	No	-	Pending lease agreement with Seaway. Closeout is pending Parks and Rec Master Plan	T3 2028
Lockview Park Construction	22C-PW-B43	2022	707,898	467,728	240,170	-	240,170	No	-	Play structure complete, additional land works are pending.	T3 2027
Lock 8 Park Capital Improvements	25C-PA-BD1	2025	500,000	-	500,000	-	500,000	No	-	Works are on hold pending lease agreement with the Seaway.	T3 2028
West St. Parkette	25C-PA-BD2	2025	297,974	199,912	98,063	83,072	14,991	No	-	Installation of pergolas is complete, furniture, shades and plants not in place yet, expected to be complete by spring 2026	T2 2026

Report 2026-49 Appendix E - Capital and Related Projects Summary

Project Name	Project ID	Year	2025 Total Funding	2025 Spending	YE Balance Before POs	PO Commitments	YE Balance After Commitments	Closeout in 2025 (Yes/No)	Under/(Over) Budget for closeout	Project Progress Notes	Completing Timeline
Johnson St Park	25C-PA-BD3	2025	850,000	-	850,000	-	850,000	No	-	On hold pending Parks and Recreation Masterplan review and feedback. Some delays are possibly due to land sale of current park location with intent to move park to a new location that is currently owned by the City.	T3 2026
Parks and Recreation Masterplan	25C-PA-BF3	2025	150,000	60,853	89,147	59,772	29,374	No	-	Anticipated to have final reports presented in Spring 2026, invoices to follow afterward, closed out afterward	T2 2026
Subtotal for Parks			**2,710,268**	**728,494**	**1,981,774**	**142,844**	**1,838,930**		**-**		
Public Works											
Marina & Port Colborne Grain Seawall Inspection	22C-PW-B46	2022	35,679	2,155				Yes	33,524	Complete	
Infrastructure Need Study- Non-Core Assets	23C-PW-BF2	2023	154,779	86,434	68,345	70,794	(2,449)	No	-	2026 Update to be funded by this project.	T3 2026
West Street Hydro Lines Project	23C-PW-R10	2023	1,363,316	1,415,247				Yes	(51,931)	Complete	
East Side Employment Lands Design and Servicing	24C-ED-R01	2024	3,781,279	2,007,043	1,774,236	912,450	861,786	No	-	Construction underway, tentative completion of servicing in Summer 2026, further works to come (pump station).	T3 2028
Cruise Ship Dock Improvement - Wharf 16	24C-CS-R14	2024	209,004	110,369				Yes	98,635	Complete	
East Side Employment Lands Servicing - Phase One	25C-PW-R02	2025	20,000,000	14,161,098	5,838,902	4,014,884	1,824,018	No	-	Additional funding approved via report 2025-185, works to be completed by T3 2026	T3 2026
Childcare Facility (76 Main St) Design	25C-PW-R05	2025	2,500,000	226,803	2,273,197	2,531,901	(258,704)	No	-	Design is complete, permits in progress, construction to begin in February 2026 and completed by October 2026	T2 2026
Subtotal for Public Works			**28,044,058**	**18,009,150**	**9,954,679**	**7,530,029**	**2,424,650**		**80,228**		

Report 2026-49 Appendix E - Capital and Related Projects Summary

Project Name	Project ID	Year	2025 Total Funding	2025 Spending	YE Balance Before POs	PO Commitments	YE Balance After Commitments	Closeout in 2025 (Yes/No)	Under/(Over) Budget for closeout	Project Progress Notes	Completing Timeline
Transportation											
Active Transportation Masterplan	20O-PW-L51	2020	4,759	-				Yes	4,759	Complete	
Welland St to Nickel Beach Trail	22C-PW-B37	2022	432,670	454,173				Yes	(21,504)	Complete	
Rail Crossing Safety Compliance	22C-PW-B54	2022	104,047	29,363				Yes	74,684	Complete	
OSIM Culvert and Structures Rehabilitation	22C-PW-B59	2022	101,628	31,194	70,434	2,649	67,784	No	-	Pricing is received, work is being scheduled	T1 2026
Sugarloaf Street Archeological Investigation	23C-PW-R05	2023	413,554	-	413,554	-	413,554	No	-	Ongoing	T3 2028
Pleasant Beach Retaining Wall Remediation	23C-PW-R09	2023	74,752	74,752				Yes	-	Complete	
Culvert Design	23C-PW-BG1	2023	213,587	20,035	193,552	-	193,552	No	-	List of culverts to be rehabilited is finalized and currently in the design phase.	T2 2026
Road End Gate Access - Pleasant Beach and Wyldewood Road	23C-PW-BG3	2023	30,000	13,941	16,059	-	16,059	No	-	Gates and wigwags are installed, but final works are pending for locks and signage and armour stone works.	T1 2026
Annual Roads Resurfacing	24C-RD-BH1	2024	193,466	148,617	44,849	-	44,849	No	-	Patching to be covered by this project until funds are depleted	T2 2026
Annual Sidewalk Program	24C-RD-BH2	2024	98,787	99,615				Yes	(828)	Complete	
Road Ends at Lake	24C-PA-BE2	2024	100,000	36,990	63,010	804	62,207	No	-	Gates and wigwags are installed, but final works are pending for locks and signage and armour stone works.	T2 2026
Annual Roads Resurfacing (2025)	25C-PW-BG1	2025	500,000	500,000				Yes	-	Complete	
Annual Sidewalk Program (2025)	25C-PW-BG2	2025	697,000	646,161	50,839	9,666	253,408	No	-	Final works to be done in the Spring 2026, expected closure of the project afterward	T2 2026
Transportation Master Plan	25C-RD-BF1	2025	200,000	-	200,000	-	200,000	No	-	Terms of reference in progress, consultant to be retained by the T2 2026.	T3 2027

Report 2026-49 Appendix E - Capital and Related Projects Summary

Project Name	Project ID	Year	2025 Total Funding	2025 Spending	YE Balance Before POs	PO Commitments	YE Balance After Commitments	Closeout in 2025 (Yes/No)	Under/(Over) Budget for closeout	Project Progress Notes	Completing Timeline
OSIM - Bridge and Culvert Design - Indian. Michner M2, Lot 18	25C-RD-BG3	2025	150,000	6,415	143,585	38,075	105,510	No	-	Design contract has been awarded, final designs have been received for Indian Creek & Michener, pending for Lot 18	T2 2026
OSIM Bridge and Culvert Construction - Eagle Marsh Drain Bridge	25C-RD-BG4	2025	750,000	526,675	223,325	15,075	208,250	No	-	Final works to be done in the Spring 2026, expected closure of the project afterward	T1 2026
OSIM Bridge and Culvert Construction - Wignell Drain Bridge	25C-RD-BG5	2025	298,880	214,913				Yes	83,967	Complete	
OSIM - Retaining Walls Design - Lakeshore Rd, St. Joseph Cemetery	25C-RD-BG6	2025	200,000	13,560	186,440	172,107	14,333	No	-	Design is pending, expected to be received and finalized in early 2026	T1 2026
OSIM Retaining Wall Construction - Hampton Avenue	25C-RD-BG7	2025	200,000	66,082				Yes	133,918	Complete	
Guiderail Replacement - Forks Rd, Yager Rd, Lake Rd	25C-RD-BG8	2025	300,000	321,175				Yes	(21,175)	Complete	
Invertose Drive Road Realignment and Truck Parking Lane addition	25C-PW-R08	2025	280,000	10,420	269,580	-	269,580	No		Design complete. Waiting for construction to being in April or May 2026.	T2 2026
Subtotal for Transportation			**5,343,130**	**3,214,082**	**1,605,645**	**238,375**	**1,579,505**		**253,822**		
Storm Sewer											
Neff St Outlet Retrofit to Canal	22C-SS-B64	2022	247,450	-				Yes	247,450	Complete	
CLI-ECAs Mandatory Sanitary/Storm Studies	22C-SS-B67	2022	72,043	36,467	35,576	17,491	18,084	No	-	PO for the remaining works is awarded, anticipated completion in early summer 2026	T2 2026
Storm Outlet Backflow Control	23C-SS-BH1	2023	275,590	58,154	217,436	6,444	210,992	No	-	Final report has been received by staff, review is ongoing in line with the findings of the stormwater master plan. Project is ongoing.	T3 2026
Stormwater Inventory, Cleaning and Condition Assessment	23C-SS-BH2	2023	37,218	40,755				Yes	(3,536)	Complete	

Report 2026-49 Appendix E - Capital and Related Projects Summary

Project Name	Project ID	Year	2025 Total Funding	2025 Spending	YE Balance Before POs	PO Commitments	YE Balance After Commitments	Closeout in 2025 (Yes/No)	Under/(Over) Budget for closeout	Project Progress Notes	Completing Timeline
Coastal Engineering Services - Eagle Marsh Outlet, Steele St Storm Outlet, Rosemount Storm Outlet	23C-SS-BH3	2023	50,000	22,387	27,613	-	27,613	No	-	Project is ongoing, final stage of the project will have a slight scope change but anticipated completion remains 2026.	T2 2026
Master Servicing Plan & Model Build	24C-SS-R12	2024	184,278	145,595	38,683	43,050	(4,367)	No	-	Ongoing as of this report, plan is to present the plan to council in June 2026 final invoices to follow after presentation	T3 2026
Storm Sewer Replacement - Olga Street	25C-SS-BI1	2025	300,000	176,648				Yes	123,352	Complete	
Storm Replacement - Clarence Street	25C-SS-BI2	2025	1,101,466	1,023,556				Yes	77,910	Complete	
Subtotal for Storm Sewer			**2,268,045**	**1,503,561**	**319,308**	**66,986**	**252,322**		**445,176**		
Water											
Watermain Replacement and Looping - Davis St, West St, Homewood Ave, Berkley Ave	22C-WW-B73	2022	7,720,644	5,220,196	2,500,447	865,296	1,635,151	No	-	Construction is complete, 5% holdback is being released. Final restoration to take place in 2026	T3 2026
2024 Water Master Plan	24C-WT-R02	2024	186,878	125,952	60,927	37,036	23,890	No	-	Ongoing as of this report, plan is to present the plan to council in June 2026 final invoices to follow after presentation	T3 2026
AI Hydrant Leak Detection Devices	24C-WT-R03	2024	19,663	-				Yes	19,663	Complete	
Satellite Imagery	24C-WT-R04	2024	50,000	46,646				Yes	3,354	Complete	
2025 Watermain Replacement Design	24C-WT-R05	2024	34,079	34,079				Yes	-	Project funds transferred to 25C-WT-R01	
2026 Watermain Replacement Design	24C-WT-R06	2024	-	-				Yes	-	Project funds transferred to 25C-WT-R01	
Watermain construction - North/South Cresent, Ash St, Jefferson Ave	25C-WT-BK1	2025	-	-				Yes	-	Project funds transferred to 25C-WT-R01	
2025 Watermain Design and Construction Capital project	25C-WT-R01	2025	1,854,510	1,534,412	320,098	45,188	274,909	No	-	Lining is complete but some invoices remain open - anticipated close in T1 2026	T1 2026

Report 2026-49 Appendix E - Capital and Related Projects Summary

Project Name	Project ID	Year	2025 Total Funding	2025 Spending	YE Balance Before POs	PO Commitments	YE Balance After Commitments	Closeout in 2025 (Yes/No)	Under/(Over) Budget for closeout	Project Progress Notes	Completing Timeline
2025 Watermain Rehabilitation Program Extension	25C-WT-R06	2025	1,800,000	1,501,460	298,540	350,047	(51,507)	No	-	Construction is complete but invoicing and final restoration is pending. Funding adjustment may occur if required	T3 2026
Subtotal for Water			**11,665,774**	**8,462,745**	**3,180,012**	**1,297,567**	**1,882,444**		**23,017**		
Wastewater											
Clarke Area Inflow and Infiltration Reduction Program	22C-WW-B72	2022	411,550	-	411,550	-	411,550	No	-	City to line affected areas as part of the rehab work, this is to get underway in 2026. Preliminary plan is complete	T3 2026
Wastewater Inflow and Infiltration Public Education Campaign	22C-WW-R08	2022	30,000	-				Yes	30,000	Complete	
Cured in Pipe Place (CIPP) Wastewater Relining	24C-WW-BI1	2024	7,666,196	3,503,472	4,162,724	2,816,862	1,345,862	No	-	Multi-year program that was extended at 2025 rates for the 2026 list - on schedule at this time	T1 2027
Wastewater Wet Weather Management - Priority Areas	24C-WW-R07	2024	467,546	102,635	364,910	122,896	242,015	No	-	Ongoing multi-year program which remains on schedule and consists of many phases (smoke testing, downspout disconnections, etc)	T3 2026
Wastewater Flow Monitoring Program - Priority Areas	24C-WW-R08	2024	52,335	88,394				Yes	(36,059)	Complete	
Wastewater Lateral Launches	24C-WW-R11	2024	463,926	80,668	383,259	164,027	219,232	No	-	This project is continued to be ran simultaniously with the WW main lining program. This is a multi-year program which remains on schedule.	T1 2027
Wastewater Lateral Rehabilitation	25C-WW-BJ1	2025	4,268,700	1,359,250	2,909,450	2,130,034	779,416	No	-	Commenced in the fall of 2025, this is a multiyear program that remains on schedule	T1 2027
Wastewater Maintenance Hole Rehabilitation	25C-WW-BJ2	2025	465,000	-	465,000	17,935	447,065	No	-	Contractor has been procured and works will take place by the end of 2026	T3 2026
Wastewater Latereal Launch	25C-WW-BJ3	2025	622,313	562,918	59,395	60,140	(745)	No	-	Phase 2 of the launch program, this is a multi-year program that remains on schedule.	T1 2027
Subtotal for Wastewater			**14,447,565**	**5,697,336**	**8,756,289**	**5,311,894**	**3,444,394**		**(6,059)**		

Report 2026-49 Appendix E - Capital and Related Projects Summary

Project Name	Project ID	Year	2025 Total Funding	2025 Spending	YE Balance Before POs	PO Commitments	YE Balance After Commitments	Closeout in 2025 (Yes/No)	Under/(Over) Budget for closeout	Project Progress Notes	Completing Timeline
2026 Project Pre-Spending											
Healthcare	26C-GL-BE3	2025	-	30,528	(30,528)	-	(30,528)	No		Ongoing	T3 2028
Annual Roads Resurfacing (2026)	26C-PW-BF2	2025	-	184,658	(184,658)	92,768	(277,426)	No		Ongoing	T1 2027
Subtotal for 2026 Project Pre-Spending			**-**	**215,186**	**(215,186)**	**92,768**	**(307,954)**		**-**		
Grand Total			**77,841,163**	**41,199,117**	**35,295,605**	**16,284,988**	**19,222,852**		**1,076,860**		

Report 2026-49 Appendix F - Holding Funds Accounts

Name	Opening Balance 2025	In-Year Transfers	Ending Balance 2025
Holding Funds			
Storm Sewer Remaining Holding Fund	543,217	-	543,217
Holding Funds Total	**543,217**	**-**	**543,217**

Report 2026-49 Appendix G - Reserves

	2025 Beginning Balance	2025 Approved Budget		2025 Actual Transfers		Interest Allocation	Year-End Reserve Transfers to Approve	2025 Year-End Reserve Balance	Funding Target	Progress
		Operating	Capital	Operating	Capital					
Community Safety Committee **(W)**	4,947							4,947	Varies - Dependent on Activity	Achieved
Grants Committee Reserve **(W)**	2,199							2,199	Varies - Dependent on Activity	Achieved
Library Bequest Reserve	4,188							4,188	Varies - Dependent on Library Board Requirements	Achieved
Library Capital Reserve	275,886							275,886	Varies - Dependent on Library Board Requirements	Achieved
Library Employee Future Benefit Reserve	111,793					6,028		117,821	75% of Employee Future Benefit and WSIB Liability (Estimated target $101,500 as of 2023)	Achieved
Library Stabilization Reserve	108,307			53,575				161,882	5% of the gross Library budget (Estimated at $42,000)	Achieved
Museum Bequest Reserve	219,694			1,215				220,909	Varies - Dependent on Museum Heritage and Culture Board Requirements	Achieved
Museum Capital	1,729							1,729	Varies - Dependent on Museum Heritage and Culture Board Requirements	Achieved
NSCTA Stabilization Reserve **(W)**	45,352							45,352	Varies - Dependent on Board Requirements	Achieved
Roselawn Capital	489,299		(340,000)		(340,000)			149,299	Remaining funds are fully utilized in 2026	Achieved
Tourism Reserve**(W)**	63,952							63,952	Varies - Dependent on Activity	Achieved
Total Boards and Committees Reserves	**1,327,346**	**-**	**(340,000)**	**54,790**	**(340,000)**	**6,028**	**-**	**1,048,164**		
Canal Days Reserve	106,672							106,672	10% of the gross Canal Day budget (Estimated target at $94,200)	Achieved
CIP Incentives Reserve **(W)**	316,134			148,881				465,015	Commitments + 1x annual budget (Estimated at $336,600 [$50,000 Committed + $286,600])	Achieved
Municipal Election Reserve **(W)**	79,583	50,000		47,553				127,136	2026 election estimated at $180,000	Achieved - Reserve balance plus 2026 budget equals 2026 Election estimate.
Total Programs, Grants and Activities	**502,389**	**50,000**	**-**	**196,434**	**-**	**-**	**-**	**698,823**		

Report 2026-49 Appendix G - Reserves

	2025 Beginning Balance	2025 Approved Budget		2025 Actual Transfers		Interest Allocation	Year-End Reserve Transfers to Approve	2025 Year-End Reserve Balance	Funding Target	Progress
		Operating	Capital	Operating	Capital					
Building Department Reserve **(RF)**	590,078			562,763				1,152,841	Funded by Users Fees - Surplus / (Deficit) - 1x annual budget ($688,220)	Achieved
Beach Reserve	198,165			(80,000)				118,165	Funded by User Fees - Surplus / (Deficit) - 1x beach budget ($102,200)	Achieved
Overholt Cemetery Reserve	65,600	85,000		85,000				150,600	Funded by User Fees - Surplus / (Deficit) - 1x annual cemetery maintenance costs ($240,000 + unfunded perpetual care fund balance)	Not Achieved - Long-Term Target
Sugarloaf Marina Reserve	(912,319)	117,400		(28,069)		(49,944)		(990,333)	Funded by User Fees - Surplus / (Deficit) - 1x marina budget ($1,446,700) Council approved negative balance to be repaid through Sugarloaf Marina budget	Not Achieved - Long-Term Target
Total Self Sustaining Entities	**(58,476)**	**202,400**	**-**	**539,693**	**-**	**(49,944)**	**-**	**431,273**		
Economic Development Reserve **(W)**	(1,600,874)		(1,060,000)	(139,826)	(653,000)	(107,688)		(2,501,388)	Varies - Dependent on Activity Council approved negative balance to be repaid through future land sales	Not Achieved - Long-Term Target
Encumbrance Reserve **(W)**	906,071			(81,079)				824,992	Zero	Achieved
Future Liabilities Reserve **(W)**	3,070,006	600,000		600,000		181,701		3,851,708	75% of Employee Future Benefit and WSIB Liability plus 100% of Sick Leave (Estimated target $4,686,000 as of 2025)	Not Achieved - Future reserve transfers have been budgeted to achieve by 2030
General Stabilization	2,469,401	185,200		185,200			116,277	2,770,878	10% of the Levy (Estimated target $2,770,878)	Achieved
Opportunities Fund	2,000,000							2,000,000	Established at $2,000,000 from successful NRBN initiative	Achieved
Subject Matter Experts Reserves **(W)**	264,680							264,680	0.5% of the City's consolidated budget (Estimated target of $170,000)	Achieved
Working Capital Reserve	2,559,135	185,200		185,200			26,543	2,770,878	10% of the Levy (Estimated target $2,770,878)	Achieved
Total General Government	**9,668,419**	**970,400**	**(1,060,000)**	**749,495**	**(653,000)**	**74,013**	**142,820**	**9,981,748**		

Report 2026-49 Appendix G - Reserves

	2025 Beginning Balance	2025 Approved Budget		2025 Actual Transfers		Interest Allocation	Year-End Reserve Transfers to Approve	2025 Year-End Reserve Balance	Funding Target	Progress
		Operating	Capital	Operating	Capital					
(A) Development Charges (DC) **(RF)**	1,744,784		(643,700)	1,319,376	(189,277)	125,506		3,000,388	Varies - Dependent on requirements identified in DC Study and multi-year forecasts	In accordance with DC By-law
Drain Reserve	-	119,373	(50,000)	43,553	(43,553)			-	The City's owned drains ares funded through the annual budget process, this reserve acts as the stabilizer for short and long-term capital planning.	Achieved
Drain Internal Financing (Equipment) Reserve	(178,960)			60,073		(8,030)		(126,916)	Council approved to be repaid through drain and other construction charges	
Goderich Maintenance Agreement **(W)**	161,241							161,241	Varies - Dependent on Activity	Achieved
(A) Grants - Community Building Fund (Previsouly Federal Gas Tax) **(RF)**	-				85,334	26,442		111,776	Zero	Achieved
(A) Grants - Ontario Community Infrastructure Fund **(RF)**	-				168,253	10,473		178,725	Zero	Achieved
Tangible Capital Assets (TCA) Reserve	1,218,784	59,600	(530,000)		(447,094)		312,551	1,084,240	The City's Asset Management Plan is funded through the annual budget process, this reserve acts as the stabilizer for short and long-term capital planning.	Achieved
Storm Sewer Reserve	213,702	(190,298)		67,201	568,376	28,659		877,937	10% of budget + estimated average cost to install one km of linear asset (Estimated at $3,074,100 [$274,100 + $2,800,000])	Not Achieved - Long-Term Target
Wastewater Reserve	2,800,595	(139,174)	(834,063)	1,130,384	(854,758)	158,450		3,234,672	10% of budget + estimated average cost to install one km of linear asset (Estimated at $3,744,300 [$944,300 + $2,800,000])	Not Achieved - Long-Term Target
Water Reserve	746,529	(25,956)	(371,100)	(352,902)	(348,083)	21,408		66,952	10% of budget + estimated average cost to install one km of linear asset (Estimated at $3,478,400 [$678,400 + $2,800,000])	Not Achieved - Long-Term Target
Total Capital (including DC)	**7,144,061**	**(176,455)**	**(2,778,863)**	**2,267,685**	**(1,498,188)**	**362,908**	**312,551**	**8,589,016**		

Report 2026-49 Appendix G - Reserves

	2025 Beginning Balance	2025 Approved Budget		2025 Actual Transfers		Interest Allocation	Year-End Reserve Transfers to Approve	2025 Year-End Reserve Balance	Funding Target	Progress
		Operating	Capital	Operating	Capital					
Add: Deferred Revenue (Sum of **A**'s) recognizing these are recorded on the Balance Sheet as an Asset	524,118				71,422			595,540		
Total Capital	**7,668,179**	**(176,455)**	**(2,778,863)**	**2,267,685**	**(1,426,766)**	**362,908**	**312,551**	**9,184,556**		
Total Reserves before WIP	**19,107,858**	**1,046,345**	**(4,178,863)**	**3,808,098**	**(2,419,766)**	**393,004**	**455,371**	**21,344,565**		
Capital Work-in-progress (WIP)	7,561,630		(7,796,464)		(20,572,696)			(13,011,065)		
Capital Under/Over Reserve	234,833		(89,844)		198,903			433,736		
Library Capital Work-in-progress (WIP)	39,148		(39,148)		(39,148)			-		
Library Capital Under/Over Reserve	62,711		-		20,320			83,030		
Total Reserves	**27,006,180**	**1,046,345**	**(12,104,319)**	**3,808,098**	**(22,812,387)**	**393,004**	**455,371**	**8,850,266**		

Report 2026-49 Appendix H - Investments

Investment Report

In accordance with policy FIN - 01 the following investment appendix has been prepared. The City's investments consist redeemable and non-redeemable GICs with varying dates of maturity. The investment income for 2025 is $1,052,267 which is $22,181 less than 2025 budget of $1,074,448. Year-over-year the City's investments have declined from $1,553,507 in 2024 to $1,052,267 in 2025. This decrease is the result of funds being allocated to manage financing requirements for significant capital infrastructure projects. The City earned imputed interest on these projects totalling $711,952 more than offsetting the decline in interest revenue earned. When these projects reach substantial completion and the related debt is issued, the City will rebuild it's investment portfolio with the goal of yielding the greatest return for the City while also managing cash flow.

Users of this report can note that when thinking about imputed interest, one can equate it to interest savings from delaying the issuance of debt for approved capital projects subject to debt financing.

Investment Term Holdings

Funds	Book Value	Weight	Weighted Average Interest Rate
Investments < 1 Year	3,750,000	100.0%	5.03%
Investments > 1 Year	-	0.0%	0.00%
Total Portfolio	**3,750,000**	**100%**	**5%**

Financial Services highlights that the investment to cash ratio is skewed as a result of the timing of property taxes billing and internal finnacing capital asset cashflow requirements.

Investments

Institution	Type of Investment^	Purchased Amount	Interest Rate	Maturity Date	Cashable or Non-Cashable	% of Holdings to Investments
FirstOntario	Credit Union - GIC	250,000	5.40%	2026-01-05	Non-Cashable	6.7%
Scotiabank	Bank - GIC	250,000	2.50%	2026-01-31	Non-Cashable	6.7%
FirstOntario	Credit Union - GIC	250,000	5.40%	2026-02-03	Non-Cashable	6.7%
Scotiabank	Bank - GIC	250,000	5.45%	2026-02-23	Non-Cashable	6.7%
Scotiabank	Bank - GIC	250,000	5.42%	2026-03-23	Non-Cashable	6.7%
Scotiabank	Bank - GIC	250,000	5.39%	2026-04-23	Non-Cashable	6.7%
Scotiabank	Bank - GIC	250,000	4.98%	2026-05-01	Non-Cashable	6.7%
Scotiabank	Bank - GIC	250,000	5.53%	2026-06-01	Non-Cashable	6.7%
Scotiabank	Bank - GIC	250,000	5.93%	2026-07-06	Non-Cashable	6.7%
BMO	Bank - GIC	250,000	5.89%	2026-08-01	Non-Cashable	6.7%
Meridian	Credit Union - GIC	250,000	5.94%	2026-09-01	Non-Cashable	6.7%
BMO	Bank - GIC	250,000	6.09%	2026-10-03	Non-Cashable	6.7%
FirstOntario	Credit Union - GIC	250,000	4.00%	2026-11-27	Non-Cashable	6.7%
FirstOntario	Credit Union - GIC	500,000	3.80%	2026-12-15	Non-Cashable	13.3%
Investments < 1 Year		**3,750,000**				**100.0%**
Investments > 1 Year		**-**				**0.0%**
Total excluding cash		**3,750,000**				
CIBC cash	Chequing Account	(2,244,032)	3.00%			
Wood Gundy	HISA	414,521	2.35%			
Wood Gundy	Cash	415,824	0.00%			
Meridian cash	Chequing Account	2,631	2.70%			
Scotiabank cash	Chequing Account	866,207	2.70%			
Total including Cash *		**3,205,152**				

^ The City does not own any of its own long-term or short-term debentures.

* All figures are in Canadian dollars.

Report 2026-49 Appendix I - Debt Management

In accordance with policy FIN - 03 the following debt management appendix has been prepared. The figures in this appendix are in '000s.
Debt Position and Outlook is from 2026 budget. The City is actively pursuing a Municipal Service Corporation (MSC) for Water and Wastewater. An update to the Debt Position and Outlook will accompany further MSC discussions.

A multi-year forecast of internal and external borrowing and lease financing and the related cost of borrowing and lease financing:

('000s in thousands)	2025	2026	2027	2028	2029	2030
External Debt - Issued ^	23,777	23,860	21,912	20,971	20,037	19,072
External Debt - Previously Budgeted		11,533	11,117	10,686	10,236	9,769
External Debt - 2026 Budget		13,880	13,338	12,773	12,183	11,568
External Debt - Forecasted			32,058	30,904	29,704	28,454
Internal Financing	2,065	1,965	1,865	1,765	1,665	1,565
Total Borrowing (External & Internal)	**25,842**	**51,238**	**80,290**	**77,099**	**73,825**	**70,428**
Interest - Issued	805	767	736	705	675	644
Interest - Previously Budgeted		473	457	440	423	405
Interest - 2026 Budget		601	578	555	530	505
Interest - Forecasted			1,316	1,271	1,224	1,176
Principal - Issued	1,191	917	948	941	934	965
Principal - Previously Budgeted		399	415	432	449	467
Principal - 2026 Budget		520	542	565	590	615
Principal - Forecasted			1,109	1,154	1,201	1,249
External Borrowing Charges	**1,996**	**3,677**	**6,101**	**6,063**	**6,026**	**6,026**
Illustrative In-Year ARL*	3.7%	6.4%	9.9%	9.1%	8.4%	7.7%
City Self Imposed Max	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Provincial Imposed Max	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%

* This projection utilized a 6% increase in own source revenue (2% inflation, 4% infrastructure).

^ Issued Debt represents existing debt. Preciously budgeted debt represents Council approved debt through the 2024 and 2025 budget process in the Capital and Related Project Budget. 2026 Budgeted Debt are proposed in the 2026 Capital and Related Project Budgets. Forecasted debt in 2027 relates to future projects related to East Side Employment Lands, Canal Crossing, Marina District/Sugarloaf and Lockview District subject to separate and future approval by Council. Forecasted debt through planned future Municipal Service Corporation are unconsolidated. Forecasted debts will be incorporated into the 2027 Capital and Related Proejct Budget process.

Presently the two primary risk associated with borrowing are the perceived opportunity cost associated with interest rate levels and the City itself maintain a strong fiscal framework to support on-going investments.

Financial Services advises that decision to borrow are based on matching project requirements to cash flow needs and related funding requirements. These decisions are often made a year or more prior to borrowing is to occur. They are also subject to the borrowing windows allotted by the Niagara Region. Borrowing decisions are therefore not recommended based on trying to time interest rates and as such Financial Services advises while some may identify an opportunity cost associate with timing interest rates, Financial Services assesses minimal to no risk recognizing decisions to recommend borrowing are not interest rate dependent.

At the time of writing this report, borrowing is consistent with the Debt Management Policy except for the fact certain tangible capital assets would have been below the current borrowing threshold at the time the original (known) debt was issued.

PORT COLBORNE

Subject: **Stonebridge Village – Request to Modify Street Design**

To: **Council**

From: **Planning and Development Department**

Report Number: 2026-41

Meeting Date: April 14, 2026

Recommendation:

That Planning and Development Department Report 2026-41 be received;

That Council approve the proposed reduced curb face to curb face roadway widths of 7.5metres for Streets A-E of the Stonebridge Village Subdivision.

That the Chief Planner be directed to forward a copy of the decision document to the applicant.

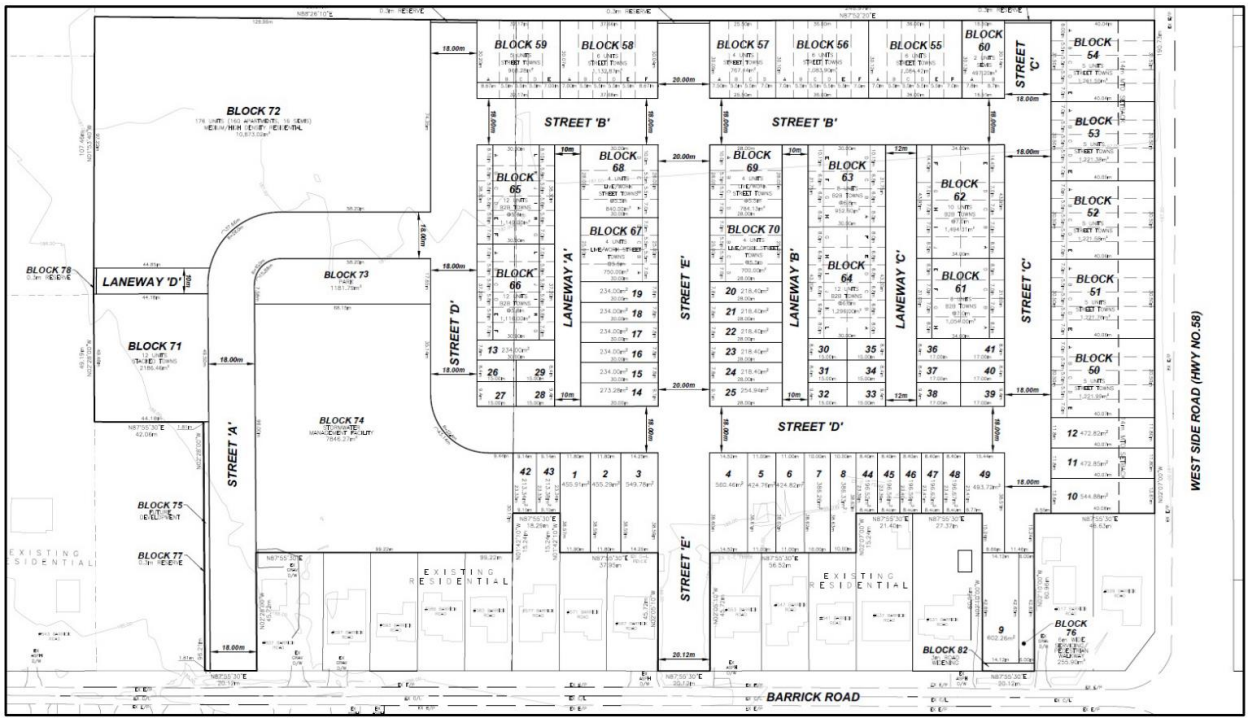
Purpose:

The purpose of this report is to present Council with a request to modify the street design for the 2024 draft approved Stonebridge Village Subdivision. The applicant is working to clear conditions and is now seeking Council approval for street designs that are not contemplated in the City's engineering design manual and were not presented as part of the application and draft approval process.

Background:

On November 12, 2024, Council approved the Stonebridge Village subdivision (see figure 1). Since the time of approval, the applicant has been working toward clearing conditions of draft approval, including the submission of a detail design package for staff review. During this process, the applicant identified a desire for roadway designs that are not consistent with what was originally proposed and not contemplated in the City's engineering design manual. As such, staff identified that further approvals would be required to permit the desired roadway cross sections.

Figure 1: Stonebridge Village Subdivision



On December 9, 2025 the applicants met with Planning, Fire and Engineering staff to confirm their desire of pursuing road designs that are not contemplated in the engineering design manual. Staff indicated that departures from the City's design standard would require either a redline revision to the draft plan or Council endorsement. Following this meeting, the applicants provided a formal request seeking endorsement of the following departures from the guidelines in the City's Engineering Development and Design Manual (2024):

1. A reduced corner radius of 6.0 metres, whereas the City's standard is 9.0 metres;
2. For Streets A,B,C & D, a reduced street width of 7.5 metres curb face to curb face, whereas the City's standard is 8.6 metres;
3. For Street E, a reduced street width of 7.5 metres curb face to curb face, whereas the City's standard is 9.4 metres;
4. Introduction of curb extensions at intersections; and,
5. Parking on both sides of Street E between Streets B and D on the Draft Plan.

Discussion:

Site Location

The site is located at the northwest corner of Barrick Road and West Side Road. It is designated Urban Residential subject to site-specific conditions (By-law 7290/112/24) from the Official Plan Amendment. The site is within the City's Urban Boundary and designated as Delineated Built-Up Area in the Niagara Official Plan. The site is zoned Site-Specific Second Density Residential (R2-85, R2-86), Site-Specific Third Density Residential (R3-87), Site-Specific Fourth Density Residential (R4-88) and Public & Park (P), in accordance with Zoning By-law amendment No. 7291/113/24. The site is approximately 8.344 hectares in size. A location map is included below.

Figure 2: Location Map



Development and Design Manual

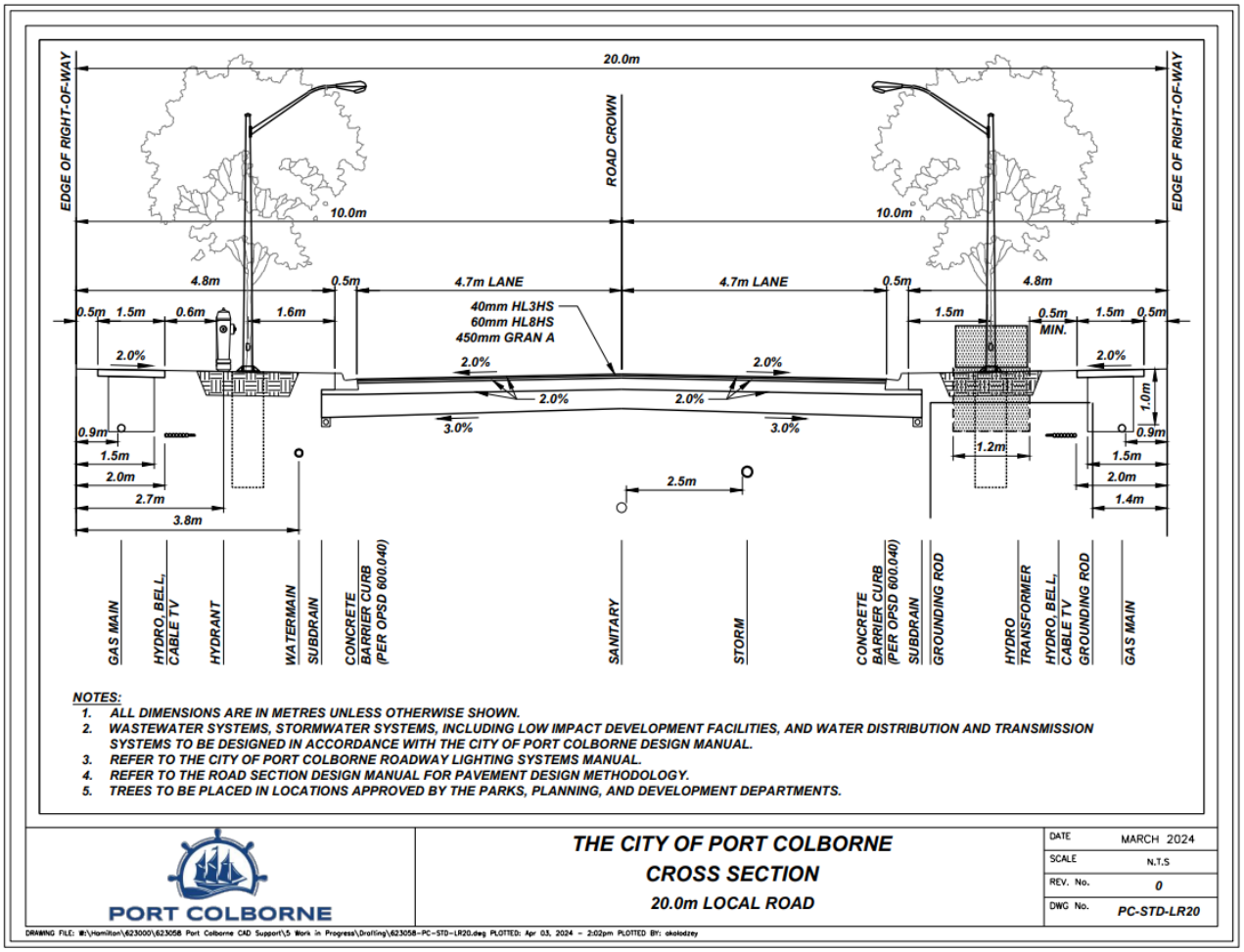
The City's Engineering Design and Development Manual provides the minimum right-of-way (ROW) requirements for the transportation network. All road types within the urban boundary shall be designed and constructed to municipal standards with full municipal services. The Stonebridge Village subdivision contains both local roads and laneways. Laneways are public roadways intended to convey motorists from a local roadway to a private access point (driveway, garage, etc).

The characteristics of those road types as outlined in the Design and Development Manual are shown below.

Road Type	ROW Width (m)	Pavement Width (m)	Sidewalk Width (m)	Number of Lanes
Local Roads				
Local Road Allowance	20.0	9.4	1.5	2
18m Road Allowance	18.0	8.6	1.5	2

The Design and Development Manual provides cross sections highlighting the design standards of 20.0 metre ROW local roads and 10.0 metre ROW laneways. The standard curb face-to-curb face street width is 9.4 metres for a standard 20.0 metre ROW (as shown below). The subdivision was draft approved with several streets utilizing an 18m cross section. While the City's design manual does not include an 18m local road cross section, there are standardized 18m cross sections from other transportation design sources.

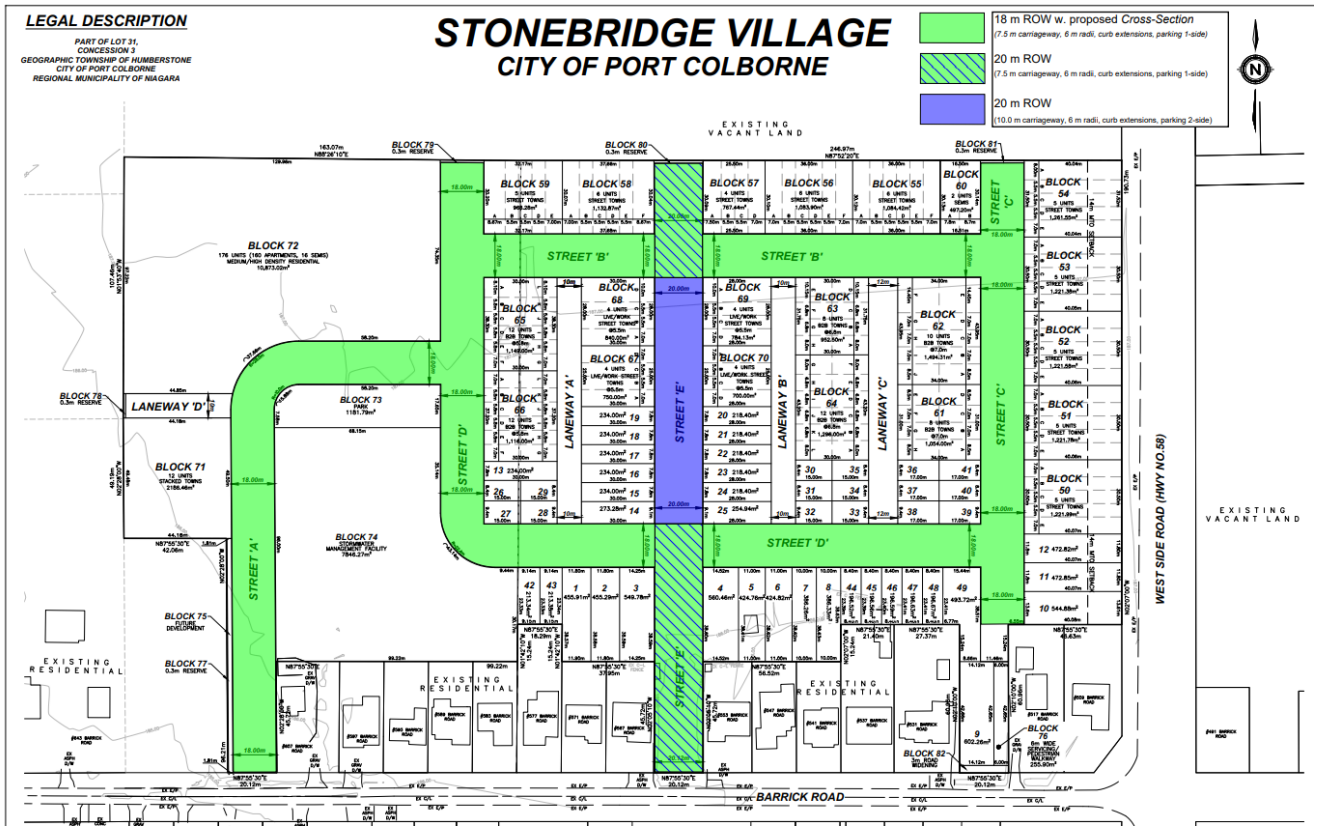
Figure 3: Local Road Cross Section (Design Manual)



Proposed Street Design

The applicant is requesting a departure from the City's Design and Development Manual. The Draft Plan of Subdivision includes the provision of five public roadways shown as Street 'A', Street 'B', Street 'C', Street 'D', and Street 'E', along with four laneways shows as Laneway 'A', Laneway 'B', Laneway 'C' and Laneway 'D'. The figure below highlights the location of the roadways based on their proposed ROW width.

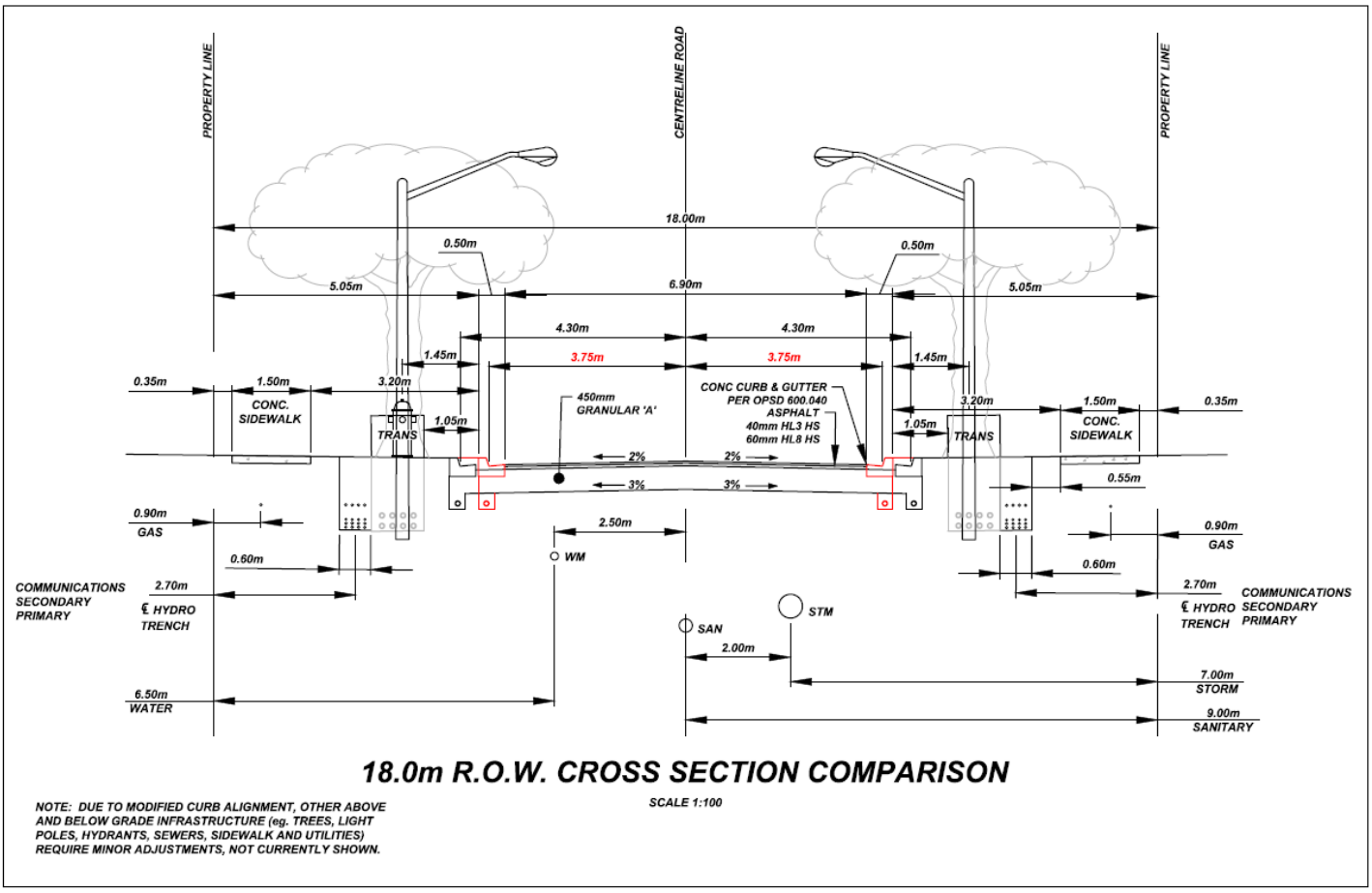
Figure 4: Street Layout with ROW and Proposed Pavement Detail



Local Urban Streets - Streets A, B, C, D

These streets have a ROW width of 18.0 metres, and the applicant is requesting a reduced street width from 8.6 metres curb face-to-curb face to 7.5 metres. This results in a lane width of 3.75 metres, as shown in the below cross section.

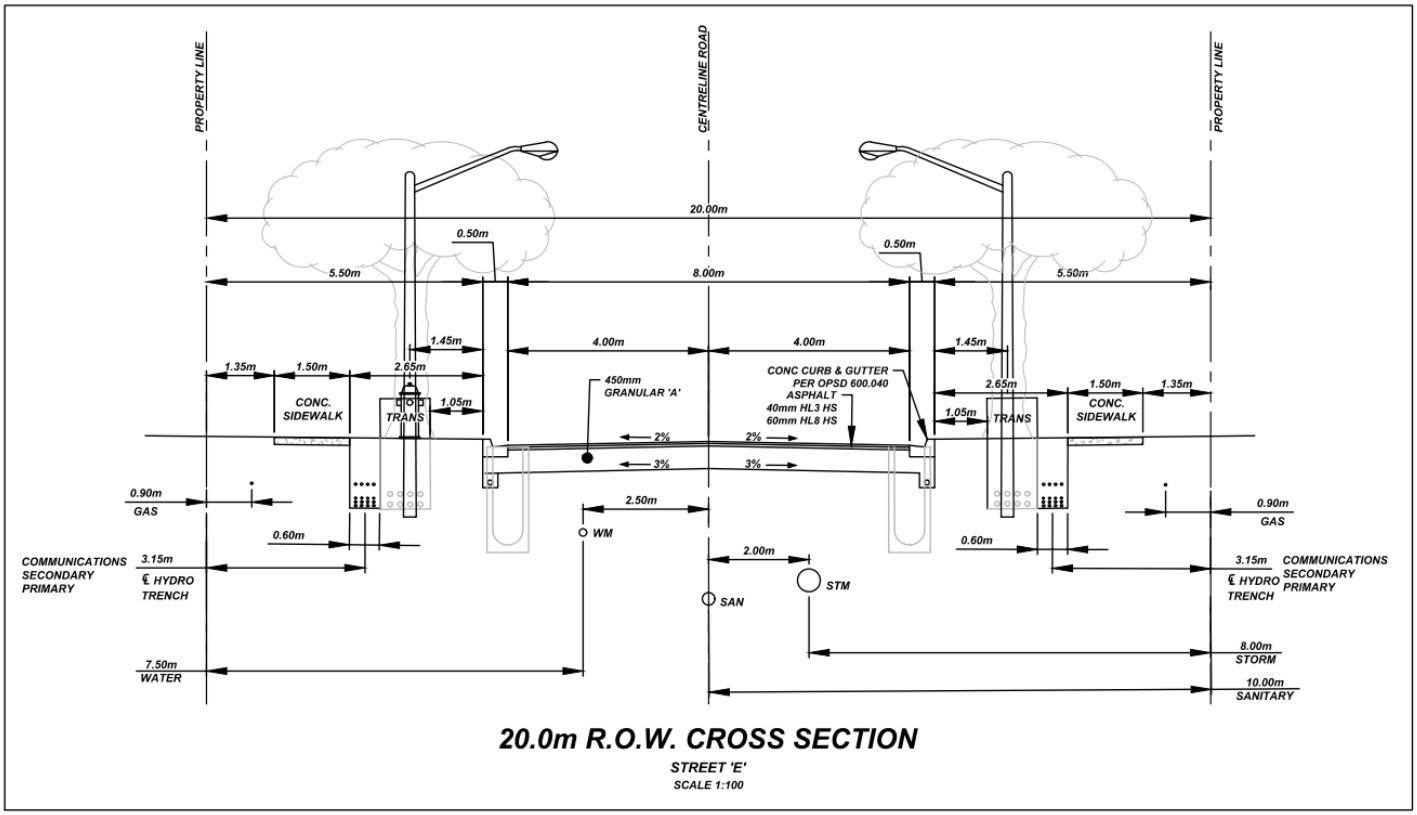
Figure 5: Proposed 18.0m Right of Way Cross Section (Streets, A,B,C,D)



Collector Neighbourhood Main Street - Street E

This street will have a 20.0 metre right of way, and the applicant is requesting a 7.5 metre cross section. This street will provide a connection from Barrick Road through the subdivision to the north. The applicant is also requesting to allow parking on both sides of this street. Figure 6 below shows the applicant's proposed cross section

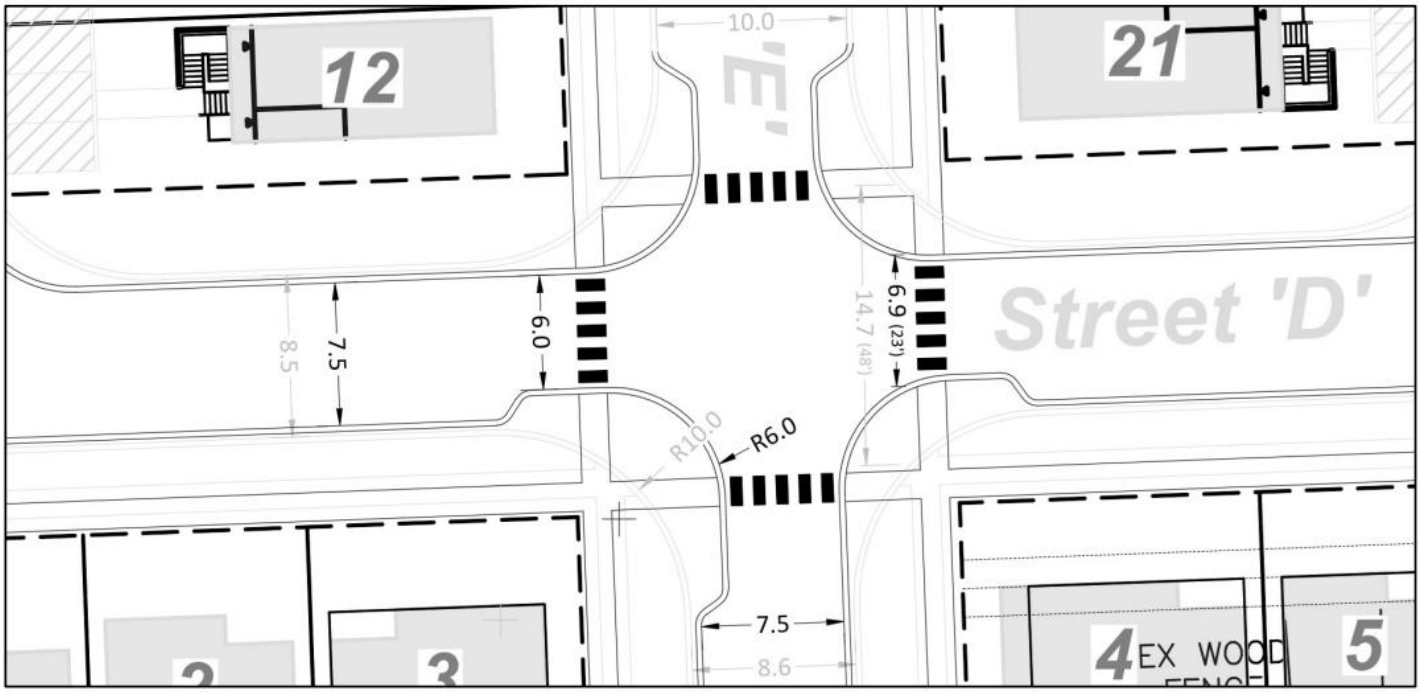
Figure 6: Proposed 20.0 metre cross section (Street E)



Intersections

To reduce turning speeds in the subdivision, the applicant is proposing to reduce the corner radius from 9.0 metres to 6.0 metres. This also has the effect of reducing the land width at intersections.

Figure 7: Proposed Intersection Design



Internal Consultations:

City staff from the Fire Department, Planning Department and Mayor's Office attended a site visit with the applicant to Garrison Village in Niagara on the Lake to view narrowed streets in the built context.

Following this site visit, and reviewing the applicants requested items, the following feedback was received:

Request	Fire Comment	Public Works Comment	Planning Recommendation
Reduced Corner Radius (6 metres)	Not supported	Supported	Do not approve
Reduced Street Width (7.5 metres)	Supported	Supported	Approve
Curb Extensions	Not supported	Not supported *but could support with increased	Do not approve

		intersection width and less abrupt bump out	
Parking on Both Sides of Street E, between Streets B and D	Not supported *but could support parking on 1 side	Not supported *but could support parking on 1 side	Approve parking on 1 side

Financial Implications:

There are no financial implications to the City resulting from this report or decision of Council.

Public Engagement:

This file was not subject to any public notice requirements as set out in the *Planning Act* and is not guided by any other engagement or notification procedure.

Strategic Plan Alignment:

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

- Sustainable and Resilient Infrastructure

Conclusion:

Acting as the owner of the lands, Elevate Living is requesting site-specific departures from the guidelines in the City's Engineering Development and Design Manual. Staff are looking for direction from Council respecting the preferred approach for processing this request and implementing Council's recommended decision.

Appendices:

Request for Council Endorsement of Street Design

Respectfully submitted,

Erik Acs, MCIP, RPP
Chief Planner
905-228-8117
Erik.acs@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.

ELEVATE LIVING

2026-01-29

Via Email

Attn. Erik Acs
Chief Planner
City of Port Colborne
66 Charlotte St, Port Colborne, ON, L3K 3C8

Re: ***Stonebridge Village***
Request for Council Endorsement of Street Design
City File: D12-02-24

Elevate Living acts for the owner of the development lands known as *Stonebridge Village* located at the northwest corner of Barrick Road and West Side Road. The lands are subject to an active Draft Approved Subdivision Application. In accordance with instructions outlined by staff at our meeting on 2025-12-09, we're pleased to make a formal request of the City to endorse a modified local street design for *Stonebridge Village*.

We wish to permit a minor adjustment from the City's *Engineering Design & Development Manual*, for the proposed local street design. To deliver calmer, safer, and more livable streets, we have proposed modifications to the curb-to-curb cross-section, (or '*carriageway*') for the typical (18 & 20 m ROW) local streets. The City's design guide prescribes a *conventional suburban development* (*CSD*) platform which is unfortunately, common in municipal engineering design guides. The key attributes of the modern conventional residential street are an 8.5 m (or larger) carriageway with 9 m (or larger) curb return radii. (See Figure 1.)

Figure 1: A modern 8.5 m wide (CSD) carriageway invites high speed traffic (Niagara Falls, ON)



The problem with *CSD* residential streets is that they've become infamously associated with residential speeding issues, higher rates of collisions, reduced landscaping and legitimate safety concerns. The modern residential *CSD* street widths we're most familiar with became popularised around the mid-1900s during the widespread adoption of the automobile. Routinely defended on the basis of snow plow & garbage truck operational convenience and, (despite the opposite being true), 'safer' for traffic due to wider, more forgiving design geometrics.[1]

[1] Johns Hopkins School of Public Health (2023) *A National Investigation on the Impacts of Lane Width on Traffic Safety*.

ELEVATE LIVING

In contrast, residential streets designed using *traditional neighbourhood development* (*TND*) principles have broadly outperformed their (*CSD*) successor in the areas of transportation safety and landscaping. *TND* aligned streets prioritise a human scaled built environment, are typically narrower, calm traffic speeds, and have a better public safety record in terms of traffic collisions.[2] (See Figure 2.) They've also existed far longer and proven to be functionally adaptable to modern day needs as significant network coverage remain in use today, including in Niagara.

Figure 2: A modern 7.5 m wide (TND) carriageway helps calm traffic speeds (The Village, NOTL, ON)



With that background, the proposed modifications include:

1) **Corner Radius** (from 9.0 m – 6.0 m)
    - Slower turning speeds
    - Improve visibility of pedestrians
    - Shorten crosswalk distance (reduced pedestrian exposure)
    - Improve driver yielding behaviour
2) **Street Width** (from 8.6 m → 7.5 m CF-to-CF)
    - Calm traffic speeds
    - Shorter crosswalk distance (reduced pedestrian exposure)
    - Reduce pavement & storm runoff
    - Increase landscaping
3) **Curb extensions** (at intersections only, maintaining 6.0 m clear width)
    - Slower turning speeds
    - Improve visibility of pedestrians
    - Shorten crosswalk distance (reduced pedestrian exposure)
    - Improve driver yielding behaviour
    - Improve parking compliance near intersections
4) **Parking on both sides of Street 'E'** (between Streets B & D only)
    - Maintain City's default 20 m ROW carriageway
    - Increase parking supply.
    - Continue to restrict (NO) parking during snow events.

[2] Swift et al. (2006) *Residential Street Typology and Injury Accident Frequency*. Congress for the New Urbanism

ELEVATE LIVING

Several curb extensions are proposed to enhance the safe streets design program. Curb extensions (aka bulb-outs) (Figure 3) are an effective traffic calming measure and one that is recognised by Port Colborne's own *Traffic Calming Policy*. Despite their popularity and success across Niagara, Ontario, and beyond, their inclusion is less vital to the neighbourhood's overall success relative to the proposed carriageway width and corner radii.

Figure 3: New curb extensions on Russell Av, St. Catharines



In summary,

- The proposed carriageway design has a demonstrable track record of accommodating the routine manoeuverability needs of large municipal design vehicles, (E.g., Fire trucks, garbage trucks, & snow plows). There are 100s of kilometers of similarly designed streets throughout Niagara, primarily in older areas (e.g., St. Catharines), but also modern subdivisions (*The Village,* NOTL and *Chicory Meadows*, St. Catharines).
- Vehicle travel lane widths are singularly one of the most impactful street design features that affect traffic speed.
    - Considerable amounts of academic literature and empirical evidence have documented how narrower travel lanes, are consistently associated with slower vehicle speeds, reduced collision frequency, and improved safety. [3] [4] [5]
- Unlike *CSD* where excessively wide streets encourage speeding. Narrow, human-scaled, tree-lined *TND* streets help to calm traffic speeds and improve safety for all.
    - Collision data in Niagara corroborates the academic literature.

[3] Petritsch, T. (2008). *The Influence of Lane Widths on Safety and Capacity.* Lutz, FL: Sprinkle Consulting Inc.
[4] Potts, I. B., Harwood, D. W., & Richard, K. R. (2007). *Relationship of Lane Width to Safety for Urban and Suburban Arterials.* Midwest Research Institute. Kansas City: Transportation Research Board.
[5] Milton, J., & Mannering, F. (1998). The relationship among highway geometrics, traffic-related elements and motor-vehicle accident frequencies. *Transportation Vol. 25, Issue 4*, 395-413.

ELEVATE LIVING

- Fire trucks and garbage trucks continue to navigate these streets, just like they continue to do throughout Niagara, and North America wherever historic *TND* streets exist.
- In the interests of public safety, we should build safer streets so that fire departments would respond to fewer traffic collisions as they often represent a significant proportion of emergency calls.

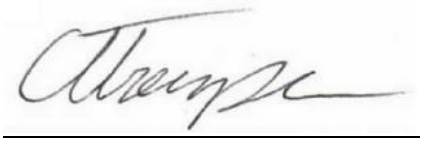
The proposed street geometrics maintain the intent of the City's engineering Design guide as they're based on historic precedent, TAC's *Safe Systems Approach,* supported by transportation evidence & literature. Furthermore, the proposed street design upholds the objectives of the City's *Traffic Calming Policy* and takes a proactive approach to integrate traffic calming measures into the physical street design. As opposed to more costly and administratively demanding retroactive interventions on existing streets, (E.g., speed humps on conventionally designed streets).

In support of this request, the following documents are enclosed:

1) *Typical Local Street Cross-Section* (2026-01-27)
2) Council Presentation re: Street Design Proposal

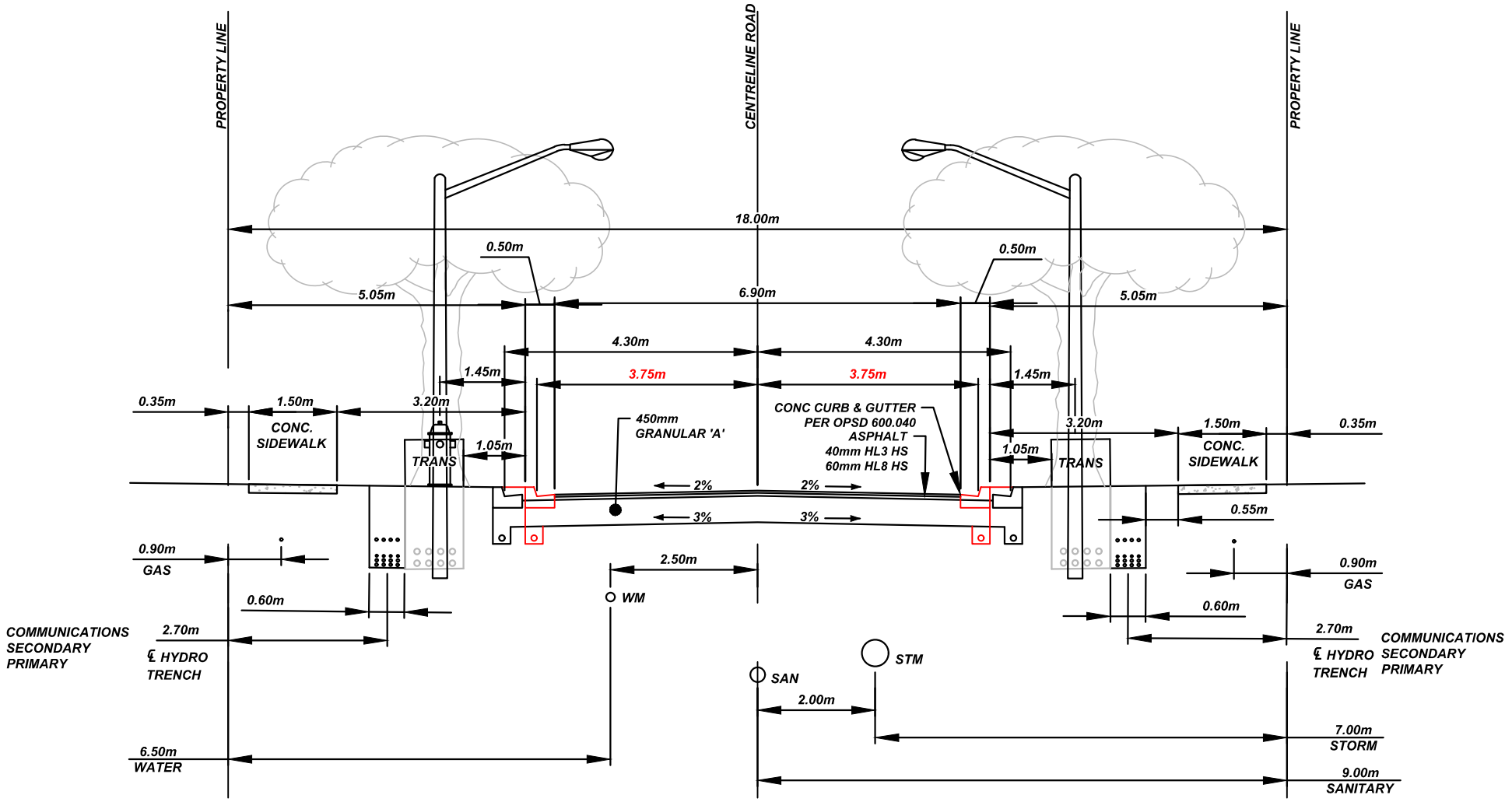
We look forward to addressing Council as a delegate at the next available meeting.

Respectfully,



Curtis Thompson, RPP
Manager of Development Planning

Copied: Drew Toth, Elevate Living
Spencer Brown, Elevate Living
Kurt Tiessen, Upper Canada Consultants
William Heikoop, Upper Canada Consultants



18.0m R.O.W. CROSS SECTION COMPARISON

SCALE 1:100

NOTE: DUE TO MODIFIED CURB ALIGNMENT, OTHER ABOVE AND BELOW GRADE INFRASTRUCTURE (eg. TREES, LIGHT POLES, HYDRANTS, SEWERS, SIDEWALK AND UTILITIES) REQUIRE MINOR ADJUSTMENTS, NOT CURRENTLY SHOWN.

The Corporation of the City of Port Colborne

By-Law No. _____

Being a By-Law to Set and Levy the Rates of Taxation for City Purposes for the Year 2026

Whereas Part VI.1 – Special Powers and Duties of the Head of Council of the *Municipal Act, 2001*, S.O. 2001, c 25 (“the Act”) assigns certain powers and duties of the municipality formerly exercised by Council to the Head of Council (“Strong Mayor Powers”); and

Whereas the Mayor is the Head of Council for the City of Port Colborne; and

Whereas Subsection 284.16 (1) of the Act provides that the powers and duties of a municipality with respect to proposing and adopting a budget are assigned to the Head of Council; and

Whereas Subsections 284.16 (2) to (7) of the Act and sections 7, 8 and 9 of Ontario Regulation 530.22 – Part VI.1 to the Act set out in detail the processes to be followed by the Mayor and Council in respect of budget proposals and approvals; and

Whereas the 2026 budget was deemed adopted on November 5, 2025; and

Whereas the 2026 storm sewer rates were adopted by Council on November 12, 2025; and

Whereas the City of Port Colborne (the “City”) shall in each year prepare and adopt a budget including estimates of all sums required during the year for the purposes of the City pursuant to Section 290(1) of the *Act*; and

Whereas the City shall in each year levy a separate tax rate on the assessment in each property class pursuant to Section 312 of the Act*,* as amended; and

Whereas the Regional Municipality of Niagara (the “Niagara Region”) through by-law sets the tax ratios and the tax rate reductions for prescribed property classes for the 2026 taxation year; and

Whereas the Niagara Region through by-law sets the tax rates for the Niagara Region, including Niagara Region Waste Management and the Province of Ontario sets the tax rates for Education purposes; and

Whereas the City shall annually raise the amount required for the purposes of a Board of Management (Business Improvement Areas) pursuant to subsection 208(1) of the Act, as amended.

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

1. That the rates of taxation be based on the levy amount of $28,572,000.

2. That in accordance with Section 312 and Subsection 208(1) of the Act, the City shall levy upon the property tax classes the property tax rates set out in Schedule “A” attached hereto.

3. That the City shall levy upon the assessment of such property classes set out in Schedule “A” attached hereto, the rate of taxation pursuant to current value assessment as returned on the assessment roll from the Municipal Property Assessment Corporation.

4. That the levy provided for in Schedule “A” attached hereto shall be reduced by the amount of the interim levy for 2026 that was requisitioned in accordance with By-Law No.7420/04/26.

5. That payments-in-lieu of taxes due to the City, the actual amount due to the City shall be based upon the assessment roll and the tax rates for the year 2026.

6. That railway rights-of-way taxes due to the City in accordance with the regulations as established by the Minister of Finance, pursuant to the Act, the actual amount due to the City shall be based on the assessment roll and the tax rates for the year 2026.

7. The City will levy on behalf of the Port Colborne Downtown Business Improvement Area an amount of $75,000. The Commercial occupied rate will be 0.00203415 and the Industrial occupied rate will be 0.00308365.

8. The City will levy on behalf of the Port Colborne Gateway Business Improvement Area an amount of $10,000. The Commercial occupied rate will be 0.00081242, with no property having an assessment of more than $5,000 being billed less than $125.00 or more than $250.00.

9. That the City shall charge the Storm Sewer fees by property class set out in Schedule “B” attached hereto.

10. That in accordance with Section 343 of the Act, the demand date shall be July 3, 2026, effective for the Residential, Commercial, Industrial, Multi-Residential, Pipelines, Farmlands, Managed Forests and Aggregate Extraction property classes.

11. That in accordance with Section 343 of the Act, the Treasurer shall send a bill to the taxpayer’s residence or place of business, or to the premises in respect of which the taxes are payable unless the taxpayer directs the Treasurer, in writing, to send the bill to another address.

12. That in accordance with Section 342 and 346 of the Act:

    a. The payment of taxes, including local improvement assessments and other rates as taxes, to be made to the office of the Treasurer in one amount or by installments on the dates of July 24, 2026 and September 28, 2026, on which the taxes or installments are due, and provide for the immediate payment of any installments if earlier installments are not paid on time. The due dates for installments, as mentioned, are effective for the Residential, Commercial, Industrial, Multi-Residential, Pipelines, Farmlands, Managed Forests and Aggregate Extraction property classes.

    b. The payment of taxes to the Municipality may also be paid by any person to any financial institution within the City of Port Colborne.

    c. The payment of taxes be made according to the established preauthorized payment plan on either a due date or monthly plan in the year for which the taxes are imposed to allow taxpayers to spread the payment of taxes more evenly over the year and that monthly payments be made on the 1st of the month from January to December, inclusive.

13. That in accordance with Section 347 of the Act, the Treasurer may accept part payment on account and allocate such payments in accordance with this Section.

14. That in accordance with By-Law No. 6841/91/20, a penalty and interest charge for late or non-payment of taxes shall be imposed.

15. That in accordance with Section 355 of the Act, where the sum of such taxes would be less than $5.00, the amount of actual taxes payable shall be zero.

16. Where the sum of taxes would be $150.00 or less, the amount shall be due and payable in one installment on the same date as the first installment.

17. All monies raised, levied or collected under authority of this by-law shall be paid into the hands of the City.

Enacted and passed this 14th day of April, 2026.

_____
William C. Steele
Mayor

_____
Charlotte Madden
City Clerk

Schedule A - 2026 Property Tax Rates

City of Port Colborne
General 2026 Tax Rates

Property Class	RTC Code	2026 Current Value Assessment	Tax Ratio	Discount Factor
Residential	RT	1,807,970,033	1.000000	1.000
Multi-Residential	MT	40,834,500	1.970000	1.000
New Multi-Residential	NT	3,086,800	1.000000	1.000
Commercial	CT	131,990,441	1.734900	1.000
Excess Land	CU	331,900	1.734900	1.000
Vacant Land	CX	2,506,800	1.734900	1.000
Commercial Other	GT	317,500	1.734900	1.000
Commercial Other	ST	11,951,527	1.734900	1.000
Industrial	IT	33,035,900	2.630000	1.000
Excess Land	IU	645,900	2.630000	1.000
Vacant Land	IX	6,567,600	2.630000	1.000
Small Scale on Farm Business	I7	13,300	2.630000	1.000
Large Industrial	LT	40,960,290	2.630000	1.000
Excess Land	LU	2,261,035	2.630000	1.000
Pipelines	PT	10,898,000	1.702100	1.000
Farmlands	FT	58,089,174	0.250000	1.000
Aggregate Extraction	VT	6,786,000	2.140048	1.000
Managed Forests	TT	985,000	0.250000	1.000
		2,159,231,700		

Payments-In-Lieu

Property Class	RTC Code	2026 Current Value Assessment	Tax Ratio	Discount Factor
Residential - Full	RF	1,222,000	1.000000	1.00
Residential - Gen	RG	312,400	1.000000	1.00
Commercial - Full	CF	10,415,600	1.734900	1.00
Commercial - Gen	CG	500,000	1.734900	1.00
Industrial - Hydro	IH	110,000	2.630000	1.00
		12,560,000		

Schedule A - 2026 Property Tax Rates

City of Port Colborne
General 2026 Tax Rates (Continued)

Property Class	RTC Code	Tax Rates					Total
		City	Region	Region: Waste Mgmt	Region: Transit	Education	
Residential	RT	0.01183544	0.00774131	0.00090174	0.00045978	0.00153000	0.02246827
Multi-Residential	MT	0.02331582	0.01525038	0.00177643	0.00090577	0.00153000	0.04277840
New Multi-Residential	NT	0.01183544	0.00774131	0.00090174	0.00045978	0.00153000	0.02246827
Commercial	CT	0.02053330	0.01343040	0.00156443	0.00079767	0.00880000	0.04512580
Excess Land	CU	0.02053330	0.01343040	0.00156443	0.00079767	0.00880000	0.04512580
Vacant Land	CX	0.02053330	0.01343040	0.00156443	0.00079767	0.00880000	0.04512580
Commercial Other	GT	0.02053330	0.01343040	0.00156443	0.00079767	0.00880000	0.04512580
Commercial Other	ST	0.02053330	0.01343040	0.00156443	0.00079767	0.00880000	0.04512580
Industrial	IT	0.03112721	0.02035965	0.00237158	0.00120922	0.00880000	0.06386766
Excess Land	IU	0.03112721	0.02035965	0.00237158	0.00120922	0.00880000	0.06386766
Vacant Land	IX	0.03112721	0.02035965	0.00237158	0.00120922	0.00880000	0.06386766
Small Scale on Farm Business	I7	0.03112721	0.02035965	0.00237158	0.00120922	0.00220000	0.05726766
Large Industrial	LT	0.03112721	0.02035965	0.00237158	0.00120922	0.00880000	0.06386766
Excess Land	LU	0.03112721	0.02035965	0.00237158	0.00120922	0.00880000	0.06386766
Pipelines	PT	0.02014510	0.01317648	0.00153485	0.00078259	0.00880000	0.04443902
Farmlands	FT	0.00295886	0.00193533	0.00022544	0.00011495	0.00038250	0.00561708
Aggregate Extraction	VT	0.02532841	0.01656677	0.00192977	0.00098395	0.00511000	0.04991890
Managed Forests	TT	0.00295886	0.00193533	0.00022544	0.00011495	0.00038250	0.00561708

Payments-In-Lieu

Property Class	RTC Code	Tax Rates					Total
		City	Region	Region: Waste Mgmt	Region: Transit	Education	
Residential - Full	RF	0.01183544	0.00774131	0.00090174	0.00045978	0.00153000	0.02246827
Residential - Gen	RG	0.01183544	0.00774131	0.00090174	0.00045978	-	0.02093827
Commercial - Full	CF	0.02053330	0.01343040	0.00156443	0.00079767	0.00980000	0.04612580
Commercial - Gen	CG	0.02053330	0.01343040	0.00156443	0.00079767	-	0.03632580
Industrial - Hydro	IH	0.03112721	0.02035965	0.00237158	0.00120922	0.01250000	0.06756766

Schedule A - 2026 Property Tax Rates

City of Port Colborne
General 2026 Tax Rates (Continued)

Property Class	RTC Code	Tax Rates					Total
		City	Region	Region: Waste Mgmt	Region: Transit	Education	
Residential	RT	21,398,121	13,996,056	1,630,319	831,268	2,766,194	40,621,959
Multi-Residential	MT	952,090	622,742	72,540	36,987	62,477	1,746,835
New Multi-Residential	NT	36,534	23,896	2,783	1,419	4,723	69,355
Commercial	CT	2,710,199	1,772,684	206,490	105,285	1,161,516	5,956,174
Excess Land	CU	6,815	4,458	519	265	2,921	14,977
Vacant Land	CX	51,473	33,667	3,922	2,000	22,060	113,121
Commercial Other	GT	6,519	4,264	497	253	2,794	14,327
Commercial Other	ST	245,404	160,514	18,697	9,533	105,173	539,322
Industrial	IT	1,028,315	672,599	78,347	39,948	290,716	2,109,926
Excess Land	IU	20,105	13,150	1,532	781	5,684	41,252
Vacant Land	IX	204,431	133,714	15,576	7,942	57,795	419,457
Small Scale on Farm Business	I7	414	271	32	16	29	762
Large Industrial	LT	1,274,980	833,937	97,141	49,530	360,451	2,616,038
Excess Land	LU	70,380	46,034	5,362	2,734	19,897	144,407
Pipelines	PT	219,541	143,597	16,727	8,529	95,902	484,296
Farmlands	FT	171,878	112,422	13,096	6,677	22,219	326,292
Aggregate Extraction	VT	171,879	112,422	13,095	6,677	34,676	338,750
Managed Forests	TT	2,914	1,906	222	113	377	5,533
		28,571,992	18,688,334	2,176,896	1,109,957	5,015,604	55,562,783

Payments-In-Lieu

Property Class	RTC Code	Tax Rates					Total
		City	Region	Region: Waste Mgmt	Region: Transit	Education	
Residential - Full	RF	14,463	9,460	1,102	562	1,870	27,456
Residential - Gen	RG	3,697	2,418	282	144	-	6,541
Commercial - Full	CF	213,867	139,886	16,294	8,308	102,073	480,428
Commercial - Gen	CG	10,267	6,715	782	399	-	18,163
Industrial - Hydro	IH	3,424	2,240	261	133	1,375	7,432
		245,718	160,719	18,721	9,546	105,318	540,021

Schedule B - 2026 Storm Sewer Rates

By-Law Code	Property Type	Flat Fee ($) Per Year 2026
SS01	Residential Properties with 2 or less units	301.31
SS02	Residential Properties with 3 or more units (including apartments and condos)	271.18/unit
SS04	Churches and Place of Worship	1,506.56
SS05	Institutional	6,026.24
SS06	Small Commercial	1,506.56
SS07	Medium Commercial	3,013.12
SS08	Large Commercial	6,026.24
SS09	Light Industrial	3,013.12
SS10	Heavy Industrial	12,052.47
SS12	CNPI Owned	6,026.24
SS13	Hydro One Owned	6,026.24
SS15	Niagara Region	6,026.24

The Corporation of the City of Port Colborne

By-Law No. _____

Being a By-law to Amend By-law 6579/34/18, Being a By-law to Adopt a Municipal Alcohol Management Policy and to repeal various By-laws

Whereas on May 14, 2018, the Council of The Corporation of the City of Port Colborne enacted By-law 6579/34/18, Being a By-law to Adopt a Municipal Alcohol Management Policy and to repeal various By-laws;

Whereas at its meeting of April 14, 2026, Council considered and approved the recommendation of Legislative Services, Report No. 2026-50, Subject: Amendments to Municipal Alcohol Management Policy;

Whereas Council is desirous of amending the Municipal Alcohol Management Policy in accordance with the recommendations in the above referenced report;

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

1. That By-law 6579/34/18, Being a By-law to Adopt a Municipal Alcohol Management Policy and to repeal various By-laws, be amended by adding the following thereto:

   "Cultural or Community Event" means an organized outdoor gathering hosted by an individual and/or an individual on behalf of an organization for the purpose of arts, athletic, cultural, charitable, entertainment, and/or religious activities that is open to the general public and is not primarily intended for attendees under 19 years of age."

2. That Section 3 of Schedule "A" to By-law 6579/34/18, Being a By-law to Adopt a Municipal Alcohol Management Policy and to repeal various By-laws, be amended by adding Section 3.4 with the following thereto:

   "In the event that this policy differs from the guidance provided from the Alcohol and Gambling Commission of Ontario, including but not limited to the Registrar's Interim Standards and Requirements for Liquor and Ontario statutes and regulations, the guidance provided by the Alcohol and Gambling Commission of Ontario takes precedence over any section of this policy."

3. This by-law shall come into force and take effect on the day of passing.

Enacted and passed this 14th day of April, 2026.

_____
William C. Steele
Mayor

_____
Charlotte Madden
City Clerk

The Corporation of the City of Port Colborne
By-law No. _____

Being a By-law to Authorize entering into an Agreement of Purchase and Sale with Algoma Central Properties Inc., for an exchange of properties between the two Corporations regarding Part of Lot 3 (South of Lake Road) and Part of Water Lot in front of said Lot, Plan 987; Part Lots 1, 2 and 3 (South of Lake Road) and Part of Water Lot in front of said Lots, Plan 843, being Part 5, Plan 59R-15129; Port Colborne (City Lands) and Part of Lot 3 (South of Lake Road) and Part of the Road Allowance Between Lots 26 and 27 Humberstone, being Part 1, Plan 59R-18550; Port Colborne.

Whereas at its meeting of April 14th, 2026 the Council of The Corporation of the City of Port Colborne (Council) approved the recommendations of Planning and Development Department Report 2026-03 Subject: Land Exchange Between the City of Port Colborne and Algoma Central Properties Inc; and

Whereas Council is desirous of entering into an Agreement of Purchase and Sale with Algoma Central Properties Inc. for a land exchange with Algoma Central Properties Inc. acquiring Part of Lot 3 (South of Lake Road) and Part of Water Lot in front of said Lot, Plan 987; Part Lots 1, 2 and 3 (South of Lake Road) and Part of Water Lot in front of said Lots, Plan 843, being Part 5, Plan 59R-15129; Port Colborne, and the City of Port Colborne acquiring Part of Lot 3 (South of Lake Road) and Part of the Road Allowance Between Lots 26 and 27 Humberstone, being Part 1, Plan 59R-18550; Port Colborne with corresponding values of $6,000 with agreed upon expenses;

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 of Purchase and Sale with Algoma Central Properties Inc., for the exchange of Part of Lot 3 (South of Lake Road) and Part of Water Lot in front of said Lot, Plan 987; Part Lots 1, 2 and 3 (South of Lake Road) and Part of Water Lot in front of said Lots, Plan 843, being Part 5, Plan 59R-15129; Port Colborne and the City of Port Colborne acquiring Part of Lot 3 (South of Lake Road) and Part of the Road Allowance Between Lots 26 and 27 Humberstone, being Part 1, Plan 59R-18550; Port Colborne with corresponding purchase prices of $6,000 with the Agreement attached hereto as Schedule “A”.

2. That the Mayor and City Clerk be and are hereby authorized and directed to sign said agreement, together with any documents necessary to complete the conditions of said agreement and the City Clerk is hereby authorized to affix the Corporate Seal thereto.

3. That the City Solicitor be and is hereby directed to prepare and register all such documents in the proper Land Registry Office as may be required to give full force and effect to this By-Law.

4. That the City Clerk is authorized to affect any minor modifications, corrections, or omissions, solely of grammatical, semantical, or descriptive nature to this by-law or its schedules after the passage of this by-law.

Enacted and passed this 14th day of April, 2026.

_____
William C. Steele
Mayor

_____
Charlotte Madden
City Clerk

AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT is dated for reference as of the ____ day of _____, 2026.

BETWEEN:

THE CORPORATION OF THE CITY OF PORT COLBORNE
(the "**City**")

- and -

ALGOMA CENTRAL PROPERTIES INC.
"**Algoma**")

In consideration of the mutual covenants and agreements set forth in this Agreement and for other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged), the parties agree as follows:

1. **Real Property**

(a) Upon and subject to the terms and conditions of this Agreement, Algoma hereby agrees to and with the City to purchase, and the City agrees to and with Algoma to sell, those lands and premises described as Part of Lot 3 (South of Lake Road) and Part of Water Lot in front of said Lot, Plan 987; Part Lots 1, 2 and 3 (South of Lake Road) and Part of Water Lot in front of said Lots, Plan 843, being Part 5, Plan 59R-15129; Port Colborne (the "**City Lands**");

(b) Upon and subject to the terms and conditions of this Agreement, the City hereby agrees to and with Algoma to purchase, and Algoma agrees to and with the City to sell, those lands and premises described as Part of Lot 3 (South of Lake Road) and Part of the Road Allowance Between Lots 26 and 27 Humberstone, being Part 1, Plan 59R-_____ (the "**Algoma Lands**")

2. **Payment of Purchase Price**

(a) The purchase price for the City Lands is Six Thousand Dollars ($6,000.00) (the "**City Lands Purchase Price**") plus Harmonized Sales Tax ("**H.S.T.**"), which will be paid in full by way of Algoma conveying to the City the Algoma Lands.

(b) The purchase price for the Algoma Lands is Six Thousand Dollars ($6,000.00) (the "**Algoma Lands Purchase Price**") plus HST, which will be paid in full by way of the City conveying to Algoma the City Lands.

3. **References to "Vendor", "Purchaser" and the "Property"**

For purposes of Sections 4, 6, 7, 8(a), 10, 11, 13 and 17:

(a) the references to "**Vendor**" shall refer to the City, with respect to its sale of the City Lands to Algoma, and Algoma, with respect to its sale of the Algoma Lands to the City;

(b) the references to "**Purchaser**" shall refer to the City, with respect to its purchase of the Algoma Lands from Algoma, and Algoma, with respect to the Purchase of the City Lands from the City; and

(c) the references to "**Property**" shall refer to either the City Lands or the Algoma Lands based on upon the applicable context.

For greater certainty, the intent of this Section 3 is to confirm that, unless specifically stated otherwise therein, any acknowledgement, warranty, representation or covenant in Sections 4, 6, 7, 8(a), 10, 11, 13 and 17 will apply equally to the City and Algoma and to the lands that each of them is conveying or acquiring (as the case may be).

4. Title Clause.

This Agreement is subject to the title to City Lands and the Algoma Lands being free from all encumbrances, save only any easements for servicing or utilities, municipal agreements, registered restrictions, restrictive covenants, municipal by-laws, or governmental enactments. The Purchaser is not to call for the production of any title deeds, abstracts, survey or other evidence of title except such as are in the possession of the Vendor. The Purchaser is allowed until ten (10) days prior to Closing to examine the title at their own expense. If within that time, any valid objection to title is made in writing to the Vendor which the Vendor shall be unable or unwilling to remove, and which the Purchaser will not waive, then this Agreement shall, notwithstanding any intermediate acts or negotiations in respect of such objections, be null and void and any deposit shall be returned by the Vendor to the Purchaser forthwith without interest or deduction and the parties shall have no other liabilities to each other. Save as to any valid objections so made within such time, the Purchaser shall be conclusively deemed to have accepted title of the Vendor to the Property.

5. Assignment

This Agreement may not be assigned by either party.

6. Purchaser's Acceptance of Real Property "As Is, Where Is"

(a) The Purchaser acknowledges that the Vendor makes no representation nor gives any warranties with respect to the Property or the fitness of the Property for the Purchaser's intended uses, and, the Property is being sold by the Vendor and accepted by the Purchaser on an "As Is, Where Is" basis, including without limitation, state of title, outstanding work orders, zoning and development approval status, locations of any and all structures, walls, retaining walls or fences (freestanding or otherwise) or encroachments by buildings or fences or otherwise on the Property or adjoining properties or streets, soil condition, environmental status and as to quantity, quality or condition.

(b) The Purchaser agrees that the Vendor shall not be obligated to perform any work in respect of the Property in order to bring the Property, or any part thereof, into compliance with any applicable standards of any relevant authority. The Purchaser also agrees not to make any claim against the Vendor in respect of any such work that may be required in order to bring the Property, or any part thereof, into such compliance.

7. Environmental

(a) The Purchaser acknowledges and agree that the Vendor makes no representations or warranties whatsoever, either expressed or implied, as to the existence or non-existence of any asbestos, PCBs, radioactive substances or any other substances, liquids or materials or contaminants which may be hazardous or toxic or require removal and disposal pursuant to the provisions of any applicable legislation (all of the foregoing being hereinafter called "**Environmental Matters**") and that the Purchaser takes the Property "as is" and relies upon their own investigations, if any, in this regard. From and after the Closing Date, the Property shall be the sole risk of the Purchaser, and the Vendor, its successors and assigns and its employees and agents (collectively, the "**Vendor Parties**"), will have no further liability in respect of any Environmental Matters and the Purchaser covenants and agrees, such

covenant to survive closing and not to merge on closing of this transaction, to indemnify and save harmless the Vendor Parties in respect of any Claims in any way related directly or indirectly to any Environmental Matters and in respect of orders or claims, charges or requirements whatsoever of any municipal, provincial, federal or other governmental body, board, commission, authority, department or ministry, or employees, officials or representatives thereof.

(b) As of and from the Closing Date, the Purchaser shall release the Vendor Parties, and their successors and assigns, from and against all Claims, in any way arising, directly or indirectly by reason of the presence on the Property of any containment, pollutant, dangerous substance wastes (liquid or solid) or toxic substance or the escape thereof in the air or onto adjacent properties or lands including rivers, streams, and ground waters, (collectively the "**Substances**"), whether produced, created or generated before or after the Closing Date and such indemnity shall include any order, decree, judgment or demand under law, regulation or order applicable thereto.

(c) The Purchaser, its successors and assigns, hereby agree to indemnify and hold harmless the Vendor Parties, and their successors and assigns, from any and all Claims arising out or in any way connected with any state, quality or condition in, or of, the Property, including, but not limited to, the existence of any Substances existing as of, or prior to the Closing Date and thereafter, whether environmental or otherwise, whether imposed by law, equity or any federal, provincial or municipal law, rules or regulations or by any regulatory authority. These provisions shall survive and not merge on the completion of this transaction and any subsequent sale or transfer of the Purchaser's interest in the Property.

8. <u>Future Use</u>

(a) The Vendor and Purchaser agrees that there is no representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful except as may be specifically provided for in this Agreement.

(b) Algoma acknowledges and agrees that the City is under no obligation by virtue of the sale of the City Lands to Algoma, to grant any approvals, including approvals for changes to the City of Port Colborne Official Plan or Comprehensive Zoning By-law, or with respect to site plan control, minor variances, or building permits, or to support approvals required by any other approval authority which may be necessary for any contemplated use of the City Lands by Algoma.

9. <u>Closing Date</u>

(a) The transactions of purchase and sale shall be completed by no later than 5:00 p.m. on the ____ day of _____, 2026 (the "**Closing Date**"). [**NTD: Confirm closing date**]

(b) The conveyance of both of the City Lands and the Algoma Lands described Section 1 hereof will occur contemporaneously, and the completion of each of these conveyances is conditional upon the other being completed.

10. <u>Adjustments, Harmonized Sales Tax and Land Transfer Tax</u>

Realty taxes, local improvements, and assessment rates shall be apportioned and allowed to the Closing Date (with the Closing Date to be for the account of the Purchaser). H.S.T. shall be in addition to the Purchase Price. The Vendor will not collect H.S.T. only if the Purchaser provide to the Vendor an H.S.T. number as proof that they are both H.S.T. registrants under the *Excise Tax Act* ("**ETA**"), together a warranty and indemnity, satisfactory to the Vendor acting reasonably, certifying, among other things, that the

Purchaser will self-assess and remit the H.S.T. payable and file the prescribed form required under the ETA. The foregoing warranties shall not merge but shall survive the completion of the transaction. The Purchaser shall be responsible for Land Transfer Tax exigible respecting the transaction.

11. Closing Documents

(a) The Vendor and Purchaser shall cause their respective solicitors to enter into a Document Registration Agreement in prescribed form and content to facilitate the electronic registration required for closing.

(b) The Vendor represents and warrants that it is not now and shall not at the time of closing be a non-resident of Canada within the meaning of the *Income Tax Act* (Section 116), and, it shall deliver on closing an affidavit verifying same.

(c) In addition to the other deliveries contemplated herein, the Vendor shall prepare and deliver the Transfer, save for the Land Transfer Tax Statements, and, the parties shall exchange, Undertakings to Readjust and Statement of Adjustments, as necessary.

(d) The Vendor and Purchaser acknowledges and agrees that the exchange of closing funds, non-registrable documents and other items (the "**Requisite Deliveries**") and the release thereof to the Vendor and Purchaser, will (a) not occur at the same time as the registration of the Transfer (and any other documents intended to be registered in connection with the completion of this transaction) and (b) be subject to conditions whereby the lawyer(s) receiving any of the Requisite Deliveries will be required to hold same in trust and not release same except in accordance with the terms of a document registration agreement between the said solicitors.

12. Non-Merger

It is agreed that all covenants, representations and warranties of the parties herein contained shall not merge on the closing of the transaction or the delivery of the transfer but shall survive thereafter.

13. Binding Agreement/Time of the Essence

This Agreement, when executed by both parties shall constitute a binding contract of purchase and sale, and time shall in all respects be of the essence hereof, provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by the Vendor and Purchaser, or, by their respective lawyers who may be specifically authorized in that regard.

14. Entire Agreement

It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement or supported thereby other than as expressed herein in writing.

15. Tender

Any tender of documents or money hereunder may be made upon the solicitor acting for the party on whom tender is desired on the Closing Date, and, it shall be sufficient that a negotiable bank draft or certified cheque may be tendered in lieu of cash.

16. Non-Fettering

(a) Nothing in this Agreement shall derogate from, interfere with or fetter the discretion of any present or future Council in the exercise of its decisions or in the City's determinations or actions in the capacity of the vendor as a municipal corporation, or the rights of the municipality to act or refuse to act in connection with its approval, regulatory or inspection rights as a regulator or municipal corporation.

(b) All rights, benefits and obligations of the City under this Agreement shall be rights, benefits and obligations of the City in its capacity as a party to this Agreement, but notwithstanding the other provisions of this Agreement, shall not derogate or interfere with or fetter the rights, benefits, and obligations of the City in its function and capacity as a municipal corporation with respect to matters of general application. Without limiting the generality of the foregoing, nothing in this Agreement constitutes a waiver or exception of or from Algoma from complying with, obtaining and being subject to all necessary consents, permits, licenses or approvals from the City in its capacity as a municipal corporation, in connection with any design, construction or development of anything on the City Lands.

17. Non-Registration

The Purchaser agrees not to register this Agreement nor notice thereof against the title to the Property. The Purchaser acknowledge that in the event that any registration respecting this Agreement or notice thereof occurs, the Vendor, in addition to any other rights or remedies it may have, shall be entitled to injunctive relief, and the Vendor may rely upon this provision in support thereof.

18. Business Day

For purposes of this Agreement, a business day means a day other than Saturday, Sunday or a statutory holiday for the Province of Ontario.

19. Severability

If any provision contained herein shall be found by a court of competent jurisdiction to be illegal or unenforceable, then such provision shall be considered separate and severable from the rest of this Agreement, and the remainder of this Agreement shall continue to be in full force and effect and shall continue to be binding upon the parties as though the illegal or unenforceable provision had never been included.

20. Notices

Any notice, demand, approval, consent, information, agreement, offer, request or other communication (hereinafter referred to as a "**Notice**") to be given under or in connection with this Agreement shall be in writing and shall be given by personal delivery, facsimile transmission or registered mail to the address set out below or to such other address or facsimile number as may from time to time be the subject of a Notice:

To the City:

66 Charlotte Street, Port Colborne, ON L3K 3C8

Attention: Chief Administrative Officer

To Algoma:

63 Church St, St. Catharines, ON L2R 3C4

Attention: Chris Lazarz

- and –

1 Lake Road, Port Colborne, ON L3K 1A2

Attention: Albert E. Mitchell

With a copy to:

Sullivan Mahoney LLP
40 Queen Street, St. Catharines, L2R 6Z2

Attention: Andrew Maloney

Any Notice, if personally delivered, shall be deemed to have been validly and effectively given and received on the date of such delivery, and if sent by registered mail, shall be deemed to have been validly and effectively given and received five (5) business days after the date it was sent, and if sent by facsimile transmission with confirmation of transmission prior to 5 p.m., shall be deemed to have been validly and effectively given and received on the day it was sent, unless the confirmation of transmission was after 5 p.m. or on a non-business day, in which case it shall be deemed to have been given and received on the next following business day.

21. <u>Successors and Assigns</u>

All of the covenants and agreements in this Agreement shall be binding upon the parties hereto and their respective successors and assigns and shall enure to the benefit of and be enforceable by the parties hereto and their respective successors and their permitted assigns pursuant to the terms and conditions of this Agreement.

22. <u>Counterparts and Electronic Delivery</u>

The parties agree that this Agreement may be executed in counterparts and transmitted by telecopier or email and that the reproduction of signatures in counterpart by way of telecopier or email will be treated as though such reproduction were executed originals.

23. <u>Offer Open for Acceptance</u>

Once executed by Algoma and delivered to the City or its representative, this document shall constitute an irrevocable offer to complete the transactions herein on the terms and conditions herein contained, open for acceptance by the City until 5 p.m. on _____, 2026, after which time, if not accepted, such offer shall become null and void.

[**next page is signature page**]

IN WITNESS WHEREOF Algoma has executed this Agreement the ____ day of _____, 2026.

ALGOMA CENTRAL PROPERTIES CORPORATION INC.

Per: _____
Name: Chris Lazarz
Title:

Per: _____
Name:
Title:
I/We have authority to bind the Corporation.

IN WITNESS WHEREOF the City has executed this Agreement the ____ day of _____, 2026.

THE CORPORATION OF THE CITY OF PORT COLBORNE

Per: _____
Name:
Title:

Per: _____
Name:
Title:
We have authority to bind the City.

The Corporation of the City of Port Colborne

By-Law No. _____

Being a By-law to Amend By-law no. 6789/38/20, Being a By-law to regulate open air burning and recreational fires in the City of Port Colborne and to repeal by-law no. 6280/106/15

Whereas Section 7.1 (1)(b) of the *Fire Protection and Prevention Act*, *1997*, S.O. 1997, c.4, as amended provides that a council of a municipality may pass by-laws regulating fire prevention, including the prevention of the spreading of fires and the setting of open air fires, including establishing the times during when open air fires may be set; and

Whereas on June 8, 2020, the Council of The Corporation of the City of Port Colborne enacted By-law 6789/38/20, Being a By-law to regulate open air burning and recreational fires in the City of Port Colborne and to repeal by-law no. 6280/106/15;

Whereas at its meeting of April 14, 2026, Council considered and approved the recommendation of Fire Department Report No. 2026-62, Subject: Open Air Burning By-law Amendment;

Whereas Council is desirous of amending the Open Air Burning By-law;

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

1. That By-law 6789/38/20, Being a By-law to regulate open air burning and recreational fires in the City of Port Colborne and to repeal by-law no. 6280/106/15, be amended by replacing section 2.2 (a)(ix) with the following hereto:

   “ix) Wind direction, smoke generated and the intensity of the fire shall be taken into consideration so as not to create a nuisance as determined by the Fire Chief or designate.”

2. This by-law shall come into force and take effect on the day of passing.

Enacted and passed this 14th day of April, 2026.

_____
William C. Steele
Mayor

_____
Charlotte Madden
City Clerk

The Corporation of the City of Port Colborne

By-Law No. _____

Being a By-law to Assume Ownership and Responsibility of the Primary and Secondary Services in Phase 2, Stage 1-3 of the Westwood Estates Subdivision (Plan 59M-428) (Lester Shoalts Limited);

Whereas Section 11 of the *Municipal Act*, 2001, S.O. c.25, as amended, authorizes the Council of a municipality to pass by-laws respecting matters within its jurisdiction, including public services such as water, sewage, stormwater, and roads; and

Whereas the Mayor and Clerk of the Corporation of the City of Port Colborne executed the Subdivision Agreement with Lester Shoalts Limited (the "Owner") pursuant to By-law No. 6366/46/16, to allow for the Westwood Estates Subdivision; and

Whereas Section 11.8a of the Subdivision Agreement provides that municipal services shall be assumed by the City through Council passing an Assumption By-law for Primary and Secondary Services after the City Engineer has approved the Certificate of Final Acceptance for the Services; and

Whereas the City Engineer has approved the Certificates of Final Acceptance for Primary and Secondary Services for Phase 2, Stage 1-3 of the said subdivision, confirming that all such Primary and Secondary Services have been completed and maintained in accordance with the terms of the Subdivision Agreement and the approved servicing plans; and

Whereas pursuant to Section 11.8a of the Subdivision Agreement, upon such approval the City may assume ownership of and responsibility for all Primary and Secondary Services constructed by the Owner; and

Whereas it is deemed appropriate and in the public interest to assume the Primary Services for Phase 2, Stage 1-3 of the said Subdivision; and

Whereas it is deemed appropriate and in the public interest to assume the Secondary Services, including the highways within Phase 2, Stage 1-3 of the said Subdivision; and

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

1. That the following Primary Services, as defined and constructed in accordance with the Subdivision Agreement between the City and the Owner (Schedule "A"), and shown on the approved servicing plans for Phase 2, Stage 1-3 of the Plan of Subdivision No. 59M-428, Westwood Estates Subdivision are hereby assumed by the City of Port Colborne into its ownership and responsibility, namely:

    a) Water Distribution System;
    b) Fire Hydrants;
    c) Sanitary Sewer System;
    d) Storm Sewer and Storm Sewer Manholes; and
    e) Street Lighting

Pursuant to the Certificates of Final Acceptance for Primary Services dated November 21, 2022.

2. That the following Secondary Services, as defined and constructed in accordance with the Subdivision Agreement between the City and the Developer, and shown on the approved servicing plans for Phase 2, Stage 1-3 of the Plan of Subdivision No. 59M-428, Westwood Estates Subdivision are hereby assumed by the City of Port Colborne into its ownership and responsibility, namely:

   a) Municipal Roads (including boulevards);
   b) Driveway Aprons; Sidewalks; and;
   c) Any other works identified as Secondary Services in the Subdivision Agreement and approved by the City Engineer.

   Pursuant to the Certificates of Final Acceptance for Secondary Services dated December 16, 2025.

3. That the following parcels of land situated in the City of Port Colborne are assumed as public highways:

STREET	PLAN NUMBER	PIN NUMBER
1. Clarence Street (Part of)	59M-428	64403-0576
2. Renfield Street	59M-428	64403-0578
3. Limestone Court	59M-428	64403-0580
4. Landcaster Drive (Part of)	59M-428	64403-0579
5. Hickory Court	59M-428	64403-0581
6. Stanley Street (Part of)	59M-428	64403-0577

4. That the Clerk of the City of Port Colborne 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 14th day of April 2026.

William C. Steele
Mayor

Charlotte Madden
City Clerk

SUBDIVISION AGREEMENT

BETWEEN

THE CORPORATION OF THE CITY OF PORT COLBORNE

- and -

LESTER SHOALTS LIMITED

WESTWOOD ESTATES PHASE II SUBDIVISION

Date of this Agreement: JUNE 15, 2016

THIS AGREEMENT made this 15 day of June, 20 16 pursuant to Section 51 (26) of the *Planning Act* and authorized by By-Law No. of The Corporation of The City of Port Colborne (the "Agreement"),

B E T W E E N:

LESTER SHOALTS LIMITED

Hereinafter called the "DEVELOPER"

of the FIRST PART;

- and-

THE CORPORATION OF THE CITY OF PORT COLBORNE,

Hereinafter called the "CITY"

of the SECOND PART;

WHEREAS the DEVELOPER warrants and represents that:

a) it is the registered owner in fee simple in possession of the lands described in Schedule "A" (the "Lands") annexed hereto;

b) as of the date of execution of this Agreement and on the date of registration of this Agreement, **LESTER SHOALTS LIMITED.** shall be a valid and subsisting corporation in good standing duly incorporated under the laws of the Province of Ontario;

c) as of the date of execution of this Agreement, registration of this Agreement and registration of the Plan of Subdivision, there will be no outstanding claims, liens or encumbrances registered against the lands described in Schedule "A" annexed hereto; and

d) this Agreement shall take priority over any subsequent registrations against the Lands;

AND WHEREAS the Developer has applied to the City for approval of a Plan of Subdivision of the lands described in Schedule "A" annexed hereto;

AND WHEREAS the City's "Conditions of Draft Plan Approval" require that before the aforesaid Plan of Subdivision is given final approval, the Developer must enter into a Subdivision Agreement with the City to satisfy all its requirements, financial and otherwise, relating to the lands being subdivided;

AND WHEREAS this Agreement is made to satisfy the said Conditions of Draft Plan Approval;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements to be observed and performed by each of the Parties hereto, and in consideration of the sum of ONE ($1.00) DOLLAR of lawful money of Canada now paid by the Developer to the City, the receipt whereof is hereby acknowledged by the City, the Parties hereto mutually covenant and agree as follows:

1. DEFINITIONS

In this Agreement the following terms shall have the meanings set out below, unless otherwise redefined or where the subject matter or context requires another meaning to be ascribed:

1.1 **Agreement** means this Subdivision Agreement.

1.2 **Assumption By-Law for Primary Services** means a by-law passed by the Council of The Corporation of the City of Port Colborne forthwith after the Director of Engineering and Operations has approved in writing the Certificate of Final Acceptance for Primary Services, assuming ownership of and responsibility for all Primary Services constructed by the Developer pursuant to the terms of this Agreement and the approved Plans, **SAVE AND EXCEPT** the following Primary Services:

a) the streets and roadways constructed by the Developer within the Plan of Subdivision;
b) the noise attenuation requirements; and
c) the utility services other than the streetlights.

1.3 **Block** shall mean the whole of a parcel or tract of land created by the Plan of Subdivision.

1.4 **Assumption By-Law for Secondary Services** means a by-law passed by the Council of The Corporation of the City of Port Colborne forthwith after the Director of Engineering and Operations has approved in writing the Certificate of Final Acceptance for Secondary Services, assuming ownership of and responsibility for:

a) all Secondary Services constructed by the Developer; and
b) the streets and roadways constructed by the Developer within the Plan of Subdivisions.

1.5 **Building Permit** means a permit issued by the Chief Building Official of The Corporation of the City of Port Colborne approving an application for the construction, reconstruction or alteration of any building or structure for which such permit is required pursuant to the provisions of By-Law 129-90 and amendments thereto.

1.6 **Certificate of Final Acceptance for Primary Services** means a certificate prepared by the Developer's Consulting Engineer and approved in writing by the Director of Engineering and Operations at the expiration of the Maintenance Warranty Period for Primary Services setting out the Primary Services being accepted by the City and indicating the date of final acceptance of such Works.

1.7 **Certificate of Final Acceptance for Secondary Services** means a certificate prepared by the Developer's Consulting Engineer and approved in writing by the Director of Engineering and Operations issued at the expiration of the Maintenance Warranty Period for Secondary Services setting out the Secondary Services being accepted by the City and indicating the date of final acceptance of such Works. The Certificate of Final Acceptance for Secondary Services.

1.8 **Chief Building Official** means the Chief Building Official for the Corporation of the City of Port Colborne or his designate appointed pursuant to the Building Code Act.

1.9 **Completion Certificate for Primary Services** means a certificate prepared by the Developer's Consulting Engineer and approved in writing by the Director of Engineering and Operations upon satisfactory completion of all Primary Services, the approval date of which shall start the Maintenance Warranty Period for such Primary Services.

1.10 **Completion Certificate for Secondary Services** means a certificate prepared by the Developer's Consulting Engineer and approved in writing by the Director of Engineering and Operations upon satisfactory completion of all Secondary Services, the approval date of which shall start the Maintenance Warranty Period for such Secondary Services.

1.11 **Consulting Engineer** shall mean the person or persons registered with the Association of Professional Engineers of the Province of Ontario, who for the time being is or are employed by the Developer to provide engineering services on behalf of the Developer for the Plan of Subdivision.

1.12 **Council** means the Council of The Corporation of the City of Port Colborne.

1.13 **Developer** shall mean the applicant for the approval of a Plan of Subdivision and the registered owner or owners in fee simple of the lands for which the Plan of Subdivision is proposed and their respective heirs, executors, administrators, successors and assigns. Wherever the singular is used herein it shall, where the context requires, include the plural.

1.14 **Director of Community and Corporate Services** means the Director of Community and Corporate Services for The Corporation of the City of Port Colborne or his designate.

1.15 **Director of Engineering and Operations** means the Director of Engineering and Operations for The Corporation of the City of Port Colborne or his designate.

1.16 **Easements** shall mean the easements described in Schedule "B" hereto, which forms part of this Agreement.

1.17 **Final Default** means a situation where the Developer fails to remedy a default within such time as provided in the notice given by the City, as provided in Section 15 hereof.

1.18 **Front Lot Line** means the lot line that divides a Lot from the street; provided, however, that:

a) in the case of a corner lot, the shortest Street Line shall be deemed to be the front lot line and the longest Street Line shall be deemed to be the side lot line; and

b) in the case of a corner lot with two Street Lines of equal length, the lot line that abuts the wider street or abuts a Regional Road or highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction or of the same width, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line.

1.19 **Grading Conformance Certificate** means the Certificate identified in Section 10.21 hereof.

1.20 **Frontage of Lot** means the horizontal distance between the side lot lines measured along the Front Lot Line, but where the Front Lot Line is not a straight line or where the side lot lines are not parallel, the lot frontage is to be measured by a line 7.5 metres back from and parallel to the chord of the lot frontage, and for the purpose of this paragraph the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the Front Lot Line.

1.21 **Lands** shall mean the lands described in Schedule "A" annexed hereto and forming part of this Agreement.

1.22 **Letter of Credit** shall mean any municipal standby irrevocable Letter of Credit drawn upon a Chartered Bank posted with and in a form acceptable to the City pursuant to this Agreement. The municipal standby irrevocable Letter of Credit shall contain a provision which automatically renews it from year to year unless the Bank gives thirty (30) days advance written notice of its intention not to renew.

1.23 **Letter of Occupancy** means a Letter of Occupancy issued by the Chief Building Official subsequent to final inspection of a dwelling, as required by Section 12.6 hereof.

1.24 **Local Improvements** shall include utilities, sanitary sewers, storm sewers, sidewalks, curbs and gutters, pavements and such other local improvements as are defined by the *Local Improvements Act* or the *Municipal Act*.

1.25 **Lot** shall mean the whole of a parcel or tract of land created by the Plan of Subdivision.

1.26 **Lot Grading Deposit** means a deposit of security as specified in Subsection 10.22(b) hereof.

1.27 **Lot Grading Plan** means a plan for the grading of a Lot as required in Subsection 10.22(a) hereof.

1.28 **Maintenance Warranty Period** means the period of time during which the Developer is obliged to maintain the Works following approval of the Completion Certificate for Primary Services or Secondary Services, as the case may be, which period is defined in Section 11.6 hereof.

1.29 **Party** shall mean a party to the Agreement and the successors or permitted assigns.

1.30 **Plan of Subdivision** shall mean the Plan of Subdivision of the Lands described in Schedule "A" hereto ultimately approved for registration by the City and registered on title pursuant to the provisions of the *Planning Act*.

1.31 **Plans** shall mean all drawings, plans, specifications, contracts and other documents providing for the installation, construction and erection of the Works approved by and filed in the office of the Director of Engineering and Operations prior to execution of this Agreement by the City.

1.32 **Pre-Servicing** means the installation of Works prior to registration of this Agreement.

1.33 **Primary Services** shall mean the following municipal services required to be constructed by the Developer:

a) municipal sanitary sewer system;
b) municipal storm sewer system, storm drainage and storm water management facilities sufficient in the opinion of the Director of Engineering and Operations to provide safety and protection from undue inconvenience to the general public;
c) municipal water system, including fire hydrants;
d) municipal streets and roadways of final design width with granular base, base course asphalt and concrete curbs and gutters;
e) street signs and traffic control signs and devices;
f) rough grading of the Lands;
g) Noise berm, wall or fence required to mitigate noise within the lands described in Schedule "A" annexed hereto; and
h) all Utility Services.

1.34 **Region** means The Corporation of the Regional Municipality of Niagara.

1.35 **Reserve Strip** shall mean a parcel of land conveyed by the Developer to the City in fee simple, free of encumbrances, abutting a Street Line and separating the street from the next abutting lot or block, for the purpose of preventing legal access from the said street to the said next abutting lot or block.

1.36 **Secondary Services** shall mean all municipal services required to be constructed by the Developer not defined as "Primary Services", and without limiting the generality of the foregoing, shall include:

a) top course roadway asphalt;
b) sidewalks;
c) paved driveway aprons:
d) footpaths;
e) fencing;
f) sodding of boulevards;
g) landscaping; and
h) tree plantings.

1.37 **Storm Water Management Report** means an approved storm water management report and specifications prepared by the Developer in accordance with Section 10.10 of this Agreement.

1.38 **Street Line** means a lot line dividing a Lot from a street and is the limit of the street or road allowance.

1.39 **Subdivision** means the division of a parcel of land into lesser parcels by means of a registered Plan of Subdivision.

1.40 **Supervision** means the full-time inspection and administration of the Works for the express purpose of enforcing the provisions of this Agreement and providing certification of the Works in accordance with Section 6.

1.41 **City** means The Corporation of the City of Port Colborne.

1.42 **Treasurer** means the Director of Community and Corporate Services for The Corporation of the City of Port Colborne or his designate.

1.43 **Utility Services** means:

a) all electrical distribution and street lighting systems, complete;
b) if applicable, all gas services, complete;
c) all telephone services, complete; and
d) all co-axial services, complete.

1.44 **Works** means all Primary Services and Secondary Services, both internal and external, and all construction, erection, installation and engineering required to service the Lands in accordance with the terms of this Agreement and the approved Plans.

2. LANDS TO BE SUBDIVIDED

The lands to be subdivided by the Plan of Subdivision are those Lands described in Schedule "A" annexed hereto and the Plan shall be registered against all of such Lands.

3. GENERAL PROVISIONS

3.1 Development at Sole Expense of Developer

Unless the context otherwise requires, where the Developer is obligated by this Agreement or the approved Plans to make any payments or install or construct or carry out any services or action the provision therefor contained herein shall be deemed to include the words "at the sole expense of the Developer"

3.2 Other Agreements

If, after this Agreement is executed, the Regional Municipality of Niagara, the City or any other authority having jurisdiction shall impose any further condition or requirement which is not contained herein, the Developer shall forthwith, upon written demand, enter into such further agreement or agreements and give such further assurances as may be required and the Developer shall not contravene any condition or requirement of such authority notwithstanding the same is not contained herein.

3.3 Indemnification, Release and Liens

a) The Developer covenants and agrees to indemnify and save the City completely harmless from and against all actions, suits, claims or demands which may arise either directly or indirectly by reason of the permission granted hereunder and the construction and installation of the Works on the Lands, or by reason of the maintenance or lack of maintenance of the Works, or by reason of any defect in workmanship or material. The Developer further covenants and agrees to release and forever discharge the City from and against any and all actions, suits, claims or demands which may arise either directly or indirectly by reason of the permission granted hereunder and the construction and installation of the Works on the Lands for the purposes of development of the Plan of Subdivision;

b) Furthermore, the Developer shall indemnify and hold the City harmless from and against liability claims, damages or expenses due to or arising

from any claim made against the Lands and adjacent municipal lands where services are installed therein pursuant to this Agreement for all liens related to all work done by or on behalf of the Developer. Any such liability, claims, damages or expenses incurred by the City shall be paid by the Developer to the City forthwith upon demand. The Developer shall further cause all registration of claims for construction liens or certificates of action under the Construction Lien Act, R.S.O. 1990, c. C30, as amended, and relating to any such work done by or on behalf of the Developer to be discharged or vacated, as the case may be, within ten (10) days of such registration or within ten (10) days after notice from the City.

3.4 Covenants Run With the Land

The Developer and the City acknowledge and agree that it is their intent that all terms, conditions and covenants contained herein,

a) shall run with the Lands, and

b) shall be binding upon the Developer, its heirs, executors, administrators, assigns and successors in title, from time to time,

and that the benefits of the said covenants shall enure to the City, its successors and assigns in title of all roads, streets and public lands forming part of or abutting on the Lands.

3.5 Notices

Any notices required or permitted to be given pursuant to the terms of this Agreement shall be given in the manner hereinafter set out, in writing addressed in the case of:

a) the City c/o Dan Aquilina, to City Hall, 66 Charlotte Street, Port Colborne, Ontario L3K 3C8 Facsimile 905-835-2939;

b) the Developer, to Lester Shoalts Ltd, 214 West Street, Port Colborne, Ontario L3K 4E3

and the giving of such written notice shall be deemed to be complete, where notice is given by personal service, on the day that the serving of written notice is completed, and where notice is given by prepaid registered mail, two (2) days after the date of mailing, and where notice is given by telephone transmission of a facsimile of the notice, on the day that the transmission of the written notice is completed.

3.6 Binding on Heirs, etc.

This Agreement and everything herein contained shall enure to the benefit of and be binding upon the successors and assigns of the Parties hereto and upon those persons and/or corporations hereafter acquiring title to all or any part of the Lands.

3.7 Schedules and Appendices

The following Schedules and Appendices which are identified by the signatures of the parties to this Agreement, and which are attached hereto, together with all provisions contained therein, are hereby made part of this Agreement as fully and to all intents and purposes as though recited in full herein:

Schedule "A" - Description of Lands

Schedule "B" - Lands to be Conveyed for Public Purposes

Schedule "C" - Additional Site Conditions

Schedule "D" - Roads

Schedule "E" - Sanitary Sewers

Schedule "F" - Storm Sewers and Surface Drains

Schedule "G" - Watermains

Schedule "H" - Sidewalks and Fencing

Schedule "I" - Streetlights

Schedule "J" - Subdivision Deposit

Schedule "K" - Subdivision Staging Plan

Appendix "A" - Plans, Profiles and Specifications

3.8 Section 67 Planning Act

The Developer agrees to be bound by the penalty provisions set forth in Section 67 of the *Planning Act*, R.S.O. 1990, c.P.13, and amendments thereto.

3.9 Applicable Laws

a) In constructing, installing or providing the Works, the Developer shall comply with all statutes, laws, by-laws, regulations, ordinances, orders and requirements of any governmental or other public authorities having jurisdiction at any time from time to time enforced. Without limiting the foregoing, the Developer agrees to comply with, and cause to be complied with, the provisions of the *Occupational Health and Safety Act*, the *Environmental Protection Act*, and The *Ontario Water Resources Act* and any regulations, policies and guidelines relating thereto. The Developer further agrees to handle and dispose of all materials in accordance with the foregoing legislation.

b) The Developer shall do, cause to be done, or refrain from doing any act or thing as directed by the City if at any time the City considers that any situation or condition is unsafe, damaging to the environment, or contrary to the provisions of any applicable laws. If the Developer fails to comply with such direction, the City may take action to remedy the situation at the expense of the Developer and in this regard the City shall also be entitled to draw upon any security filed by the Developer under this Agreement.

3.10 Severance of *Ultra Vires* Terms

If any term of this Agreement shall be found to be *ultra vires* the City, or otherwise unlawful, such term shall conclusively be deemed to be severable and the remainder of this Agreement *mutatis mutandis* shall be and remain in full force and effect.

3.11 Incontestability

The Developer shall not call into question directly or indirectly, in any proceeding whatsoever in law or in equity, before any court or administrative or other tribunal, the right of the City to enter into this Agreement and to enforce each and every term, covenant and condition thereof, and this provision may be pleaded by the City in any such action or proceeding as a complete and conclusive estoppel of any denial of such right.

3.12 Time of the Essence

Time shall be of the essence of this Agreement.

3.13 Certificate of Status

Prior to execution of this Agreement by the City, the Developer shall deliver to the City a Certificate of Status issued by the Ontario Ministry of Consumer and Commercial Relations verifying that the Developer is a company duly incorporated under the laws of the Province of Ontario and is in good standing.

3.14 Mortgagee's Postponement

The Developer hereby agrees to procure, register and provide to the City any postponement agreements which the City solicitor considers necessary to ensure that this Agreement shall have priority over any interest of a mortgagee in the Lands.

3.15 Notice to Purchasers

The Developer shall notify or cause to be notified each and every purchaser of a Lot or Lots of all Works contracted by the Developer, the Developer's obligations to maintain the Works and all other conditions covered by this Agreement by providing a complete and accurate summary of same and shall cause such information to be fully recorded in any Offer to Purchase or Agreement of Purchase and Sale entered into by the Developer.

4. SERVICING PLANS AND SPECIFICATIONS

4.1 All Plans and specifications must be approved in writing by the Director of Engineering and Operations prior to the execution of this Agreement by the City and the Developer commencing construction of any of the Works.

4.2 The Developer shall submit to the Director of Engineering and Operations three (3) copies of each plan required to be submitted for approval with respect to the construction of the Works contemplated in this Agreement.

4.3 It is understood and agreed the Director of Engineering and Operations in his appraisal of the Plans and specifications will be guided by current requirements of the Province of Ontario, established specifications and standards adopted by the City or existing practices and standards as may from time to time be established or amended by the City by its officials or agents. The City may require, in writing, such variances from the Plans as it may deem appropriate due to conditions which may be disclosed as the work progresses and by sound engineering practices.

4.4 No approval by the Director of Engineering and Operations shall operate as a release by the City of any liability of the Developer which, but for such approval, might exist or hereafter arise.

4.5 All Plans shall be prepared and stamped by a Consulting Engineer or an Ontario Land Surveyor licensed to practice in the Province of Ontario.

5. STAGING

5.1 It is agreed between the parties hereto that the works to be constructed under this Agreement are to proceed in phases numerically in accordance with Schedule "K" attached hereto. Further, the provisions of this Agreement with respect to the construction of said works, security deposit, the acceptance of the work by the City, the maintenance period, building permits and other matters contained within this Agreement shall be applicable separately for each Stage. Prior to commencement of subsequent Stages, the Developer agrees to update Schedule "J" – Subdivision Deposit with current cost estimates concurrent with the year construction is to be completed for each Stage after Stage 1 in order to provide the necessary Security Deposits for those Stages.

6. ENGINEERING AND INSPECTION

6.1 Consulting Engineer

The Developer shall employ a competent and qualified Consulting Engineer, approved by the Director of Engineering and Operations, to:

a) carry out all necessary soil investigations to the satisfaction of the Director of Engineering and Operations;

b) design all Works required to be completed by this Agreement;

c) prepare plans, profiles and specifications for the Works and submit detailed plans, profiles and specifications to the Director of Engineering and Operations for approval prior to installation or construction of such Works;

d) obtain from the Director of Engineering and Operations details regarding the form and scale of the plans and profiles prior to their preparation;

e) obtain and provide the City with all necessary approvals prior to installation or construction of the Works and prior to execution of this Agreement;

f) prior to execution of this Agreement by the City, prepare and furnish the Director of Engineering and Operations with estimates of the cost of installation and construction of the said Works;

g) if required, prepare contract documents and call tenders for installation and construction of the said Works;

h) prepare and supply the City with Progress Payment Certificates;

i) provide full time resident inspection and contract administration of all Works covered by this Agreement;

j) maintain all records for the installation and construction of the said Works and submit "as constructed" records in electronic form to the Director of Engineering and Operations prior to approving the Completion Certificate for the Works as per the following:

i) all reports will be prepared in Microsoft Word and/or Excel and all drawings will be created in AutoCAD (2012) and the latest version of ESRI ArcGIS. Ownership of both hard copies and digital copies must be transferred to the City upon completion of the Works. Metric units are to be used;

ii) mapping and associated database information is to be provided in ERSI (.shp) shapefile with object data attached. All information is to be tied to UTM coordinates using the standard NAD83 (Zone 17) datum and should be accompanied by supporting files (font files and plot files) if applicable. Please note that graphical images (.pdf, .cdr, .tif) and CAD files are not considered an acceptable GIS format.

k) upon completion of installation and construction of the Works, supply the City with a certificate verifying that the Works were installed and constructed in accordance with the approved Plans and specifications;

l) provide the Director of Engineering and Operations with individual record sheets of all sewer and water services location and depth;

m) when requested by the Director of Engineering and Operations, accompany him on his inspections of the Works;

n) supervise construction of all Works on a full time basis, including any remedial work the Director of Engineering and Operations may require;

o) test all services and verify to the Director of Engineering and Operations, in writing, that all testing has been completed in accordance with the appropriate requirements;

p) provide building elevations for construction purposes; and

q) certify, in writing, to the Director of Engineering and Operations, as to the actual cost of all Works completed, prior to the City approving a Completion Certificate for such Works or reducing any Letter of Credit.

6.2 All Primary, Secondary and Utility Services shall be installed, constructed, inspected and tested under the direct supervision of the Developer's Consulting Engineer at the sole expense of the Developer.

6.3 The Developer's Consulting Engineer shall conduct all testing of Works and materials to the complete satisfaction of the Director of Engineering and Operations. All sanitary and storm sewers must by inspected and videoed via closed circuit television (CCTV) prior to final acceptance by the City. Complete CCTV reports in the latest format to be provided to City upon completion with as-built documents.

6.4 The Director of Engineering and Operations or his designate shall have the right at any time and from time to time to request an inspection and re-inspection of any of the Works in progress to ensure such Works are being constructed in accordance with the Plans and specifications approved by the Director of Engineering and Operations. Such inspections may include testing and the method and time of testing shall be at the sole discretion of the Director of Engineering and Operations.

6.5 The City shall inspect all works as deemed necessary to ensure that the works are being constructed in accordance with the plans and specifications approved by the City, to the Engineer's satisfaction. This inspection shall be in addition to the inspection provided by the Developer's Consulting Engineer, and shall in no way relieve the Developer or its Consulting Engineer of any responsibility with regard to supervision and inspection or the proper completion of the work. The Developer shall pay the full cost of engineering inspection by the City.

6.6 The City shall inspect all materials and appurtenances prior to installation to ensure conformance with latest City approved material/manufacturer lists. Any items deemed unacceptable are to be tagged or otherwise identified as "unacceptable", and removed from site immediately. Any items deemed "unacceptable" will be replaced at the expense of the Contractor. Replacement item(s) shall be examined for conformance to the specifications by the City.

6.7 The Director of Engineering and Operations shall have a discretionary right to order any work-in-progress stopped and such work shall not be recommenced without written authority from the Director of Engineering and Operations.

7. BY-LAW(S), DOCUMENTATION AND REGISTRATION

7.1 Before this Agreement is executed by the City, the appropriate authorizing By-law must be enacted by the Council of the City.

7.2 The City may, at the sole expense of the Developer, request the Developer's solicitor to prepare such further and other documentation as may be deemed necessary and/or required by the City for the preparation, registration and implementation of the agreement.

7.3 If required, the Developer's solicitor, at the sole expense of the Developer, shall:

a) provide and/or prepare all documentation which the City's Solicitor may require, including all necessary Transfers, Easements and restrictive covenants in registerable form;

b) certify title to the City in a signed Certificate of Title;

c) have all documentation signed by the Developer, Chargees, and other necessary parties;

d) sub search title and obtain an Execution Certificate prior to registration and provide copies of same to the City's Solicitor;

e) deliver all executed documentation to the City; and

f) attend to registration of all documentation, at the Developer's expense, required by this Agreement.

7.4 Prior to the City executing this Agreement, the Developer shall provide the City with two (2) copies each of the draft Plan of Subdivision (M-Plan) for the Lands and the draft Reference Plan (R-Plan) providing legal descriptions for Easements within or outside the Lands.

7.5 The Developer covenants and agrees to register an application, signed by the City, for an order inhibiting any dealings with the Lands to the applicable Land Registrar immediately following the registration of the Agreement. The Developer acknowledges that the City shall not be obligated to register any documents in compliance with the Inhibiting Order or to apply to have the Inhibiting Order removed from title until the Developer has supplied all documents in compliance with this Agreement in a form satisfactory to the City for registration and all other documents required to provide discharges, releases and postponements with respect to any charges, mortgages or encumbrances with respect to the Lands have been registered against title to the lands.

7.6 Upon the City being satisfied that all conditions of Draft Plan approval for the Plan of Subdivision have been satisfied by the Developer within the required time, the City shall register the following documentations at the sole expense of the Developer as soon as practicable:

a) the approved Plan of Subdivision; and

b) all other documentation related thereto, including without limitation, Cessations of Charge.

7.7 In the event the Plan of Subdivision is not registered within one (1) year from the date of registration on title of this Agreement, the City may declare the Developer in Final Default.

7.8 The Developer shall not deal in any manner whatsoever with any Lot or Block shown on the Plan of Subdivision until this Agreement, the Plan of Subdivision and all other documentation (including Transfers, Easements, Cessation of Charge, Inhibiting Orders, Reference Plans, and Postponements of Charges) required by this Agreement and by the City's solicitor have been delivered, approved and registered on title to the complete satisfaction of the City's solicitor.

8. LANDS REQUIRED FOR MUNICIPAL PURPOSES

8.1 The Developer shall convey to the City, in fee simple, free from all encumbrances, such other land as may be required in connection with services necessary for the development of the lands described in Schedule "A" attached hereto, which said additional lands conveyed for Public Purposes are described in Schedule "B" attached hereto.

8.2 The Developer shall transfer the lands referred to in Section 8.1 above in a neat and tidy condition, free from all debris and trash and in a condition including all necessary improvements completed to the satisfaction of the Council.

8.3 The Developer covenants and agrees, at its expense, to obtain and grant to the City, prior to final approval of the subdivision, easements required for the construction of services described in the Schedules attached hereto, in accordance with the City's standard easement agreement form, satisfactory to the City Solicitor. The Developer shall also grant such easements as required by other utility companies or commissions for the installation of their plant.

9. EASEMENTS FOR MUNICIPAL PURPOSES

9.1 The Developer covenants and agrees, at its sole expense, to obtain and/or grant to the City such easements as may be required for the installation and construction of services or development of the Lands in accordance with Schedule "B" annexed hereto.

9.2 The Developer shall convey to the City or to such public utility company or commission or cable television company as the City may direct, easements required for utility and/or coaxial purposes in accordance with Schedule "B" annexed hereto. All such easements shall be prepared to the complete satisfaction of the City, and if required by the City, any such utility or cable television company.

9.3 The Developer shall undertake and complete all improvements in, over, along and upon such easement lands conveyed to the City, including Primary Services, Secondary Services and Utility Services, in accordance with the terms of this

Agreement and the Plans filed to the complete satisfaction of the Director of Engineering and Operations and shall keep such easement lands in a neat and tidy condition, free of all debris and trash until the City has passed the Assumption By-Law for Secondary Services.

10. SERVICES

10.1 General

a) Where the Plan of Subdivision is serviced by a secondary means of egress or emergency access to be constructed by the Developer, an existing road allowance, open or unopened, or any newly dedicated widening thereof, the Developer agrees such secondary means of egress or emergency access, road allowance and any widening thereof shall be deemed to form part of the Lands and be subject to the requirements related thereto specifically indicated in the approved Plans.

b) Where it is necessary to use a secondary means of egress or emergency access to be constructed by the Developer or an unopened road allowance to service all or any part of the Lands, the Developer shall, at its own expense, construct the necessary municipal services in accordance with the approved Plans.

c) The Developer shall not change, or do any work that will prejudicially effect, any natural watercourse or drainage ditch without making full and proper provisions satisfactory to the Director of Engineering and Operations, and the Developer shall be solely responsible for any damage caused thereby and the Developer hereby indemnifies and saves harmless the City from any claim arising from such damage.

d) The Developer shall keep all portions of the development well, properly and efficiently drained during construction and completion and will be held responsible for all damage which may be caused or results from water backing up or flowing over, through, from or along any part of the Works, or which any of the Developer's operations may cause to flow elsewhere, and the Developer hereby indemnifies and saves harmless the City from any claim arising from said damage.

e) The Developer covenants and agrees to carry out all Works necessary to service the Plan of Subdivision in such a manner as to prevent erosion and earth, debris and other material from being washed or carried in any manner onto any road, road allowance or highway whether opened or unopened, or onto the property of any other person or persons. If such earth, debris or other material is washed or carried onto such road, road allowance, whether opened or unopened, or onto the property of any person or persons, the City, its servants or agents, may, at the City's discretion, clean and remove such material, rectify any damage caused, and abate any nuisance created by the Developer in the development of the Plan of Subdivision. The cost of any such work performed by or at the instruction of the City, shall be paid by the Developer on demand, and without limiting any of its remedies at law or in equity, the City may enforce any security available to it to recover such costs or may collect such costs in like manner as municipal taxes as provided in *The Municipal Act* and with the same priorities as taxes that are overdue and payable.

f) The Developer shall be solely responsible for controlling dust nuisance in conjunction with the Works, both within the Plan of Subdivision and elsewhere.

g) All streets abutting on the Lands or used for access to the Lands during installation or construction of the Works or during construction of dwellings shall, at all times, be kept as dust free as possible and in a good and usable condition, and without restricting the generality of the foregoing, the Developer shall at the end of each day during such construction cause all such streets to be cleaned of all refuse, rubbish, waste, debris and other materials of any kind, whether the same resulted from installation and construction of Works or otherwise, and if such streets are damaged the Developer shall at its own cost restore same immediately to the City's

requirements and to the satisfaction of the Director of Engineering and Operations.

h) All trucks making deliveries to or taking materials from the Lands shall be adequately covered and not unreasonably loaded so as to scatter refuse, rubbish, dust or debris on abutting streets or properties. If at any time, in the opinion of the Director of Engineering and Operations, damage is being or is likely to be done to any street or any improvement thereon, other than such portions as are part of the Works, by the Developer's or its contractor's vehicles or other equipment, whether licensed or unlicensed, the Developer or its contractor shall on the direction of the Director of Engineering and Operations make changes in or substitutions for such vehicles or other equipment or shall alter loading or shall in some other manner satisfactory to the Director of Engineering and Operations remove the cause of such damage or nuisance. The Developer shall at its own cost repair any such damage immediately to the City's requirements and to the satisfaction of the Director of Engineering and Operations.

i) The Developer shall inform all public utility companies having legal authority to install or construct utility systems (including without limitation Bell Canada, Consumer's Gas, Enbridge Gas, Canadian Niagara Power Inc., Regional Cable Television (Central) Inc., Niagara Regional Broadband Network, etc.) of the approximate date of construction of the Works in order that such utility companies may place their work in accordance with their requirements and to the satisfaction of the Director of Engineering and Operations, and the Developer shall assume complete responsibility and make all necessary arrangements for the moving of hydro-electric, gas, telephone and co-axial cables, pipes, conduits, wires, pipe lines, or any other public utility works as necessary and as approved by the Director of Engineering and Operations, and the Developer shall be solely responsible for any damage caused to the said cables, pipes, conduits, wires, pole lines and other works.

j) The City disclaims any responsibility or liability for the support and protection of sewers, drains, pipes, conduits, tracks or other utilities, services and structures owned by the City or any other public body, by companies, or any other person enjoying special franchises or occupying any portion of the streets or ways on or below or above the surface. The Developer is directed to carefully examine the location of the Works and to make special inquiry of the companies or persons owning, controlling or operating said pipes, conduits, tracks and other utilities, services and structures, and to determine the character, size, position and length of such pipes, conduits, tracks, utilities and structures, and to inspect the public records of the various City Departments having recognizance and control of pipes, conduits and sewers, and to make such further personal inspection and investigation as is necessary to determine the correctness of the information so obtained. It is the Developer's responsibility to consult the companies concerned as to the exact location of said utilities, services and structures, and, where necessary, the Developer shall protect and support same to maintain their operation. In the event damage is done to a utility, service or structure the Developer thereof shall be notified immediately by the Developer and any costs arising from such damage shall be paid for by the Developer. A copy of such notice shall be sent to the Director of Engineering and Operations.

k) The Developer agrees to keep boulevards and Easements graded and free and clear of all material and obstructions which might interfere with the construction of telephone, co-axial, gas and hydro-electric installations, and other utility works.

l) The Developer shall remove from all road allowances in the Plan of Subdivision, any surplus or other material and obstructions and such trees and vines, as necessary and to the satisfaction of the Director of Engineering and Operations, and further, shall remove from the Lands any unkempt, diseased or infested trees, vines or bushes. In the event this clause is not complied with within fourteen (14) days of written notice delivered by the City to the Developer, the City may have such material

removed and collect the cost thereof from the Developer, and without limiting its remedies at law or equity, the City may enforce any security held by it to recover costs or may collect the costs in like manner as municipal taxes as provided in *The Municipal Act* and with the same priorities as taxes that are overdue and payable.

m) The Developer shall not remove any topsoil from the Lands without first obtaining written approval from the Director of Engineering and Operations.

n) All Works required to be installed or constructed by the Developer shall be installed and constructed in accordance with the City's specifications therefor at the date of the commencement of the installation or construction of the Works and in accordance with the approved Plans.

o) The Developer acknowledges and agrees, notwithstanding the complete installation of services in the subdivision as authorized by the City, that the City will not be held liable for any stoppage or delay of the registration of the Plan or the issuance of Building Permits for the lots in the Plan.

10.2 Survey Monuments to be Preserved

The Developer agrees:

a) all survey monuments or related markings established in connection with the installation of public utility and municipal services are to be preserved; and

b) if any survey monument or related marking is accidentally or deliberately damaged, destroyed or removed, to immediately repair or replace such monuments or related markings under the direction of the person or persons responsible for establishing said survey monuments or related markings.

10.3 City's Right to Enter and Repair

a) The City shall have the right to enter on the Lands at all times and from time to time and to carry out maintenance and repair of the Works:

i) without notice to the Developer where, in the sole opinion of the Director of Engineering and Operations, danger to public safety or an emergency condition exists, or the streets have not been kept free of mud, dust and/or snow or to prevent damage or hardship to any persons or property; and

ii) where repairs to or maintenance of the said Works has not been completed within twelve (12) hours after written notice requiring such repairs or maintenance has been delivered to the Developer.

b) The decision of the Director of Engineering and Operations that repairs, remedial work or maintenance to the said Works is required or that an emergency state exists requiring immediate repair or maintenance shall be final, conclusive and incontestable. Such repairs, remedial works or maintenance shall not be deemed acceptance of the Works by the City or an assumption by the City of any liability in connection therewith and shall not release the Developer from any of its obligations under this Agreement.

c) The cost of any repair or maintenance work (including professional fees) undertaken by the City pursuant to the provisions of this Agreement shall be borne by the Developer and the amount thereof shall be paid to the City within thirty (30) days after a statement of account therefor has been delivered to the Developer. If the Developer fails to pay the amount due to the City within such thirty (30) day period, the City may and is hereby expressly authorized by the Developer to deduct the amount owing to the City for such repairs or maintenance from any monies or Letters of Credit deposited with the City.

d) Repairs or maintenance undertaken by the Developer pursuant to this subsection, shall be completed in the presence of the Director of Engineering and Operations or his representative.

10.4 Services to be Co-ordinated

The Developer agrees and acknowledges that the designs of all municipal and public utilities and services for the subdivision of the Lands must be coordinated with all adjacent developments to ensure secondary access, service main looping and other integration and co-ordination of utilities and services.

10.5 Land Use Sign

The Developer agrees to erect, to the satisfaction of the Director of Engineering and Operations, a 2.5m x 2.5m Land Use Sign prior to the commencement of construction of the Works, which shall indicate the proposed and abutting street system, lot patterns, sidewalk layout and land uses. The Developer further agrees to make available all such information and related servicing structures to prospective buyers.

10.6 Interim Works

The Developer agrees and acknowledges that, until the Director of Engineering and Operations affixes his signature of approval to the Plans, all works which may be carried out in the interim are done solely and entirely at the Developer's risk, and that changes to existing works or additional works may be required or reflected in the final approved Plans.

10.7 Roads

a) The Developer agrees to perform and complete all road Works required by this Agreement and the approved Plans and specifications to the complete satisfaction of the Director of Engineering and Operations.

b) Any existing road damaged during the development of the Plan of Subdivision shall be restored by the Developer, to the complete satisfaction of the Director of Engineering and Operations, prior to approval of the Certificate of Completion for Primary Services.

c) The roads shall be named to the satisfaction of the City.

10.8 Sanitary Sewer System

a) If required by the City, and prior to execution of this Agreement by the City, the Developer shall undertake a review of existing downstream sanitary sewer system to ensure the capacity of the system is sufficient for the increase in flows from the Plan of Subdivision. In the event the downstream system is inadequate for the flow increase from this Subdivision, upgrading of those facilities will be the financial responsibility of the Developer and the Work required and/or necessary to upgrade such facilities shall be completed by the Developer as part of development of this Plan of Subdivision to the complete satisfaction of the Director of Engineering and Operations.

b) The Developer shall construct a sanitary sewer system, including service laterals from the sewer main to the Street Line and other appurtenances, to adequately service the Lands. All sanitary sewers, including upgrading of downstream facilities if deemed necessary by the City, shall be constructed according to the approved Plans and specifications. Plans must be approved by the Director of Engineering and Operations, the Region of Niagara Public Works Department and the Ministry of the Environment, and the construction and materials used therein shall be in accordance with the City's most recent specifications therefor.

c) All sanitary sewer Works shall be flushed and cleaned by high velocity sewer flushing equipment:

i) after placement of the base course asphalt upon the streets in the Plan of Subdivision;

ii) forthwith after final paving of the streets has been completed; and

iii) upon receipt of any written notice from the Director of Engineering and Operations.

d) All sanitary sewer Works shall be tested, and if necessary re-tested, and the method and time of testing shall be to the satisfaction of the Director of Engineering and Operations.

e) All sanitary sewer Works shall be inspected and videoed via closed circuit television to the satisfaction, and upon any written notice from, the Director of Engineering and Operations and prior to assumption of the sanitary sewer Works by the City. In the event the results are not satisfactory in the sole opinion of the Director of Engineering and Operations, the Developer shall take such remedial steps as may, in the sole opinion of the Director of Engineering and Operations, be required.

f) Prior to the Director of Engineering and Operations approving the Completion Certificate for Primary Services, the Developer shall supply the Director of Engineering and Operations with "as constructed drawings" and complete CCTV Reports showing the location and depth of the sanitary sewer lateral constructed to service each Lot.

g) Prior to registration of the Plan, the Region shall confirm that adequate sanitary sewage allotment is available.

h) The Developer agrees to perform and complete all sanitary sewer Works required by this Agreement and the approved Plans and specifications to the complete satisfaction of the Director of Engineering and Operations.

10.9 Storm Drainage System

a) The Developer agrees to construct a storm drainage and storm water management system to adequately service the Lands and all or any portion of the ultimate drainage area in which the Lands are located. This system shall be constructed in accordance with the Plans approved by the Director of Engineering and Operations, the Region of Niagara Public Works Department, the Region of Niagara Public Works Department, the Niagara Peninsula Conservation Authority (NPCA) and the Ministry of the Environment, and construction and materials used therein shall be in accordance with the City's most recent specifications therefor.

b) All storm sewer Works shall be flushed and cleaned by high velocity sewer flushing equipment:

i) after placement of the base course asphalt upon the streets in the Plan of Subdivision;

ii) forthwith after final paving of the streets has been completed; and

iii) upon receipt of any written notice from the Director of Engineering and Operations.

c) All storm sewer Works shall be inspected and videoed via closed circuit television to the satisfaction of, and upon any written notice from, the Director of Engineering and Operations and prior to assumption of the storm sewer Works by the City. In the event the results are not satisfactory in the sole opinion of the Director of Engineering and Operations, the Developer shall take such remedial steps as may, in the sole opinion of the Director of Engineering and Operations, be required.

d) Prior to the Director of Engineering and Operations approving the Completion Certificate for Primary Services, the Developer shall supply the Director of Engineering and Operations with "as constructed drawings"

and complete CCTV Reports showing the location and depth of the storm sewer lateral constructed to service each Lot.

10.10 Stormwater Management System

a) The Developer agrees that prior to the City executing this Agreement the Developer shall prepare and provide a Storm Water Management Report which shall be submitted for approval by the Director of Engineering and Operations, the Ministry of the Environment, the NPCA and the Region of Niagara Public Works Department, indicating the following:

i) the manner in which storm water will be conveyed across the Lands in both major and minor storms, using storm water management techniques that are in accordance with the Provincial guidelines contained in "Stormwater Management Practices Planning & Design Manual - June 1994" (Ministry of Environment) and the latest revision thereof or such more stringent standards as may be applicable;

ii) an assessment of downstream and upstream constraints and how these constraints can be addressed (at a minimum the storm water management system must provide Level 1 protection for downstream fisheries and resources); and

iii) an Erosion and Sediment Control Plan for the development of the Lands whereby erosion and sediment and their effects will be minimized on site during and after construction in accordance with the "Ontario Guidelines on Erosion and Sediment Control for Urban Construction Sites" May 1987 and the latest revision thereof or such more stringent standards as may be applicable.

b) The Developer shall prepare and provide a Subdivision Grading Plan in accordance with Section 10.21 hereof indicating the existing and proposed grades as well as the means whereby major system flows will be conveyed across the Lands. The 100-year flood level shall be plotted on the Plan to ensure that all structural development will be located above this elevation.

c) The Developer agrees to implement the Storm Water Management Plan, as approved by the NPCA including the approved grading and drainage plans, any required erosion and flood protection works, and all NPCA requirements.

d) The Developer agrees to carry out or to have carried out all storm water management techniques and Works necessary and/or required to convey storm water runoff from the Lands in accordance with the approved Subdivision Grading Plan and Storm Water Management Plan to the complete satisfaction of the Director of Engineering and Operations and the Region of Niagara Public Works Department.

10.11 Water Distribution System

a) The Developer shall construct a complete water supply and distribution system, including valves, valve boxes, fire hydrants, service connections, curbstops and boxes, blow-offs and ground hydrants as may be required for the purpose of servicing the Plan for Subdivision. The water distribution system shall be constructed according to the Plans approved by the Director of Engineering and Operations or the Region of Niagara Public Works Department and the Ministry of the Environment if required, and the construction and materials used therein shall be in accordance with the City's most recent specifications therefor.

b) The Developer shall install, charge, test and maintain fire hydrants as required by the approved Plans and specifications in accordance with this Agreement to the complete satisfaction of the Port Colborne Fire Department and the Director of Engineering and Operations.

c) The water supply and distribution system shall be designed to accommodate residential and fire flows with the minimum size of 150 mm in diameter.

d) All water mains shall be flushed, chlorinated, pressure tested and bacterial tested in accordance with City Standards and to the satisfaction of the Director of Engineering and Operations prior to approval of the Completion Certificate for Primary Services.

e) The Developer shall, prior to the Director of Engineering and Operations approving the Completion Certificate for Primary Services, supply the Director of Engineering and Operations with "as constructed drawings" showing the location and depth of the water connections constructed to service each of the Lots.

10.12 Sidewalks

The Developer shall, at its sole expense, construct concrete sidewalks in accordance with the approved Plans filed and specifications therefor.

10.13 Fencing

The Developer shall, at its sole expense, construct fencing in accordance with the approved Plans filed and specifications therefor.

10.14 Street and Traffic Signs

a) The Developer shall erect and maintain temporary traffic signs and such other traffic control devices to the satisfaction of the Director of Engineering and Operations during the construction period.

b) The Developer shall pay for all permanent street and traffic signs and other traffic control devices required by the approved Plans and to the satisfaction of the Director of Engineering and Operations. The Developer shall be responsible to install all permanent street and traffic signs to the current standards of the City.

10.15 Electrical Distribution System and Street Lighting

a) The Developer shall arrange with Canadian Niagara Power Inc. (CNPI) for the design, provision and installation of all electrical transmission and distribution system and streetlighting system required to service all of the Lots shown on the Plan with electrical power in accordance with the plans and specifications therefor approved by CNPI and the Director of Engineering and Operations. All such facilities shall be installed underground unless specific external systems are approved by CNPI and the Director of Engineering and Operations. The cost of providing such facilities shall be borne by the Developer.

b) The Developer shall arrange with CNPI for local electrical supply connections and appurtenances thereto from the distribution system to terminals on abutting private property. The wiring for such service connections shall be underground. The cost of providing such service connections and appurtenances shall be borne by the Developer and the Developer shall pay the cost thereof to CNPI upon receipt of a statement of account therefor.

c) Prior to the Director of Engineering and Operations approving the Certificate of Final Acceptance for Primary Services, the Developer shall deliver to the City satisfactory proof of installation and construction of the aforesaid electrical transmission and distribution system and the street lighting system, which shall have been approved and/or accepted by a utility supplier satisfactory to the City, and upon Council passing the

Assumption By-Law for Primary Services the City will assume the street lighting system into the City's street light inventory.

d) The Developer will supply the City with 3 spare fixtures including but not limited to poles, arms, luminaires and mounting hardware for replacement inventory.

10.16 Utility Services

a) All Utility Services required to service the Plan of Subdivision, including, without restricting the generality of the foregoing, hydro service, telephone cables and coaxial cables, shall be installed underground from the source with pad-mounted transformers. All Utility Services shall be installed and constructed prior to the Director of Engineering and Operations approving the Certificate of Completion for Primary Services.

10.17 Mail Delivery

a) The Owner agrees to install a concrete pad at final approved grade in accordance with the requirements of Canada Post to facilitate the installation of Community Mail Boxes. The location of the concrete pads are subject to approval by Canada Post and the Engineer.

b) The Owner agrees to identify the concrete pads on the engineering servicing drawings. The pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.

c) The Owner agrees to determine the location of all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.

10.18 Tree Plantings

a) In order to maintain a high standard of amenity and appearance, the Developer, its heirs, executors, administrators, successors and assigns hereby undertake and agree to retain the maximum number of trees within the lands consistent with good design and conservation practices and to deposit a Letter of Credit with the City, to guarantee the total cost of purchasing, planting and maintaining trees within the Plan in accordance with the following:

i) The Owner agrees to plant one tree in the front yard of each lot within the plan, 1.5 metres from the front lot line. The location shall be on private property and not interfere with the alignment of the services to the property.

ii) Trees shall be 50mm caliper or more and a height of 1.8 metres or more, balled and bur lapped at planting and be of such varieties as Red Maple, Red Oak, Redmond or Little Leaf Linden, Redspire or Chantecleer Ornamental Pear, Shademaster Honeylocust, London Planetree and Princeton Sentry Gingko or such other compatible variety, as approved by the City.

b) In accordance with Schedule "J" annexed hereto, prior to registration of this Agreement by the City, the Developer shall provide a security in the form of a Letter of Credit to the City for Tree Planting within the subdivision, to cover the cost of purchasing, planting and maintaining trees within the Plan.

10.19 Driveways

a) Each Lot shall be serviced with a driveway approach constructed in accordance with the Plans filed to the complete satisfaction of the Director of Engineering and Operations.

b) All driveway approaches (aprons) between the curb line and the sidewalk, or in the absence of a sidewalk, between the curb line and the Street Line shall be installed and paved by the Developer in accordance with the approved plans and specifications therefor prior to the Director of

Engineering and Operations approving the Completion Certificate for Secondary Services.

10.20 Landscaping

a) The Developer shall grade and place a minimum of 100mm of topsoil together with number one nursery sod on all portions of road allowances in the Plan of Subdivision not covered by asphalt or sidewalks and along all sides of the Plan of Subdivision abutting on adjacent existing streets. All sodding as herein described shall be considered as part of the cost of construction of services for the Plan of Subdivision, and shall be completed prior to the Director of Engineering and Operations approving the Completion Certificate for Secondary Services.

b) All drainage ditches, major overland flow drainage swales and depressions within the Plan of Subdivision shall be sodded with number one nursery sod prior to the City issuing any building permits. The Developer shall maintain all sod until Council passes the Assumption By-Law for Secondary Services.

10.21 Subdivision Grading and Drainage

a) Unless otherwise approved or required by the City, the Developer, its heirs, executors, administrators, successors and assigns hereby irrevocably undertake not to alter the grades or remove trees or other vegetation from the Lands until such time as:

i) the City has agreed in writing to such alteration or removal; and

ii) the City has approved the Subdivision Grading Plan pursuant to the terms of this Agreement and the City's Lot Grading and Drainage Policy, By-Law 2464/80/90 and amendments thereto.

b) Prior to execution of this Agreement by the City or commencing any phase of development, and in accordance with the City's Lot Grading and Drainage Policy, By-Law No. 2464/80/90 and amendments thereto, the Developer shall prepare and provide the City, as part of the engineering drawings, a Subdivision Grading Plan for the purpose of controlling the overall drainage pattern in the Plan of Subdivision. The Subdivision Grading Plan shall be prepared in conformance the City's Lot Grading and Drainage Policy, By-Law 2464/80/90 and amendments thereto.

c) The following grading works shall be completed prior to the issuance of any Building Permits:

i) construction and sodding of all major overland flow drainage swales and other erosion control devices to the satisfaction of the Director of Engineering and Operations for the Plan of Subdivision, subject to weather conditions; and

ii) rough grading of all Lots to generally conform to the Subdivision Grading Plan.

d) If drainage problems arise which are as a result of non-compliance with the requirements of By-Law 2464/80/90 and amendments thereto, the Developer shall within forty-eight (48) hours of receiving notice thereof correct the problems. Without limiting its remedies at law or in equity, the City may enter upon the Lands to remedy any such problem and may use the Subdivider's Grading Deposit to cover the costs of any remedial works deemed necessary. Any costs of these remedial works in excess of the amount of the Subdivider's Grading Deposit shall be the responsibility of the Developer, and if not reimbursed to the City forthwith after being incurred by the City, the City may collect such costs in like manner as municipal taxes as provided in *The Municipal Act* and with the same priorities as taxes that are overdue and payable.

e) The Developer shall deposit with the City as security for carrying out the provisions of the Subdivision Grading Plan, in accordance with Schedule

"J" annexed hereto, a Subdivider's Grading Deposit as required by By-Law 2464/80/90 and amendments thereto.

f) Upon completion of the Works and acceptance by the City of a Subdivision Grading Conformance Certificate prepared and signed by an Ontario Land Surveyor or Professional Engineer, the Developer may apply in writing for release of the Subdivider's Grading Deposit, less any cost for remedial work undertaken by the City.

10.22 Lot Grading and Drainage

a) Prior to the issuance of a Building Permit for a Lot, the Developer or the Building Permit applicant shall submit to the City three copies of a proposed Lot Grading Plan prepared by a Professional Engineer or an Ontario Land Surveyor and shall conform to the Subdivision Grading Plan.

b) Prior to issuance of a building permit for a Lot, the Developer or Building Permit applicant shall submit to the City as security for carrying out the provisions of the Lot Grading Plan a Lot Grading Deposit in the amount of $2,000.00 per Lot.

c) Upon acceptance of the Grading Conformance Certificate by the City, the Developer may apply in writing for release of the Lot Grading Deposit, less any cost of remedial work performed by the City.

d) The grading of a Lot shall be considered complete when the building has been erected and such lot has been graded and sodded, and/or seeded. Sodding and/or seeding shall be done within two months after occupancy of the dwelling or by the next June 1st following occupancy should occupancy take place after November 1st.

e) Upon completion of the grading as noted in Section 10.22 of this Agreement, prior to landscaping or fencing, the Developer shall submit to the City one copy of the Lot Grading Plan which shall indicate the finished elevation as shown on the proposed Lot Grading Plan. This "as constructed" Lot Grading Plan shall be prepared and certified by a Professional Engineer or Ontario Land Surveyor.

f) Once the "as constructed" grading of a Lot has been certified and signed by an Ontario Land Surveyor or Professional Engineer to be in conformance with the latest revision of the Subdivision Grading Plan, the Lot Grading Plan if approved by the City, shall be accepted and dated by the City, as the "Grading Conformance Certificate."

g) The Developer, its heirs, executors, administrators, successors and assigns hereby irrevocably undertake to maintain the grading and drainage schemes as established and verified by the Grading Conformance Certificate and not to alter or revise the grading or drainage without the express written consent of the Director of Engineering and Operations or the Chief Building Official.

10.23 Foundation Drains

The Developer agrees that foundation drains shall be pumped by a sump pump in each house to grade.

10.24 Roof Water

The Developer agrees that roof water drainage from any structure or building shall be directed via downspouts discharging via splash pads (concrete or other suitable material) to grass surfaces. These splash pads shall extend a distance at least 1.2 metres away from the structure and must direct the flow away from the building, not onto walks or driveways and not towards adjacent property.

10.25 Minimum Basement Elevations

If required, the Developer agrees to submit a plan for approval to the Director of Engineering and Operations, detailing the basement control elevations for

individual dwellings or structures within the Plan of Subdivision and to ensure compliance with approved basement control elevations.

11. COMPLETION, MAINTENANCE, ACCEPTANCE AND ASSUMPTION OF WORKS

11.1 Condition Precedent

The performance by the Developer of its obligations in this Agreement to the satisfaction of the Director of Engineering and Operations shall be a condition precedent to the approval, maintenance, acceptance and assumption of the Works or any of them by the City.

11.2 Time to Complete Servicing

The Developer shall proceed with the installation or construction of the Works required by this Agreement and the approved Plans with all reasonable dispatch and shall complete:

a) all required Primary Services within one year after the date of registration of the Plan of Subdivision; and

b) all required Secondary Services not later than three (3) years after completion of the Primary Services or forthwith after 80% of the building construction has been completed whichever occurs earlier unless otherwise approved by the Director of Engineering and Operations.

The Director of Engineering and Operations may extend the time for completion of Primary and Secondary Services or any of them for such length of time as he or she may deem expedient upon written application of the Developer with reasons why the extension is required.

11.3 Roads

a) Until Council passes an Assumption By-Law for Secondary Services assuming all the roads constructed, the Developer, on behalf of itself, its successors and assigns, including its successors in title to the Lands in the Plan of Subdivision, hereby releases, discharges and agrees to indemnify and save harmless the City from and against all actions, causes of action, suits, claims and demands whatsoever and howsoever arising, and without limiting the generality of the foregoing, which may arise by reason of:

i) any alteration of the existing grade or level of any road or roads on the said Plan to bring the grade or level in accordance with the plans approved by the Director of Engineering and Operations;

ii) any damage to the lands abutting on any road or roads shown on the Plan of Subdivision or to any building erected thereon arising from or in consequence of any such alteration of grade or level; and

iii) any damages or injuries (including death) to persons or damage to property occurring or arising on any road or roads on the said Plan of Subdivision, however caused.

b) All road allowances shown on the Plan of Subdivision shall be named to the satisfaction of the Director of Engineering and Operations.

11.4 Completion Certificate for Primary Services

a) Primary Services installation will not be considered complete by the City until an inspection has been made by the Director of Engineering and Operations or his designate and the Completion Certificate for Primary Services has been issued by the Director of Engineering and Operations. The Director of Engineering and Operations shall be accompanied during his inspection by the Developer's Consulting Engineer. The Works shall be inspected and all deficiencies rectified to the complete satisfaction of

the Director of Engineering and Operations, prior to the approval of the Completion Certificate for Primary Services.

b) The City may withhold approval of a Completion Certificate if, in the sole opinion of the Director of Engineering and Operations, the Developer is in default of its obligations pursuant to this Agreement or the approved Plans.

c) Prior to the Director of Engineering and Operations approving the Completion Certificate for Primary Services, the documentation listed in Subsections 11.4(d) and 11.4(e) must be provided to the Director of Engineering and Operations in a single submission package.

d) The Developer's Consulting Engineer shall provide to the Director of Engineering and Operations:

i) Certificate(s) verifying that all primary services were installed and constructed in accordance with approved plans and specifications;

ii) Certificate(s) stating that all watermains have been flushed, chlorinated and pressure tested in accordance with City standards;

iii) Certificate(s) stating that all watermain tracer wires have been tested and the new water distribution system can be traced;

iv) Certificate(s) stating that all fire hydrants servicing the development have been tested by a qualified hydrant testing agent;

v) Copies of the hydrant test reports and fire flow test reports;

vi) Certificate(s) stating that all storm and sanitary sewers have been flushed after placement of base course asphalt, air pressure tested, and inspected and videoed via close circuit television;

vii) Copies of the storm and sanitary sewer inspection reports and supporting data and documentation;

viii) Certificate stating that the approved Tree Preservation Plan has been complied with including a Clearance Letter from the Region;

ix) Certificate(s) stating that all utility services required to service the Plan of Subdivision are installed & constructed or a letter of commitment to complete the utility services from utility companies;

x) Certificate (Overall Grading Certificate) stating that rough grading and major drainage works or swales have been completed in accordance with the Subdivision Grade Control Plan;

xi) The original Drawings showing each of the said works "As Constructed" together with electronic drawing files in AutoCAD 2012 format using City of Port Colborne Drafting Standards; and

xii) Plans (cards) showing the location and depth of each sanitary sewer lateral, storm sewer lateral and water service lateral constructed to service each of the lots.

e) The Developer shall provide the Director of Engineering and Operations with:

i) a Statutory Declaration from the Developer in a form satisfactory to the Director of Engineering and Operations setting out the Works completed and verifying:

1. All such works have been completed in accordance with the terms of this Agreement and the approved plan and specifications;

2. All accounts have been paid for installation, construction, inspection, repair and maintenance of such Works; and

3. That there are no outstanding debts, claims or liens in respect of such works.

f) Subject to Subsections 11.4(d) and 11.4(e) hereof, upon receipt of the required documentation and the Director of Engineering and Operations' satisfaction that the installation and construction of all Primary Services has been completed in accordance with this Agreement and approved Plans, the Director of Engineering and Operations, shall date and approve the Completion Certificate of Primary Services.

11.5 Completion Certificate for Secondary Services

a) Secondary Services installation will not be considered complete by the City until an inspection has been made by the Director of Engineering and Operations or his designate and the Completion Certificate for Secondary Services has been issued by the Director of Engineering and Operations. The Director of Engineering and Operations shall be accompanied during his inspection by the Developer's Consulting Engineer. The Works shall have been inspected and all deficiencies rectified to the complete satisfaction of the Director of Engineering and Operations, prior to the approval of the Completion Certificate for Secondary Services.

b) The City may withhold approval of a Completion Certificate if, in the sole opinion of the Director of Engineering and Operations, the Developer is in default of its obligations pursuant to this Agreement or the approved Plans.

c) Prior to the Director of Engineering and Operations approving the Completion Certificate for Secondary Services, the documentation listed in Subsections 11.5(d) and 11.5(e) must be provided to the Director of Engineering and Operations in a single submission package.

d) The Developer's Consulting Engineer shall provide to the Director of Engineering and Operations:

i) Certificate(s) verifying that all secondary services have been installed, fully completed, repaired and maintained in accordance with approved plans and specifications; and

ii) If required, the original Drawings showing each of the said works as constructed together with electronic drawing files in AutoCAD 2012 format using City of Port Colborne Drafting Standards.

e) The Developer shall provide the Director of Engineering and Operations with a Statutory Declaration from the Developer in a form satisfactory to the Director of Engineering and Operations setting out the Works completed and verifying:

i) All such works have been completed in accordance with the terms of this Agreement and the approved plan and specifications;

ii) All accounts have been paid for installation, construction, inspection, repair and maintenance of such Works; and

iii) that there are no outstanding debts, claims or liens in respect of such works.

f) Subject to Subsections 11.5(d) and 11.5(e) hereof, upon receipt of the required documentation and the Director of Engineering and Operations' satisfaction that the installation and construction of all Secondary Services has been completed in accordance with this Agreement and approved Plans, the Director of Engineering and Operations shall date and approve the Completion Certificate for Secondary Services.

11.6 Maintenance of the Subdivision

a) The Developer shall be responsible for the general tidy appearance of the entire Lands until completion of all building, and carry out all weed cutting and maintenance on all unsold lands and all un-assumed roads to the satisfaction of the Director of Engineering and Operations.

b) The Developer shall adequately maintain all roads, sidewalks and pedestrian walkways within the Plan of Subdivision free from mud, debris, building materials, and other obstructions, to the satisfaction of the Director of Engineering and Operations until Council passes an Assumption By-Law for Secondary Services.

c) The Developer shall be responsible to control weeds and to maintain vacant lands free from debris, waste building materials, tree stumps, discarded boulders, and other refuse, and shall notify any purchaser, in writing, to refrain from dumping on such vacant lands, including lands dedicated by it to the City for municipal purposes.

d) The Developer shall maintain the Works, and every part thereof, in perfect order and in complete repair for the duration of the Maintenance Warranty Period and shall repair in a permanent manner satisfactory to the Director of Engineering and Operations any and all damage or injury to the Works, both during construction and during the period of maintenance as aforesaid.

e) Should the Developer, for any reason, fail to carry out the repairs or maintenance, including weed control, when requested by the City, the Director of Engineering and Operations, at his sole option, after giving the Developer twelve (12) hours written notice, may perform the repairs or maintenance and all costs, charges and expenses so incurred shall be borne by the Developer. The decision of the Director of Engineering and Operations shall be final as to the necessity of repairs or of any work done or required to be done. Any costs incurred by the City not reimbursed by the Developer forthwith may be collected by the City in like manner as municipal taxes as provided in *The Municipal Act* and with the same priorities as taxes that are overdue and payable.

f) The Developer's obligation to maintain the Works as aforesaid shall commence on the approval date of the Completion Certificate for the Works and extend for a minimum of two (2) years or until the Director of Engineering and Operations approves the Certificate of Final Acceptance for such Works whichever occurs last (this period is herein referred to as the "Maintenance Warranty Period").

g) The Maintenance Warranty Period for Primary Services shall commence on the date the Director of Engineering and Operations approves the Completion Certificate for Primary Services.

h) The Maintenance Warranty Period for Secondary Services shall commence on the date the Director of Engineering and Operations approves the Completion Certificate for Secondary Services.

11.7 Certificate of Final Acceptance

a) Upon expiration of the two (2) year Maintenance Warranty Period for Primary Services or Secondary Services as the case may be, and upon receipt of written application by the Developer, the applicable Works will be inspected by the Director of Engineering and Operations, and provided all deficiencies have been rectified to his satisfaction and the Developer is not in default of the terms of this Agreement, the subject Works shall be accepted by the City and the Director of Engineering and Operations shall approve the Certificate of Final Acceptance prepared by the Developer's Consulting Engineer provided the requirements identified in Schedule "C" of the Certificate of Final Acceptance have been met.

b) The Developer is required to submit a certificate from a registered Ontario Land Surveyor certifying he has found and/or replaced all standard iron bars (SIB's) shown on the registered Plan of Subdivision as of a date not earlier than seven days prior to the Director of Engineering and Operations approving the Certificate of Final Acceptance for Secondary Services.

c) If upon inspection of the applicable Works all deficiencies have not been rectified to the complete satisfaction of the Director of Engineering and Operations the Maintenance Warranty Period shall be extended until such

time as all deficiencies have been rectified and the Certificate of Final Acceptance has been approved by the Director of Engineering and Operations.

d) The Director of Engineering and Operations may withhold approval of a Certificate of Final Acceptance for Primary or Secondary Services, if, in the sole opinion of the Director of Engineering and Operations, the Developer is in default of its obligations to inspect, repair, construct or maintain any of the Works pursuant to this Agreement and the approved Plans.

11.8 Assumption of Municipal Services

a) The Developer hereby acknowledges that upon assumption by the City of the municipal services required to be installed and constructed by this Agreement and the approved Plans, all such municipal services shall wholly vest in the City without payment therefor, free and clear of all claims and liens and the Developer shall have no right, title or interest therein. Municipal services shall be assumed by the City by Council passing:

i) an Assumption By-Law for Primary Services after the Director of Engineering and Operations approves the Certificate of Final Acceptance for Primary Services; and

ii) an Assumption By-Law for Secondary Services after the Director of Engineering and Operations approves the Certificate of Final Acceptance for Secondary Services.

b) The Assumption By-Law for Primary Services shall not include the following Primary Services:

i) the streets and roadways constructed by the Developer within the Plan of Subdivision; and

ii) the Utility Services other than the streetlights.

c) The Assumption By-Law for Secondary Services shall include the following Primary/Secondary Services:

i) finished streets and roadways as constructed by the Developer within the Plan of Subdivision; and

ii) all Secondary Services constructed by the Developer in accordance with the approved Plans and this Agreement.

12. PERMITS, FEES, DEPOSITS AND OCCUPANCY

12.1 Building Permits – Issuance

The Developer covenants and agrees not to apply for building permits until:

a) all Primary Services have been completed and a Certificate of Completion for Primary Services has been approved to the satisfaction of the Director of Engineering and Operations;

b) the City has on file an approved Subdivision Grading Plan;

c) the Developer has completed the following grading works:

i) rough grading of all Lots to generally conform to the Subdivision Grading Plan;

ii) construction and sodding of all major overland flow drainage swales and other erosion control devices deemed necessary by the City for the Lands;

d) the City has on file an approved Proposed Lot Grading Plan;

e) the City is in receipt of all applicable fees and deposits including, without limiting the generality of the foregoing:

i) Development fees at the prevailing rate as prescribed by The Development Charges By-Law 5354/108/09 and amendments thereto;

ii) the Lot Grading Deposit;

iii) Building Permit application fee;

iv) Plumbing Permit application fee;

v) Water meter fee;

vi) Service Main connection application and fee, if applicable;

vii) Land for park dedication fee; and

viii) Any other fees, deposits or payments required under this Agreement;

f) the City's Fire Department has confirmed that an adequate water supply for firefighting operations and satisfactory access for firefighting equipment is available to service the Lands;

g) the City is satisfied all terms and conditions of this Agreement have been complied with insofar as they apply at that point in time;

h) the Developer has paid all development charges required by the Development Charges By-Law of the Regional Municipality of Niagara; and

i) the Developer has otherwise complied with all applicable law.

12.2 Water Saving Devices

The Developer agrees that all new homes being constructed will utilize water saving devices such as low flow toilets and low flow shower heads, of a standard acceptable to the Director of Engineering and Operations and the Chief Building Official.

12.3 No Building Permit While In Default

Notwithstanding anything herein contained, the City may refuse to issue building permits if there is an existing default in any of the provisions of this Agreement.

12.4 Service Main Connections

Prior to making any connections, if required, to existing municipal services the Developer shall submit to the City, completed Connection Permit applications and applicable fees for connection to existing sewer or water mains. No connection shall be made until the Connection Permits are approved by the City's Engineering and Operations Department.

12.5 Development Charges

a) Current development charges from time to time may be obtained from the Building Department of the City of Port Colborne and from the Regional Municipality of Niagara;

b) The Developer acknowledges and confirms that all charges, payments, Works to be constructed or installed, studies to be carried out and all other obligations contained in this Agreement or the cost thereof (except where a charge is referred to herein as "a development charge" are characterized as:

i) services installed or provided at the expense of the Developer within the Plan of Subdivision, as a condition of approval under Section 51 of the *Planning Act*; or

ii) services denoted on approved Plans or specifically noted in the Agreement for which the Developer is making no claim for credits under the Development Charge By-law.

and are not charges related to development within the meaning of the *Development Charges Act, 1997*.

c) The Developer hereby releases and forever discharges the City from any and all claims for credit against development charges payable hereunder or payable at the issuance of a building permit or permits for construction within the Plan of Subdivision and the Developer hereby waives all such claims for credits except for the credits that may be specified in any schedule forming part of this Agreement. Any such credits so specified herein and the calculation thereof shall be deemed to be conclusive and binding on the Developer.

12.6 Occupancy

Unless otherwise determined by the Chief Building Official, no dwelling, including model units, shall be occupied:

a) until the Director of Engineering and Operations has approved the Certificate of Completion for Primary Services;

b) until the City has on file a Grading Conformance Certificate for the Lot; and;

c) until a final inspection has been completed and a Letter of Occupancy is issued by the Chief Building Official.

12.7 Model Units

The Developer agrees to pay all applicable permit fees and development charges for the buildings or structures constructed as model units, and shall otherwise comply with Section 11 herein, prior to a Letter of Occupancy being issued for said units.

12.8 Water Meters

All new homes constructed shall be equipped with water meters at the sole expense of the Developer.

13. SECURITY DEPOSITS AND CASH PAYMENTS

13.1 General

a) The Developer shall be responsible for the full amount of the cost for the design, construction, installation, servicing and maintenance of the Works for the Plan of Subdivision together with all City inspection charges, engineering, administrative and consulting fees and in order to guarantee compliance with all conditions contained herein, the Developer shall be required to post security and cash payments on account of aforesaid costs, charges and fees in accordance with Schedule "J" annexed hereto prior to execution of this Agreement by the City. The security should be in the form of a standby Letter or Letters of Credit with **automatic renewal provision,** in a form approved by the City. The Developer covenants and agrees that the Letter of Credit shall be kept in full force and effect and that it will pay all premiums as the Letter of Credit becomes due or until such time as the City returns the Letter of Credit in accordance with the provisions of this agreement.

b) The Developer acknowledges and agrees that should there be a deficiency in or failure to carry out any work or matter required by any provision of this Agreement, whether or not such work or matter is

specifically secured by way of Letter of Credit, and the Developer fails to comply within seven (7) days of being given written notice with a direction to carry out such work or matter, the City may draw on the Letter of Credit and enter onto the Lands and complete all outstanding works or matters, and pay all costs and expenses incurred thereby from the proceeds so drawn.

c) The Developer acknowledges and agrees that the City reserves the right to draw on and use the proceeds from the Letters of Credit to complete any work or matter required to be done by the Developer pursuant to this Agreement. The Developer further acknowledges and agrees that, notwithstanding any provision to the contrary in this Agreement specifying the reduction or release of security, in the event that the City determines that any reduction in the Letter of Credit would create a shortfall with respect to securing the completion of any work or matter remaining to be carried out by the Developer pursuant to this Agreement, the City will not be obligated to reduce or release the Letter of Credit as by the particular provision until such time as such work is satisfactorily completed, or the City has sufficient security to ensure that such work will be completed.

d) Whenever in this Agreement a Letter of Credit is required to be filed with the City, the Developer may instead deposit cash or a certified cheque to be cashed in an amount equal to the Letter of Credit and such deposit shall be held by the City as security in accordance with this Agreement provided that no interest shall be payable on any such deposit.

e) The Developer acknowledges that upon the transfer of any ownership of the Lands, the City will not return any Letters of Credit or cash deposit required under this Agreement until the new Developer files a substitute Letter or Letters of Credit or cash or certified cheque in the required amounts with the City.

f) The Developer acknowledges that for the purpose of determining the amount of security to be posted prior to execution, the Developer's Consulting Engineer shall provide the City with an estimate of the cost of design, construction, supervision, inspection and maintenance of all Works. Security to be posted for Primary Services and Secondary Services and City inspection charges, engineering, administrative and consulting fees shall be calculated, in a manner satisfactory to the Director of Engineering and Operations, on the basis of the Developer's Engineer's estimated cost of design, construction, supervision, inspection and maintenance of all Works as set out in Schedule "J" annexed hereto.

g) From time to time, upon written request, the Developer's Consulting Engineer shall be required to certify in writing the actual cost of design, construction and maintenance of all Works installed and constructed to date, and the estimated cost of all outstanding Works, and the Director of Engineering and Operations may adjust the amount of security required if the actual cost of construction of all Works, installed and constructed to date or the estimated cost of all outstanding Works exceeds the original estimated costs as set out in Schedule "J" annexed hereto and the Developer shall be required to obtain, and the Developer hereby covenants to obtain, an amendment to the security to give effect thereto. In the event the Developer fails to increase the amount of security within seven (7) days of receipt of aforesaid written notice, then the Developer shall be deemed to be in Final Default of the terms and conditions of this Agreement.

13.2 Cash Payments

a) Prior to the execution of this Agreement by the City, as security for payment of services to be rendered by the City and its agents as required by this Agreement, and for presently outstanding payments owing to the City, the Developer shall, in accordance with Schedule "J" annexed hereto, deposit with the City cash payment and cash security as set out in Schedule "J", which security shall include, but not be limited to the following:

1. all arrears of taxes and all current taxes and local improvement charges assessed against the lands described in Schedule "A" annexed hereto; and

2. the City's engineering, administrative, consulting, and inspection costs for this Agreement, approval of the Plans, and enactment of By-laws, shall be payable in cash to the City at the time of signing of this Agreement calculated on the following basis:

    i. 2% of cost of Works

    ii. Further, the Developer's Consulting Engineer shall be required to certify the actual cost of all construction in writing to the Director of Engineering and Operations, who may adjust the amount of inspection fee following construction if the actual construction costs vary from the original estimated costs by an amount greater than ten percent (10%).

b) The Developer shall reimburse the City, all legal costs incurred by the City associated with the preparation, administration and registration of this Agreement.

13.3 Letter of Credit for On-Site Primary Services

a) The Developer shall deposit with the Treasurer of the City, prior to execution of this Agreement, a Letter of Credit in the amount of ten percent (10%) of the estimated cost of the design and construction of all Primary services to be constructed within the boundaries of the Plan of Subdivision (herein referred to as "On-Site Primary Services"). On default by the Developer in providing the On-Site Primary Services in accordance with the provisions of this Agreement and/or the approved Plans, the City shall be entitled to call upon such security deposit to pay for the completion of such On-Site Primary Services. Upon receipt of Claims for Liens filed pursuant to the provisions of the *Construction Lien Act* with respect to the construction of On-Site Primary Services, the City shall also be entitled to call upon the said Letter of Credit.

b) Prior to execution of this Agreement by the City, the Developer shall deposit a Letter of Credit to secure the Subdivider's Grading Deposit as required by By-Law 2464/80/90 and amendments thereto.

c) For On-Site Primary Services, the Treasurer, from time to time, upon written application of the Developer, may reduce or release security deposits, provided that at no time shall the amount retained be less than ten percent (10%) of the estimated cost of uncompleted On-Site Primary Services plus five percent(5%) of the actual cost of completed works. Before reduction or release of any security deposit, the Treasurer, from out of the security deposit, may pay firstly, into court or in settlement, any liens arising pursuant to the provisions of the *Construction Lien Act* with respect to the construction of On-Site Primary Services secured under Subsection 13.3a) of this Agreement; secondly, any engineering, consulting, administrative and legal costs still owing; thirdly, any arrears of taxes; fourthly, taxes for the then current year whether levied or unlevied, based on the assessment applicable; and finally, shall return the balance, if any, to the Developer.

d) The Treasurer shall retain as security for the Maintenance Warranty Period an amount equal to ten percent (10%) of the total actual cost of On-Site Primary Services completed to guarantee the workmanship and materials of the Works until assumption of the On-Site Primary Services by the City. Upon assumption in accordance with the provisions of this Agreement, the ten percent (10%) Maintenance Warranty hereinbefore referred to may be released by the Treasurer to the Developer.

13.4 Letter of Credit for Off-Site Primary Services

a) The Developer shall deposit with the Treasurer of the City, prior to execution of this Agreement, a Letter of Credit for one hundred percent (100%) of the costs of design and construction of all Primary Services outside the boundaries of the Plan of Subdivision (herein referred to as "Off-Site Primary Services"). On default of the Developer in providing the Off-Site Primary Services in accordance with the provisions of this Agreement and/or the approved Plans, the City shall be entitled to call upon such security deposit to pay for the completion of such Off-Site Primary Services. The City shall also have the right to call upon the said security deposit upon receipt of Claims for Liens filed pursuant to the provisions of the *Construction Lien Act* with respect to Off-Site Primary Services.

b) For Off-Site Primary Services, the Treasurer, from time to time, upon written application of the Developer, may reduce or release security deposits, provided that at no time shall the amount retained be less than one hundred percent (100%) of the estimated cost of uncompleted Off-Site Primary Services plus ten percent (10%) of the actual cost of completed works. Before reduction or release of any security deposit, the Treasurer, from out of the security deposit, may pay firstly, into court or in settlement, any liens arising pursuant to the provisions of the *Construction Lien Act* with respect to the construction of Off-Site Primary Services secured under Subsection 13.4a) of this Agreement; secondly, any engineering, consulting, administrative and legal costs still owing; thirdly, any arrears of taxes; fourthly, taxes for the then current year whether levied or unlevied, based on the assessment applicable; and finally, shall return the balance, if any, to the Developer.

c) The Treasurer shall retain as security for the Maintenance Warranty Period an amount equal to ten percent (10%) of the total actual cost of Off-Site Primary Services completed to guarantee the workmanship and materials of the Works until assumption of the Off-Site Primary Services by the City. Upon assumption in accordance with the provisions of this Agreement, the ten percent (10%) Maintenance Warranty hereinbefore referred to may be released by the Treasurer to the Developer.

13.5 Letter of Credit for Off-Site and On-Site Secondary Services

a) The Developer shall deposit with the Treasurer of the City, prior to execution of this Agreement, a Letter of Credit in the amount of one hundred and twenty percent (120%) of the costs of design and construction of all Off-Site and On-Site Secondary Services. On default of the Developer in providing the Secondary Services in accordance with the provisions of this Agreement and/or the approved Plans, the City shall be entitled to call upon such security deposit in order to pay for the completion of such Secondary Services. The City shall also have the right to call upon the said security deposit upon receipt of Claims for Lien filed pursuant to the provisions of the *Construction Lien Act* with respect to Secondary Services.

b) For all Secondary Services, the Treasurer, from time to time, upon written application of the Developer, may reduce or release such security deposits, provided that at no time shall the amount retained be less than one hundred and twenty percent (120%) of the estimated cost of uncompleted Secondary Services. Before reduction or release of any security deposit, the Treasurer, from out of the security deposit, may pay firstly, into court or in settlement, any liens arising pursuant to the provisions of the *Construction Lien Act* with respect to the construction of Secondary Services secured under Subsection 13.5a) of this Agreement; secondly, any engineering, consulting, administrative and legal costs still owing; thirdly, any arrears of taxes; fourthly, taxes for the then current year whether levied or unlevied, based on the assessment applicable; and finally, shall return the balance, if any, to the Developer.

c) The Treasurer shall retain as security for the Maintenance Warranty Period an amount equal to ten percent (10%) of the total actual cost of

Secondary Services completed to guarantee the workmanship and materials of the Works until assumption of Secondary services by the City. Upon assumption in accordance with the provisions of this Agreement, the ten percent (10%) Maintenance Warranty herein before referred to may be released by the Treasurer to the Developer.

13.6 Upon written demand by the Director of Engineering and Operations and upon the Developer making application for release of security, the Developer shall deliver to the City, a statutory declaration by or on behalf of the Developer stating:

a) the date of completion of the subject services;

b) Works completed to date;

c) all accounts that have become due and payable in connection with the construction, installation, inspection, repair and maintenance of the subject services have been paid; and

d) all requirements of the *Construction Lien Act* have been complied with to date and proof of expiration of liens under the *Construction Lien Act*.

14. TENDERS, INSURANCE & BONDING

14.1 If required by the City, the Developer shall call for tenders for the Works in accordance with the City's Purchasing Policy (By-law No. 3687/113/98). Where the City requires the Developer to call for tenders, any tender proposed to be accepted by the Developer shall not be accepted until same has been approved in writing by the Director of Engineering and Operations.

14.2 Prior to commencement of any Works, the Developer shall, at his sole expense, provide the City with:

a) a copy of the contractor's Performance and Maintenance Bond and Labour and Material Payment Bond each for one hundred percent (100%) of the contract sum, if required. The aforesaid Bonds shall unconditionally guarantee to the Developer and the City that the Works will be satisfactorily completed and maintained within the terms of the contract, this Agreement and the approved Plans up to the face value of the bond. Without limiting the generality of the foregoing, such Bonds shall cover extensions to the contract, modifications thereof, and the Maintenance Warranty Period. The bonding company shall not replace a prime contractor or sub-contractor without prior written approval of the Director of Engineering and Operations. Bonding companies are subject to acceptance by the City;

b) a certified copy of the Developer's third party All Perils and Liability Insurance Policy naming the City as an additional insured in a form satisfactory to the City as follows:

i) the policy is to be written on the comprehensive form including contractual liability and complete operations with an inclusive limit of five million dollars ($5,000,000.00) bodily injury (including death) and property damage with a deductible not greater than one thousand dollars ($1,000.00);

ii) the Liability Insurance Policy shall not contain any exclusions for damage to property, support of any property, building or land arising from the removal or weakening of support of any property, building or land whether such support be natural or otherwise and shall not contain an exclusion for blasting;

iii) the Standard Automobile Policy shall cover both owned and non-owned vehicles with inclusive limits of not less than two million dollars ($2,000,000.00) bodily injury (including death) and property damage with a deductible not greater than one thousand dollars ($1,000.00);

iv) excess umbrella liability coverage of four million dollars ($4,000,000.00) for all risks included in (i) and (ii) above shall be provided with a retained limit up to ten thousand dollars ($10,000.00);

v) "Cross Liability" and "Severability of Interest" clauses or endorsements shall be provided;

vi) an endorsement will be provided to the effect that the policy or policies will not be altered, cancelled or allowed to lapse without thirty (30) days prior written notice to the City from the insurer;

vii) the premium for the said policies shall be paid initially for a period of two (2) years and the policy shall be renewed for further one-year periods until all Works required under this Agreement are installed and assumed by the City;

viii) The policy of insurance shall not be construed as relieving the Developer from responsibility for the deductibles or other or larger claims, if any, for which the Developer or City may be held responsible;

c) a certificate from the Worker's Safety Insurance Board certifying the contractor is in good standing with the Board; and

d) satisfactory evidence the contractor is qualified, experienced and has the equipment to successfully complete the Works.

15. DEFAULT

15.1 Upon breach by the Developer of any covenant, term, condition or requirement of this Agreement, any contract awarded for the Works or the approved Plans, or upon the Developer becoming insolvent or making any assignment for the benefit of creditors, the City, at its option, may declare the Developer to be in default. Notice of such default shall be given by the City, and if the Developer shall not remedy such default within such time as provided in the notice, the City may declare the Developer to be in Final Default under this Agreement and shall then forthwith give notice thereof to the Developer. Upon notice of default having been given, the City may require all work by the Developer, its servants, agents, independent contractors and sub-contractors to cease (other than any work necessary to remedy such default) until such default shall have been remedied, and in the event of final default, may require all work as aforesaid to cease. Upon Final Default of the Developer, the City may, at its option, adopt or pursue any or all of the following remedies, but shall not be bound to do so:

a) enter upon the land shown on the said Plan of Subdivision, by its servants, agents and contractors and complete any work, service, repair or maintenance wholly or in part required herein to be done by the Developer, and collect the cost thereof from the Developer and/or enforce any security available to it;

b) make any payment which ought to have been made by the Developer and upon demand collect the amount thereof from the Developer and/or enforce any security available to it;

c) retain any sum of money heretofore paid by the Developer to the City, for any purpose, and apply the same in payment or part payment for any work which the City may undertake;

d) assume any work or services whether the same have been completed or not, and thereafter the Developer shall have no claim or title thereto or remuneration therefor;

e) bring action to compel specific performance of all or any part of this Agreement, or for damages or other relief or remedy; or

f) exercise any other remedy granted to the City under the terms of this Agreement or available to the City in law or in equity.

15.2 Developer shall be deemed to be in Final Default if:

a) the City receives written notice from the Bank of its intention to not renew the Letter of Credit;

b) the Developer has not made provision for renewal at least thirty (30) days prior to the date of maturity of any Letter of Credit posted;

c) the City receives written notice from the insurance company or the Developer's agent that any insurance policy filed by the Developer with the City is being altered, cancelled or allowed to lapse;

d) the Developer has not made provision for renewal at least thirty (30) days prior to the date of expiry of any insurance policy, Performance and Maintenance Bond or Labour and Material Payment Bond;

e) upon sale of the Lands the new Developer has not delivered to the City, replacement security deposits; or

f) the Developer fails to increase security as required by the provisions of this Agreement.

16. INTERPRETATION

It is hereby agreed that in construing this Agreement the words "Developer" and the personal pronoun "he", "it", "his" or "him" relating thereto and used therewith, shall be read and construed as "Developer or Developers", and "he", "she", "it" or "they", "his", "hers", "its" or "their", and "him", "her", "it" or "them" respectively, as the number and gender of the Party or Parties referred to in each case require and the number of the verb agreeing therewith shall be construed as agreeing with the said word or pronoun so substituted.

IN WITNESS WHEREOF the Parties have hereunto caused their seals to be affixed and attested by their proper signing officers and the individual Parties have hereunto set their hands and seals, as of the date hereof.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

LESTER SHOALTS LIMITED, Per:

WITNESS

TODD SHOALTS, VICE-PRESIDENT

I HAVE THE AUTHORITY TO BIND THE CORPORATION

THE CORPORATION OF THE CITY OF PORT COLBORNE, Per:

BEA KENNY, DEPUTY MAYOR

ASHLEY GRIGG, CLERK

WE HAVE THE AUTHORITY TO BIND THE CORPORATION

SCHEDULE "A"

Description of Lands

Part of Lot 33, Concession 1 and Part of the Road Allowance between the Township of Wainfleet and the Township of Humberstone in the City of Port Colborne, Regional Municipality of Niagara.

PART PIN 64403-0004 (LT)

Parts 1, 2, 3 and 4, Plan 59R-_____, City of Port Colborne.

Lots 1 to 71 inclusive, Blocks 72 to 77 inclusive, Plan 59M-_____, City of Port Colborne.

SCHEDULE "B"

Lands Conveyed for Public Purposes

The Developer shall convey free and clear of all encumbrances and at their own expense, easements to the City, over, under and through the following:

Easements

Parts 1 and 3 to 25 inclusive easements for storm drainage purposes as laid out on Reference Plan 59R-_____, prepared by Lanthier & Gilmore Surveying Ltd, dated _____ ____, 20__.

Transfers to City

Blocks 75, 76 and 77 for 0.3m reserves and Block 74 for storm drainage purposes as laid out on Reference Plan 59R-_____, prepared by Lanthier & Gilmore Surveying Ltd, dated _____ ____, 20__.

External Easement

Part 2 for a temporary turning circle as laid out on Reference Plan 59R-_____, prepared by Lanthier & Gilmore Surveying Ltd, dated _____ ____, 20__.

Releases

Block 59 & 60 Pin # 64403-0062 to be opened as Road Allowances.

Parts 2 and 3 Plan 59R-6311 existing easement for temporary turning circle to be released.

SCHEDULE "C"

Additional Site Conditions

1. That the road allowances included in "Westwood Phase 2 Plan of Subdivision" in Appendix "A", be dedicated as public highways with the names identified in said appendix.

2. Any dead ends and open sides of road allowance included in "Westwood Phase 2 Plan of Subdivision" in Appendix "A" shall be terminated in 0.3 metre reserves to be conveyed, and held in trust by the City.

3. All public roads in "Westwood Phase 2 Plan of Subdivision" in Appendix "A" have sidewalks constructed along one side, with the exception of Limestone Court and Hickory Court.

4. The Developer agrees pay to the City 5% cash-in-lieu of land for park dedication at the time of a building permit application for each lot.

5. The Developer agrees to enter into an agreement with the Corporation of the Township of Wainfleet to contribute $50,000 (2009 dollars plus indexing based on the Construction Price Index) towards upgrades to the Township's portion of Cement Plant Road payable at the time of approval of the proposed Plan of Subdivision.

6. The Developer agrees to prepare and submit a detailed sedimentation and erosion control plans detailing methods proposed for the control of silt and erosion during the construction phase and restoration proposed for the site after construction satisfactory to the City and the Niagara Peninsula Conservation Authority.

7. The Developer agrees employ appropriate sediment and erosion control measures as established in Schedule "C", Section 6, prior to commencement of and during construction to prevent erosion and to protect fish habitat from sedimentation.

8. The Developer agrees to erect and maintain a sediment control fence 5 metres from the water's edge of the former quarry in the north-east area of the lands described in Schedule "A" during the construction phase satisfactory to the City and the Niagara Peninsula Conservation Authority.

9. The Developer agrees immediately after the registration of this Agreement, to deliver to the City executed transfers of easements and executed deeds of conveyance sufficient to vest in the City, or where applicable, in any other public authority or person, absolute title in fee simple, free and clear of all liens, charges, encumbrances and easements, the lands as set out in Schedule "B".

10. The City and the Region will not assign servicing allocation for the lands described in Schedule "A" until the plan is granted final approval for registration.

11. The Developer agrees to restore the removed vegetation within the 5m buffer around the quarry using plant species as recommended by the Niagara Peninsula Conservation Authority.

12. The Developer agrees to provide the City with a copy of all documentation for installation of services, including drawings, spreadsheets and forms. This includes digital copies of all drawings in ".dwg", ".pdf" and ".shp" formats, with the .pdf copy being full size, scalable, and stamped, signed and dated by the Developer's Consulting Engineer to the satisfaction of the Director of Engineering and Operations.

13. The Developer agrees to insert the following clause into all Agreements of Purchase and Sale or Lease for each dwelling unit:

    "Purchasers/tenants are advised that the nearby active railway line and quarry operation, and the possibility of a future expansion, may occasionally cause nuisance by way of noise, odour, or dust, which may interfere with some activities of the dwelling occupants."

14. The Developer agrees that the following minimum building component and ventilation measures, as recommended in the "Environmental Noise and Impact Study: Westwood

Phase 2 Subdivision", prepared by dBA Environmental Services, dated January 18, 2012 be carried out for the affecting dwelling units:

Recommended Window Construction			
LOCATION All Lots	**AIF/STC**	**DOOR**	**Minimum Window Glazing***
First Floor Living Rooms	22/22	OBC	3mm (16mm) 3mm
First Floor Bedrooms	22/22	OBC	3mm (16mm) 3mm

** Double pane windows – first number denotes glass thickness, following by spacing, and thickness of second pane.*

a) Dwelling units on Lots 44 to 56 shall require forced air heating systems with the ducting etc. sized to accommodate future installation of central air condition.

b) Prior to an issuance of a building permit for dwelling units, a qualified acoustical consultant shall certify that the required noise control measures have been incorporated into the builder's plans. Prior to issuance of an occupancy permit, a qualified acoustical consultant shall certify that the required noise control measures have been properly installed.

15. The Developer agrees, as recommended in the "Environmental Noise and Impact Study: Westwood Phase 2 Subdivision", prepared by dBA Environmental Services, dated January 18, 2012, to insert the following clauses into Agreements of Purchase and Sale or Lease for each dwelling unit on lots 44 through 56:

> *"Purchasers/tenants are advised that sound levels due to increasing rail traffic may occasional interfere with some activities of the dwelling occupants as the sound levels exceed the City's and the Ontario Ministry of the Environment's noise criteria.*
>
> *This dwelling unit had been fitted with a forced air heating system and the ducting etc. was sized to accommodate central air conditioning. Installation of central air condition by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City's and the Ontario Ministry of the Environment's noise criteria.*
>
> *(Note: The location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property."*

16. The Developer agrees to install the Temporary Swale and Ditch Inlet as shown on Drawing Number 0493GSP as part of Stage 1 to remove any drainage impacts Stage 1 may have to neighbouring properties not within the limits of Westwood Estates Phase 2.

SCHEDULE "D"

Roads

The Developer shall clear, excavate and grade the full width of all road allowances within the subdivision, to the City's standard road cross-section and to the grades approved by the Engineer. The Developer shall dispose of all brush, rubble and surplus material resulting from this operation. The Developer shall construct, as part of the primary services as per roadways identified in Appendix "A".

SCHEDULE "E"

Sanitary Sewers

The Developer shall construct a sanitary sewer system or systems including all trunk sewer extensions necessary to service the proposed development. All sewers shall be installed in the locations and at the grades and elevations the Engineer may direct. Capacity shall be provided in the sanitary sewer system for all domestic wastes in accordance with City, Region, and the Ontario Ministry of the Environment's design criteria. The pipe sizes selected shall have sufficient capacity to serve the ultimate drainage area in which the subdivision is located and as designated by the Engineer. PVC sewer pipe shall be used for all local and minor collector sewers except where otherwise specified by the Engineer; a minimum pipe size for local sewers 200 mm diameter. The City's standard manholes of a type approved by the Engineer shall be poured or placed at a maximum spacing of 106 m.

Private Drain Connections

The Developer shall construct separate sanitary sewer connections (laterals) to serve each lot. Sanitary sewer laterals shall be a minimum 100 mm diameter PVC building sewer pipe with proper fittings as designated by City's construction standards.

Only domestic waste from any building constructed on any lot shall be discharged into the sanitary sewer system through a drain connected to the sanitary sewer lateral serving such lot.

Where there is a difference in elevation of the storm and sanitary sewer lateral, these shall be constructed in separate trenches and, in other cases, shall be constructed in accordance with the direction of the Engineer. Joint use of either the storm or sanitary lateral trenches will be permitted for the installation of water service connections subject to the City's approval.

SCHEDULE "F"

Storm Sewers and Surface Drains

The Developer shall construct a storm sewer system and outlet or such extensions as necessary to provide a connection to existing trunk sewers where available. All sewers shall be installed in such locations, grades and depths as the Engineer may direct and such pipe sizes as are required to serve the subdivision lands and all or any portion of the ultimate drainage area the proposed development is located in. The storm sewer shall be designed to accommodate all roof water and surface run-off from roads and properties.

Concrete pipe of the gasket joint, or other approved type, shall be used, minimum pipe size for storm sewer 300 mm diameter, except where otherwise specified by the Engineer.

The Developer agrees to implement the approved stormwater management plan to the satisfaction of the Engineer.

The Developer agrees to obtain and comply with the necessary Ministry of the Environment Certificates of Approval and NPCA approval prior to connection to the existing municipal sanitary and storm sewer services.

The Developer agrees to clean the proposed Oil and Grit Separator(s) (Stormceptor) prior to Assumption By-Law for Primary Services to the complete satisfaction of the Director of Engineering and Operations not less than thirty (30) days prior to Council passing the Assumption By-Law for Primary Services.

Private Drain Connections

The Developer shall construct separate storm sewer connections (laterals) to serve each lot. Storm sewer laterals shall be a minimum 125 mm diameter PVC building sewer pipe with proper fittings as designated by City's construction standards.

The foundation drains shall be collected in a sump from which they will be pumped and discharged to the surface in such a manner that any water collected shall drain away from the foundation. In no case shall the foundation drains be connected to the sanitary sewer lateral. Foundation drain connections may be made to the storm sewer lateral provided such connections are made at a point above the finished elevation of the ground adjacent the building.

Roof water from any building constructed on any lot shall be discharged directly to the ground through rain water leaders.

Where there is a difference in elevation of the storm and sanitary sewer lateral, these shall be constructed in separate trenches and, in other cases, shall be constructed in accordance with the direction of the Engineer. Joint use of either the storm or sanitary lateral trenches will be permitted for the installation of water service connections subject to the City's approval.

SCHEDULE "G"

Watermains

The Developer shall construct a complete watermain system or systems, and all necessary appurtenances, including hydrants and house water service connections from the watermain to the street line. The design shall be prepared and/or approved by the City and constructed in accordance with its specifications. All watermains shall be of sufficient size to service the subdivision, and the lands outside the subdivision, which will require the use of the subdivision's watermains as trunk or feeder mains.

The Developer shall be responsible for any damage caused to such watermains and appurtenances that may occur during construction of buildings on the lands and during the grading of same.

The Developer shall ensure that all service boxes located on the street line shall be adjusted to meet the finished boulevard elevation at the time of final grading of the boulevards and sodding.

The Developer agrees to obtain and comply with the necessary City watermain approvals to connect to the existing municipal water service.

The Developer will need to comply with the City's most recent commissioning plan at the date of construction.

In October of 2013, the Council of the Corporation of the City of Port Colborne directed staff to move forward with the application for Provincial funding under the Small, Rural and Northern Municipal Infrastructure Fund – Capital Program (MIFCP). Through the Provincial selection process, the City of Port Colborne qualified for this program with the submission of the Cement Plant Road, Lakeshore Road West, and Bayview Lane watermain extension.

The construction for the City's watermain extension is scheduled for 2015 as a condition of the funding received. Coordination between the City and the Developer for the construction of the proposed watermains within this Subdivision will need to be initiated with the Developer's Consulting Engineer.

SCHEDULE "H"

Sidewalks

The Developer shall construct and pay the cost of concrete sidewalks along the roads as shown hereunder. The said sidewalks are to be constructed to the satisfaction of the City and to the specifications as required by the Engineer and shall be 1.5 m in width and 15.25 cm in thickness.

1. Along the south side of Clarence Street West, from the curb at Cement Road to the easterly limit of Lot 26.

2. Along the east side of Lancaster Drive, from the sidewalk at Clarence Street West to the southerly limit of Lot 5.

3. Along the south side of Stanley Street, from the sidewalk at Lancaster Drive to the easterly limit of Block 74.

4. Along the west side of Renfield Street to the driveway of Lot 50.

Fencing

A chain link fence 1.83 m in height shall be installed along the northerly boundary of Lots 49 and 50 and Block 75.

SCHEDULE "I"

Streetlights

The Developer shall construct and pay the cost of a streetlighting network on all roads in lands described in Schedule "A". The streetlights will be installed as per approved design by Canadian Niagara Power Company Inc. in accordance will all applicable City standards as per Appendix "A". The Developer will supply the City with 3 spare fixtures including but not limited to poles, arms, luminaires and mounting hardware for replacement inventory.

The Developer shall install the most recent City approved fixtures.

SCHEDULE "J"

Subdivision Deposit

NAME OF SUBDIVISION: Westwood Estates Phase II – **Stage 1**
OWNER: Lester Shoalts Limited
CONSTRUCTION COST YEAR: **2015**

		Deposit	Letter of Credit	Cash Deposit
1.	General	$ 2,880.00	$ 2,880.00	
2.	Primary Services (Security for Construction Lien Act)	$ 123,520.00	$ 123,520.00	
3.	Secondary Services (120% deposit)	$ 242,700.00	$ 242,700.00	
4.	Inspection Charges	$ 31,312.00		$ 31,312.00
5.	Street Lighting & Hydro	$ 67,450.00	$ 67,450.00	
6.	Tree Planting	$ 19,250.00	$ 19,250.00	
7.	Street Name Signs	$ 2,000.00		$ 2,000.00
8.	Sewer Cleaning	$ 9,632.00	$ 9,632.00	
9.	Lot Grading	$ 84,000.00	$ 84,000.00	
10.	Other	$ 0.00		
			$ 549,432.00	$ 33,312.00

11. Details of Letters of Credit and Cash Deposit

Remittance of cash deposit of **$ 33,312.00** should be made payable to The Corporation of the City of Port Colborne and the Letters of Credit should be drawn as follows:

City of Port Colborne (General)	$ 2,880.00
City of Port Colborne (Construction Lien Act)	$ 123,520.00
City of Port Colborne (Secondary Services)	$ 242,700.00
City of Port Colborne (Street Lighting & Hydro)	$ 67,450.00
City of Port Colborne (Tree Planting)	$ 19,250.00
City of Port Colborne (Sewer Cleaning)	$ 9,632.00
City of Port Colborne (Lot Grading)	$ 84,000.00

12. Details of Deeds Required

Parts 1 to 25 inclusive for storm drainage purposes (to City)
Blocks 75 and 76 as dead ends or open sides of road allowance (to City)

NOTE: A signed Inhibiting Order must accompany this subdivision agreement. Further confirmation of the partial discharge of any mortgage or other encumbrance affecting the lands being conveyed to the City or Region must be provided to the City or Region.

13. Details of Easements Required

None.

NOTE: Should any of the following land be encumbered with mortgages, etc. the mortgagees must consent to the documents.

14. Development Charges

This development is subject to the City's Development Charges By-law 5354/108/09 and the Region's Development Charges By-law 62/2012 and all amending or succeeding by-laws.

SCHEDULE "J"

Subdivision Deposit

NAME OF SUBDIVISION: Westwood Estates Phase II – **Stage 2**
OWNER: Lester Shoalts Limited
CONSTRUCTION COST YEAR: **2015**

		Deposit	Letter of Credit	Cash Deposit
1.	General	$ 1,346.00	$ 1,346.00	
2.	Primary Services (Security for Construction Lien Act)	$ 33,267.00	$ 33,267.00	
3.	Secondary Services (120% deposit)	$ 96,900.00	$ 96,900.00	
4.	Inspection Charges	$ 9,052.00		$ 9,052.00
5.	Street Lighting & Hydro	$ 15,940.00	$ 15,940.00	
6.	Tree Planting	$ 7,000.00	$ 7,000.00	
7.	Street Name Signs	$ 1,000.00		$ 1,000.00
8.	Sewer Cleaning	$ 1,785.00	$ 1,785.00	
9.	Lot Grading	$ 30,000.00	$ 30,000.00	
10.	Other	$ 0.00		
			$ 189,055.00	$ 9,152.00

11. Details of Letters of Credit and Cash Deposit

Remittance of cash deposit of **$ 9,152.00** should be made payable to The Corporation of the City of Port Colborne and the Letters of Credit should be drawn as follows:

City of Port Colborne (General)	$ 1,346.00
City of Port Colborne (Construction Lien Act)	$ 33,267.00
City of Port Colborne (Secondary Services)	$ 96,900.00
City of Port Colborne (Street Lighting & Hydro)	$ 15,940.00
City of Port Colborne (Tree Planting)	$ 7,000.00
City of Port Colborne (Sewer Cleaning)	$ 1,785.00
City of Port Colborne (Lot Grading)	$ 30,000.00

12. Details of Deeds Required

Parts 1 to 25 inclusive for storm drainage purposes (to City)
Blocks 75 and 76 as dead ends or open sides of road allowance (to City)

NOTE: A signed Inhibiting Order must accompany this subdivision agreement. Further confirmation of the partial discharge of any mortgage or other encumbrance affecting the lands being conveyed to the City or Region must be provided to the City or Region.

13. Details of Easements Required

None.

NOTE: Should any of the following land be encumbered with mortgages, etc. the mortgagees must consent to the documents.

14. Development Charges

This development is subject to the City's Development Charges By-law 5354/108/09 and the Region's Development Charges By-law 62/2012 and all amending or succeeding by-laws.

SCHEDULE "J"

Subdivision Deposit

NAME OF SUBDIVISION: Westwood Estates Phase II – **Stage 3**
OWNER: Lester Shoalts Limited
CONSTRUCTION COST YEAR: **2015**

		Deposit	Letter of Credit	Cash Deposit
1.	General	$ 1,300.00	$ 1,300.00	
2.	Primary Services (Security for Construction Lien Act)	$ 52,747.00	$ 52,747.00	
3.	Secondary Services (120% deposit)	$ 184,236.00	$ 184,236.00	
4.	Inspection Charges	$ 15,106.00		$ 15,106.00
5.	Street Lighting & Hydro	$ 42,270.00	$ 42,270.00	
6.	Tree Planting	$ 15,750.00	$ 15,750.00	
7.	Street Name Signs	$ 2,000.00		$ 2,000.00
8.	Sewer Cleaning	$ 1,260.00	$ 1,260.00	
9.	Lot Grading	$ 56,000.00	$ 56,000.00	
10.	Other	$ 0.00		
			$ 352,393.00	$ 17,106.00

11. Details of Letters of Credit and Cash Deposit

Remittance of cash deposit of **$ 17,106.00** should be made payable to The Corporation of the City of Port Colborne and the Letters of Credit should be drawn as follows:

City of Port Colborne (General)	$ 1,300.00
City of Port Colborne (Construction Lien Act)	$ 52,747.00
City of Port Colborne (Secondary Services)	$ 184,236.00
City of Port Colborne (Street Lighting & Hydro)	$ 42,270.00
City of Port Colborne (Tree Planting)	$ 15,750.00
City of Port Colborne (Sewer Cleaning)	$ 1,260.00
City of Port Colborne (Lot Grading)	$ 56,000.00

12. Details of Deeds Required

Parts 1 to 25 inclusive for storm drainage purposes (to City)
Blocks 75 and 76 as dead ends or open sides of road allowance (to City)

NOTE: A signed Inhibiting Order must accompany this subdivision agreement. Further confirmation of the partial discharge of any mortgage or other encumbrance affecting the lands being conveyed to the City or Region must be provided to the City or Region.

13. Details of Easements Required

None.

NOTE: Should any of the following land be encumbered with mortgages, etc. the mortgagees must consent to the documents.

14. Development Charges

This development is subject to the City's Development Charges By-law 5354/108/09 and the Region's Development Charges By-law 62/2012 and all amending or succeeding by-laws.

SCHEDULE "K"

Subdivision Staging Plan

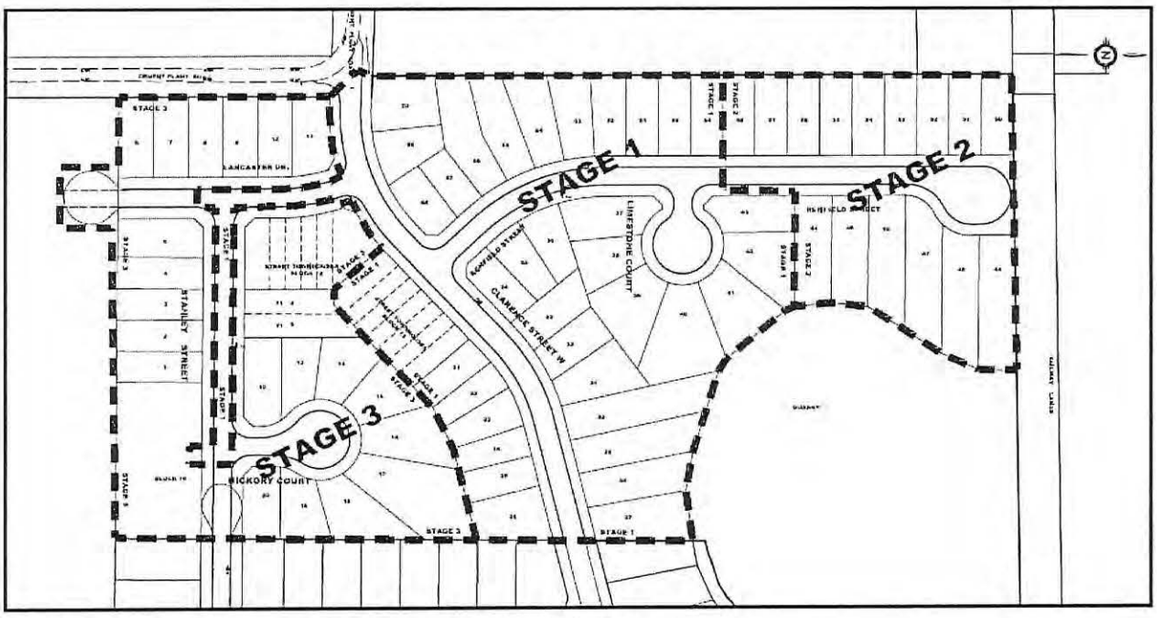
It is agreed between the parties hereto that the works to be constructed under this Agreement are to proceed in stages numerically as referenced below.

Works, as defined in Section 1.44 of this Agreement, may be started in Stage 2 only after 80% of the lots in Stage 1 are built upon, or, upon the approval of City Council to proceed with Stage 2.

Works may be started on Stage 3 only after 80% of the lots/blocks in Stage 2 are built upon, or, upon the approval of City Council to proceed with Stage 3.

Notwithstanding the above, no works may be started in either Stage 2 or Stage 3 until permanent storm sewer outlets for Stage 2 and Stage 3 have been constructed.

Further, Secondary Services, as defined in Section 1.36 of this Agreement, shall be installed and completed once 80% of the lots within a particular Stage are built upon or a period of 36 months elapses from the date of the City's preliminary inspection approval of Primary Services as defined in Section 1.33 hereof, whichever occurs first.



Excerpt from Staging Plan Drawing No. 049STP

APPENDIX "A"

Plans, Profiles and Specifications

1. "Westwood Phase 2 Plan of Subdivision", Plan 59M-_____, prepared by Lanthier & Gilmore Surveying Ltd, dated _____ ____, 20__.

2. "Compiled Easement Plan", Plan 59R-_____, prepared by Lanthier & Gilmore Surveying Ltd, dated _____ ____, 20__.

3. "Plan of Survey", Plan 59R-_____, prepared by Lanthier & Gilmore Surveying Ltd, dated _____ ____, 20__.

4. "Location Plan", prepared by Upper Canada Consultants Engineers/Planners, as Drawing No. 0493, revised April 23, 2015.

5. "General Services Plan", prepared by Upper Canada Consultants Engineers/Planners, dated April 23, 2015 as Drawing No. 0493GSP, revised April 23, 2015.

6. Plan and Profile "Clarence Street: Cement Rd to 322m W of Clarence Street", prepared by Upper Canada Consultants Engineers/Planners, dated April 23, 2015 as Drawing No. 0493-PP1, revised April 23, 2015.

7. Plan and Profile "Stanley Street: Lancaster Dr to Existing Stanley St", prepared by Upper Canada Consultants Engineers/Planners, dated April 23, 2015 as Drawing No. 0493-PP2, revised April 23, 2015.

8. Plan and Profile "Renfield Street: Clarence St to 300m on Renfield St", prepared by Upper Canada Consultants Engineers/Planners, dated April 23, 2015 as Drawing No. 0493-PP3, revised April 23, 2015.

9. Plan and Profile "Lancaster Dr: Lancaster Dr to 128.89m to Clarence St", prepared by Upper Canada Consultants Engineers/Planners, dated April 23, 2015 as Drawing No. 0493-PP4, revised April 23, 2015.

10. Plan and Profile "Limestone Crt – Hickory Crt: Limestone Crt 48.06m & Hickory Crt 61.31m", prepared by Upper Canada Consultants Engineers/Planners, dated April 23, 2015 as Drawing No. 0493-PP5, revised April 23, 2015.

11. "Subdivision Grade Control Plan 1", prepared by Upper Canada Consultants Engineers/Planners, dated April 23, 2015 as Drawing No. 0493GP1, revised April 23, 2015.

12. "Subdivision Grade Control Plan 2", prepared by Upper Canada Consultants Engineers/Planners, dated April 23, 2015 as Drawing No. 0493GP2, revised April 23, 2015.

13. "Storm Drainage Area Plan", prepared by Upper Canada Consultants Engineers/Planners, dated December 20, 2012 as Drawing No. 0493STMDA, revised June 12, 2014.

14. "Sanitary Drainage Area Plan", prepared by Upper Canada Consultants Engineers/Planners, dated December 20, 2012 as Drawing No. 0493SANDA, revised June 12, 2014.

15. "Westwood Subdivision Streetlight Design", prepared by RTG Systems Inc., dated November 11, 2013 as Drawing No. SL-1.

16. "Westwood Estates Phase 2 Staging Plan", prepared by Upper Canada Consultants Engineers/Planners, dated December 20, 2012 as Drawing No. 049STP.

The Corporation of the City of Port Colborne

By-Law No. _____

Being a By-law to Amend the Assessment Schedule to Levy the Actual Costs Incurred for the Maintenance of Various Drainage Works in the Municipality Known as the Biederman, Wignell, Bearss West Branch West, Marsh, Beaver Dam, Oil Mill Creek, William Michael and Bearss Municipal Drains

Whereas the following By-laws, Being the By-laws to Provide Drainage Works in the City of Port Colborne in the Regional Municipality of Niagara, were enacted on the corresponding dates, and provide for the update of assessment schedules, as submitted by the corresponding Engineering firms;

By-Laws	Municipal Drain	Engineering Firm	Date Enacted
7069/14/23	Biederman Drain	Spriet Associates Engineers & Architects	April 23, 2024
1333	Wignell Drain	C.J. Clarke, P. Eng	August 11, 1969
5037/92/07	Bearss Drain W. Br W.	K. Smart Associates Limited	May 11, 2009
6495/62/17	Marsh Drain	K. Smart Associates Limited	July 10, 2017
3487/68/97	Beaver Dam Drain	K. Smart Associates Limited	May 12, 1997
3904/49/00	Oil Mill Creek Drain	K. Smart Associates Limited	April 10, 2000
3429/11/97	Wm Michael Drain	K. Smart Associates Limited	January 27, 1997
3429/11/97	Bearss Drain	K. Smart Associates Limited	January 27, 1997

Whereas Section 74, Chapter 27 of the Drainage Act, R.S.O. 1990 the Act) compels each municipality to maintain that portion of a drainage works within its limits; and

Whereas Section 61(1) of the Act authorizes a municipality, upon the completion of the maintenance of the drainage works, to levy the final cost thereof to the lands and roads liable, as stated in the Engineer’s Report, so as to recover the costs of said maintenance; and

Whereas in compliance with such duty, the municipality has carried out maintenance of said drainage work as per the design of the Engineer’s Reports, and the total actual cost incurred were $19,011.57;

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

1. That the cost of the Drainage works as provided in their corresponding Bylaw, be levied against the lands and roads as set out in the assessment schedule in the Engineer's Reports, as amended, pro rated and as listed in the actual assessment column, as shown on Schedules A - K attached hereto, to be levied and collected in the same manner as taxes.

2. That the assessed amounts will be automatically added to the billable tax.

3. That the assessed amounts will be automatically added to the final tax bills and collected with the final tax amount.

4. That should the amount of Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) grant applied for the farm tax class parcels are not received in full, the revised assessed amount shall be added to the affected parcels.

5. That the By-laws identified above are hereby amended by replacing the Schedules with Schedules A – K attached hereto and forming part of this by-law.

6. That this by-law shall come into force and take effect the day of its final passing.

Enacted and passed this 14th day of April, 2026.

_____
William C. Steele
Mayor

_____
Charlotte Madden
City Clerk

2025 MAINTENANCE TO BILL TOTAL CURRENT COST ----- **$2,569.46**

BIEDERMAN DRAIN

BY-LAW No. 7069/14/23 Spriet Associates

K:\DRAINAGE SUPERINTENDENT\DRAINS\BIEDERMAN\Maintenance Assessment Schedule.xls

AGCODE	LAND USE	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAFRA GRANT	NET COST
		City of Welland							
1			2	33		8.5	$0.00	$0.00	$0.00
		Welland Roads							
		Townline Road (50%)				0.20	$0.00	$0.00	$0.00
		Township of Wainfleet							
			2	1	1-250-50	10.80	$9.91	$0.00	$9.91
1			2	1 & 2	1-250	70.10	$110.34	$36.78	$73.56
			2	2	1-254	2.20	$2.72	$0.00	$2.72
			2	3	1-263	5.21	$5.90	$0.00	$5.90
			2	3	1-262	4.80	$4.46	$0.00	$4.46
			2	3	1-260-01	5.06	$4.70	$0.00	$4.70
			2	3	1-260	5.06	$4.70	$0.00	$4.70
			2	3	1-259-10	4.18	$4.49	$0.00	$4.49
1			2	4	1-261	20.00	$30.27	$10.09	$20.18
1			2	3 & 4	1-261-02	19.20	$179.56	$59.85	$119.71
			2	4	1-261-04	1.00	$4.13	$0.00	$4.13
			2	4 & 5	1-264	32.70	$148.00	$0.00	$148.00
			2	6	2-255	44.50	$218.01	$0.00	$218.01
			2	6	2-255-02	5.44	$33.50	$0.00	$33.50
			2	6	2-250	7.06	$28.68	$0.00	$28.68
			2	6	2-253	0.20	$1.05	$0.00	$1.05
			2	6	2-255-01	0.81	$4.19	$0.00	$4.19
			2	7	2-262	14.20	$59.97	$0.00	$59.97
:.)			3	1	7-001	1.90	$1.50	$0.00	$1.50
			3	1, 2 & 3	7-001-01	91.00	$97.16	$0.00	$97.16
hority)			3	1-6 & 7	7-002	378.00	$910.89	$0.00	$910.89
1			4	1	7-032	40.30	$0.00	$0.00	$0.00
			4	1	7-030	8.10	$0.00	$0.00	$0.00
			4	1	7-031	0.32	$0.00	$0.00	$0.00
			4	1	7-029-02	1.75	$0.00	$0.00	$0.00
			4	1	7-029-01	0.81	$0.00	$0.00	$0.00
1			4	2	7-035	16.90	$0.00	$0.00	$0.00
			4	2	7-034-01	1.00	$0.00	$0.00	$0.00
			4	2	7-034-04	0.52	$0.00	$0.00	$0.00
1			4	2	7-033	25.70	$0.00	$0.00	$0.00
			4	2	7-033-10	0.86	$0.00	$0.00	$0.00
1			4	2	7-029	4.20	$0.00	$0.00	$0.00
			4	3	7-036	9.20	$0.00	$0.00	$0.00
		Wainfleet Roads					$0.00		
		Townline Road (50%)				0.20	$5.48	$0.00	$5.48
		Youngs Road				2.10	$0.00	$0.00	$0.00
		Lot 1/2 Unopened				5.80	$36.98	$0.00	$36.98
		Lot 3/4 Unopened				3.20	$21.92	$0.00	$21.92
		Erie Peat Road				3.00	$53.75	$0.00	$53.75
		Biederman Road				5.80	$37.46	$0.00	$37.46
		Lot 7/8 Unopened				3.50	$20.90	$0.00	$20.90
		Con. 2/3 Unopened				5.80	$37.94	$0.00	$37.94
		Port Colborne							
			2	31	030038232100000	0.04	$0.06	$0.00	$0.06
			2	31	030038232000000	0.04	$0.06	$0.00	$0.06
			2	31	030038231000000	0.04	$0.06	$0.00	$0.06
			2	31	030038230000000	0.04	$0.06	$0.00	$0.06
			2	31	030038229000000	0.08	$0.15	$0.00	$0.15
			2	31	030038228050000	0.04	$0.06	$0.00	$0.06
			2	31	030038228030000	0.04	$0.06	$0.00	$0.06
			2	31	030038228020000	0.04	$0.06	$0.00	$0.06
			2	31	030038228000000	0.08	$0.15	$0.00	$0.15
			2	31	030038227000000	0.04	$0.06	$0.00	$0.06
			2	31	030038226000000	0.12	$0.21	$0.00	$0.21
			2	31	030038225020000	0.04	$0.06	$0.00	$0.06
			2	31	030038225000000	0.04	$0.06	$0.00	$0.06

	2	31	030038224160000	0.04	$0.06	$0.00	$0.06
	2	31	030038224140000	0.04	$0.06	$0.00	$0.06
	2	31	030038254050000	0.04	$0.06	$0.00	$0.06
	2	31	030038254100000	0.04	$0.06	$0.00	$0.06
	2	31	030038262000000	0.12	$0.21	$0.00	$0.21
	2	32	030038268000000	0.25	$0.45	$0.00	$0.45
	2	32	030038267150000	0.04	$0.06	$0.00	$0.06
	2	32	030038235000000	0.10	$0.18	$0.00	$0.18
	2	32	030038234000000	0.06	$0.12	$0.00	$0.12
	2	32	030038233000000	0.06	$0.12	$0.00	$0.12
	2	32	030038232020000	0.15	$0.27	$0.00	$0.27
	2	33	030038271100000	1.63	$2.16	$0.00	$2.16
	2	33	030038271000000	18.20	$15.60	$0.00	$15.60
1	3	28	030037091000000	63.50	$0.00	$0.00	$0.00
	3	28	030037092020000	0.81	$0.00	$0.00	$0.00
	3	28	030037092040000	0.81	$0.00	$0.00	$0.00
	3	28	030037091030000	12.80	$0.00	$0.00	$0.00
	3	28	030037091040000	1.58	$0.00	$0.00	$0.00
	3	28	030037091060000	1.81	$0.00	$0.00	$0.00
	3	28	030037091080000	1.58	$0.00	$0.00	$0.00
	3	28	030037091010000	1.27	$0.00	$0.00	$0.00
	3	29	030037218000000	0.05	$0.06	$0.00	$0.06
	3	29	030037218020000	0.04	$0.06	$0.00	$0.06
	3	29	030037219000000	0.05	$0.06	$0.00	$0.06
	3	29	030037219020000	0.05	$0.06	$0.00	$0.06
	3	29	030037220000000	0.05	$0.06	$0.00	$0.06
	3	29	030037220020000	0.05	$0.06	$0.00	$0.06
	3	29	030037221000000	0.05	$0.06	$0.00	$0.06
	3	29	030037221020000	0.05	$0.06	$0.00	$0.06
	3	29	030037222000000	0.05	$0.06	$0.00	$0.06
	3	29	030037222020000	0.05	$0.06	$0.00	$0.06
	3	29	030037223000000	0.05	$0.06	$0.00	$0.06
	3	29	030037223020000	0.05	$0.06	$0.00	$0.06
	3	29	030037224000000	0.05	$0.06	$0.00	$0.06
	3	29	030037224020000	0.05	$0.06	$0.00	$0.06
	3	29	030037225000000	0.06	$0.09	$0.00	$0.09
	3	29	030037225020000	0.06	$0.09	$0.00	$0.09
	3	29	030037226000000	0.06	$0.09	$0.00	$0.09
	3	29	030037226020000	0.07	$0.09	$0.00	$0.09
	3	29	030037247000000	0.05	$0.06	$0.00	$0.06
	3	29	030037248000000	0.04	$0.06	$0.00	$0.06
	3	29	030037249000000	0.06	$0.09	$0.00	$0.09
	3	29	030037250000000	0.06	$0.09	$0.00	$0.09
	3	29	030037251000000	0.06	$0.09	$0.00	$0.09
	3	29	030037252000000	0.06	$0.09	$0.00	$0.09
	3	29	030037253000000	0.05	$0.06	$0.00	$0.06
	3	29	030037254000000	0.05	$0.06	$0.00	$0.06
	3	29	030037255000000	0.05	$0.06	$0.00	$0.06
	3	29	030037256000000	0.05	$0.06	$0.00	$0.06
	3	29	030037257000000	0.05	$0.06	$0.00	$0.06
	3	29	030037258000000	0.05	$0.06	$0.00	$0.06
	3	29	030037259000000	0.05	$0.06	$0.00	$0.06
	3	29	030037260000000	0.06	$0.09	$0.00	$0.09
	3	29	030037261000000	0.06	$0.09	$0.00	$0.09
	3	29	030037262000000	0.05	$0.06	$0.00	$0.06
	3	29	030037323000000	0.05	$0.06	$0.00	$0.06
	3	29	030037322000000	0.06	$0.09	$0.00	$0.09
	3	29	030037321000000	0.08	$0.12	$0.00	$0.12
	3	29	030037320000000	0.12	$0.15	$0.00	$0.15
	3	29	030037319000000	0.09	$0.12	$0.00	$0.12
	3	29	030037318000000	0.06	$0.09	$0.00	$0.09

3	29	030037317000000	0.05	$0.06	$0.00	$0.06
3	29	030037316000000	0.05	$0.06	$0.00	$0.06
3	29	030037315000000	0.05	$0.06	$0.00	$0.06
3	29	030037314000000	0.05	$0.06	$0.00	$0.06
3	29	030037313000000	0.05	$0.06	$0.00	$0.06
3	29	030037312000000	0.05	$0.06	$0.00	$0.06
3	29	030037311000000	0.05	$0.06	$0.00	$0.06
3	29	030037310000000	0.05	$0.06	$0.00	$0.06
3	29	030037309000000	0.07	$0.09	$0.00	$0.09
3	29	030037308000000	0.07	$0.09	$0.00	$0.09
3	29	030037327000000	0.07	$0.09	$0.00	$0.09
3	29	030037328000000	0.06	$0.09	$0.00	$0.09
3	29	030037329000000	0.06	$0.09	$0.00	$0.09
3	29	030037330000000	0.06	$0.09	$0.00	$0.09
3	29	030037331000000	0.06	$0.09	$0.00	$0.09
3	29	030037332000000	0.07	$0.09	$0.00	$0.09
3	29	030037333000000	0.05	$0.06	$0.00	$0.06
3	29	030037162000000	0.06	$0.09	$0.00	$0.09
3	29	030037162020000	0.06	$0.09	$0.00	$0.09
3	29	030037163000000	0.06	$0.09	$0.00	$0.09
3	29	030037164000000	0.06	$0.09	$0.00	$0.09
3	29	030037165000000	0.06	$0.09	$0.00	$0.09
3	29	030037166000000	0.06	$0.09	$0.00	$0.09
3	29	030037167000000	0.06	$0.09	$0.00	$0.09
3	29	030037168000000	0.07	$0.09	$0.00	$0.09
3	29	030037170000000	0.08	$0.12	$0.00	$0.12
3	29	030037171000000	0.08	$0.12	$0.00	$0.12
3	29	030037172000000	0.06	$0.09	$0.00	$0.09
3	29	030037173000000	0.07	$0.09	$0.00	$0.09
3	29	030037183000000	0.06	$0.09	$0.00	$0.09
3	29	030037184000000	0.06	$0.09	$0.00	$0.09
3	29	030037185000000	0.06	$0.09	$0.00	$0.09
3	29	030037186000000	0.06	$0.09	$0.00	$0.09
3	29	030037187000000	0.06	$0.09	$0.00	$0.09
3	29	030037188000000	0.06	$0.09	$0.00	$0.09
3	29	030037189000000	0.05	$0.06	$0.00	$0.06
3	29	030037302200000	0.08	$0.12	$0.00	$0.12
3	29	030037302180000	0.05	$0.06	$0.00	$0.06
3	29	030037302160000	0.06	$0.09	$0.00	$0.09
3	29	030037302140000	0.06	$0.09	$0.00	$0.09
3	29	030037302120000	0.06	$0.09	$0.00	$0.09
3	29	030037302100000	0.06	$0.09	$0.00	$0.09
3	29	030037302080000	0.06	$0.09	$0.00	$0.09
3	29	030037302060000	0.06	$0.09	$0.00	$0.09
3	29	030037302040000	0.06	$0.09	$0.00	$0.09
3	29	030037302020000	0.05	$0.06	$0.00	$0.06
3	29	030037302000000	0.05	$0.06	$0.00	$0.06
3	29	030037282000000	0.08	$0.12	$0.00	$0.12
3	29	030037283000000	0.07	$0.09	$0.00	$0.09
3	29	030037284000000	0.07	$0.09	$0.00	$0.09
3	29	030037285000000	0.07	$0.09	$0.00	$0.09
3	29	030037286000000	0.07	$0.09	$0.00	$0.09
3	29	030037287000000	0.07	$0.09	$0.00	$0.09
3	29	030037288000000	0.07	$0.09	$0.00	$0.09
3	29	030037289000000	0.08	$0.12	$0.00	$0.12
3	29	030037290000000	0.08	$0.12	$0.00	$0.12
3	29	030037291000000	0.10	$0.12	$0.00	$0.12
3	29	030037292000000	0.07	$0.09	$0.00	$0.09
3	29	030037292020000	0.06	$0.09	$0.00	$0.09
3	29	030037293000000	0.06	$0.09	$0.00	$0.09
3	29	030037293020000	0.06	$0.09	$0.00	$0.09

3	29	030037294000000	0.06	$0.09	$0.00	$0.09
3	29	030037294020000	0.08	$0.12	$0.00	$0.12
3	29	030037413000000	0.06	$0.09	$0.00	$0.09
3	29	030037414000000	0.06	$0.09	$0.00	$0.09
3	29	030037415000000	0.06	$0.09	$0.00	$0.09
3	29	030037416000000	0.06	$0.09	$0.00	$0.09
3	29	030037417000000	0.07	$0.09	$0.00	$0.09
3	29	030037418000000	0.06	$0.09	$0.00	$0.09
3	29	030037419000000	0.08	$0.12	$0.00	$0.12
3	29	030037305000000	0.07	$0.09	$0.00	$0.09
3	29	030037306000000	0.11	$0.15	$0.00	$0.15
3	29	030037307000000	0.10	$0.12	$0.00	$0.12
3	29	030037263000000	0.05	$0.06	$0.00	$0.06
3	29	030037264000000	0.05	$0.06	$0.00	$0.06
3	29	030037265000000	0.05	$0.06	$0.00	$0.06
3	29	030037404000000	0.07	$0.09	$0.00	$0.09
3	29	030037405000000	0.06	$0.09	$0.00	$0.09
3	29	030037406000000	0.06	$0.09	$0.00	$0.09
3	29	030037407000000	0.03	$0.04	$0.00	$0.04
3	29	030037407020000	0.03	$0.04	$0.00	$0.04
3	29	030037408000000	0.06	$0.09	$0.00	$0.09
3	29	030037409000000	0.06	$0.09	$0.00	$0.09
3	29	030037447020000	0.08	$0.12	$0.00	$0.12
3	29	030037447000000	0.07	$0.09	$0.00	$0.09
3	29	030037446020000	0.06	$0.09	$0.00	$0.09
3	29	030037227000000	0.06	$0.09	$0.00	$0.09
3	29	030037228000000	0.06	$0.09	$0.00	$0.09
3	29	030037229000000	0.06	$0.09	$0.00	$0.09
3	29	030037230000000	0.06	$0.09	$0.00	$0.09
3	29	030037389000000	0.05	$0.06	$0.00	$0.06
3	29	030037388000000	0.05	$0.06	$0.00	$0.06
3	29	030037387000000	0.06	$0.09	$0.00	$0.09
3	29	030037386000000	0.06	$0.09	$0.00	$0.09
3	29	030037397000000	0.06	$0.09	$0.00	$0.09
3	29	030037398000000	0.06	$0.09	$0.00	$0.09
3	29	030037399000000	0.06	$0.09	$0.00	$0.09
3	29	030037400000000	0.06	$0.09	$0.00	$0.09
3	29	030037401000000	0.05	$0.06	$0.00	$0.06
3	29	030037402000000	0.05	$0.06	$0.00	$0.06
3	29	030037366000000	0.05	$0.06	$0.00	$0.06
3	29	030037367000000	0.06	$0.09	$0.00	$0.09
3	29	030037529000000	0.03	$0.04	$0.00	$0.04
3	29	030037529020000	0.03	$0.04	$0.00	$0.04
3	29	030037529030000	0.03	$0.04	$0.00	$0.04
3	29	030037530000000	0.03	$0.05	$0.00	$0.05
3	29	030037530020000	0.04	$0.07	$0.00	$0.07
3	29	030037531000000	0.04	$0.05	$0.00	$0.05
3	29	030037531020000	0.03	$0.04	$0.00	$0.04
3	29	030037531030000	0.03	$0.04	$0.00	$0.04
3	29	030037532000000	0.03	$0.04	$0.00	$0.04
3	29	030037532020000	0.03	$0.04	$0.00	$0.04
3	29	030037532030000	0.04	$0.05	$0.00	$0.05
3	29	030037533000000	0.04	$0.07	$0.00	$0.07
3	29	030037533020000	0.03	$0.05	$0.00	$0.05
3	29	030037534000000	0.03	$0.04	$0.00	$0.04
3	29	030037534020000	0.03	$0.04	$0.00	$0.04
3	29	030037534030000	0.03	$0.04	$0.00	$0.04
3	29	030037535000000	0.03	$0.04	$0.00	$0.04
3	29	030037535020000	0.03	$0.04	$0.00	$0.04
3	29	030037535030000	0.04	$0.05	$0.00	$0.05
3	29	030037536000000	0.08	$0.12	$0.00	$0.12

3	29	030037537000000	0.11	$0.15	$0.00	$0.15
3	29	030037446000000	0.05	$0.06	$0.00	$0.06
3	29	030037445000000	0.05	$0.06	$0.00	$0.06
3	29	030037444000000	0.05	$0.06	$0.00	$0.06
3	29	030037443000000	0.05	$0.06	$0.00	$0.06
3	29	030037442000000	0.05	$0.06	$0.00	$0.06
3	29	030037441000000	0.05	$0.06	$0.00	$0.06
3	29	030037440000000	0.05	$0.06	$0.00	$0.06
3	29	030037439000000	0.05	$0.06	$0.00	$0.06
3	29	030037438000000	0.05	$0.06	$0.00	$0.06
3	29	030037437000000	0.05	$0.06	$0.00	$0.06
3	29	030037436000000	0.05	$0.06	$0.00	$0.06
3	29	030037435000000	0.05	$0.06	$0.00	$0.06
3	29	030037434000000	0.05	$0.06	$0.00	$0.06
3	29	030037433000000	0.05	$0.06	$0.00	$0.06
3	29	030037432000000	0.06	$0.09	$0.00	$0.09
3	29	030037463000000	0.05	$0.06	$0.00	$0.06
3	29	030037464000000	0.05	$0.06	$0.00	$0.06
3	29	030037465000000	0.05	$0.06	$0.00	$0.06
3	29	030037466000000	0.05	$0.06	$0.00	$0.06
3	29	030037467000000	0.05	$0.06	$0.00	$0.06
3	29	030037468000000	0.05	$0.06	$0.00	$0.06
3	29	030037469000000	0.05	$0.06	$0.00	$0.06
3	29	030037470000000	0.05	$0.06	$0.00	$0.06
3	29	030037471000000	0.05	$0.06	$0.00	$0.06
3	29	030037472000000	0.05	$0.06	$0.00	$0.06
3	29	030037473000000	0.05	$0.06	$0.00	$0.06
3	29	030037474000000	0.05	$0.06	$0.00	$0.06
3	29	030037475000000	0.07	$0.09	$0.00	$0.09
3	29	030037476000000	0.08	$0.12	$0.00	$0.12
3	29	030037515000000	0.05	$0.06	$0.00	$0.06
3	29	030037516000000	0.05	$0.06	$0.00	$0.06
3	29	030037517000000	0.05	$0.06	$0.00	$0.06
3	29	030037502000000	0.06	$0.09	$0.00	$0.09
3	29	030037501000000	0.06	$0.09	$0.00	$0.09
3	29	030037500000000	0.04	$0.06	$0.00	$0.06
3	29	030037499000000	0.04	$0.06	$0.00	$0.06
3	29	030037498000000	0.04	$0.06	$0.00	$0.06
3	29	030037497000000	0.05	$0.06	$0.00	$0.06
3	29	030037496000000	0.04	$0.06	$0.00	$0.06
3	29	030037495000000	0.04	$0.06	$0.00	$0.06
3	29	030037494000000	0.04	$0.06	$0.00	$0.06
3	29	030037493000000	0.04	$0.06	$0.00	$0.06
3	29	030037492000000	0.04	$0.06	$0.00	$0.06
3	29	030037491000000	0.04	$0.06	$0.00	$0.06
3	29	030037503000000	0.08	$0.12	$0.00	$0.12
3	29	030037504000000	0.06	$0.09	$0.00	$0.09
3	29	030037505000000	0.06	$0.09	$0.00	$0.09
3	29	030037506000000	0.06	$0.09	$0.00	$0.09
3	29	030037507000000	0.06	$0.09	$0.00	$0.09
3	29	030037508000000	0.06	$0.09	$0.00	$0.09
3	29	030037509000000	0.06	$0.09	$0.00	$0.09
3	29	030037510000000	0.06	$0.09	$0.00	$0.09
3	29	030037511000000	0.06	$0.09	$0.00	$0.09
3	29	030037512000000	0.06	$0.09	$0.00	$0.09
3	29	030037513000000	0.06	$0.09	$0.00	$0.09
3	29	030037431000000	0.06	$0.09	$0.00	$0.09
3	29	030037430000000	0.05	$0.06	$0.00	$0.06
3	29	030037429000000	0.06	$0.09	$0.00	$0.09
3	29	030037428000000	0.05	$0.06	$0.00	$0.06
3	29	030037427000000	0.05	$0.06	$0.00	$0.06

3	29	030037456000000	0.04	$0.06	$0.00	$0.06
3	29	030037457000000	0.04	$0.06	$0.00	$0.06
3	29	030037458000000	0.04	$0.06	$0.00	$0.06
3	29	030037459000000	0.06	$0.09	$0.00	$0.09
3	29	030037460000000	0.05	$0.06	$0.00	$0.06
3	29	030037461000000	0.05	$0.06	$0.00	$0.06
3	29	030037462000000	0.05	$0.06	$0.00	$0.06
3	29	030037528000000	0.98	$1.32	$0.00	$1.32
3	29	030037528240000	0.04	$0.05	$0.00	$0.05
3	29	030037528250000	0.02	$0.03	$0.00	$0.03
3	29	030037528260000	0.03	$0.04	$0.00	$0.04
3	29	030037528270000	0.03	$0.04	$0.00	$0.04
3	29	030037528280000	0.02	$0.03	$0.00	$0.03
3	29	030037528290000	0.03	$0.04	$0.00	$0.04
3	29	030037528300000	0.03	$0.04	$0.00	$0.04
3	29	030037528310000	0.02	$0.03	$0.00	$0.03
3	29	030037528320000	0.02	$0.03	$0.00	$0.03
3	29	030037528330000	0.02	$0.03	$0.00	$0.03
3	29	030037528340000	0.03	$0.04	$0.00	$0.04
3	29	030037528350000	0.03	$0.04	$0.00	$0.04
3	29	030037528360000	0.02	$0.03	$0.00	$0.03
3	29	030037528370000	0.02	$0.03	$0.00	$0.03
3	29	030037528380000	0.02	$0.03	$0.00	$0.03
3	29	030037528390000	0.03	$0.04	$0.00	$0.04
3	29	030037528400000	0.05	$0.07	$0.00	$0.07
3	29	030037528410000	0.03	$0.04	$0.00	$0.04
3	29	030037528420000	0.03	$0.04	$0.00	$0.04
3	29	030037528430000	0.07	$0.09	$0.00	$0.09
3	29	030037528440000	0.04	$0.05	$0.00	$0.05
3	29	030037527000000	0.06	$0.09	$0.00	$0.09
3	29	030037526000000	0.06	$0.09	$0.00	$0.09
3	29	030037525000000	0.07	$0.09	$0.00	$0.09
3	29	030037524000000	0.09	$0.12	$0.00	$0.12
3	29	030037523000000	0.06	$0.09	$0.00	$0.09
3	29	030037522000000	0.07	$0.09	$0.00	$0.09
3	29	030037489000000	0.06	$0.09	$0.00	$0.09
3	29	030037488000000	0.06	$0.09	$0.00	$0.09
3	29	030037487000000	0.07	$0.09	$0.00	$0.09
3	29	030037486000000	0.05	$0.06	$0.00	$0.06
3	29	030037485000000	0.05	$0.06	$0.00	$0.06
3	29	030037484000000	0.04	$0.06	$0.00	$0.06
3	29	030037483000000	0.04	$0.06	$0.00	$0.06
3	29	030037482000000	0.05	$0.06	$0.00	$0.06
3	29	030037094050000	0.12	$0.15	$0.00	$0.15
3	29	030037095000000	0.05	$0.06	$0.00	$0.06
3	29	030037096000000	0.01	$0.03	$0.00	$0.03
3	29	030037097000000	0.25	$0.33	$0.00	$0.33
3	29	030037098000000	0.33	$0.42	$0.00	$0.42
3	29	030037100000000	0.09	$0.12	$0.00	$0.12
3	29	030037119000000	0.42	$0.54	$0.00	$0.54
3	29	030037111000000	0.60	$0.81	$0.00	$0.81
3	29	030037140580000	0.30	$0.40	$0.00	$0.40
3	29	030037140570000	0.30	$0.40	$0.00	$0.40
3	29	030037118000000	0.21	$0.27	$0.00	$0.27
3	29	030037116000000	0.41	$0.54	$0.00	$0.54
3	29	030037114000000	0.41	$0.54	$0.00	$0.54
3	29	030037113000000	0.66	$0.87	$0.00	$0.87
3	29	030037112200000	0.40	$0.51	$0.00	$0.51
3	29	030037101050000	0.42	$0.57	$0.00	$0.57
3	29	030037101200000	1.52	$2.02	$0.00	$2.02
3	29	030037141000000	0.63	$0.84	$0.00	$0.84

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3	29	030037101250000	0.51	$0.66	$0.00	$0.66
3	30	030037102000000	49.50	$0.00	$0.00	$0.00
3	29	030037098200000	0.07	$0.09	$0.00	$0.09
3	29	030037098100000	0.06	$0.06	$0.00	$0.06
3	29	030037133000000	1.12	$1.50	$0.00	$1.50
3	29	030037131000000	3.61	$4.79	$0.00	$4.79
3	29	030037126000000	3.63	$4.82	$0.00	$4.82
3	30	030037026000000	0.11	$0.15	$0.00	$0.15
3	30	030037027000000	0.11	$0.15	$0.00	$0.15
3	30	030037028000000	0.11	$0.15	$0.00	$0.15
3	30	030037029000000	0.11	$0.09	$0.00	$0.09
3	30	030037030000000	0.11	$0.15	$0.00	$0.15
3	30	030037031000000	0.13	$0.18	$0.00	$0.18
3	30	030037031010000	0.11	$0.15	$0.00	$0.15
3	30	030037032000000	0.16	$0.21	$0.00	$0.21
3	30	030037033000000	0.20	$0.27	$0.00	$0.27
3	30	030037034000000	0.13	$0.18	$0.00	$0.18
3	30	030037035000000	0.12	$0.15	$0.00	$0.15
3	30	030037036000000	0.11	$0.15	$0.00	$0.15
3	30	030037037000000	0.11	$0.09	$0.00	$0.09
3	30	030037038000000	0.11	$0.15	$0.00	$0.15
3	30	030037079000000	0.14	$0.18	$0.00	$0.18
3	30	030037080000000	0.14	$0.18	$0.00	$0.18
3	30	030037081000000	0.15	$0.21	$0.00	$0.21
3	30	030037039000000	0.11	$0.15	$0.00	$0.15
3	30	030037040000000	0.11	$0.15	$0.00	$0.15
3	30	030037041000000	0.12	$0.15	$0.00	$0.15
3	30	030037042000000	0.11	$0.15	$0.00	$0.15
3	30	030037043000000	0.10	$0.09	$0.00	$0.09
3	30	030037044000000	0.10	$0.12	$0.00	$0.12
3	30	030037045000000	0.11	$0.15	$0.00	$0.15
3	30	030037046000000	0.11	$0.15	$0.00	$0.15
3	30	030037048000000	0.11	$0.15	$0.00	$0.15
3	30	030037049000000	0.11	$0.15	$0.00	$0.15
3	30	030037050000000	0.12	$0.15	$0.00	$0.15
3	30	030037051000000	0.13	$0.18	$0.00	$0.18
3	30	030037052000000	0.10	$0.12	$0.00	$0.12
3	30	030037047000000	0.11	$0.09	$0.00	$0.09
3	30	030037063000000	0.11	$0.15	$0.00	$0.15
3	30	030037062000000	0.11	$0.15	$0.00	$0.15
3	30	030037061000000	0.11	$0.15	$0.00	$0.15
3	30	030037060000000	0.13	$0.18	$0.00	$0.18
3	30	030037088000000	0.15	$0.21	$0.00	$0.21
3	30	030037089000000	0.11	$0.15	$0.00	$0.15
3	30	030037090000000	0.11	$0.15	$0.00	$0.15
3	30	030037064000000	0.10	$0.12	$0.00	$0.12
3	30	030037065000000	0.11	$0.15	$0.00	$0.15
3	30	030037066000000	0.11	$0.09	$0.00	$0.09
3	30	030037067000000	0.11	$0.15	$0.00	$0.15
3	30	030037068000000	0.11	$0.15	$0.00	$0.15
3	30	030037069000000	0.10	$0.12	$0.00	$0.12
3	30	030037059000000	0.16	$0.21	$0.00	$0.21
3	30	030037082000000	0.11	$0.15	$0.00	$0.15
3	30	030037083000000	0.11	$0.15	$0.00	$0.15
3	30	030037084000000	0.11	$0.15	$0.00	$0.15
3	30	030037085000000	0.13	$0.18	$0.00	$0.18
3	30	030037086000000	0.08	$0.12	$0.00	$0.12
3	30	030037087000000	0.08	$0.12	$0.00	$0.12
3	30	030037070000000	0.10	$0.12	$0.00	$0.12
3	30	030037071000000	0.11	$0.15	$0.00	$0.15
3	30	030037072000000	0.11	$0.15	$0.00	$0.15

	3	30	030037073000000	0.11	$0.15	$0.00	$0.15
	3	30	030037074000000	0.11	$0.15	$0.00	$0.15
	3	30	030037075000000	0.11	$0.15	$0.00	$0.15
	3	30	030037076000000	0.11	$0.15	$0.00	$0.15
	3	30	030037077000000	0.11	$0.15	$0.00	$0.15
	3	30	030037365000000	0.05	$0.03	$0.00	$0.03
1	3	30	030037364000000	1.56	$2.07	$0.69	$1.38
	3	30	030037363000000	0.08	$0.12	$0.00	$0.12
	3	30	030037362000000	0.09	$0.12	$0.00	$0.12
	3	30	030037361000000	0.06	$0.09	$0.00	$0.09
	3	30	030037360000000	0.06	$0.09	$0.00	$0.09
	3	30	030037359000000	0.06	$0.09	$0.00	$0.09
	3	30	030037358000000	0.07	$0.09	$0.00	$0.09
	3	30	030037337000000	0.05	$0.06	$0.00	$0.06
	3	30	030037338000000	0.05	$0.06	$0.00	$0.06
	3	30	030037339000000	0.04	$0.06	$0.00	$0.06
	3	30	030037340000000	0.04	$0.06	$0.00	$0.06
	3	30	030037341000000	0.04	$0.06	$0.00	$0.06
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	3	30	030037345000000	0.04	$0.06	$0.00	$0.06
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	3	30	030037349000000	0.04	$0.06	$0.00	$0.06
	3	30	030037350000000	0.04	$0.06	$0.00	$0.06
	3	30	030037351000000	0.06	$0.09	$0.00	$0.09
	3	30	030037352000000	0.05	$0.06	$0.00	$0.06
	3	30	030037353000000	0.05	$0.06	$0.00	$0.06
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	3	30	030037355000000	0.04	$0.06	$0.00	$0.06
	3	30	030037356000000	0.06	$0.09	$0.00	$0.09
	3	30	030037385000000	0.06	$0.09	$0.00	$0.09
	3	30	030037384000000	0.06	$0.06	$0.00	$0.06
	3	30	030037383000000	0.06	$0.09	$0.00	$0.09
	3	30	030037382000000	0.05	$0.06	$0.00	$0.06
	3	30	030037381000000	0.06	$0.09	$0.00	$0.09
	3	30	030037380000000	0.06	$0.09	$0.00	$0.09
	3	30	030037396000000	0.06	$0.09	$0.00	$0.09
	3	30	030037395000000	0.05	$0.06	$0.00	$0.06
	3	30	030037394000000	0.05	$0.06	$0.00	$0.06
	3	30	030037393000000	0.05	$0.06	$0.00	$0.06
	3	30	030037392000000	0.05	$0.06	$0.00	$0.06
	3	30	030037391000000	0.06	$0.09	$0.00	$0.09
	3	30	030037421000000	0.06	$0.09	$0.00	$0.09
	3	30	030037422000000	0.06	$0.09	$0.00	$0.09
	3	30	030037423000000	0.06	$0.09	$0.00	$0.09
	3	30	030037424000000	0.05	$0.06	$0.00	$0.06
	3	30	030037425000000	0.05	$0.06	$0.00	$0.06
	3	30	030037426000000	0.05	$0.06	$0.00	$0.06
	3	30	030037449000000	0.05	$0.06	$0.00	$0.06
	3	30	030037450000000	0.04	$0.06	$0.00	$0.06
	3	30	030037451000000	0.04	$0.06	$0.00	$0.06
	3	30	030037452000000	0.04	$0.06	$0.00	$0.06
	3	30	030037453000000	0.04	$0.06	$0.00	$0.06
	3	30	030037454000000	0.04	$0.06	$0.00	$0.06
	3	30	030037455000000	0.04	$0.06	$0.00	$0.06
	3	30	030037481000000	0.06	$0.09	$0.00	$0.09
	3	30	030037480000000	0.05	$0.06	$0.00	$0.06
	3	30	030037479000000	0.05	$0.06	$0.00	$0.06

	3	30	030037478000000	0.04	$0.06	$0.00	$0.06
	3	30	030037378000000	0.06	$0.09	$0.00	$0.09
	3	30	030037377000000	0.04	$0.06	$0.00	$0.06
	3	30	030037376000000	0.04	$0.06	$0.00	$0.06
	3	30	030037375000000	0.04	$0.06	$0.00	$0.06
	3	30	030037374000000	0.06	$0.09	$0.00	$0.09
	3	30	030037372000000	0.07	$0.09	$0.00	$0.09
	3	30	030037371000000	0.06	$0.09	$0.00	$0.09
	3	30	030037370000000	0.06	$0.09	$0.00	$0.09
	3	30	030037369000000	0.06	$0.09	$0.00	$0.09
	3	30	030037541000000	0.06	$0.06	$0.00	$0.06
	3	30	030037541000000	0.10	$0.12	$0.00	$0.12
	3	30	030037541000000	0.07	$0.09	$0.00	$0.09
	3	30	030037541000000	0.09	$0.12	$0.00	$0.12
	3	30	030037541000000	0.09	$0.12	$0.00	$0.12
	3	30	030037541000000	0.06	$0.09	$0.00	$0.09
	3	30	030037541000000	0.06	$0.09	$0.00	$0.09
	3	30	030037541000000	0.08	$0.12	$0.00	$0.12
	3	30	030037541000000	0.09	$0.12	$0.00	$0.12
	3	30	030037541000000	0.08	$0.12	$0.00	$0.12
	3	30	030037541000000	0.10	$0.12	$0.00	$0.12
	3	30	030037541000000	0.06	$0.09	$0.00	$0.09
	3	30	030037541000000	0.06	$0.09	$0.00	$0.09
	3	30	030037541000000	0.06	$0.09	$0.00	$0.09
	3	30	030037541000000	0.06	$0.09	$0.00	$0.09
	3	30	030037540000000	0.06	$0.09	$0.00	$0.09
	3	30	030037539000000	0.06	$0.09	$0.00	$0.09
	3	30	030037103000000	12.80	$9.34	$0.00	$9.34
	3	30	030037130000000	3.10	$1.74	$0.00	$1.74
	3	30	030037140200000	1.06	$1.35	$0.00	$1.35
	3	30	030037140000000	1.59	$14.64	$0.00	$14.64
	3	30	030037140100000	0.46	$0.60	$0.00	$0.60
	3	30	030037140600000	0.30	$0.39	$0.00	$0.39
	3	31	030038238000000	3.35	$4.10	$0.00	$4.10
1	3	31	030038237000000	5.11	$6.29	$2.10	$4.19
	3	31	030038265000000	20.90	$52.61	$0.00	$52.61
	3	31	030038263000000	10.30	$11.92	$0.00	$11.92
	3	31	030038235200000	0.14	$0.24	$0.00	$0.24
	3	31	030038236000000	0.14	$0.24	$0.00	$0.24
	3	31	030038237010000	0.17	$0.30	$0.00	$0.30
	3	31	030038237020000	0.13	$0.24	$0.00	$0.24
	3	31	030038237030000	0.08	$0.15	$0.00	$0.15
	3	31	030038237040000	0.08	$0.15	$0.00	$0.15
	3	31	030038237050000	0.09	$0.18	$0.00	$0.18
	3	31	030038237060000	0.09	$0.18	$0.00	$0.18
	3	31	030038237070000	0.08	$0.15	$0.00	$0.15
	3	31	030038237080000	0.11	$0.21	$0.00	$0.21
	3	31	030038237100000	0.08	$0.15	$0.00	$0.15
	3	31	030038237120000	0.08	$0.15	$0.00	$0.15
	3	31	030038237140000	0.08	$0.15	$0.00	$0.15
	3	31	030038237160000	0.08	$0.15	$0.00	$0.15
	3	31	030038238050000	0.40	$0.75	$0.00	$0.75
Inc.)	3	32	030038264000000	20.90	$39.64	$0.00	$39.64
	3	32	030038264050000	2.70	$10.39	$0.00	$10.39
	3	32	030038264060000	2.69	$10.69	$0.00	$10.69
	3	32	030038264070000	2.69	$2.10	$0.00	$2.10
	3	32	030038264080000	2.69	$2.69	$0.00	$2.69
	3	32	030038239050000	1.89	$2.19	$0.00	$2.19
	3	32	030038240000000	1.00	$1.08	$0.00	$1.08
	3	32	030038241000000	0.54	$0.48	$0.00	$0.48
	3.0	32	030038242010000	0.11	$0.21	$0.00	$0.21

		3.0	32	030038239000000	0.39	$0.75	$0.00	$0.75
		3.0	32	030038239040000	1.04	$1.17	$0.00	$1.17
		3.0	32	030038239030000	1.04	$1.08	$0.00	$1.08
		3.0	32	030038239020000	2.04	$2.57	$0.00	$2.57
		3.0	32	030038239010000	1.62	$2.04	$0.00	$2.04
		3.0	31, 32 & 33	030038286000000	41.60	$22.67	$0.00	$22.67
Inc.)		3.0	33	030038285000000	23.40	$16.41	$0.00	$16.41
		3.0	33	030038245000000	2.74	$11.41	$0.00	$11.41
		3.0	33	030038244000000	1.11	$4.37	$0.00	$4.37
		3.0	33	030038242000000	2.30	$1.53	$0.00	$1.53
		3.0	33	030038243000000	8.83	$30.60	$0.00	$30.60
		3.0	33	030038243060000	1.62	$5.30	$0.00	$5.30
		3.0	33	030038243050000	1.62	$1.71	$0.00	$1.71
hority)		4.0	28	040039147000000	45.70	$0.00	$0.00	$0.00
Authority)		4.0	28	040039147750000	17.50	$0.00	$0.00	$0.00
		4.0	28	040039149000000	0.18	$0.00	$0.00	$0.00
		4.0	29 & 30	040039151000000	33.70	$0.00	$0.00	$0.00
1		4.0	29 & 30	040039152000000	34.00	$0.00	$0.00	$0.00
		4.0	29	040039153000000	0.80	$0.00	$0.00	$0.00
1		4.0	29	040039152050000	4.71	$0.00	$0.00	$0.00
		4.0	29	040039151010000	4.55	$0.00	$0.00	$0.00
1		4	31	040039170000000	37.5	$0.00	$0.00	$0.00
		4	31	040039174000000	4	$0.00	$0.00	$0.00
		4	31	040039171000000	6.90	$0.00	$0.00	$0.00
		4	31	040039170010000	1.23	$0.00	$0.00	$0.00
		4	31	040039169000000	1.08	$0.00	$0.00	$0.00
		4	31	040039168000000	2.98	$0.00	$0.00	$0.00
1		4	32	040039175000000	66.45	$0.00	$0.00	$0.00
1		4	32	040039181010000	14.8	$0.00	$0.00	$0.00
1		4	32	030038287010000	1.86	$0.00	$0.00	$0.00
1		4	33	040039178000000	66.3	$0.00	$0.00	$0.00
		4	33	040039180000000	0.8	$0.00	$0.00	$0.00
1		4	33	040039181000000	2.48	$0.00	$0.00	$0.00
1		4	33	030038287000000	3.75	$0.00	$0.00	$0.00
	1399908 Ontario Ltd			Oriole Crescent	0.64	$0.54	$0.00	$0.54
	1399908 Ontario Ltd			Hillcrest Road	0.71	$0.60	$0.00	$0.60
	1399908 Ontario Ltd			Westfield Place	0.3	$0.24	$0.00	$0.24
	1399908 Ontario Ltd			Parkside Drive	1.09	$0.90	$0.00	$0.90
	1399908 Ontario Ltd			Aintree Place	0.16	$0.15	$0.00	$0.15
	1399908 Ontario Ltd			Sherwood Drive	0.91	$0.75	$0.00	$0.75
	1399908 Ontario Ltd			Meadowlark Drive	1.03	$0.87	$0.00	$0.87
	1399908 Ontario Ltd			Springside Drive	0.84	$0.69	$0.00	$0.69
		3	29	030037600000000	1.80	$2.28	$0.00	$2.28
		3	29	030037140500000	1.82	$2.43	$0.00	$2.43
		3	29	030037101000000	2.32	$3.08	$0.00	$3.08
		3	29	030037101000000	2.30	$0.00	$0.00	$0.00
		3	29	030037135000000	0.08	$0.12	$0.00	$0.12
		3	30	030037086010000	0.06	$0.06	$0.00	$0.06
		3	30	030037135000000	5.75	$29.01	$0.00	$29.01
		2	31	030038224180000	0.01	$0.03	$0.00	$0.03
		3	28	030037092000000	35.08	$0.00	$0.00	$0.00
Port Colbrne Roads								
	City of Port Colborne			Elm Street	7.4	$0.00	$0.00	$0.00
	City of Port Colborne			Lot 32/33 Unopened	7.8	$11.44	$0.00	$11.44
	City of Port Colborne			Townline Road (50%)	9.7	$13.59	$0.00	$13.59
	City of Port Colborne			Con. 3/4 Unopened	8	$0.00	$0.00	$0.00
	City of Port Colborne			Invertose Drive	2	$0.00	$0.00	$0.00
	City of Port Colborne			Stonebridge Drive	2.3	$7.34	$0.00	$7.34
	City of Port Colborne			Barrick Road	2.6	$0.00	$0.00	$0.00
	City of Port Colborne			Saturn Road	0.47	$0.39	$0.00	$0.39
	City of Port Colborne			Apollo Drive	0.51	$0.42	$0.00	$0.42
	City of Port Colborne			Runnymede Road	0.88	$0.72	$0.00	$0.72
	City of Port Colborne			Thorncrest Road	0.99	$0.84	$0.00	$0.84

City of Port Colborne	Petersburg Circle	0.38	$0.33	$0.00	$0.33
City of Port Colborne	Humberstone Crescent	0.44	$0.36	$0.00	$0.36
City of Port Colborne	Oxford Boulevard	0.45	$0.39	$0.00	$0.19
Ministry of Transportation Ontario	Highway 58	15.5	$55.96	$0.00	$55.96
TOTAL NON AGRICULTURAL ASSESSMENTS			$2,240.94		$2,240.94
TOTAL AGRICULTURAL ASSESSMENT			$328.52	$109.51	$219.01
TOTAL ASSESSMENT			$2,569.46		$2,459.95
O.M.A.F. GRANT					**$109.51**
CITY OF WELLAND LANDOWNERS PAYMENTS				**$0.00**	
CITY OF WELLAND ROADS				**$0.00**	
TOTAL CITY OF WELLAND					**$0.00**
TOWNSHIP OF WAINFLEET LANDOWNER PAYMENTS				**$1,757.41**	
TOWNSHIP OF WAINFLEET ROADS				**$214.43**	
TOTAL CITY OF WELLAND					**$1,971.84**
CITY OF PORT COLBORNE LANDOWNER PAYMENTS				**$415.48**	
CITY OF PORT COLBORNE ROADS				**$35.62**	
CITY OF PORT COLBORNE PARCELS				**$37.01**	
TOTAL CITY OF PORT COLBORNE					**$488.11**
TOTAL					$2,569.46
					$0.00

- OUTLET ASSESSMENTS FROM REPORT & BY-LAW:

TOTAL NON-AGRICULTURAL LANDS	$82,766.50
TOTAL AGRICULTURAL LANDS	$15,369.00
TOTAL ASSESSMENT	$98,135.50

2025 MAINTENANCE TOTAL CURRENT COST ----- **$572.49**

WIGNELL DRAIN BY-LAW No. 1333 (HUMBERSTONE TWP.)

SOUTH OF FRIENDSHIP TRAIL & FLOODGATE STRUCTUR ACCOUNT No. 3-560-33205

Ag Parcels not confirmed for 2026 ACCOUNT No. 3-560-33230

K:\DRAINAGE SUPERINTENDENT\DRAINS\WIGNELL\BILLED OUT\2007 Maintenance - south of trail.XLS

RTC	OWNER	AREA No.	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAFRA GRANT	NET COST
		---	3	17	040005017000000	1.21	$0.15	$0.00	$0.15
		---	3	17	040005018000000	2.43	$0.29	$0.00	$0.29
F		---	3	17	040005024000000	3.64	$0.58	$0.19	$0.39
		---	3	18	040005048000000	4.05	$0.73	$0.00	$0.73
		---	3	18	040005047000000	36.22	$6.45	$0.00	$6.45
		237	3	18	040005045050000	0.67	$0.11	$0.00	$0.11
F		---	3	18	040005045000000	8.50	$1.53	$0.51	$1.02
		---	3	19	040005064000000	33.99	$6.13	$0.00	$6.13
		16	3	20	040005067010000	0.19	$0.07	$0.00	$0.07
F		---	3	20	040005067000000	16.59	$2.84	$0.95	$1.89
F		---	3	20	040005068010000	11.18	$2.55	$0.85	$1.70
F		---	3	21	040005069000000	14.58	$2.63	$0.88	$1.75
		---	3	21	040005074000000	2.37	$0.51	$0.00	$0.51
		---	3	21	040005075000000	1.22	$0.26	$0.00	$0.26
		---	3	21-22	040005081000000	5.06	$1.24	$0.00	$1.24
F		15	3	22	040005083010000	2.45	$0.66	$0.22	$0.44
		2	3	23	040005102000000	0.14	$0.07	$0.00	$0.07
		3	3	23	040005101000000	0.14	$0.07	$0.00	$0.07
		4	3	23	040005099000000	0.18	$0.04	$0.00	$0.04
		5-6	3	23	040005098000000	0.18	$0.04	$0.00	$0.04
		7-8	3	23	040005089000000	0.40	$0.15	$0.00	$0.15
		10	3	23	040005096000000	0.15	$0.07	$0.00	$0.07
		11	3	23	040005095000000	0.30	$0.07	$0.00	$0.07
		12	3	23	040005094000000	0.15	$0.07	$0.00	$0.07
		13	3	23	040005091000000	0.38	$0.15	$0.00	$0.15
		14	3	23	040005093000000	0.11	$0.07	$0.00	$0.07
F		---	2	17	040003087000000	3.24	$1.46	$0.49	$0.97
F		---	2	17	040003085000000	4.05	$0.73	$0.24	$0.49
		---	2	17	040003081010000	3.64	$0.66	$0.00	$0.66
		---	2	17	040003080000000	3.24	$0.58	$0.00	$0.58
F		---	2	17	040003081000000	2.83	$0.51	$0.17	$0.34
F		---	2	17	040003084000000	2.43	$0.44	$0.15	$0.29
F		---	2	17	040003084010000	2.02	$0.44	$0.15	$0.29
F		---	2	17	040003083000000	6.07	$1.17	$0.39	$0.78
F		---	2	17	040003082010000	4.98	$1.06	$0.35	$0.71
		---	2	17	040003082030000	0.28	$0.07	$0.00	$0.07
F		---	2	17	040003082000000	3.24	$0.69	$0.23	$0.46
F		---	2	18	040003112000000	20.40	$3.59	$1.20	$2.39
		---	2	18	040003113000000	10.33	$1.84	$0.00	$1.84
F		---	2	18	040003153050000	28.33	$19.11	$6.37	$12.74
F		---	2	18	040003112020000	3.44	$0.55	$0.18	$0.37
		229	2	18	040003120000000	0.14	$0.07	$0.00	$0.07
		228	2	18	040003119000000	0.14	$0.07	$0.00	$0.07
		67	2	18	040003118000000	0.27	$0.07	$0.00	$0.07
		---	2	18	040003112010000	1.68	$0.29	$0.00	$0.29
		65	2	18	040003116000000	0.40	$0.07	$0.00	$0.07
		66	2	18	040003117000000	0.67	$0.22	$0.00	$0.22
F		---	2	18	040003115000000	12.70	$2.55	$0.85	$1.70
		35	2	18	040003114000000	0.62	$0.15	$0.00	$0.15
		---	2	19	040003154000000	3.81	$0.51	$0.00	$0.51
		---	2	19	040003155000000	2.20	$0.40	$0.00	$0.40
		34	2	19	040003152000000	0.47	$0.11	$0.00	$0.11
F		---	2	19	040003151020000	2.51	$0.46	$0.15	$0.31
		---	2	19	040003151000000	0.62	$0.11	$0.00	$0.11
		---	2	19	040003151010000	1.73	$0.32	$0.00	$0.32
		33	2	19	040003153000000	0.07	$0.07	$0.00	$0.07
F		---	2	19	040003102010000	8.20	$1.48	$0.49	$0.99
		41	2	19	040003129000000	0.16	$0.07	$0.00	$0.07

	42	2	19	040003128000000	0.23	$0.07	$0.00	$0.07
	43	2	19	040003127000000	1.21	$0.18	$0.00	$0.18
	44	2	19	040003126000000	0.40	$0.11	$0.00	$0.11
	45	2	19	040003125000000	0.29	$0.07	$0.00	$0.07
	46	2	19	040003124000000	0.57	$0.11	$0.00	$0.11
	55-56	2	19	040003123000000	0.16	$0.07	$0.00	$0.07
	57	2	19	040003122000000	0.07	$0.07	$0.00	$0.07
	58	2	19	040003121000000	0.13	$0.07	$0.00	$0.07
	54	2	19	040003174000000	0.17	$0.07	$0.00	$0.07
	53	2	19	040003172000000	0.22	$0.07	$0.00	$0.07
	52	2	19	040003171000000	0.22	$0.07	$0.00	$0.07
	51	2	19	040003170000000	0.20	$0.07	$0.00	$0.07
	50	2	19	040003169000000	0.25	$0.07	$0.00	$0.07
	49	2	19	040003168000000	0.12	$0.07	$0.00	$0.07
	48	2	19	040003167000000	0.38	$0.15	$0.00	$0.15
F	---	2	19	040003165000000	4.98	$0.88	$0.29	$0.59
	36	2	19	040003164000000	0.45	$0.11	$0.00	$0.11
	---	2	19	040003163000000	3.09	$0.58	$0.00	$0.58
	37	2	19	040003162000000	16.19	$0.07	$0.00	$0.07
	---	2	20	040003156000000	48.14	$12.40	$0.00	$12.40
	236	2	20	040003157020000	1.36	$0.29	$0.00	$0.29
	59	2	20	040003159000000	0.37	$0.07	$0.00	$0.07
	60	2	20	040003160000000	0.12	$0.07	$0.00	$0.07
	61	2	20	040003161000000	0.32	$0.07	$0.00	$0.07
F	---	2	20	040003157000000	28.81	$5.18	$1.73	$3.45
	---	2	20	040003157050000	0.94	$0.18	$0.00	$0.18
	---	2	21-22	040004115000000	73.12	$13.56	$0.00	$13.56
	26	2	21	040004113000000	0.07	$0.07	$0.00	$0.07
	---	2	21	040004112050000	1.21	$0.22	$0.00	$0.22
	---	2	21	040004112000000	1.21	$0.22	$0.00	$0.22
	---	2	21	040004107050000	3.95	$0.73	$0.00	$0.73
	29	2	21	040004107000000	0.20	$0.07	$0.00	$0.07
	30	2	21	040004106000000	0.15	$0.07	$0.00	$0.07
	31	2	21	040004105000000	0.22	$0.07	$0.00	$0.07
	32	2	21	040004104000000	0.19	$0.07	$0.00	$0.07
	38	2	21	040004103000000	0.18	$0.07	$0.00	$0.07
	39	2	21	040004102000000	0.15	$0.07	$0.00	$0.07
	40	2	21	040004101010000	0.12	$0.07	$0.00	$0.07
	---	2	21	040004101000000	4.05	$0.36	$0.00	$0.36
	---	2	21	040004100000000	15.74	$2.81	$0.00	$2.81
	---	2	21	040004099000000	12.34	$2.22	$0.00	$2.22
	---	2	22	040004110000000	5.47	$1.02	$0.00	$1.02
	17	2	22	040004119000000	0.42	$0.07	$0.00	$0.07
	18	2	22	040004116000000	0.32	$0.11	$0.00	$0.11
	19	2	22	040004117000000	0.21	$0.07	$0.00	$0.07
	21	2	22	040004120000000	0.22	$0.15	$0.00	$0.15
	22	2	22	040004121000000	0.21	$0.11	$0.00	$0.11
	23	2	22	040004122000000	0.36	$0.11	$0.00	$0.11
	25	2	22	040004124000000	0.18	$0.07	$0.00	$0.07
	---	2	22	040004109000000	7.71	$1.39	$0.00	$1.39
	235	2	22	040004108100000	0.40	$0.07	$0.00	$0.07
F	---	2	22	040004108000000	4.21	$0.73	$0.24	$0.49
	---	2	22	040004107100000	2.91	$0.51	$0.00	$0.51
	. ---	2	22	040004126000000	12.86	$2.30	$0.00	$2.30
	---	2	22	040004127000000	12.35	$2.30	$0.00	$2.30
	---	2	23-24	040004140000000	2.75	$0.36	$0.00	$0.36
	---	2	23-24	040004134000000	0.85	$0.18	$0.00	$0.18
	---	2	23-24	040004134100000	10.97	$2.37	$0.00	$2.37
	27	2	23	040004132000000	0.19	$0.07	$0.00	$0.07
	28	2	23	040004130000000	0.37	$0.11	$0.00	$0.11
	---	2	23	040004127000000	25.79	$4.63	$0.00	$4.63
	---	2	23	040004129000000	5.95	$1.09	$0.00	$1.09
	1	2	24	040004133000000	0.40	$0.11	$0.00	$0.11
	---	2	24	040004141200000	20.73	$4.01	$0.00	$4.01
	62	2	24	020013116000000	0.17	$0.07	$0.00	$0.07
	63	2	24	020013118000000	0.17	$0.07	$0.00	$0.07
	233	2	24	020013117000000	0.07	$0.07	$0.00	$0.07

F	---	1	18	040003102000000	3.64	$0.55	$0.18	$0.37
F	---	1	18	040003103000000	6.88	$0.33	$0.11	$0.22
	173	1	19	040003149000000	2.69	$0.33	$0.00	$0.33
F	---	1	19-20	040003150000000	22.72	$2.11	$0.70	$1.41
F	---	1	19	040003147000000	4.05	$0.18	$0.06	$0.12
F	---	1	19-20	040003146000000	14.16	$0.66	$0.22	$0.44
	172	1	20	040003175010000	0.62	$0.11	$0.00	$0.11
		1	20	040003176000000	1.20	$0.15	$0.00	$0.15
F	169	1	20	040003177000000	2.23	$0.40	$0.13	$0.27
	---	1	20	040003178000000	0.62	$0.09	$0.00	$0.09
F	---	1	20	040003177100000	5.43	$0.82	$0.27	$0.55
	---	1	20	040003178250000	3.67	$0.18	$0.00	$0.18
F	---	1	20	040003179000000	18.21	$0.80	$0.27	$0.53
	---	1	20	040003180000000	2.02	$0.09	$0.00	$0.09
	---	1	20	040003180100000	2.41	$0.24	$0.00	$0.24
	---	1	21	040004058000000	1.89	$0.33	$0.00	$0.33
	168	1	21	040004059000000	0.14	$0.07	$0.00	$0.07
	167	1	21	040004060000000	0.33	$0.11	$0.00	$0.11
	166	1	21	040004061000000	0.30	$0.11	$0.00	$0.11
	165	1	21	040004062000000	0.36	$0.11	$0.00	$0.11
	164	1	21	040004063000000	0.49	$0.15	$0.00	$0.15
	163	1	21	040004064000000	0.41	$0.11	$0.00	$0.11
	162	1	21	040004065000000	0.41	$0.11	$0.00	$0.11
	161	1	21	040004066000000	0.42	$0.11	$0.00	$0.11
	160	1	21	040004067000000	0.41	$0.11	$0.00	$0.11
	159	1	21	040004068000000	0.41	$0.11	$0.00	$0.11
	158	1	21	040004069000000	0.40	$0.11	$0.00	$0.11
	157	1	21	040004070000000	0.79	$0.15	$0.00	$0.15
	156	1	21	040004071000000	0.11	$0.07	$0.00	$0.07
F	---	1	21-22	040004072000000	5.71	$1.02	$0.34	$0.68
F	---	1	21	040004057000000	6.68	$1.09	$0.36	$0.73
	---	1	21	040004055000000	9.13	$0.40	$0.00	$0.40
	174	1	21	040004054000000	0.34	$0.07	$0.00	$0.07
	175	1	21	040004053000000	0.24	$0.07	$0.00	$0.07
	---	1	21	040004052000000	42.47	$80.59	$0.00	$80.59
	183	1	21	040004049000000	0.32	$0.07	$0.00	$0.07
F	---	1	21-22	040004048000000	14.57	$0.91	$0.30	$0.61
	---	1	21	040004047000000	18.41	$1.02	$0.00	$1.02
	238	1	21	040004046010000	0.40	$0.07	$0.00	$0.07
	201	1	21	040004046000000	0.85	$0.11	$0.00	$0.11
	200	1	21	040004045000000	1.22	$0.11	$0.00	$0.11
	199	1	21	040004044000000	0.48	$0.07	$0.00	$0.07
	---	1	21	040004043030000	3.08	$2.02	$0.00	$2.02
	---	1	21	040004043010000	5.06	$4.90	$0.00	$4.90
	232	1	21	040004179020000	0.40	$0.07	$0.00	$0.07
	239	1	21	040004001000000	0.35	$0.04	$0.00	$0.04
	---	1	21	040004001010000	1.62	$0.11	$0.00	$0.11
	231	1	21	040004004000000	0.40	$0.07	$0.00	$0.07
	230	1	21	040004003000000	0.40	$0.07	$0.00	$0.07
	---	1	21	040004005000000	1.38	$0.89	$0.00	$0.89
	241	1	21	040004005050000	0.16	$0.16	$0.00	$0.16
	242-A	1	21	040004005100000	0.22	$0.21	$0.00	$0.21
	242-B	1	21	040004006000000	0.21	$0.21	$0.00	$0.21
	242-C	1	21	040004006150000	0.21	$0.21	$0.00	$0.21
F	---	1	22	040004073000000	14.77	$2.66	$0.89	$1.77
	155	1	22	040004074000000	0.34	$0.07	$0.00	$0.07
	154	1	22	040004075000000	0.46	$0.11	$0.00	$0.11
	153	1	22	040004076000000	0.40	$0.11	$0.00	$0.11
	152	1	22	040004077000000	0.15	$0.07	$0.00	$0.07
	151	1	22	040004080000000	0.15	$0.07	$0.00	$0.07
	---	1	22	040004078000000	7.69	$1.09	$0.00	$1.09
	---	1	22	040004082010000	1.82	$1.79	$0.00	$1.79
	---	1	22	040004037000000	45.02	$265.02	$0.00	$265.02
	---	1	22	040004037200000	3.64	$4.19	$0.00	$4.19
	---	1	22	040004043000000	4.25	$5.65	$0.00	$5.65
	198	1	22	040004009000000	0.40	$0.00	$0.00	$0.00

	197	1	22	040004042000000	1.10	$1.02	$0.00	$1.02
	196	1	22	040004041000000	2.67	$1.09	$0.00	$1.09
	194	1	22	040004038000000	0.47	$1.90	$0.00	$1.90
	195	1	22	040004039000000	0.27	$0.07	$0.00	$0.07
	217	1	22	040004017000000	0.20	$0.00	$0.00	$0.00
	218	1	22	040004017000000	0.10	$0.00	$0.00	$0.00
	219	1	22	040004015000000	0.10	$0.00	$0.00	$0.00
	220	1	22	040004013010000	0.08	$0.00	$0.00	$0.00
	240	1	22	040004013000000	0.12	$0.00	$0.00	$0.00
	221	1	22	040004014000000	0.12	$0.00	$0.00	$0.00
	222	1	22	040004012000000	0.08	$0.00	$0.00	$0.00
	223	1	22	040004011000000	0.06	$0.00	$0.00	$0.00
	224	1	22	040004008000000	0.20	$0.00	$0.00	$0.00
	225	1	22	040004010000000	0.04	$0.00	$0.00	$0.00
	226	1	22	040004008000000	0.10	$0.00	$0.00	$0.00
	227	1	22	040004007000000	0.40	$0.07	$0.00	$0.07
	149	1	23	040004089000000	0.63	$0.15	$0.00	$0.15
	148	1	23	040004090000000	0.46	$0.11	$0.00	$0.11
	147	1	23	040004091000000	0.20	$0.07	$0.00	$0.07
	146	1	23	040004092000000	0.88	$0.11	$0.00	$0.11
	145	1	23	040004093000000	0.20	$0.07	$0.00	$0.07
	144	1	23	040004094000000	0.19	$0.07	$0.00	$0.07
	143	1	23	040004095000000	0.19	$0.07	$0.00	$0.07
	142	1	23	040004096000000	0.19	$0.07	$0.00	$0.07
	141	1	23	040004097000000	0.19	$0.07	$0.00	$0.07
	140	1	23	020013115000000	0.19	$0.07	$0.00	$0.07
	139	1	23	020013114000000	0.19	$0.07	$0.00	$0.07
	138	1	23	020013113000000	0.21	$0.07	$0.00	$0.07
	---	1	23	020007180000000	1.99	$1.13	$0.00	$1.13
	---	1	23	040004098000000	4.10	$2.63	$0.00	$2.63
	---	1	23	040004087000000	17.99	$12.07	$0.00	$12.07
	243	1	23	020007180000000	0.67	$0.36	$0.00	$0.36
	---	1	23	040004098010000	1.55	$0.98	$0.00	$0.98
	---	1	23	020007182010000	2.62	$1.64	$0.00	$1.64
	244	1	23	020007180000000	1.73	$0.98	$0.00	$0.98
	177	1	23	020007184000000	0.34	$0.22	$0.00	$0.22
	185-87	1	23	040004029010000	1.94	$1.09	$0.00	$1.09
	186-A	1	23	020007013000000	0.51	$0.29	$0.00	$0.29
	188	1	23	040004030000000	0.28	$0.07	$0.00	$0.07
	189	1	23	040004032000000	0.26	$0.07	$0.00	$0.07
	190	1	23	040004033000000	0.25	$0.07	$0.00	$0.07
	191	1	23	040004034000000	0.25	$0.07	$0.00	$0.07
	192	1	23	040004035000000	0.25	$0.07	$0.00	$0.07
	193	1	23	040004036000000	0.40	$0.07	$0.00	$0.07
	215	1	23	040004036050000	0.40	$0.07	$0.00	$0.07
	203	1	23	020007008000000	0.14	$0.00	$0.00	$0.00
	204	1	23	020007009000000	0.04	$0.00	$0.00	$0.00
	205	1	23	040004029020000	0.08	$0.00	$0.00	$0.00
	216	1	23	040004029000000	0.08	$0.00	$0.00	$0.00
	206	1	23	040004028000000	0.10	$0.00	$0.00	$0.00
	207	1	23	040004026000000	0.10	$0.00	$0.00	$0.00
	208	1	23	040004027000000	0.10	$0.00	$0.00	$0.00
	209	1	23	040004025000000	0.10	$0.00	$0.00	$0.00
	210	1	23	040004024000000	0.04	$0.00	$0.00	$0.00
	211	1	23	040004023000000	0.20	$0.00	$0.00	$0.00
	212	1	23	040004021000000	0.20	$0.00	$0.00	$0.00
	213	1	23	040004031000000	0.04	$0.00	$0.00	$0.00
	214	1	23	040004018000000	0.36	$0.00	$0.00	$0.00
	85	(39)	52-56	020013108000000	0.36	$0.07	$0.00	$0.07
	86	(39)	51	020013109000000	0.07	$0.07	$0.00	$0.07
	87	(39)	50	020013110000000	0.07	$0.07	$0.00	$0.07
	88	(39)	49	020013111000000	0.08	$0.07	$0.00	$0.07
Part 2 plan 59R-10301				040004056000000	3.06	$0.82	$0.00	$0.82
Part 6 plan 59R-10301				040004056020000	3.06	$0.86	$0.00	$0.86
CANADIAN NATIONAL RAILW	---	1	19-23	040004999000000	4.91	$1.39	$0.00	$1.39
Part 1 plan 59R-10301				040004078050000	1.82	$0.49	$0.00	$0.49
Part 3 plan 59R-10301				040004078050000	0.61	$0.16	$0.00	$0.16

Part 4 plan 59R-10301			040004999000000	1.01	$0.27	$0.00	$0.27
Part 5 plan 59R-10301			040004078050000	1.82	$0.49	$0.00	$0.49
MINISTRY OF TRANSPORTATION	2	17-24	Highway #3	5.50	$1.97	$0.00	$1.97
REGIONAL MUNICIPALITY OF NIAGA	3	16-17	Reg. Rd. #84Miller I	0.20	$0.07	$0.00	$0.07
CITY OF PORT COLBORNE	1-2	18-24	Killaly Street East	6.68	$2.41	$0.00	$2.41
CITY OF PORT COLBORNE	2	24-25	Elizabeth Street	0.28	$0.11	$0.00	$0.11
CITY OF PORT COLBORNE	3	20-21	Chippawa Rd.	0.53	$0.00	$0.00	$0.00
CITY OF PORT COLBORNE	2-3	17-24	Con. 2 Rd.	6.71	$1.75	$0.00	$1.75
CITY OF PORT COLBORNE	3	18-19	Carl Rd.	2.23	$0.73	$0.00	$0.73
CITY OF PORT COLBORNE	2	18-19	Carl Rd.	2.80	$0.91	$0.00	$0.91
CITY OF PORT COLBORNE	2	18-19	Weaver Rd.	1.21	$0.36	$0.00	$0.36
CITY OF PORT COLBORNE	1	18-19	Weaver Rd.	0.99	$0.33	$0.00	$0.33
CITY OF PORT COLBORNE	3	20-21	Babion Rd.	1.42	$0.47	$0.00	$0.47
CITY OF PORT COLBORNE	2	20-21	Babion Rd.	2.28	$0.80	$0.00	$0.80
CITY OF PORT COLBORNE	2	20-21	Lorraine Rd.	1.76	$0.62	$0.00	$0.62
CITY OF PORT COLBORNE	1	20-21	Lorraine Rd.	3.39	$0.47	$0.00	$0.47
CITY OF PORT COLBORNE	3	22-23	Snider Rd.	0.40	$0.98	$0.00	$0.98
CITY OF PORT COLBORNE	1	22-23	Snider Rd.	4.42	$10.72	$0.00	$10.72
CITY OF PORT COLBORNE	1	21-23	Lakeshore E.	4.05	$0.62	$0.00	$0.62
CITY OF PORT COLBORNE	1	23-24	Reuter Rd.	1.21	$1.46	$0.00	$1.67
TOTAL NON-AGRICULTURAL ASSESSMENT				701.31	$508.91		$509.12
TOTAL AGRICULTURAL ASSESSMENT				318.43	$63.35	$21.10	$42.25
TOTAL ASSESSMENT				1019.74	$572.26		$551.37
OMAFRA GRANT						**$21.12**	
LANDOWNERS PAYMENTS							**$524.31**
CITY OF PORT COLBORNE ASSESSMENT					**$27.06**		
							$572.49
ORIGINAL OUTLET ASSESSMENTS FROM REPORT & BY-LAW:							$0.00
TOTAL NON-AGRICULTURAL LANDS				$13,962.85			
TOTAL AGRICULTURAL LANDS				$1,737.15			
TOTAL ASSESSMENT				$15,700.00			

2025 MAINTENANCE
BEARSS DRAIN WEST BRANCH WEST

TOTAL CURRENT COST -- **$52.82**
COSTS FROM GL ACCOUNT No. 3-560-33209
BY-LAW No. 5037/92/07

AGCODE	RTC LAND USE	OWNER	CON or PLAN No.	LOT No.		AREA AFFECTED (ha)	CURRENT COST	OMAF GRANT	NET COST
			1	Pt 10	040002056000000	0.04	$0.00	$0.00	$0.00
			1	Pt 10	040002057000000	0.04	$0.19	$0.00	$0.19
			48	1, pt 2	040002090000000	0.03	$0.19	$0.00	$0.19
			48	pt 2, 3	040002091000000	0.03	$0.19	$0.00	$0.19
			48	pt 3, 4	040002092000000	0.04	$0.19	$0.00	$0.19
			48	pt 4, 5	040002093000000	0.04	$0.19	$0.00	$0.19
			48	pt 5, 6	040002094000000	0.06	$0.20	$0.00	$0.20
			48	pt 6, 7	040002095000000	0.05	$0.19	$0.00	$0.19
			48	8, pt9	040002096000000	0.03	$0.19	$0.00	$0.19
			48	pt 9, 10	040002097000000	0.01	$0.19	$0.00	$0.19
			48	11	040002098000000	0.03	$0.19	$0.00	$0.19
			48	17	040002103000000	0.01	$0.19	$0.00	$0.19
			48	18	040002104000000	0.03	$0.19	$0.00	$0.19
			48	19	040002105000000	0.03	$0.19	$0.00	$0.19
			48	20	040002106000000	0.03	$0.19	$0.00	$0.19
			48	21	040002107000000	0.03	$0.19	$0.00	$0.19
			48	22	040002108000000	0.03	$0.19	$0.00	$0.19
			48	23	040002109000000	0.02	$0.19	$0.00	$0.19
			48	24	040002110000000	0.02	$0.19	$0.00	$0.19
			48	25	040002111000000	0.04	$0.19	$0.00	$0.19
			48	26	040002112000000	0.01	$0.20	$0.00	$0.20
			1	Pt 11	040002130000000	0.03	$0.19	$0.00	$0.19
			1	Pt 11	040002131000000	0.03	$0.19	$0.00	$0.19
			1	Pt 11	040002132000000	0.03	$0.19	$0.00	$0.19
			1	Pt 11	040002133000000	0.04	$0.19	$0.00	$0.19
			1	Pt 11	040002134000000	0.04	$0.19	$0.00	$0.19
			1	Pt 11	040002135000000	0.07	$0.20	$0.00	$0.20
			43	1, pt 2	040002136000000	0.00	$0.38	$0.00	$0.38
			43	pt 2, 3	040002137000000	0.00	$0.38	$0.00	$0.38
			43	pt 3, 4	040002138000000	0.00	$0.38	$0.00	$0.38
			43	5	040002139000000	0.00	$0.38	$0.00	$0.38
			43	6	040002140000000	0.00	$0.38	$0.00	$0.38
			43	7	040002141000000	0.00	$0.38	$0.00	$0.38
			43	8	040002142000000	0.01	$0.38	$0.00	$0.38
			43	9	040002143000000	0.02	$0.38	$0.00	$0.38
			43	pt 10	040002144000000	0.01	$0.38	$0.00	$0.38
			43	pt 10	040002145000000	0.02	$0.38	$0.00	$0.38
			43	11, 12	040002146000000	0.11	$0.39	$0.00	$0.39
			43	13	040002147000000	0.07	$0.38	$0.00	$0.38
			43	14	040002148000000	0.07	$0.38	$0.00	$0.38
			43	15	040002149000000	0.07	$0.38	$0.00	$0.38
			43	pt 16	040002150000000	0.04	$0.38	$0.00	$0.38
			43	pt 16	040002151000000	0.03	$0.38	$0.00	$0.38
			43	pt 17	040002152000000	0.02	$0.38	$0.00	$0.38
			43	pt 17	040002153000000	0.03	$0.38	$0.00	$0.38
			43	18	040002154000000	0.08	$0.39	$0.00	$0.39
			43	19	040002155000000	0.04	$0.38	$0.00	$0.38
			43	20, 21	040002156000000	0.08	$0.39	$0.00	$0.39
			43	22	040002157000000	0.05	$0.38	$0.00	$0.38
			43	23	040002158000000	0.05	$0.38	$0.00	$0.38
			43	24	040002158010000	0.07	$0.38	$0.00	$0.38
			43	25, 26	040002159000000	0.14	$0.39	$0.00	$0.39
			56	1, 6	040002160000000	0.00	$0.38	$0.00	$0.38
			56	2	040002161000000	0.00	$0.38	$0.00	$0.38
			56	3	040002162000000	0.00	$0.38	$0.00	$0.38
			56	4	040002163000000	0.00	$0.38	$0.00	$0.38
			56	5	040002164000000	0.00	$0.38	$0.00	$0.38
			56	7	040002165000000	0.00	$0.38	$0.00	$0.38
			56	8	040002166000000	0.00	$0.38	$0.00	$0.38
			56	9	040002167000000	0.00	$0.38	$0.00	$0.38
			56	10	040002168000000	0.00	$0.38	$0.00	$0.38
			56	11	040002169000000	0.02	$0.38	$0.00	$0.38

	56	12	040002170000000	0.05	$0.38	$0.00	$0.38
	56	13	040002171000000	0.05	$0.38	$0.00	$0.38
	56	14	040002172000000	0.04	$0.38	$0.00	$0.38
	56	15, 16	040002173000000	0.08	$0.39	$0.00	$0.39
	56	17	040002174000000	0.01	$0.38	$0.00	$0.38
	43	pt32, 33	040002175000000	0.04	$0.19	$0.00	$0.19
	43	pt 38	040002176000000	0.04	$0.38	$0.00	$0.38
	43	34	040002177000000	0.04	$0.19	$0.00	$0.19
	43	35	040002178000000	0.04	$0.19	$0.00	$0.19
	43	36, 37	040002179000000	0.08	$0.20	$0.00	$0.20
	43	39 - 41	040002178000000	0.32	$0.60	$0.00	$0.60
	43	42	040002181000000	0.11	$0.39	$0.00	$0.39
	43	43, pt44	040002182000000	0.15	$0.39	$0.00	$0.39
	43	pt44, 45	040002183000000	0.13	$0.39	$0.00	$0.39
	43	46	040002183020000	0.08	$0.39	$0.00	$0.39
	43	47	040002184000000	0.07	$0.39	$0.00	$0.39
	43	48	040002186000000	0.07	$0.39	$0.00	$0.39
	43	49, pt50	040002187000000	0.11	$0.39	$0.00	$0.39
	43	pt50,51,52	040002188000000	0.15	$0.39	$0.00	$0.39
	43	53 - 58	040002189000000	0.82	$0.42	$0.00	$0.42
	43	59	040002190000000	0.46	$0.41	$0.00	$0.41
	43	60	040002192000000	0.04	$0.38	$0.00	$0.38
	43	61 - 64	040002192010000	0.30	$0.41	$0.00	$0.41
	43	65	040002193000000	0.05	$0.38	$0.00	$0.38
	43	66	040002194000000	0.03	$0.38	$0.00	$0.38
	43	67	040002195000000	0.01	$0.38	$0.00	$0.38
	43	pt 68	040002196000000	0.10	$0.39	$0.00	$0.39
	43	pt 68	040002197000000	0.02	$0.38	$0.00	$0.38
	39	1	040002198000000	0.23	$0.21	$0.00	$0.21
	39	2	040002199000000	0.04	$0.19	$0.00	$0.19
	39	3, 4	040002200000000	0.09	$0.20	$0.00	$0.20
	39	5, 6	040002201000000	0.19	$0.21	$0.00	$0.21
	39	7	040002202000000	0.04	$0.19	$0.00	$0.19
	39	10	040002204000000	0.04	$0.19	$0.00	$0.19
	39	11	040002205000000	0.04	$0.10	$0.00	$0.10
	39	12	040002206000000	0.04	$0.10	$0.00	$0.10
	39	13	040002207000000	0.04	$0.19	$0.00	$0.19
	39	14	040002208000000	0.04	$0.19	$0.00	$0.19
	39	15	040002209000000	0.04	$0.19	$0.00	$0.19
	39	8,9,16	040002210000000	0.10	$0.20	$0.00	$0.20
	39	17	040002211000000	0.04	$0.19	$0.00	$0.19
	39	18	040002212000000	0.04	$0.19	$0.00	$0.19
	39	19	040002213000000	0.08	$0.20	$0.00	$0.20
	39	20	040002213010000	0.07	$0.20	$0.00	$0.20
	39	21, 22	040002214000000	0.13	$0.20	$0.00	$0.20
	39	23	040002216000000	0.05	$0.19	$0.00	$0.19
	39	24	040002217000000	0.07	$0.20	$0.00	$0.20
	57	25	040002218000000	0.12	$0.20	$0.00	$0.20
	57	26	040002219000000	0.15	$0.20	$0.00	$0.20
	57	27	040002220000000	0.07	$0.19	$0.00	$0.19
	57	28	040002221000000	0.16	$0.21	$0.00	$0.21
	57	30	040002223000000	0.07	$0.20	$0.00	$0.20
	1	Pt 11	040002223010000	0.42	$0.21	$0.00	$0.21
	57	32	040002225000000	0.14	$0.20	$0.00	$0.20
	1	Pt 11	040002226000000	7.35	$0.59	$0.00	$0.59
	1	Pt 11	040002226010000	0.62	$0.26	$0.00	$0.26
	1	Pt 11	040002226200000	3.40	$0.19	$0.00	$0.19
	1	Pt 11	040002227000000	0.32	$0.23	$0.00	$0.23
	1	Pt 11	040002228000000	4.03	$0.17	$0.00	$0.17
	1	Pt 11	040002228010000	5.03	$0.14	$0.00	$0.14
	1	Pt 11	040002229000000	1.23	$0.07	$0.00	$0.07
	1	Pt 11	040002230000000	4.60	$0.26	$0.00	$0.26
F Ag	1	Pt 11	040002249000000	10.87	$0.47	$0.00	$0.47
F Ag	1	Pt 12	040002256000000	6.26	$0.36	$0.00	$0.36
	1	Pt 12	040002261000000	3.02	$0.13	$0.00	$0.13
	1	Pt 12	040002262000000	3.14	$0.13	$0.00	$0.13
	1	Pt 12	040002263000000	3.09	$0.13	$0.00	$0.13
F Ag	1	Pt 12	040002263010000	9.72	$0.56	$0.00	$0.56
	1	Pt 12	040002264000000	7.13	$0.41	$0.00	$0.41

	59R-15490	Part 1	040002264040000	0.72	$0.04	$0.00	$0.04
	59R-15490	Part 2	040002264030000	0.29	$0.02	$0.00	$0.02
	1	Pt 12	040002264170000	2.93	$0.13	$0.00	$0.13
	59R-16386	Part 1	040002264220000	0.17	$0.01	$0.00	$0.01
	59R-16386	Part 2	040002264230000	0.17	$0.01	$0.00	$0.01
	1	Pt 12	040002286000000	0.01	$0.00	$0.00	$0.00
	1	Pt 12	040002287000000	0.07	$0.01	$0.00	$0.01
	1	Pt 12	040002288000000	0.03	$0.00	$0.00	$0.00
	1	Pt 12	040002289000000	0.02	$0.00	$0.00	$0.00
City of Port Colborne	1	Pt11,12	Friendship Trail	0.08	$0.09	$0.00	$0.09
City of Port Colborne			Siver Bay Road	1.30	$14.23	$0.00	$13.05
City of Port Colborne			Locust Street	0.28	$0.28	$0.00	$0.28
City of Port Colborne			Firelane 8		$0.28	$0.00	$1.52
TOTAL NON-AGRICULTURAL ASSESSMENT				83.83	$52.48		$52.82
TOTAL AGRICULTURAL ASSESSMENT				0.000	$0.00	$0.00	$0.00
TOTAL ASSESSMENT				83.829	$52.48		$52.82
OMAF GRANT						**$0.00**	
LANDOWNERS PAYMENTS							**$37.88**
CITY OF PORT COLBORNE ASSESSMENT					**$14.94**		
							$52.82
							$0.00

2025 MAINTENANCE
MARSH DRAIN
Interval 7 - Interval 8
Ag parcels confirmed on February 4, 2026

TOTAL CURRENT COST ----- **$1,100.00**
COSTS FROM GL ACCOUNT No. 3-560-33211
BY-LAW No. 6495/62/17

K:\Drainage Superintendent\DRAINS\Marsh\2025 Maintenance.XLS

OWNER	AREA No.	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAFRA GRANT	NET COST
		3	Pts 5&6	040006034000000	94.78	$104.43	$0.00	$104.43
		3	Pts 5&6	040006035000000	87.3	$0.00	$0.00	$0.00
		3	Pt 7	040006037000000	81.1	$3.63	$1.21	$2.42
		3	Pts 7&8	040006038000000	30.95	$102.20	$0.00	$102.20
		3	Pts 7&8	040006039000000	135.9	$9.48	$3.16	$6.32
		3	Pt 8	040006040000000	14	$36.16	$0.00	$36.16
		3	Pt 8	040006040010000	13.8	$0.00	$0.00	$0.00
		3	Pt 9	040006041000000	6.6	$0.00	$0.00	$0.00
		3	Pt 9	040006041010000	33.6	$0.00	$0.00	$0.00
		3	Pt 9	040006041020000	30.8	$0.00	$0.00	$0.00
		3	Pts 9&1	040006042000000	174.85	$50.97	$16.99	$33.98
		3	Pt 10	040006044000000	10.2	$3.32	$0.00	$3.32
		3	Pts 9&1	040006045000000	54.4	$80.06	$26.69	$53.37
		3	Pt 10	040006046000000	9.3	$3.04	$0.00	$3.04
		3	Pt 10	040006047000000	19.8	$96.26	$0.00	$96.26
		3	Pt 9	040006047100000	6.08	$24.22	$0.00	$24.22
		3	Pt 12	040006049000000	38	$38.13	$0.00	$38.13
		3	Pt 11	040006049010000	24.4	$62.11	$20.70	$41.40
		3	Pt 11	040006050000000	15.15	$4.94	$0.00	$4.94
		3	Pt 11	040006050010000	12.15	$3.95	$0.00	$3.95
		3	Pt 11	040006050150000	3.12	$1.03	$0.00	$1.03
		3	Pt 11	040006051000000	23.25	$7.58	$0.00	$7.58
		3	Pt 11	040006052000000	5.55	$1.81	$0.00	$1.81
		3	Pt 11	040006052050000	30.6	$9.96	$3.32	$6.64
		3	Pts 11&	040006053000000	3	$0.98	$0.33	$0.66
		3	Pt 12	040006056000000	25.6	$17.21	$0.00	$17.21
		4	Pts 1&2	040006068000000	30.2	$0.00	$0.00	$0.00
		4	Pts 1&2	040006069000000	1.2	$0.00	$0.00	$0.00
		4	Pt 1	040006070000000	11.5	$0.00	$0.00	$0.00
		4	Pt 2	040006072000000	21.4	$0.00	$0.00	$0.00
		4	Pt 3	040006073000000	16.52	$0.00	$0.00	$0.00
		4	Pt 4	040006076000000	5.1	$0.00	$0.00	$0.00
		4	Pt 4	040006079000000	6.2	$0.00	$0.00	$0.00
		4	Pt 5	040006083000000	4.2	$1.38	$0.46	$0.92
		4	Pts 5&6	040006084000000	3	$0.98	$0.33	$0.66
		4	Pt 6	040006091000000	6.75	$2.21	$0.00	$2.21
		4	Pt 7	040006093000000	4	$10.18	$3.39	$6.78
		4	Pt 7	040006094050000	6	$10.18	$3.39	$6.78
		4	Pt 8	040006097000000	6	$15.26	$5.09	$10.18
		4	Pt 8	040006098000000	4	$10.18	$3.39	$6.78
		4	Pt 9	040006103010000	16	$40.73	$13.58	$27.15
		4	Pt 10	040006107000000	11.4	$19.35	$6.45	$12.90
		4	Pt 10	040006108000000	7.2	$18.34	$6.11	$12.23
		4	Pt 11	040006110000000	4.2	$0.00	$0.00	$0.00
		4	Pt 11	040006112000000	4.4	$0.00	$0.00	$0.00
		4	Pt 12	040006112010000	2	$0.00	$0.00	$0.00
		4	Pt 12	040006112030000	6	$0.00	$0.00	$0.00
		4	Pt 12	040006112350000	5	$0.00	$0.00	$0.00
City of Port Colborne				Neff Rd. South	8.0	$20.53	$0.00	$20.53
City of Port Colborne				Troup Rd.	5.8	$37.76	$0.00	$37.76
City of Port Colborne				South Brookfield Rd	5.8	$42.65	$0.00	$42.65
City of Port Colborne				Zavitz Rd.	11.9	$0.00	$0.00	$0.00
City of Port Colborne				Third Conc. Rd.	9.4	$208.11	$0.00	$208.08
City of Port Colborne				Second Conc. Rd.	6.0	$0.00	$0.00	$0.00
City of Port Colborne				1/2 Hollow Bay Rd.	7.6	$0.00	$0.00	$0.00
Niagara Region				Wilhelm Rd.	5.8	$0.74	$0.00	$0.74

TOTAL NON-AGRICULTURAL ASSESSMENT	349.654	$756.26		$756.26
TOTAL AGRICULTURAL ASSESSMENT	343.745	$343.74	$114.58	$229.16
TOTAL ASSESSMENT	693.399	$1,100.00		$985.42
OMAFRA GRANT			**$114.58**	
LANDOWNERS PAYMENTS				**$547.75**
CITY OF PORT COLBORNE ASSESSMENT		**$437.67**		$1,100.00
				$0.00

2025 MAINTENANCE
BEAVERDAM DRAIN
REACH 1 -- LAKE TO FLOODGATE

TOTAL CURRENT COST ----- **$2,823.62**
COSTS FROM GL ACCOUNT No. 3-560-33216
BY-LAW No. 3487/68/97

Ag Parcels confirmed - FEB 4, 2026

K:\DRAINAGE SUPERINTENDENT\DRAINS\Beaverdam\BILLED OUT\2010-2017 Maintenance - Reach 1 - Lake to Floodgate.XLS

RTC	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAFRA GRANT	NET COST
		1	Pt 12	040002257000000	0.13	$0.56	$0.00	$0.56
F		2	Pt 10	040002463000000	1.40	$2.95	$0.98	$1.97
		2	Pt 9	040002464000000	0.18	$0.77	$0.00	$0.77
		2	Pt 9	040002465000000	0.69	$1.44	$0.00	$1.44
F		2	Pts 10&11	040002469000000	18.59	$39.14	$13.05	$26.09
		2	Pt 10	040002469010000	4.05	$8.54	$0.00	$8.54
		2	Pt 10	040002470000000	0.10	$0.42	$0.00	$0.42
		2	Pt 10	040002471020000	0.40	$1.69	$0.00	$1.69
		2	Pt 11	040002488000000	1.21	$2.53	$0.00	$2.53
F		2	Pt 11	040002488250000	12.91	$27.22	$9.07	$18.15
		2	Pt 12	040002489000000	0.98	$2.07	$0.00	$2.07
F		2	Pt 12	040002490000000	19.22	$40.51	$13.50	$27.01
F		2	Pt 12	040002491000000	16.10	$33.93	$11.31	$22.62
F		2	Pts 11&12	040002491010000	29.17	$61.47	$20.49	$40.98
		2	Pt 12	040002491020000	0.81	$3.41	$0.00	$3.41
		2	Pt 13	040002497000000	0.68	$2.85	$0.00	$2.85
		2	Pt 13	040002499000000	0.07	$0.28	$0.00	$0.28
F		2	Pt 13	040002500000000	32.86	$74.51	$24.84	$49.67
		2	Pt 13	040002500250000	0.41	$1.72	$0.00	$1.72
		2	Pt 13	040002500500000	0.45	$1.90	$0.00	$1.90
		P59R-18211	Part1	040002501000000	0.20	$0.84	$0.00	$0.84
		P59R-18211	Part 2	040002501000000	0.30	$1.27	$0.00	$1.27
		2	Pt 13	040002501020000	0.31	$1.30	$0.00	$1.30
		2	Pt 13	040002502000000	0.49	$2.07	$0.00	$2.07
		2	Pt 13	040002503000000	0.31	$1.30	$0.00	$1.30
		2	Pt 13	040002504000000	0.50	$2.11	$0.00	$2.11
		2	Pt 13	040002505000000	0.86	$3.62	$0.00	$3.62
F		2	Pt 13	040002506000000	20.20	$42.55	$14.18	$28.37
F		2	Pt 14	040002506000000	14.60	$30.77	$10.26	$20.51
		2	Pt 14	040002507000000	1.74	$3.66	$0.00	$3.66
F		2	Pt 14	040002507010000	4.05	$8.54	$2.85	$5.69
		2	Pt 14	040002509000000	9.11	$19.20	$0.00	$19.20
		2	Pt 14	040002510000000	4.06	$8.54	$0.00	$8.54
		2	Pt 14	040002510010000	6.45	$13.57	$0.00	$13.57
		2	Pt 14	040002510020000	6.24	$13.15	$0.00	$13.15
		2	Pt 14	040002510050000	1.99	$4.18	$0.00	$4.18
		2	Pt 14	040002510100000	2.65	$5.59	$0.00	$5.59
		2	Pt 14	040002511000000	0.40	$1.69	$0.00	$1.69
		2	Pt 14	040002512000000	0.66	$2.78	$0.00	$2.78
		2	Pt 14	040002513000000	1.10	$2.32	$0.00	$2.32
		2	Pt 14	040002514000000	1.63	$3.45	$0.00	$3.45
		2	Pt 14	040002518000000	0.20	$0.84	$0.00	$0.84
		2	Pt 14	040002519000000	0.81	$3.41	$0.00	$3.41
		2	Pt 14	040002520000000	0.81	$3.41	$0.00	$3.41
		2	Pt 14	040002520010000	0.42	$1.76	$0.00	$1.76
F		2	Pt 14	040002521000000	19.43	$40.93	$13.64	$27.29
F		2	Pts 13&14	040002522000000	26.31	$55.42	$18.47	$36.95
		2	Pt 14	040002523000000	0.41	$1.72	$0.00	$1.72
		2	Pt 14	040002524000000	0.08	$0.35	$0.00	$0.35
		1	Pt 16	040003023000000	0.39	$0.00	$0.00	$0.00
		1	Pt 16	040003023050000	0.16	$0.00	$0.00	$0.00
		1	Pt 16	040003024000000	19.22	$40.51	$0.00	$40.51
		1	Pt 16	040003025000000	0.00	$0.00	$0.00	$0.00
		1	Pt 16	040003026000000	0.00	$0.00	$0.00	$0.00
F		1	Pts 15&16	040003027000000	2.35	$4.96	$1.65	$3.31
F		1	Pts 15&16	040003029000000	5.67	$11.96	$3.99	$7.97
F		1	Pts 15&16	040003032000000	9.72	$20.47	$6.82	$13.65

	1	Pt 16	040003033000000	2.12	$4.47	$0.00	$4.47
F	1	Pts 15&16	040003034000000	26.55	$55.94	$18.65	$37.29
F	1	Pts 15&16	040003036000000	19.91	$41.95	$13.98	$27.97
	1	Pt 15	040003037000000	0.48	$2.04	$0.00	$2.04
	1	Pt 15	040003038000000	8.09	$17.05	$0.00	$17.05
	1	Pts 15&16	040003039000000	3.97	$8.37	$0.00	$8.37
	1	Pt 16	040003040000000	4.05	$8.54	$0.00	$8.54
	1	Pt 16	040003041000000	4.05	$8.54	$0.00	$8.54
	2	Pt 15	040003042000000	0.39	$1.65	$0.00	$1.65
	2	Pt 15	040003043000000	0.62	$2.60	$0.00	$2.60
	2	Pt 15	040003044000000	0.57	$2.39	$0.00	$2.39
	2	Pt 15	040003044020000	0.40	$1.69	$0.00	$1.69
	2	Pt 15	040003044040000	0.40	$1.69	$0.00	$1.69
	2	Pt 15	040003045000000	0.11	$0.46	$0.00	$0.46
	2	Pt 15	040003046000000	1.96	$4.01	$0.00	$4.01
	2	Pt 15	040003046050000	0.55	$1.13	$0.00	$1.13
	2	Pt 15	040003046100000	0.67	$1.41	$0.00	$1.41
F	2	Pt 15	040003046500000	7.65	$16.28	$5.43	$10.85
	2	Pt 15	040003047000000	1.21	$2.53	$0.00	$2.53
F	2	Pt 15	040003048000000	6.96	$14.24	$4.75	$9.49
	2	Pt 15	040003048100000	3.50	$7.81	$0.00	$7.81
	2	Pt 15	040003049000000	0.66	$2.78	$0.00	$2.78
	2	Pt 15	040003050000000	0.46	$1.93	$0.00	$1.93
	2	Pt 15	040003051000000	0.40	$1.69	$0.00	$1.69
	2	Pt 15	040003052000000	0.19	$0.81	$0.00	$0.81
	2	Pt 15	040003053000000	0.20	$0.84	$0.00	$0.84
	2	Pt 15	040003054000000	0.38	$1.62	$0.00	$1.62
	2	Pt 15	040003054050000	0.39	$1.65	$0.00	$1.65
	2	Pt 15	040003055000000	0.85	$3.59	$0.00	$3.59
	2	Pt 15	040003056000000	4.09	$8.62	$0.00	$8.62
F	2	Pt 15	040003057000000	37.23	$78.45	$26.15	$52.30
F	2	Pt 15	040003058000000	14.52	$30.59	$10.20	$20.39
F	2	Pt 16	040003058050000	16.40	$34.57	$11.52	$23.05
	2	Pt 16	040003060000000	12.14	$25.56	$0.00	$25.56
F	2	Pt 16	040003061000000	5.69	$11.99	$4.00	$7.99
F	2	Pts 15&16	040003062000000	23.21	$48.88	$16.29	$32.59
	1	Pt 15	040003063000000	11.11	$23.42	$0.00	$23.42
	1	Pt 17	040003064000000	0.00	$0.00	$0.00	$0.00
	1	Pt 17	040003065000000	17.50	$36.85	$0.00	$36.85
	1	Pt 17	040003070000000	0.00	$0.00	$0.00	$0.00
	1	Pt 17	040003071000000	1.22	$2.57	$0.00	$2.57
	1	Pt 17	040003072000000	0.00	$0.00	$0.00	$0.00
	1	Pt 17	040003073000000	1.11	$2.36	$0.00	$2.36
	1	Pt 17	040003074000000	0.00	$0.00	$0.00	$0.00
	1	Pt 17	040003075000000	0.00	$0.00	$0.00	$0.00
	1	Pt 17	040003076000000	0.00	$0.00	$0.00	$0.00
	1	Pt 17	040003077000000	0.83	$1.76	$0.00	$1.76
	1	Pt 17	040003078000000	0.74	$1.55	$0.00	$1.55
	1	Pt 17	040003079000000	14.60	$30.77	$0.00	$30.77
F	2	Pt 17	040003082000000	12.77	$26.90	$8.97	$17.93
F	2	Pt 17	040003082010000	7.53	$15.86	$5.29	$10.57
	3	Pt 18	040003082030000	0.20	$0.42	$0.00	$0.42
F	2	Pt 17	040003083000000	3.64	$7.67	$2.56	$5.11
F	2	Pt 17	040003084010000	1.21	$2.53	$0.84	$1.69
	1	Pt 18	040003089000000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003090000000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003091000000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003091010000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003092000000	10.86	$22.89	$7.63	$15.26
	1	Pt 18	040003092010000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003092020000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003093000000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003093020000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003094000000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003095000000	0.00	$0.00	$0.00	$0.00
	1	Pt 18	040003096000000	0.21	$0.88	$0.00	$0.88

	1	Pt 18	040003096010000	0.14	$0.60	$0.00	$0.60
	1	Pt 18	040003096030000	0.42	$1.76	$0.00	$1.76
F	1	Pt 18	040003097000000	5.51	$11.60	$3.87	$7.73
	1	Pt 18	040003098000000	1.04	$2.18	$0.00	$2.18
F	1	Pt 17	040003101000000	59.56	$125.46	$41.82	$83.64
F	1	Pt 18	040003102000000	0.31	$0.67	$0.22	$0.45
F	1	Pt 18	040003103000000	8.70	$18.32	$6.11	$12.21
F	1	Pt 18	040003103010000	4.05	$8.54	$2.85	$5.69
	1	Pt 18	040003104000000	3.58	$7.52	$0.00	$7.52
	1	Pt 18	040003105000000	4.86	$10.23	$0.00	$10.23
	1	Pt 18	040003106000000	2.43	$5.13	$0.00	$5.13
	1	Pt 18	040003106010000	2.43	$5.13	$0.00	$5.13
F	1	Pt 18	040003107000000	3.58	$7.52	$2.51	$5.01
	1	Pt 18	040003108000000	3.76	$7.91	$0.00	$7.91
	1	Pt 18	040003108010000	1.96	$4.11	$0.00	$4.11
	1	Pt 18	040003109000000	2.62	$5.52	$0.00	$5.52
	1	Pt 18	040003109010000	1.81	$3.80	$0.00	$3.80
	1	Pt 18	040003109020000	0.87	$3.66	$0.00	$3.66
	1	Pt 18	040003110000000	8.70	$18.32	$0.00	$18.32
	1	Pt 18	040003111000000	0.42	$1.76	$0.00	$1.76
	1	Pt 19	040003130000000	0.00	$0.00	$0.00	$0.00
	1	Pt 19	040003131000000	0.00	$0.00	$0.00	$0.00
	1	Pt 19	040003131050000	0.00	$0.00	$0.00	$0.00
	1	Pt 19	040003132000000	2.99	$6.29	$0.00	$6.29
	1	Pt 19	040003133000000	0.00	$0.00	$0.00	$0.00
	1	Pt 19	040003134000000	6.60	$13.89	$0.00	$13.89
	1	Pt 19	040003136000000	0.00	$0.00	$0.00	$0.00
	1	Pts 19 & 20	040003137000000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003138000000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003139000000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003140000000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003141000000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003141500000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003142000000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003143000000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003144000000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003144100000	0.00	$0.00	$0.00	$0.00
	1	Pt 20	040003145000000	0.47	$1.97	$0.00	$1.97
F	1	Pt 19	040003146000000	13.52	$28.48	$9.49	$18.99
F	1	Pt 18	040003146010000	5.36	$11.29	$3.76	$7.53
F	1	Pt 19	040003147000000	22.66	$47.75	$15.92	$31.83
F	1	Pt 20	040003179000000	2.02	$4.25	$1.42	$2.83
	1	Pt 20	040003180100000	29.3	$61.71	$0.00	$61.71
	1	Pt 20	040003181000000	1.32	$2.78	$0.00	$2.78
	3	Pt 15	040005003000000	10.60	$66.99	$0.00	$66.99
	3	Pt 15	040005004000000	0.19	$0.42	$0.00	$0.42
	3	Pt 15	040005004050000	9.93	$20.92	$0.00	$20.92
F	3	Pts 15&16	040005007000000	30.70	$64.67	$21.56	$43.11
	3	Pt 16	040005007010000	0.51	$2.14	$0.00	$2.14
F	3	Pt 16	040005007050000	0.40	$0.84	$0.28	$0.56
	3	Pt 16	040005007100000	0.40	$0.84	$0.00	$0.84
	3	Pt 16	040005008000000	1.28	$2.71	$0.00	$2.71
	3	Pt 16	040005009000000	0.40	$1.69	$0.00	$1.69
	3	Pt 16	040005010000000	0.50	$2.11	$0.00	$2.11
	3	Pt 16	040005011000000	0.21	$0.88	$0.00	$0.88
	3	Pt 16	040005012000000	1.78	$3.76	$0.00	$3.76
	3	Pt 16	040005012010000	0.81	$3.41	$0.00	$3.41
F	3	Pt 16	040005013000000	4.13	$6.96	$0.00	$6.96
	3	Pt 16	040005013020000	0.87	$3.76	$0.00	$3.76
	3	Pt 16	040005013030000	0.39	$0.67	$0.00	$0.67
	3	Pt 16	040005013010000	1.72	$3.62	$0.00	$3.62
	3	Pts 15&16	040005015000000	23.00	$48.46	$0.00	$48.46
	3	Pt 16	040005015010000	0.15	$0.32	$0.00	$0.32
	3	Pt 15	040005016000000	8.09	$51.13	$0.00	$51.13
	3	Pt 17	040005018000000	2.43	$5.13	$0.00	$5.13
	3	Pt 17	040005019000000	1.62	$3.41	$0.00	$3.41

		3	Pt 17	040005019010000	0.18	$0.77	$0.00	$0.77
		3	Pt 17	040005020000000	4.05	$8.54	$0.00	$8.54
		3	Pt 17	040005021000000	1.62	$3.41	$0.00	$3.41
F		3	Pt 17	040005022000000	2.53	$5.34	$1.78	$3.56
		3	Pt 17	040005023000000	3.27	$6.89	$0.00	$6.89
		3	Pt 17	040005023010000	0.81	$3.41	$0.00	$3.41
F		3	Pt 17	040005024000000	16.59	$34.95	$11.65	$23.30
		3	Pt 17	040005025000000	0.35	$1.48	$0.00	$1.48
		3	Pt 17	040005026000000	10.12	$21.31	$0.00	$21.31
		3	Pt 17	040005031000000	8.09	$17.05	$0.00	$17.05
		3	Pt 9	040006041000000	2.26	$4.75	$0.00	$4.75
F		3	Pt 9	040006041010000	2.63	$5.56	$1.85	$3.71
F		3	Pt 10	040006042000000	4.05	$8.54	$2.85	$5.69
		3	Pt 12	040006049000000	10.12	$21.31	$0.00	$21.31
F		3	Pts 11&12	040006053000000	53.89	$113.54	$37.85	$75.69
		Pt 1	59R-17124	040006053020000	4.19	$8.83	$0.00	$8.83
F		3	Pt 13	040006054000000	20.23	$42.62	$14.21	$28.41
		3	Pt 13	040006055000000	0.81	$3.41	$0.00	$3.41
		3	Pt 13	040006055010000	4.86	$10.23	$0.00	$10.23
		3	Pt 13	040006055020000	4.45	$9.39	$0.00	$9.39
		3	Pt 12	040006056000000	10.93	$23.03	$0.00	$23.03
		3	Pt 14	040006059000000	0.81	$3.41	$0.00	$3.41
		3	Pt 14	040006060000000	0.81	$3.41	$0.00	$3.41
		3	Pt 14	040006061000000	0.46	$1.93	$0.00	$1.93
		3	Pt 14	040006061010000	0.28	$1.20	$0.00	$1.20
		3	Pt 14	040006062000000	0.28	$1.20	$0.00	$1.20
		3	Pt 14	040006062100000	0.45	$1.93	$0.00	$1.93
		3	Pt 14	040006063000000	0.40	$1.69	$0.00	$1.69
		3	Pt 13	040006063100000	10.12	$21.31	$0.00	$21.31
F		3	Pt 13	040006064000000	10.12	$21.31	$7.10	$14.21
F		3	Pt 14	040006065000000	11.30	$22.79	$7.60	$15.19
F		3	Pt 14	040006067000000	56.03	$121.24	$40.41	$80.83
	MTO	2	13 to 17	Hwy No. 3	4.20	$26.55	$0.00	$26.55
	Region of Niagara	2 & 3	16 / 17	Reg Rd 84	4.90	$30.98	$0.00	$30.98
	City of Port Colborne	1	15 to18	Friendship Trail	3.30	$6.96	$0.00	$6.96
	City of Port Colborne	1	18 / 19	Weaver Rd	3.40	$35.48	$0.00	$35.48
	City of Port Colborne	1	16 / 17	Miller Rd	4.90	$10.34	$0.00	$10.34
	City of Port Colborne	1	14 / 15	Pinecrest Rd	0.60	$3.16	$0.00	$3.16
	City of Port Colborne	1 / 2	14 to 17	Killaly St East	4.30	$27.18	$0.00	$27.18
	City of Port Colborne	2 & 3	14 / 15	White Rd	6.70	$35.30	$0.00	$35.30
	City of Port Colborne	2 & 3	12 / 13	Sherk Rd	5.50	$21.06	$0.00	$21.06
	City of Port Colborne	2 & 3	10 / 11	Brookfield Rd	2.60	$13.64	$0.00	$13.64
	City of Port Colborne	2 / 3	9 to 17	Second Con Rd	6.30	$33.16	$0.00	$33.28

TOTAL NON-AGRICULTURAL ASSESSMENT	442.68	$1,214.17	$1,214.29
TOTAL AGRICULTURAL ASSESSMENT	760.44	$1,609.35	$536.47 $1,072.88
TOTAL ASSESSMENT	1203.12	$2,823.52	$2,287.17

OMAFRA GRANT	**$536.45**
LANDOWNERS PAYMENTS	**$2,100.45**
CITY OF PORT COLBORNE ASSESSMENT	**$186.72**

ORIGINAL OUTLET ASSESSMENTS FROM REPORT & BY-LAW:		$2,823.62
TOTAL NON-AGRICULTURAL LANDS	$34,532.00	
TOTAL AGRICULTURAL LANDS	$45,768.00	
TOTAL ASSESSMENT	$80,300.00	

2025 MAINTENANCE TOTAL CURRENT COST ----- **$52.95**

OIL MILL CREEK DRAIN -- MAIN BRANCH COSTS FROM GL ACCOUNT No. 3-560-33217

VIMY ROAD TO FRIENDSHIP TRAIL BY-LAW No. 3904/49/00

ag confirmed FEB 4, 26

K:\DRAINAGE SUPERINTENDENT\DRAINS\Oil Mill Creek\2025 Maintenance Assessment Schedule - Main - Vimy Rd to Trail.XLS

RTC	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAFRA GRANT	NET COST
		1	Pt 12	040002261000000	0.81	$0.08	$0.00	$0.08
		1	Pt 12	040002262100000	0.40	$0.04	$0.00	$0.04
		1	Pt 12	040002262000000	0.50	$0.05	$0.00	$0.05
		1	Pt 12	040002263000000	0.81	$0.08	$0.00	$0.08
F		1	Pt 12	040002263010000	0.40	$0.06	$0.00	$0.06
		1	Pt 12	040002264000000	2.46	$0.02	$0.00	$0.02
		1	Pt 12	040002264040000	0.28	$0.00	$0.00	$0.00
		1	Pt 12	040002264030000	0.71	$0.01	$0.00	$0.01
		1	Pt 12	040002264020000	1.00	$0.01	$0.00	$0.01
		1	Pt 12	040002264170000	3.48	$0.04	$0.00	$0.04
		1	Pt 12	040002264220000	0.84	$0.01	$0.00	$0.01
		1	Pt 12	040002264230000	0.84	$0.01	$0.00	$0.01
		1	Pt 12	040002264180000	0.40	$0.02	$0.00	$0.02
		1	Pt 12	040002264190000	0.40	$0.02	$0.00	$0.02
		1	Pt 12	040002264200000	0.40	$0.02	$0.00	$0.02
		1	Pt 12	040002265000000	0.08	$0.02	$0.00	$0.02
		1	Pt 12	040002266000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002267000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002268000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002269000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002270000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002271000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002272000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002273000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002274000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002275000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002276000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002277000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002278000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002279000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002281000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002282000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002283000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002284000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002285000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002286000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002287000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002288000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002289000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002290000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002291000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002292000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002293000000	0.00	$0.02	$0.00	$0.02
		1	Pt 12	040002294000000	0.00	$0.02	$0.00	$0.02
		1	Pt 13	040002295000000	0.07	$0.02	$0.00	$0.02
		1	Pt 13	040002296000000	0.07	$0.02	$0.00	$0.02
		1	Pt 13	040002297000000	0.11	$0.03	$0.00	$0.03
		1	Pt 13	040002299000000	0.18	$0.02	$0.00	$0.02
		1	Pt 13	040002300000000	0.09	$0.05	$0.00	$0.05
		1	Pt 13	040002301000000	0.09	$0.05	$0.00	$0.05
		1	Pt 13	040002302000000	0.09	$0.05	$0.00	$0.05
		1	Pt 13	040002303000000	0.09	$0.05	$0.00	$0.05
		1	Pt 13	040002304000000	0.09	$0.05	$0.00	$0.05
		1	Pt 13	040002305000000	0.09	$0.05	$0.00	$0.05
		1	Pt 13	040002306000000	0.09	$0.05	$0.00	$0.05
		1	Pt 13	040002307000000	0.11	$0.05	$0.00	$0.05
		1	Pt 13	040002308000000	0.04	$0.05	$0.00	$0.05
		1	Pt 13	040002309000000	0.04	$0.05	$0.00	$0.05
		1	Pt 13	040002310000000	0.04	$0.04	$0.00	$0.04
		1	Pt 13	040002311000000	0.04	$0.04	$0.00	$0.04

	1	Pt 13	040002312000000	0.04	$0.04	$0.00	$0.04
	1	Pt 13	040002313000000	0.03	$0.04	$0.00	$0.04
	1	Pt 13	040002314000000	0.03	$0.04	$0.00	$0.04
	1	Pt 13	040002315000000	0.02	$0.04	$0.00	$0.04
	1	Pt 13	040002316000000	0.02	$0.04	$0.00	$0.04
	1	Pt 13	040002317000000	0.02	$0.04	$0.00	$0.04
	1	Pt 13	040002318000000	0.02	$0.04	$0.00	$0.04
	1	Pt 13	040002319000000	0.02	$0.04	$0.00	$0.04
	1	Pt 13	040002320000000	0.02	$0.04	$0.00	$0.04
	1	Pt 13	040002332000000	0.31	$0.02	$0.00	$0.02
	1	Pt 13	040002333000000	1.29	$0.02	$0.00	$0.02
	1	Pt 13	040002334000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002335000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002336000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002337000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002338000000	0.16	$0.02	$0.00	$0.02
	1	Pt 13	040002339000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002340000000	0.16	$0.02	$0.00	$0.02
	1	Pt 13	040002341000000	0.07	$0.02	$0.00	$0.02
	1	Pt 13	040002342000000	0.15	$0.02	$0.00	$0.02
	1	Pt 13	040002343000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002344000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002345000000	0.15	$0.02	$0.00	$0.02
	1	Pt 13	040002345010000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002346000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002347000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002348000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002349000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002350000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002351000000	0.16	$0.02	$0.00	$0.02
	1	Pt 13	040002353000000	0.16	$0.02	$0.00	$0.02
	1	Pt 13	040002354000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002355000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002356000000	0.15	$0.02	$0.00	$0.02
	1	Pt 13	040002357000000	0.07	$0.02	$0.00	$0.02
	1	Pt 13	040002358000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002359000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002360000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002361000000	0.16	$0.02	$0.00	$0.02
	1	Pt 13	040002362000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002363000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002364000000	0.16	$0.03	$0.00	$0.03
	1	Pt 13	040002366000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002368000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002369000000	0.09	$0.02	$0.00	$0.02
	1	Pt 13	040002370000000	0.24	$0.04	$0.00	$0.04
	1	Pt 13	040002373000000	0.15	$0.02	$0.00	$0.02
	1	Pt 13	040002374000000	0.15	$0.02	$0.00	$0.02
	1	Pt 13	040002375000000	0.08	$0.02	$0.00	$0.02
	1	Pt 13	040002376000000	0.40	$0.02	$0.00	$0.02
	1	Pt 13	040002376100000	4.62	$0.16	$0.00	$0.16
	1	Pt 13	040002377000000	0.22	$0.02	$0.00	$0.02
	1	Pt 13	040002378000000	0.21	$0.02	$0.00	$0.02
	1	Pt 13	040002378010000	0.23	$0.02	$0.00	$0.02
	1	Pt 13	040002379000000	0.35	$0.02	$0.00	$0.02
	1	Pt 13	040002380000000	0.40	$0.10	$0.00	$0.10
	1	Pt 13	040002381000000	0.27	$0.09	$0.00	$0.09
	1	Pt 13	040002382000000	0.35	$0.10	$0.00	$0.10
	1	Pt 13	040002383000000	0.28	$0.09	$0.00	$0.09
	1	Pt 13	040002384000000	0.26	$0.09	$0.00	$0.09
	1	Pt 13	040002385000000	0.40	$0.10	$0.00	$0.10
F	1	Pt 13	040002386000000	12.55	$0.66	$0.00	$0.66
	1	Pt 13	040002387000000	1.98	$0.13	$0.00	$0.13
	1	Pt 13	040002387010000	0.81	$0.13	$0.00	$0.13
	1	Pt 13	040002387020000	6.07	$1.42	$0.00	$1.42
	1	Pt 13	040002387050000	0.81	$0.13	$0.00	$0.13
	1	Pt 13	040002387060000	0.81	$0.13	$0.00	$0.13
	1	Pt 13	040002387070000	0.81	$0.13	$0.00	$0.13

		1	Pt 13	040002387080000	0.81	$0.13	$0.00	$0.13
		1	Pt 13	040002388000000	0.20	$0.13	$0.00	$0.13
		1	Pt 13	040002389000000	0.19	$0.13	$0.00	$0.13
		1	Pt 13	040002390000000	0.28	$0.17	$0.00	$0.17
		1	Pt 13	040002392000000	0.19	$0.13	$0.00	$0.13
		1	Pt 13	040002393000000	0.20	$0.13	$0.00	$0.13
		1	Pt 13	040002394000000	0.38	$0.22	$0.00	$0.22
		1	Pt 13	040002396000000	5.71	$1.34	$0.00	$1.34
		1	Pt 13	040002396010000	0.41	$0.23	$0.00	$0.23
		1	Pt 13	040002396020000	0.42	$0.23	$0.00	$0.23
		1	Pt 13	040002397000000	0.22	$0.14	$0.00	$0.14
		1	Pt 13	040002398000000	0.13	$0.10	$0.00	$0.10
		1	Pt 13	040002399000000	0.19	$0.13	$0.00	$0.13
		1	Pt 13	040002400000000	0.17	$0.12	$0.00	$0.12
		1	Pt 13	040002401000000	0.50	$0.27	$0.00	$0.27
		1	Pt 13	040002401010000	0.46	$0.26	$0.00	$0.26
		1	Pt 13	040002402000000	5.25	$1.23	$0.00	$1.23
		1	Pt 14	040002403000000	0.40	$0.22	$0.00	$0.22
		1	Pt 14	040002406000000	0.50	$0.27	$0.00	$0.27
		1	Pt 14	040002407000000	0.55	$0.30	$0.00	$0.30
		1	Pt 14	040002407010000	7.36	$1.69	$0.00	$1.69
F		1	Pt 14	040002407050000	17.07	$4.16	$0.00	$4.16
	Part 1 plan 59R-17117			040002407070000	2.31	$0.56	$0.00	$0.56
		1	Pt 14	040002407100000	11.36	$1.47	$0.00	$1.47
		1	Pt 14	040002408000000	0.40	$0.28	$0.00	$0.28
F		1	Pt 14	040002409000000	19.51	$1.99	$0.00	$1.99
		1	Pt 14	040002410000000	0.08	$0.04	$0.00	$0.04
		1	Pt 14	040002411000000	0.17	$0.05	$0.00	$0.05
		1	Pt 14	040002412000000	0.07	$0.04	$0.00	$0.04
		1	Pt 14	040002413000000	0.07	$0.04	$0.00	$0.04
		1	Pt 14	040002414000000	0.07	$0.04	$0.00	$0.04
		1	Pt 14	040002415000000	0.14	$0.04	$0.00	$0.04
		1	Pt 14	040002416000000	0.07	$0.04	$0.00	$0.04
		1	Pt 14	040002417000000	0.12	$0.04	$0.00	$0.04
		1	Pt 14	040002418000000	0.09	$0.04	$0.00	$0.04
		1	Pt 14	040002419000000	0.17	$0.05	$0.00	$0.05
		1	Pt 14	040002421000000	0.22	$0.05	$0.00	$0.05
		1	Pt 13&14	040002421010000	18.60	$4.80	$0.00	$4.80
		1	Pt 14	040002422000000	0.20	$0.03	$0.00	$0.03
		1	Pt 14	040002422000000	0.20	$0.03	$0.00	$0.03
		1	Pt 14	040002423000000	0.20	$0.05	$0.00	$0.05
		1	Pt 14	040002425000000	0.40	$0.06	$0.00	$0.06
		1	Pt 14	040002426000000	0.51	$0.07	$0.00	$0.07
		1	Pt 14	040002427000000	0.21	$0.05	$0.00	$0.05
		1	Pt 14	040002429000000	0.07	$0.04	$0.00	$0.04
		1	Pt 14	040002431000000	0.14	$0.04	$0.00	$0.04
		1	Pt 14	040002432000000	0.11	$0.04	$0.00	$0.04
		1	Pt 14	040002433000000	0.07	$0.04	$0.00	$0.04
		1	Pt 14	040002434000000	0.17	$0.05	$0.00	$0.05
		1	Pt 14	040002435000000	2.03	$0.07	$0.00	$0.07
		1	Pt 14	040002436000000	0.80	$0.07	$0.00	$0.07
		1	Pt 14	040002437000000	0.33	$0.06	$0.00	$0.06
		1	Pt 14	040002438000000	0.19	$0.05	$0.00	$0.05
		1	Pt 14	040002439000000	0.23	$0.05	$0.00	$0.05
		1	Pt 14	040002440000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002441000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002442000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002443000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002443020000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002444000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002445000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002445010000	0.04	$0.04	$0.00	$0.04
		1	Pt 14	040002446000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002446010000	0.22	$0.03	$0.00	$0.03
		1	Pt 14	040002446020000	0.12	$0.04	$0.00	$0.04
		1	Pt 14	040002447000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002448000000	0.00	$0.03	$0.00	$0.03
		1	Pt 14	040002449000000	0.17	$0.05	$0.00	$0.05

			1	Pt 14	040002450000000	0.12	$0.04	$0.00	$0.04
			Part 1	ın 59R-162	040002451000000	0.07	$0.02	$0.00	$0.02
			Part 2	ın 59R-162	040002451020000	0.09	$0.02	$0.00	$0.02
			1	Pt 14	040002452000000	0.11	$0.04	$0.00	$0.04
			1	Pt 14	040002453000000	0.00	$0.03	$0.00	$0.03
			1	Pt 14	040002453010000	0.20	$0.05	$0.00	$0.05
			1	Pt 14	040002454000000	0.16	$0.05	$0.00	$0.05
			1	Pt 14	040002455000000	0.16	$0.05	$0.00	$0.05
			1	Pt 14	040002456000000	0.97	$0.05	$0.00	$0.05
			1	Pt 13	040002528000000	0.83	$0.14	$0.00	$0.14
			1	Pt 13	040002529000000	0.84	$0.14	$0.00	$0.14
			1	Pt 13	040002530000000	0.85	$0.14	$0.00	$0.14
			1	Pt 13	040002531000000	0.89	$0.14	$0.00	$0.14
			1	Pt 13	040002532000000	0.81	$0.13	$0.00	$0.13
			1	Pt 13	040002533000000	0.82	$0.13	$0.00	$0.13
			1	Pt 13	040002534000000	0.75	$0.12	$0.00	$0.12
			1	Pt 13	040002535000000	1.52	$0.12	$0.00	$0.12
			1	Pt 13	040002536000000	0.58	$0.10	$0.00	$0.10
			1	Pt 13	040002537000000	0.54	$0.10	$0.00	$0.10
			1	Pt 13	040002538000000	0.91	$0.14	$0.00	$0.14
			1	Pt 13	040002539000000	1.04	$0.16	$0.00	$0.16
			1	Pt 13	040002540000000	0.65	$0.11	$0.00	$0.11
			1	Pt 13	040002541000000	0.85	$0.14	$0.00	$0.14
			1	Pt 15	040003001000000	0.00	$0.03	$0.00	$0.03
			1	Pt 15	040003002000000	0.00	$0.03	$0.00	$0.03
			1	Pt 15	040003003000000	0.00	$0.03	$0.00	$0.03
			1	Pt 15	040003004000000	0.00	$0.03	$0.00	$0.03
			1	Pt 15	040003005000000	0.00	$0.03	$0.00	$0.03
			1	Pt 15	040003007000000	1.50	$0.12	$0.00	$0.12
			1	Pt 15	040003009000000	1.82	$0.10	$0.00	$0.10
			1	Pt 16	040003010000000	1.21	$0.07	$0.00	$0.07
			1	Pt 16	040003011000000	0.40	$0.05	$0.00	$0.05
			1	RP 59R-1	040003011010000	0.55	$0.03	$0.00	$0.03
			1	RP 59R-1	040003011050000	0.93	$0.05	$0.00	$0.05
			1	Pt 16	040003012000000	1.45	$0.10	$0.00	$0.10
			1	Pt 15	040003013000000	0.52	$0.07	$0.00	$0.07
			1	Pt 15	040003014000000	0.45	$0.06	$0.00	$0.06
			1	Pt 15	040003015000000	0.64	$0.08	$0.00	$0.08
			1	Pt 15	040003016000000	0.18	$0.05	$0.00	$0.05
			1	Pt 15	040003017000000	0.30	$0.06	$0.00	$0.06
			1	Pt 15	040003018000000	0.05	$0.04	$0.00	$0.04
			1	Pt 15	040003019000000	0.00	$0.03	$0.00	$0.03
			1	Pt 15	040003020000000	0.00	$0.03	$0.00	$0.03
			1	Pt 15	040003021000000	0.50	$0.07	$0.00	$0.07
			1	Pt 15	040003026100000	0.40	$0.06	$0.00	$0.06
F			1	Pt 15 &16	040003027000000	19.43	$1.02	$0.00	$1.02
F			1	Pt 15	040003028000000	14.16	$0.48	$0.00	$0.48
F			1	Pt 15 &16	040003029000000	14.16	$2.73	$0.00	$2.73
			1	Pt 15	040003030000000	0.40	$0.28	$0.00	$0.28
			1	Pt 15	040003031000000	0.92	$0.52	$0.00	$0.52
F			1	Pt 15 &16	040003032000000	11.22	$2.81	$0.00	$2.81
F			1	Pt 15 &16	040003034000000	13.72	$3.40	$0.00	$3.40
			1	Pt 15	040003035000000	0.41	$0.28	$0.00	$0.28
	City of Port Colborne		1	Pt 13 & 14	Friendship Trail	1.60	$1.33	$0.00	$1.33
	City of Port Colborne				Cedar Bay Rd	3.60	$0.88	$0.00	$0.88
	City of Port Colborne				Pinecrest Rd	4.00	$6.47	$0.00	$6.47
	City of Port Colborne				Vimy Rd	1.28	$0.10	$0.00	$0.10
	City of Port Colborne				Beverly Rd	0.40	$0.03	$0.00	$0.03
	City of Port Colborne				June Rd	0.40	$0.03	$0.00	$0.03
	City of Port Colborne				Merkle Rd	0.40	$0.03	$0.00	$0.03
	City of Port Colborne				Tracy Terrace	0.75	$0.15	$0.00	$0.15
	City of Port Colborne				Richard Ave	0.60	$0.13	$0.00	$0.13
	City of Port Colborne				Tammy Ave	0.55	$0.13	$0.00	-$0.13
	TOTAL NON-AGRICULTURAL ASSESSMENT					264.61	$53.21		$52.95
	TOTAL AGRICULTURAL ASSESSMENT					0.00	$0.00	$0.00	$0.00

TOTAL ASSESSMENT	264.61	$53.21	$52.95

OMAFRA GRANT	**$0.00**

LANDOWNERS PAYMENTS	**$39.11**

CITY OF PORT COLBORNE ASSESSMENT	**$13.84**
	$52.95
ORIGINAL OUTLET ASSESSMENTS FROM REPORT & BY-LAW:	$0.00

TOTAL NON-AGRICULTURAL LANDS	$27,775.00
TOTAL AGRICULTURAL LANDS	$0.00
TOTAL ASSESSMENT	$27,775.00

2025 MAINTENANCE TOTAL CURRENT COST ----- **$1,307.62**

OIL MILL CREEK DRAIN COSTS FROM GL ACCOUNT No. 3-560-33218

WEST BRANCH FULL LENGTH BY-LAW No. 3904/49/00

Ag Parcels confirmed FEB 4, 25

K:\DRAINAGE SUPERINTENDENT\DRAINS\Oil Mill Creek\2010-2012 Maintenance Assessment Schedule - West Branch.XLS

LAND USE	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAF GRANT	NET COST
		1	Pt 14	040002410000000	0.08	$0.00	$0.00	$0.00
		1	Pt 14	040002411000000	0.17	$0.00	$0.00	$0.00
		1	Pt 14	040002412000000	0.07	$0.00	$0.00	$0.00
		1	Pt 14	040002413000000	0.07	$0.00	$0.00	$0.00
		1	Pt 14	040002414000000	0.07	$0.00	$0.00	$0.00
		1	Pt 14	040002415000000	0.14	$0.00	$0.00	$0.00
		1	Pt 14	040002416000000	0.07	$0.00	$0.00	$0.00
		1	Pt 14	040002417000000	0.12	$0.00	$0.00	$0.00
		1	Pt 14	040002418000000	0.09	$0.00	$0.00	$0.00
		1	Pt 14	040002419000000	0.17	$0.00	$0.00	$0.00
		1	Pt 14	040002421000000	0.22	$0.00	$0.00	$0.00
		1	Pt 13&14	040002421010000	18.60	$0.00	$0.00	$0.00
		59R-16071	Part 1	040002422000000	0.20	$0.00	$0.00	$0.00
		59R-16071	Part 2	040002422020000	0.20	$0.00	$0.00	$0.00
		1	Pt 14	040002423000000	0.20	$0.00	$0.00	$0.00
		1	Pt 14	040002425000000	0.40	$0.00	$0.00	$0.00
		1	Pt 14	040002426000000	0.51	$0.00	$0.00	$0.00
		1	Pt 14	040002427000000	0.21	$0.00	$0.00	$0.00
		1	Pt 14	040002429000000	0.07	$0.00	$0.00	$0.00
		1	Pt 14	040002431000000	0.14	$9.47	$0.00	$9.47
		1	Pt 14	040002432000000	0.11	$9.47	$0.00	$9.47
		1	Pt 14	040002433000000	0.07	$9.47	$0.00	$9.47
		1	Pt 14	040002434000000	0.17	$9.47	$0.00	$9.47
		1	Pt 14	040002435000000	2.03	$11.99	$0.00	$11.99
		1	Pt 14	040002436000000	0.80	$9.47	$0.00	$9.47
		1	Pt 14	040002437000000	0.33	$11.99	$0.00	$11.99
		1	Pt 14	040002438000000	0.19	$11.99	$0.00	$11.99
		1	Pt 14	040002439000000	0.23	$11.99	$0.00	$11.99
		1	Pt 14	040002440000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002441000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002442000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002443000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002443020000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002444000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002445000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002445010000	0.04	$10.10	$0.00	$10.10
		1	Pt 14	040002446000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002446010000	0.22	$10.73	$0.00	$10.73
		1	Pt 14	040002446020000	0.12	$10.10	$0.00	$10.10
		1	Pt 14	040002447000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002448000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002449000000	0.17	$10.10	$0.00	$10.10
		1	Pt 14	040002450000000	0.12	$10.10	$0.00	$10.10
		Part 1	lan 59R-162(	040002451000000	0.07	$4.42	$0.00	$4.42
		Part 2	lan 59R-162(	040002451000000	0.09	$5.68	$0.00	$5.68
		1	Pt 14	040002452000000	0.11	$10.10	$0.00	$10.10
		1	Pt 14	040002453000000	0.00	$10.10	$0.00	$10.10
		1	Pt 14	040002453010000	0.20	$10.10	$0.00	$10.10
		1	Pt 14	040002454000000	0.16	$10.10	$0.00	$10.10
		1	Pt 14	040002455000000	0.16	$10.10	$0.00	$10.10
		1	Pt 14	040002456000000	0.97	$8.84	$0.00	$8.84
		1	Pt 15	040003001000000	0.00	$10.10	$0.00	$10.10
		1	Pt 15	040003002000000	0.00	$10.10	$0.00	$10.10
		1	Pt 15	040003003000000	0.00	$10.10	$0.00	$10.10
		1	Pt 15	040003004000000	0.00	$10.10	$0.00	$10.10
		1	Pt 15	040003005000000	0.00	$10.10	$0.00	$10.10
		1	Pt 15	040003007000000	0.00	$10.10	$0.00	$10.10

		1	Pt 15	040003009000000	3.32	$82.04	$0.00	$82.04
		1	Pt 16	040003010000000	1.21	$41.02	$0.00	$41.02
		1	Pt 16	040003011000000	0.40	$29.66	$0.00	$29.66
		59R-12610	Part 1	040003011010000	0.55	$15.15	$0.00	$15.15
		59R-12610	Part 2	040003011050000	0.93	$25.87	$0.00	$25.87
		1	Pt 16	040003012000000	1.45	$52.38	$0.00	$52.38
		1	Pt 15	040003013000000	0.52	$41.02	$0.00	$41.02
		1	Pt 15	040003014000000	0.45	$41.02	$0.00	$41.02
		1	Pt 15	040003015000000	0.64	$41.02	$0.00	$41.02
		1	Pt 15	040003016000000	0.18	$41.02	$0.00	$41.02
		1	Pt 15	040003017000000	0.30	$41.02	$0.00	$41.02
		1	Pt 15	040003018000000	0.05	$41.02	$0.00	$41.02
		1	Pt 15	040003019000000	0.00	$10.10	$0.00	$10.10
		1	Pt 15	040003020000000	0.00	$10.10	$0.00	$10.10
		1	Pt 15	040003021000000	0.50	$41.02	$0.00	$41.02
		1	Pt 15	040003026100000	0.40	$28.40	$0.00	$28.40
Ag		1	Pt 15 &16	040003027000000	19.43	$110.44	$36.81	$73.63
Ag		1	Pt 15	040003028000000	14.16	$47.33	$15.78	$31.55
	City of Port Colborne			Pinecrest Rd	4.00	$155.25	$0.00	$155.25
	City of Port Colborne			Vimy Rd	1.28	$35.34	$0.00	$35.26

TOTAL NON-AGRICULTURAL ASSESSMENT	22.68	$1,149.85		$1,149.85
TOTAL AGRICULTURAL ASSESSMENT	33.59	$157.77	$52.59	$105.18
TOTAL ASSESSMENT	56.27	$1,307.62		$1,255.03
OMAF GRANT			**$52.59**	
LANDOWNERS PAYMENTS				**$1,064.52**
CITY OF PORT COLBORNE ASSESSMENT			**$190.51**	
				$1,307.62
				$0.00

ORIGINAL OUTLET ASSESSMENTS FROM REPORT & BY-LAW:

TOTAL NON-AGRICULTURAL LANDS	$9,110.00
TOTAL AGRICULTURAL LANDS	$1,250.00
TOTAL ASSESSMENT	$10,360.00

2025 MAINTENANCE
OIL MILL CREEK DRAIN
OUTLET STRUCTURE

TOTAL CURRENT COST -- **$52.82**
COSTS FROM GL ACCOUNT No. 3-560-33232
BY-LAW No. 3904/49/00

K:\DRAINAGE SUPERINTENDENT\DRAINS\Oil Mill Creek\ Maintenance Assessment Schedule - Outlet Structure.XLS

RTC	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER				AREA AFFECTED (ha)	CURRENT COST	OMAFRA GRANT	NET COST
		1	Pt 12	040	00226100	0000	040002261000000	0.81	$0.17	$0.00	$0.17
		1	Pt 12	040	00226210	0000	040002262100000	0.40	$0.07	$0.00	$0.07
		1	Pt 12	040	00226200	0000	040002262000000	0.50	$0.09	$0.00	$0.09
		1	Pt 12	040	00226300	0000	040002263000000	0.81	$0.17	$0.00	$0.17
F		1	Pt 12	040	00226301	0000	040002263010000	0.40	$0.13	$0.00	$0.13
		1	Pt 12	040	00226400	0000	040002264000000	2.46	$0.24	$0.00	$0.24
		59R-1549	Part 1	040	00226404	0000	040002264040000	0.28	$0.03	$0.00	$0.03
		59R-1549	Part 2	040	00226403	0000	040002264030000	0.71	$0.07	$0.00	$0.07
		59R-1549	Part 3	040	00226402	0000	040002264020000	1.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00226417	0000	040002264170000	3.48	$0.33	$0.00	$0.33
		59R-1638	Part 1	040	00226422	0000	040002264220000	0.84	$0.08	$0.00	$0.08
		59R-1638	Part 2	040	00226423	0000	040002264230000	0.84	$0.08	$0.00	$0.08
		1	Pt 12	040	00226418	0000	040002264180000	0.40	$0.16	$0.00	$0.16
		1	Pt 12	040	00226419	0000	040002264190000	0.40	$0.16	$0.00	$0.16
		1	Pt 12	040	00226420	0000	040002264200000	0.40	$0.16	$0.00	$0.16
		1	Pt 12	040	00226500	0000	040002265000000	0.08	$0.12	$0.00	$0.12
		1	Pt 12	040	00226600	0000	040002266000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00226700	0000	040002267000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00226800	0000	040002268000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00226900	0000	040002269000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227000	0000	040002270000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227100	0000	040002271000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227200	0000	040002272000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227300	0000	040002273000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227400	0000	040002274000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227500	0000	040002275000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227600	0000	040002276000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227700	0000	040002277000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227800	0000	040002278000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00227900	0000	040002279000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228100	0000	040002281000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228200	0000	040002282000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228300	0000	040002283000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228400	0000	040002284000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228500	0000	040002285000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228600	0000	040002286000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228700	0000	040002287000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228800	0000	040002288000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00228900	0000	040002289000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00229000	0000	040002290000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00229100	0000	040002291000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00229200	0000	040002292000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00229300	0000	040002293000000	0.00	$0.10	$0.00	$0.10
		1	Pt 12	040	00229400	0000	040002294000000	0.00	$0.10	$0.00	$0.10
		1	Pt 13	040	00229500	0000	040002295000000	0.07	$0.11	$0.00	$0.11
		1	Pt 13	040	00229600	0000	040002296000000	0.07	$0.11	$0.00	$0.11
		1	Pt 13	040	00229700	0000	040002297000000	0.11	$0.23	$0.00	$0.23
		1	Pt 13	040	00229900	0000	040002299000000	0.18	$0.13	$0.00	$0.13
		1	Pt 13	040	00230000	0000	040002300000000	0.09	$0.12	$0.00	$0.12
		1	Pt 13	040	00230100	0000	040002301000000	0.09	$0.12	$0.00	$0.12
		1	Pt 13	040	00230200	0000	040002302000000	0.09	$0.12	$0.00	$0.12
		1	Pt 13	040	00230300	0000	040002303000000	0.09	$0.12	$0.00	$0.12
		1	Pt 13	040	00230400	0000	040002304000000	0.09	$0.12	$0.00	$0.12
		1	Pt 13	040	00230500	0000	040002305000000	0.09	$0.12	$0.00	$0.12
		1	Pt 13	040	00230600	0000	040002306000000	0.09	$0.12	$0.00	$0.12
		1	Pt 13	040	00230700	0000	040002307000000	0.11	$0.12	$0.00	$0.12
		1	Pt 13	040	00230800	0000	040002308000000	0.04	$0.11	$0.00	$0.11
		1	Pt 13	040	00230900	0000	040002309000000	0.04	$0.11	$0.00	$0.11
		1	Pt 13	040	00231000	0000	040002310000000	0.04	$0.11	$0.00	$0.11
		1	Pt 13	040	00231100	0000	040002311000000	0.04	$0.11	$0.00	$0.11
		1	Pt 13	040	00231200	0000	040002312000000	0.04	$0.11	$0.00	$0.11
		1	Pt 13	040	00231300	0000	040002313000000	0.03	$0.11	$0.00	$0.11
		1	Pt 13	040	00231400	0000	040002314000000	0.03	$0.11	$0.00	$0.11
		1	Pt 13	040	00231500	0000	040002315000000	0.02	$0.11	$0.00	$0.11
		1	Pt 13	040	00231600	0000	040002316000000	0.02	$0.11	$0.00	$0.11
		1	Pt 13	040	00231700	0000	040002317000000	0.02	$0.11	$0.00	$0.11
		1	Pt 13	040	00231800	0000	040002318000000	0.02	$0.11	$0.00	$0.11
		1	Pt 13	040	00231900	0000	040002319000000	0.02	$0.11	$0.00	$0.11
		1	Pt 13	040	00232000	0000	040002320000000	0.02	$0.11	$0.00	$0.11

	1	Pt 13	040	00232100	0000	040002321000000	0.02	$0.11	$0.00	$0.11
	1	Pt 13	040	00232200	0000	040002322000000	0.02	$0.11	$0.00	$0.11
	1	Pt 13	040	00232300	0000	040002323000000	0.02	$0.11	$0.00	$0.11
	1	Pt 13	040	00232400	0000	040002324000000	0.04	$0.11	$0.00	$0.11
	1	Pt 13	040	00232500	0000	040002325000000	0.05	$0.11	$0.00	$0.11
	1	Pt 13	040	00232600	0000	040002326000000	0.04	$0.11	$0.00	$0.11
	1	Pt 13	040	00232700	0000	040002327000000	0.04	$0.11	$0.00	$0.11
	1	Pt 13	040	00232800	0000	040002328000000	0.04	$0.11	$0.00	$0.11
	1	Pt 13	040	00232900	0000	040002329000000	0.05	$0.11	$0.00	$0.11
	1	Pt 13	040	00233000	0000	040002330000000	0.02	$0.11	$0.00	$0.11
	1	Pt 13	040	00233100	0000	040002331000000	0.05	$0.11	$0.00	$0.11
	1	Pt 13	040	00233200	0000	040002332000000	0.31	$0.15	$0.00	$0.15
	1	Pt 13	040	00233300	0000	040002333000000	1.29	$0.20	$0.00	$0.20
	1	Pt 13	040	00233400	0000	040002334000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00233500	0000	040002335000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00233600	0000	040002336000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00233700	0000	040002337000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00233800	0000	040002338000000	0.16	$0.13	$0.00	$0.13
	1	Pt 13	040	00233900	0000	040002339000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00234000	0000	040002340000000	0.16	$0.13	$0.00	$0.13
	1	Pt 13	040	00234100	0000	040002341000000	0.07	$0.11	$0.00	$0.11
	1	Pt 13	040	00234200	0000	040002342000000	0.15	$0.13	$0.00	$0.13
	1	Pt 13	040	00234300	0000	040002343000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00234400	0000	040002344000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00234500	0000	040002345000000	0.15	$0.13	$0.00	$0.13
	1	Pt 13	040	00234501	0000	040002345010000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00234600	0000	040002346000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00234700	0000	040002347000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00234800	0000	040002348000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00234900	0000	040002349000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00235000	0000	040002350000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00235100	0000	040002351000000	0.16	$0.13	$0.00	$0.13
	1	Pt 13	040	00235300	0000	040002353000000	0.16	$0.13	$0.00	$0.13
	1	Pt 13	040	00235400	0000	040002354000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00235500	0000	040002355000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00235600	0000	040002356000000	0.15	$0.13	$0.00	$0.13
	1	Pt 13	040	00235700	0000	040002357000000	0.07	$0.11	$0.00	$0.11
	1	Pt 13	040	00235800	0000	040002358000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00235900	0000	040002359000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00236000	0000	040002360000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00236100	0000	040002361000000	0.16	$0.13	$0.00	$0.13
	1	Pt 13	040	00236200	0000	040002362000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00236300	0000	040002363000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00236400	0000	040002364000000	0.16	$0.23	$0.00	$0.23
	1	Pt 13	040	00236600	0000	040002366000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00236800	0000	040002368000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00236900	0000	040002369000000	0.09	$0.12	$0.00	$0.12
	1	Pt 13	040	00237000	0000	040002370000000	0.24	$0.25	$0.00	$0.25
	1	Pt 13	040	00237300	0000	040002373000000	0.15	$0.13	$0.00	$0.13
	1	Pt 13	040	00237400	0000	040002374000000	0.15	$0.13	$0.00	$0.13
	1	Pt 13	040	00237500	0000	040002375000000	0.08	$0.12	$0.00	$0.12
	1	Pt 13	040	00237600	0000	040002376000000	0.40	$0.16	$0.00	$0.16
	1	Pt 13	040	00237610	0000	040002376100000	4.62	$0.45	$0.00	$0.45
	1	Pt 13	040	00237700	0000	040002377000000	0.22	$0.14	$0.00	$0.14
	1	Pt 13	040	00237800	0000	040002378000000	0.21	$0.14	$0.00	$0.14
	1	Pt 13	040	00237801	0000	040002378010000	0.23	$0.14	$0.00	$0.14
	1	Pt 13	040	00237900	0000	040002379000000	0.35	$0.15	$0.00	$0.15
	1	Pt 13	040	00238000	0000	040002380000000	0.40	$0.16	$0.00	$0.16
	1	Pt 13	040	00238100	0000	040002381000000	0.27	$0.14	$0.00	$0.14
	1	Pt 13	040	00238200	0000	040002382000000	0.35	$0.16	$0.00	$0.16
	1	Pt 13	040	00238300	0000	040002383000000	0.28	$0.15	$0.00	$0.15
	1	Pt 13	040	00238400	0000	040002384000000	0.26	$0.14	$0.00	$0.14
	1	Pt 13	040	00238500	0000	040002385000000	0.40	$0.16	$0.00	$0.16
F	1	Pt 13	040	00238600	0000	040002386000000	12.55	$1.05	$0.00	$1.05
	1	Pt 13	040	00238700	0000	040002387000000	1.98	$0.25	$0.00	$0.25
	1	Pt 13	040	00238701	0000	040002387010000	0.81	$0.23	$0.00	$0.23
	1	Pt 13	040	00238702	0000	040002387020000	6.07	$0.56	$0.00	$0.56
	1	Pt 13	040	00238705	0000	040002387050000	0.81	$0.23	$0.00	$0.23
	1	Pt 13	040	00238706	0000	040002387060000	0.81	$0.23	$0.00	$0.23
	1	Pt 13	040	00238707	0000	040002387070000	0.81	$0.23	$0.00	$0.23
	1	Pt 13	040	00238708	0000	040002387080000	0.81	$0.23	$0.00	$0.23
	1	Pt 13	040	00238800	0000	040002388000000	0.20	$0.13	$0.00	$0.13
	1	Pt 13	040	00238900	0000	040002389000000	0.19	$0.13	$0.00	$0.13
	1	Pt 13	040	00239000	0000	040002390000000	0.28	$0.15	$0.00	$0.15
	1	Pt 13	040	00239200	0000	040002392000000	0.19	$0.13	$0.00	$0.13
	1	Pt 13	040	00239300	0000	040002393000000	0.20	$0.13	$0.00	$0.13

	1	Pt 13	040	00239400	0000	040002394000000	0.38	$0.16	$0.00	$0.16
	1	Pt 13	040	00239600	0000	040002396000000	5.71	$0.54	$0.00	$0.54
	1	Pt 13	040	00239601	0000	040002396010000	0.41	$0.17	$0.00	$0.17
	1	Pt 13	040	00239602	0000	040002396020000	0.42	$0.17	$0.00	$0.17
	1	Pt 13	040	00239700	0000	040002397000000	0.22	$0.14	$0.00	$0.14
	1	Pt 13	040	00239800	0000	040002398000000	0.13	$0.12	$0.00	$0.12
	1	Pt 13	040	00239900	0000	040002399000000	0.19	$0.13	$0.00	$0.13
	1	Pt 13	040	00240000	0000	040002400000000	0.17	$0.13	$0.00	$0.13
	1	Pt 13	040	00240100	0000	040002401000000	0.50	$0.18	$0.00	$0.18
	1	Pt 13	040	00240101	0000	040002401010000	0.46	$0.17	$0.00	$0.17
	1	Pt 13	040	00240200	0000	040002402000000	5.25	$0.50	$0.00	$0.50
	1	Pt 14	040	00240300	0000	040002403000000	0.40	$0.16	$0.00	$0.16
	1	Pt 14	040	00240600	0000	040002406000000	0.50	$0.18	$0.00	$0.18
	1	Pt 14	040	00240700	0000	040002407000000	0.55	$0.19	$0.00	$0.19
	1	Pt 14	040	00240701	0000	040002407010000	7.36	$0.66	$0.00	$0.66
F	1	Pt 14	040	00240705	0000	040002407050000	17.07	$1.38	$0.00	$1.38
	59R-1752	Part 1,5,8,9,10	040	00240714	0000	040002407140000	0.60	$0.05	$0.00	$0.05
	59R-1752	Part 2,6,11,12	040	00240713	0000	040002407130000	0.59	$0.05	$0.00	$0.05
	59R-1752	Part 3,7,13	040	00240712	0000	040002407120000	0.57	$0.05	$0.00	$0.05
	59R-1752	Part 4	040	00240707	0000	040002407070000	0.56	$0.05	$0.00	$0.05
	1	Pt 14	040	00240710	0000	040002407100000	11.36	$0.96	$0.00	$0.96
	1	Pt 14	040	00240800	0000	040002408000000	0.40	$0.16	$0.00	$0.16
F	1	Pt 14	040	00240900	0000	040002409000000	19.51	$1.58	$0.00	$1.58
	1	Pt 14	040	00241000	0000	040002410000000	0.08	$0.12	$0.00	$0.12
	1	Pt 14	040	00241100	0000	040002411000000	0.17	$0.13	$0.00	$0.13
	1	Pt 14	040	00241200	0000	040002412000000	0.07	$0.11	$0.00	$0.11
	1	Pt 14	040	00241300	0000	040002413000000	0.07	$0.11	$0.00	$0.11
	1	Pt 14	040	00241400	0000	040002414000000	0.07	$0.11	$0.00	$0.11
	1	Pt 14	040	00241500	0000	040002415000000	0.14	$0.13	$0.00	$0.13
	1	Pt 14	040	00241600	0000	040002416000000	0.07	$0.11	$0.00	$0.11
	1	Pt 14	040	00241700	0000	040002417000000	0.12	$0.12	$0.00	$0.12
	1	Pt 14	040	00241800	0000	040002418000000	0.09	$0.12	$0.00	$0.12
	1	Pt 14	040	00241900	0000	040002419000000	0.17	$0.13	$0.00	$0.13
	1	Pt 14	040	00242100	0000	040002421000000	0.22	$0.14	$0.00	$0.14
	1	Pt 13&14	040	00242101	0000	040002421010000	18.60	$1.51	$0.00	$1.51
	59R-1607	Part 1	040	00242200	0000	040002422000000	0.20	$0.08	$0.00	$0.08
	59R-1607	Part 2	040	00242202	0000	040002422020000	0.20	$0.08	$0.00	$0.08
	1	Pt 14	040	00242300	0000	040002423000000	0.20	$0.13	$0.00	$0.13
	1	Pt 14	040	00242500	0000	040002425000000	0.40	$0.16	$0.00	$0.16
	1	Pt 14	040	00242600	0000	040002426000000	0.51	$0.18	$0.00	$0.18
	1	Pt 14	040	00242700	0000	040002427000000	0.21	$0.14	$0.00	$0.14
	1	Pt 14	040	00242900	0000	040002429000000	0.07	$0.11	$0.00	$0.11
	1	Pt 14	040	00243100	0000	040002431000000	0.14	$0.13	$0.00	$0.13
	1	Pt 14	040	00243200	0000	040002432000000	0.11	$0.12	$0.00	$0.12
	1	Pt 14	040	00243300	0000	040002433000000	0.07	$0.11	$0.00	$0.11
	1	Pt 14	040	00243400	0000	040002434000000	0.17	$0.13	$0.00	$0.13
	1	Pt 14	040	00243500	0000	040002435000000	2.03	$0.26	$0.00	$0.26
	1	Pt 14	040	00243600	0000	040002436000000	0.80	$0.23	$0.00	$0.23
	1	Pt 14	040	00243700	0000	040002437000000	0.33	$0.15	$0.00	$0.15
	1	Pt 14	040	00243800	0000	040002438000000	0.19	$0.13	$0.00	$0.13
	1	Pt 14	040	00243900	0000	040002439000000	0.23	$0.14	$0.00	$0.14
	1	Pt 14	040	00244000	0000	040002440000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244100	0000	040002441000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244200	0000	040002442000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244300	0000	040002443000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244302	0000	040002443020000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244400	0000	040002444000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244500	0000	040002445000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244501	0000	040002445010000	0.04	$0.11	$0.00	$0.11
	1	Pt 14	040	00244600	0000	040002446000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244601	0000	040002446010000	0.22	$0.14	$0.00	$0.14
	1	Pt 14	040	00244602	0000	040002446020000	0.12	$0.12	$0.00	$0.12
	1	Pt 14	040	00244700	0000	040002447000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244800	0000	040002448000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00244900	0000	040002449000000	0.17	$0.13	$0.00	$0.13
	1	Pt 14	040	00245000	0000	040002450000000	0.12	$0.12	$0.00	$0.12
	Part 1	Plan 59R-16201	040	00245100	0000	040002451000000	0.07	$0.06	$0.00	$0.06
	Part 2	Plan 59R-16201	040	00245205	0000	040002452050000	0.09	$0.07	$0.00	$0.07
	1	Pt 14	040	00245200	0000	040002452000000	0.11	$0.12	$0.00	$0.12
	1	Pt 14	040	00245300	0000	040002453000000	0.00	$0.10	$0.00	$0.10
	1	Pt 14	040	00245301	0000	040002453010000	0.20	$0.13	$0.00	$0.13
	1	Pt 14	040	00245400	0000	040002454000000	0.16	$0.13	$0.00	$0.13
	1	Pt 14	040	00245500	0000	040002455000000	0.16	$0.13	$0.00	$0.13
	1	Pt 14	040	00245600	0000	040002456000000	0.97	$0.18	$0.00	$0.18
	1	Pt 13	040	00252800	0000	040002528000000	0.83	$0.23	$0.00	$0.23
	1	Pt 13	040	00252900	0000	040002529000000	0.84	$0.23	$0.00	$0.23

		1	Pt 13	040	00253000	0000	040002530000000	0.85	$0.23	$0.00	$0.23
		1	Pt 13	040	00253100	0000	040002531000000	0.89	$0.24	$0.00	$0.24
		1	Pt 13	040	00253200	0000	040002532000000	0.81	$0.23	$0.00	$0.23
		1	Pt 13	040	00253300	0000	040002533000000	0.82	$0.23	$0.00	$0.23
		1	Pt 13	040	00253400	0000	040002534000000	0.75	$0.22	$0.00	$0.22
		1	Pt 13	040	00253500	0000	040002535000000	1.52	$0.22	$0.00	$0.22
		1	Pt 13	040	00253600	0000	040002536000000	0.58	$0.19	$0.00	$0.19
		1	Pt 13	040	00253700	0000	040002537000000	0.54	$0.19	$0.00	$0.19
		1	Pt 13	040	00253800	0000	040002538000000	0.91	$0.24	$0.00	$0.24
		1	Pt 13	040	00253900	0000	040002539000000	1.04	$0.26	$0.00	$0.26
		1	Pt 13	040	00254000	0000	040002540000000	0.65	$0.20	$0.00	$0.20
		1	Pt 13	040	00254100	0000	040002541000000	0.85	$0.23	$0.00	$0.23
		1	Pt 15	040	00300100	0000	040003001000000	0.00	$0.10	$0.00	$0.10
		1	Pt 15	040	00300200	0000	040003002000000	0.00	$0.10	$0.00	$0.10
		1	Pt 15	040	00300300	0000	040003003000000	0.00	$0.10	$0.00	$0.10
		1	Pt 15	040	00300400	0000	040003004000000	0.00	$0.10	$0.00	$0.10
		1	Pt 15	040	00300500	0000	040003005000000	0.00	$0.10	$0.00	$0.10
		1	Pt 15	040	00300700	0000	040003007000000	0.00	$0.10	$0.00	$0.10
		1	Pt 15	040	00300900	0000	040003009000000	3.32	$0.46	$0.00	$0.46
		1	Pt 16	040	00301000	0000	040003010000000	1.21	$0.20	$0.00	$0.20
		1	Pt 16	040	00301100	0000	040003011000000	0.40	$0.14	$0.00	$0.14
		59R-1261	Part 1	040	00301101	0000	040003011010000	0.55	$0.08	$0.00	$0.08
		59R-1261	Part 2	040	00301105	0000	040003011050000	0.93	$0.14	$0.00	$0.14
		1	Pt 16	040	00301200	0000	040003012000000	1.45	$0.25	$0.00	$0.25
		1	Pt 15	040	00301300	0000	040003013000000	0.52	$0.18	$0.00	$0.18
		1	Pt 15	040	00301400	0000	040003014000000	0.45	$0.17	$0.00	$0.17
		1	Pt 15	040	00301500	0000	040003015000000	0.64	$0.20	$0.00	$0.20
		1	Pt 15	040	00301600	0000	040003016000000	0.18	$0.13	$0.00	$0.13
		1	Pt 15	040	00301700	0000	040003017000000	0.30	$0.15	$0.00	$0.15
		1	Pt 15	040	00301800	0000	040003018000000	0.05	$0.11	$0.00	$0.11
		1	Pt 15	040	00301900	0000	040003019000000	0.00	$0.10	$0.00	$0.10
		1	Pt 15	040	00302000	0000	040003020000000	0.00	$0.10	$0.00	$0.10
		1	Pt 15	040	00302100	0000	040003021000000	0.50	$0.18	$0.00	$0.18
		1	Pt 15	040	00302610	0000	040003026100000	0.40	$0.16	$0.00	$0.16
F		1	Pt 15 &16	040	00302700	0000	040003027000000	19.43	$1.57	$0.00	$1.57
F		1	Pt 15	040	00302800	0000	040003028000000	14.16	$1.17	$0.00	$1.17
F		1	Pt 15 &16	040	00302900	0000	040003029000000	14.16	$1.17	$0.00	$1.17
		1	Pt 15	040	00303000	0000	040003030000000	0.40	$0.16	$0.00	$0.16
		1	Pt 15	040	00303100	0000	040003031000000	0.92	$0.24	$0.00	$0.24
F		1	Pt 15 &16	040	00303200	0000	040003032000000	11.22	$0.95	$0.00	$0.95
F		1	Pt 15 &16	040	00303400	0000	040003034000000	13.72	$1.14	$0.00	$1.14
		1	Pt 15	040	00303500	0000	040003035000000	0.41	$0.17	$0.00	$0.17
	City of Port Colborne	1	Pt 13 & 14			Friendship Trail		1.60	$0.23	$0.00	$0.23
	City of Port Colborne				Cedar Bay Rd			3.60	$0.92	$0.00	$0.92
	City of Port Colborne				Pinecrest Rd			4.00	$1.01	$0.00	$1.01
	City of Port Colborne				Vimy Rd			1.28	$0.71	$0.00	$0.71
	City of Port Colborne				Beverly Rd			0.40	$0.16	$0.00	$0.16
	City of Port Colborne				June Rd			0.40	$0.16	$0.00	$0.16
	City of Port Colborne				Merkle Rd			0.40	$0.16	$0.00	$0.16
	City of Port Colborne				Tracy Terrace			0.75	$0.22	$0.00	$0.22
	City of Port Colborne				Richard Ave			0.60	$0.20	$0.00	$0.20
	City of Port Colborne				Tammy Ave			0.55	$0.19	$0.00	$0.31

TOTAL NON-AGRICULTURAL ASSESSMENT	267.32	$52.82		$52.82
TOTAL AGRICULTURAL ASSESSMENT	0.00	$0.00	$0.00	$0.00
TOTAL ASSESSMENT	267.32	$52.82		$52.82

OMAFRA GRANT	**$0.00**
LANDOWNERS PAYMENTS	**$47.10**
CITY OF PORT COLBORNE ASSESSMENT	**$5.72**

$52.82
$0.00

ORIGINAL OUTLET ASSESSMENTS FROM REPORT & BY-LAW:

TOTAL NON-AGRICULTURAL LANDS	$50,640.00
TOTAL AGRICULTURAL LANDS	$0.00
TOTAL ASSESSMENT	$50,640.00

2025 MAINTENANCE TOTAL CURRENT COST ----- **$8,110.22**

A **Wm MICHAEL DRAIN**

G **STA 0+000 TO STA 0+600** BY-LAW No. 3429/11/97 GL ACCOUNT No. 3-560-33233

Ag Aprcels confirmed Feb 5, 26

C K:\DRAINAGE SUPERINTENDENT\DRAINS\Wm MIchael\2024 Maintenance Assessment Schedule - Full Length.XLS

O D E	LAND USE	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAFRA GRANT	NET COST
1	Ag		1	Pts 3 & 4	040001186000000	10.76	$209.12	$69.71	$139.41
			1	Pt 4	040001186010000	0.29	$5.46	$0.00	$5.46
			1	Pt 4	040001186020000	0.35	$6.91	$0.00	$6.91
			1	Pt 4	040001186030000	0.08	$1.82	$0.00	$1.82
			1	Pt 4	040001187000000	0.20	$4.00	$0.00	$4.00
1	Ag		1	Pts 3 & 4	040001202000000	2.40	$7.64	$2.55	$5.09
1	Ag		1	Pt 4	040001203000000	8.38	$117.11	$39.04	$78.07
1	Ag		1	Pt 4	040001204000000	1.54	$30.19	$10.06	$20.12
			1	Pt 4	040001204050000	4.83	$18.18	$0.00	$18.18
			1	Pt 4	040001205000000	0.07	$1.45	$0.00	$1.45
			1	Pt 4	040001206000000	0.07	$1.45	$0.00	$1.45
			1	Pt 4	040001207000000	0.40	$7.64	$0.00	$7.64
			1	Pt 4	040001232000000	1.82	$12.37	$0.00	$12.37
			1	Pt 4	040001233000000	0.40	$7.64	$0.00	$7.64
			1	Pt 4	040001234000000	0.52	$10.18	$0.00	$10.18
			1	Pt 4	040001234010000	0.27	$5.46	$0.00	$5.46
			1	Pt 4	040001234020000	0.34	$6.91	$0.00	$6.91
			1	Pt 4	040001234100000	3.18	$61.83	$0.00	$61.83
			1	Pt 4	040001235000000	0.32	$2.91	$0.00	$2.91
			1	Pt 4	040001236000000	3.71	$72.01	$0.00	$72.01
			1	Pt 4	040001237000000	0.47	$9.09	$0.00	$9.09
			1	Pt 4	040001237010000	0.18	$3.27	$0.00	$3.27
			1	Pt 4	040001237020000	0.29	$5.46	$0.00	$5.46
			1	Pt 4	040001238000000	0.14	$2.55	$0.00	$2.55
			1	Pt 4	040001239000000	2.55	$48.73	$0.00	$48.73
			1	Pt 4	040001240000000	0.36	$6.91	$0.00	$6.91
			1	Pt 4	040001241000000	0.26	$4.73	$0.00	$4.73
			1	Pt 4	040001241010000	0.14	$2.55	$0.00	$2.55
			1	Pt 4	040001242000000	0.88	$17.09	$0.00	$17.09
			1	Pt 4	040001243000000	0.81	$16.00	$0.00	$16.00
			1	Pt 4	040001243010000	1.11	$21.82	$0.00	$21.82
			1	Pt 4	040001244000000	0.92	$17.82	$0.00	$17.82
			1	Pt 4	040001246000000	41.60	$860.48	$0.00	$860.48
			1	Pt 5	040001256000000	0.40	$7.64	$0.00	$7.64
			1	Pt 5	040001259000000	0.68	$13.46	$0.00	$13.46
			1	Pt 5	040001261000000	0.37	$7.27	$0.00	$7.27
			68/NP 827	1	040001262000000	0.17	$3.27	$0.00	$3.27
			68/NP 827	2	040001264000000	0.18	$3.27	$0.00	$3.27
			68/NP 827	Pt 4	040001265000000	0.10	$2.18	$0.00	$2.18
			68/NP 827	3	040001266000000	0.49	$9.46	$0.00	$9.46
			68/NP 827	5 & Pt 4	040001267000000	0.20	$4.00	$0.00	$4.00
			68/NP 827	Pt 6	040001269000000	0.07	$1.45	$0.00	$1.45
			68/NP 827	Pts 6 & 7	040001270000000	0.19	$3.64	$0.00	$3.64
			68/NP 827	Pt 7	040001271000000	0.07	$2.91	$0.00	$2.91
			68/NP 827	Pts 8 & 9	040001273000000	0.19	$3.64	$0.00	$3.64
			68/NP 827	Pts 9&10	040001274000000	0.14	$2.55	$0.00	$2.55
			68/NP 827	11, Pt 10	040001275000000	0.22	$4.36	$0.00	$4.36
			68/NP 827	12	040001276000000	0.29	$5.46	$0.00	$5.46

		68/NP 827	14	040001278000000	0.21	$4.36	$0.00	$4.36
		68/NP 827	15 & 16	040001279000000	0.28	$5.46	$0.00	$5.46
		68/NP 827	17	040001280000000	0.14	$2.55	$0.00	$2.55
		68/NP 827	18 & 19	040001281000000	0.28	$5.46	$0.00	$5.46
		68/NP 827	Pt 20	040001283000000	0.13	$2.55	$0.00	$2.55
		68/NP 827	21, Pt 20	040001284000000	0.21	$4.36	$0.00	$4.36
		68/NP 827	22	040001285000000	0.15	$2.91	$0.00	$2.91
		68/NP 827	23	040001286000000	0.14	$2.55	$0.00	$2.55
		68/NP 827	24	040001287000000	0.14	$2.55	$0.00	$2.55
		68/NP 827	25	040001288000000	0.14	$2.55	$0.00	$2.55
		68/NP 827	26, 29	040001289000000	0.28	$5.46	$0.00	$5.46
		68/NP 827	27	040001290000000	0.15	$2.91	$0.00	$2.91
		68/NP 827	28	040001291000000	0.16	$3.27	$0.00	$3.27
		68/NP 827	30	040001292000000	0.14	$2.55	$0.00	$2.55
		68/NP 827	31	040001293000000	0.14	$2.55	$0.00	$2.55
		68/NP 827	32	040001294000000	0.14	$2.55	$0.00	$2.55
		68/NP 827	33	040001295000000	0.15	$2.91	$0.00	$2.91
		68/NP 827	Pt 21	040001296000000	0.18	$3.27	$0.00	$3.27
		1	Pt 5	040001297000000	0.21	$4.36	$0.00	$4.36
		1	Pt 5	040001298000000	0.14	$2.55	$0.00	$2.55
		1	Pt 5	040001299000000	0.14	$2.55	$0.00	$2.55
		1	Pt 5	040001300000000	0.14	$2.55	$0.00	$2.55
		1	Pt 5	040001301000000	0.28	$5.46	$0.00	$5.46
		1	Pt 5	040001302000000	0.09	$2.55	$0.00	$2.55
		1	Pt 5	040001303000000	0.08	$1.82	$0.00	$1.82
		1	Pt 5	040001304000000	0.32	$6.18	$0.00	$6.18
		1	Pt 5	040001305000000	0.26	$4.73	$0.00	$4.73
		1	Pt 5	040001306000000	0.16	$3.27	$0.00	$3.27
		1	Pt 5	040001307000000	0.28	$5.46	$0.00	$5.46
		1	Pt 5	040001308000000	0.11	$4.36	$0.00	$4.36
		1	Pt 5	040001310000000	2.27	$44.01	$0.00	$44.01
		1	Pt 5	040001311000000	0.64	$12.37	$0.00	$12.37
		1	Pt 5	040001312000000	0.21	$4.36	$0.00	$4.36
		1	Pt 5	040001313000000	0.11	$2.18	$0.00	$2.18
		1	Pt 5	040001314000000	0.15	$3.27	$0.00	$3.27
		1	Pt 5	040001315000000	0.41	$8.00	$0.00	$8.00
1	Ag	1	Pt 5	040001316000000	1.80	$35.28	$11.76	$23.52
		59R-16974	Part 4	040001317000000	4.73	$139.29	$0.00	$139.29
		59R-16974	Part 3	040001317050000	1.09	$32.00	$0.00	$32.00
		59R-16974	Part 2	040001317040000	1.09	$32.00	$0.00	$32.00
		59R-16974	Part 1	040001317030000	1.09	$32.00	$0.00	$32.00
		1	Pt 5	040001317100000	17.05	$96.74	$0.00	$96.74
		1	Pt 5	040001316900000	0.00	$0.00	$0.00	$0.00
1	Ag	1	Pt 5	040001320050000	15.58	$220.76	$73.59	$147.17
1	Ag	1	Pt 6	040001325300000	8.09	$157.84	$52.61	$105.23
1	Ag	1	Pt 6	040001326020000	0.39	$25.82	$8.61	$17.21
		1	Pts 5 & 6	040001326030000	41.44	$988.86	$0.00	$988.86
1	Ag	1	Pts 6 & 7	040001329000000	55.34	$924.49	$308.16	$616.33
1	Ag	1	Pt 7	040001332000000	39.26	$1,267.09	$422.36	$844.72
		1	Pt 8	040001341010000	15.18	$365.51	$0.00	$365.51
		1	Pt 8	040001346000000	4.95	$30.55	$0.00	$30.55
		1	Pt 8	040001347010000	4.23	$134.20	$0.00	$134.20
1	Ag	1	Pt 8	040001348000000	4.23	$26.19	$8.73	$17.46
		1	Pt 8	040001349000000	0.15	$8.36	$0.00	$8.36
		1	Pt 8	040001349010000	0.15	$8.36	$0.00	$8.36
		1	Pt 8	040001349020000	0.15	$8.36	$0.00	$8.36
		1	Pt 8	040001349030000	0.15	$8.36	$0.00	$8.36
		1	Pt 8	040001349040000	0.15	$8.36	$0.00	$8.36

			1	Pt 8	040001349060000	0.51	$32.37	$0.00	$32.37
			1	Pt 8	040001350000000	1.55	$118.56	$0.00	$118.56
			1	Pt 8	040001351000000	0.15	$8.36	$0.00	$8.36
			1	Pt 8	040001352000000	0.15	$8.36	$0.00	$8.36
			1	Pt 8	040001353000000	0.15	$8.36	$0.00	$8.36
			1	Pt 8	040001353060000	0.45	$25.09	$0.00	$25.09
			1	Pt 8	040001354000000	0.18	$8.36	$0.00	$8.36
			1	Pt 8	040001355000000	0.18	$8.36	$0.00	$8.36
			1	Pt 8	040001356000000	0.36	$9.46	$0.00	$9.46
			1	Pt 8	040001357000000	0.18	$8.36	$0.00	$8.36
			1	Pt 8	040001358000000	0.18	$8.36	$0.00	$8.36
			1	Pt 8	040001359000000	0.17	$8.36	$0.00	$8.36
			1	Pt 8	040001360000000	0.17	$8.36	$0.00	$8.36
			1	Pt 8	040001361000000	0.11	$8.00	$0.00	$8.00
			1	Pt 8	040001362000000	0.11	$8.00	$0.00	$8.00
			1	Pt 8	040001363000000	0.21	$8.73	$0.00	$8.73
			1	Pt 8	040001364000000	0.11	$8.00	$0.00	$8.00
			1	Pt 8	040001365000000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001366000000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001367000000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001367010000	0.58	$25.09	$0.00	$25.09
			1	Pt 8	040001367030000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001367040000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001367050000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001367060000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001367070000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001368000000	0.39	$24.00	$0.00	$24.00
			1	Pt 8	040001369080000	0.65	$40.01	$0.00	$40.01
			1	Pt 8	040001370000000	0.14	$8.00	$0.00	$8.00
			1	Pt 8	040001370020000	0.18	$8.36	$0.00	$8.36
			1	Pt 8	040001371000000	0.15	$8.36	$0.00	$8.36
			1	Pt 5	040001372000000	0.11	$8.00	$0.00	$8.00
			1	Pt 5	040001373000000	0.11	$8.00	$0.00	$8.00
			1	Pt 5	040001375000000	0.63	$11.27	$0.00	$11.27
			1	Pt 5	040001376000000	0.15	$8.36	$0.00	$8.36
			1	Pt 5	040001376010000	0.03	$0.36	$0.00	$0.36
			1	Pt 5	040001376020000	0.03	$0.36	$0.00	$0.36
			1	Pt 5	040001376030000	0.06	$0.36	$0.00	$0.36
			1	Pt 5	040001377000000	0.04	$7.64	$0.00	$7.64
			1	Pt 5	040001378000000	0.67	$11.27	$0.00	$11.27
			1	Pt 5	040001379000000	0.19	$8.36	$0.00	$8.36
			1	Pt 9	040002011000000	0.09	$8.00	$0.00	$8.00
			1	Pt 9	040002012000000	0.07	$7.64	$0.00	$7.64
			1	Pt 9	040002016000000	0.06	$0.36	$0.00	$0.36
			1	Pt 9	040002017000000	0.07	$7.64	$0.00	$7.64
			1	Pt 9	040002018000000	0.08	$7.64	$0.00	$7.64
			1	Pt 9	040002019000000	0.14	$8.00	$0.00	$8.00
			1	Pt 9	040002020000000	0.21	$8.73	$0.00	$8.73
			1	Pt 9	040002021000000	0.15	$8.36	$0.00	$8.36
			1	Pt 9	040002022000000	0.15	$8.36	$0.00	$8.36
1	Ag		1	Pt 9	040002023000000	13.42	$283.31	$94.44	$188.87
			1	Pt 9	040002023020000	3.64	$9.82	$0.00	$9.82
1	Ag		1	Pt 9	040002024000000	21.88	$257.13	$85.71	$171.42
		City of Port Colborne			Wyldewood Rd	3.60	$109.83	$0.00	$109.83
		City of Port Colborne			Michael Rd	2.63	$91.65	$0.00	$91.65
		City of Port Colborne			Empire Road	3.90	$163.30	$0.00	$163.30
		City of Port Colborne			Beach Rd	0.50	$29.46	$0.00	$29.46
		City of Port Colborne			Sherkston Rd	3.00	$46.55	$0.00	$46.55

City of Port Colborne	Mapleview Cres	1.60	$62.55	$0.00	$62.55
City of Port Colborne	Friendship Trail	6.50	$44.01	$0.00	$44.11
TOTAL NON-AGRICULTURAL ASSESSMENT		207.62	$4,548.27		$4,548.27
TOTAL AGRICULTURAL ASSESSMENT		183.07	$3,561.95	$1,187.32	$2,374.63
TOTAL ASSESSMENT		390.69	$8,110.22	$1,187.32	$6,922.90
OMAFRA GRANT				**$1,187.32**	
LANDOWNERS PAYMENTS					**$6,375.45**
CITY OF PORT COLBORNE ASSESSMENT			**$547.45**		$8,110.22
					$0.00

ORIGINAL OUTLET ASSESSMENTS FROM REPORT & BY-LAW:

TOTAL NON-AGRICULTURAL LANDS	$12,506.00
TOTAL AGRICULTURAL LANDS	$9,794.00
TOTAL ASSESSMENT	$22,300.00

2025 MAINTENANCE TOTAL CURRENT COST ----- **$230.07**

BEARSS DRAIN -- MAIN BRANCH COSTS FROM GL ACCOUNT No. 3-560-33235

STA 0+000 TO STA 1+929 (FULL LENGTH) BY-LAW No. 3429/11/97

RTC	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAF GRANT	NET COST
H:\DRAINAGE SUPERINTENDENT\DRAINS\BEARSS\2024 Mainter								
F		1	Pts 3 & 4	040001186000000	10.76	$2.13	$0.00	$2.13
		1	Pt 4	040001186010000	0.29	$0.11	$0.00	$0.11
		1	Pt 4	040001186020000	0.35	$0.13	$0.00	$0.13
		1	Pt 4	040001186030000	0.08	$0.04	$0.00	$0.04
		1	Pt 4	040001187000000	0.20	$0.08	$0.00	$0.08
F		1	Pts 3 & 4	040001202000000	2.40	$0.47	$0.00	$0.47
F		1	Pt 4	040001203000000	8.38	$1.66	$0.00	$1.66
F		1	Pt 4	040001204000000	1.54	$0.30	$0.00	$0.30
		1	Pt 4	040001204050000	4.83	$0.96	$0.00	$0.96
		1	Pt 4	040001205000000	0.07	$0.02	$0.00	$0.02
		1	Pt 4	040001206000000	0.07	$0.02	$0.00	$0.02
		1	Pt 4	040001207000000	0.40	$0.16	$0.00	$0.16
		1	Pt 4	040001224010000	0.64	$0.25	$0.00	$0.25
		1	Pt 4	040001225000000	0.37	$0.15	$0.00	$0.15
		1	Pt 4	040001226000000	0.94	$0.38	$0.00	$0.38
		1	Pt 4	040001227000000	1.01	$0.40	$0.00	$0.40
		1	Pt 4	040001228000000	0.22	$0.08	$0.00	$0.08
		1	Pt 4	040001229000000	0.35	$0.13	$0.00	$0.13
		1	Pt 4	040001230000000	0.22	$0.08	$0.00	$0.08
		1	Pt 4	040001231000000	0.49	$0.19	$0.00	$0.19
		1	Pt 4	040001232000000	1.82	$0.36	$0.00	$0.36
		1	Pt 4	040001233000000	0.40	$0.16	$0.00	$0.16
		1	Pt 4	040001234000000	0.52	$0.21	$0.00	$0.21
		1	Pt 4	040001234010000	0.27	$0.11	$0.00	$0.11
		1	Pt 4	040001234020000	0.34	$0.13	$0.00	$0.13
		1	Pt 4	040001234100000	3.18	$0.63	$0.00	$0.63
		1	Pt 4	040001235000000	0.32	$0.06	$0.00	$0.06
		1	Pt 4	040001236000000	3.71	$0.74	$0.00	$0.74
		1	Pt 4	040001237000000	0.47	$0.18	$0.00	$0.18
		1	Pt 4	040001237010000	0.18	$0.07	$0.00	$0.07
		1	Pt 4	040001237020000	0.29	$0.11	$0.00	$0.11
		1	Pt 4	040001238000000	0.14	$0.06	$0.00	$0.06
		1	Pt 4	040001239000000	2.55	$0.51	$0.00	$0.51
		1	Pt 4	040001240000000	0.36	$0.15	$0.00	$0.15
		1	Pt 4	040001241000000	0.26	$0.10	$0.00	$0.10
		1	Pt 4	040001241010000	0.14	$0.06	$0.00	$0.06
		1	Pt 4	040001242000000	0.88	$0.17	$0.00	$0.17
		1	Pt 4	040001243000000	0.81	$0.16	$0.00	$0.16
		1	Pt 4	040001243010000	1.11	$0.22	$0.00	$0.22
		1	Pt 4	040001244000000	0.92	$0.18	$0.00	$0.18
		1	Pt 4	040001246000000	43.67	$8.72	$0.00	$8.72
		1	Pt 5	040001256000000	0.40	$0.16	$0.00	$0.16
		1	Pt 5	040001259000000	0.68	$0.27	$0.00	$0.27
		1	Pt 5	040001261000000	0.37	$0.15	$0.00	$0.15
		68/NP 827	1	040001262000000	0.17	$0.07	$0.00	$0.07
		68/NP 827	2	040001264000000	0.18	$0.07	$0.00	$0.07
		68/NP 827	Pt 4	040001265000000	0.10	$0.04	$0.00	$0.04
		68/NP 827	3	040001266000000	0.49	$0.19	$0.00	$0.19
		68/NP 827	5 & Pt 4	040001267000000	0.20	$0.07	$0.00	$0.07
		68/NP 827	Pt 6	040001269000000	0.07	$0.02	$0.00	$0.02
		68/NP 827	Pts 6 & 7	040001270000000	0.19	$0.07	$0.00	$0.07
		68/NP 827	Pt 7	040001271000000	0.14	$0.05	$0.00	$0.05
		68/NP 827	Pts 8 & 9	040001273000000	0.19	$0.07	$0.00	$0.07
		68/NP 827	Pts 9&10	040001274000000	0.14	$0.06	$0.00	$0.06
		68/NP 827	11, Pt 10	040001275000000	0.22	$0.08	$0.00	$0.08
		68/NP 827	12	040001276000000	0.29	$0.12	$0.00	$0.12
		68/NP 827	13	040001278000000	0.21	$0.08	$0.00	$0.08
		68/NP 827	15 & 16	040001279000000	0.28	$0.11	$0.00	$0.11
		68/NP 827	17	040001280000000	0.14	$0.06	$0.00	$0.06
		68/NP 827	18 & 19	040001281000000	0.28	$0.11	$0.00	$0.11
		68/NP 827	Pt 20	040001283000000	0.13	$0.05	$0.00	$0.05

	68/NP 827	21, Pt 20	040001284000000	0.21	$0.08	$0.00	$0.08
	68/NP 827	22	040001285000000	0.15	$0.06	$0.00	$0.06
	68/NP 827	23	040001286000000	0.14	$0.06	$0.00	$0.06
	68/NP 827	24	040001287000000	0.14	$0.06	$0.00	$0.06
	68/NP 827	25	040001288000000	0.14	$0.06	$0.00	$0.06
	68/NP 827	26, 29	040001289000000	0.28	$0.11	$0.00	$0.11
	68/NP 827	27	040001290000000	0.15	$0.06	$0.00	$0.06
	68/NP 827	28	040001291000000	0.16	$0.06	$0.00	$0.06
	68/NP 827	30	040001292000000	0.14	$0.06	$0.00	$0.06
	68/NP 827	31	040001293000000	0.14	$0.06	$0.00	$0.06
	68/NP 827	32	040001294000000	0.14	$0.06	$0.00	$0.06
	68/NP 827	33	040001295000000	0.15	$0.06	$0.00	$0.06
	68/NP 827	Pt 21	040001296000000	0.18	$0.07	$0.00	$0.07
	1	Pt 5	040001297000000	0.21	$0.08	$0.00	$0.08
	1	Pt 5	040001298000000	0.14	$0.06	$0.00	$0.06
	1	Pt 5	040001299000000	0.14	$0.06	$0.00	$0.06
	1	Pt 5	040001300000000	0.14	$0.06	$0.00	$0.06
	1	Pt 5	040001301000000	0.28	$0.11	$0.00	$0.11
	1	Pt 5	040001302000000	0.09	$0.04	$0.00	$0.04
	1	Pt 5	040001303000000	0.08	$0.04	$0.00	$0.04
	1	Pt 5	040001304000000	0.32	$0.12	$0.00	$0.12
	1	Pt 5	040001305000000	0.26	$0.10	$0.00	$0.10
	1	Pt 5	040001306000000	0.16	$0.06	$0.00	$0.06
	1	Pt 5	040001307000000	0.28	$0.11	$0.00	$0.11
	1	Pt 5	040001308000000	0.22	$0.10	$0.00	$0.10
	1	Pt 5	040001310000000	2.27	$0.45	$0.00	$0.45
	1	Pt 5	040001311000000	0.64	$0.25	$0.00	$0.25
	1	Pt 5	040001312000000	0.21	$0.08	$0.00	$0.08
	1	Pt 5	040001313000000	0.11	$0.05	$0.00	$0.05
	1	Pt 5	040001314000000	0.15	$0.06	$0.00	$0.06
	1	Pt 5	040001315000000	0.41	$0.16	$0.00	$0.16
F	1	Pt 5	040001316000000	1.80	$0.35	$0.00	$0.35
	Plan 59R-16974	Part 4	040001317000000	5.66	$1.04	$0.00	$1.04
	Plan 59R-16974	Part 1	040001317030000	1.09	$0.24	$0.00	$0.24
	Plan 59R-16974	Part 2	040001317040000	1.09	$0.24	$0.00	$0.24
	Plan 59R-16974	Part 3	040001317050000	1.09	$0.24	$0.00	$0.24
	1	Pt 5	040001317100000	3.68	$0.73	$0.00	$0.73
	1	Pt 5	040001316900000	3.22	$0.63	$0.00	$0.63
	Plan 59R-16613	Part 1	040001316920000	0.40	$0.07	$0.00	$0.07
	Plan 59R-16613	Part 2	040001316930000	0.41	$0.08	$0.00	$0.08
	Plan 59R-16613	Part 3	040001316940000	0.41	$0.08	$0.00	$0.08
	1	Pt 5	040001317010000	1.42	$0.36	$0.00	$0.36
	1	Pt 5	040001318000000	0.82	$0.16	$0.00	$0.16
	1	Pt 5	040001318010000	0.83	$0.17	$0.00	$0.17
	1	Pt 5	040001319000000	3.84	$0.76	$0.00	$0.76
	1	Pt 5	040001320000000	5.81	$1.15	$0.00	$1.15
F	1	Pt 5	040001320050000	15.58	$3.08	$0.00	$3.08
	1	Pt 6	040001321000000	0.29	$0.11	$0.00	$0.11
	1	Pt 6	040001322000000	0.29	$0.11	$0.00	$0.11
	1	Pt 6	040001323000000	0.91	$0.18	$0.00	$0.18
	1	Pt 6	040001324000000	0.48	$0.19	$0.00	$0.19
F	1	Pt 6	040001325000000	7.80	$1.54	$0.00	$1.54
F	1	Pt 6	040001325300000	8.09	$1.60	$0.00	$1.60
F	1	Pt 6	040001326000000	6.56	$1.30	$0.00	$1.30
F	1	Pt 6	040001326200000	2.34	$0.46	$0.00	$0.46
	1	Pt 6	040001326010000	0.35	$0.13	$0.00	$0.13
F	1	Pt 6	040001326020000	0.39	$0.16	$0.00	$0.16
	1	Pts 5 & 6	040001326030000	41.44	$8.20	$0.00	$8.20
	1	Pt 5	040001328000000	0.66	$0.25	$0.00	$0.25
F	1	Pts 6 & 7	040001329000000	55.34	$10.95	$0.00	$10.95
	1	Pt 7	040001330000000	1.22	$0.24	$0.00	$0.24
F	1	Pt 7	040001332000000	39.26	$7.76	$0.00	$7.76
	1	Pt 7	040001333000000	0.66	$0.25	$0.00	$0.25
	1	Pt 7	040001333050000	0.64	$0.25	$0.00	$0.25
	1	Pt 7	040001334000000	0.61	$0.24	$0.00	$0.24
	1	Pt 7	040001335000000	0.34	$0.13	$0.00	$0.13
	1	Pt 7	040001336000000	0.50	$0.19	$0.00	$0.19
	1	Pt 7	040001337000000	0.52	$0.21	$0.00	$0.21
	1	Pt 8	040001338000000	0.38	$0.15	$0.00	$0.15

	1	Pt 8	040001339000000	4.96	$0.98	$0.00	$0.98
	1	Pt 8	040001340000000	0.58	$0.23	$0.00	$0.23
	1	Pt 8	040001341000000	0.71	$0.28	$0.00	$0.28
	1	Pt 8	040001341010000	15.18	$3.00	$0.00	$3.00
	1	Pt 8	040001342000000	0.40	$0.16	$0.00	$0.16
	1	Pt 8	040001343000000	0.36	$0.15	$0.00	$0.15
	1	Pt 8	040001344000000	0.10	$0.04	$0.00	$0.04
F	1	Pt 8	040001345000000	4.45	$0.88	$0.00	$0.88
	1	Pt 8	040001346000000	4.95	$0.98	$0.00	$0.98
F	1	Pt 8	040001347000000	6.12	$1.21	$0.00	$1.21
	1	Pt 8	040001347010000	4.23	$0.84	$0.00	$0.84
F	1	Pt 8	040001348000000	4.23	$0.84	$0.00	$0.84
	1	Pt 8	040001349000000	0.15	$0.06	$0.00	$0.06
	1	Pt 8	040001349010000	0.15	$0.06	$0.00	$0.06
	1	Pt 8	040001349020000	0.15	$0.06	$0.00	$0.06
	1	Pt 8	040001349030000	0.15	$0.06	$0.00	$0.06
	1	Pt 8	040001349040000	0.15	$0.06	$0.00	$0.06
	1	Pt 8	040001349060000	0.15	$0.21	$0.00	$0.21
	1	Pt 8	040001350000000	1.55	$0.62	$0.00	$0.62
	1	Pt 8	040001351000000	0.15	$0.06	$0.00	$0.06
	1	Pt 8	040001352000000	0.15	$0.06	$0.00	$0.06
	1	Pt 8	040001353000000	0.15	$0.06	$0.00	$0.06
	1	Pt 8	040001353060000	0.45	$0.18	$0.00	$0.18
	1	Pt 8	040001354000000	0.18	$0.07	$0.00	$0.07
	1	Pt 8	040001355000000	0.18	$0.07	$0.00	$0.07
	1	Pt 8	040001356000000	0.36	$0.15	$0.00	$0.15
	1	Pt 8	040001357000000	0.18	$0.07	$0.00	$0.07
	1	Pt 8	040001358000000	0.18	$0.07	$0.00	$0.07
	1	Pt 8	040001359000000	0.17	$0.07	$0.00	$0.07
	1	Pt 8	040001360000000	0.17	$0.07	$0.00	$0.07
	1	Pt 8	040001361000000	0.11	$0.05	$0.00	$0.05
	1	Pt 8	040001362000000	0.11	$0.05	$0.00	$0.05
	1	Pt 8	040001363000000	0.21	$0.08	$0.00	$0.08
	1	Pt 8	040001364000000	0.11	$0.05	$0.00	$0.05
	1	Pt 8	040001365000000	0.14	$0.06	$0.00	$0.06
	1	Pt 8	040001366000000	0.14	$0.06	$0.00	$0.06
	1	Pt 8	040001367000000	0.14	$0.06	$0.00	$0.06
	1	Pt 8	040001367010000	0.42	$0.17	$0.00	$0.17
	1	Pt 8	040001367030000	0.14	$0.06	$0.00	$0.06
	1	Pt 8	040001367040000	0.14	$0.06	$0.00	$0.06
	1	Pt 8	040001367050000	0.14	$0.06	$0.00	$0.06
	1	Pt 8	040001367060000	0.14	$0.06	$0.00	$0.06
	1	Pt 8	040001367070000	0.14	$0.06	$0.00	$0.06
	1	Pt 8	040001368000000	0.52	$0.19	$0.00	$0.19
	1	Pt 8	040001369080000	0.65	$0.24	$0.00	$0.24
	1	Pt 8	040001370000000	0.14	$0.06	$0.00	$0.06
	2	Pt 9	040001370020000	0.18	$0.07	$0.00	$0.07
	1	Pt 8	040001371000000	0.15	$0.06	$0.00	$0.06
	1	Pt 5	040001372000000	0.11	$0.05	$0.00	$0.05
	1	Pt 5	040001373000000	0.11	$0.05	$0.00	$0.05
	1	Pt 5	040001375000000	0.63	$0.24	$0.00	$0.24
	1	Pt 5	040001376000000	0.15	$0.06	$0.00	$0.06
	1	Pt 5	040001376010000	0.03	$0.01	$0.00	$0.01
	1	Pt 5	040001376020000	0.03	$0.01	$0.00	$0.01
	1	Pt 5	040001376030000	0.06	$0.02	$0.00	$0.02
	1	Pt 5	040001377000000	0.04	$0.01	$0.00	$0.01
	1	Pt 5	040001378000000	0.67	$0.27	$0.00	$0.27
	1	Pt 5	040001379000000	0.19	$0.07	$0.00	$0.07
	2	Pt 4	040001388010000	0.80	$0.16	$0.00	$0.16
F	2	Pts 5 & 6	040001390000000	4.05	$0.80	$0.00	$0.80
F	2	Pt 6	040001393000000	14.16	$2.80	$0.00	$2.80
	2	Pt 7	040001394000000	0.38	$0.15	$0.00	$0.15
	2	Pt 7	040001395000000	2.54	$0.50	$0.00	$0.50
	2	Pt 7	040001395010000	1.91	$0.38	$0.00	$0.38
	2	Pt 7	040001396000000	2.83	$0.56	$0.00	$0.56
F	2	Pt 7	040001397000000	28.73	$5.68	$0.00	$5.68
F	2	Pt 8	040001397100000	10.82	$2.14	$0.00	$2.14
	2	Pt 8	040001398000000	0.76	$0.30	$0.00	$0.30
	2	Pt 8	040001399000000	3.89	$0.77	$0.00	$0.77

F	2	Pt 8	040001400000000	3.64	$0.71	$0.00	$0.71
	2	Pt 8	040001401000000	20.24	$4.01	$0.00	$4.01
	1	Pt 9	040002001100000	0.57	$0.02	$0.00	$0.02
	1	Pt 9	040002001080000	0.53	$0.02	$0.00	$0.02
	1	Pt 9	040002001060000	0.48	$0.02	$0.00	$0.02
	1	Pt 9	040002001040000	0.42	$0.02	$0.00	$0.02
	1	Pt 9	040002001200000	0.50	$0.02	$0.00	$0.02
	1	Pt 9	040002001000000	0.54	$0.03	$0.00	$0.03
	1	Pt 9	040002002000000	0.34	$0.02	$0.00	$0.02
	1	Pt 9	040002003000000	0.27	$0.02	$0.00	$0.02
	1	Pt 9	040002004000000	0.46	$0.02	$0.00	$0.02
	49	1	040002005000000	0.94	$0.05	$0.00	$0.05
	49	2	040002006000000	0.34	$0.02	$0.00	$0.02
	49	3	040002007000000	0.35	$0.02	$0.00	$0.02
	49	5-8	040002008000000	1.83	$0.08	$0.00	$0.08
	49	9	040002009000000	0.48	$0.02	$0.00	$0.02
	49	4	040002010000000	0.72	$0.04	$0.00	$0.04
	1	Pt 9	040002011000000	0.09	$0.04	$0.00	$0.04
	1	Pt 9	040002012000000	0.07	$0.02	$0.00	$0.02
	1	Pt 9	040002013000000	0.09	$0.04	$0.00	$0.04
	1	Pt 9	040002014000000	0.09	$0.04	$0.00	$0.04
	1	Pt 9	040002015000000	0.10	$0.04	$0.00	$0.04
	1	Pt 9	040002016000000	0.06	$0.02	$0.00	$0.02
	1	Pt 9	040002017000000	0.07	$0.02	$0.00	$0.02
	1	Pt 9	040002018000000	0.08	$0.04	$0.00	$0.04
	1	Pt 9	040002019000000	0.14	$0.06	$0.00	$0.06
	1	Pt 9	040002020000000	0.21	$0.08	$0.00	$0.08
	1	Pt 9	040002021000000	0.15	$0.06	$0.00	$0.06
	1	Pt 9	040002022000000	0.15	$0.06	$0.00	$0.06
F	1	Pt 9	040002023000000	13.42	$2.65	$0.00	$2.65
	1	Pt 9	040002023010000	2.02	$0.40	$0.00	$0.40
	1	Pt 9	040002023020000	3.64	$0.71	$0.00	$0.71
F	1	Pt 9	040002023030000	3.64	$0.71	$0.00	$0.71
F	1	Pt 9	040002024000000	21.88	$4.32	$0.00	$4.32
	1	Pt 9	040002025000000	5.06	$1.01	$0.00	$1.01
	1	Pt 9	040002026000000	4.86	$0.96	$0.00	$0.96
	1	Pt 9	040002026010000	0.40	$0.16	$0.00	$0.16
	58/NP 817	1	040002027000000	0.15	$0.06	$0.00	$0.06
	58/NP 817	2 & 3	040002028000000	0.28	$0.11	$0.00	$0.11
	58/NP 817	4	040002029000000	0.14	$0.12	$0.00	$0.12
	1	Pt 9	040002030010000	3.34	$0.67	$0.00	$0.67
	58/NP 817	Pt 6	040002030050000	0.40	$0.16	$0.00	$0.16
	58/NP 817	6	040002031000000	0.42	$0.17	$0.00	$0.17
	58/NP 817	7, 8 & 9	040002032000000	0.63	$0.25	$0.00	$0.25
	58/NP 817	10	040002034000000	0.21	$0.08	$0.00	$0.08
	58/NP 817	11 & 12	040002035000000	0.42	$0.17	$0.00	$0.17
	58/NP 817	13	040002036000000	0.23	$0.10	$0.00	$0.10
	58/NP 817	14	040002037000000	0.35	$0.13	$0.00	$0.13
	58/NP 817	15	040002038000000	0.59	$0.23	$0.00	$0.23
	58/NP 817	16	040002039000000	0.66	$0.25	$0.00	$0.25
	58/NP 817	16	040002040000000	0.38	$0.15	$0.00	$0.15
	1	Pt 9	040002041000000	0.37	$0.15	$0.00	$0.15
F	1	Pt 10	040002042000000	12.04	$2.39	$0.00	$2.39
	1	Pt 10	040002043000000	0.15	$0.06	$0.00	$0.06
	1	Pt 10	040002044000000	6.98	$1.38	$0.00	$1.38
	1	Pt 10	040002045000000	0.97	$0.39	$0.00	$0.39
	1	Pt 10	040002045050000	0.32	$0.12	$0.00	$0.12
	1	Pt 10	040002046000000	2.45	$0.48	$0.00	$0.48
F	1	Pt 10	040002047000000	17.96	$3.55	$0.00	$3.55
	1	Pt 10	040002048000000	0.24	$0.10	$0.00	$0.10
	1	Pt 10	040002049000000	3.32	$0.65	$0.00	$0.65
	1	Pt 10	040002049010000	0.18	$0.07	$0.00	$0.07
	1	Pt 10	040002049020000	3.99	$0.79	$0.00	$0.79
	1	Pt 10	040002050000000	3.06	$0.61	$0.00	$0.61
	1	Pt 10	040002051050000	0.55	$0.22	$0.00	$0.22
	1	Pt 10	040002051100000	0.49	$0.19	$0.00	$0.19
	1	Pt 10	040002051150000	0.55	$0.22	$0.00	$0.22
	1	Pt 10	040002051000000	6.33	$1.25	$0.00	$1.25
	1	Pt 10	040002052000000	0.06	$0.02	$0.00	$0.02

1	Pt 10	040002053000000	0.08	$0.04	$0.00	$0.04
1	Pt 10	040002054000000	0.11	$0.05	$0.00	$0.05
1	Pt 10	040002055000000	0.05	$0.02	$0.00	$0.02
1	Pt 10	040002056000000	0.63	$0.18	$0.00	$0.18
		040002056100000	0.22	$0.11	$0.00	$0.11
1	Pt 10	040002057000000	0.07	$0.08	$0.00	$0.08
64/NP 823	4	040002058010000	0.08	$0.04	$0.00	$0.04
64/NP 823	5	040002058020000	0.13	$0.04	$0.00	$0.04
64/NP 823	6	040002059000000	0.17	$0.05	$0.00	$0.05
64/NP 823	Pts 7 & 8	040002060000000	0.17	$0.07	$0.00	$0.07
64/NP 823	Pt 8,9&10	040002061000000	0.17	$0.07	$0.00	$0.07
64/NP 823	11 & 12	040002062000000	0.20	$0.08	$0.00	$0.08
64/NP 823	14 & 15	040002066000000	0.26	$0.10	$0.00	$0.10
64/NP 823	16 & 17	040002067000000	0.24	$0.10	$0.00	$0.10
64/NP 823	18	040002068000000	0.12	$0.05	$0.00	$0.05
64/NP 823	19	040002069000000	0.11	$0.05	$0.00	$0.05
64/NP 823	20 & 21	040002071000000	0.22	$0.10	$0.00	$0.10
64/NP 823	22	040002072000000	0.11	$0.05	$0.00	$0.05
64/NP 823	23	040002073000000	0.11	$0.05	$0.00	$0.05
64/NP 823	24	040002075000000	0.17	$0.07	$0.00	$0.07
64/NP 823	26	040002076000000	0.08	$0.04	$0.00	$0.04
64/NP 823	Pt 24, 27	040002077000000	0.15	$0.06	$0.00	$0.06
64/NP 823	28 & 29	040002079000000	0.22	$0.10	$0.00	$0.10
64/NP 823	30 - 32	040002081000000	0.33	$0.15	$0.00	$0.15
64/NP 823	33 & 34	040002084000000	0.24	$0.10	$0.00	$0.10
64/NP 823	36	040002084020000	0.24	$0.10	$0.00	$0.10
64/NP 823	37 & 38	040002086000000	0.24	$0.10	$0.00	$0.10
64/NP 823	39 & 40	040002087000000	0.47	$0.19	$0.00	$0.19
64/NP 823	41	040002088000000	0.17	$0.07	$0.00	$0.07
48/NP 807	1, Pt 2	040002090000000	0.20	$0.01	$0.00	$0.01
48/NP 807	Pts 2 & 3	040002091000000	0.10	$0.00	$0.00	$0.00
48/NP 807	Pts 3 & 4	040002092000000	0.10	$0.00	$0.00	$0.00
48/NP 807	Pts 4 & 5	040002093000000	0.11	$0.00	$0.00	$0.00
48/NP 807	Pts 5 & 6	040002094000000	0.16	$0.01	$0.00	$0.01
48/NP 807	Pt 6, 7	040002095000000	0.13	$0.00	$0.00	$0.00
48/NP 807	8, Pt 9	040002096000000	0.23	$0.01	$0.00	$0.01
48/NP 807	Pt 9, 10	040002097000000	0.11	$0.00	$0.00	$0.00
48/NP 807	11	040002098000000	0.11	$0.00	$0.00	$0.00
48/NP 807	12	040002099000000	0.11	$0.00	$0.00	$0.00
48/NP 807	13	040002100000000	0.17	$0.01	$0.00	$0.01
48/NP 807	15	040002101000000	0.11	$0.00	$0.00	$0.00
48/NP 807	16	040002102000000	0.07	$0.00	$0.00	$0.00
48/NP 807	17	040002103000000	0.07	$0.00	$0.00	$0.00
48/NP 807	18	040002104000000	0.07	$0.00	$0.00	$0.00
48/NP 807	19	040002105000000	0.07	$0.00	$0.00	$0.00
48/NP 807	20	040002106000000	0.06	$0.00	$0.00	$0.00
48/NP 807	21	040002107000000	0.06	$0.00	$0.00	$0.00
48/NP 807	22	040002108000000	0.05	$0.00	$0.00	$0.00
48/NP 807	23	040002109000000	0.05	$0.00	$0.00	$0.00
48/NP 807	24	040002110000000	0.05	$0.00	$0.00	$0.00
48/NP 807	25	040002111000000	0.04	$0.00	$0.00	$0.00
48/NP 807	26	040002112000000	0.09	$0.00	$0.00	$0.00
52/NP 811	28, Pt 29	040002114000000	0.11	$0.00	$0.00	$0.00
52/NP 811	Pt 29, 30	040002116000000	0.11	$0.00	$0.00	$0.00
52/NP 811	31	040002117000000	0.08	$0.00	$0.00	$0.00
52/NP 811	32	040002118000000	0.09	$0.00	$0.00	$0.00
52/NP 811	33	040002119000000	0.08	$0.00	$0.00	$0.00
52/NP 811	Pt 33	040002120000000	0.11	$0.00	$0.00	$0.00
52/NP 811	Pt 33	040002121000000	0.11	$0.00	$0.00	$0.00
64	Pt 13	040002121040000	0.40	$0.02	$0.00	$0.02
52/NP 811	35	040002122000000	0.03	$0.00	$0.00	$0.00
52/NP 811	37	040002123000000	0.15	$0.01	$0.00	$0.01
52/NP 811	38	040002124000000	0.15	$0.01	$0.00	$0.01
52/NP 811	39	040002125000000	0.16	$0.01	$0.00	$0.01
52/NP 811	38 & 39	040002126000000	0.18	$0.01	$0.00	$0.01
52/NP 811	41	040002127000000	0.11	$0.00	$0.00	$0.00
52/NP 811	42	040002128000000	0.22	$0.01	$0.00	$0.01
52/NP 811	43	040002129000000	0.85	$0.04	$0.00	$0.04
1	Pt 11	040002231000000	1.79	$0.35	$0.00	$0.35

		1	Pt 11	040002232000000	0.81	$0.31	$0.00	$0.31
		1	Pt 11	040002232050000	0.60	$0.24	$0.00	$0.24
		1	Pt 11	040002233000000	0.60	$0.24	$0.00	$0.24
		1	Pt 11	040002234000000	0.81	$0.31	$0.00	$0.31
		1	Pt 11	040002235000000	0.40	$0.16	$0.00	$0.16
		1	Pt 11	040002236000000	0.40	$0.16	$0.00	$0.16
		1	Pt 11	040002237000000	0.40	$0.16	$0.00	$0.16
		1	Pt 11	040002238000000	0.81	$0.31	$0.00	$0.31
		1	Pt 11	040002239000000	0.40	$0.16	$0.00	$0.16
		1	Pt 11	040002240000000	0.40	$0.16	$0.00	$0.16
		1	Pt 11	040002241000000	0.81	$0.31	$0.00	$0.31
		1	Pt 11	040002242000000	0.40	$0.16	$0.00	$0.16
		1	Pt 11	040002243000000	0.40	$0.16	$0.00	$0.16
		1	Pt 11	040002244000000	0.28	$0.11	$0.00	$0.11
		1	Pt 11	040002245000000	0.25	$0.10	$0.00	$0.10
		1	Pt 11	040002246000000	0.22	$0.08	$0.00	$0.08
		1	Pt 11	040002246010000	0.22	$0.08	$0.00	$0.08
		1	Pt 11	040002247000000	0.34	$0.13	$0.00	$0.13
		1	Pt 11	040002248000000	0.48	$0.19	$0.00	$0.19
F		1	Pt 11	040002249000000	9.85	$1.95	$0.00	$1.95
		1	Pt 11	040002249020000	1.00	$0.19	$0.00	$0.19
		1	Pt 12	040002250000000	0.38	$0.15	$0.00	$0.15
		1	Pt 12	040002251000000	0.42	$0.17	$0.00	$0.17
		1	Pt 12	040002252000000	0.57	$0.23	$0.00	$0.23
		1	Pt 12	040002253000000	0.12	$0.05	$0.00	$0.05
		1	Pt 12	040002254000000	0.12	$0.05	$0.00	$0.05
		1	Pt 12	040002255000000	1.18	$0.34	$0.00	$0.34
F		Pt 3	59R-18448	040002256000000	8.30	$1.66	$0.00	$2.04
		Pt 1	59R-18448		1.92	$0.38	$0.00	
		1	Pt 12	040002257000000	0.12	$0.05	$0.00	$0.05
		1	Pt 12	040002258000000	0.40	$0.16	$0.00	$0.16
		1	Pt 12	040002259010000	0.98	$0.29	$0.00	$0.29
		1	Pt 12	040002260000000	0.15	$0.06	$0.00	$0.06
		2	Pt 9	040002457000000	2.07	$0.82	$0.00	$0.82
		2	Pt 9	040002458000000	0.28	$0.11	$0.00	$0.11
		2	Pt 9	040002459000000	5.87	$1.16	$0.00	$1.16
		2	Pt 9	040002460000000	0.31	$0.12	$0.00	$0.12
		2	Pt 9	040002461000000	4.38	$0.86	$0.00	$0.86
F		2	Pt 9	040002462000000	28.17	$5.57	$0.00	$5.57
F		2	Pts 9&10	040002463000000	57.67	$11.41	$0.00	$11.41
		2	Pt 9	040002464000000	0.60	$0.24	$0.00	$0.24
		2	Pt 9	040002465000000	0.69	$0.28	$0.00	$0.28
		2	Pt 9	040002466000000	2.95	$0.58	$0.00	$0.58
		2	Pt 9	040002467000000	9.11	$1.80	$0.00	$1.80
		2	Pt 10	040002471000000	1.06	$0.21	$0.00	$0.21
		2	Pt 10	040002471040000	0.40	$0.16	$0.00	$0.16
		2	Pt 10	040002472000000	0.65	$0.25	$0.00	$0.25
		2	Pt 10	040002473000000	0.14	$0.06	$0.00	$0.06
		2	Pt 10	040002474000000	0.11	$0.05	$0.00	$0.05
		2	Pt 10	040002475000000	0.15	$0.06	$0.00	$0.06
F		2	Pt 10	040002476000000	16.37	$3.23	$0.00	$3.23
		2	Pt 10	040002477000000	0.30	$0.12	$0.00	$0.12
		2	Pt 11	040002478000000	0.38	$0.15	$0.00	$0.15
		2	Pt 11	040002479000000	0.19	$0.07	$0.00	$0.07
		2	Pt 11	040002480000000	0.21	$0.08	$0.00	$0.08
F		2	Pt 11	040002482000000	8.69	$1.72	$0.00	$1.72
		2	Pt 11	040002483000000	0.46	$0.18	$0.00	$0.18
		2	Pt 11	040002484000000	0.13	$0.05	$0.00	$0.05
		Part 1 Plan	59R-15041	040002485000000	0.61	$0.12	$0.00	$0.12
		Part 2 Plan	59R-15041	040002485030000	0.99	$0.19	$0.00	$0.19
		Part 1 Plan	59R-14222	040002485050000	1.00	$0.19	$0.00	$0.19
		2	Pt 11	040002485100000	1.25	$0.24	$0.00	$0.24
		2	Pt 11	040002486000000	4.05	$0.80	$0.00	$0.80
		2	Pt 11	040002486010000	4.25	$0.84	$0.00	$0.84
		2	Pt 11	040002487000000	2.10	$0.41	$0.00	$0.41
		2	Pt 11	040002487010000	1.99	$0.39	$0.00	$0.39
F		2	Pt 12	040002491000000	12.23	$2.42	$0.00	$2.42
F		2	Pts 11&12	040002491010000	24.63	$4.87	$0.00	$4.87
		2	Pt 12	040002492000000	0.19	$0.07	$0.00	$0.07

F		Part 2 Plan	59R-18360	040002493000000	10.43	$2.06	$0.00	$2.60
		Part 1 Plan	59R-18360		2.74	$0.54	$0.00	
		Part 1 Plan	59R-16032	040002493250000	1.01	$0.20	$0.00	$0.20
		2	Pt 12	040002493010000	0.43	$0.17	$0.00	$0.17
		2	Pt 12	040002493080000	0.83	$0.33	$0.00	$0.33
		2	Pt 12	040002493090000	0.58	$0.23	$0.00	$0.23
		2	Pt 12	040002493100000	0.36	$0.15	$0.00	$0.15
		2	Pt 12	040002494000000	0.08	$0.04	$0.00	$0.04
		59R-15475	Part 2	040002495000000	1.21	$0.24	$0.00	$0.24
		59R-15475	Part 1	040002495020000	0.40	$0.07	$0.00	$0.07
		2	Pt 12	040002496000000	0.35	$0.13	$0.00	$0.13
		2	Pt 12	040002496010000	0.53	$0.21	$0.00	$0.21
		2	Pt 12	040002496020000	0.57	$0.23	$0.00	$0.23
		2	Pt 13	040002501000000	0.50	$0.19	$0.00	$0.19
		2	Pt 13	040002501020000	0.12	$0.05	$0.00	$0.05
		2	Pt 13	040002502000000	0.18	$0.07	$0.00	$0.07
		2	Pt 13	040002503000000	0.12	$0.05	$0.00	$0.05
F		2	Pt 7	040006010000000	0.40	$0.07	$0.00	$0.07
		2	Pt 7	040006011000000	2.51	$0.50	$0.00	$0.50
		2	Pt 7	040006012000000	2.51	$0.50	$0.00	$0.50
F		2	Pt 7	040006013000000	9.96	$1.97	$0.00	$1.97
		2	Pt 7	040006014000000	0.14	$0.06	$0.00	$0.06
F		2	Pt 7	040006015000000	7.89	$1.56	$0.00	$1.56
F		2	Pt 8	040006016000000	34.40	$6.81	$0.00	$6.81
		2	Pt 8	040006016010000	1.06	$0.21	$0.00	$0.21
	Niagara Region			Reg. Rd 98		$0.12	$0.00	$0.12
	Transportation Ministry			Hwy. No. 3		$13.05	$0.00	$13.05
	City of Port Colborne			East-west trail		$1.28	$0.00	$1.28
	City of Port Colborne			Cedar Bay Rd		$0.22	$0.00	$0.22
	City of Port Colborne			Silver Bay Rd		$1.37	$0.00	$1.37
	City of Port Colborne			Wyldewood Rd		$2.13	$0.00	$2.13
	City of Port Colborne			Michael Rd		$0.90	$0.00	$0.90
	City of Port Colborne			Empire Road		$2.31	$0.00	$2.31
	City of Port Colborne			Beach Rd		$0.29	$0.00	$0.29
	City of Port Colborne			Sherk Rd		$0.47	$0.00	$0.47
	City of Port Colborne			Brookfield Rd		$1.60	$0.00	$1.60
	City of Port Colborne			Troup Rd		$1.59	$0.00	$1.59
	City of Port Colborne			Clark Rd		$2.02	$0.00	$2.02
	City of Port Colborne			Neff Rd		$1.60	$0.00	$1.60
	City of Port Colborne			Sherkston Rd		$1.78	$0.00	$1.78
	City of Port Colborne			Mapleview Cres		$0.63	$0.00	$0.63
	City of Port Colborne			Carpy's Lane		$0.19	$0.00	$0.19
	City of Port Colborne			Troop Ave		$0.16	$0.00	$0.16
	City of Port Colborne			Elmwood Ave		$0.04	$0.00	$0.16
	TOTAL NON-AGRICULTURAL ASSESSMENT				931.09	$229.95		$230.07
	TOTAL AGRICULTURAL ASSESSMENT				0.00	$0.00	$0.00	$0.00
	TOTAL ASSESSMENT				931.09	$229.95	$0.00	$230.07
	OMAF GRANT						**$0.00**	
	LANDOWNER PAYMENTS							**$211.01**
	CITY OF PORT COLBORNE ASSESSMENT					**$19.06**		
								$230.07
	ORIGINAL OUTLET ASSESSMENTS FROM REPORT & BY-LAW:							$0.00
	TOTAL NON-AGRICULTURAL LANDS				$66,005.00			
	TOTAL AGRICULTURAL LANDS				$0.00			
	TOTAL ASSESSMENT				$66,005.00			

2025 MAINTENANCE
BEAVERDAM DRAIN
REACH 3 -- PUMPING STATION

TOTAL CURRENT COST ----- **$2,139.50**
COSTS FROM GL ACCOUNT No. 3-560-33239
BY-LAW No. 3487/68/97

Ag Parcels confirmed Jan 29, 2026

K:\DRAINAGE SUPERINTENDENT\DRAINS\BEAVDAM\BILLED OUT\Maintenance Assessment Schedule - Reach 3 - Pumping Station.XLS

RTC	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAFRA GRANT	NET COST
		1	Pt 12	040002257000000	0.13	$0.16	$0.00	$0.16
F		2	Pt 10	040002463000000	1.40	$0.82	$0.27	$0.55
		2	Pt 9	040002464000000	0.18	$0.21	$0.00	$0.21
		2	Pt 9	040002465000000	0.69	$0.41	$0.00	$0.41
F		2	Pts 10&11	040002469000000	18.59	$10.84	$3.61	$7.23
		2	Pt 10	040002469010000	4.05	$2.37	$0.00	$2.37
		2	Pt 10	040002470000000	0.10	$0.12	$0.00	$0.12
		2	Pt 10	040002471020000	0.40	$0.47	$0.00	$0.47
		2	Pt 11	040002488000000	1.21	$0.70	$0.00	$0.70
F		2	Pt 11	040002488250000	12.91	$7.50	$2.50	$5.00
		2	Pt 12	040002489000000	0.98	$0.58	$0.00	$0.58
F		2	Pt 12	040002490000000	19.22	$11.19	$3.73	$7.46
F		2	Pt 12	040002491000000	16.10	$9.38	$3.13	$6.25
F		2	Pts 11&12	040002491010000	29.17	$16.98	$5.66	$11.32
		2	Pt 12	040002491020000	0.81	$0.95	$0.00	$0.95
		2	Pt 13	040002497000000	0.68	$0.80	$0.00	$0.80
		2	Pt 13	040002499000000	0.07	$0.08	$0.00	$0.08
F		2	Pt 13	040002500000000	32.86	$20.57	$6.86	$13.71
		2	Pt 13	040002500250000	0.41	$0.49	$0.00	$0.49
		2	Pt 13	040002500500000	0.45	$0.52	$0.00	$0.52
		2	Pt 13	040002501000000	0.50	$0.58	$0.00	$0.58
		2	Pt 13	040002501020000	0.31	$0.37	$0.00	$0.37
		2	Pt 13	040002502000000	0.49	$0.58	$0.00	$0.58
		2	Pt 13	040002503000000	0.31	$0.37	$0.00	$0.37
		2	Pt 13	040002504000000	0.50	$0.58	$0.00	$0.58
		2	Pt 13	040002505000000	0.86	$1.01	$0.00	$1.01
F		2	Pt 13	040002506000000	20.20	$11.75	$3.92	$7.83
F		2	Pt 14	040002506000000	14.60	$8.51	$2.84	$5.67
		2	Pt 14	040002507000000	1.74	$1.01	$0.00	$1.01
F		2	Pt 14	040002507010000	4.05	$2.37	$0.79	$1.58
		2	Pt 14	040002509000000	9.11	$5.30	$0.00	$5.30
		2	Pt 14	040002510000000	4.06	$2.37	$0.00	$2.37
		2	Pt 14	040002510010000	6.45	$3.75	$0.00	$3.75
		2	Pt 14	040002510020000	6.24	$3.63	$0.00	$3.63
		2	Pt 14	040002510050000	1.99	$1.17	$0.00	$1.17
		2	Pt 14	040002510100000	2.65	$1.55	$0.00	$1.55
		2	Pt 14	040002511000000	0.40	$0.47	$0.00	$0.47
		2	Pt 14	040002512000000	0.66	$0.78	$0.00	$0.78
		2	Pt 14	040002513000000	1.10	$0.64	$0.00	$0.64
		2	Pt 14	040002514000000	1.63	$0.95	$0.00	$0.95
		2	Pt 14	040002518000000	0.20	$0.23	$0.00	$0.23
		2	Pt 14	040002519000000	0.81	$0.95	$0.00	$0.95
		2	Pt 14	040002520000000	0.81	$0.95	$0.00	$0.95
		2	Pt 14	040002520010000	0.42	$0.49	$0.00	$0.49
F		2	Pt 14	040002521000000	19.43	$11.30	$3.77	$7.53
F		2	Pts 13&14	040002522000000	26.31	$15.31	$5.10	$10.21
		2	Pt 14	040002523000000	0.41	$0.49	$0.00	$0.49
		2	Pt 14	040002524000000	0.08	$0.10	$0.00	$0.10
		1	Pt 16	040003023000000	0.39	$1.94	$0.00	$1.94
		1	Pt 16	040003023050000	0.16	$1.94	$0.00	$1.94
		1	Pt 16	040003024000000	19.22	$20.90	$0.00	$20.90
		1	Pt 16	040003025000000	0.00	$1.94	$0.00	$1.94
		1	Pt 16	040003026000000	0.00	$1.94	$0.00	$1.94
F		1	Pts 15&16	040003027000000	2.35	$1.38	$0.46	$0.92
F		1	Pts 15&16	040003029000000	5.67	$3.30	$1.10	$2.20
F		1	Pts 15&16	040003032000000	9.72	$5.65	$1.88	$3.77
		1	Pt 16	040003033000000	2.12	$1.24	$0.00	$1.24
F		1	Pts 15&16	040003034000000	26.55	$15.46	$5.15	$10.31
F		1	Pts 15&16	040003036000000	19.91	$11.60	$3.87	$7.73
		1	Pt 15	040003037000000	0.48	$0.56	$0.00	$0.56
		1	Pt 15	040003038000000	8.09	$4.72	$0.00	$4.72
		1	Pts 15&16	040003039000000	3.97	$2.31	$0.00	$2.31
		1	Pt 16	040003040000000	4.05	$2.37	$0.00	$2.37
		1	Pt 16	040003041000000	4.05	$2.37	$0.00	$2.37
		2	Pt 15	040003042000000	0.39	$0.47	$0.00	$0.47
		2	Pt 15	040003043000000	0.62	$0.72	$0.00	$0.72

	2	Pt 15	040003044000000	0.57	$0.66	$0.00	$0.66
	2	Pt 15	040003044020000	0.40	$0.47	$0.00	$0.47
	2	Pt 15	040003044040000	0.40	$0.47	$0.00	$0.47
	2	Pt 15	040003045000000	0.11	$0.14	$0.00	$0.14
	2	Pt 15	040003046000000	1.96	$1.15	$0.00	$1.15
	2	Pt 15	040003046050000	0.55	$0.31	$0.00	$0.31
	2	Pt 15	040003046100000	0.67	$0.39	$0.00	$0.39
F	2	Pt 15	040003046500000	7.65	$4.47	$1.49	$2.98
	2	Pt 15	040003047000000	1.21	$0.70	$0.00	$0.70
F	2	Pt 15	040003048000000	6.96	$4.06	$1.35	$2.71
	2	Pt 15	040003048100000	3.50	$2.04	$0.00	$2.04
	2	Pt 15	040003049000000	0.66	$0.78	$0.00	$0.78
	2	Pt 15	040003050000000	0.46	$0.54	$0.00	$0.54
	2	Pt 15	040003051000000	0.40	$0.47	$0.00	$0.47
	2	Pt 15	040003052000000	0.19	$0.23	$0.00	$0.23
	2	Pt 15	040003053000000	0.20	$0.23	$0.00	$0.23
	2	Pt 15	040003054000000	0.38	$0.45	$0.00	$0.45
	2	Pt 15	040003054050000	0.39	$0.47	$0.00	$0.47
	2	Pt 15	040003055000000	0.85	$0.99	$0.00	$0.99
	2	Pt 15	040003056000000	4.09	$2.39	$0.00	$2.39
F	2	Pt 15	040003057000000	37.23	$21.68	$7.23	$14.45
F	2	Pt 15	040003058000000	14.52	$8.45	$2.82	$5.63
F	2	Pt 16	040003058050000	16.40	$9.56	$3.19	$6.37
	2	Pt 16	040003060000000	12.14	$7.07	$0.00	$7.07
F	2	Pt 16	040003061000000	5.69	$3.30	$1.10	$2.20
F	2	Pts 15&16	040003062000000	23.21	$13.52	$4.51	$9.01
	1	Pt 15	040003063000000	11.11	$6.47	$0.00	$6.47
	1	Pt 17	040003064000000	0.00	$1.94	$0.00	$1.94
	1	Pt 17	040003065000000	17.50	$117.01	$0.00	$117.01
	1	Pt 17	040003070000000	0.00	$1.94	$0.00	$1.94
	1	Pt 17	040003071000000	1.22	$10.43	$0.00	$10.43
	1	Pt 17	040003072000000	0.00	$1.94	$0.00	$1.94
	1	Pt 17	040003073000000	1.11	$5.52	$0.00	$5.52
	1	Pt 17	040003074000000	0.00	$4.86	$0.00	$4.86
	1	Pt 17	040003075000000	0.00	$1.94	$0.00	$1.94
	1	Pt 17	040003076000000	0.00	$1.94	$0.00	$1.94
	1	Pt 17	040003077000000	0.83	$5.34	$0.00	$5.34
	1	Pt 17	040003078000000	0.74	$5.28	$0.00	$5.28
	1	Pt 17	040003079000000	14.60	$183.32	$0.00	$183.32
F	2	Pt 17	040003082000000	12.77	$7.44	$2.48	$4.96
F	2	Pt 17	040003082010000	7.53	$4.39	$1.46	$2.93
	3	Pt 18	040003082030000	0.20	$0.12	$0.00	$0.12
F	2	Pt 17	040003083000000	3.64	$2.12	$0.71	$1.41
F	2	Pt 17	040003084010000	1.21	$0.70	$0.23	$0.47
	1	Pt 18	040003089000000	0.00	$4.86	$0.00	$4.86
	1	Pt 18	040003090000000	0.00	$4.86	$0.00	$4.86
	1	Pt 18	040003091000000	0.00	$4.86	$0.00	$4.86
	1	Pt 18	040003091010000	0.00	$4.86	$0.00	$4.86
F	1	Pt 18	040003092000000	10.86	$181.14	$60.38	$120.76
	1	Pt 18	040003092010000	0.00	$4.86	$0.00	$4.86
	1	Pt 18	040003092020000	0.00	$4.86	$0.00	$4.86
	1	Pt 18	040003093000000	0.00	$6.45	$0.00	$6.45
	1	Pt 18	040003093020000	0.00	$3.26	$0.00	$3.26
	1	Pt 18	040003094000000	0.00	$9.71	$0.00	$9.71
	1	Pt 18	040003095000000	0.00	$9.71	$0.00	$9.71
	1	Pt 18	040003096000000	0.21	$2.68	$0.00	$2.68
	1	Pt 18	040003096010000	0.14	$2.60	$0.00	$2.60
	1	Pt 18	040003096030000	0.42	$5.34	$0.00	$5.34
F	1	Pt 18	040003097000000	5.51	$178.02	$59.34	$118.68
	1	Pt 18	040003098000000	1.04	$21.97	$0.00	$21.97
F	1	Pt 17	040003101000000	59.56	$54.08	$18.03	$36.05
F	1	Pt 18	040003102000000	0.31	$0.19	$0.06	$0.13
F	1	Pt 18	040003103000000	8.70	$5.07	$1.69	$3.38
	1	Pt 18	040003103010000	4.05	$2.37	$0.79	$1.58
	1	Pt 18	040003104000000	3.58	$2.08	$0.00	$2.08
	1	Pt 18	040003105000000	4.86	$2.84	$0.00	$2.84
	1	Pt 18	040003106000000	2.43	$1.42	$0.00	$1.42
	1	Pt 18	040003106010000	2.43	$1.42	$0.00	$1.42
F	1	Pt 18	040003107000000	3.58	$2.08	$0.69	$1.39
	1	Pt 18	040003108000000	3.76	$2.19	$0.00	$2.19
	1	Pt 18	040003108010000	1.96	$1.15	$0.00	$1.15
	1	Pt 18	040003109000000	2.62	$1.53	$0.00	$1.53
	1	Pt 18	040003109010000	1.81	$10.76	$0.00	$10.76
	1	Pt 18	040003109020000	0.87	$10.72	$0.00	$10.72

	1	Pt 18	040003110000000	8.70	$24.49	$0.00	$24.49
	1	Pt 18	040003111000000	0.42	$21.85	$0.00	$21.85
	1	Pt 19	040003130000000	0.00	$19.42	$0.00	$19.42
	1	Pt 19	040003131000000	0.00	$19.42	$0.00	$19.42
	1	Pt 19	040003131050000	0.00	$9.71	$0.00	$9.71
	1	Pt 19	040003132000000	2.99	$21.17	$0.00	$21.17
	1	Pt 19	040003133000000	0.00	$9.71	$0.00	$9.71
	1	Pt 19	040003134000000	6.60	$32.98	$0.00	$32.98
	1	Pt 19	040003136000000	0.00	$9.71	$0.00	$9.71
	1	Pts 19 & 20	040003137000000	0.00	$4.86	$0.00	$4.86
	1	Pt 20	040003138000000	0.00	$4.86	$0.00	$4.86
	1	Pt 20	040003139000000	0.00	$4.86	$0.00	$4.86
	1	Pt 20	040003140000000	0.00	$3.88	$0.00	$3.88
	1	Pt 20	040003141000000	0.00	$3.57	$0.00	$3.57
	1	Pt 20	040003141500000	0.00	$1.28	$0.00	$1.28
	1	Pt 20	040003142000000	0.00	$3.88	$0.00	$3.88
	1	Pt 20	040003143000000	0.00	$1.94	$0.00	$1.94
	1	Pt 20	040003144000000	0.07	$0.22	$0.00	$0.22
	1	Pt 20	040003144100000	0.23	$0.75	$0.00	$0.75
	1	Pt 20	040003145000000	0.47	$1.52	$0.00	$1.52
F	1	Pt 19	040003146000000	13.52	$7.87	$2.62	$5.25
F	1	Pt 18	040003146010000	5.36	$3.13	$1.04	$2.09
F	1	Pt 19	040003147000000	22.66	$52.04	$17.35	$34.69
F	1	Pt 20	040003179000000	2.02	$1.18	$0.39	$0.79
	1	Pt 20	040003180100000	29.3	$17.05	$0.00	$17.05
	1	Pt 20	040003181000000	1.32	$0.78	$0.00	$0.78
	3	Pt 15	040005003000000	10.60	$18.51	$0.00	$18.51
	3	Pt 15	040005004000000	0.19	$0.12	$0.00	$0.12
	3	Pt 15	040005004050000	9.93	$5.79	$0.00	$5.79
F	3	Pts 15&16	040005007000000	30.70	$17.87	$5.96	$11.91
	3	Pt 16	040005007010000	0.51	$0.60	$0.00	$0.60
F	3	Pt 16	040005007050000	0.40	$0.23	$0.08	$0.15
	3	Pt 16	040005007100000	0.40	$0.23	$0.00	$0.23
	3	Pt 16	040005008000000	1.28	$0.76	$0.00	$0.76
	3	Pt 16	040005009000000	0.40	$0.47	$0.00	$0.47
	3	Pt 16	040005010000000	0.50	$0.58	$0.00	$0.58
	3	Pt 16	040005011000000	0.21	$0.25	$0.00	$0.25
	3	Pt 16	040005012000000	1.78	$1.05	$0.00	$1.05
	3	Pt 16	040005012010000	0.81	$0.95	$0.00	$0.95
F	3	Pt 16	040005013000000	4.13	$1.92	$0.00	$1.92
	3	Pt 16	040005013020000	0.87	$1.05	$0.00	$1.05
	3	Pt 16	040005013030000	0.39	$0.17	$0.00	$0.17
	3	Pt 16	040005013010000	1.72	$1.01	$0.00	$1.01
	3	Pts 15&16	040005015000000	23.00	$13.38	$0.00	$13.38
	3	Pt 16	040005015010000	0.15	$0.10	$0.00	$0.10
	3	Pt 15	040005016000000	8.09	$14.12	$0.00	$14.12
	3	Pt 17	040005018000000	2.43	$1.42	$0.00	$1.42
	3	Pt 17	040005019000000	1.62	$0.95	$0.00	$0.95
	3	Pt 17	040005019010000	0.18	$0.21	$0.00	$0.21
	3	Pt 17	040005020000000	4.05	$2.37	$0.00	$2.37
	3	Pt 17	040005021000000	1.62	$0.95	$0.00	$0.95
F	3	Pt 17	040005022000000	2.53	$1.48	$0.49	$0.99
	3	Pt 17	040005023000000	3.27	$1.90	$0.00	$1.90
	3	Pt 17	040005023010000	0.81	$0.95	$0.00	$0.95
F	3	Pt 17	040005024000000	16.59	$9.65	$3.22	$6.43
	3	Pt 17	040005025000000	0.35	$0.41	$0.00	$0.41
	3	Pt 17	040005026000000	10.12	$5.89	$0.00	$5.89
	3	Pt 17	040005031000000	8.09	$4.72	$0.00	$4.72
	3	Pt 9	040006041000000	2.26	$1.32	$0.00	$1.32
F	3	Pt 9	040006041010000	2.63	$1.53	$0.51	$1.02
F	3	Pt 10	040006042000000	4.05	$2.37	$0.79	$1.58
	3	Pt 12	040006049000000	10.12	$5.89	$0.00	$5.89
F	3	Pts 11&12	040006053000000	53.89	$31.37	$10.46	$20.91
			040006053020000	4.19	$2.43	$0.00	$2.43
F	3	Pt 13	040006054000000	20.23	$11.77	$3.92	$7.85
	3	Pt 13	040006055000000	0.81	$0.95	$0.00	$0.95
	3	Pt 13	040006055010000	4.86	$2.84	$0.00	$2.84
	3	Pt 13	040006055020000	4.45	$2.60	$0.00	$2.60
	3	Pt 12	040006056000000	10.93	$6.37	$0.00	$6.37
	3	Pt 14	040006059000000	0.81	$0.95	$0.00	$0.95
	3	Pt 14	040006060000000	0.81	$0.95	$0.00	$0.95
	3	Pt 14	040006061000000	0.46	$0.54	$0.00	$0.54
	3	Pt 14	040006061010000	0.28	$0.33	$0.00	$0.33
	3	Pt 14	040006062000000	0.28	$0.33	$0.00	$0.33

		3	Pt 14	040006062100000	0.45	$0.54	$0.00	$0.54
		3	Pt 14	040006063000000	0.40	$0.47	$0.00	$0.47
		3	Pt 13	040006063100000	10.12	$5.89	$0.00	$5.89
F		3	Pt 13	040006064000000	10.12	$5.89	$1.96	$3.93
F		3	Pt 14	040006065000000	11.30	$6.29	$2.10	$4.19
F		3	Pt 14	040006067000000	56.03	$33.51	$11.17	$22.34
	MTO	2	13 to 17	Hwy No. 3	4.20	$7.34	$0.00	$7.34
	Region of Niagara	2 & 3	16 / 17	Reg Rd 84	4.90	$8.57	$0.00	$8.57
	City of Port Colborne	1	15 to18	Friendship Trail	3.30	$1.94	$0.00	$1.94
	City of Port Colborne	1	18 / 19	Weaver Rd	3.40	$301.18	$0.00	$301.18
	City of Port Colborne	1	16 / 17	Miller Rd	4.90	$27.15	$0.00	$27.15
	City of Port Colborne	1	14 / 15	Pinecrest Rd	0.60	$0.87	$0.00	$0.87
	City of Port Colborne	1 / 2	14 to 17	Killaly St East	4.30	$7.52	$0.00	$7.52
	City of Port Colborne	2 & 3	14 / 15	White Rd	6.70	$9.75	$0.00	$9.75
	City of Port Colborne	2 & 3	12 / 13	Sherk Rd	5.50	$5.83	$0.00	$5.83
	City of Port Colborne	2 & 3	10 / 11	Brookfield Rd	2.60	$3.77	$0.00	$3.77
	City of Port Colborne	2 / 3	9 to 17	Second Con Rd	6.30	$9.23	$0.00	$9.13

TOTAL NON-AGRICULTURAL ASSESSMENT	443.53	$1,286.88		$1,286.78
TOTAL AGRICULTURAL ASSESSMENT	760.44	$852.73	$284.25	$568.48
TOTAL ASSESSMENT	1203.97	$2,139.61		$1,855.26
OMAFRA GRANT			**$284.24**	
LANDOWNERS PAYMENTS				**$1,488.02**
CITY OF PORT COLBORNE ASSESSMENT			**$367.24**	
				$2,139.50
				$0.00

ORIGINAL OUTLET ASSESSMENTS FROM REPORT & BY-LAW:

TOTAL NON-AGRICULTURAL LANDS	$66,250.00
TOTAL AGRICULTURAL LANDS	$43,900.00
TOTAL ASSESSMENT	$110,150.00

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 Meeting of April 14, 2026

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 Meeting of April 14, 2026, 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 14th day of April, 2026.

_____
William C. Steele
Mayor

_____
Charlotte Madden
City Clerk