

**REPORT TO:** Corporate Services Committee

**MEETING DATE:** Wednesday, January 27, 2016

**SUBJECT:** 2016 Property Tax Policies, Ratios and Rates

## RECOMMENDATIONS

1. That the following tax ratios, tax reductions, and tax rates **BE ADOPTED** for the 2016 taxation year:

Property Classification	Tax Ratio	Sub-Class Reduction	Tax Rate
Residential	1.000000	-	.00581564
New Multi-Residential	1.000000	-	.00581564
Multi-Residential	2.04400	-	.01188717
Commercial	1.758600	-	.01022738
Commercial – Excess Land	1.758600	30%	.00715917
Commercial – Vacant Land	1.758600	30%	.00715917
Industrial	2.630000	-	.01529513
Industrial – Excess Land	2.630000	35%	.00994184
Industrial – Vacant Land	2.630000	35%	.00994184
Pipeline	1.702100	-	.00989880
Farmland	0.250000	-	.00145391
Managed Forest	0.250000	-	.00145391
Farmland Awaiting Development 1	1.000000	25%	.00436173
Farmland Awaiting Development 2	Class Ratio	-	Class Rate

2. That the area municipal councils **BE INFORMED** of Niagara Region's decision to utilize the recommended tax ratios and **BE DIRECTED** to apply the same tax ratios in determining 2016 tax rates for their purposes;
3. That the necessary By-Laws **BE PREPARED** and **PRESENTED** to Council for consideration on February 25, 2016;
4. That **NO FURTHER ACTION BE TAKEN** to show a separate line on property tax bills for the Niagara Peninsula Conservation Authority, Niagara Regional Police Service and Niagara Regional Housing tax levy requirements and that Regional staff work with the local area municipalities to determine alternate methods of communicating the allocation of Regional taxes to the public (such as: tax bill inserts, newsletter, posting on websites, etc.).

5. That this report **BE APPROVED** and **CIRCULATED** to the Councils of the area municipalities for information.

## **KEY FACTS**

- The recommended tax ratios are the same as those utilized in 2015.
- The recommendation has been made following input from the area treasurers, Councils of the area municipalities, and the 2015 BMA study results.
- The recommended tax policy combined with the approved Regional budget will result in a shift of \$3 off the typical residential property with a CVA of \$240,502 in 2016 for annual Regional taxes of \$1,399.
- Residential properties with a CVA phase-in increase greater than 1.85% may see an increase in their taxes, while those properties whose phase-in increase is less than 1.85% will see a greater tax decrease.
- Based on the 2015 BMA study results, the average Niagara taxes are competitive within the Province, rated in the “Mid” category for most metrics.
- Detailed analysis of assessment growth, tax shifts, alternative scenarios, tax capping, and assessment at risk is included in Appendix 1.
- Staff has been advised that without express permission from the Minister of Finance, it is not possible to show separately on the property tax bill, the portion of the Region’s general levy attributed to the Niagara Peninsula Conservation Authority, Niagara Regional Police Service, or Niagara Regional Housing.

## **CONSIDERATIONS**

### **Financial**

There is no direct cost to the Region as a result of the setting of the tax ratios. There are taxpayer impacts as a result of tax shifts between property classes due to assessment phase in, assessment growth and tax ratio decisions.

### **Corporate**

Strategic priorities for this term of Council focus on a balanced approach, considering not only taxation, but also job creation and raising household income in Niagara. One performance measure for the achievement of Council’s strategic priorities is percentage of employment related taxable assessment, which saw a slight reduction in 2016 as a result of strong residential growth and non-residential appeal settlements. Other taxation related indicators on Regional Council’s dashboard are noted in the report.

## Governmental Partners

The Municipal Act provides upper tier municipalities the responsibility to establish tax ratios, and tax rates to raise levy requirements. The Region circulated report CSD 69-2015 to all area municipalities, seeking input on the 2016 tax policy. Responses were received from 10 of the 12 Council's, all of which were in favour of maintaining the existing tax ratios.

## Public and/or Service Users

Due to assessment growth and phasing in of CVA increases, maintaining the 2015 tax ratios will result in tax shifts across all property classes. The tax shifts, along with the budget approved by Council will improve the Region's taxes as a percentage of household income measure for 2016.

## ANALYSIS

### Tax Ratios and Tax Shifts

The recommended property tax ratios maintain the existing (2015) ratios which have been used since 2010. As can be seen in Table 1, maintaining the 2015 ratios will result in a tax shift due to assessment phase-in increases. Taxes are primarily shifted off of the residential class, with that reduction offset largely by the multi-residential, commercial and industrial classes.

*Table 1: 2016 Assessment Phase-in related Interclass Tax Shifts*

Tax Class	Ratio	2015 Levy with Annualized Growth	2016 Revenue Neutral Levy	Interclass Tax Shift
Residential	1.0000	232,517,959	231,847,245	(670,715)
New Multi-Residential	1.0000	566,333	583,866	17,532
Multi-Residential	2.0440	15,411,209	15,768,705	357,496
Farm	0.2500	2,228,559	2,296,897	68,338
Managed Forest	0.2500	13,683	14,283	601
Commercial	1.7586	60,620,088	60,736,686	116,597
Industrial	2.6300	11,640,437	11,760,293	119,856
Pipeline	1.7021	2,173,055	2,163,506	(9,549)
<b>Taxable Total</b>		<b>325,171,323</b>	<b>325,171,480</b>	<b>157</b>

The tax shifts that have occurred over the 4-year assessment phase-in are shown in Table 2 below. A significant portion of the 2013 reduction was related to a reduction to the Casino Niagara Assessment. The multi-residential class experienced a 19.67% increase in assessment values during the 2012 reassessment, which has been phased-in over the last 4 years. Comparatively, the residential class experienced only a 6.81%

increase. Multi-residential properties are assessed based on market rents as opposed to a cost basis which is used for residential properties.

*Table 2: Assessment Phase-in related Interclass Tax Shifts*

Property Class	2013	2014	2015	2016	Total
Residential	960,230	(752,857)	(720,609)	(670,715)	(1,183,951)
New Multi-Residential	6,516	13,363	12,753	17,532	50,164
Multi-Residential	605,949	389,441	378,914	357,496	1,731,800
Commercial	(1,829,104)	168,981	142,400	116,597	(1,401,126)
Industrial	142,105	119,450	125,805	119,856	507,216
Pipelines	14,924	(11,202)	(10,331)	(9,549)	(16,158)
Farm	98,836	72,083	70,656	68,338	309,913
Managed Forest	364	584	568	601	2,117
<b>Total</b>	<b>(180)</b>	<b>(157)</b>	<b>156</b>	<b>156</b>	<b>(25)</b>

### 2016 Property Tax Levy Impacts

Table 3 summarizes the tax impacts affecting each of the tax classes to get from the 2015 tax levy to the 2016 tax levy, based on maintaining the 2015 tax ratios.

*Table 3: 2016 Tax Levy Impacts by Property Class*

Property Class	2015 Levy	Impacts			2016 Levy	Avg % Increase
		Growth	Phase-In	Levy		
Residential	229,331,176	3,186,783	(670,715)	(45,040)	231,802,205	-0.31%
New Multi-Residential	387,350	178,984	17,532	(113)	583,752	4.50%
Multi-Residential	15,537,947	(126,738)	357,496	(3,063)	15,765,641	2.28%
Farm	2,283,802	(55,243)	68,338	(446)	2,296,451	2.97%
Managed Forest	13,355	328	601	(3)	14,281	4.48%
Commercial	60,612,142	7,946	116,597	(11,799)	60,724,886	0.17%
Industrial	11,567,985	72,452	119,856	(2,285)	11,758,009	1.02%
Pipelines	2,163,734	9,321	(9,549)	(420)	2,163,086	-0.46%
<b>Total</b>	<b>321,897,492</b>	<b>3,273,831</b>	<b>157</b>	<b>(63,170)</b>	<b>325,108,311</b>	<b>-0.02%</b>
<b>% Increase</b>		<b>1.02%</b>	<b>0.00%</b>	<b>-0.02%</b>	<b>1.00%</b>	

The net Regional levy was approved with an increase of \$3.2 million, (1.00% gross, 0% net) over 2015, which is less than the amount of assessment growth (\$3.3 million or 1.02%). This results in an average decrease in Regional tax for property owners versus 2015.

Table 4 shows the impact of the proposed tax policy on a typical residential property. The typical residential property will experience a \$3 decrease in the Regional portion of their property tax bill for 2016.

*Table 4: 2016 Tax Policy Impact per Typical Residential Property*

Year	CVA	Tax Rate	Regional Tax
2015	236,134	0.00593873	\$ 1,402
2016	240,502	0.00581564	\$ 1,399
		\$ Decrease	\$ (3)
		% Decrease	-0.26%

The per household impacts in the table above are based upon the 2015 tax ratios and the 2016 tax roll, including assessment growth and the impacts of tax shifts from phase-in. Tax policy impacts for average multi-residential, commercial and industrial properties can be found in Section 3 of Appendix 1.

#### Input from Local Area Municipal (LAM) Councils

Report CSD 69-2015 requested LAM Councils to provide input respecting the 2016 property tax policy. Table 5 notes the LAM's responses. Each of the ten LAM's that provided council resolutions requested that the current tax policy and/or tax ratios be maintained.

*Table 5: LAM Responses to CSD 69-2015*

Municipality	Response Received	Council Resolutions
Fort Erie	Yes	Maintain Current Tax Policy
Grimsby	Yes	Maintain Current Tax Policy
Lincoln	Yes	Supports Status Quo Tax Policy
Niagara Falls	Yes	Maintain Status Quo Tax Ratios
NOTL	Yes	Maintain Existing Tax Ratios
Pelham	No	
Port Colborne	Yes	Maintain Status Quo Tax Policy
St Catharines	Yes	Received Report
Thorold	Yes	Maintain Current Tax Policy
Wainfleet	Yes	Maintain Current Tax Policy
Welland	Yes	Supports Status Quo Tax Policy for 2016
West Lincoln	Yes	Maintain Current Tax Ratios. No policy changes that shift tax onto Residential Property Class

#### 2015 BMA Study Survey Results

The combined Niagara Region, Local Area Municipalities, and education tax levy compares competitively to the BMA study average for 104 Ontario municipalities surveyed. Total taxes as classified by BMA are in the mid-range tax burden for all but two property types. In spite of being above the study average in five categories per Table 6 below, only the walk-up multi-residential unit type is considered in the high range and large industrial is considered in the low range. Note that the study results are

based on 2015 rates, and therefore are not impacted by 2016 tax policy and approved budget.

*Table 6: 2015 BMA Study Tax Metrics by Property Class*

Property Class	Property Type	Comparison Metric	Niagara Average* (\$)	Study Average (\$)	Variance		Comparison to Study
					\$	%	
Residential	Bungalow	Tax/Unit	3,226	3,121	105	3.36%	Above
	Executive	Tax/Unit	5,684	5,937	(253)	-4.26%	Below
Multi-Res	Walk-Up**	Tax/Unit	1,671	1,393	278	19.96%	Above
	Mid/High-Rise	Tax/Unit	1,800	1,737	63	3.64%	Above
Commercial	Office Buildings	Tax/Sq. Ft	2.73	3.28	(0.55)	-16.73%	Below
	Shopping	Tax/Sq. Ft	3.40	2.94	0.46	15.77%	Above
	Hotels	Tax/Unit	1,682	1,595	87	5.45%	Above
	Motels	Tax/Unit	1,069	1,171	(102)	-8.74%	Below
Industrial	Industrial Vacant Land	Tax/Acre	2,653	3,269	(616)	-18.84%	Below
	Standard Industrial	Tax/Sq. Ft	1.66	1.65	0.01	0.40%	At Average
	Large Industrial***	Tax/Sq. Ft	0.99	1.21	(0.23)	-18.60%	Below

\*Calculated using a simple average (total value of the study divided by the number of LAM's in the study)

\*\*Classified to be in the "High" range tax burden by BMA

\*\*\*Classified to be in the "Low" range tax burden by BMA

It is worthy to note that the largest concentration of assessment appeals outstanding for Niagara is in the commercial property class which will likely have an impact on the averages for Niagara in the table above.

### Niagara Business Competitiveness Study

The economic development division is undertaking a study to assess the Niagara Region's competitiveness for business investment and location decisions. While the study has not yet been completed, it will consider a number of qualitative and quantitative factors affecting decisions including development and operating costs, and property taxation is only one of many variables. The study conclusions will be considered in future tax policy decisions.

### Performance Measures

The Region has several tax related performance measures that are being tracked in order to measure success. These measures include taxable assessment growth, Regional taxes as a percentage of household income, total municipal burden (includes water and wastewater cost) as a percentage of household income, and employment related taxable assessment. Any reductions to the Region's tax ratios will cause each of these measures to worsen.

The updated taxable assessment growth measures are as follows:

- Current (2015) – 1.02%

- Previous – 1.15%
- Target – 1.50%

Regional taxes as a percentage of household income updated to reflect 2016 budget approval, moves the Region closer to the target as follows:

Regional taxes as a percentage of household income:

- Current - 1.70%
- Previous – 1.74%
- Target – 1.65% (established at low realized in 2013 per BMA study)

Table 7 below provides the 2015 measures for total property taxes (regional, municipal, education) and municipal burden (total property taxes and water and wastewater charges) for Niagara versus the 2015 BMA study. The BMA study does not reflect figures for 2016, but if the tax ratios are maintained the tax shifts and budget increase at a level lower than assessment tax growth will contribute to improvement in these measures.

*Table 7: Performance Measures from 2015 BMA Study*

	Niagara Average	Study Average	Variance		Comparison to Study
			\$	%	
Total Municipal Taxes (\$)	3,376	3,444	(68)	-1.99%	Below
Total Municipal Taxes as % of Hhld Inc.	3.9%	3.7%		4.28%	Above
Total Municipal Taxes and W/WW (\$)	4,364	4,327	37	0.85%	Above
Total Municipal Taxes and W/WW as % of Hhld Inc.	5.0%	4.7%		6.60%	Above

Employment related taxable assessment measures the proportion of assessment generated from employment (non-residential) uses. As a result of the strong residential assessment growth, and the limited commercial and industrial growth due to appeal assessments, this proportion has experienced a slight decrease for 2016.

Employment Related Taxable Assessment:

- Current – 17.3%
- Previous – 17.4%
- Target – 20.0%

### Education Rates

At the time of preparing this report, the Province has not yet released the 2016 Education property tax rates. Once set by the Province, an information report will be brought forward to outline the impact of the education tax rates on each of the tax classes.

### Tax Capping Program

For the past number of years, the Region has taken advantage of the following optional capping tools intended to move capped properties closer to CVA taxes:

- An annual cap of the greater of an amount representing 10% of the previous year's annualized taxes, or an amount representing an increase of 5% of the previous year's CVA taxes.
- Following the application of the capping program, moving all properties within a +/- \$250 threshold of CVA taxes directly to CVA taxation.
- Excluding all properties at CVA taxes from the capping program.
- Excluding properties that would otherwise cross over CVA taxes in a year (from capped to clawed back, or vice-versa) from the capping program.

In 2016, the Province is introducing new optional tax capping tools intended to accelerate the movement of capped properties towards CVA taxation. These new options include:

- Increasing the annual cap to 10% of the previous year's CVA taxes;
- Increasing the threshold to up to +/- \$500;
- Allowing municipalities to phase-out of the capping program over three years if there are no properties that have greater than 50% of CVA taxes capped; and
- Allowing municipalities to exit the capping program if they have no remaining capped properties.

The Region still has three properties that have greater than 50% of CVA taxes capped making it ineligible for the phase-out program. **The first two options cannot be modeled until education tax rates have been set.** As a result, this report does not make any recommendations with respect to the capping program. In the past, tax capping decisions have been brought forward as part of the tax policy decisions; however they can be deferred to a later date without the need to delay approval of the tax ratios and rates. A future report will be brought forward regarding the recommended 2016 tax capping program after there has been an opportunity to model the impacts of the new capping options introduced by the Province. Note that the local area treasurers are in favour of leveraging all options that contribute to the phasing out of the capping program.



### Waste Management Rates

Waste management tax rates are also set based on the Region's tax ratios. The waste management requisition by municipality was already approved through report CSD 76-2015; however the by-law setting the waste management tax rates for the 2015 requisitions will be brought forward as part of the general tax levy by-law as the rates are dependent on the tax ratios (with the exception of Niagara-on-the-Lake). The rates by municipality have been included in Section 8 of Appendix 1.

### Requisitioning Agency, Board and Commission Levy's separately

Regional staff has received legal advice regarding the requests from Council to separately requisition components of the general levy to the LAMs so that they can be separated on the municipal tax bill. The contents of tax bills are governed by sections 324 and 344 of the *Municipal Act, 2001* and supplemented by prescribed information in Ontario Regulation 75/01 (Tax Matters – Property Tax Bill Form and Content). Without the express written consent of the Minister of Finance, separate charges can only be included on the tax bill for a service or activity (a) not bring provided or undertaken throughout the municipality, or (b) being provided or undertaken at different levels or in a different manner in different parts of the municipality. The Niagara Peninsula Conservation Authority, Niagara Regional Police Service, and Niagara Regional Housing do not qualify as special services, and therefore levy allocations for these services cannot be separated on the municipal tax bill.

Comments have also been received from Area Treasurers indicating concerns about the difficulty of separating the levy on the property tax bill, including costs to make programming changes to their software and systems and staff time and training that would be required.

Regional staff is working with the LAMs to develop standardized information on how Regional taxes are utilized which can be included with LAMs tax billing or other alternate method of communication (such as tax bill insert, newsletter, website, etc.).

## **ALTERNATIVES REVIEWED**

Three alternative ratio scenarios are included in Section 4 of 2016 Assessment and Tax Policy Study, attached as Appendix 1. None of the alternative ratio scenarios that were reviewed have been recommended as each would increase the burden on the residential class relative to the status quo ratios upon which the information provided in this report is based. Many of the LAM's supported maintaining the existing ratios in order to not increase the burden on the residential property class.

## **ORIGIN OF REPORT**

Council is required to make decisions each year on tax policy, including tax ratios, tax rates, and the tax capping program.

## **OTHER PERTINENT REPORTS**

- CSD 69-2015, Corporate Services Committee, September 23, 2015

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### **SUBMITTED & SIGNED BY:**

Maurice Lewis  
Commissioner of Corporate Services/  
Treasurer

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### **APPROVED & SIGNED BY:**

Harry Schlange  
Chief Administrative Officer

*This report was prepared by Adam Smith, Financial Analyst – Taxation & Revenue and reviewed by Helen Chamberlain, Director, Financial Management & Planning/Deputy Treasurer.*

## **APPENDICES**

Appendix I

2016 Assessment and Tax Policy Impact Study

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# Assessment and Tax Policy Impact Study



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## Introduction

Every year, upper and single-tier municipalities are tasked with making a number of tax policy decisions which will determine how taxes are distributed across property classes. The purpose of this study is to provide background information on the implications of those tax policy decisions. As a stand-alone document, it makes no recommendations – it provides the outcomes based on information available and scenario's included, along with written explanations.

The study will take the reader through the process of comparing the 2015 returned tax roll assessment and budget to the 2016 returned tax roll to see the assessment growth, comparing the 2015 year-end assessment to the 2016 assessment to see tax shifts as a result of assessment phase-in, to outline tax ratio options and the related implications, to outline historic tax capping results and highlight new tax capping options that have been made available, and to provide highlights of the assessment that is under appeal to the assessment review board.

The study endeavors to provide impacts and implications by both property class and location (municipality). It will also provide impacts for typical properties by municipality, and provide Regional tax impacts on the property classes of individual municipalities.

This study will form an appendix to staff report CSD 03-2016, which provides staff recommendations based on feedback from the local area municipalities, findings from Economic Development's competitiveness study, findings from the BMA Municipal Study, and consideration of Regional Council's Strategic Priorities. The intention is that this study provides information in an unbiased format, while the staff report will provide rationale and explanations for the recommendations contained therein.

## Scope of the Study

### Section 1 – Assessment and Revenue Growth

- Positive, Negative, and Net Assessment Growth by Local Municipality and by Property Class
- Taxation Growth by Local Municipality and by Property Class

### Section 2 – Market Value Changes

- Assessment Phase-In Program
- Measuring Changes in Phased CVA
- Distribution of Phase-In and Value Change patterns by Local Municipality and by Property Class

### Section 3 – Re-Assessment and Phase-In Tax Impacts

- 2016 Revenue Neutral Tax Rates
- 2016 Notional Taxable Levies by Property Class and Local Municipality
- Quantification of Inter-Class and Inter-Municipal Tax Shifts
- Tax Impact of Assessment Phase-In
- Tax Patterns for Typical Properties by Local Municipality

### Section 4 – Tax Policy Sensitivity Analysis

- Starting tax ratios and relationships to Provincial limits
- Tax impacts for 2016 under various tax policy and levy change scenarios

### Section 5 – Tax Capping and New Options

- Historical Capping Information
- Outline of new options and expected outcomes

### Section 6 – Assessment at Risk

- Outstanding assessment under appeal by both property class and Local Municipality
- Top 10 Region-wide CVA under appeal by property (Single Year)

### Section 7 – Assessment Based Payment-in-Lieu Property Impacts

- Assessment and Tax Growth by Property Class and Local Municipality

### Section 8 – Local Area Municipality Tables

- Assessment growth for each Local Municipality
- Regional tax growth for each Local Municipality
- Phase-In impact on Regional taxes for each Local Municipality
- Distribution of regional taxes based on approved budget for each Local Municipality
- Assessment under appeal by Local Municipality
- Waste Management Rates by Local Municipality

## Section 1 – Assessment and Revenue Growth

The first step in the year-end process is analyzing the assessment growth and losses that have occurred during the year. The net assessment growth then has the current year tax rates applied against it in order to provide the additional/loss in revenue that would result if those properties had been on the tax roll the entire year. The net revenue growth/loss is the amount the municipality's net tax levy budget can increase/decrease without increasing the tax burden on the tax base.

### 2016 Assessment Growth and Loss

Net assessment growth can be broken down by property class into both positive and negative assessment growth to allow for further analysis. This breakdown allows the reader to see the impacts of new construction and changes in physical condition of a property that have a positive impact on assessment value separately from the impacts of assessment appeals, requests for reconsiderations and demolitions and other changes in physical condition that have a negative impact on assessment values.

*Table 1.1 – 2016 Assessment Growth and Loss Patterns by Property Class*

Tax Class	2015 Phased CVA	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
		\$	%	\$	%	\$	%
Residential	38,629,567,207	701,243,675	1.82%	(147,014,567)	-0.38%	554,229,108	1.43%
New Multi-Residential	65,224,328	35,274,711	54.08%	(5,136,323)	-7.87%	30,138,388	46.21%
Multi-Residential	1,280,027,126	7,055,953	0.55%	(17,496,744)	-1.37%	(10,440,791)	-0.82%
Farm	1,538,242,582	33,170,130	2.16%	(70,378,865)	-4.58%	(37,208,735)	-2.42%
Managed Forest	8,995,159	449,380	5.00%	(228,658)	-2.54%	220,722	2.45%
Commercial	5,587,728,090	103,448,156	1.85%	(105,912,200)	-1.90%	(2,464,044)	-0.04%
Commercial Vacant	218,825,599	18,336,192	8.38%	(15,165,432)	-6.93%	3,170,760	1.45%
Commercial Excess	91,016,133	5,156,804	5.67%	(3,720,661)	-4.09%	1,436,143	1.58%
Industrial	679,809,445	18,093,525	2.66%	(16,450,175)	-2.42%	1,643,350	0.24%
Industrial Vacant	70,988,134	7,905,078	11.14%	(3,391,064)	-4.78%	4,514,014	6.36%
Industrial Excess	22,600,560	1,609,422	7.12%	(1,515,101)	-6.70%	94,321	0.42%
Pipeline	214,054,948	1,249,371	0.58%	(327,276)	-0.15%	922,095	0.43%
Total	48,407,079,311	932,992,397	1.93%	(386,737,066)	-0.80%	546,255,331	1.13%

On a dollar basis, residential CVA growth led the way for positive, negative and net growth in 2015, while the commercial class was the second largest contributor to both positive and negative assessment growth, which nearly perfectly offset each other, resulting in the smallest percentage change in net CVA growth amongst the property classes. On a percentage basis, new multi-residential saw the largest positive CVA growth, followed by industrial vacant land. At the same time, new multi-residential also experienced the largest negative CVA growth, followed by commercial vacant land and industrial excess land. On a net CVA growth basis, the multi-residential, farm and commercial classes all experienced a negative net CVA growth, while all other classes experienced a positive net CVA growth.



Similarly, net assessment growth can be broken down by municipality into positive and negative growth.

*Table 1.2 – 2016 Assessment Growth and Loss Patterns by Local Municipality*

Municipality	2015 Phased CVA	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
		\$	%	\$	%	\$	%
Fort Erie	3,423,747,124	35,371,991	1.03%	(23,107,186)	-0.67%	12,264,805	0.36%
Grimsby	3,419,405,983	77,954,200	2.28%	(16,376,281)	-0.48%	61,577,919	1.80%
Lincoln	3,037,808,814	59,724,888	1.97%	(25,647,017)	-0.84%	34,077,871	1.12%
Niagara Falls	9,306,851,209	218,045,706	2.34%	(106,353,465)	-1.14%	111,692,241	1.20%
NOTL	4,007,440,332	182,684,835	4.56%	(59,936,668)	-1.50%	122,748,167	3.06%
Pelham	2,215,550,007	51,689,512	2.33%	(13,651,039)	-0.62%	38,038,473	1.72%
Port Colborne	1,678,562,622	15,588,126	0.93%	(8,981,736)	-0.54%	6,606,390	0.39%
St Catharines	12,879,613,166	120,070,929	0.93%	(58,804,886)	-0.46%	61,266,043	0.48%
Thorold	1,889,606,222	52,595,298	2.78%	(17,179,024)	-0.91%	35,416,274	1.87%
Wainfleet	870,316,065	18,264,986	2.10%	(9,300,658)	-1.07%	8,964,328	1.03%
Welland	4,081,106,299	52,530,474	1.29%	(31,240,021)	-0.77%	21,290,453	0.52%
West Lincoln	1,597,071,468	48,471,452	3.04%	(16,159,085)	-1.01%	32,312,367	2.02%
Total	48,407,079,311	932,992,397	1.93%	(386,737,066)	-0.80%	546,255,331	1.13%

On a municipal basis, NOTL had the greatest positive growth rate, highest negative growth rate, and the best net growth rate. NOTL also contributed the greatest dollar share of net growth to the Region. Positive CVA growth exceeded 1% in 10 of the 12 LAM's, and exceeded 2% in 7 LAM's. Negative CVA growth exceeded 1% in 4 of the LAM's. Net growth exceeded 1% in 8 of the LAM's, and exceeded 2% in 2 of the LAM's.

## 2016 Revenue Growth

In order to quantify the tax impact of the net CVA growth, the 2015 tax rates are applied against the 2015 assessment from the returned roll for 2015 and against the 2015 year end assessment from the returned roll for 2016. This provides the tax/revenue growth that result from the net assessment growth.

Although Residential net CVA growth exceeded total net CVA growth for the Region (Table 1.1), it represented 97% of the total tax growth for the Region (Table 1.3). A large increase in tax from New Multi-Residential was realized in 2015, while the multi-residential, farm and commercial (occupied) classes all incurred negative tax growth.

*Table 1.3 – 2016 Revenue Growth by Property Class*

Tax Class	2015 CVA Tax as Returned	2015 CVA Tax as Revised	CVA Tax Growth	
			\$	%
Residential	229,331,176	232,517,959	3,186,783	1.39%
New Multi-Residential	387,350	566,333	178,984	46.21%
Multi-Residential	15,537,947	15,411,209	(126,738)	-0.82%
Farm	2,283,802	2,228,559	(55,243)	-2.42%
Managed Forest	13,355	13,683	328	2.45%
Commercial	58,346,984	58,321,250	(25,734)	-0.04%
Commercial Vacant	1,599,767	1,622,948	23,180	1.45%
Commercial Excess	665,391	675,890	10,499	1.58%
Industrial	10,617,848	10,643,516	25,667	0.24%
Industrial Vacant	720,690	766,517	45,827	6.36%
Industrial Excess	229,447	230,404	958	0.42%
Pipeline	2,163,734	2,173,055	9,321	0.43%
Total	321,897,492	325,171,323	3,273,831	1.02%

Tax growth can also be segregated by municipality in order to see the geographic distribution of revenue growth.

*Table 1.4 – 2016 Revenue Growth by Local Municipality*

Municipality	2015 CVA Tax as Returned	2015 CVA Tax as Revised	CVA Tax Growth	
			\$	%
Fort Erie	22,090,612	22,146,692	56,080	0.25%
Grimsby	21,551,550	21,936,347	384,797	1.79%
Lincoln	18,217,594	18,492,740	275,147	1.51%
Niagara Falls	67,222,724	67,881,759	659,035	0.98%
NOTL	25,228,307	26,157,384	929,076	3.68%
Pelham	13,130,736	13,370,892	240,157	1.83%
Port Colborne	11,252,620	11,292,474	39,854	0.35%
St Catharines	89,330,302	89,584,761	254,459	0.28%
Thorold	12,697,570	12,878,716	181,146	1.43%
Wainfleet	4,788,655	4,838,451	49,796	1.04%
Welland	27,418,478	27,404,605	(13,873)	-0.05%
West Lincoln	8,968,344	9,186,503	218,159	2.43%
Total	321,897,492	325,171,323	3,273,831	1.02%

Although Welland had positive net assessment growth, its negative growth was in the multi-residential and commercial property classes, resulting in a negative tax growth. The other 11 LAM's had positive tax growth, with 7 of those realizing tax growth in excess of 1%.

## Assessment Growth Trends

*Table 1.5 – Assessment Growth Trends by Property Class (Multi-Year)*

Property Class	2013 Growth		2014 Growth		2015 Growth	
	\$	%	\$	%	\$	%
Residential	438,770,361	1.21%	476,406,341	1.27%	554,229,109	1.43%
New Multi-Residential	38,577,299	201.67%	418,923	0.68%	30,138,388	46.21%
Multi-Residential	5,629,623	0.48%	-3,353,688	-0.27%	-10,440,791	-0.82%
Commercial	115,008,743	2.13%	103,150,030	1.83%	2,142,859	0.04%
Industrial	1,408,585	0.19%	-27,911,744	-3.60%	6,251,685	0.81%
Pipelines	2,178,466	1.08%	3,311,581	1.60%	922,095	0.43%
Managed Forests	395,501	5.64%	446,760	5.60%	220,722	2.45%
Farm	16,064,900	1.19%	8,889,202	0.61%	-37,208,735	-2.42%
<b>Total</b>	<b>618,033,478</b>	<b>1.37%</b>	<b>561,357,405</b>	<b>1.20%</b>	<b>546,255,332</b>	<b>1.13%</b>

The assessment growth trends from the last 3 years indicate an increasing growth rate in the residential property class and continued growth in the new multi-residential class. The non-residential classes have declined in their contribution towards assessment growth although the modest increase in 2015 can be largely attributed to high negative CVA growth resulting from settlement of appeals (Table 1.1).

*Table 1.6 – Assessment Growth Trends by Local Municipality (Multi-Year)*

Municipality	2013 Growth		2014 Growth		2015 Growth	
	\$	%	\$	%	\$	%
Fort Erie	29,137,751	0.89%	16,408,416	0.50%	12,264,805	0.36%
Grimsby	39,519,593	1.25%	51,898,520	1.60%	61,577,919	1.80%
Lincoln	50,134,270	1.79%	36,132,775	1.20%	34,077,872	1.12%
Niagara Falls	152,458,062	1.75%	123,748,175	1.40%	111,692,241	1.20%
NOTL	80,110,735	2.32%	236,003,463	6.50%	122,748,167	3.06%
Pelham	20,162,015	0.97%	20,827,408	1.00%	38,038,473	1.72%
Port Colborne	12,309,785	0.77%	7,747,723	0.50%	6,606,390	0.39%
St. Catharines	108,411,976	0.89%	-11,033,115	-0.10%	61,266,043	0.48%
Thorold	40,898,270	2.32%	15,134,049	0.80%	35,416,274	1.87%
Wainfleet	8,629,357	1.05%	3,898,230	0.50%	8,964,328	1.03%
Welland	43,306,731	1.12%	45,631,433	1.10%	21,290,453	0.52%
West Lincoln	32,954,933	2.25%	14,960,328	1.00%	32,312,367	2.02%
<b>Total</b>	<b>618,033,478</b>	<b>1.37%</b>	<b>561,357,405</b>	<b>1.20%</b>	<b>546,255,332</b>	<b>1.13%</b>

The geographical growth trends indicate increasing CVA growth rates in Grimsby, Pelham and NOTL, and declining CVA growth trends in Fort Erie, Niagara Falls and St. Catharines, with the remaining municipalities having constant or varied CVA growth patterns.

## Section 2 – Market Value Changes

The second step in the year-end tax process is reviewing changes to the composition of the Region's tax base as a result of reassessment phase-in. In years 2-4 of the reassessment cycle, the results of the phase-in changes typically remain relatively constant, as the phase-in amounts will remain the same annually during years 2-4 for any property which has not had a change in physical state or use, or any property which has had a settlement as a result of a request for reconsideration or assessment appeal to the assessment review board. This section looks at only the assessment impacts, which will form the basis of the tax dollar impact analysis that is provided in Section 3. The municipality has no impact or influence over the assessment changes in this section, as this is reflective of the re-assessments completed by the Municipal Property Assessment Corporation (MPAC) for each four-year reassessment cycle.

### Assessment Phase-In Trends

Looking at the different phase-in rates by property class indicates which property types had seen the greatest increase in value since the prior reassessment in 2008.

*Table 2.1 – Assessment Phase-In Percentage Change by Property Class and Year*

Property Class	Phase-In % Change			
	2013	2014	2015	2016
Residential	1.28%	1.89%	1.84%	1.80%
New Multi-Residential	7.02%	6.19%	5.72%	5.26%
Multi-Residential	5.40%	5.03%	4.77%	4.47%
Farm	6.09%	5.83%	5.50%	5.23%
Managed Forest	4.50%	7.62%	6.79%	6.58%
Commercial	-2.30%	2.62%	2.49%	2.36%
Industrial	2.27%	3.39%	3.39%	3.22%
Pipeline	1.57%	1.69%	1.67%	1.65%
Total	1.10%	2.21%	2.14%	2.07%

The assessment phase-in by property class (Table 2.1) from the 2012 re-assessment resulted in the highest phase-in percentage change being in the new multi-residential, multi-residential, managed forest and farm classes due to the increasing value of these property types. The pipeline and residential property classes have the lowest phase-in increases as a result of their previous CVA amounts more closely reflecting the actual market rates.

Looking at the phase-in rates by municipality provides some insight about the impact of location on the change in property value from the 2008 reassessment to the 2012 reassessment values.

The phase-in changes by municipality (Table 2.2) range from a low of 1.41% in Fort Erie (2016) to a high of 3.04% in NOTL (2016). This indicates that property values in NOTL increased at the greatest rate in the Region from 2008 to 2012, with Grimsby, Lincoln, Pelham, St. Catharines and West Lincoln also having phase-in rates above the region-wide average. These differences in rates contribute to natural shifts in the distribution of taxes amongst property classes and municipalities.

*Table 2.2 - Assessment Phase-In Percentage Change by Municipality and Year*

Municipality	Phase-In % Change			
	2013	2014	2015	2016
Fort Erie	-0.70%	1.50%	1.40%	1.41%
Grimsby	2.30%	2.60%	2.50%	2.42%
Lincoln	2.20%	2.70%	2.60%	2.52%
Niagara Falls	-0.70%	1.90%	1.80%	1.74%
NOTL	2.50%	3.40%	3.20%	3.04%
Pelham	2.00%	2.40%	2.30%	2.23%
Port Colborne	1.10%	1.90%	1.90%	1.84%
St Catharines	1.70%	2.30%	2.20%	2.12%
Thorold	1.10%	2.10%	2.00%	1.96%
Wainfleet	0.50%	2.20%	2.10%	2.03%
Welland	0.90%	1.60%	1.60%	1.52%
West Lincoln	1.80%	2.70%	2.70%	2.57%
Region-Wide	1.10%	2.21%	2.14%	2.07%

## 2016 Phased-In CVA Change

A comparison of the 2016 CVA from the returned roll against the 2015 year-end CVA illustrates the actual dollar impacts of the phase-in, and identifies how the 2016 figures in tables 2.1 and 2.2 above were calculated.

Reviewing the phase-in change by property class allows for identification that vacant and excess lands are increasing at a greater rate than the occupied class for both the commercial and industrial property class.

*Table 2.3 – Phased-In CVA Change by Property Class*

Tax Class	2015 As Revised	2016 As Returned	Phase-In Change	
			\$	%
Residential	39,183,796,315	39,889,883,804	706,087,489	1.80%
New Multi-Residential	95,362,716	100,376,300	5,013,584	5.26%
Multi-Residential	1,269,586,335	1,326,273,936	56,687,601	4.47%
Farm	1,501,033,847	1,579,499,920	78,466,073	5.23%
Managed Forest	9,215,881	9,822,264	606,383	6.58%
Commercial	5,585,264,046	5,704,221,881	118,957,835	2.13%
Commercial Vacant	221,996,359	235,498,500	13,502,141	6.08%
Commercial Excess	92,452,276	99,178,597	6,726,321	7.28%
Industrial	681,452,795	701,794,791	20,341,996	2.99%
Industrial Vacant	75,502,148	79,413,900	3,911,752	5.18%
Industrial Excess	22,694,881	23,581,538	886,657	3.91%
Pipeline	214,977,043	218,520,000	3,542,957	1.65%
Total	48,953,334,642	49,968,065,431	1,014,730,789	2.07%

The phase-in of assessment helps to explain the tax shifts which will be identified later in the study.

*Table 2.4 – Phased-In CVA Change by Municipality*

Municipality	2015 CVA as Revised	2016 CVA as Returned	2016 Phase-in Change	
			\$	%
Fort Erie	3,436,011,929	3,484,316,072	48,304,143	1.41%
Grimsby	3,480,983,902	3,565,246,099	84,262,197	2.42%
Lincoln	3,071,886,685	3,149,213,068	77,326,383	2.52%
Niagara Falls	9,418,543,450	9,582,327,910	163,784,460	1.74%
NOTL	4,130,188,499	4,255,733,367	125,544,868	3.04%
Pelham	2,253,588,480	2,303,769,800	50,181,320	2.23%
Port Colborne	1,685,169,012	1,716,098,536	30,929,524	1.84%
St Catharines	12,940,879,209	13,215,624,280	274,745,071	2.12%
Thorold	1,925,022,496	1,962,811,710	37,789,214	1.96%
Wainfleet	879,280,393	897,144,900	17,864,507	2.03%
Welland	4,102,396,752	4,164,577,289	62,180,537	1.52%
West Lincoln	1,629,383,835	1,671,202,400	41,818,565	2.57%
Total	48,953,334,642	49,968,065,431	1,014,730,789	2.07%

## Section 3 – Re-Assessment and Phase-In Tax Impacts

The phase-in of re-assessment increases has taxation impacts between both property classes and municipalities. Re-assessment phase-in does not provide any additional revenue; instead, redistributes the tax burden across and within property classes and municipalities. This section will illustrate the impacts of the final phase-in year from the 2012 re-assessment cycle.

### Notional Tax Rates

The tax rates that would provide the same levy using the 2016 CVA, as was provided using the 2015 revised CVA (inclusive of growth) and 2015 tax rates, are referred to as the Notional Tax Rates. These rates are prepared maintaining the tax ratios that were used in the previous year (2015). The resulting tax levy from the new rates will not perfectly match that of the previous year due to rounding. Using the previous year's annualized levy ensures that the impacts of any policy changes or budgetary pressures can have their impacts separated.

*Table 3.1 – Starting Ratios and Notional Tax Rates*

Property Class	2015 Tax Ratios			2016 Start Ratios	2015 Actual	2016 Notional
	Ratio	Discount	Effective Ratio		Tax Rates	Tax Rates
Residential	1	1	1.000000	1.000000	0.00593873	0.00581677
New Multi-Residential	1	1	1.000000	1.000000	0.00593873	0.00581677
Multi-Residential	2.044	1	2.044000	2.044000	0.01213876	0.01188948
Farm	0.25	1	0.250000	0.250000	0.00148468	0.00145419
Managed Forest	0.25	1	0.250000	0.250000	0.00148468	0.00145419
Commercial	1.7586	1	1.758600	1.758600	0.01044385	0.01022937
Commercial Vacant	1.7586	0.7	1.231020	1.231020	0.00731070	0.00716056
Commercial Excess	1.7586	0.7	1.231020	1.231020	0.00731070	0.00716056
Industrial	2.63	1	2.630000	2.630000	0.01561886	0.01529811
Industrial Vacant	2.63	0.65	1.709500	1.709500	0.01015226	0.00994377
Industrial Excess	2.63	0.65	1.709500	1.709500	0.01015226	0.00994377
Pipeline	1.7021	1	1.702100	1.702100	0.01010831	0.00990072
Taxable Levy based on 2016 Returned Roll Values					325,171,323	325,171,480

These tax rates can then be used to determine what tax shifts have occurred as a result of the 2016 re-assessment phase-in.

## 2016 Tax Shifts

Tax shifts due to re-assessment will occur between property classes and municipalities, and also within those property classes and municipalities on an individual property basis. This study focuses on the tax shifts at the property class and municipality level.

*Table 3.2 – 2016 Inter-Class Tax Shifts*

Tax Class	2015 As Revised	2016 Revenue Neutral	Inter Class Shifts	
			\$	%
Residential	232,517,959	231,847,245	(670,715)	-0.29%
New Multi-Residential	566,333	583,866	17,532	3.10%
Multi-Residential	15,411,209	15,768,705	357,496	2.32%
Farm	2,228,559	2,296,897	68,338	3.07%
Managed Forest	13,683	14,283	601	4.39%
Commercial	58,321,250	58,340,210	18,960	0.03%
Commercial Vacant	1,622,948	1,686,301	63,353	3.90%
Commercial Excess	675,890	710,174	34,284	5.07%
Industrial	10,643,516	10,736,130	92,615	0.87%
Industrial Vacant	766,517	789,673	23,156	3.02%
Industrial Excess	230,404	234,489	4,085	1.77%
Pipeline	2,173,055	2,163,506	(9,549)	-0.44%
Total	325,171,323	325,171,480	157	0.00%

The residential and pipeline property classes had the lowest phase-in rates, and as a result taxes have shifted from those classes to the remaining classes. The multi-residential class has the largest tax dollar increase of any property class while the commercial excess land class receives the largest percentage tax shift.

On a municipal basis, seven municipalities (Fort Erie, Niagara Falls, Pelham, Port Colborne, Thorold, Wainfleet and Welland) had taxes shift off of them, with those taxes picked up by the remaining five municipalities (Grimsby, Lincoln, NOTL, and St. Catharines & West Lincoln). Fort Erie experienced the largest percentage decrease resulting from the tax shift at a decrease of 0.66%, while NOTL experienced the largest increase due to the tax shift with an increase of 0.93%.



*Table 3.3 – 2016 Inter-Municipal Tax Shifts*

Municipality	2015 as Revised	2016 as Returned	Inter Municipal Shifts	
			\$	%
Fort Erie	22,146,692	22,000,101	(146,591)	-0.66%
Grimsby	21,936,347	22,015,336	78,988	0.36%
Lincoln	18,492,740	18,547,358	54,617	0.30%
Niagara Falls	67,881,759	67,659,656	(222,103)	-0.33%
NOTL	26,157,384	26,400,177	242,793	0.93%
Pelham	13,370,892	13,365,295	(5,597)	-0.04%
Port Colborne	11,292,474	11,263,829	(28,645)	-0.25%
St Catharines	89,584,761	89,749,867	165,106	0.18%
Thorold	12,878,716	12,858,152	(20,564)	-0.16%
Wainfleet	4,838,451	4,831,369	(7,082)	-0.15%
Welland	27,404,605	27,272,824	(131,781)	-0.48%
West Lincoln	9,186,503	9,207,519	21,016	0.23%
Total	325,171,323	325,171,480	157	0.00%

### Taxes based on Approved 2016 Budget

On December 3, 2015, Regional Council approved the 2016 budget with a net levy of \$325,108,233. Table 3.4 provides the tax rates based on the approved 2016 budget and status quo tax ratios. Note that the total amount raised by the tax rates does not match the budget exactly due to rounding.

*Table 3.4 – Tax Rates and Impact based on Approved 2016 Budget*

Property Class	Effective Ratio	2016 Actual Tax Rates	2016 Regional Tax	2015 Tax as Revised	Increase/ (Decrease)	
					\$	%
Residential	1.000000	0.00581564	231,802,205	232,517,959	(715,755)	-0.31%
New Multi-Residential	1.000000	0.00581564	583,752	566,333	17,419	3.08%
Multi-Residential	2.044000	0.01188717	15,765,641	15,411,209	354,432	2.30%
Farm	0.250000	0.00145391	2,296,451	2,228,559	67,892	3.05%
Managed Forest	0.250000	0.00145391	14,281	13,683	598	4.37%
Commercial	1.758600	0.01022738	58,328,877	58,321,250	7,627	0.01%
Commercial Vacant	1.231020	0.00715917	1,685,974	1,622,948	63,026	3.88%
Commercial Excess	1.231020	0.00715917	710,036	675,890	34,146	5.05%
Industrial	2.630000	0.01529513	10,734,045	10,643,516	90,529	0.85%
Industrial Vacant	1.709500	0.00994184	789,520	766,517	23,003	3.00%
Industrial Excess	1.709500	0.00994184	234,444	230,404	4,039	1.75%
Pipeline	1.702100	0.00989880	2,163,086	2,173,055	(9,969)	-0.46%
Total			325,108,311	325,171,323	(63,013)	-0.02%

## Progression of Share of Tax by Municipality

These tables reflect the percentage share of assessment by municipality, and percentage share of the Region's general levy by municipality. This allows for a relative comparison of how assessment growth and phase-in has impacted both measures over the past four years.

*Table 3.5 – Percentage Share of Unweighted Phased Assessment by Local Municipality*

Municipality	2013	2014	2015	2016
Fort Erie	7.26%	7.17%	7.07%	6.97%
Grimsby	6.99%	7.01%	7.06%	7.14%
Lincoln	6.19%	6.25%	6.28%	6.30%
Niagara Falls	19.24%	19.25%	19.21%	19.18%
NOTL	7.64%	7.79%	8.28%	8.52%
Pelham	4.59%	4.58%	4.58%	4.61%
Port Colborne	3.53%	3.50%	3.47%	3.43%
St Catharines	27.06%	26.94%	26.61%	26.45%
Thorold	3.89%	3.92%	3.90%	3.93%
Wainfleet	1.82%	1.81%	1.80%	1.80%
Welland	8.55%	8.48%	8.43%	8.33%
West Lincoln	3.25%	3.29%	3.30%	3.34%
Total	100%	100%	100%	100%

*Table 3.6 – Percentage Share of General Levy by Local Municipality*

Municipality	2013	2014	2015	2016
Fort Erie	7.07%	6.98%	6.86%	6.77%
Grimsby	6.64%	6.65%	6.70%	6.77%
Lincoln	5.61%	5.63%	5.66%	5.70%
Niagara Falls	20.98%	20.96%	20.88%	20.81%
NOTL	7.04%	7.20%	7.84%	8.12%
Pelham	4.10%	4.09%	4.08%	4.11%
Port Colborne	3.56%	3.53%	3.50%	3.46%
St Catharines	28.12%	28.11%	27.75%	27.60%
Thorold	3.98%	3.97%	3.94%	3.95%
Wainfleet	1.51%	1.50%	1.49%	1.49%
Welland	8.62%	8.58%	8.52%	8.39%
West Lincoln	2.75%	2.78%	2.79%	2.83%
Total	100%	100%	100%	100%

## Tax Change for Typical Properties

The tax change for typical properties in different property classes will vary from one municipality to another. The following tables provide the change in CVA for the average property, as well as the changes in Regional taxes for each municipality, as well as Region-wide.

*Table 3.7 – Tax Change for Typical Residential Property by Local Municipality*

Single Detached Residential	Average Phased CVA				Regional General Levy Taxes			
	2015	2016	Change		2015	2016	Change	
			\$	%			\$	%
Fort Erie	193,593	195,236	1,643	0.85%	1,150	1,135	(14)	-1.24%
Grimsby	339,214	346,396	7,182	2.12%	2,015	2,015	0	0.00%
Lincoln	323,665	330,116	6,451	1.99%	1,922	1,920	(2)	-0.12%
Niagara Falls	222,236	225,289	3,054	1.37%	1,320	1,310	(10)	-0.73%
NOTL	418,373	430,157	11,785	2.82%	2,485	2,502	17	0.69%
Pelham	337,807	343,833	6,026	1.78%	2,006	2,000	(7)	-0.33%
Port Colborne	173,768	175,485	1,717	0.99%	1,032	1,021	(11)	-1.11%
St Catharines	233,848	238,137	4,290	1.83%	1,389	1,385	(4)	-0.28%
Thorold	222,792	225,942	3,150	1.41%	1,323	1,314	(9)	-0.69%
Wainfleet	242,867	247,103	4,236	1.74%	1,442	1,437	(5)	-0.36%
Welland	193,943	196,325	2,382	1.23%	1,152	1,142	(10)	-0.87%
West Lincoln	299,231	305,117	5,886	1.97%	1,777	1,774	(3)	-0.15%
Region-Wide	243,735	247,825	4,090	1.68%	1,447	1,441	(6)	-0.43%

Table 3.7 includes only properties with a property code of 301, which represents single family detached homes which are not next to a body of water (lake, river, creek, etc.). This property code is the most common property codes in the Region. The largest increase in average phased CVA occurred in Niagara-on-the-Lake, with the smallest increase in averaged phased CVA occurring in Fort Erie. Based on this average CVA, the average home in NOTL will have an increase in the Regional portion of their tax bill. The average home in Grimsby will see no change in the Regional portion of their tax bill, and the average home in every other Niagara municipality will see a decrease in the Regional portion of their tax bill. The average percentage tax change ranges from a decrease of 1.11% to an increase of 0.69%.

Homeowners experiencing greater than the average change in CVA will see a smaller decrease, or an increase in the Regional portion of their tax bill, while those with a lesser than average change in CVA will see a greater decrease, or, in the case of NOTL, smaller increase in the Regional portion of their tax bill.

*Table 3.8 – Tax Change for Typical Multi-Residential Property by Local Municipality*

Multi-Residential	Average Phased CVA				Regional General Levy Taxes			
	2015	2016	Change		2015	2016	Change	
			\$	%			\$	%
Fort Erie	1,845,098	1,910,609	65,511	3.55%	22,397	22,712	315	1.40%
Grimsby	1,672,089	1,758,857	86,768	5.19%	20,297	20,908	611	3.01%
Lincoln	1,502,719	1,583,875	81,156	5.40%	18,241	18,828	587	3.22%
Niagara Falls	2,097,356	2,163,869	66,513	3.17%	25,459	25,722	263	1.03%
NOTL	5,213,000	5,432,333	219,333	4.21%	63,279	64,575	1,296	2.05%
Pelham	1,692,462	1,751,900	59,438	3.51%	20,544	20,825	281	1.37%
Port Colborne	1,315,243	1,347,139	31,896	2.43%	15,965	16,014	48	0.30%
St Catharines	2,881,700	3,037,158	155,458	5.39%	34,980	36,103	1,123	3.21%
Thorold	2,268,442	2,385,000	116,558	5.14%	27,536	28,351	815	2.96%
Wainfleet	439,500	456,000	16,500	3.75%	5,335	5,421	86	1.60%
Welland	2,334,048	2,417,317	83,270	3.57%	28,332	28,735	403	1.42%
West Lincoln	1,011,100	1,028,200	17,100	1.69%	12,274	12,222	(51)	-0.42%
Region-Wide	2,272,144	2,372,138	99,995	4.40%	27,581	28,198	617	2.24%

Multi-Residential properties with a property code of 340 (multi-residential with 7 or more self-contained units) have been included in Table 3.8. This property code represents the majority of multi-residential units. The largest dollar increase in average phased CVA occurred in NOTL, while the greatest percentage change in average phase CVA occurred in Lincoln. Only Port Colborne and West Lincoln had an increase in average phased CVA of less than three per cent. The average percentage tax change ranges from a decrease of 0.42% (West Lincoln) to an increase of 3.22% (Lincoln) for these properties.

*Table 3.9 – Tax Change for Typical Commercial Property by Local Municipality*

Commercial	Average Phased CVA				Regional General Levy Taxes			
	2015	2016	Change		2015	2016	Change	
			\$	%			\$	%
Fort Erie	168,120	171,613	3,493	2.08%	1,756	1,755	(1)	-0.04%
Grimsby	416,145	439,608	23,463	5.64%	4,346	4,496	150	3.45%
Lincoln	325,433	336,528	11,095	3.41%	3,399	3,442	43	1.27%
Niagara Falls	422,726	435,549	12,822	3.03%	4,415	4,455	40	0.90%
NOTL	702,489	742,390	39,902	5.68%	7,337	7,593	256	3.49%
Pelham	263,241	273,480	10,239	3.89%	2,749	2,797	48	1.74%
Port Colborne	127,185	130,698	3,512	2.76%	1,328	1,337	8	0.63%
St Catharines	398,099	406,021	7,922	1.99%	4,158	4,153	(5)	-0.12%
Thorold	193,631	198,927	5,296	2.74%	2,022	2,035	12	0.61%
Wainfleet	126,690	132,128	5,438	4.29%	1,323	1,351	28	2.13%
Welland	182,744	187,366	4,621	2.53%	1,909	1,916	8	0.40%
West Lincoln	295,082	302,848	7,766	2.63%	3,082	3,097	16	0.50%
Region-Wide	326,792	336,447	9,656	2.95%	3,413	3,441	28	0.82%

Table 3.9 includes commercial properties with one of the following property codes: 410 (retail, one storey, under 10,000 square feet), 411 (restaurant, conventional), 430 (neighbourhood shopping centre with more than 2 stores attached under single ownership, less than 150,000 square feet), and 471 (retail or office with residential units above or behind – less than 10,000 square feet). These properties are generally reflective of typical commercial properties in Niagara. The largest dollar and percentage change in average phased CVA both occur in NOTL, while Fort Erie has the lower dollar change and St. Catharines the lowest percentage change in average phase CVA. The average percentage tax change ranges from a decrease of 0.12% (St. Catharines) to an increase of 3.49% (NOTL) for these properties.

*Table 3.10 – Tax Change for Typical Industrial Property by Local Municipality*

Industrial	Average Phased CVA				Regional General Levy Taxes			
	2015	2016	Change		2015	2016	Change	
			\$	%			\$	%
Fort Erie	531,570	541,548	9,978	1.88%	8,303	8,283	(19)	-0.23%
Grimsby	1,107,664	1,140,443	32,779	2.96%	17,300	17,443	143	0.83%
Lincoln	918,179	947,189	29,009	3.16%	14,341	14,487	146	1.02%
Niagara Falls	646,244	659,884	13,639	2.11%	10,094	10,093	(1)	-0.01%
NOTL	844,069	870,159	26,090	3.09%	13,183	13,309	126	0.95%
Pelham	222,181	227,714	5,533	2.49%	3,470	3,483	13	0.37%
Port Colborne	495,637	516,112	20,475	4.13%	7,741	7,894	153	1.97%
St Catharines	589,970	603,129	13,159	2.23%	9,215	9,225	10	0.11%
Thorold	420,942	430,651	9,710	2.31%	6,575	6,587	12	0.19%
Wainfleet	195,725	205,238	9,513	4.86%	3,057	3,139	82	2.69%
Welland	438,807	448,339	9,532	2.17%	6,854	6,857	4	0.05%
West Lincoln	552,230	569,435	17,205	3.12%	8,625	8,710	84	0.98%
Region-Wide	592,855	607,990	15,136	2.55%	9,260	9,299	40	0.43%

Table 3.10 includes properties with the following property codes to represent typical industrial properties in Niagara: 520 (standard industrial properties not identified in other industrial property codes), 530 (warehousing), and 540 (other industrial – not specifically defined). The largest dollar increase in average phased CVA occurred in Grimsby while the largest percentage increase occurred in Wainfleet. The lowest dollar increase in average phased CVA occurred in Pelham, while the lowest percentage increase occurred in Fort Erie. The average percentage tax change ranges from a decrease of 0.23% (Fort Erie) to an increase of 2.69% (Wainfleet) for these properties.

## Section 4 – Tax Policy Sensitivity Analysis

Tax policy decisions include consideration of alternative tax ratios. Changes to tax ratios are long-term decisions as ratios can only be increased as the result of using revenue neutral ratios. In the property tax system a reduction in a tax ratio for one class will increase the taxes payable on every other class that did not have the same level of ratio reduction.

*Table 4.1 – Provincial Ranges of Fairness and 2016 Starting Ratios*

Property Class	Ranges of Fairness*			Threshold Ratios**	Region's Starting Ratios
Residential	1.00				1.0000
Farm	0.25				0.2500
Managed Forest	0.25				0.2500
Multi-Residential	1.00	-	1.10	2.74	2.0440
Commercial	0.60	-	1.10	1.98	1.7586
Industrial	0.60	-	1.10	2.63	2.6300
Pipelines	0.60	-	0.70		1.7021

\*Established by the Province in 1998

\*\*Established by the Province in 2000

The Region's starting ratios – those used in 2015 – are equal or less than the threshold ratios for the protected classes (multi-residential, commercial and industrial), meaning that there are no levy restrictions. If a ratio exceeded the threshold ratio, there would be restrictions against applying levy increases to the restricted class.

### Alternative Scenario 1 – Revenue Neutral Tax Ratios

The first alternative scenario considered is using the Revenue Neutral Tax Ratios, which is intended to reset the tax ratios such that the 2015 year-end (inclusive of growth) share of tax by property class would be maintained in 2016 after CVA phase-in. The province must allow use of revenue neutral ratios – and has indicated they will do so – and the Province must also verify those ratios if a municipality wishes to use them. If Revenue Neutral Ratios are used, the ratio's become the new maximum ratio for each class. A lower ratio can be applied, but a higher ratio cannot.

The use of Revenue Neutral Tax Ratios results in a decrease to the multi-residential, commercial and industrial tax ratio, and an increase to the pipeline tax ratio. The ratios of the classes with thresholds would be reduced, moving them closer to the range of fairness and avoiding levy restriction issues.

Table 4.2 – Alternative Scenario 1 Tax Ratios

Property Class	2015 Tax Ratios	Revenue Neutral Tax Ratios	Increase/ Decrease %
Residential	1.000000	1.000000	0.00%
New Multi-Residential	1.000000	1.000000	0.00%
Multi-Residential	2.044000	1.992702	-2.51%
Farm	0.250000	0.250000	0.00%
Managed Forest	0.250000	0.250000	0.00%
Commercial	1.758600	1.752686	-0.34%
Industrial	2.630000	2.596793	-1.26%
Pipeline	1.702100	1.705369	0.19%

The use of Revenue Neutral Ratios primarily shifts taxes from the multi-residential class back to the residential class, and also shifts smaller amounts of taxes off of the commercial and industrial classes.

Table 4.3 – Alternative Scenario 1 Tax Impacts by Property Class

Property Class	2016 Tax using 2015 Ratios	2016 Tax using Rev Neutral Ratios	Increase/(Decrease)	
			\$	%
Residential	231,802,205	232,379,354	577,149	0.25%
New Multi-Residential	583,752	585,206	1,454	0.25%
Multi-Residential	15,765,641	15,408,234	(357,407)	-2.27%
Farm	2,296,451	2,302,169	5,718	0.25%
Managed Forest	14,281	14,316	35	0.25%
Commercial	58,328,877	58,216,982	(111,895)	-0.19%
Commercial Vacant	1,685,974	1,682,738	(3,236)	-0.19%
Commercial Excess	710,036	708,674	(1,362)	-0.19%
Industrial	10,734,045	10,624,657	(109,388)	-1.02%
Industrial Vacant	789,520	781,474	(8,046)	-1.02%
Industrial Excess	234,444	232,055	(2,389)	-1.02%
Pipeline	2,163,086	2,172,635	9,549	0.44%
Total	325,108,312	325,108,494	182	0.00%

The use of Revenue Neutral Ratios shifts taxes off of those municipalities with a greater proportion of multi-residential, commercial and industrial assessment, and onto those with lower proportionate shares of those property classes. In this case, taxes would be shifted from Niagara's larger municipalities (St. Catharines, Niagara Falls, Welland) to the remaining smaller municipalities.

Table 4.4 – Alternative Scenario 1 Tax Impacts by Local Municipality

Municipality	2016 Tax using 2015 Ratios	2016 Tax using Rev Neutral Ratios	Increase/(Decrease)	
			\$	%
Fort Erie	21,995,827	22,013,901	18,074	0.08%
Grimsby	22,011,059	22,039,909	28,850	0.13%
Lincoln	18,543,755	18,557,888	14,133	0.08%
Niagara Falls	67,646,512	67,614,955	(31,557)	-0.05%
NOTL	26,395,048	26,422,392	27,345	0.10%
Pelham	13,362,699	13,386,768	24,069	0.18%
Port Colborne	11,261,640	11,256,850	(4,790)	-0.04%
St Catharines	89,732,431	89,640,757	(91,674)	-0.10%
Thorold	12,855,654	12,855,537	(117)	0.00%
Wainfleet	4,830,430	4,841,017	10,587	0.22%
Welland	27,267,526	27,258,656	(8,870)	-0.03%
West Lincoln	9,205,730	9,219,864	14,134	0.15%
Total	325,108,311	325,108,494	184	0.00%

## Alternative Scenario 2 – Re-Distribute Residential Tax Reduction to Commercial and Industrial Tax Classes

The second alternative provided considers the impact of reducing the commercial and industrial ratios to the extent that the tax shift off of the residential property class is eliminated. Under this scenario, all other ratios remain the same as they were in 2015.

The commercial and industrial ratios can be reduced by 1.29% to eliminate the tax shift off of the residential property class, with all other classes remaining at the same ratios as 2015.

Table 4.5 – Alternative Scenario 2 Tax Ratios

Property Class	2015 Tax Ratios	Alternative 2 Tax Ratios	Increase/ Decrease %
Residential	1.000000	1.000000	0.00%
New Multi-Residential	1.000000	1.000000	0.00%
Multi-Residential	2.044000	2.044000	0.00%
Farm	0.250000	0.250000	0.00%
Managed Forest	0.250000	0.250000	0.00%
Commercial	1.758600	1.735914	-1.29%
Industrial	2.630000	2.596073	-1.29%
Pipeline	1.702100	1.702100	0.00%



The commercial and industrial classes would realize 1.01% tax reductions relative to using the 2015 tax ratios, while the other property classes would experience a 0.29% increase in tax relative to 2015 ratios.

*Table 4.6 – Alternative Scenario 2 Tax Impacts by Property Class*

Property Class	2016 Tax using 2015 Ratios	2016 Tax using Alternative 2 Ratios	Increase/(Decrease)	
			\$	%
Residential	231,802,205	232,470,630	668,425	0.29%
New Multi-Residential	583,752	585,436	1,684	0.29%
Multi-Residential	15,765,641	15,811,103	45,462	0.29%
Farm	2,296,451	2,303,073	6,622	0.29%
Managed Forest	14,281	14,322	41	0.29%
Commercial	58,328,877	57,742,562	(586,315)	-1.01%
Commercial Vacant	1,685,974	1,669,024	(16,950)	-1.01%
Commercial Excess	710,036	702,898	(7,138)	-1.01%
Industrial	10,734,045	10,626,129	(107,916)	-1.01%
Industrial Vacant	789,520	781,583	(7,937)	-1.01%
Industrial Excess	234,444	232,087	(2,357)	-1.01%
Pipeline	2,163,086	2,169,323	6,237	0.29%
Total	325,108,312	325,108,169	(143)	0.00%

Geographically, the reduction to the commercial and industrial tax ratios would shift taxes from Niagara Falls, NOTL and St. Catharines to the other nine municipalities.

*Table 4.7 – Alternative Scenario 2 Tax Impacts by Local Municipality*

Municipality	2016 Tax using 2015 Ratios	2016 Tax using Alternative 2 Ratios	Increase/(Decrease)	
			\$	%
Fort Erie	21,995,827	22,014,620	18,793	0.09%
Grimsby	22,011,059	22,034,326	23,267	0.11%
Lincoln	18,543,755	18,554,850	11,096	0.06%
Niagara Falls	67,646,512	67,526,684	(119,828)	-0.18%
NOTL	26,395,048	26,384,308	(10,740)	-0.04%
Pelham	13,362,699	13,391,111	28,412	0.21%
Port Colborne	11,261,640	11,265,018	3,378	0.03%
St Catharines	89,732,431	89,730,010	(2,421)	0.00%
Thorold	12,855,654	12,857,927	2,273	0.02%
Wainfleet	4,830,430	4,841,521	11,091	0.23%
Welland	27,267,526	27,288,511	20,985	0.08%
West Lincoln	9,205,730	9,219,280	13,550	0.15%
Total	325,108,311	325,108,167	(144)	0.00%

### Alternative Scenario 3 – Re-Distribute Residential Tax Reduction to Industrial Tax Class

The third alternative considered would reduce the industrial tax ratio to the extent that there would no longer be a phase-in decrease for the residential property class.

A 7.97% reduction to the industrial tax ratio would eliminate the tax shift off of the residential class as a result of assessment phase-in, with all other ratios being maintained.

*Table 4.8 – Alternative Scenario 3 Tax Ratios*

Property Class	2015 Tax Ratios	Alternative 3 Tax Ratios	Increase/Decrease %
Residential	1.000000	1.000000	0.00%
New Multi-Residential	1.000000	1.000000	0.00%
Multi-Residential	2.044000	2.044000	0.00%
Farm	0.250000	0.250000	0.00%
Managed Forest	0.250000	0.250000	0.00%
Commercial	1.758600	1.758600	0.00%
Industrial	2.630000	2.420389	-7.97%
Pipeline	1.702100	1.702100	0.00%

Using this reduced industrial tax ratio, the industrial class would see a 7.7% reduction relative to using the 2015 tax ratios, while every other property class would experience a 0.29% tax increase relative to using the 2015 tax ratios.

*Table 4.9 – Alternative Scenario 3 Tax Impacts by Property Class*

Property Class	2016 Tax using 2015 Ratios	2016 Tax using Alternative 3 Ratios	Increase/(Decrease)	
			\$	%
Residential	231,802,205	232,472,225	670,020	0.29%
New Multi-Residential	583,752	585,440	1,688	0.29%
Multi-Residential	15,765,641	15,811,212	45,571	0.29%
Farm	2,296,451	2,303,089	6,638	0.29%
Managed Forest	14,281	14,322	41	0.29%
Commercial	58,328,877	58,497,475	168,598	0.29%
Commercial Vacant	1,685,974	1,690,847	4,873	0.29%
Commercial Excess	710,036	712,089	2,053	0.29%
Industrial	10,734,045	9,907,095	(826,950)	-7.70%
Industrial Vacant	789,520	728,696	(60,824)	-7.70%
Industrial Excess	234,444	216,382	(18,062)	-7.70%
Pipeline	2,163,086	2,169,338	6,252	0.29%
Total	325,108,312	325,108,208	(104)	0.00%

With the reduction to the industrial ratio, taxes are shifted off of the municipalities with a greater proportion of industrial assessment, and on to those municipalities with lower proportions of industrial assessment.

*Table 4.10 – Alternative Scenario 3 Tax Impacts by Local Municipality*

Municipality	2016 Tax using 2015 Ratios	2016 Tax using Alternative 3 Ratios	Increase/(Decrease)	
			\$	%
Fort Erie	21,995,827	21,990,650	(5,177)	-0.02%
Grimsby	22,011,059	22,026,128	15,069	0.07%
Lincoln	18,543,755	18,483,004	(60,751)	-0.33%
Niagara Falls	67,646,512	67,709,483	62,971	0.09%
NOTL	26,395,048	26,428,954	33,907	0.13%
Pelham	13,362,699	13,396,771	34,072	0.25%
Port Colborne	11,261,640	11,204,548	(57,092)	-0.51%
St Catharines	89,732,431	89,752,427	19,995	0.02%
Thorold	12,855,654	12,806,871	(48,783)	-0.38%
Wainfleet	4,830,430	4,840,269	9,838	0.20%
Welland	27,267,526	27,264,892	(2,633)	-0.01%
West Lincoln	9,205,730	9,204,212	(1,518)	-0.02%
Total	325,108,311	325,108,208	(102)	0.00%

## Section 5 – Tax Capping History, Analysis and New Options

### History

Tax capping was a program introduced by the Province in 1998 in order to protect the multi-residential, commercial and industrial property classes against substantial property tax increases as a result of the shift to the current market value assessment methodology. Initially intended to last just 3 years, the program remains in place 18 years later, although with far fewer properties impacted. “Capped” properties are protected against tax increases, and as a result pay taxes at a lower amount than is calculated by using their assessment and the applicable tax rate. The shortfall in revenue as a result of capped properties within a property class are “clawed back” from properties within the same property class that would have otherwise had a reduction in their taxes payable.

Over the last number of years, the Region has taken advantage of existing tools available to expedite the movement of “capped” properties towards paying CVA taxes, such as setting the annual cap at the greater of an increase of 10% of the previous year’s annualized tax, or an increase of 5% of the previous year’s CVA, and that any property within a +/- \$250 threshold of CVA taxes be moved directly to CVA taxes. The Region has also elected that a property at CVA tax or that would cross-over CVA tax be excluded from the capping program. As a result, the number of capped properties and amount capped has steadily decreased over the years.

In 2015, just one capped property remained in the multi-residential property class. With no properties remaining to be clawed back against, the funding for the capped property is shared proportionally by all municipalities (Region and local municipalities).

Multi Residential

Year	# Capped	# Clawed Back	Tax Capped \$
2006	59	165	300,426
2007	33	134	164,608
2008	13	83	82,947
2009	10	36	65,106
2010	5	24	35,110
2011	3	10	8,825
2012	2	5	3,251
2013	2	0	2,514
2014	1	0	1,285
2015	1	0	400

In 2015, 30 capped properties remain in the commercial class, with the cap funded by clawback from 122 properties required to pay greater than their CVA taxes. There are 3 capped properties that after 18 years haven't yet reached 50% of their CVA taxes. Having properties that haven't yet reached 50% of their CVA taxes impacts the Region's eligibility for one of the new capping options.

Commercial

Year	# Capped	# Clawed Back	Tax Capped \$
2006	886	2751	8,310,385
2007	488	2479	5,974,860
2008	323	2060	3,851,585
2009	197	1017	1,802,947
2010	127	678	915,894
2011	89	534	596,088
2012	65	446	508,551
2013	51	149	376,011
2014	42	140	286,588
2015	30	122	205,265

In 2015, there was no change in the number of capped or clawed back properties in the industrial class. As the number of claw back properties available decreases, the percentage reduction those properties would otherwise be entitled to increases, continuing the inequity between capped and clawed back properties.

Industrial

Year	# Capped	# Clawed Back	Tax Capped \$
2006	131	258	530,491
2007	89	224	310,399
2008	58	193	274,791
2009	40	66	143,613
2010	28	59	119,401
2011	20	55	77,227
2012	15	54	52,089
2013	14	9	54,775
2014	12	5	37,151
2015	12	5	36,477

## New Capping Options

In response to interest from municipal and business stakeholders, the Province has put forward new capping options what would assist in accelerating the movement of capped properties to CVA taxes and provide a means for municipalities to exit the capping program.

Increase the CVA Taxes Annual Cap from 5% to 10%

Under this new option, in 2016 municipalities would be able to increase the annual cap from 5% of the previous year's CVA taxes to a new maximum of 10%. The existing cap of up to 10% of previous year's taxes would be maintained. The impacts of implementing this option will be modeled following the setting of Education tax rates.

Increase the Threshold from \$250 to \$500

Under the existing \$250 threshold optional capping tool, any property within (+/-) \$250 of their CVA taxes are moved directly to CVA taxes and then excluded from the capping program moving forward. The new option made available from the Province would allow for municipalities to increase that threshold up to \$500 so that any property that is within (+/-) \$500 of their CVA taxes move directly to CVA taxes and be excluded from the capping program moving forward. The impacts of increasing the threshold in Niagara will be modeled following the setting of Education tax rates.

Phase-Out / Exit from Capping Program

The Province is also allowing municipalities that meet certain criteria the ability to exit the capping program if it would have a limited impact on business properties. Municipalities with no remaining capped properties would be eligible to exit the capping program immediately, while those municipalities with no capped properties beyond 50% of CVA level taxes in a property class would be eligible to phase-out of the capping program over four years. Given that the Region has three properties that have not yet reached 50% of CVA level taxes, it is not currently eligible to phase-out of, or exit the capping program.

## Section 6 – Assessment at Risk

The “Assessment at Risk” represents the property assessments that have been appealed to the Assessment Review Board (ARB) by the Property Owner. Assessment related to any appeals that have not been settled, withdrawn, or dismissed, are considered to be “at risk”. Any property that has a payment-in-lieu realty tax qualifier and has outstanding appeals has been included in the tables in this section. The appeals outstanding are constantly changing, so the information in this section is taken from a point in time – December 21, 2015 from the Online Property Tax Analysis (OPTA) system.

For analysis purposes, an average write-off settlement rate of six per cent has been used in this section, as it approximately reflects the settlement rate experienced over the past several years, and importantly is representative of the settlement rate from the past two years.

*Table 6.1 Assessment under Appeal by Property Class*

Property Class	Appeals	CVA at Risk	Region Tax \$	Write-Off at 6% settlement rate
Residential	280	314,927,542	2,100,836.19	126,050.17
Multi-Residential	164	999,601,452	13,754,103.42	825,246.21
New Multi-Residential	3	3,044,040	20,430.91	1,225.85
Commercial	1,746	9,858,506,661	116,361,711.80	6,981,702.71
Industrial	293	871,487,532	15,383,231.07	922,993.86
Farm	41	14,929,513	24,349.52	1,460.97
Managed Forest	9	809,700	1,317.47	79.05
Exempt	42	33,096,341	-	-
<b>Total</b>	<b>2,578</b>	<b>12,096,402,781</b>	<b>147,645,980</b>	<b>8,858,759</b>

As represented in Table 6.1 above, the majority of the outstanding appeal, and CVA and Tax Dollars at risk come from the Commercial property class. These appeals represent greater than 75% of the CVA and Tax dollars currently at risk.

*Table 6.2 Assessment under Appeal by Municipality*

Municipality	# of Properties	Appeals	CVA at Risk	Region Tax \$	Write-Off at 6% settlement rate
Fort Erie	34	181	298,557,789	3,709,868.42	222,592.11
Grimsby	28	151	568,716,957	6,523,622.12	391,417.33
Lincoln	35	208	177,094,622	2,235,746.97	134,144.82
Niagara Falls	157	687	4,811,180,420	57,558,935.18	3,453,536.11
Niagara-on-the-Lake	48	195	778,352,062	8,106,033.80	486,362.03
Pelham	2	24	42,500,038	481,913.80	28,914.83
Port Colborne	13	43	72,850,004	1,015,279.84	60,916.79
St Catharines	144	713	4,192,625,282	53,897,326.67	3,233,839.60
Thorold	27	107	133,156,603	1,483,942.04	89,036.52
Wainfleet	6	6	1,462,467	14,258.79	855.53
Welland	67	225	953,885,863	11,821,528.48	709,291.71
West Lincoln	10	38	66,020,674	797,524.27	47,851.46
<b>Total</b>	<b>571</b>	<b>2,578</b>	<b>12,096,402,781</b>	<b>147,645,980</b>	<b>8,858,759</b>

Table 6.2 identified the number of properties under appeal, as well as the number of appeals in each municipality. On a locational basis, the largest population centres in Niagara (St. Catharines and Niagara Falls) are the location of over 50% of the properties under appeal and total outstanding appeals, and nearly 75% of the CVA and Tax dollars at risk.

## Major Appeals

If the 50 properties with the highest CVA under appeal are looked at, these properties represent less than 10% of the total properties under appeal, and just over 20% of the total appeals, however they account for almost 65% of the CVA and Regional Tax dollars at risk.

*Table 6.3 Top 50 Properties under Appeal*

	<b># of Properties</b>	<b>Appeals</b>	<b>CVA at Risk</b>	<b>Region Tax \$</b>
All Properties	571	2,578	12,096,402,781	147,645,980
Top 50	50	546	7,711,209,654	95,683,763
<b>Top 50 as %</b>	<b>8.8%</b>	<b>21.2%</b>	<b>63.7%</b>	<b>64.8%</b>

A single year of appeal from each of the top ten CVA under appeal properties represents greater than \$1 billion in CVA under appeal, and many of those properties have multiple years under appeal.

*Table 6.4 Top 10 Properties under Appeal*

<b>Property Description</b>	<b>Municipality</b>	<b>CVA Under Appeal (Single Year)</b>
Fallsview Casino & Resort	Niagara Falls	278,000,000
The Pen Centre	St Catharines	274,724,109
Outlet Collection at Niagara	Niagara-on-the-Lake	150,470,389
Hilton Niagara Fallsview	Niagara Falls	109,478,000
Embassy Suites Fallsview	Niagara Falls	79,077,000
General Motors Glendale	St Catharines	64,124,398
Sheraton Fallsview	Niagara Falls	63,590,000
Marriott Fallsview	Niagara Falls	63,283,000
Niagara Square Mall	Niagara Falls	59,363,355
Fourth Avenue Power Centre	St Catharines	56,459,323



## Section 7 – Assessment Based Payment-in-Lieu Property Impacts

The Region generates payments in lieu (PIL) of taxes from over 600 properties based on their assessment values. The Region receives PIL payments from other properties based on agreements or formulas that do not use assessment as the basis. Those other PIL payments are not included in this analysis. This section includes the assessment and tax growth by property class and municipality for assessment based PIL properties.

### 2015 PIL Assessment Growth

*Table 7.1 – PIL Assessment Growth by Property Class*

Property Class	2015 Phased CVA	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
		\$	%	\$	%	\$	%
Residential	30,647,286	1,005,427	3.28%	(6,223,074)	-20.31%	(5,217,647)	-17.02%
New Multi-Residential	-	-	-	-	-	-	-
Multi-Residential	-	-	-	-	-	-	-
Farm	335,000	-	0.00%	-	0.00%	-	0.00%
Managed Forest	-	-	-	-	-	-	-
Commercial	524,357,414	9,857,943	1.88%	(804,777)	-0.15%	9,053,166	1.73%
Commercial Vacant	975,773	-	0.00%	-	0.00%	-	0.00%
Commercial Excess	9,409,207	446,001	4.74%	(1,498,645)	-15.93%	(1,052,644)	-11.19%
Industrial	6,691,532	-	0.00%	-	0.00%	-	0.00%
Industrial Vacant	2,031,757	-	0.00%	-	0.00%	-	0.00%
Industrial Excess	498,817	-	0.00%	-	0.00%	-	0.00%
Pipeline	-	-	-	-	-	-	-
Total	574,946,786	11,309,371	1.97%	(8,526,496)	-1.48%	2,782,875	0.48%

*Table 7.2 – PIL Assessment Growth by Municipality*

Municipality	2015 Starting CVA	2015 Ending CVA	Net CVA Growth	
			\$	%
Fort Erie	15,347,525	15,347,525	-	0.00%
Grimsby	24,076,364	24,076,364	-	0.00%
Lincoln	19,281,860	19,162,610	(119,250)	-0.62%
Niagara Falls	357,647,366	357,008,525	(638,841)	-0.18%
NOTL	29,964,436	30,702,836	738,400	2.46%
Pelham	3,100,915	3,100,915	-	0.00%
Port Colborne	9,945,677	9,931,731	(13,946)	-0.14%
St Catharines	84,490,457	86,793,762	2,303,305	2.73%
Thorold	15,719,211	16,232,418	513,207	3.26%
Wainfleet	1,415,125	1,415,125	-	0.00%
Welland	11,094,125	11,094,125	-	0.00%
West Lincoln	2,863,725	2,863,725	-	0.00%
Total	574,946,786	577,729,661	2,782,875	0.48%

## 2015 PIL Tax Growth

Table 7.3 – PIL Tax Growth by Property Class

Property Class	2015 Starting PIL Tax	2015 Ending PIL Tax	Net PIL Tax Growth	
			\$	%
Residential	182,006	151,020	(30,986)	-17.02%
New Multi-Residential	-	-	-	-
Multi-Residential	-	-	-	-
Farm	497	497	-	0.00%
Managed Forest	-	-	-	-
Commercial	5,476,310	5,570,860	94,550	1.73%
Commercial Vacant	7,134	7,134	-	0.00%
Commercial Excess	68,788	61,092	(7,696)	-11.19%
Industrial	104,514	104,514	-	0.00%
Industrial Vacant	20,627	20,627	-	0.00%
Industrial Excess	5,064	5,064	-	0.00%
Pipeline	-	-	-	-
Total	5,864,940	5,920,809	55,868	0.95%

Table 7.4 – PIL Tax Growth by Municipality

Municipality	2015 Starting PIL Tax	2015 Ending PIL Tax	Net PIL Tax Growth	
			\$	%
Fort Erie	154,566	154,566	-	0.00%
Grimsby	222,731	222,731	-	0.00%
Lincoln	186,080	185,372	(708)	-0.38%
Niagara Falls	3,714,753	3,712,837	(1,917)	-0.05%
NOTL	273,077	302,536	29,459	10.79%
Pelham	32,470	32,470	-	0.00%
Port Colborne	101,095	100,949	(146)	-0.14%
St Catharines	874,422	898,675	24,253	2.77%
Thorold	149,305	154,231	4,926	3.30%
Wainfleet	13,739	13,739	-	0.00%
Welland	114,476	114,476	-	0.00%
West Lincoln	28,226	28,226	-	0.00%
Total	5,864,940	5,920,809	55,868	0.95%

## Section 8 – Local Area Municipality Tables

### Fort Erie

Assessment Growth and Loss Patterns - Taxable Properties

Fort Erie	2015 Phased CVA	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
		\$	%	\$	%	\$	%
Residential	3,003,424,690	28,653,760	0.95%	(14,692,540)	-0.49%	13,961,220	0.46%
New Multi-Residential	32,635	-	0.00%	-	0.00%	-	0.00%
Multi-Residential	47,258,875	-	0.00%	-	0.00%	-	0.00%
Farm	44,987,605	2,558,740	5.69%	(1,663,125)	-3.70%	895,615	1.99%
Managed Forest	969,343	31,182	3.22%	(975)	-0.10%	30,207	3.12%
Commercial	230,225,111	3,377,767	1.47%	(2,191,123)	-0.95%	1,186,644	0.52%
Commercial Vacant	19,031,157	153,821	0.81%	(2,470,500)	-12.98%	(2,316,679)	-12.17%
Commercial Excess	6,656,924	193,955	2.91%	(115,184)	-1.73%	78,771	1.18%
Industrial	54,494,933	97,197	0.18%	(1,613,190)	-2.96%	(1,515,993)	-2.78%
Industrial Vacant	2,477,285	233,866	9.44%	(194,605)	-7.86%	39,261	1.58%
Industrial Excess	875,421	-	0.00%	(165,944)	-18.96%	(165,944)	-18.96%
Pipeline	13,313,145	71,703	0.54%	-	0.00%	71,703	0.54%
Total	3,423,747,124	35,371,991	1.03%	(23,107,186)	-0.67%	12,264,805	0.36%

2015 CVA Tax Growth (Regional Tax Only)

Fort Erie	2015 CVA as Returned	2015 CVA Tax as Returned	2015 CVA as Revised	2015 CVA Tax as Revised	Tax Increase/ (Decrease)
Residential	3,003,424,690	17,836,528	3,017,385,910	17,919,440	82,911.92
New Multi-Residential	32,635	194	32,635	194	-
Multi-Residential	47,258,875	573,664	47,258,875	573,664	-
Farm	44,987,605	66,792	45,883,220	68,122	1,329.70
Managed Forest	969,343	1,439	999,550	1,484	44.85
Commercial	230,225,111	2,404,437	231,411,755	2,416,830	12,393.13
Commercial Vacant	19,031,157	139,131	16,714,478	122,194	(16,936.53)
Commercial Excess	6,656,924	48,667	6,735,695	49,243	575.87
Industrial	54,494,933	851,149	52,978,940	827,471	(23,678.08)
Industrial Vacant	2,477,285	25,150	2,516,546	25,549	398.59
Industrial Excess	875,421	8,888	709,477	7,203	(1,684.71)
Pipeline	13,313,145	134,573	13,384,848	135,298	724.80
Total	3,423,747,124	22,090,612.02	3,436,011,929	22,146,691.55	56,079.53

Regional Tax Shifts due to CVA Phase-In

Fort Erie	2015 CVA as Revised	2015 CVA Tax as Revised	2016 CVA as Returned	2016 CVA Tax as Returned	Tax Increase/ (Decrease)
Residential	3,017,385,910	17,919,440	3,053,039,253	17,758,827	(160,613.09)
New Multi-Residential	32,635	194	35,000	204	9.78
Multi-Residential	47,258,875	573,664	48,904,065	581,444	7,779.46
Farm	45,883,220	68,122	49,829,754	72,462	4,340.04
Managed Forest	999,550	1,484	1,053,564	1,532	48.07
Commercial	231,411,755	2,416,830	236,397,068	2,418,193	1,363.69
Commercial Vacant	16,714,478	122,194	17,012,400	121,818	(376.14)
Commercial Excess	6,735,695	49,243	7,030,534	50,343	1,099.95
Industrial	52,978,940	827,471	54,108,134	827,752	281.28
Industrial Vacant	2,516,546	25,549	2,554,100	25,397	(151.25)
Industrial Excess	709,477	7,203	725,200	7,211	8.43
Pipeline	13,384,848	135,298	13,627,000	134,917	(381.06)
Total	3,436,011,929	22,146,691.55	3,484,316,072	22,000,100.71	(146,590.84)

Actual Region General Levy based on 2015 Tax Ratios

Fort Erie	2016 CVA as Returned	Approved Regional Levy Rates	Levy
Residential	3,053,039,253	0.00581564	\$17,755,377
New Multi-Residential	35,000	0.00581564	\$204
Multi-Residential	48,904,065	0.01188717	\$581,331
Farm	49,829,754	0.00145391	\$72,448
Managed Forest	1,053,564	0.00145391	\$1,532
Commercial	236,397,068	0.01022738	\$2,417,724
Commercial Vacant	17,012,400	0.00715917	\$121,795
Commercial Excess	7,030,534	0.00715917	\$50,333
Industrial	54,108,134	0.01529513	\$827,591
Industrial Vacant	2,554,100	0.00994184	\$25,392
Industrial Excess	725,200	0.00994184	\$7,210
Pipeline	13,627,000	0.00989880	\$134,891
Total	3,484,316,072		\$21,995,827

Assessment under Appeal in Fort Erie

<b>Property Class</b>	<b>CVA at Risk</b>	<b>Region Tax \$</b>
Residential	7,925,915	53,493.07
Multi-Residential	45,151,500	618,833.15
New Multi-Residential	-	-
Commercial	213,229,029	2,507,335.87
Industrial	30,280,095	529,751.73
Farm	269,500	454.60
Managed Forest	-	-
Exempt	1,701,750	-
<b>Total</b>	<b>298,557,789</b>	<b>3,709,868</b>

Waste Management Rate based on 2015 Tax Ratios

Fort Erie	2016 CVA as Returned	Waste Management Rates	Levy
Residential	3,053,039,253	0.00070759	\$2,160,300
New Multi-Residential	35,000	0.00070759	\$25
Multi-Residential	48,904,065	0.00144631	\$70,731
Farm	49,829,754	0.00017690	\$8,815
Managed Forest	1,053,564	0.00017690	\$186
Commercial	236,397,068	0.00124437	\$294,165
Commercial Vacant	17,012,400	0.00087106	\$14,819
Commercial Excess	7,030,534	0.00087106	\$6,124
Industrial	54,108,134	0.00186096	\$100,693
Industrial Vacant	2,554,100	0.00120963	\$3,090
Industrial Excess	725,200	0.00120963	\$877
Pipeline	13,627,000	0.00120439	\$16,412
Total	3,484,316,072		\$2,676,236

Grimsby

Assessment Growth and Loss Patterns - Taxable Properties

Grimsby	2015 Phased CVA	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
		\$	%	\$	%	\$	%
Residential	3,052,259,362	66,343,271	2.17%	(9,666,180)	-0.32%	56,677,091	1.86%
New Multi-Residential	-	-	N/A	-	N/A	-	N/A
Multi-Residential	24,057,000	-	0.00%	(647,750)	-2.69%	(647,750)	-2.69%
Farm	60,971,740	2,697,676	4.42%	(2,560,715)	-4.20%	136,961	0.22%
Managed Forest	457,050	143,250	31.34%	(48,342)	-10.58%	94,908	20.77%
Commercial	216,912,041	7,394,347	3.41%	(2,286,951)	-1.05%	5,107,396	2.35%
Commercial Vacant	9,962,003	33,273	0.33%	(1,071,415)	-10.76%	(1,038,142)	-10.42%
Commercial Excess	7,816,354	779,254	9.97%	(6,000)	-0.08%	773,254	9.89%
Industrial	35,942,016	-	0.00%	(88,928)	-0.25%	(88,928)	-0.25%
Industrial Vacant	1,694,225	414,367	24.46%	-	0.00%	414,367	24.46%
Industrial Excess	2,455,634	-	0.00%	-	0.00%	-	0.00%
Pipeline	6,878,558	148,762	2.16%	-	0.00%	148,762	2.16%
Total	3,419,405,983	77,954,200	2.28%	(16,376,281)	-0.48%	61,577,919	1.80%

2015 CVA Tax Growth (Regional Tax Only)

Grimsby	2015 CVA as Returned	2015 CVA Tax as Returned	2015 CVA as Revised	2015 CVA Tax as Revised	Tax Increase/ (Decrease)
Residential	3,052,259,362	18,099,922	3,108,936,453	18,436,512	336,589.94
New Multi-Residential	-	-	-	-	-
Multi-Residential	24,057,000	292,022	23,409,250	284,159	(7,862.88)
Farm	60,971,740	90,524	61,108,701	90,727	203.34
Managed Forest	457,050	679	551,958	819	140.91
Commercial	216,912,041	2,265,397	222,019,437	2,318,738	53,340.88
Commercial Vacant	9,962,003	72,829	8,923,861	65,240	(7,589.54)
Commercial Excess	7,816,354	57,143	8,589,608	62,796	5,653.02
Industrial	35,942,016	561,373	35,853,088	559,984	(1,388.95)
Industrial Vacant	1,694,225	17,200	2,108,592	21,407	4,206.76
Industrial Excess	2,455,634	24,930	2,455,634	24,930	-
Pipeline	6,878,558	69,531	7,027,320	71,034	1,503.73
Total	3,419,405,983	21,551,550.25	3,480,983,902	21,936,347.46	384,797.21

Regional Tax Shifts due to CVA Phase-In

Grimsby	2015 CVA as Revised	2015 CVA Tax as Revised	2016 CVA as Returned	2016 CVA Tax as Returned	Tax Increase/ (Decrease)
Residential	3,108,936,453	18,436,512	3,176,166,589	18,448,128	11,615.74
New Multi-Residential	-	-	-	-	-
Multi-Residential	23,409,250	284,159	24,624,000	292,767	8,607.14
Farm	61,108,701	90,727	65,119,400	94,696	3,969.12
Managed Forest	551,958	819	613,300	892	72.37
Commercial	222,019,437	2,318,738	231,042,840	2,363,423	44,685.27
Commercial Vacant	8,923,861	65,240	9,958,500	71,308	6,068.81
Commercial Excess	8,589,608	62,796	9,208,500	65,938	3,142.01
Industrial	35,853,088	559,984	36,622,470	560,254	270.04
Industrial Vacant	2,108,592	21,407	2,226,000	22,135	727.86
Industrial Excess	2,455,634	24,930	2,531,500	25,173	242.42
Pipeline	7,027,320	71,034	7,133,000	70,622	(412.48)
Total	3,480,983,902	21,936,347.46	3,565,246,099	22,015,335.76	78,988.30

Actual Region General Levy based on 2015 Tax Ratios

Grimsby	2016 CVA as Returned	Approved Regional Levy Rates	Levy
Residential	3,176,166,589	0.00581564	\$18,444,544
New Multi-Residential	-	0.00581564	\$0
Multi-Residential	24,624,000	0.01188717	\$292,710
Farm	65,119,400	0.00145391	\$94,678
Managed Forest	613,300	0.00145391	\$892
Commercial	231,042,840	0.01022738	\$2,362,964
Commercial Vacant	9,958,500	0.00715917	\$71,295
Commercial Excess	9,208,500	0.00715917	\$65,925
Industrial	36,622,470	0.01529513	\$560,146
Industrial Vacant	2,226,000	0.00994184	\$22,131
Industrial Excess	2,531,500	0.00994184	\$25,168
Pipeline	7,133,000	0.00989880	\$70,608
Total	3,565,246,099		\$22,011,059

Assessment under Appeal in Grimsby

<b>Property Class</b>	<b>CVA at Risk</b>	<b>Region Tax \$</b>
Residential	34,719,798	224,830.84
Multi-Residential	28,290,000	374,333.27
New Multi-Residential	-	-
Commercial	471,284,194	5,343,638.14
Industrial	34,287,000	580,810.10
Farm	6,075	9.77
Managed Forest	-	-
Exempt	129,890	-
<b>Total</b>	<b>568,716,957</b>	<b>6,523,622</b>

Waste Management Rate based on 2015 Tax Ratios

Grimsby	2016 CVA as Returned	Waste Management Rates	Levy
Residential	3,176,166,589	0.00047919	\$1,519,771
New Multi-Residential	-	0.00047919	\$0
Multi-Residential	24,624,000	0.00097946	\$24,118
Farm	65,119,400	0.00011980	\$7,801
Managed Forest	613,300	0.00011980	\$73
Commercial	231,042,840	0.00084270	\$194,700
Commercial Vacant	9,958,500	0.00058989	\$5,874
Commercial Excess	9,208,500	0.00058989	\$5,432
Industrial	36,622,470	0.00126027	\$46,154
Industrial Vacant	2,226,000	0.00081918	\$1,823
Industrial Excess	2,531,500	0.00081918	\$2,074
Pipeline	7,133,000	0.00081563	\$5,818
<b>Total</b>	<b>3,565,246,099</b>		<b>\$1,813,640</b>



## Lincoln

Assessment Growth and Loss Patterns - Taxable Properties

Lincoln	2015 Phased CVA	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
		\$	%	\$	%	\$	%
Residential	2,376,300,230	43,577,636	1.83%	(9,787,004)	-0.41%	33,790,632	1.42%
New Multi-Residential	-	-	N/A	-	N/A	-	N/A
Multi-Residential	19,390,190	-	0.00%	-	0.00%	-	0.00%
Farm	357,158,262	5,249,516	1.47%	(11,422,273)	-3.20%	(6,172,757)	-1.73%
Managed Forest	775,252	-	0.00%	(86,687)	-11.18%	(86,687)	-11.18%
Commercial	163,230,751	4,521,821	2.77%	(3,209,553)	-1.97%	1,312,268	0.80%
Commercial Vacant	9,497,976	-	0.00%	(826,000)	-8.70%	(826,000)	-8.70%
Commercial Excess	5,865,159	656,352	11.19%	(297,500)	-5.07%	358,852	6.12%
Industrial	82,375,497	2,872,441	3.49%	(18,000)	-0.02%	2,854,441	3.47%
Industrial Vacant	3,585,196	2,287,181	63.80%	-	0.00%	2,287,181	63.80%
Industrial Excess	1,970,654	299,927	15.22%	-	0.00%	299,927	15.22%
Pipeline	17,659,647	260,014	1.47%	-	0.00%	260,014	1.47%
Total	3,037,808,814	59,724,888	1.97%	(25,647,017)	-0.84%	34,077,871	1.12%

2015 CVA Tax Growth (Regional Tax Only)

Lincoln	2015 CVA as Returned	2015 CVA Tax as Returned	2015 CVA as Revised	2015 CVA Tax as Revised	Tax Increase/ (Decrease)
Residential	2,376,300,230	14,112,205	2,410,090,862	14,312,879	200,673.44
New Multi-Residential	-	-	-	-	-
Multi-Residential	19,390,190	235,373	19,390,190	235,373	-
Farm	357,158,262	530,267	350,985,505	521,102	(9,164.58)
Managed Forest	775,252	1,151	688,565	1,022	(128.70)
Commercial	163,230,751	1,704,758	164,543,019	1,718,463	13,705.13
Commercial Vacant	9,497,976	69,437	8,671,976	63,398	(6,038.63)
Commercial Excess	5,865,159	42,878	6,224,011	45,502	2,623.46
Industrial	82,375,497	1,286,611	85,229,938	1,331,194	44,583.11
Industrial Vacant	3,585,196	36,398	5,872,377	59,618	23,220.05
Industrial Excess	1,970,654	20,007	2,270,581	23,052	3,044.94
Pipeline	17,659,647	178,509	17,919,661	181,138	2,628.30
Total	3,037,808,814	18,217,593.81	3,071,886,685	18,492,740.32	275,146.51

Regional Tax Shifts due to CVA Phase-In

Lincoln	2015 CVA as Revised	2015 CVA Tax as Revised	2016 CVA as Returned	2016 CVA Tax as Returned	Tax Increase/ (Decrease)
Residential	2,410,090,862	14,312,879	2,460,520,863	14,312,284	(594.96)
New Multi-Residential	-	-	-	-	-
Multi-Residential	19,390,190	235,373	20,426,300	242,858	7,485.10
Farm	350,985,505	521,102	367,683,584	534,683	13,580.67
Managed Forest	688,565	1,022	754,100	1,097	74.31
Commercial	164,543,019	1,718,463	169,389,665	1,732,750	14,287.15
Commercial Vacant	8,671,976	63,398	9,071,000	64,953	1,555.27
Commercial Excess	6,224,011	45,502	6,648,000	47,603	2,101.56
Industrial	85,229,938	1,331,194	87,997,556	1,346,196	15,001.40
Industrial Vacant	5,872,377	59,618	6,143,000	61,085	1,466.68
Industrial Excess	2,270,581	23,052	2,377,000	23,636	584.81
Pipeline	17,919,661	181,138	18,202,000	180,213	(924.55)
Total	3,071,886,685	18,492,740.32	3,149,213,068	18,547,357.74	54,617.42

Actual Region General Levy based on 2015 Tax Ratios

Lincoln	2016 CVA as Returned	Approved Regional Levy Rates	Levy
Residential	2,460,520,863	0.00581564	\$14,309,504
New Multi-Residential	-	0.00581564	\$0
Multi-Residential	20,426,300	0.01188717	\$242,811
Farm	367,683,584	0.00145391	\$534,579
Managed Forest	754,100	0.00145391	\$1,096
Commercial	169,389,665	0.01022738	\$1,732,413
Commercial Vacant	9,071,000	0.00715917	\$64,941
Commercial Excess	6,648,000	0.00715917	\$47,594
Industrial	87,997,556	0.01529513	\$1,345,934
Industrial Vacant	6,143,000	0.00994184	\$61,073
Industrial Excess	2,377,000	0.00994184	\$23,632
Pipeline	18,202,000	0.00989880	\$180,178
Total	3,149,213,068		\$18,543,755

Assessment under Appeal in Lincoln

<b>Property Class</b>	<b>CVA at Risk</b>	<b>Region Tax \$</b>
Residential	19,242,158	126,056.13
Multi-Residential	-	-
New Multi-Residential	-	-
Commercial	69,070,695	795,074.36
Industrial	75,315,859	1,293,107.93
Farm	12,564,321	20,419.15
Managed Forest	670,950	1,089.40
Exempt	230,639	-
<b>Total</b>	<b>177,094,622</b>	<b>2,235,747</b>

Waste Management Rate based on 2015 Tax Ratios

Lincoln	2016 CVA as Returned	Waste Management Rates	Levy
Residential	2,460,520,863	0.00049886	\$1,227,455
New Multi-Residential	-	0.00049886	\$0
Multi-Residential	20,426,300	0.00101967	\$20,828
Farm	367,683,584	0.00012472	\$45,857
Managed Forest	754,100	0.00012472	\$94
Commercial	169,389,665	0.00087730	\$148,606
Commercial Vacant	9,071,000	0.00061411	\$5,571
Commercial Excess	6,648,000	0.00061411	\$4,083
Industrial	87,997,556	0.00131200	\$115,453
Industrial Vacant	6,143,000	0.00085280	\$5,239
Industrial Excess	2,377,000	0.00085280	\$2,027
Pipeline	18,202,000	0.00084911	\$15,456
<b>Total</b>	<b>3,149,213,068</b>		<b>\$1,590,668</b>

## Niagara Falls

Assessment Growth and Loss Patterns - Taxable Properties

Niagara Falls	2015 Phased CVA	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
		\$	%	\$	%	\$	%
Residential	6,601,656,655	151,491,706	2.29%	(35,220,210)	-0.53%	116,271,496	1.76%
New Multi-Residential	4,332,255	4,338,672	100.15%	-	0.00%	4,338,672	100.15%
Multi-Residential	262,812,098	1,311,609	0.50%	(6,071,214)	-2.31%	(4,759,605)	-1.81%
Farm	52,696,985	1,074,330	2.04%	(1,599,065)	-3.03%	(524,735)	-1.00%
Managed Forest	909,162	-	0.00%	-	0.00%	-	0.00%
Commercial	2,061,205,556	39,900,038	1.94%	(47,445,250)	-2.30%	(7,545,212)	-0.37%
Commercial Vacant	142,472,981	5,323,090	3.74%	(8,450,838)	-5.93%	(3,127,748)	-2.20%
Commercial Excess	35,675,089	2,781,208	7.80%	(1,672,263)	-4.69%	1,108,945	3.11%
Industrial	87,461,796	9,935,827	11.36%	(3,591,484)	-4.11%	6,344,343	7.25%
Industrial Vacant	14,351,265	755,277	5.26%	(1,230,246)	-8.57%	(474,969)	-3.31%
Industrial Excess	4,485,914	888,646	19.81%	(1,072,895)	-23.92%	(184,249)	-4.11%
Pipeline	38,791,453	245,303	0.63%	-	0.00%	245,303	0.63%
Total	9,306,851,209	218,045,706	2.34%	(106,353,465)	-1.14%	111,692,241	1.20%

2015 CVA Tax Growth (Regional Tax Only)

Niagara Falls	2015 CVA as Returned	2015 CVA Tax as Returned	2015 CVA as Revised	2015 CVA Tax as Revised	Tax Increase/ (Decrease)
Residential	6,601,656,655	39,158,888	6,717,928,151	39,849,393	690,505.02
New Multi-Residential	4,332,255	25,728	8,670,927	51,494	25,766.20
Multi-Residential	262,812,098	3,190,214	258,052,493	3,132,438	(57,775.72)
Farm	52,696,985	78,238	52,172,250	77,459	(779.06)
Managed Forest	909,162	1,350	909,162	1,350	-
Commercial	2,061,205,556	21,516,510	2,053,660,344	21,437,708	(78,801.07)
Commercial Vacant	142,472,981	1,041,577	139,345,233	1,018,711	(22,866.01)
Commercial Excess	35,675,089	260,810	36,784,034	268,917	8,107.16
Industrial	87,461,796	1,366,054	93,806,139	1,465,145	99,091.40
Industrial Vacant	14,351,265	145,698	13,876,296	140,876	(4,822.01)
Industrial Excess	4,485,914	45,542	4,301,665	43,672	(1,870.54)
Pipeline	38,791,453	392,116	39,036,756	394,596	2,479.60
Total	9,306,851,209	67,222,723.56	9,418,543,450	67,881,758.53	659,034.97

Regional Tax Shifts due to CVA Phase-In

Niagara Falls	2015 CVA as Revised	2015 CVA Tax as Revised	2016 CVA as Returned	2016 CVA Tax as Returned	Tax Increase/ (Decrease)
Residential	6,717,928,151	39,849,393	6,817,470,673	39,609,020	(240,372.87)
New Multi-Residential	8,670,927	51,494	9,013,140	52,427	933.07
Multi-Residential	258,052,493	3,132,438	266,526,160	3,168,857	36,418.54
Farm	52,172,250	77,459	57,099,104	83,033	5,573.86
Managed Forest	909,162	1,350	967,800	1,407	57.55
Commercial	2,053,660,344	21,437,708	2,086,325,462	21,331,403	(106,305.77)
Commercial Vacant	139,345,233	1,018,711	149,165,700	1,068,110	49,399.42
Commercial Excess	36,784,034	268,917	41,102,342	294,316	25,398.93
Industrial	93,806,139	1,465,145	96,166,829	1,471,170	6,025.31
Industrial Vacant	13,876,296	140,876	14,347,400	142,667	1,791.47
Industrial Excess	4,301,665	43,672	4,518,300	44,929	1,257.31
Pipeline	39,036,756	394,596	39,625,000	392,316	(2,279.53)
Total	9,418,543,450	67,881,758.53	9,582,327,910	67,659,655.83	(222,102.70)

Actual Region General Levy based on 2015 Tax Ratios

Niagara Falls	2016 CVA as Returned	Approved Regional Levy Rates	Levy
Residential	6,817,470,673	0.00581564	\$39,601,325
New Multi-Residential	9,013,140	0.00581564	\$52,417
Multi-Residential	266,526,160	0.01188717	\$3,168,241
Farm	57,099,104	0.00145391	\$83,017
Managed Forest	967,800	0.00145391	\$1,407
Commercial	2,086,325,462	0.01022738	\$21,327,259
Commercial Vacant	149,165,700	0.00715917	\$1,067,902
Commercial Excess	41,102,342	0.00715917	\$294,259
Industrial	96,166,829	0.01529513	\$1,470,884
Industrial Vacant	14,347,400	0.00994184	\$142,640
Industrial Excess	4,518,300	0.00994184	\$44,920
Pipeline	39,625,000	0.00989880	\$392,240
Total	9,582,327,910		\$67,646,512

Assessment under Appeal in Niagara Falls

<b>Property Class</b>	<b>CVA at Risk</b>	<b>Region Tax \$</b>
Residential	66,936,588	438,932.09
Multi-Residential	96,317,750	1,293,925.32
New Multi-Residential	-	-
Commercial	4,569,418,593	54,737,996.93
Industrial	64,776,636	1,087,021.39
Farm	506,562	831.38
Managed Forest	138,750	228.07
Exempt	13,085,541	-
<b>Total</b>	<b>4,811,180,420</b>	<b>57,558,935</b>

Waste Management Rate based on 2015 Tax Ratios

Niagara Falls	2016 CVA as Returned	Waste Management Rates	Levy
Residential	6,817,470,673	0.00059682	\$4,064,018
New Multi-Residential	9,013,140	0.00059682	\$5,379
Multi-Residential	266,526,160	0.00121990	\$325,135
Farm	57,099,104	0.00014921	\$8,520
Managed Forest	967,800	0.00014921	\$144
Commercial	2,086,325,462	0.00104957	\$2,188,678
Commercial Vacant	149,165,700	0.00073470	\$109,592
Commercial Excess	41,102,342	0.00073470	\$30,198
Industrial	96,166,829	0.00156964	\$150,947
Industrial Vacant	14,347,400	0.00102026	\$14,638
Industrial Excess	4,518,300	0.00102026	\$4,610
Pipeline	39,625,000	0.00101585	\$40,253
<b>Total</b>	<b>9,582,327,910</b>		<b>\$6,942,112</b>

## Niagara-on-the-Lake

Assessment Growth and Loss Patterns - Taxable Properties

Niagara-on-the-Lake	2015 Phased CVA	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
		\$	%	\$	%	\$	%
Residential	3,017,517,661	150,261,334	4.98%	(14,812,842)	-0.49%	135,448,492	4.49%
New Multi-Residential	-	-	N/A	-	N/A	-	N/A
Multi-Residential	12,955,555	2,154,374	16.63%	-	0.00%	2,154,374	16.63%
Farm	348,733,781	7,731,857	2.22%	(36,266,696)	-10.40%	(28,534,839)	-8.18%
Managed Forest	512,525	-	0.00%	-	0.00%	-	0.00%
Commercial	561,191,441	18,777,641	3.35%	(7,815,138)	-1.39%	10,962,503	1.95%
Commercial Vacant	3,711,219	2,897,124	78.06%	(190,000)	-5.12%	2,707,124	72.94%
Commercial Excess	11,716,929	-	0.00%	(851,992)	-7.27%	(851,992)	-7.27%
Industrial	25,685,009	748,850	2.92%	-	0.00%	748,850	2.92%
Industrial Vacant	9,578,499	-	0.00%	-	0.00%	-	0.00%
Industrial Excess	89,000	-	0.00%	-	0.00%	-	0.00%
Pipeline	15,748,713	113,655	0.72%	-	0.00%	113,655	0.72%
Total	4,007,440,332	182,684,835	4.56%	(59,936,668)	-1.50%	122,748,167	3.06%

2015 CVA Tax Growth (Regional Tax Only)

Niagara-on-the-Lake	2015 CVA as Returned	2015 CVA Tax as Returned	2015 CVA as Revised	2015 CVA Tax as Revised	Tax Increase/ (Decrease)
Residential	3,017,517,661	17,920,223	3,152,966,153	18,724,615	804,392.02
New Multi-Residential	-	-	-	-	-
Multi-Residential	12,955,555	157,264	15,109,929	183,416	26,151.44
Farm	348,733,781	517,759	320,198,942	475,394	(42,365.18)
Managed Forest	512,525	761	512,525	761	-
Commercial	561,191,441	5,861,000	572,153,944	5,975,490	114,490.74
Commercial Vacant	3,711,219	27,132	6,418,343	46,923	19,790.96
Commercial Excess	11,716,929	85,659	10,864,937	79,430	(6,228.65)
Industrial	25,685,009	401,171	26,433,859	412,867	11,696.18
Industrial Vacant	9,578,499	97,243	9,578,499	97,243	-
Industrial Excess	89,000	904	89,000	904	-
Pipeline	15,748,713	159,193	15,862,368	160,342	1,148.86
Total	4,007,440,332	25,228,307.43	4,130,188,499	26,157,383.81	929,076.38

Regional Tax Shifts due to CVA Phase-In

Niagara-on-the-Lake	2015 CVA as Revised	2015 CVA Tax as Revised	2016 CVA as Returned	2016 CVA Tax as Returned	Tax Increase/ (Decrease)
Residential	3,152,966,153	18,724,615	3,241,162,167	18,853,095	128,480.18
New Multi-Residential	-	-	-	-	-
Multi-Residential	15,109,929	183,416	15,706,000	186,736	3,320.28
Farm	320,198,942	475,394	333,741,525	485,324	9,930.66
Managed Forest	512,525	761	541,800	788	26.94
Commercial	572,153,944	5,975,490	591,854,359	6,054,298	78,807.94
Commercial Vacant	6,418,343	46,923	6,754,000	48,362	1,439.87
Commercial Excess	10,864,937	79,430	11,402,708	81,650	2,219.53
Industrial	26,433,859	412,867	27,636,808	422,791	9,924.05
Industrial Vacant	9,578,499	97,243	10,731,000	106,707	9,463.18
Industrial Excess	89,000	904	92,000	915	11.28
Pipeline	15,862,368	160,342	16,111,000	159,511	(831.20)
Total	4,130,188,499	26,157,383.81	4,255,733,367	26,400,176.51	242,792.71

Actual Region General Levy based on 2015 Tax Ratios

Niagara-on-the-Lake	2016 CVA as Returned	Approved Regional Levy Rates	Levy
Residential	3,241,162,167	0.00581564	\$18,849,432
New Multi-Residential	-	0.00581564	\$0
Multi-Residential	15,706,000	0.01188717	\$186,700
Farm	333,741,525	0.00145391	\$485,230
Managed Forest	541,800	0.00145391	\$788
Commercial	591,854,359	0.01022738	\$6,053,122
Commercial Vacant	6,754,000	0.00715917	\$48,353
Commercial Excess	11,402,708	0.00715917	\$81,634
Industrial	27,636,808	0.01529513	\$422,709
Industrial Vacant	10,731,000	0.00994184	\$106,686
Industrial Excess	92,000	0.00994184	\$915
Pipeline	16,111,000	0.00989880	\$159,480
Total	4,255,733,367		\$26,395,048



Assessment under Appeal in Niagara-on-the-Lake

<b>Property Class</b>	<b>CVA at Risk</b>	<b>Region Tax \$</b>
Residential	13,125,975	78,967.16
Multi-Residential	-	-
New Multi-Residential	-	-
Commercial	752,678,271	7,865,712.12
Industrial	12,547,816	161,354.52
Farm	-	-
Managed Forest	-	-
Exempt	-	-
<b>Total</b>	<b>778,352,062</b>	<b>8,106,034</b>

Waste Management Rate based on 2015 Tax Ratios

Niagara-on-the-Lake	2016 CVA as Returned	Waste Management Rates	Levy
Residential	3,241,162,167	N/A	\$0
New Multi-Residential	-	N/A	\$0
Multi-Residential	15,706,000	N/A	\$0
Farm	333,741,525	N/A	\$0
Managed Forest	541,800	N/A	\$0
Commercial	591,854,359	N/A	\$0
Commercial Vacant	6,754,000	N/A	\$0
Commercial Excess	11,402,708	N/A	\$0
Industrial	27,636,808	N/A	\$0
Industrial Vacant	10,731,000	N/A	\$0
Industrial Excess	92,000	N/A	\$0
Pipeline	16,111,000	N/A	\$0
Total	4,255,733,367		1,423,352

Pelham

Assessment Growth and Loss Patterns - Taxable Properties

Pelham	2015 Phased CVA	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
		\$	%	\$	%	\$	%
Residential	1,997,562,043	40,179,396	2.01%	(8,230,066)	-0.41%	31,949,330	1.60%
New Multi-Residential	-	-	N/A	-	N/A	-	N/A
Multi-Residential	18,613,264	177,617	0.95%	(826,374)	-4.44%	(648,757)	-3.49%
Farm	115,473,497	3,890,797	3.37%	(3,462,774)	-3.00%	428,023	0.37%
Managed Forest	1,616,844	4,953	0.31%	(600)	-0.04%	4,353	0.27%
Commercial	63,837,021	3,217,513	5.04%	(1,080,225)	-1.69%	2,137,288	3.35%
Commercial Vacant	110,250	3,509,295	3183.03%	-	0.00%	3,509,295	3183.03%
Commercial Excess	688,144	-	0.00%	(51,000)	-7.41%	(51,000)	-7.41%
Industrial	3,089,640	520,670	16.85%	-	0.00%	520,670	16.85%
Industrial Vacant	50,500	-	0.00%	-	0.00%	-	0.00%
Industrial Excess	-	41,496	N/A	-	N/A	41,496	N/A
Pipeline	14,508,804	147,775	1.02%	-	0.00%	147,775	1.02%
Total	2,215,550,007	51,689,512	2.33%	(13,651,039)	-0.62%	38,038,473	1.72%

2015 CVA Tax Growth (Regional Tax Only)

Pelham	2015 CVA as Returned	2015 CVA Tax as Returned	2015 CVA as Revised	2015 CVA Tax as Revised	Tax Increase/ (Decrease)
Residential	1,997,562,043	11,862,982	2,029,511,373	12,052,720	189,738.44
New Multi-Residential	-	-	-	-	-
Multi-Residential	18,613,264	225,942	17,964,507	218,067	(7,875.11)
Farm	115,473,497	171,441	115,901,520	172,077	635.48
Managed Forest	1,616,844	2,400	1,621,197	2,407	6.46
Commercial	63,837,021	666,704	65,974,309	689,026	22,321.52
Commercial Vacant	110,250	806	3,619,545	26,461	25,655.39
Commercial Excess	688,144	5,031	637,144	4,658	(372.85)
Industrial	3,089,640	48,257	3,610,310	56,389	8,132.27
Industrial Vacant	50,500	513	50,500	513	-
Industrial Excess	-	-	41,496	421	421.28
Pipeline	14,508,804	146,660	14,656,579	148,153	1,493.76
Total	2,215,550,007	13,130,735.62	2,253,588,480	13,370,892.26	240,156.64

Regional Tax Shifts due to CVA Phase-In

Pelham	2015 CVA as Revised	2015 CVA Tax as Revised	2016 CVA as Returned	2016 CVA Tax as Returned	Tax Increase/ (Decrease)
Residential	2,029,511,373	12,052,720	2,068,323,217	12,030,960	(21,759.64)
New Multi-Residential	-	-	-	-	-
Multi-Residential	17,964,507	218,067	18,609,000	221,251	3,184.38
Farm	115,901,520	172,077	124,200,753	180,612	8,534.85
Managed Forest	1,621,197	2,407	1,748,200	2,542	135.26
Commercial	65,974,309	689,026	67,849,061	694,053	5,027.44
Commercial Vacant	3,619,545	26,461	3,735,000	26,745	283.30
Commercial Excess	637,144	4,658	647,972	4,640	(18.12)
Industrial	3,610,310	56,389	3,663,597	56,046	(342.83)
Industrial Vacant	50,500	513	51,000	507	(5.56)
Industrial Excess	41,496	421	42,000	418	(3.64)
Pipeline	14,656,579	148,153	14,900,000	147,521	(632.49)
Total	2,253,588,480	13,370,892.26	2,303,769,800	13,365,295.21	(5,597.05)

Actual Region General Levy based on 2015 Tax Ratios

Pelham	2016 CVA as Returned	Approved Regional Levy Rates	Levy
Residential	2,068,323,217	0.00581564	\$12,028,623
New Multi-Residential	-	0.00581564	\$0
Multi-Residential	18,609,000	0.01188717	\$221,208
Farm	124,200,753	0.00145391	\$180,577
Managed Forest	1,748,200	0.00145391	\$2,542
Commercial	67,849,061	0.01022738	\$693,918
Commercial Vacant	3,735,000	0.00715917	\$26,739
Commercial Excess	647,972	0.00715917	\$4,639
Industrial	3,663,597	0.01529513	\$56,035
Industrial Vacant	51,000	0.00994184	\$507
Industrial Excess	42,000	0.00994184	\$418
Pipeline	14,900,000	0.00989880	\$147,492
Total	2,303,769,800		\$13,362,699

Assessment under Appeal in Pelham

<b>Property Class</b>	<b>CVA at Risk</b>	<b>Region Tax \$</b>
Residential	-	-
Multi-Residential	-	-
New Multi-Residential	-	-
Commercial	42,500,038	481,913.80
Industrial	-	-
Farm	-	-
Managed Forest	-	-
Exempt	-	-
<b>Total</b>	<b>42,500,038</b>	<b>481,914</b>

Waste Management Rate based on 2015 Tax Ratios

<b>Pelham</b>	<b>2016 CVA as Returned</b>	<b>Waste Management Rates</b>	<b>Levy</b>
Residential	2,068,323,217	0.00051503	\$1,065,249
New Multi-Residential	-	0.00051503	\$0
Multi-Residential	18,609,000	0.00105272	\$19,590
Farm	124,200,753	0.00012876	\$15,992
Managed Forest	1,748,200	0.00012876	\$225
Commercial	67,849,061	0.00090573	\$61,453
Commercial Vacant	3,735,000	0.00063401	\$2,368
Commercial Excess	647,972	0.00063401	\$411
Industrial	3,663,597	0.00135453	\$4,962
Industrial Vacant	51,000	0.00088044	\$45
Industrial Excess	42,000	0.00088044	\$37
Pipeline	14,900,000	0.00087663	\$13,062
<b>Total</b>	<b>2,303,769,800</b>		<b>\$1,183,394</b>

Port Colborne

Assessment Growth and Loss Patterns - Taxable Properties

Port Colborne	2015 Phased CVA	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
		\$	%	\$	%	\$	%
Residential	1,400,964,484	8,492,371	0.61%	(2,911,404)	-0.21%	5,580,967	0.40%
New Multi-Residential	1,509,500	-	0.00%	(1,509,500)	-100.00%	(1,509,500)	-100.00%
Multi-Residential	45,183,625	78,186	0.17%	(33,750)	-0.07%	44,436	0.10%
Farm	40,871,802	1,184,157	2.90%	(665,965)	-1.63%	518,192	1.27%
Managed Forest	713,452	53,116	7.44%	(20,999)	-2.94%	32,117	4.50%
Commercial	106,952,514	1,250,155	1.17%	(2,213,342)	-2.07%	(963,187)	-0.90%
Commercial Vacant	1,991,685	162,743	8.17%	(98,568)	-4.95%	64,175	3.22%
Commercial Excess	250,450	-	0.00%	(26,000)	-10.38%	(26,000)	-10.38%
Industrial	67,471,201	494,520	0.73%	(1,407,014)	-2.09%	(912,494)	-1.35%
Industrial Vacant	1,015,494	3,833,612	377.51%	(23,375)	-2.30%	3,810,237	375.21%
Industrial Excess	2,307,225	-	0.00%	(71,819)	-3.11%	(71,819)	-3.11%
Pipeline	9,331,190	39,266	0.42%	-	0.00%	39,266	0.42%
Total	1,678,562,622	15,588,126	0.93%	(8,981,736)	-0.54%	6,606,390	0.39%

2015 CVA Tax Growth (Regional Tax Only)

Port Colborne	2015 CVA as Returned	2015 CVA Tax as Returned	2015 CVA as Revised	2015 CVA Tax as Revised	Tax Increase/ (Decrease)
Residential	1,400,964,484	8,318,175	1,406,545,451	8,351,318	33,143.86
New Multi-Residential	1,509,500	8,965	-	-	(8,964.51)
Multi-Residential	45,183,625	548,473	45,228,061	549,013	539.40
Farm	40,871,802	60,682	41,389,994	61,451	769.35
Managed Forest	713,452	1,059	745,569	1,107	47.68
Commercial	106,952,514	1,116,996	105,989,327	1,106,937	(10,059.38)
Commercial Vacant	1,991,685	14,561	2,055,860	15,030	469.16
Commercial Excess	250,450	1,831	224,450	1,641	(190.08)
Industrial	67,471,201	1,053,823	66,558,707	1,039,571	(14,252.12)
Industrial Vacant	1,015,494	10,310	4,825,731	48,992	38,682.51
Industrial Excess	2,307,225	23,424	2,235,406	22,694	(729.13)
Pipeline	9,331,190	94,323	9,370,456	94,719	396.91
Total	1,678,562,622	11,252,619.95	1,685,169,012	11,292,473.62	39,853.66

Regional Tax Shifts due to CVA Phase-In

Port Colborne	2015 CVA as Revised	2015 CVA Tax as Revised	2016 CVA as Returned	2016 CVA Tax as Returned	Tax Increase/ (Decrease)
Residential	1,406,545,451	8,351,318	1,427,938,386	8,304,117	(47,200.99)
New Multi-Residential	-	-	-	-	-
Multi-Residential	45,228,061	549,013	46,207,500	549,383	370.29
Farm	41,389,994	61,451	44,776,900	65,114	3,663.23
Managed Forest	745,569	1,107	801,400	1,165	58.46
Commercial	105,989,327	1,106,937	108,603,787	1,110,949	4,011.81
Commercial Vacant	2,055,860	15,030	2,113,500	15,134	104.08
Commercial Excess	224,450	1,641	228,500	1,636	(4.70)
Industrial	66,558,707	1,039,571	68,590,988	1,049,312	9,741.02
Industrial Vacant	4,825,731	48,992	4,965,500	49,376	383.71
Industrial Excess	2,235,406	22,694	2,318,075	23,050	355.98
Pipeline	9,370,456	94,719	9,554,000	94,592	(127.98)
Total	1,685,169,012	11,292,473.62	1,716,098,536	11,263,828.53	(28,645.09)

Actual Region General Levy based on 2015 Tax Ratios

Port Colborne	2016 CVA as Returned	Approved Regional Levy Rates	Levy
Residential	1,427,938,386	0.00581564	\$8,302,504
New Multi-Residential	-	0.00581564	\$0
Multi-Residential	46,207,500	0.01188717	\$549,276
Farm	44,776,900	0.00145391	\$65,102
Managed Forest	801,400	0.00145391	\$1,165
Commercial	108,603,787	0.01022738	\$1,110,733
Commercial Vacant	2,113,500	0.00715917	\$15,131
Commercial Excess	228,500	0.00715917	\$1,636
Industrial	68,590,988	0.01529513	\$1,049,108
Industrial Vacant	4,965,500	0.00994184	\$49,366
Industrial Excess	2,318,075	0.00994184	\$23,046
Pipeline	9,554,000	0.00989880	\$94,573
Total	1,716,098,536		\$11,261,640

Assessment under Appeal in Port Colborne

<b>Property Class</b>	<b>CVA at Risk</b>	<b>Region Tax \$</b>
Residential	363,112	2,515.24
Multi-Residential	637,992	9,061.08
New Multi-Residential	-	-
Commercial	51,441,225	630,490.09
Industrial	20,407,675	373,213.43
Farm	-	-
Managed Forest	-	-
Exempt	-	-
<b>Total</b>	<b>72,850,004</b>	<b>1,015,280</b>

Waste Management Rate based on 2015 Tax Ratios

Port Colborne	2016 CVA as Returned	Waste Management Rates	Levy
Residential	1,427,938,386	0.00094435	\$1,348,170
New Multi-Residential	-	0.00094435	\$0
Multi-Residential	46,207,500	0.00193025	\$89,192
Farm	44,776,900	0.00023609	\$10,571
Managed Forest	801,400	0.00023609	\$189
Commercial	108,603,787	0.00166073	\$180,362
Commercial Vacant	2,113,500	0.00116251	\$2,457
Commercial Excess	228,500	0.00116251	\$266
Industrial	68,590,988	0.00248364	\$170,355
Industrial Vacant	4,965,500	0.00161437	\$8,016
Industrial Excess	2,318,075	0.00161437	\$3,742
Pipeline	9,554,000	0.00160738	\$15,357
<b>Total</b>	<b>1,716,098,536</b>		<b>\$1,828,677</b>

St. Catharines

Assessment Growth and Loss Patterns - Taxable Properties

St Catharines	2015 Phased CVA	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
		\$	%	\$	%	\$	%
Residential	10,238,763,646	84,077,925	0.82%	(26,421,663)	-0.26%	57,656,262	0.56%
New Multi-Residential	19,113,869	8,993,338	47.05%	(2,673,823)	-13.99%	6,319,515	33.06%
Multi-Residential	642,052,028	2,294,802	0.36%	(3,489,206)	-0.54%	(1,194,404)	-0.19%
Farm	96,029,286	1,652,854	1.72%	(1,478,949)	-1.54%	173,905	0.18%
Managed Forest	-	-	N/A	-	N/A	-	N/A
Commercial	1,630,289,976	15,580,384	0.96%	(17,957,378)	-1.10%	(2,376,994)	-0.15%
Commercial Vacant	13,835,271	5,461,434	39.47%	(1,397,032)	-10.10%	4,064,402	29.38%
Commercial Excess	12,083,505	417,782	3.46%	(413,250)	-3.42%	4,532	0.04%
Industrial	174,037,500	1,331,094	0.76%	(3,233,415)	-1.86%	(1,902,321)	-1.09%
Industrial Vacant	21,282,657	-	0.00%	(1,738,197)	-8.17%	(1,738,197)	-8.17%
Industrial Excess	4,282,704	250,500	5.85%	(1,973)	-0.05%	248,527	5.80%
Pipeline	27,842,724	10,816	0.04%	-	0.00%	10,816	0.04%
Total	12,879,613,166	120,070,929	0.93%	(58,804,886)	-0.46%	61,266,043	0.48%

2015 CVA Tax Growth (Regional Tax Only)

St Catharines	2015 CVA as Returned	2015 CVA Tax as Returned	2015 CVA as Revised	2015 CVA Tax as Revised	Tax Increase/ (Decrease)
Residential	10,238,763,646	60,805,253	10,296,419,908	61,076,227	270,973.93
New Multi-Residential	19,113,869	113,512	25,433,384	151,042	37,529.89
Multi-Residential	642,052,028	7,793,718	640,857,624	7,779,220	(14,498.59)
Farm	96,029,286	142,573	96,203,191	142,831	258.19
Managed Forest	-	-	-	-	-
Commercial	1,630,289,976	17,026,505	1,627,912,982	17,001,680	(24,824.97)
Commercial Vacant	13,835,271	101,145	17,899,673	130,859	29,713.61
Commercial Excess	12,083,505	88,339	12,088,037	88,372	33.13
Industrial	174,037,500	2,718,267	172,135,179	2,688,555	(29,712.09)
Industrial Vacant	21,282,657	216,067	19,544,460	198,420	(17,646.63)
Industrial Excess	4,282,704	43,479	4,531,231	46,002	2,523.11
Pipeline	27,842,724	281,443	27,853,540	281,552	109.33
Total	12,879,613,166	89,330,301.69	12,940,879,209	89,584,760.61	254,458.92



Regional Tax Shifts due to CVA Phase-In

St Catharines	2015 CVA as Revised	2015 CVA Tax as Revised	2016 CVA as Returned	2016 CVA Tax as Returned	Tax Increase/ (Decrease)
Residential	10,296,419,908	61,076,227	10,490,497,280	60,950,846	(125,381.00)
New Multi-Residential	25,433,384	151,042	27,047,160	157,327	6,285.11
Multi-Residential	640,857,624	7,779,220	674,929,131	8,024,555	245,335.44
Farm	96,203,191	142,831	99,825,600	145,166	2,334.44
Managed Forest	-	-	-	-	-
Commercial	1,627,912,982	17,001,680	1,659,398,293	16,974,602	(27,077.96)
Commercial Vacant	17,899,673	130,859	18,634,800	133,436	2,576.55
Commercial Excess	12,088,037	88,372	12,329,285	88,285	(87.37)
Industrial	172,135,179	2,688,555	179,357,837	2,743,835	55,279.80
Industrial Vacant	19,544,460	198,420	20,565,000	204,494	6,073.18
Industrial Excess	4,531,231	46,002	4,730,894	47,043	1,040.68
Pipeline	27,853,540	281,552	28,309,000	280,280	(1,272.68)
Total	12,940,879,209	89,584,760.61	13,215,624,280	89,749,866.80	165,106.19

Actual Region General Levy based on 2015 Tax Ratios

St Catharines	2016 CVA as Returned	Approved Regional Levy Rates	Levy
Residential	10,490,497,280	0.00581564	\$60,939,005
New Multi-Residential	27,047,160	0.00581564	\$157,297
Multi-Residential	674,929,131	0.01188717	\$8,022,996
Farm	99,825,600	0.00145391	\$145,137
Managed Forest	-	0.00145391	\$0
Commercial	1,659,398,293	0.01022738	\$16,971,304
Commercial Vacant	18,634,800	0.00715917	\$133,410
Commercial Excess	12,329,285	0.00715917	\$88,267
Industrial	179,357,837	0.01529513	\$2,743,302
Industrial Vacant	20,565,000	0.00994184	\$204,454
Industrial Excess	4,730,894	0.00994184	\$47,034
Pipeline	28,309,000	0.00989880	\$280,225
Total	13,215,624,280		\$89,732,431

Assessment under Appeal in St Catharines

<b>Property Class</b>	<b>CVA at Risk</b>	<b>Region Tax \$</b>
Residential	47,438,243	317,649.80
Multi-Residential	595,100,960	8,173,450.42
New Multi-Residential	3,044,040	20,430.91
Commercial	3,024,944,245	36,000,855.76
Industrial	521,380,580	9,384,358.31
Farm	346,500	581.47
Managed Forest	-	-
Exempt	370,714	-
<b>Total</b>	<b>4,192,625,282</b>	<b>53,897,327</b>

Waste Management Rate based on 2015 Tax Ratios

St Catharines	2016 CVA as Returned	Waste Management Rates	Levy
Residential	10,490,497,280	0.00071165	\$7,457,003
New Multi-Residential	27,047,160	0.00071165	\$19,248
Multi-Residential	674,929,131	0.00145461	\$981,759
Farm	99,825,600	0.00017791	\$17,760
Managed Forest	-	0.00017791	\$0
Commercial	1,659,398,293	0.00125151	\$2,076,754
Commercial Vacant	18,634,800	0.00087606	\$16,325
Commercial Excess	12,329,285	0.00087606	\$10,801
Industrial	179,357,837	0.00187164	\$335,693
Industrial Vacant	20,565,000	0.00121657	\$25,019
Industrial Excess	4,730,894	0.00121657	\$5,755
Pipeline	28,309,000	0.00121130	\$34,291
<b>Total</b>	<b>13,215,624,280</b>		<b>\$10,980,408</b>

## Thorold

Assessment Growth and Loss Patterns - Taxable Properties

Thorold	2015 Phased CVA	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
		\$	%	\$	%	\$	%
Residential	1,516,321,067	26,429,584	1.74%	(5,835,367)	-0.38%	20,594,217	1.36%
New Multi-Residential	36,042,441	18,312,363	50.81%	-	0.00%	18,312,363	50.81%
Multi-Residential	37,219,403	323,662	0.87%	-	0.00%	323,662	0.87%
Farm	42,604,339	906,188	2.13%	(1,449,122)	-3.40%	(542,934)	-1.27%
Managed Forest	507,325	-	0.00%	-	0.00%	-	0.00%
Commercial	147,751,750	4,255,903	2.88%	(3,746,888)	-2.54%	509,015	0.34%
Commercial Vacant	4,955,191	-	0.00%	(272,053)	-5.49%	(272,053)	-5.49%
Commercial Excess	3,488,753	46,906	1.34%	(2,776)	-0.08%	44,130	1.26%
Industrial	61,570,802	1,826,667	2.97%	(5,598,389)	-9.09%	(3,771,722)	-6.13%
Industrial Vacant	13,312,460	332,775	2.50%	(71,959)	-0.54%	260,816	1.96%
Industrial Excess	3,687,646	128,853	3.49%	(202,470)	-5.49%	(73,617)	-2.00%
Pipeline	22,145,045	32,397	0.15%	-	0.00%	32,397	0.15%
Total	1,889,606,222	52,595,298	2.78%	(17,179,024)	-0.91%	35,416,274	1.87%

2015 CVA Tax Growth (Regional Tax Only)

Thorold	2015 CVA as Returned	2015 CVA Tax as Returned	2015 CVA as Revised	2015 CVA Tax as Revised	Tax Increase/ (Decrease)
Residential	1,516,321,067	9,004,786	1,536,915,284	9,127,090	122,303.49
New Multi-Residential	36,042,441	214,046	54,354,804	322,799	108,752.18
Multi-Residential	37,219,403	451,798	37,543,065	455,726	3,928.86
Farm	42,604,339	63,254	42,061,405	62,448	(806.08)
Managed Forest	507,325	753	507,325	753	-
Commercial	147,751,750	1,543,097	148,260,765	1,548,413	5,316.08
Commercial Vacant	4,955,191	36,226	4,683,138	34,237	(1,988.90)
Commercial Excess	3,488,753	25,505	3,532,883	25,828	322.62
Industrial	61,570,802	961,666	57,799,080	902,756	(58,910.00)
Industrial Vacant	13,312,460	135,152	13,573,276	137,799	2,647.87
Industrial Excess	3,687,646	37,438	3,614,029	36,691	(747.38)
Pipeline	22,145,045	223,849	22,177,442	224,177	327.48
Total	1,889,606,222	12,697,569.94	1,925,022,496	12,878,716.16	181,146.22

Regional Tax Shifts due to CVA Phase-In

Thorold	2015 CVA as Revised	2015 CVA Tax as Revised	2016 CVA as Returned	2016 CVA Tax as Returned	Tax Increase/ (Decrease)
Residential	1,536,915,284	9,127,090	1,560,310,377	9,075,716	(51,373.41)
New Multi-Residential	54,354,804	322,799	57,221,000	332,841	10,042.89
Multi-Residential	37,543,065	455,726	39,459,780	469,156	13,429.77
Farm	42,061,405	62,448	45,755,200	66,537	4,089.04
Managed Forest	507,325	753	533,800	776	23.03
Commercial	148,260,765	1,548,413	151,806,677	1,552,887	4,473.65
Commercial Vacant	4,683,138	34,237	4,979,500	35,656	1,419.01
Commercial Excess	3,532,883	25,828	3,675,230	26,317	488.87
Industrial	57,799,080	902,756	58,663,377	897,439	(5,317.23)
Industrial Vacant	13,573,276	137,799	14,169,000	140,893	3,093.84
Industrial Excess	3,614,029	36,691	3,729,769	37,088	397.40
Pipeline	22,177,442	224,177	22,508,000	222,846	(1,331.01)
Total	1,925,022,496	12,878,716.16	1,962,811,710	12,858,152.03	(20,564.13)

Actual Region General Levy based on 2015 Tax Ratios

Thorold	2016 CVA as Returned	Approved Regional Levy Rates	Levy
Residential	1,560,310,377	0.00581564	\$9,073,953
New Multi-Residential	57,221,000	0.00581564	\$332,777
Multi-Residential	39,459,780	0.01188717	\$469,065
Farm	45,755,200	0.00145391	\$66,524
Managed Forest	533,800	0.00145391	\$776
Commercial	151,806,677	0.01022738	\$1,552,585
Commercial Vacant	4,979,500	0.00715917	\$35,649
Commercial Excess	3,675,230	0.00715917	\$26,312
Industrial	58,663,377	0.01529513	\$897,264
Industrial Vacant	14,169,000	0.00994184	\$140,866
Industrial Excess	3,729,769	0.00994184	\$37,081
Pipeline	22,508,000	0.00989880	\$222,802
Total	1,962,811,710		\$12,855,654

Assessment under Appeal in Thorold

<b>Property Class</b>	<b>CVA at Risk</b>	<b>Region Tax \$</b>
Residential	10,482,222	69,851.71
Multi-Residential	-	-
New Multi-Residential	-	-
Commercial	66,367,157	771,461.52
Industrial	37,559,566	640,676.00
Farm	1,174,726	1,952.81
Managed Forest	-	-
Exempt	17,572,932	-
<b>Total</b>	<b>133,156,603</b>	<b>1,483,942</b>

Waste Management Rate based on 2015 Tax Ratios

Thorold	2016 CVA as Returned	Waste Management Rates	Levy
Residential	1,560,310,377	0.00064998	\$1,014,143
New Multi-Residential	57,221,000	0.00064998	\$37,193
Multi-Residential	39,459,780	0.00132856	\$52,425
Farm	45,755,200	0.00016250	\$7,435
Managed Forest	533,800	0.00016250	\$87
Commercial	151,806,677	0.00114305	\$173,523
Commercial Vacant	4,979,500	0.00080014	\$3,984
Commercial Excess	3,675,230	0.00080014	\$2,941
Industrial	58,663,377	0.00170945	\$100,282
Industrial Vacant	14,169,000	0.00111114	\$15,744
Industrial Excess	3,729,769	0.00111114	\$4,144
Pipeline	22,508,000	0.00110633	\$24,901
Total	1,962,811,710		\$1,436,801

## Wainfleet

Assessment Growth and Loss Patterns - Taxable Properties

Wainfleet	2015 Phased CVA	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
		\$	%	\$	%	\$	%
Residential	731,633,461	15,232,504	2.08%	(5,697,608)	-0.78%	9,534,896	1.30%
New Multi-Residential	-	-	N/A	-	N/A	-	N/A
Multi-Residential	439,500	-	0.00%	-	0.00%	-	0.00%
Farm	113,046,555	2,588,954	2.29%	(2,887,718)	-2.55%	(298,764)	-0.26%
Managed Forest	880,464	76,178	8.65%	(29,666)	-3.37%	46,512	5.28%
Commercial	14,989,296	273,948	1.83%	(62,666)	-0.42%	211,282	1.41%
Commercial Vacant	205,357	-	0.00%	-	0.00%	-	0.00%
Commercial Excess	599,695	37,206	6.20%	-	0.00%	37,206	6.20%
Industrial	3,742,284	41,518	1.11%	(623,000)	-16.65%	(581,482)	-15.54%
Industrial Vacant	67,133	-	0.00%	-	0.00%	-	0.00%
Industrial Excess	104,800	-	0.00%	-	0.00%	-	0.00%
Pipeline	4,607,520	14,678	0.32%	-	0.00%	14,678	0.32%
Total	870,316,065	18,264,986	2.10%	(9,300,658)	-1.07%	8,964,328	1.03%

2015 CVA Tax Growth (Regional Tax Only)

Wainfleet	2015 CVA as Returned	2015 CVA Tax as Returned	2015 CVA as Revised	2015 CVA Tax as Revised	Tax Increase/ (Decrease)
Residential	731,633,461	4,344,974	741,168,357	4,401,599	56,625.17
New Multi-Residential	-	-	-	-	-
Multi-Residential	439,500	5,335	439,500	5,335	-
Farm	113,046,555	167,838	112,747,791	167,395	(443.57)
Managed Forest	880,464	1,307	926,976	1,376	69.06
Commercial	14,989,296	156,546	15,200,578	158,753	2,206.60
Commercial Vacant	205,357	1,501	205,357	1,501	-
Commercial Excess	599,695	4,384	636,901	4,656	272.00
Industrial	3,742,284	58,450	3,160,802	49,368	(9,082.09)
Industrial Vacant	67,133	682	67,133	682	-
Industrial Excess	104,800	1,064	104,800	1,064	-
Pipeline	4,607,520	46,574	4,622,198	46,723	148.37
Total	870,316,065	4,788,655.45	879,280,393	4,838,450.99	49,795.54

Regional Tax Shifts due to CVA Phase-In

Wainfleet	2015 CVA as Revised	2015 CVA Tax as Revised	2016 CVA as Returned	2016 CVA Tax as Returned	Tax Increase/ (Decrease)
Residential	741,168,357	4,401,599	754,583,700	4,389,240	(12,358.93)
New Multi-Residential	-	-	-	-	-
Multi-Residential	439,500	5,335	456,000	5,422	86.62
Farm	112,747,791	167,395	116,317,500	169,148	1,753.36
Managed Forest	926,976	1,376	961,000	1,397	21.21
Commercial	15,200,578	158,753	15,791,131	161,533	2,780.78
Commercial Vacant	205,357	1,501	210,700	1,509	7.43
Commercial Excess	636,901	4,656	666,769	4,774	118.25
Industrial	3,160,802	49,368	3,254,600	49,789	421.09
Industrial Vacant	67,133	682	70,000	696	14.51
Industrial Excess	104,800	1,064	112,500	1,119	54.72
Pipeline	4,622,198	46,723	4,721,000	46,741	18.70
Total	879,280,393	4,838,450.99	897,144,900	4,831,368.73	(7,082.26)

Actual Region General Levy based on 2015 Tax Ratios

Wainfleet	2016 CVA as Returned	Approved Regional Levy Rates	Levy
Residential	754,583,700	0.00581564	\$4,388,387
New Multi-Residential	-	0.00581564	\$0
Multi-Residential	456,000	0.01188717	\$5,421
Farm	116,317,500	0.00145391	\$169,115
Managed Forest	961,000	0.00145391	\$1,397
Commercial	15,791,131	0.01022738	\$161,502
Commercial Vacant	210,700	0.00715917	\$1,508
Commercial Excess	666,769	0.00715917	\$4,774
Industrial	3,254,600	0.01529513	\$49,780
Industrial Vacant	70,000	0.00994184	\$696
Industrial Excess	112,500	0.00994184	\$1,118
Pipeline	4,721,000	0.00989880	\$46,732
Total	897,144,900		\$4,830,430

Assessment under Appeal in Wainfleet

<b>Property Class</b>	<b>CVA at Risk</b>	<b>Region Tax \$</b>
Residential	1,044,467	6,945.92
Multi-Residential	-	-
New Multi-Residential	-	-
Commercial	-	-
Industrial	418,000	7,312.87
Farm	-	-
Managed Forest	-	-
Exempt	-	-
<b>Total</b>	<b>1,462,467</b>	<b>14,259</b>

Waste Management Rate based on 2015 Tax Ratios

Wainfleet	2016 CVA as Returned	Waste Management Rates	Levy
Residential	754,583,700	0.00066812	\$504,152
New Multi-Residential	-	0.00066812	\$0
Multi-Residential	456,000	0.00136564	\$623
Farm	116,317,500	0.00016703	\$19,429
Managed Forest	961,000	0.00016703	\$161
Commercial	15,791,131	0.00117496	\$18,554
Commercial Vacant	210,700	0.00082247	\$173
Commercial Excess	666,769	0.00082247	\$548
Industrial	3,254,600	0.00175716	\$5,719
Industrial Vacant	70,000	0.00114215	\$80
Industrial Excess	112,500	0.00114215	\$128
Pipeline	4,721,000	0.00113721	\$5,369
<b>Total</b>	<b>897,144,900</b>		<b>\$554,936</b>



Welland

Assessment Growth and Loss Patterns - Taxable Properties

Welland	2015 Phased CVA	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
		\$	%	\$	%	\$	%
Residential	3,463,922,642	45,125,070	1.30%	(5,727,797)	-0.17%	39,397,273	1.14%
New Multi-Residential	4,193,628	3,630,338	86.57%	(953,000)	-22.72%	2,677,338	63.84%
Multi-Residential	164,386,068	41,250	0.03%	(6,428,450)	-3.91%	(6,387,200)	-3.89%
Farm	12,770,990	179,918	1.41%	(135,265)	-1.06%	44,653	0.35%
Managed Forest	615,456	5,097	0.83%	-	0.00%	5,097	0.83%
Commercial	332,883,750	2,351,596	0.71%	(17,453,562)	-5.24%	(15,101,966)	-4.54%
Commercial Vacant	11,930,259	795,412	6.67%	(389,026)	-3.26%	406,386	3.41%
Commercial Excess	4,916,089	87,291	1.78%	(20,239)	-0.41%	67,052	1.36%
Industrial	62,218,285	101,500	0.16%	-	0.00%	101,500	0.16%
Industrial Vacant	2,991,857	48,000	1.60%	(132,682)	-4.43%	(84,682)	-2.83%
Industrial Excess	1,945,887	-	0.00%	-	0.00%	-	0.00%
Pipeline	18,331,388	165,002	0.90%	-	0.00%	165,002	0.90%
Total	4,081,106,299	52,530,474	1.29%	(31,240,021)	-0.77%	21,290,453	0.52%

2015 CVA Tax Growth (Regional Tax Only)

Welland	2015 CVA as Returned	2015 CVA Tax as Returned	2015 CVA as Revised	2015 CVA Tax as Revised	Tax Increase/ (Decrease)
Residential	3,463,922,642	20,571,301	3,503,319,915	20,770,855	199,553.69
New Multi-Residential	4,193,628	24,905	6,870,966	40,805	15,899.99
Multi-Residential	164,386,068	1,995,444	157,998,868	1,917,911	(77,532.71)
Farm	12,770,990	18,961	12,815,643	19,027	66.30
Managed Forest	615,456	914	620,553	921	7.57
Commercial	332,883,750	3,476,588	317,781,784	3,318,865	(157,722.68)
Commercial Vacant	11,930,259	87,218	12,336,645	90,189	2,970.96
Commercial Excess	4,916,089	35,940	4,983,141	36,430	490.20
Industrial	62,218,285	971,779	62,319,785	973,364	1,585.31
Industrial Vacant	2,991,857	30,374	2,907,175	29,514	(859.71)
Industrial Excess	1,945,887	19,755	1,945,887	19,755	-
Pipeline	18,331,388	185,299	18,496,390	186,967	1,667.89
Total	4,081,106,299	27,418,478.45	4,102,396,752	27,404,605.26	(13,873.19)

Regional Tax Shifts due to CVA Phase-In

Welland	2015 CVA as Revised	2015 CVA Tax as Revised	2016 CVA as Returned	2016 CVA Tax as Returned	Tax Increase/ (Decrease)
Residential	3,503,319,915	20,770,855	3,550,421,299	20,617,865	(152,989.75)
New Multi-Residential	6,870,966	40,805	7,060,000	41,066	261.58
Multi-Residential	157,998,868	1,917,911	163,994,500	1,949,809	31,897.99
Farm	12,815,643	19,027	13,903,400	20,218	1,191.06
Managed Forest	620,553	921	652,900	949	28.12
Commercial	317,781,784	3,318,865	323,591,300	3,310,136	(8,729.77)
Commercial Vacant	12,336,645	90,189	12,698,400	90,928	738.20
Commercial Excess	4,983,141	36,430	5,061,790	36,245	(184.97)
Industrial	62,319,785	973,364	63,384,800	969,667	(3,696.66)
Industrial Vacant	2,907,175	29,514	2,996,600	29,797	283.10
Industrial Excess	1,945,887	19,755	1,985,300	19,741	(13.79)
Pipeline	18,496,390	186,967	18,827,000	186,401	(566.35)
Total	4,102,396,752	27,404,605.26	4,164,577,289	27,272,824.02	(131,781.24)

Actual Region General Levy based on 2015 Tax Ratios

Welland	2016 CVA as Returned	Approved Regional Levy Rates	Levy
Residential	3,550,421,299	0.00581564	\$20,613,860
New Multi-Residential	7,060,000	0.00581564	\$41,058
Multi-Residential	163,994,500	0.01188717	\$1,949,430
Farm	13,903,400	0.00145391	\$20,214
Managed Forest	652,900	0.00145391	\$949
Commercial	323,591,300	0.01022738	\$3,309,493
Commercial Vacant	12,698,400	0.00715917	\$90,910
Commercial Excess	5,061,790	0.00715917	\$36,238
Industrial	63,384,800	0.01529513	\$969,479
Industrial Vacant	2,996,600	0.00994184	\$29,792
Industrial Excess	1,985,300	0.00994184	\$19,738
Pipeline	18,827,000	0.00989880	\$186,365
Total	4,164,577,289		\$27,267,526

Assessment under Appeal in Welland

<b>Property Class</b>	<b>CVA at Risk</b>	<b>Region Tax \$</b>
Residential	111,936,081	771,237.90
Multi-Residential	234,103,250	3,284,500.18
New Multi-Residential	-	-
Commercial	542,823,328	6,603,452.37
Industrial	65,023,204	1,162,338.03
Farm	-	-
Managed Forest	-	-
Exempt	-	-
<b>Total</b>	<b>953,885,863</b>	<b>11,821,528</b>

Waste Management Rate based on 2015 Tax Ratios

Welland	2016 CVA as Returned	Waste Management Rates	Levy
Residential	3,550,421,299	0.00086123	\$3,052,678
New Multi-Residential	7,060,000	0.00086123	\$6,080
Multi-Residential	163,994,500	0.00176035	\$288,688
Farm	13,903,400	0.00021531	\$2,994
Managed Forest	652,900	0.00021531	\$141
Commercial	323,591,300	0.00151456	\$490,098
Commercial Vacant	12,698,400	0.00106019	\$13,463
Commercial Excess	5,061,790	0.00106019	\$5,366
Industrial	63,384,800	0.00226503	\$143,568
Industrial Vacant	2,996,600	0.00147227	\$4,412
Industrial Excess	1,985,300	0.00147227	\$2,923
Pipeline	18,827,000	0.00146590	\$27,598
Total	4,164,577,289		\$4,038,009

West Lincoln

Assessment Growth and Loss Patterns - Taxable Properties

West Lincoln	2015 Phased CVA	Positive CVA Growth		Negative CVA Growth		Net CVA Growth	
		\$	%	\$	%	\$	%
Residential	1,229,241,266	41,379,118	3.37%	(8,011,886)	-0.65%	33,367,232	2.71%
New Multi-Residential	-	-	N/A	-	N/A	-	N/A
Multi-Residential	5,659,520	674,453	11.92%	-	0.00%	674,453	11.92%
Farm	252,897,740	3,455,143	1.37%	(6,787,198)	-2.68%	(3,332,055)	-1.32%
Managed Forest	1,038,286	135,604	13.06%	(41,389)	-3.99%	94,215	9.07%
Commercial	58,258,883	2,547,043	4.37%	(450,124)	-0.77%	2,096,919	3.60%
Commercial Vacant	1,122,250	-	0.00%	-	0.00%	-	0.00%
Commercial Excess	1,259,042	156,850	12.46%	(264,457)	-21.00%	(107,607)	-8.55%
Industrial	21,720,482	123,241	0.57%	(276,755)	-1.27%	(153,514)	-0.71%
Industrial Vacant	581,563	-	0.00%	-	0.00%	-	0.00%
Industrial Excess	395,675	-	0.00%	-	0.00%	-	0.00%
Pipeline	24,896,761	-	0.00%	(327,276)	-1.31%	(327,276)	-1.31%
Total	1,597,071,468	48,471,452	3.04%	(16,159,085)	-1.01%	32,312,367	2.02%

2015 CVA Tax Growth (Regional Tax Only)

West Lincoln	2015 CVA as Returned	2015 CVA Tax as Returned	2015 CVA as Revised	2015 CVA Tax as Revised	Tax Increase/ (Decrease)
Residential	1,229,241,266	7,295,939	1,262,608,498	7,495,311	199,371.82
New Multi-Residential	-	-	-	-	-
Multi-Residential	5,659,520	68,700	6,333,973	76,887	8,187.03
Farm	252,897,740	375,473	249,565,685	370,526	(4,947.04)
Managed Forest	1,038,286	1,542	1,132,501	1,681	139.88
Commercial	58,258,883	608,447	60,355,802	630,347	21,899.91
Commercial Vacant	1,122,250	8,204	1,122,250	8,204	-
Commercial Excess	1,259,042	9,204	1,151,435	8,418	(786.68)
Industrial	21,720,482	339,249	21,566,968	336,851	(2,397.71)
Industrial Vacant	581,563	5,904	581,563	5,904	-
Industrial Excess	395,675	4,017	395,675	4,017	-
Pipeline	24,896,761	251,664	24,569,485	248,356	(3,308.21)
Total	1,597,071,468	8,968,343.89	1,629,383,835	9,186,502.88	218,158.99

Regional Tax Shifts due to CVA Phase-In

West Lincoln	2015 CVA as Revised	2015 CVA Tax as Revised	2016 CVA as Returned	2016 CVA Tax as Returned	Tax Increase/ (Decrease)
Residential	1,262,608,498	7,495,311	1,289,450,000	7,497,145	1,834.21
New Multi-Residential	-	-	-	-	-
Multi-Residential	6,333,973	76,887	6,431,500	76,467	(419.43)
Farm	249,565,685	370,526	261,247,200	379,904	9,377.91
Managed Forest	1,132,501	1,681	1,194,400	1,737	55.48
Commercial	60,355,802	630,347	62,172,238	635,983	5,635.96
Commercial Vacant	1,122,250	8,204	1,165,000	8,342	137.62
Commercial Excess	1,151,435	8,418	1,176,967	8,428	9.95
Industrial	21,566,968	336,851	22,347,795	341,879	5,027.47
Industrial Vacant	581,563	5,904	595,300	5,920	15.35
Industrial Excess	395,675	4,017	419,000	4,166	149.44
Pipeline	24,569,485	248,356	25,003,000	247,548	(808.22)
Total	1,629,383,835	9,186,502.88	1,671,202,400	9,207,518.62	21,015.74

Actual Region General Levy based on 2015 Tax Ratios

West Lincoln	2016 CVA as Returned	Approved Regional Levy Rates	Levy
Residential	1,289,450,000	0.00581564	\$7,495,689
New Multi-Residential	-	0.00581564	\$0
Multi-Residential	6,431,500	0.01188717	\$76,452
Farm	261,247,200	0.00145391	\$379,830
Managed Forest	1,194,400	0.00145391	\$1,737
Commercial	62,172,238	0.01022738	\$635,859
Commercial Vacant	1,165,000	0.00715917	\$8,340
Commercial Excess	1,176,967	0.00715917	\$8,426
Industrial	22,347,795	0.01529513	\$341,813
Industrial Vacant	595,300	0.00994184	\$5,918
Industrial Excess	419,000	0.00994184	\$4,166
Pipeline	25,003,000	0.00989880	\$247,500
Total	1,671,202,400		\$9,205,730

Assessment under Appeal in West Lincoln

<b>Property Class</b>	<b>CVA at Risk</b>	<b>Region Tax \$</b>
Residential	1,712,983	10,356.33
Multi-Residential	-	-
New Multi-Residential	-	-
Commercial	54,749,886	623,780.84
Industrial	9,491,101	163,286.76
Farm	61,829	100.34
Managed Forest	-	-
Exempt	4,875	-
<b>Total</b>	<b>66,020,674</b>	<b>797,524</b>

Waste Management Rate based on 2015 Tax Ratios

West Lincoln	2016 CVA as Returned	Waste Management Rates	Levy
Residential	1,289,450,000	0.00052628	\$678,314
New Multi-Residential	-	0.00052628	\$0
Multi-Residential	6,431,500	0.00107572	\$6,918
Farm	261,247,200	0.00013157	\$34,372
Managed Forest	1,194,400	0.00013157	\$157
Commercial	62,172,238	0.00092552	\$57,542
Commercial Vacant	1,165,000	0.00064786	\$755
Commercial Excess	1,176,967	0.00064786	\$763
Industrial	22,347,795	0.00138412	\$30,932
Industrial Vacant	595,300	0.00089968	\$536
Industrial Excess	419,000	0.00089968	\$377
Pipeline	25,003,000	0.00089578	\$22,397
<b>Total</b>	<b>1,671,202,400</b>		<b>\$833,063</b>