

Corporation of the City of Thorold  
2020 Tax Rates

Property Class	RTC/RTQ Code	Tax Ratio	Current Value Assessment Taxable	City Tax Rates	NHS Health Care Complex Rates	Region Tax Rates	Region Tax Rates total includes hospital	NHS Regional Programs Rates	Region Waste Mgmt Rates	Education Tax Rates	TOTAL
Residential/Farm	RT,RH,RP, RF, RG, RD	1.000000	2,031,014,860	0.597419%	0.010975%	0.577985%	0.000000%	0.000000%	0.060485%	0.153000%	1.399864%
Multi-Residential	MT	1.970000	42,120,300	1.176915%	0.021621%	1.138630%	0.000000%	0.000000%	0.119155%	0.153000%	2.609321%
Multi-Residential New	NT	1.000000	65,945,300	0.597419%	0.010975%	0.577985%	0.000000%	0.000000%	0.060485%	0.153000%	1.399864%
Commercial	CT,CH,CP, CF,CM,CG, DT,DP,GT, GP,ST,DG, .BB	1.734900	155,886,922	1.036462%	0.019041%	1.002746%	0.000000%	0.000000%	0.104935%	0.980000%	3.143184%
vacant Units, Excess Land	CU,CK,CW, DU, SU	1.214430	12,225,200	0.725524%	0.013328%	0.701922%	0.000000%	0.000000%	0.073455%	0.980000%	2.494229%
Commercial New Construction	XT, YT, ZT	1.734900	12,930,200	1.036462%	0.019041%	1.002746%	0.000000%		0.104935%	0.980000%	3.143184%
vacant Units, Excess Land	XU, ZU	1.214430	233,400	0.725524%	0.013328%	0.701922%			0.073455%	0.980000%	2.494229%
Vacant Land	XX	1.214430		0.725524%	0.013328%	0.701922%	0.000000%		0.073455%	0.980000%	2.494229%
Industrial	IT, LT, IH, IF	2.630000	36,336,713	1.571212%	0.028864%	1.520101%	0.000000%	0.000000%	0.159076%	1.250000%	4.529253%
Vacant Units, Excess Land	IU, LU	1.841000	3,716,765	1.099848%	0.020205%	1.064070%	0.000000%	0.000000%	0.111353%	1.250000%	3.545476%
Vacant Land	IX, LX, IJ, IZ	1.841000	18,007,800	1.099848%	0.020205%	1.064070%	0.000000%	0.000000%	0.111353%	1.250000%	3.545476%
Industrial New Construction	JT,KT	2.630000	13,169,800	1.571212%	0.028864%	1.520101%	0.000000%	0.000000%	0.159076%	0.980000%	4.259253%
vacant Units, Excess Land	JU, KU	1.841000	84,500	1.099848%	0.020205%	1.064070%			0.111353%	0.980000%	3.275476%
Vacant Land	JX,KX	1.841000	0	1.099848%	0.020205%	1.064070%			0.111353%	0.980000%	3.275476%
Pipelines	PT	1.702100	26,249,000	1.016867%	0.018681%	0.983788%	0.000000%	0.000000%	0.102952%	0.980000%	3.102288%
Farmlands	FT, FP	0.250000	49,135,040	0.149355%	0.002744%	0.144496%	0.000000%	0.000000%	0.015121%	0.038250%	0.349966%
Farmland Awaiting Development I	R1,I1, C1, M1	0.750000	0	0.448064%	0.008231%	0.433489%	0.000000%	0.000000%	0.045364%	0.114750%	1.049898%
Farmland Awaiting Development II	R2, M2, C2, I2	Class Ratio		Applicable Class Rate			0.000000%	0.000000%			
Managed Forests	TT	0.250000	528,600	0.149355%	0.002744%	0.144496%	0.000000%	0.000000%	0.015121%	0.038250%	0.349966%
Landfill		2.940261	0	1.756568%	0.032269%	1.699427%			0.177842%	1.714649%	5.380755%
			<u>2,467,584,400</u>								
			0								

City Levy	NHS Health Care Complex Levy	Region Levy	Waste Mgmt Levy	Education Levy	TOTAL LEVY
\$12,133,669	\$222,904	\$11,738,961	\$1,228,459	\$3,107,453	\$28,431,446
\$495,720	\$9,107	\$479,594	\$50,188	\$64,444	\$1,099,053
\$393,970	\$7,237	\$381,154	\$39,887	\$100,896	\$923,144
\$1,615,709	\$29,682	\$1,563,150	\$163,580	\$1,527,692	\$4,899,813
\$88,697	\$1,629	\$85,811	\$8,980	\$119,807	\$304,924
\$134,017	\$2,462	\$129,657	\$13,568	\$126,716	\$406,420
\$1,693	\$31	\$1,638	\$171	\$2,287	\$5,820
\$0	\$0	\$0	\$0	\$0	\$0
\$570,927	\$10,488	\$552,355	\$57,803	\$454,209	\$1,645,782
\$40,879	\$751	\$39,549	\$4,139	\$46,460	\$131,778
\$198,058	\$3,638	\$191,616	\$20,052	\$225,098	\$638,462
\$206,925	\$3,801	\$200,194	\$20,950	\$129,064	\$560,934
\$929	\$17	\$899	\$94	\$828	\$2,767
\$0	\$0	\$0	\$0	\$0	\$0
\$266,917	\$4,904	\$258,235	\$27,024	\$257,240	\$814,320
\$73,386	\$1,348	\$70,998	\$7,430	\$18,794	\$171,956
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$789	\$15	\$764	\$80	\$202	\$1,850
\$16,222,285	\$298,014	\$15,694,575	\$1,642,405	\$6,181,190	\$40,038,469

TAXATION - RAILWAY RIGHTS OF WAY

Special Dollar Per Acre Rate for Railway Rights of Way (Ontario Reg 387/98 & 392/98)

	RTC/RTQ Code	Acreage	Rate Municipal	Rate Education	Total Municipal	Total Education	City Levy	Region Levy	Education Levy	Total Levy
Canadian National Railway	BT short line	124.47	\$264.83	\$291.60	\$32,963.39	\$36,295.45	\$16,745.40	\$16,217.99	\$36,295.45	\$69,258.84
Canadian National Railway	WT main line	114.00	\$277.83	\$291.60	\$31,672.62	\$33,242.40	\$16,089.69	\$15,582.93	\$33,242.40	\$64,915.02
Trillium Railway	BT short line	6.50	\$264.83	\$291.60	\$1,721.40	\$1,895.40	\$874.47	\$846.93	\$1,895.40	\$3,616.80
<i>Per Municipal Act 386.3(3) Region's share of Total Municipal Split in Proportion to Total Commercial Tax Levied for Region &amp; City Purposes</i>										
		244.97			\$66,357.41	\$71,433.25	\$33,709.56	\$32,647.84	\$71,433.25	\$137,790.66
Commercial Taxes			Region	City						
			\$1,780,256.00	\$1,840,116.0						
			49.2%	50.8%						

Corporation of the City of Thorold  
 Schedule B to By-law xx-2020  
 2020 USA and BIA Tax Rates

**URBAN SERVICE AREA RATES**

Property Class	RTC/RTQ Code	Tax Ratio	Current Value		USA Levy
			Assessment	City Tax Rates	
Residential/Farm	RT	1.0000	1,840,641,840	0.052766%	\$971,232
Multi-Residential	MT	1.9700	42,120,300	0.103949%	\$43,784
New Multi Residential	NT	1.0000	65,945,300	0.052766%	\$34,797
Commercial Occupied	CT;DT;ST;GT; XT	1.7349	125,103,422	0.091544%	\$114,525
vacant Units, Excess Land	CU;DU;SU;GU, XU	1.2144	3,541,800	0.064079%	\$2,270
Vacant Land	CX,	1.2144	6,661,900	0.064079%	\$4,269
Residual Industrial	IT	2.6300	9,068,400	0.138775%	\$12,585
Vacant Units, Excess Land	IU	1.8410	1,403,200	0.097142%	\$1,363
Vacant Land	IX	1.8410	13,675,950	0.097142%	\$13,285
Large Industrial	LT	2.6300	11,370,813	0.138775%	\$15,780
Vacant units	LU	1.8410	495,865	0.097142%	\$482
New Industrial	JT,KT	2.6300	10,762,700	0.138775%	\$14,936
Vacant units	JU, KU	1.8410	31,300	0.097142%	\$30
Pipelines	PT	1.7021	556,640	0.089813%	\$500
Farmlands	FT	0.2500	1,239,024	0.013192%	\$163
Farmland Awaiting Development I	C1; I1; R1	0.7500	0	0.039575%	\$0
Farmland Awaiting Development II	C2,I2,R2	Class Ratio	Class Rate		
Managed Forests	TT	0.2500	0	0.013192%	\$0
Landfill		2.940261		0.155146%	
		TOTAL	<u>2,132,618,454</u>		\$1,230,000
			0		

**BIA RATES**

Property Class	RTC/RTQ Code	Tax Ratio	Current Value		BIA Levy
			Assessment	City Tax Rates	
Commercial Occupied (note 1)	CT;DT;ST;GT;XT	1.7349	21,625,700	0.187437%	\$40,535
vacant Units, Excess Land	CU;DU;SU;GU	1.2144	0	0.131206%	\$0
Vacant Land	CX	1.2144	961,000	0.131206%	\$1,261
Residual Industrial	IT	2.63	248,000	0.284143%	<u>\$705</u>
					\$42,500

*Note 1: Commercial Class includes Office Buildings, Shopping Centers, Parking Lots*

**2020 RURAL TAX RATES**

Property Class	RTC/RTQ Code	Tax Ratio	NHS Health Care					TOTAL
			City Tax Rates	Complex Rates	Region Tax Rates	Region Waste Mgmt Rates	Education Tax Rates	
Residential/Farm	RT,RH,RP, RF, RG, RD	1.0000	0.5974190%	0.0109750%	0.5779850%	0.0604850%	0.1530000%	1.399864%
Multi-Residential	MT	1.9700	1.1769150%	0.0216210%	1.1386300%	0.1191550%	0.1530000%	2.609321%
Multi Residential New	NT	1.0000	0.5974190%	0.0109750%	0.5779850%	0.0604850%	0.1530000%	1.399864%
Commercial	CT,CH,CP, CF,CM, CG, DT, DP, GT, GP, ST, DG ,BB	1.7349	1.0364620%	0.0190410%	1.0027460%	0.1049350%	0.9800000%	3.143184%
vacant Units, Excess Land	CU,CK,CW	1.2144	0.7255240%	0.0133280%	0.7019220%	0.0734550%	0.9800000%	2.494229%
Commercial New Construction	XT,	1.7349	1.0364620%	0.0190410%	1.0027460%	0.1049350%	0.9800000%	3.143184%
vacant Units, Excess Land	XU,	1.2144	0.7255240%	0.0133280%	0.7019220%	0.0734550%	0.9800000%	2.494229%
Industrial	IT, LT, IH, IF	2.6300	1.5712120%	0.0288640%	1.5201010%	0.1590760%	1.2500000%	4.529253%
Vacant Units, Excess Land	IU, LU	1.8410	1.0998480%	0.0202050%	1.0640700%	0.1113530%	1.2500000%	3.545476%
Vacant Land	IX, LX, IJ, IZ	1.8410	1.0998480%	0.0202050%	1.0640700%	0.1113530%	1.2500000%	3.545476%
Industrial New Construction	JT,KT	2.6300	1.5712120%	0.0288640%	1.5201010%	0.1590760%	0.9800000%	4.259253%
vacant Units, Excess Land	JU, KU	1.8410	1.0998480%	0.0202050%	1.0640700%	0.1113530%	0.9800000%	3.275476%
Vacant Land	JX,KX	1.8410	1.0998480%	0.0202050%	1.0640700%	0.1113530%	0.9800000%	3.275476%
Pipelines	PT	1.7021	1.0168670%	0.0186810%	0.9837880%	0.1029520%	0.9800000%	3.102288%
Farmlands	FT, FP	0.2500	0.1493550%	0.0027440%	0.1444960%	0.0151210%	0.0382500%	0.349966%
Farmland Awaiting Development I	R1,I1, C1, M1	0.7500	0.4480640%	0.0082310%	0.4334890%	0.0453640%	0.1147500%	1.049898%
Farmland Awaiting Development II	R2, M2, C2, I2	Class Rati Applicable Class Rate						
Managed Forests	TT	0.2500	0.1493550%	0.0027440%	0.1444960%	0.0151210%	0.0382500%	0.349966%
Landfill		2.94026	1.7565680%	0.0322690%	1.6994270%	0.1778420%	1.7146490%	5.380755%

2019 Tax Rates	% Change
1.382624%	1.2%
2.567600%	1.6%
1.382624%	1.2%
3.149397%	-0.2%
2.359078%	5.7%
3.149397%	-0.2%
2.359078%	5.7%
4.502872%	0.6%
3.345510%	6.0%
3.345510%	6.0%
4.242872%	0.4%
3.124510%	4.8%
3.124510%	4.8%
3.109327%	-0.2%
0.345657%	1.2%
1.036968%	1.2%
0.345657%	1.2%
5.341100%	0.7%

2020 URBAN TAX RATES

Property Class	RTC/RTQ Code	Tax Ratio	NHS Health Care							TOTAL	2019 Tax Rates	% Change
			City Tax Rates	Complex Rates	Region Tax Rates	Region Waste Mgmt Rates	Education Tax Rates	USA Tax Rates				
Residential/Farm	RT,RH,RP,RF, RG, RD	1.0000	0.597419%	0.010975%	0.577985%	0.060485%	0.153000%	0.052766%	1.452630%	1.438727%	1.0%	
Multi-Residential	MT	1.9700	1.176915%	0.021621%	1.138630%	0.119155%	0.153000%	0.103949%	2.713270%	2.678123%	1.3%	
Multi-Residential New	NT	1.0000	0.597419%	0.010975%	0.577985%	0.060485%	0.153000%	0.052766%	1.452630%	1.438727%	1.0%	
Commercial Occupied	CT;DT;ST;GT	1.7349	1.036462%	0.019041%	1.002746%	0.104935%	0.980000%	0.091544%	3.234728%	3.246730%	-0.4%	
Vacant Units, Excess Land	CU;DU;SU;GU	1.2144	0.725524%	0.013328%	0.701922%	0.073455%	0.980000%	0.064079%	2.558308%	2.427209%	5.4%	
Commercial New Construction	XT, YT, ZT	1.7349	1.036462%	0.019041%	1.002746%	0.104935%	0.980000%	0.091544%	3.234728%	3.246730%	-0.4%	
vacant Units, Excess Land	XU, ZU	1.2144	0.725524%	0.013328%	0.701922%	0.073455%	0.980000%	0.064079%	2.558308%	2.427209%	5.4%	
Industrial	IT, LT, IH, IF	2.6300	1.571212%	0.028864%	1.520101%	0.159076%	1.250000%	0.138775%	4.668028%	4.650423%	0.4%	
Vacant Units, Excess Land	IU, LU	1.8410	1.099848%	0.020205%	1.064070%	0.111353%	1.250000%	0.097142%	3.642618%	3.448796%	5.6%	
Vacant Land	IX, LX, IJ, IZ	1.8410	1.099848%	0.020205%	1.064070%	0.111353%	1.250000%	0.097142%	3.642618%	3.448796%	5.6%	
Industrial New Construction	JT,KT	2.6300	1.571212%	0.028864%	1.520101%	0.159076%	0.980000%	0.138775%	4.398028%	4.390423%	0.2%	
vacant Units, Excess Land	JU, KU	1.8410	1.099848%	0.020205%	1.064070%	0.111353%	0.980000%	0.097142%	3.372618%	3.227796%	4.5%	
Vacant Land	JX,KX	1.8410	1.099848%	0.020205%	1.064070%	0.111353%	0.980000%	0.097142%	3.372618%	3.227796%	4.5%	
Pipelines	PT	1.7021	1.016867%	0.018681%	0.983788%	0.102952%	0.980000%	0.089813%	3.192101%	3.204820%	-0.4%	
Farmlands	FT, FP	0.2500	0.149355%	0.002744%	0.144496%	0.015121%	0.038250%	0.013192%	0.363158%	0.359683%	1.0%	
Farmland Awaiting Development I	R1,I1, C1, M1	0.7500	0.448064%	0.008231%	0.433489%	0.045364%	0.114750%	0.039575%	1.089473%	1.079045%	1.0%	
Farmland Awaiting Development II	R2, M2, C2, I2	Applicable Class Rate										
Managed Forests	TT	0.2500	0.149355%	0.002744%	0.144496%	0.015121%	0.038250%	0.013192%	0.363158%	0.359683%	1.0%	
Landfill		2.94026	1.756568%	0.032269%	1.699427%	0.177842%	1.714649%	0.155146%	5.535901%	5.506057%	0.5%	