

Corporation of the City of Thorold
 Schedule A to By-law 18-2026
 2026 Tax Rates

Property Class	Taxable RTC/RTQ Code	Tax Ratio	Current Value Assessment Taxable	NHS Health Care						TOTAL
				City Tax Rates	Complex Rates	Region Tax Rates	Region Waste Mgmt Rates	Region Transit	Education Tax Rates	
Residential/Farm	RT	1.000000	2,952,218,966	0.705979%	0.003153%	0.774131%	0.061771%	0.064846%	0.153000%	1.762880%
Multi-Residential	MT	1.970000	43,081,500	1.390779%	0.006211%	1.525038%	0.121689%	0.127747%	0.153000%	3.324464%
Multi-Residential New	NT	1.000000	103,535,800	0.705979%	0.003153%	0.774131%	0.061771%	0.064846%	0.153000%	1.762880%
Commercial	CT, DT, GT, ST	1.734900	194,411,127	1.224803%	0.005470%	1.343040%	0.107167%	0.112501%	0.880000%	3.672981%
vacant Units, Excess Land	CU, DU, SU, CX	1.734900	8,919,613	1.224803%	0.005470%	1.343040%	0.107167%	0.112501%	0.880000%	3.672981%
Commercial New Construction	XT, YT, ZT	1.734900	0	1.224803%	0.005470%	1.343040%	0.107167%	0.112501%	0.880000%	3.672981%
vacant Units, Excess Land	XU, ZU	1.734900	0	1.224803%	0.005470%	1.343040%	0.107167%	0.112501%	0.880000%	3.672981%
Vacant Land	XX	1.734900	0	1.224803%	0.005470%	1.343040%	0.107167%	0.112501%	0.880000%	3.672981%
Commercial Small Scale Farm Bus	C7, C0	1.734900	74,000	1.224803%	0.005470%	1.343040%	0.107167%	0.112501%	0.220000%	3.012981%
Industrial	IT, LT	2.630000	52,125,815	1.856725%	0.008292%	2.035965%	0.162458%	0.170545%	0.880000%	5.113985%
Vacant Units, Excess Land	IU, LU	2.630000	3,304,748	1.856725%	0.008292%	2.035965%	0.162458%	0.170545%	0.880000%	5.113985%
Vacant Land	IX, LX,	2.630000	15,932,100	1.856725%	0.008292%	2.035965%	0.162458%	0.170545%	0.880000%	5.113985%
Industrial New Construction	JT, KT	2.630000	0	1.856725%	0.008292%	2.035965%	0.162458%	0.170545%	0.880000%	5.113985%
vacant Units, Excess Land	JU, KU	2.630000	0	1.856725%	0.008292%	2.035965%	0.162458%	0.170545%	0.880000%	5.113985%
Vacant Land	JX, KX	2.630000	0	1.856725%	0.008292%	2.035965%	0.162458%	0.170545%	0.880000%	5.113985%
Pipelines	PT	1.702100	27,900,000	1.201647%	0.005367%	1.317648%	0.105140%	0.110374%	0.880000%	3.620176%
Farmlands	FT	0.250000	52,826,140	0.176495%	0.000788%	0.193533%	0.015443%	0.016212%	0.038250%	0.440721%
Farmland Awaiting Development I	R1, I1, C1, M1	0.750000	0	0.529484%	0.002365%	0.580598%	0.046328%	0.114750%	1.322160%	
Farmland Awaiting Development II	R2, M2, C2, I2	Class Ratio	0	Applicable Class Rate						
Managed Forests	TT	0.250000	531,400	0.176495%	0.000788%	0.193533%	0.015443%	0.016212%	0.038250%	0.440721%
Landfill		2.940261		2.075763%	0.009271%	2.276147%	0.181623%	0.190664%	0.880000%	5.613468%
			<u>3,454,861,209</u>							

City Levy	NHS Health Care Complex Levy	Region Levy	Waste Mgmt Levy	Region Transit	Education Levy	TOTAL LEVY
\$20,842,046	\$93,083	\$22,854,042	\$1,823,615	\$1,914,396	\$4,516,895	\$52,044,077
\$599,168	\$2,676	\$657,009	\$52,425	\$55,035	\$65,915	\$1,432,228
\$730,941	\$3,264	\$801,503	\$63,955	\$67,139	\$158,410	\$1,825,212
\$2,381,153	\$10,634	\$2,611,019	\$208,345	\$218,714	\$1,710,818	\$7,140,683
\$109,248	\$488	\$119,794	\$9,559	\$10,035	\$78,493	\$327,617
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$906	\$4	\$994	\$79	\$83	\$163	\$2,229
\$967,833	\$4,322	\$1,061,263	\$84,683	\$88,898	\$458,707	\$2,665,706
\$61,360	\$274	\$67,284	\$5,369	\$5,636	\$29,082	\$169,005
\$295,815	\$1,321	\$324,372	\$25,883	\$27,171	\$140,202	\$814,764
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$335,260	\$1,497	\$367,624	\$29,334	\$30,794	\$245,520	\$1,010,029
\$93,235	\$416	\$102,236	\$8,158	\$8,564	\$20,206	\$232,815
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$938	\$4	\$1,028	\$82	\$86	\$203	\$2,341
\$26,417,903	\$117,983	\$28,968,168	\$2,311,487	\$2,426,551	\$7,424,614	\$67,666,706
39.0%	0.2%	42.8%	3.4%	3.6%	11.0%	

\$26,448,512

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		Total Municipal	Total Education	City Levy	Region Levy	Education Levy	Total Levy
			Rate Municipal	Rate Education						
Railway Short Line	BTN	116.04	\$264.83	\$291.60	\$30,730.87	\$33,837.26	\$14,659.63	\$16,072.25	\$33,837.26	\$64,569.14
Railway Main Line	WTN	120.35	\$277.83	\$291.60	\$33,436.84	\$35,094.06	\$15,949.37	\$17,487.47	\$35,094.06	\$68,530.90
							\$0.00	\$0.00	\$0.00	\$0.00
<i>Per Municipal Act 386.3(3) Region's share of Total Municipal Split in Proportion to Total Commercial Tax Levied for Region & City Purposes</i>										
		236.39			\$64,167.71	\$68,931.32	\$30,609.00	\$33,559.71	\$68,931.32	\$133,100.04
Commercial Taxes			Region	City						
			\$2,731,807.00	\$2,491,307.0						
			52.3%	47.7%						

Corporation of the City of Thorold
 Schedule B to By-law 18-2026
 2026 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	2,741,346,532	0.037378%	\$1,024,642
Multi-Residential	MT	1.9700	43,081,500	0.073635%	\$31,723
New Multi Residential	NT	1.0000	103,535,800	0.037378%	\$38,700
Commercial Occupied	CT;C0;C7;DT;ST;GT; XT	1.7349	139,356,135	0.064847%	\$90,368
vacant Units, Excess Land	CU;DU;SU;GU, XU	1.7349	1,498,600	0.064847%	\$972
Vacant Land	CX	1.7349	2,558,100	0.064847%	\$1,659
Residual Industrial	IT	2.6300	24,786,500	0.098304%	\$24,366
Vacant Units, Excess Land	IU	2.6300	1,186,100	0.098304%	\$1,166
Vacant Land	IX	2.6300	8,775,950	0.098304%	\$8,627
Large Industrial	LT	2.6300	7,087,900	0.098304%	\$6,968
Vacant units	LU	2.6300	325,900	0.098304%	\$320
New Industrial	JT,KT	2.6300	0	0.098304%	\$0
Vacant units	JU, KU	2.6300	0	0.098304%	\$0
Pipelines	PT	1.7021	556,640	0.063621%	\$354
Farmlands	FT	0.2500	1,446,178	0.009345%	\$135
Farmland Awaiting Development I	C1; I1; R1	0.7500		0.028034%	\$0
Farmland Awaiting Development II	C2,I2,R2	Class Ratio	0		
Managed Forests	TT	0.2500	0	0.009345%	\$0
Landfill		2.940261	0	0.109901%	
		TOTAL	<u>3,075,541,835</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	26,179,500	0.161341%	\$42,238
vacant Units, Excess Land	CU;DU;SU;GU	1.7349	0	0.000000%	\$0
Vacant Land	CX	1.7349	1,092,000	0.161341%	\$1,762
Residual Industrial	IT	2.63	0	0.000000%	\$0
					\$44,000

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