

Corporation of the City of Thorold
Schedule A to By-law 31-2025
2025 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	2,788,701,160	0.683108%	0.008334%	0.728438%	0.062335%	0.061736%	0.153000%	1.696951%
Multi-Residential	MT	1.970000	43,267,500	1.345723%	0.016418%	1.435023%	0.122800%	0.121620%	0.153000%	3.194584%
Multi-Residential New	NT	1.000000	106,235,800	0.683108%	0.008334%	0.728438%	0.062335%	0.061736%	0.153000%	1.696951%
Commercial	CT, DT, GT, ST	1.734900	185,114,696	1.185124%	0.014459%	1.263767%	0.108145%	0.107106%	0.880000%	3.558601%
vacant Units, Excess Land	CU, DU, SU	1.734900	10,077,513	1.185124%	0.014459%	1.263767%	0.108145%	0.107106%	0.880000%	3.558601%
Commercial New Construction	XT, YT, ZT	1.734900	0	1.185124%	0.014459%	1.263767%	0.108145%	0.107106%	0.880000%	3.558601%
vacant Units, Excess Land	XU, ZU	1.734900	0	1.185124%	0.014459%	1.263767%	0.108145%	0.107106%	0.880000%	3.558601%
Vacant Land	XX	1.734900	0	1.185124%	0.014459%	1.263767%	0.108145%	0.107106%	0.880000%	3.558601%
Commercial Small Scale Farm Bus	C7, C0	1.734900	74,000	1.185124%	0.014459%	1.263767%	0.108145%	0.107106%	0.220000%	2.898601%
Industrial	IT, LT	2.630000	54,117,666	1.796574%	0.021918%	1.915792%	0.163941%	0.162366%	0.880000%	4.940591%
Vacant Units, Excess Land	IU, LU	2.630000	3,305,434	1.796574%	0.021918%	1.915792%	0.163941%	0.162366%	0.880000%	4.940591%
Vacant Land	IX, LX	2.630000	17,185,100	1.796574%	0.021918%	1.915792%	0.163941%	0.162366%	0.880000%	4.940591%
Industrial New Construction	JT, KT	2.630000	0	1.796574%	0.021918%	1.915792%	0.163941%	0.162366%	0.880000%	4.940591%
vacant Units, Excess Land	JU, KU	2.630000	0	1.796574%	0.021918%	1.915792%	0.163941%	0.162366%	0.880000%	4.940591%
Vacant Land	JX, KX	2.630000	0	1.796574%	0.021918%	1.915792%	0.163941%	0.162366%	0.880000%	4.940591%
Pipelines	PT	1.702100	27,719,000	1.162718%	0.014185%	1.239874%	0.106100%	0.105081%	0.880000%	3.507958%
Farmlands	FT	0.250000	53,262,740	0.170777%	0.002084%	0.182110%	0.015584%	0.015434%	0.038250%	0.424239%
Farmland Awaiting Development I	R1, I1, C1, M1	0.750000	0	0.512331%	0.006251%	0.546329%	0.046751%	0.046302%	0.114750%	1.272714%
Farmland Awaiting Development II	R2, M2, C2, I2	Class Ratio	0	Applicable Class Rate						
Managed Forests	TT	0.250000	531,400	0.170777%	0.002084%	0.182110%	0.015584%	0.015434%	0.038250%	0.424239%
Landfill		2.940261		2.008516%	0.024504%	2.141798%	0.183281%	0.181520%	0.880000%	5.419619%
			<u>3,289,592,009</u>							

City Levy	NHS Health Care Complex Levy	Region Levy	Waste Mgmt Levy	Region Transit	Education Levy	TOTAL LEVY
\$19,049,841	\$232,403	\$20,313,959	\$1,738,337	\$1,721,633	\$4,266,713	\$47,322,886
\$582,261	\$7,104	\$620,899	\$53,132	\$52,622	\$66,199	\$1,382,217
\$725,705	\$8,854	\$773,862	\$66,222	\$65,586	\$162,541	\$1,802,770
\$2,193,839	\$26,766	\$2,339,418	\$200,192	\$198,269	\$1,629,009	\$6,587,493
\$119,431	\$1,457	\$127,356	\$10,898	\$10,794	\$88,682	\$358,618
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$877	\$11	\$935	\$80	\$79	\$163	\$2,145
\$972,264	\$11,862	\$1,036,782	\$88,721	\$87,869	\$476,235	\$2,673,733
\$59,385	\$724	\$63,325	\$5,419	\$5,367	\$29,088	\$163,308
\$308,743	\$3,767	\$329,231	\$28,173	\$27,903	\$151,229	\$849,046
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$322,294	\$3,932	\$343,681	\$29,410	\$29,127	\$243,927	\$972,371
\$90,961	\$1,110	\$96,997	\$8,300	\$8,221	\$20,373	\$225,962
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$908	\$11	\$968	\$83	\$82	\$203	\$2,255
\$24,426,509	\$298,001	\$26,047,413	\$2,228,967	\$2,207,552	\$7,134,362	\$62,342,804
38%	0%	41%	4%		11%	

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		City Levy	Region Levy	Education Levy	Total Levy
			Rate Municipal	Education	Total Municipal	Education				
Railway Short Line	BTN	116.04	\$264.83	\$291.60	\$30,730.87	\$33,837.26	\$14,874.74	\$15,857.13	\$33,837.26	\$64,569.14
Railway Main Line	WTN	120.35	\$277.83	\$291.60	\$33,436.84	\$35,094.06	\$16,183.43	\$17,253.41	\$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	\$31,058.17	\$33,110.54	\$68,931.32	\$133,100.04
Commercial Taxes			Region \$2,467,709.00	City \$2,314,147.0						
			51.6%	48.4%						

Corporation of the City of Thorold
 Schedule B to By-law 31-2025
 2025 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	2,573,012,870	0.039398%	\$1,013,725
Multi-Residential	MT	1.9700	43,267,500	0.077614%	\$33,582
New Multi Residential	NT	1.0000	106,235,800	0.039398%	\$41,855
Commercial Occupied	CT;C0;C7;DT;ST;GT; XT	1.7349	132,429,941	0.068352%	\$90,519
vacant Units, Excess Land	CU;DU;SU;GU, XU	1.7349	1,633,000	0.068352%	\$1,116
Vacant Land	CX	1.7349	5,002,100	0.068352%	\$3,419
Residual Industrial	IT	2.6300	25,060,400	0.103617%	\$25,967
Vacant Units, Excess Land	IU	2.6300	1,186,100	0.103617%	\$1,229
Vacant Land	IX	2.6300	10,028,950	0.103617%	\$10,392
Large Industrial	LT	2.6300	7,087,900	0.103617%	\$7,344
Vacant units	LU	2.6300	325,900	0.103617%	\$338
New Industrial	JT,KT	2.6300	0	0.103617%	\$0
Vacant units	JU, KU	2.6300	0	0.103617%	\$0
Pipelines	PT	1.7021	556,640	0.067059%	\$373
Farmlands	FT	0.2500	1,446,178	0.009850%	\$142
Farmland Awaiting Development I	C1; I1; R1	0.7500		0.029549%	\$0
Farmland Awaiting Development II	C2,I2,R2	Class Ratio	0		
Managed Forests	TT	0.2500	0	0.009850%	\$0
Landfill		2.940261	0	0.115840%	
		TOTAL	<u>2,907,273,279</u>		\$1,230,000
			2,907,273,279		

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	25,130,500	0.169868%	\$42,689
vacant Units, Excess Land	CU;DU;SU;GU	1.7349	0	0.000000%	\$0
Vacant Land	CX	1.7349	772,000	0.169868%	\$1,311
Residual Industrial	IT	2.63	0	0.000000%	\$0
					\$44,000

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