

2023 URBAN TAX RATES

APPENDIX 1

Property Class	RTC/RTQ Code	Tax Ratio	City Tax Rates	NHS Health Care Complex Rates	Region Tax Rates	Region Transit	Region Waste Mgmt Rates	Education Tax Rates	USA Tax Rates	TOTAL	TOTAL 2022 Tax Rates	% Change
Residential/Farm	RT,RH,RP, RF, RG, RD	1.0000	0.632284%	0.009296%	0.623692%	0.055383%	0.064394%	0.153000%	0.044307%	1.582356%	1.511036%	4.7%
Multi-Residential	MT	1.9700	1.245599%	0.018313%	1.228673%	0.109105%	0.126856%	0.153000%	0.087285%	2.968831%	2.828330%	5.0%
Multi-Residential New	NT	1.0000	0.632284%	0.009296%	0.623692%	0.055383%	0.064394%	0.153000%	0.044307%	1.582356%	1.511036%	4.7%
Commercial Occupied	CT;DT;ST;GT	1.7349	1.096950%	0.016128%	1.082043%	0.096084%	0.111717%	0.880000%	0.076868%	3.359790%	3.236056%	3.8%
Vacant Units, Excess Land	CU;DU;SU;GU	1.6048	1.014679%	0.014918%	1.000890%	0.088878%	0.103338%	0.880000%	0.071104%	3.173807%	2.882650%	10.1%
Commercial New Construction	XT, YT, ZT	1.7349	1.096950%	0.016128%	1.082043%	0.096084%	0.111717%	0.880000%	0.076868%	3.359790%	3.236056%	3.8%
vacant Units, Excess Land	XU, ZU	1.6048	1.014679%	0.014918%	1.000890%	0.088878%	0.103338%	0.880000%	0.071104%	3.173807%	2.882650%	10.1%
Industrial	IT, LT, IH, IF	2.6300	1.662907%	0.024448%	1.640310%	0.145657%	0.169356%	0.880000%	0.116527%	4.639205%	4.451636%	4.2%
Vacant Units, Excess Land	IU, LU	2.4328	1.538189%	0.022615%	1.517287%	0.134733%	0.156655%	0.880000%	0.107790%	4.357269%	3.915889%	11.3%
Vacant Land	IX, LX, IJ, IZ	2.4328	1.538189%	0.022615%	1.517287%	0.134733%	0.156655%	0.880000%	0.107790%	4.357269%	3.915889%	11.3%
Industrial New Construction	JT,KT	2.6300	1.662907%	0.024448%	1.640310%	0.145657%	0.169356%	0.880000%	0.116527%	4.639205%	4.451636%	4.2%
vacant Units, Excess Land	JU, KU	2.4328	1.538189%	0.022615%	1.517287%	0.134733%	0.156655%	0.880000%	0.107790%	4.357269%	3.915889%	11.3%
Vacant Land	JX,KX	2.4328	1.538189%	0.022615%	1.517287%	0.134733%	0.156655%	0.880000%	0.107790%	4.357269%	3.915889%	11.3%
Pipelines	PT	1.7021	1.076211%	0.015823%	1.061586%	0.094267%	0.109605%	0.880000%	0.075415%	3.312907%	3.191513%	3.8%
Farmlands	FT, FP	0.2500	0.158071%	0.002324%	0.155923%	0.013846%	0.016099%	0.038250%	0.011077%	0.395590%	0.377760%	4.7%
Farmland Awaiting Development I	R1,I1, C1, M1	0.7500	0.474213%	0.006972%	0.467769%	0.041537%	0.048296%	0.114750%	0.033230%	1.186767%	1.133277%	4.7%
Farmland Awaiting Development II	R2, M2, C2, I2	Applicable Class Rate								0.000000%		
Managed Forests	TT	0.2500	0.158071%	0.002324%	0.155923%	0.013846%	0.016099%	0.038250%	0.011077%	0.395590%	0.377760%	4.7%
Landfill		2.94026	1.859080%	0.027333%	1.833817%	0.162840%	0.189335%	0.880000%	0.130274%	5.082679%	4.872980%	4.3%
Commercial Small Scale Farm Bus	C7	2.4328	1.0969500%	0.0161280%	1.0820430%	0.096084%	0.111717%	0.220000%	0.076868%	2.699790%	\$0 n/a	

2023 RURAL TAX RATES

Property Class	RTC/RTQ Code	Tax Ratio	City Tax Rates	NHS Health Care Complex Rates	Region Tax Rates	Region Waste Mgmt Rates	Region Transit	Education Tax Rates	TOTAL
Residential/Farm	RT,RH,RP, RF, RG, RD	1.0000	0.6322840%	0.0092960%	0.6236920%	0.0643940%	0.0553830%	0.1530000%	1.538049%
Multi-Residential	MT	1.9700	1.2455990%	0.0183130%	1.2286730%	0.1268560%	0.1091050%	0.1530000%	2.881546%
Multi Residential New	NT	1.0000	0.6322840%	0.0092960%	0.6236920%	0.0643940%	0.0553830%	0.1530000%	1.538049%
Commercial	CT,CH,CP, CF,CM, CG, DT, DP, GT, GP, ST, DG ,BB	1.7349	1.0969500%	0.0161280%	1.0820430%	0.1117170%	0.0960840%	0.8800000%	3.282922%
vacant Units, Excess Land	CU,CK,CW	1.6048	1.0146790%	0.0149180%	1.0008900%	0.1033380%	0.0888780%	0.8800000%	3.102703%
Commercial New Construction	XT,	1.7349	1.0969500%	0.0161280%	1.0820430%	0.1117170%	0.0960840%	0.8800000%	3.282922%
vacant Units, Excess Land	XU,	1.6048	1.0146790%	0.0149180%	1.0008900%	0.1033380%	0.0888780%	0.8800000%	3.102703%
Industrial	IT, LT, IH, IF	2.6300	1.6629070%	0.0244480%	1.6403100%	0.1693560%	0.1456570%	0.8800000%	4.522678%
vacant Units, Excess Land	IU, LU	2.4328	1.5381890%	0.0226150%	1.5172870%	0.1566550%	0.1347330%	0.8800000%	4.249479%
Vacant Land	IX, LX, IJ, IZ	2.4328	1.5381890%	0.0226150%	1.5172870%	0.1566550%	0.1347330%	0.8800000%	4.249479%
Industrial New Construction	JT,KT	2.6300	1.6629070%	0.0244480%	1.6403100%	0.1693560%	0.1456570%	0.8800000%	4.522678%
vacant Units, Excess Land	JU, KU	2.4328	1.5381890%	0.0226150%	1.5172870%	0.1566550%	0.1347330%	0.8800000%	4.249479%
Vacant Land	JX,KX	2.4328	1.5381890%	0.0226150%	1.5172870%	0.1566550%	0.1347330%	0.8800000%	4.249479%
Pipelines	PT	1.7021	1.0762110%	0.0158230%	1.0615860%	0.1096050%	0.0942670%	0.8800000%	3.237492%
Farmlands	FT, FP	0.2500	0.1580710%	0.0023240%	0.1559230%	0.0160990%	0.0138460%	0.0382500%	0.384513%
Farmland Awaiting Development I	R1,I1, C1, M1	0.7500	0.4742130%	0.0069720%	0.4677690%	0.0482960%	0.0415370%	0.1147500%	1.153537%
Farmland Awaiting Development II	R2, M2, C2, I2	Class Rati Applicable Class Rate							
Managed Forests	TT	0.2500	0.1580710%	0.0023240%	0.1559230%	0.0160990%	0.0138460%	0.0382500%	0.384513%
Landfill		2.94026	1.8590800%	0.0273330%	1.8338170%	0.1893350%	0.1628400%	0.8800000%	4.952405%
Commercial Small Scale Farm Bus	C7	1.7349	1.0969500%	0.0161280%	1.0820430%	0.1117170%	0.0960840%	0.2200000%	2.622922%

TOTAL 2022 Tax Rates	% Change
1.463808%	5.1%
2.735291%	5.3%
1.463808%	5.1%
3.154120%	4.1%
2.813003%	10.3%
3.154120%	4.1%
2.813003%	10.3%
4.327426%	4.5%
3.810311%	11.5%
3.810311%	11.5%
4.327426%	4.5%
3.810311%	11.5%
3.810311%	11.5%
3.111126%	4.1%
0.365953%	5.1%
1.097856%	5.1%
0.365953%	5.1%
4.734117%	4.6%
n/a	

**City of Thorold
Tax Levy Comparison
Excluding ROW & BIA**

APPENDIX 3

	Tax Levy \$\$		% of Total		Change	
	2023	2022	2023	2022	\$	%
City -General	\$20,269,172	\$19,021,256	38.9%	40.8%	\$1,247,916	6.56%
City USA	\$1,230,000	\$1,230,000	2.4%	2.6%	\$0	0.00%
NHS Health Care Complex	\$298,000	\$298,000	0.6%	0.6%	\$0	0.00%
Regional General	\$19,993,738	\$18,097,395	38.3%	38.8%	\$1,896,343	10.48%
Regional Waste	\$2,064,283	\$1,887,664	4.0%	4.0%	\$176,619	9.36%
Regional Transit	\$1,775,417		3.4%		\$1,775,417	
Education	\$6,506,046	\$6,129,739	12.5%	13.1%	\$376,307	6.14%
	\$52,136,656	\$46,664,054	100.0%	100.0%	\$5,472,602	11.73%

City of Thorold

APPENDIX 4

Tax Levy Comparison by Class (Excluding USA, BIA, Railway ROW)
All Levels

	Tax Levy \$\$		Change		Tax Levy Distribution	
	2023	2022	\$	%	2023	2022
Residential/Farm	\$38,133,684	\$33,737,091	\$4,396,593	13.0%	74.9%	74.3%
Multi-Residential	\$1,261,650	\$1,204,486	\$57,164	4.7%	2.5%	2.7%
Multi-Residential New	\$1,123,081	\$1,068,869	\$54,212	5.1%	2.2%	2.4%
Commercial	\$5,796,271	\$4,869,306	\$926,965	19.0%	11.4%	10.7%
vacant Units, Excess Land	\$312,231	\$305,272	\$6,959	2.3%	0.6%	0.7%
Commercial New Construction	\$0	\$525,174	-\$525,174	-100.0%	0.0%	1.2%
vacant Units, Excess Land	\$0	\$6,484	-\$6,484	-100.0%	0.0%	0.0%
Industrial	\$2,294,660	\$1,419,628	\$875,032	61.6%	4.5%	3.1%
Vacant Units, Excess Land	\$144,259	\$134,489	\$9,770	7.3%	0.3%	0.3%
Vacant Land	\$769,789	\$514,461	\$255,328	49.6%	1.5%	1.1%
Industrial New Construction	\$0	\$613,222	-\$613,222	-100.0%	0.0%	1.3%
vacant Units, Excess Land	\$0	\$9,439	-\$9,439	-100.0%	0.0%	0.0%
Pipelines	\$866,611	\$836,022	\$30,589	3.7%	1.7%	1.8%
Farmlands	\$202,069	\$188,196	\$13,873	7.4%	0.4%	0.4%
Farmland Awaiting Development I	\$0	\$0	\$0		0.0%	0.0%
Farmland Awaiting Development II	\$0	\$0	\$0		0.0%	0.0%
Managed Forests	\$2,044	\$1,934	\$110	5.7%	0.0%	0.0%
Commercial Small Scale Farm Bus	\$307		\$307		0.0%	0.0%
	\$50,906,656	\$45,434,073	\$5,472,583	12.0%	100%	100%

Average Residential Single Family Dwelling

APPENDIX 5

CVA: 269,500

	Tax Rates 2023	Tax Rates 2022	2023 Taxes	2022 Taxes	CHANGE \$	%
City General Taxes	0.632284%	0.634363%	\$ 1,704.01	\$ 1,709.61	-\$5.60	-0.3%
City - Urban Service Area Charge	<u>0.044307%</u>	<u>0.047228%</u>	\$ 119.41	\$ 127.28	<u>-\$7.87</u>	<u>-6.2%</u>
	0.676591%	0.681591%	\$ 1,823.41	\$ 1,836.89	-\$13.48	-0.7%
NHS Health Care Complex	0.009296%	0.009939%	\$ 25.05	\$ 26.79	-\$1.74	-6.5%
Region - General	0.623692%	0.603552%	\$ 1,680.85	\$ 1,626.57	\$54.28	3.3%
Region - Waste	0.064394%	0.062954%	\$ 173.54	\$ 169.66	\$3.88	2.3%
Region - Transit*	0.055383%	-	\$ 149.26	\$ -	\$149.26	#DIV/0!
Education	0.153000%	0.153000%	\$ 412.34	\$ 412.34	\$0.00	0.0%
	1.582356%	1.511036%	\$ 4,264.45	\$ 4,072.25	\$192.20	4.7%

*included in Region and City General 2022