



COUNCIL INFORMATION PACKAGE

SUMMARY

APRIL 30, 2021

1. **C-135-2021**
Correspondence dated April 26, 2021 from the City of Port Colborne to the Honourable Patty Hajdu, Federal Minister of Health, respecting support of the Township of Brock resolution regarding cannabis licensing and enforcement.
2. **C-136-2021**
Correspondence dated April 26, 2021 from the City of Welland to the municipalities of Pelham, Port Colborne and Wainfleet respecting a request for support in retaining governance and ownership of the NCDRA and NDA.
3. **C-137-2021**
Correspondence dated April 26, 2021 from the Office of the Regional Clerk respecting 2020 reserve water and wastewater treatment capacities.
4. **C-138-2021**
Correspondence dated April 26, 2021 from the Office of the Regional Clerk respecting 2021 property tax policy, ratios and rates.
5. **C-139-2021**
Correspondence dated April 28, 2021 from the Office of the Regional Clerk respecting a motion of support for local journalism and news media.
6. **C-140-2021**
Correspondence dated April 27, 2021 from the Town of Shelburne to the Honourable Doug Ford, Premier of Ontario, advocating for paid sick day benefits for Ontario workers.
7. **C-141-2021**
Correspondence dated April 28, 2021 from Leslie Daudelin, Wainfleet resident, respecting the regulation of short term rentals.
8. **C-142-2021**
Correspondence dated April 30, 2021 from the City of Port Colborne to Health Canada, respecting a resolution requesting amendments to legislation for cannabis grow operations.



PORT COLBORNE

Corporate Services Department
Clerk's Division

Municipal Offices: 66 Charlotte Street
Port Colborne, Ontario L3K 3C8 • www.portcolborne.ca

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Received April 26, 2021
C-135-2021

April 26, 2021

Honourable Patty Hajdu
Federal Minister of Health
705 Red River Road, Suite 3
Thunder Bay, ON P7B 1J3

Sent via E-mail: Patty.Hajdu@parl.gc.ca

Dear Honourable Minister:

Re: Resolution – Cannabis Licensing and Enforcement

Please be advised that, at its meeting of April 12, 2021, the Council of The Corporation of the City of Port Colborne resolved as follows:

That correspondence from the Township of Brock regarding Cannabis Licensing and Enforcement, be supported.

A copy of the above noted resolution is enclosed for your reference. Your favourable consideration of this request is respectfully requested.

Sincerely,

Amber LaPointe
City Clerk

ec: Health Canada
Honourable Christine Elliott, Minister of Health
Honourable Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs
Honourable Marie-Claude Bibeau, Minister of Agriculture and Agri-Food
Vance Badaway, MP Niagara Centre
Jeff Burch, MPP Niagara Centre
Board Members, Niagara Police Services Board
Association of Municipalities of Ontario (AMO)
Ontario Municipalities



The Corporation of
The Township of Brock
1 Cameron St. E., P.O. Box 10
Cannington, ON L0E 1E0
705-432-2355

March 2, 2021

The Honourable Patty Hajdu
Minister of Health Canada
Via email: Patty.Hajdu@parl.gc.ca

Health Canada
Ottawa, Ontario
via email: hcinfo.infosc@canada.ca

Dear Honourable Madam:

Re: Cannabis Licencing and Enforcement

Please be advised that the Council of the Township of Brock, at their meeting held on February 22, 2021 adopted the following resolution:

Resolution Number 22-2

MOVED by **Michael Jubb** and SECONDED by **Cria Pettingill**

WHEREAS the Government of Canada introduced Bill C-45 (the Cannabis Act) to create the foundation for a comprehensive national framework to provide restricted access to regulated cannabis, and to control its production, distribution, sale, importation, exportation, and possession;

WHEREAS the police have not been given lawful authority to lay charges under the Cannabis Act to appropriately respond to violations of Health Canada Registrations and Licenses;

WHEREAS there is no direct communication or dedicated effort to provide a communication channel between Municipal government staff or Police Agencies for dealing with Health Canada Registrations and Licenses;

WHEREAS the Township of Brock has not been consulted by Health Canada prior to the issuance of licenses for properties not in compliance with municipal zoning by-laws;the future;

BE IT RESOLVED THAT the Township of Brock requests that Health Canada:

1. Require Federal Licenses and Registrations for Designated Growers to conform with local zoning and control by-laws;
2. Ensure local authorities are provided with notification of any licence issuance, amendment, suspension, reinstatement or revocation within their region;

3. Provide dedicated communication with local governments and Police services;
4. Provide lawful authority to Police agencies to lay charges when registered or licences operations grow in excess of their registration or licence through Health Canada; and,
5. Provide enforcement support and guidance to local municipalities for dealing with land use complaints relating to Cannabis.

AND FURTHER BE IT RESOLVED THAT the Township of Brock will forward this motion by email to the following partners: All municipalities in Ontario; the MP and MPP of Haliburton–Kawartha Lakes–Brock; the Minister of Agriculture, Food and Rural Affairs; the Minister of Agriculture and Agri-Food; and the Durham Region Police Services with the request that the Federal government enact legislation to better support local governments with land use management and enforcement issues as they relate to Cannabis Production and Processing.

MOTION CARRIED

Thank you for your consideration. Should you have any questions please do not hesitate to contact the undersigned.

Yours truly,

THE TOWNSHIP OF BROCK



Becky Jamieson
Municipal Clerk

BJ:dh

- cc. The Honourable Christine Elliott, Minister of Health, Ontario –
christine.elliott@ontario.ca
The Honourable Laurie Scott, MPP, Haliburton-Kawartha Lakes-Brock -
laurie.scottco@pc.ola.org
Jamie Schmale, MP, Haliburton-Kawartha Lakes-Brock - Jamie.schmale@parl.gc.ca
The Honourable Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs –
minister.omafra@ontario.ca
The Honourable Marie-Claude Bibeau, Minister of Agriculture and Agri-Food - Marie-
Claude.Bibeau@parl.gc.ca
Inspector Ryan Connolly, DRPS - northdivision@drps.ca
Ontario municipalities



**City of Welland
Corporate Services**

Office of the City Clerk

60 East Main Street, Welland, ON L3B 3X4

Phone: 905-735-1700 Ext. 2159 | Fax: 905-732-1919

Email: clerk@welland.ca | www.welland.ca

Received April 27, 2021
C-136-2021

April 26, 2021

File No. 13-50

SENT VIA EMAIL

Town of Pelham
P.O. Box 400
20 Pelham Town Square
Fonthill, ON L0S 1E0

Attention: Ms. Holly Willsord, Town Clerk

City of Port Colborne
66 Charlotte Street
Port Colborne, ON L3K 3C8

Attention: Ms. Amber LaPoint, City Clerk

Township of Wainfleet
P.O. Box 400
31940 Highway #3
Wainfleet, ON L0S 1V0

Attention: Mr. William Kolasa, Town Clerk

Re: April 20, 2021 – WELLAND CITY COUNCIL

At its meeting of April 20, 2021, Welland City Council passed the following motion:

“THAT THE COUNCIL OF THE CITY OF WELLAND rescinds the approved motion of council regarding the uptake of governance for the transfer and operating authority of the NCDRA and NDA to the Niagara Region; and

THAT Welland City Council approves retaining the governance and ownership NCDRA; and

THAT a copy of this resolution be forwarded to the Town of Pelham, City of Port Colborne and Town of Wainfleet for consideration and support, and further

RE: April 21, 2020 – Welland City Council

April 26, 2021

**THAT a copy of this resolution be forwarded to the Niagara Region and
Niagara Region Municipalities for support.”**

Yours truly,

A handwritten signature in cursive script that reads "Tara Stephens". The signature is written in black ink and is positioned above the typed name and title.

Tara Stephens
City Clerk

TS:cap

c.c.: - Ann-Marie Norio, Regional Clerk, sent via email
- Local Area Municipal Clerks, sent via email

April 26, 2021

CL 8-2021, April 22, 2021
CSC 4-2021, April 14, 2021
Report CSD 23-2021, April 14, 2021

Local Area Municipalities

SENT ELECTRONICALLY

2021 Property Tax Policy, Ratios and Rates

Report CSD 23-2021

Regional Council, at its meeting of April 22, 2021, approved the following recommendation of its Corporate Services Committee:

That Report CSD 23-2021, dated April 14, 2021, respecting 2021 Property Tax Policy, Ratios and Rates, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That Regional Council **APPROVE** the following tax ratios and sub-class reductions for the 2021 taxation year:

Property Classification	Tax Ratio	Sub-Class Reduction
Residential	1.000000	
New Multi-Residential	1.000000	
Multi-Residential	1.970000	
Commercial	1.734900	
Commercial – Excess Land	1.734900	22.5%
Commercial – Vacant Land	1.734900	22.5%
Industrial	2.630000	
Industrial – Excess Land	2.630000	22.5%
Industrial – Vacant Land	2.630000	22.5%
Pipeline	1.702100	
Farmland	0.250000	
Managed Forest	0.250000	
Farmland Awaiting Development 1	1.000000	25%
Farmland Awaiting Development 2	Class Ratio	
Landfill Sites	2.940261	

2. That the necessary by-laws **BE PREPARED** and **PRESENTED** to Council for consideration and **BE CIRCULATED** to the Councils of the Area Municipalities for information; and

3. That Report CSD 23-2021 **BE CIRCULATED** to the Councils of the Area Municipalities for information.

A copy of Report CSD 23-2021 and the associated by-laws are attached for your information.

Yours truly,



Ann-Marie Norio
Regional Clerk

:kl

CLK-C 2021-065

cc: R. Fleming, Senior Tax & Revenue Analyst
H. Chamberlain, Director, Financial Management & Planning
T. Harrison, Commissioner, Corporate Services
K. Beach, Executive Assistant to the Commissioner, Corporate Services

Subject: 2021 Property Tax Policy, Ratios and Rates

Report to: Corporate Services Committee

Report date: Wednesday, April 14, 2021

Recommendations

1. That Regional Council **APPROVE** the following tax ratios and sub-class reductions for the 2021 taxation year:

Property Classification	Tax Ratio	Sub-Class Reduction
Residential	1.000000	
New Multi-Residential	1.000000	
Multi-Residential	1.970000	
Commercial	1.734900	
Commercial – Excess Land	1.734900	22.5%
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Farmland	0.250000	
Managed Forest	0.250000	
Farmland Awaiting Development 1	1.000000	25%
Farmland Awaiting Development 2	Class Ratio	
Landfill Sites	2.940261	

2. That the necessary by-laws **BE PREPARED** and **PRESENTED** to Council for consideration and **BE CIRCULATED** to the Councils of the Area Municipalities for information; and
3. That Report CSD 23-2021 **BE CIRCULATED** to the Councils of the Area Municipalities for information.

Key Facts

- The purpose of this report is to set the tax policy for 2021 which includes tax ratios, rates and other policy considerations. Tax policy accounts for property assessment changes and affects the actual taxes paid by property owners or classes.

- The recommended tax policy for 2021, supported by Regional staff and Area Treasurers, is to maintain the status quo tax ratio adopted for the 2020 taxation year and to continue the previous Council approved phase-out schedule of the commercial/industrial vacant/excess land subclass discounts from 30% to 22.5%.
- In order for the Area Municipalities to complete final tax billings in June, Regional bylaws should be established no later than April.
- The Region approved a 2021 levy increase of 1.80%. Area Municipal increases range from 0.32% to 2.64% for those that have approved budgets.
- Under the proposed tax policy the residential class in aggregate will see a tax increase of 1.7% (see Table 1).
- The Province for 2021 has also adopted a policy to standardize business education tax rates across the province resulting in education tax savings for Niagara commercial and industrial properties totaling \$6.6M and \$2.8M, respectively.
- The proposed tax policy and approved Regional tax levy will result in an increase of approximately \$27 to the typical residential property with a CVA of \$278,764 in 2021 for an annual Regional property tax of \$1,638.

Financial Considerations

There are no direct costs to the Region as a result of setting 2021 tax policy. There are however, taxpayer impacts as a result of tax shifts between property classes due to assessment growth and tax ratio/discount decisions. Detailed analysis of these impacts are included in the Tax Policy Study attached as Appendix 1 to Report CSD 23-2021.

Regional staff engaged the Area Treasurers in the review of the tax study as completed by the Region's external tax consultant as well as reviewed various options and scenarios for 2021. Based on the feedback provided, both Regional staff and Area Treasurers are recommending to maintain the status quo tax ratio for the 2021 taxation year including the commercial/industrial vacant/excess land subclass discount phase-out from 30% to 22.5%, which results in a reduction in residential taxes shifted to other classes of 0.11%, or \$331,000.

The follow are the key factors that support the recommendation, these are expanded on in the Analysis section of this report:

- Preliminary assessment data for the next assessment cycle indicates that there will be a significant pressure on the residential tax base. It is estimated that there could

be a shift onto the residential class of approximately 1.74% or \$5 million before incorporating any impacts generated from future levy changes.

- The BMA study demonstrates that all residential taxation categories are above the BMA study average and data provided by the Region's Affordable Housing Strategy Steering Committee indicates that many of the households in core housing need currently reside in single detached homes (included in the residential tax class),
- Education tax rates for commercial and industrial classes have been reduced for 2021, these reductions in education tax rates will generate savings for commercial and industrial properties totaling \$6.6M and \$2.8M, respectively.
- The Region and local area municipalities offer many incentive programs including tax increment and development charge related grants that reduce the actual tax burden experienced by some property classes in Niagara including industrial.

Staff did consider alternate scenarios, these are found in the Alternatives Reviewed section, but none of these were supported by Regional staff or the Area Treasurers.

Analysis

The Municipal Act provides the Region with the responsibility to establish tax policy to raise levy requirements. Reassessment impacts, assessment growth and provincial legislation can create tax shifts in burden across all property classes. These factors are outside the control of Niagara Regional Council and the budget process. The only opportunity to affect these is through a thorough analysis of options available for ratios and resulting impacts. Staff with the use of a third party consultant undertook an analysis of a number of options to arrive at the recommendations presented in this report.

Analysis of Current State

1. Assessment Growth

The overall real assessment growth that occurred in 2020 for the Region was 1.44% (as included in the approved 2021 tax supported operating budget), equivalent to \$5.7 million in tax dollars from new taxpayers. Table 1 summarizes the overall assessment growth that occurred in 2020 (column (2)) as well as the impacts affecting each of the tax classes based on maintaining the status quo tax ratios with the adjustment to the vacant/excess land subclass discounts from 30% to 22.5% as per the Council approved phase-out schedule (column (3)). Note this phase-out schedule was approved by the Province and has been written into Provincial legislation

Table 1 – 2021 Tax Levy Impacts by Property Class (Status Quo Policy)

Property Class	2020 Approved Levy (1)	Growth Impacts (2)	Inter-Class Shift (3)	2021 Levy Impacts (4)	2021 Approved Levy (5)	Avg. % Increase
Residential	\$285,569,439	\$5,456,643	\$(331,315)	\$5,158,042	\$295,852,809	1.7%
New Multi-Res	1,006,093	40,202	(1,191)	\$18,544	\$1,063,648	1.7%
Multi-Residential	15,628,351	(2,151)	(17,786)	\$276,958	\$15,885,372	1.7%
Farm	3,432,522	19,409	(3,917)	\$61,179	\$3,509,193	1.7%
Managed Forest	22,687	(189)	(26)	\$399	\$22,871	1.6%
Commercial	70,887,201	(61,524)	194,016	\$1,260,211	\$72,279,904	2.1%
Industrial	13,508,620	182,039	163,301	\$245,835	\$14,099,795	3.0%
Pipelines	2,453,164	30,320	(2,827)	\$44,018	\$2,524,675	1.7%
Landfill	61,314	-	(70)	\$1,087	\$62,331	1.7%
Total	\$392,569,391	\$5,664,749	\$185	\$7,066,273	\$405,300,598	1.8%
% Increase		1.44%	0%	1.80%	3.25%	

** Represents a tax shift away from residential of 0.11% as a result of the decrease in vacant/excess land subclass discount from 30% to 22.5% as per Council approved phase-out schedule.*

2. Re-Assessment Phase-In and Tax Shifts

Reassessments of all properties is mandated by the Province every four years across Ontario to ensure that current value assessments (CVA) relied upon for property tax purposes are reflective of current market conditions. Increases in assessment based on 2016 values have been phased in over 2017-2020. As a result of COVID-19, the Province announced that they are delaying the proposed new assessment cycle that was to be effective for the taxation years of 2021-2024. The Province has not provided any guidance as to when the next assessment cycle will take place, therefore the destination values from 2020 taxation year will continue into 2021 resulting in no tax shift impacts caused by assessment phase-in changes.

MPAC had released preliminary figures for the 2021 new assessment cycle and based on the preliminary analysis that was prepared during the 2020 tax policy review, Niagara was anticipated to experience significant residential assessment increases. The residential tax class in Niagara was anticipated to experience a 50% increase in average assessed values while all other non-residential classes would experience an approximate 20% assessment value increase. This increase for the residential tax class was approximately 20% higher than the MPAC average for the Regions of Peel and

Halton, Cities of Hamilton and Brantford, and the Counties of Haldimand, Norfolk and Brant. Niagara's anticipated residential assessments represent one of the highest increases across the Province. It is important to note that these values were preliminary and are subject to change until finalized by MPAC in advance of the next assessment cycle. More information on the residential assessment impacts can be found in Appendix 4 to Report CSD 23-2021.

Staff previously completed an estimate of the impacts of the aforementioned new assessment cycle during the preparation of the 2020 tax policy report. It was estimated that there could be a shift onto (i.e., increase in) the residential tax class burden of approximately 1.74% or \$5 million as a result of shifts from (i.e., decreases in) other tax class burdens primarily commercial and industrial. Shifts would also be experienced on an Area Municipality level but may vary as a result of different assessment trends that may occur on a more granular level.

Based on the recommended tax policy for 2021 there is a decrease in the residential class' proportionate share of taxes (0.11% or \$331,000) as a result of reducing the subclass discount for commercial/industrial vacant/excess lands from 30% to 22.5% (see Table 1 Column 3). This will result in minor municipal shifts. These impacts have been summarized in Appendix 1 to Report CSD 23-2021, Table 6 and range from -0.09 (Pelham and Wainfleet) to 0.11% (Niagara Falls). A negative number represents a decrease in the relative total municipal burden while a positive number represents an increase.

Table 2 shows the relative tax share of each tax class from 2020 to 2021. The 2021 amounts are based on the recommended tax policy. The table represents a starting point for any further ratio analysis. The residential increase noted previously of 1.70% (which is below the 2021 Regional levy increase of 1.80%) is as a result of the subclass discount reduction (See Appendix 1 to Report CSD 23-2021, Table 5).

Table 2 – Multi-Year Tax Distribution by Tax Class

Realty Tax Class (Taxable)	2020 Year End (As Revised)	% Share	2021 Levy (As Returned)	% Share
Residential	\$291,026,081	73.08%	\$295,852,809	73.00%
New Multi-Residential	1,046,295	0.26%	1,063,648	0.26%
Multi-Residential	15,626,200	3.92%	15,885,372	3.92%
Farm	3,451,930	0.87%	3,509,193	0.87%
Managed Forest	22,498	0.01%	22,871	0.01%
Commercial	70,825,677	17.78%	72,279,904	17.83%
Industrial	13,690,659	3.44%	14,099,795	3.48%
Pipeline	2,483,484	0.62%	2,524,675	0.62%
Landfill	61,314	0.02%	62,331	0.02%
Total Taxable	\$398,234,138	100%	\$405,300,598	100%

3. Education Rates

The education tax rates are established by the Province to meet their revenue targets for the year. Typically the education tax rates decrease from one year to the next as the Provincial policy is to maintain revenue neutrality. In prior years, this Provincial policy has created savings in Niagara which generally assist in offsetting municipal increases. For 2021 however, the Province has maintained the education tax rates from 2020 for all classes except the commercial and industrial, which have been reduced. The Province has identified this as a priority as a result of the COVID-19 pandemic specifically indicating that this change will eliminate variations in business education taxes reducing tax inequalities and improve business competitiveness.

Table 4 summaries select education tax rates including the changes to the commercial and industrial classes. In aggregate for Niagara, the reduction in business education tax rates will generate savings for commercial and industrial properties totaling \$6.6M and \$2.8M, respectively.

Table 4 – Select Education Tax Rates for Niagara Region

Realty Tax Class	2021 Education Rate	2020 Education Rate	Change
Residential	0.00153	0.00153	0.0000
Multi-Residential	0.00153	0.00153	0.0000
New Multi-Residential	0.00153	0.00153	0.0000
Commercial Occupied	0.0088	0.0098	-0.0010
Commercial Occupied - New	0.0088	0.0098	-0.0010
Industrial Occupied	0.0088	0.0125	-0.0037
Industrial Occupied - New	0.0088	0.0098	-0.0010

4. Waste Management Rates

Waste management tax rates are also set based on the Regional tax ratios. The waste management requisition by municipality was approved through Report CSD 66-2020; however the by-law setting for the waste management rates for the 2021 requisitions are brought forward with the 2021 general tax levy by-law as the rates are based on each municipality's assessment and are dependent on the tax ratios (with the exception of Niagara-on-the-Lake).

Tax Policy Considerations

The Region utilizes several BMA tax related performance metrics as seen in Appendix 3 to Report CSD 23-2021. These metrics were considered in the evaluation of tax policy options and discussed with Area Treasurers which helped inform the policy decisions proposed.

- *Residential taxpayer* - The residential class is responsible for 73% of the overall tax levy. Under the recommended tax policy the tax shift away from the residential class will mitigate the overall levy increase on the class from 1.8% to 1.7% (see Table 1). In previous years, the Region utilized the tax shifts away from the residential class to provide relief to multi-residential and commercial tax classes through reduced tax ratios (see Appendix 2 to Report CSD 23-2021). As identified in the most recent BMA study, Niagara's average residential property taxes (including water and wastewater) payable as a percentage of household income is above the BMA study average (2020 - Niagara 5.2% verses BMA average 4.8%). This gap between Niagara and the survey average has increased from prior years (2019 - Niagara 5.0% verses BMA average 4.9%). The tax shift caused by reducing the subclass

discount for commercial/industrial vacant/excess lands from 30% to 22.5% will assist with narrowing the gap between Niagara and the BMA average.

In addition to this, the Region's Affordable Housing Strategy Steering Committee also provided information regarding the distribution of housing need in Niagara. The information demonstrated that the majority (approximately 85%) of households with modest incomes live in traditional residential buildings (i.e., residential tax class) as opposed to multi-residential structures.

- *Multi-Residential Tax Class* – the multi-residential tax category consists of two property tax classes. The multi-residential class is responsible for 3.9% of the overall tax levy while the new-multi-residential category (which includes multi-residential structures constructed after 2003) is responsible for 0.3%. Under the recommended tax policy the multi-residential and new-multi-residential classes will see an increase of 1.7% over 2020 as a result of the 2021 levy increase and the anticipated tax shifts. In previous years, the Region utilized the tax shift away from the residential class to provide relief to multi-residential through reduced tax ratios from 2.0 to 1.97.

Appendix 3 to Report CSD 23-2021, provides BMA metrics related to two multi-residential structure types (Walk-up and Mid/High-Rise). The walk-up style structure was identified as above the survey average by \$209 and the high-rise structure types are below the average by \$5 for 2020.

- *Industrial Tax Class* – per Table 2, under the recommended tax policy, the Industrial property class will be responsible for 3.48% of Regional taxes which includes a tax shift away from the industrial class in 2021 of 0.11%. As a result of significant reassessment and appeal reductions in this property class in the recent past, the Industrial class share of taxation is down from 3.3% in 2016 to 3.0% in 2021 (when excluding the vacant/excess land subclasses). Despite this, the relative tax burden averages for standard industrial for the Region is higher than the BMA survey average as provided in Appendix 3 to Report CSD 23-2021. This however is partially offset by the many incentive programs currently offered by the Region including tax increment and development charge related grants that reduce the actual tax burden experienced by some industrial properties in Niagara.
- *Commercial Tax Class* - properties pay the second largest share (after residential) of Regional taxes at 17.83%. Appendix 3 to Report CSD 23-2021 illustrates that Niagara taxation of office buildings is low and that shopping centres and motels are moderately above the BMA average while hotels are classified as high. It should be

noted that a significant number of hotel appeals that were previously outstanding have been settled which will decrease the overall burden experienced by those properties. It is also important to note that the current assessment practice for hotels is the net rental income approach. A higher potential income per night from a higher concentration of hotels in Niagara Falls tourist areas helps explain the higher Niagara hotel taxes relative to neighbouring municipalities. For the 2018 taxation year Council approved a reduction in the commercial tax ratio from 1.7586 to 1.7349. The Region's tax ratio for the commercial class approximates the BMA average of 1.6747. The current tax ratio has been in effect since 2018 when it was reduced from 1.7586.

2021 Property Tax Levy Impacts

Table 4 shows the Regional tax increases for status quo tax ratios plus the commercial/industrial vacant/excess land subclass discount adjustment from 30% to 22.5%. Since there was no phase-in impacts for 2021, the levy increase on all classes under the proposed tax policy is 1.7%.

Table 4 – Regional Tax Increases for Status Quo Tax Policy

Taxation Class	2020 Avg. CVA	2020 Regional Taxes	2021 Avg. CVA	2021 Regional Taxes*	\$ Increase	% Increase
Residential	278,764	1,611	278,764	1,638	27	1.7%
Multi-Res.	2,543,766	28,964	2,543,766	29,444	480	1.7%
Commercial	814,152	8,164	814,152	8,299	135	1.7%
Industrial	786,286	11,952	786,286	12,151	198	1.7%
Farmland	400,452	579	400,452	588	10	1.7%

* Based on draft rates utilizing the recommended 2021 tax policy.

Alternatives Reviewed

A number of scenarios were reviewed for the 2021 tax policy. All scenarios considered utilizing a portion of the tax shift away from the residential class to benefit other tax classes (i.e., commercial and multi-residential). Staff did not feel that these scenarios would achieve the desired outcomes for the reasons cited below. This coupled with the anticipated impacts of the future assessment cycle update on the residential tax class resulted in staff **RECOMMENDING** a status quo tax ratio option for 2021.

Staff analyzed an alternative which utilized a portion of the tax shift away from the residential class (0.11% to 0.06%) to reduce the tax ratio of the commercial tax class from 1.7349 (status-quo) to 1.729135. This alternative was **NOT RECOMMENDED** as a result of the analysis discussed under the Tax Policy Considerations section of this report. Many of the Region's existing and future incentives will focus on the employment sectors. The Region currently offers grants to these property types in the form of tax increment and development charge grants which effectively reduces the burden experienced by some of the existing property owners in the industrial tax class.

Through report CSD 12-2021 - *Optional Small Business Tax Subclass Overview*, staff also reviewed the opportunities and challenges that exist with the implementation of new optional small business tax subclass. While the anticipated challenges with implementation were significant, staff committed to continue to monitor and report back to Council in advance of 2022 tax policy.

Given the strong emphasis on affordable housing, staff also analyzed an alternative that utilized the full tax shift away from the residential class (0.11% to 0.00%) to reduce the tax ratio of the multi-residential tax class from 1.97 (status-quo) to 1.91275. While this alternative was explored it is **NOT RECOMMENDED**. Under the Residential Tenancy Act, tenants are entitled to an automatic rent reduction when landlord's property taxes have been reduced by more than 2.49% from one year to the next. Based on current levy requirements for the Region and the anticipated levy requirements for the Area Municipalities coupled with the Province maintaining the education tax rate from 2020 for multi-residential properties for 2021, it is not anticipated that a significant number of properties (if any) would be eligible for the mandatory rent reduction as outlined in the Act. This means that there would be no legislated requirement for the landlords to pass any of the property tax savings as a result of a ratio reduction to the tenant.

Further to this, Regional Council approved a multi-residential tax class ratio reduction for 2018 which also utilized the tax shift away from the residential class 2018. It is important to note, that the new-multi-residential tax class has a legislated tax ratio of 1 (same as residential tax class). The intent behind the new class as legislated in 2017 (adopted by Region in 2003) is to assist in rental affordability of newly constructed multi-residential properties. Any reduction to the multi-residential tax class would also increase the tax burden on the new-multi-residential tax class.

Relationship to Council Strategic Priorities

This tax policy report is aligned to Sustainable and Engaging Government.

Other Pertinent Reports

- CSD 3-2019 - Vacancy Program Revisions Submission to Ministry of Finance
- CSD 12-2021 Optional Small Business Tax Subclass Overview

Prepared by:

Rob Fleming, MBA
Senior Tax & Revenue Analyst
Corporate Services

Recommended by:

Todd Harrison, CPA, CMA
Commissioner/Treasurer
Corporate Services

Submitted by:

Ron Tripp, P.Eng.
Acting Chief Administrative Officer

This report was prepared in consultation with Margaret Murphy, Associate Director, Budget Planning & Strategy, and reviewed by Helen Chamberlain, Director, Financial Management & Planning.

Appendices

Appendix 1	2021 Tax Policy Study
Appendix 2	History of Regional Tax Ratios
Appendix 3	Performance Measures
Appendix 4	MPAC Preliminary Market Trends – 2021 Assessment Cycle

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. 2021-25

A BY-LAW TO SET TAX RATIOS AND TAX RATE
REDUCTIONS FOR PRESCRIBED PROPERTY
SUBCLASSES FOR REGIONAL PURPOSES AND AREA
MUNICIPAL PURPOSES FOR THE YEAR 2021

WHEREAS pursuant to Section 308 (5) of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended (referred hereinafter as “the *Municipal Act, 2001*”), The Regional Municipality of Niagara (referred hereinafter as “The Regional Corporation”) may establish the tax ratios for The Regional Corporation and the Area Municipalities;

WHEREAS the tax ratios determine the relative amount of taxation to be borne by each property class;

WHEREAS the property classes have been prescribed by the Ministry of Finance pursuant to Section 7 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended;

WHEREAS pursuant to Section 313 (1) of the *Municipal Act, 2001*, The Regional Municipality of Niagara may establish tax reductions for prescribed property subclasses for The Regional Corporation and the Area Municipalities; and

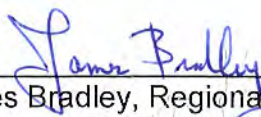
WHEREAS the property subclasses for which tax rate reductions are to be established are in accordance with Section 8 of the *Assessment Act*.

NOW THEREFORE the Council of The Regional Municipality of Niagara enacts as follows for the 2021 taxation year:

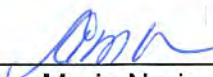
1. That the tax ratio for property in:
 - a. The residential property class is 1.000000;
 - b. The new multi-residential property class is 1.000000;
 - c. The multi-residential class is 1.970000;
 - d. The commercial property class is 1.734900;
 - e. The industrial property class is 2.630000;
 - f. The pipelines property class is 1.702100;
 - g. The farm property class is 0.250000;
 - h. The managed forest property class is 0.250000;
 - i. The landfill property class is 2.940261.

2. That the municipal purpose tax reduction for:
 - a. The vacant land and excess land subclasses in the commercial property class is 22.5%;
 - b. The vacant land and excess land subclasses in the industrial property class is 22.5%;
 - c. The first class of farmland awaiting development in the residential, multi-residential, commercial or industrial property classes is 25%;
 - d. The second class of farmland awaiting development in the residential, multi-residential, commercial or industrial property classes is 0%.
3. That for the purposes of this bylaw:
 - a. The industrial property class includes all properties classified as industrial and large industrial as per Ontario Regulation 282/98;
 - b. The first class of farmland awaiting development and the second class of farmland awaiting development consists of land as defined in accordance with Ontario Regulation 282/98.
4. That this by-law shall come into force and effect on the day upon which it is passed.

THE REGIONAL MUNICIPALITY OF NIAGARA



James Bradley, Regional Chair



Ann-Marie Norio, Regional Clerk

Passed: April 22, 2021

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. 2021-26

A BY-LAW TO SET AND LEVY THE RATE OF TAXATION
FOR REGIONAL GENERAL AND SPECIAL PURPOSES
FOR THE YEAR 2021

WHEREAS the Regional Council of The Regional Municipality of Niagara (hereinafter referred to as "The Regional Corporation") has prepared and adopted a budget including estimates of all sums it required during the year 2021 for the purposes of the Regional Corporation pursuant to Section 289 (1) of the Municipal Act 2001, S.O. 2001, c. 25, as amended (hereinafter referred to as the "Municipal Act");

WHEREAS Regional Council by By-Law No. 2020-94 adopted the 2021 Waste Management Budget, and by By-Law No. 2021-07 adopted the 2021 Operating Budget and Tax Levy;

WHEREAS for the purposes of raising the general levy for the Regional Corporation, the Regional Corporation shall pass a by-law directing each Lower-Tier Municipality to levy a separate tax rate, as specified in the by-law, on the assessment in each property class in the Lower-Tier Municipality ratable for the purposes of The Regional Corporation, pursuant to Section 311 (2) of the Municipal Act;

WHEREAS the tax ratios and the tax rate reductions for prescribed property classes for the 2021 taxation year have been set out in By-Law No. 2021-25 of The Regional Corporation dated the 22nd of April 2021;

WHEREAS The Regional Corporation is responsible for providing Waste Management services pursuant to By-Laws 8280-96, 8281-96, 8282-96 and 8283-96;

WHEREAS Regional Council is desirous of imposing a special levy for Waste Management purposes and the sums required by taxation in the year 2021 for the said purposes are to be levied by separate rates by the applicable Area Municipalities as directed by Regional by-law pursuant to Subsection 311 (4) of the Municipal Act; and,

WHEREAS Regional Council established tax rates for property classes, and other decisions consistent with setting and levying rates of taxation for regional purposes for 2021.


NOW THEREFORE the Council of The Regional Municipality of Niagara enacts as follows:

1. That for the year 2021 in The Regional Municipality of Niagara the lower-tier municipalities shall levy upon the property tax classes set out in Schedule "A" the property tax rates applicable thereto.
2. That payment of all amounts directed to be levied pursuant to the provisions of this by-law and due to The Regional Municipality of Niagara shall be due and payable in the amounts and at the times shown on Schedule "B" attached to this by-law.
3. That for the year 2021 in The Regional Municipality of Niagara, the Town of Niagara-on-the-Lake be required to pay \$1,758,444 to the Regional Corporation as the charges for Waste Management purposes set out in Schedule "C". The remaining area municipalities shall levy upon the property tax classes and applicable subclasses the tax rates for Waste Management purposes set out in Schedule "C" attached to this by-law.
4. That if a lower-tier municipality fails to make any payment or portion thereof as provided in this by-law, the lower-tier municipality shall pay to the Regional Corporation interest due on the amount in default at the rate of fifteen (15) per cent per annum from the due date of the payment until the payment is made.
5. That this by-law shall come into force and effect on the day upon which it is passed.

THE REGIONAL MUNICIPALITY OF NIAGARA



James Bradley, Regional Chair



Ann-Marie Norio, Regional Clerk

Passed: April 22, 2021

Schedule A – 2021 Tax Ratios, Sub-Class Reductions, and Rates

Property Classification	Tax Ratio	Sub-Class Reduction	Tax Rate by Class
Residential	1.000000		0.00587571
New Multi-Residential	1.000000		0.00587571
Multi-Residential	1.970000		0.01157515
Commercial	1.734900		0.01019377
Commercial - Excess	1.734900	22.5%	0.00790017
Commercial - Vacant	1.734900	22.5%	0.00790017
Landfill	2.940261		0.01727612
Industrial	2.630000		0.01545312
Industrial - Excess	2.630000	22.5%	0.01197617
Industrial - Vacant	2.630000	22.5%	0.01197617
Pipelines	1.702100		0.01000105
Farmland	0.250000		0.00146893
FAD 1	1.000000	25%	0.00440678
FAD 2	Class Ratio		Class Rate
Managed Forests	0.250000		0.00146893

Schedule B – 2021 GENERAL TAX LEVY

2021 Upper-Tier General Levy and Dates by Local Municipality (Taxable Levy Only)

Municipality	Interim Payment Due March 10, 2021	Interim Payment Due May 12, 2021	Final Payment Due August 4, 2021	Final Payment Due October 13, 2021	2021 Approved General Levy	Regional Depts.	Niagara Regional Police	Niagara Regional Housing	Niagara Peninsula Conserv. Authority	Court Services
Fort Erie	6,062,754	6,062,754	6,527,700	6,527,700	25,180,908	13,052,265	10,006,494	1,796,247	368,161	(42,259)
Grimsby	7,516,889	7,516,889	7,938,700	7,938,700	30,911,178	16,022,491	12,283,613	2,205,008	451,941	(51,875)
Lincoln	5,833,404	5,833,404	6,395,290	6,395,290	24,457,388	12,677,236	9,718,979	1,744,635	357,583	(41,044)
Niagara Falls	20,700,592	20,700,592	22,025,537	22,025,537	85,452,258	44,293,299	33,957,374	6,095,624	1,249,367	(143,406)
Niagara-on-the-Lake	8,506,826	8,506,826	9,038,808	9,038,808	35,091,268	18,189,198	13,944,714	2,503,189	513,057	(58,890)
Pelham	4,094,715	4,094,715	4,479,864	4,479,864	17,149,157	8,889,089	6,814,803	1,223,312	250,732	(28,780)
Port Colborne	3,141,768	3,141,768	3,362,601	3,362,601	13,008,738	6,742,946	5,169,466	927,961	190,196	(21,831)
St. Catharines	25,634,978	25,634,978	26,734,934	26,734,934	104,739,824	54,290,811	41,621,947	7,471,477	1,531,363	(175,774)
Thorold	3,923,644	3,923,644	4,451,753	4,451,753	16,750,794	8,682,602	6,656,500	1,194,896	244,907	(28,111)
Wainfleet	1,485,405	1,485,405	1,577,646	1,577,646	6,126,102	3,175,402	2,434,416	436,997	89,568	(10,281)
Welland	8,123,257	8,123,257	8,670,376	8,670,376	33,587,266	17,409,614	13,347,048	2,395,903	491,067	(56,366)
West Lincoln	3,118,117	3,118,117	3,304,745	3,304,745	12,845,724	6,658,449	5,104,687	916,333	187,813	(21,558)
Regional Total Taxable Only	98,142,349	98,142,349	104,507,954	104,507,954	405,300,605	210,083,402	161,060,041	28,911,582	5,925,754	(680,174)

Schedule C – 2021 WASTE MANAGEMENT TAX RATES & LEVY**2021 Upper-Tier Special Levy (Waste Management) and Dates by Local Municipality (Taxable Levy Only)**

Municipality	Interim Payment Due March 10, 2021	Interim Payment Due May 12, 2021	Final Payment Due August 4, 2021	Final Payment Due October 13, 2021	2021 Approved Special Levy
Fort Erie	738,469	738,469	802,973	802,973	3,082,884
Grimsby	530,215	530,215	585,530	585,530	2,231,490
Lincoln	442,593	442,593	484,450	484,450	1,854,085
Niagara Falls	1,903,785	1,903,785	2,072,505	2,072,505	7,952,580
Niagara-on-the-Lake	420,597	420,597	458,638	458,638	1,758,470
Pelham	335,669	335,669	367,988	367,988	1,407,314
Port Colborne	486,563	486,563	534,306	534,306	2,041,738
St. Catharines	2,954,087	2,954,087	3,201,909	3,201,909	12,311,992
Thorold	410,601	410,601	457,398	457,398	1,735,998
Wainfleet	150,179	150,179	162,568	162,568	625,494
Welland	1,088,826	1,088,826	1,177,884	1,177,884	4,533,420
West Lincoln	243,785	243,785	271,940	271,940	1,031,450
Regional Total Taxable Only	9,705,369	9,705,369	10,578,089	10,578,089	40,566,915

Schedule C – 2021 WASTE MANAGEMENT TAX RATES & LEVY

Fort Erie Property Classification	2021 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	3,567,293,085	0.00071936	2,566,168
New Multi-Residential	47,900	0.00071936	34
Multi-Residential	42,015,200	0.00141714	59,541
Commercial	251,095,717	0.00124802	313,372
Commercial - Excess	4,946,888	0.00096721	4,785
Commercial - Vacant	20,149,100	0.00096721	19,488
landfill	0	0.00211511	-
Industrial	43,634,391	0.00189192	82,553
Industrial - Excess	765,300	0.00146624	1,122
Industrial - Vacant	4,221,600	0.00146624	6,190
Pipelines	16,079,000	0.00122442	19,687
Farmland	53,994,200	0.00017984	9,710
FAD 1	0	0.00053952	-
Managed Forests	1,299,300	0.00017984	234
Taxable Total	4,005,541,681		\$3,082,884

Grimsby Property Classification	2021 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	4,410,164,148	0.00042417	1,870,659
New Multi-Residential	0	0.00042417	-
Multi-Residential	28,810,000	0.00083561	24,074
Commercial	330,535,985	0.00073589	243,238
Commercial - Excess	11,558,625	0.00057032	6,592
Commercial - Vacant	14,869,500	0.00057032	8,480
landfill	0	0.00124717	-
Industrial	50,228,300	0.00111557	56,033
Industrial - Excess	3,829,400	0.00086456	3,311
Industrial - Vacant	4,140,600	0.00086456	3,580
Pipelines	8,277,000	0.00072198	5,976
Farmland	89,103,995	0.00010604	9,449
FAD 1	0	0.00031813	-
Managed Forests	922,600	0.00010604	98
Taxable Total	4,952,440,153		\$2,231,490

Schedule C – 2021 WASTE MANAGEMENT TAX RATES & LEVY

Lincoln			
Property Classification	2021 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	3,277,341,979	0.00044543	1,459,826
New Multi-Residential	0	0.00044543	-
Multi-Residential	24,195,200	0.00087750	21,231
Commercial	214,071,974	0.00077278	165,431
Commercial - Excess	8,847,300	0.00059890	5,299
Commercial - Vacant	4,784,500	0.00059890	2,865
landfill	0	0.00130968	-
Industrial	97,631,058	0.00117148	114,373
Industrial - Excess	2,870,900	0.00090790	2,606
Industrial - Vacant	9,291,000	0.00090790	8,435
Pipelines	20,900,000	0.00075817	15,846
Farmland	521,395,936	0.00011136	58,063
FAD 1	0	0.00033407	-
Managed Forests	985,900	0.00011136	110
Taxable Total	4,182,315,747		\$1,854,085

Niagara Falls			
Property Classification	2021 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	9,031,444,248	0.00054682	4,938,574
New Multi-Residential	14,798,500	0.00054682	8,092
Multi-Residential	324,378,589	0.00107724	349,434
Commercial	2,386,402,851	0.00094868	2,263,933
Commercial - Excess	38,763,167	0.00073523	28,500
Commercial - Vacant	145,047,100	0.00073523	106,643
landfill	3,152,500	0.00160779	5,069
Industrial	104,789,136	0.00143814	150,701
Industrial - Excess	6,847,357	0.00111456	7,632
Industrial - Vacant	35,614,600	0.00111456	39,695
Pipelines	45,968,000	0.00093074	42,784
Farmland	82,709,600	0.00013671	11,307
FAD 1	0	0.00041012	-
Managed Forests	1,576,600	0.00013671	216
Taxable Total	12,221,492,248		\$7,952,580

Schedule C – 2021 WASTE MANAGEMENT TAX RATES & LEVY

Niagara-on-the-Lake			
Property Classification	2021 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	N/A	N/A	N/A
New Multi-Residential	N/A	N/A	N/A
Multi-Residential	N/A	N/A	N/A
Commercial	N/A	N/A	N/A
Commercial - Excess	N/A	N/A	N/A
Commercial - Vacant	N/A	N/A	N/A
landfill	N/A	N/A	N/A
Industrial	N/A	N/A	N/A
Industrial - Excess	N/A	N/A	N/A
Industrial - Vacant	N/A	N/A	N/A
Pipelines	N/A	N/A	N/A
Farmland	N/A	N/A	N/A
FAD 1	N/A	N/A	N/A
Managed Forests	N/A	N/A	N/A
Taxable Total			\$1,758,444

Pelham			
Property Classification	2021 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	2,616,394,467	0.00048218	1,261,573
New Multi-Residential	544,000	0.00048218	262
Multi-Residential	18,604,000	0.00094989	17,672
Commercial	100,245,889	0.00083653	83,859
Commercial - Excess	764,111	0.00064831	495
Commercial - Vacant	3,553,000	0.00064831	2,303
landfill	0	0.00141774	-
Industrial	4,215,800	0.00126813	5,346
Industrial - Excess	45,100	0.00098280	44
Industrial - Vacant	101,000	0.00098280	99
Pipelines	17,725,000	0.00082072	14,547
Farmland	172,072,933	0.00012055	20,743
FAD 1	0	0.00036164	-
Managed Forests	3,079,300	0.00012055	371
Taxable Total	2,937,344,600		\$1,407,314

Schedule C – 2021 WASTE MANAGEMENT TAX RATES & LEVY

Port Colborne			
Property Classification	2021 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	1,641,046,580	0.00092220	1,513,373
New Multi-Residential	913,000	0.00092220	842
Multi-Residential	39,208,000	0.00181673	71,230
Commercial	135,597,288	0.00159992	216,945
Commercial - Excess	301,600	0.00123994	374
Commercial - Vacant	2,377,700	0.00123994	2,948
landfill	0	0.00271151	-
Industrial	76,446,127	0.00242539	185,412
Industrial - Excess	2,072,441	0.00187967	3,896
Industrial - Vacant	8,276,400	0.00187967	15,557
Pipelines	10,739,000	0.00156968	16,857
Farmland	56,954,800	0.00023055	13,131
FAD 1	1,407,700	0.00069165	974
Managed Forests	863,000	0.00023055	199
Taxable Total	1,976,203,636		\$2,041,738

St. Catharines			
Property Classification	2021 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	12,356,852,373	0.00069068	8,534,631
New Multi-Residential	82,197,920	0.00069068	56,772
Multi-Residential	678,449,568	0.00136064	923,126
Commercial	1,989,896,971	0.00119826	2,384,414
Commercial - Excess	12,795,100	0.00092865	11,882
Commercial - Vacant	17,926,800	0.00092865	16,648
landfill	0	0.00203078	-
Industrial	156,714,088	0.00181649	284,670
Industrial - Excess	4,925,360	0.00140778	6,934
Industrial - Vacant	23,327,100	0.00140778	32,839
Pipelines	31,196,000	0.00117561	36,674
Farmland	135,530,300	0.00017267	23,402
FAD 1	0	0.00051801	-
Managed Forests	0	0.00017267	-
Taxable Total	15,489,811,580		\$12,311,992

Schedule C – 2021 WASTE MANAGEMENT TAX RATES & LEVY

Thorold Property Classification	2021 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	2,157,704,360	0.00060894	1,313,912
New Multi-Residential	70,409,800	0.00060894	42,875
Multi-Residential	42,550,000	0.00119961	51,043
Commercial	169,005,018	0.00105645	178,545
Commercial - Excess	3,905,613	0.00081875	3,198
Commercial - Vacant	8,394,500	0.00081875	6,873
landfill	0	0.00179044	-
Industrial	48,723,413	0.00160151	78,031
Industrial - Excess	3,794,465	0.00124117	4,710
Industrial - Vacant	17,451,300	0.00124117	21,660
Pipelines	26,690,000	0.00103648	27,664
Farmland	48,654,840	0.00015224	7,407
FAD 1	0	0.00045671	-
Managed Forests	528,600	0.00015224	80
Taxable Total	2,597,811,909		\$1,735,998

Wainfleet Property Classification	2021 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	934,620,038	0.00059993	560,707
New Multi-Residential	0	0.00059993	-
Multi-Residential	457,000	0.00118186	540
Commercial	18,997,470	0.00104082	19,773
Commercial - Excess	948,800	0.00080663	765
Commercial - Vacant	372,500	0.00080663	300
landfill	0	0.00176395	-
Industrial	4,321,700	0.00157782	6,819
Industrial - Excess	85,300	0.00122281	104
Industrial - Vacant	132,000	0.00122281	161
Pipelines	5,642,000	0.00102114	5,761
Farmland	201,914,715	0.00014998	30,283
FAD 1	0	0.00044995	-
Managed Forests	1,871,600	0.00014998	281
Taxable Total	1,169,363,123		\$625,494

Schedule C – 2021 WASTE MANAGEMENT TAX RATES & LEVY

Welland Property Classification	2021 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	4,310,286,156	0.00079307	3,418,359
New Multi-Residential	12,113,500	0.00079307	9,607
Multi-Residential	151,792,900	0.00156235	237,154
Commercial	375,547,493	0.00137590	516,716
Commercial - Excess	7,304,967	0.00106632	7,789
Commercial - Vacant	23,093,900	0.00106632	24,625
landfill	455,400	0.00233183	1,062
Industrial	127,455,020	0.00208577	265,842
Industrial - Excess	3,634,400	0.00161647	5,875
Industrial - Vacant	8,191,800	0.00161647	13,242
Pipelines	21,254,000	0.00134988	28,690
Farmland	21,394,900	0.00019827	4,242
FAD 1	0	0.00059480	-
Managed Forests	1,092,900	0.00019827	217
Taxable Total	5,063,617,336		\$4,533,420

West Lincoln Property Classification	2021 Roll Return CVA	Tax Rate by Class	Waste Management Levy by Class
Residential	1,765,999,000	0.00047179	833,181
New Multi-Residential	0	0.00047179	-
Multi-Residential	7,074,000	0.00092943	6,575
Commercial	75,438,100	0.00081851	61,747
Commercial - Excess	732,500	0.00063434	465
Commercial - Vacant	3,087,300	0.00063434	1,958
landfill	0	0.00138719	-
Industrial	36,948,100	0.00124081	45,846
Industrial - Excess	305,200	0.00096163	293
Industrial - Vacant	1,177,000	0.00096163	1,132
Pipelines	29,128,000	0.00080303	23,391
Farmland	480,132,100	0.00011795	56,632
FAD 1	0	0.00035384	-
Managed Forests	1,948,100	0.00011795	230
Taxable Total	2,401,969,400		\$1,031,450

April 26, 2021

CL 8-2021, April 22, 2021
PEDC 4-2021, April 14, 2021
Report PDS 20-2021, April 14, 2021

DISTRIBUTION LIST

SENT ELECTRONICALLY

2020 Reserve Water and Wastewater Treatment Capacities

Report PDS 20-2021

Regional Council, at its meeting held on April 22, 2021, passed the following recommendation of its Planning and Economic Development Committee:

That Report PDS 20-2021, dated April 14, 2021, respecting 2020 Reserve Water and Wastewater Treatment Capacities, **BE RECEIVED** and **BE CIRCULATED** to the Ministry of the Environment, Conservation and Parks and Local Area Municipalities.

A copy of Report PDS 20-2021 is enclosed for your reference.

Yours truly,



Ann-Marie Norio
Regional Clerk

:kl

CLK-C 2021-068

Distribution List:

Ministry of the Environment, Conservation and Parks
Local Area Municipalities

I. Stetic, Project Manager, Planning and Development Services

D. Giles, Acting Commissioner, Planning and Development Services

N.Oakes, Executive Assistant to the Commissioner, Planning and Development Services

Subject: 2020 Reserve Water and Wastewater Treatment Capacities

Report to: Planning and Economic Development Committee

Report date: Wednesday, April 14, 2021

Recommendations

1. That Report PDS 20-2021 **BE RECEIVED** for information; and
2. That Report PDS 20-2021 **BE CIRCULATED** to the Ministry of the Environment, Conservation and Parks and Local Area Municipalities.

Key Facts

- The purpose of this report is to inform Council of the reserve treatment capacities at Niagara's Water and Wastewater Treatment facilities. This reporting is required by the Ministry of Environment, Conservation and Parks (MECP).
- The data contained in this report assists in commenting on new development proposals and related servicing as well as planning for future treatment capacity.
- All of Niagara Water Treatment Plants (WTPs) and Wastewater Treatment Plants (WWTPs) are positioned to accept growth beyond the minimum 10 year horizon.

Financial Considerations

This report provides Council with historical and projected treatment capacity and flow data. There are no direct financial implications in receiving this report.

The reserve treatment capacities at the water and wastewater (W&WW) facilities are considered in commenting on new development proposals and related servicing and, as a result, could result in a financial impact related to specific future applications.

Analysis

The Infrastructure Planning and Development Engineering section of Planning and Development Services Department annually reports on an assessment of the average daily W&WW flows based on the previous five years, as recorded at our various facilities compared to MECP rated capacities for the facilities. Included in the analysis are the 10-year growth projections in accordance with Niagara 2041 (*How we Grow, Flow and Go*).

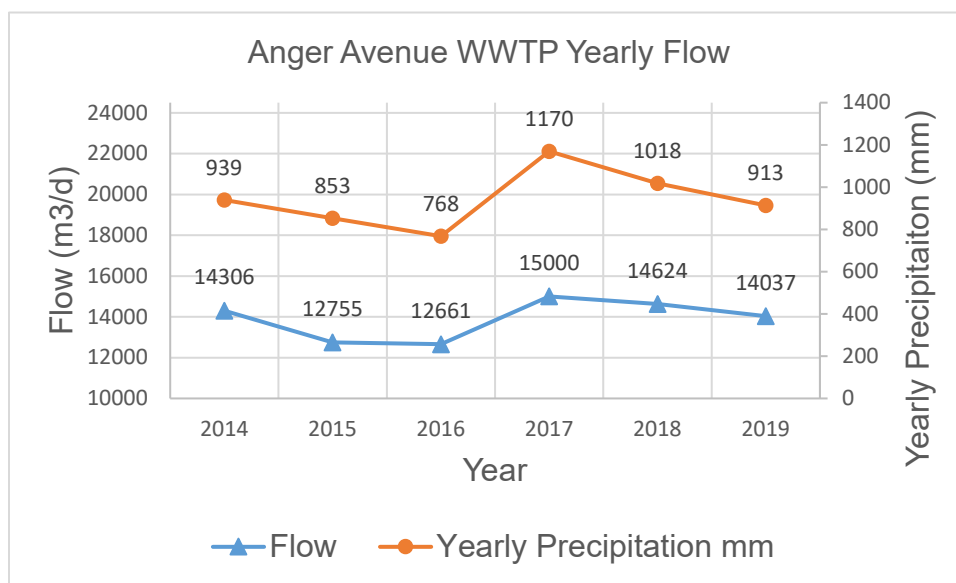
A key objective of this report is to highlight potential capacity constraints and allow sufficient lead time to plan for future capacity increases through the W&WW capital programs so that development may continue unencumbered. This is a 'desktop' exercise, which compares five-year (annual) average flows to the respective MECP Environmental Compliance Approval(s), formerly known as Certificate of Approval(s) for each facility, then incorporates 10-year growth forecasts into the calculation. Ongoing phasing and staging strategy works with our local municipal partners will further refine this assessment for understanding development capacity.

This assessment does not reflect specific compliance, quality, sustainability, risk, or operational deficiencies at the treatment plants or trunk conveyance/transmission systems, which may affect the Region's ability to approve new development or permit servicing extensions.

For municipal wastewater treatment, weather is the key factor that results in peak wet weather flows, which impacts the collection and trunk sewers in both local and regional systems through "Rainfall Derived Inflow and Infiltration" (RDI&I). Even though, it is expected to record higher flows due to population growth, the annual average daily flows to the WWTPs are higher due to the wet weather flows entering the systems.

Just for an example, Figure 1 illustrates a direct correlation of wastewater plant flows and yearly precipitation at Anger Avenue WWTP.

Figure 1: Correlation of Wastewater Flows with Precipitation



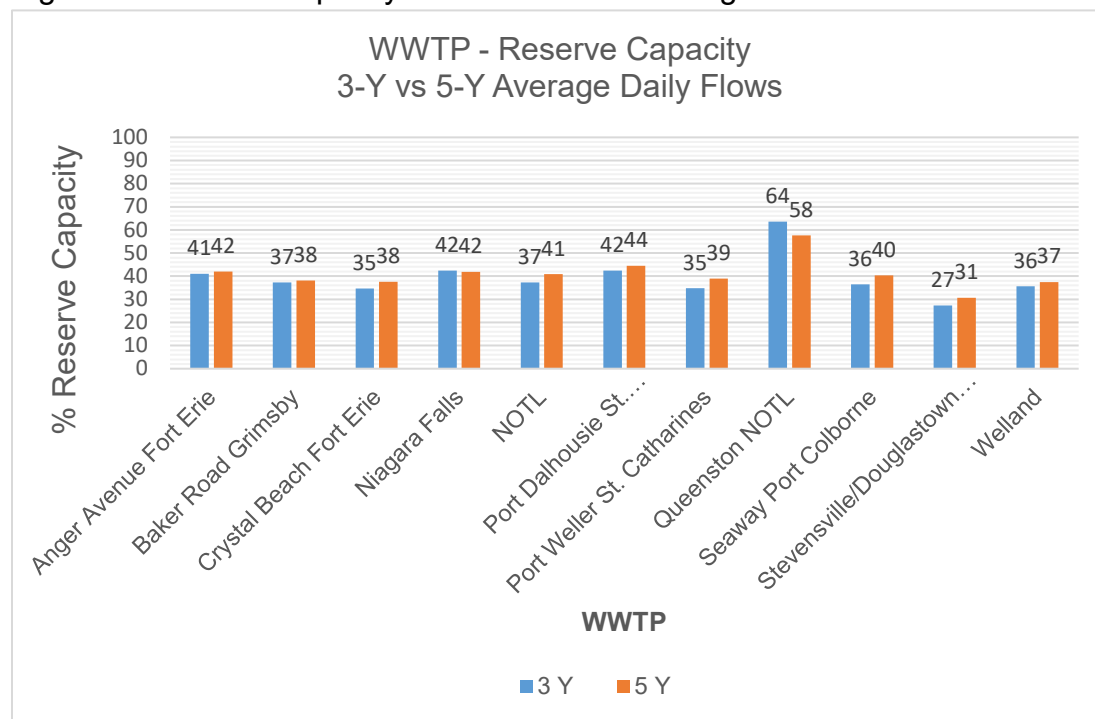
Wet weather flows can have substantial impact on available WWTP capacities and a direct impact on the limitations of available servicing capacity for future growth.

Appendix 1 and 2 provide the annual average daily flows from 2016 to 2020 as well as the three-year and five-year averages for the water and wastewater treatment plants, respectively. Appendices 3 and 4 provide a summary of Niagara’s six water treatment facilities and eleven wastewater treatment facilities presenting their respective reserve capacities.

It is worth noting that the greater growth rates in recent years in Niagara show a more consistent increase in flows over the last few years, which consequently can impact the way this ‘desktop’ exercise conducts the reserve capacity calculations. If the annual daily flows are averaged over longer period of time, it can potentially create a skewed sense of greater reserve capacity. Therefore, an analysis of the three-year and five-year annual average daily flows for reserve capacity was completed to better understand this potential impact.

As shown on Figure 2 below, in general, the three-year average of Reserve Capacity for WWTP were slightly less than the five-year (except for Queenston NOTL WWTP); however, this was not a significant difference.

Figure 2: Reserve Capacity – Annual Flows Averaged over 3-Year and 5-Year Period



Going forward, the annual average daily flows over the last 3-years and 5-years will be compared and analyzed to understand if a more significant difference in Reserve Capacity develops.

At present, all of Niagara's WTPs and WWTPs are positioned to accept growth beyond the minimum 10-year period (Appendix 3 and Appendix 4).

Wet Weather Management

In order to accommodate the anticipated growth from Niagara 2041, the 2016 W&WW Master Servicing Plan (MSP) investigated capacity upgrades (upgrades to trunk sewers, pumping station capacities, etc.), upstream management (storage, peak shaving, diversion), and peak flow management (flow reduction, Inflow & infiltration (I&I) reduction projects) for every wastewater system. Based on this review, there are wet weather projects listed with identified areas for targeted I&I removal to offset the requirement to upgrade and expand more expensive infrastructure all the way to the WWTPs. It is crucial to achieve the I&I reductions in order to offset the capacity needs from growth, to protect the environment, and mitigate potential basement flooding.

The Region and Area Municipalities are continuing to work collaboratively to facilitate ongoing development throughout the region and provide the requisite servicing and capacity allocation in a responsible way to service the communities.

In addition, the Region has been aiding Area Municipalities by funding the CSO Control program as a part of the overall Wet Weather Management Strategy to support various I&I related projects and programs on the municipal side. This program has been reducing the impacts of I&I and has been a benefit to both, the Region and the Area Municipalities.

Staff is working with the Development Industry including Public Works Officials, Building Officials, Developers, Consultants and Contractors to raise awareness on the wet weather management issues and potential upcoming changes to address this. The Region is also represented at the Expert Stakeholder Committee (ESC) for the *Guideline to Undertaking Flow Monitoring of New Construction* and will work with all stakeholder to review the flow monitoring of new subdivisions as mandatory.

Alternatives Reviewed

No alternatives were reviewed for this report.

Relationship to Council Strategic Priorities

The report aligns with Council's Priority of Responsible Growth and Infrastructure Planning by highlighting the reserve capacity available to growth at all Regional Water and Wastewater Treatment Facilities.

The report also provides MECP and local municipal partners operational summary and reserve capacity projections for Region's Water and Wastewater Treatment facilities

Other Pertinent Reports

- PDS 13-2020, April 8, 2020, 2019 Reserve Water and Wastewater Treatment Capacities
- PW 22-2017, May 30, 2017, 2016 Water and Wastewater Master Servicing Plan Update

Prepared by:

Ilija Stetic, B.Sc., PMP
Project Manager
Planning and Economic Development

Recommended by:

Doug Giles, BES, MUP
Acting Commissioner
Planning and Economic Development

Submitted by:

Ron Tripp, P.Eng.
Acting Chief Administrative Officer

This report was prepared in consultation with Phill Lambert, Director Planning and Development Services, John Brunet, AD Water Operations and Staff Development and Jason Oatley, Manager WW Quality & Compliance.

Appendices

Appendix 1 Annual Average Daily Flow 2016 to 2020 WTP

Appendix 2 Annual Average Daily Flow 2016 to 2020 WWTP

Appendix 3 Water Reserve Capacity Calculations for 2020

Appendix 4 Wastewater Reserve Capacity Calculations for 2020

Appendix 1: WTP Annual Average Daily Flow 2016 - 2020

Water Treatment Plant	Rated Capacity (m ³ /d)	Average Daily Flow (m ³ /d)							3 to 5 Year % Change
		2016	2017	2018	2019	2020	5 Year 2016 - 2020	3 Year 2018 - 2020	
Decew Falls WTP	227,300	54,903	54,321	56,090	53,303	53,390	54,401	54,261	0%
Grimsby WTP	44,000	15,699	14,020	14,866	14,029	15,726	14,868	14,874	0%
Niagara Falls WTP	145,584	47,350	45,192	44,780	43,400	40,145	44,173	42,775	-3%
Port Colborne WTP	36,000	7,719	8,735	8,864	7,282	6,870	7,894	7,672	-3%
Rosehill WTP	50,026	13,148	12,388	12,862	11,188	11,024	12,122	11,691	-4%
Welland WTP	65,000	21,858	21,590	22,538	22,579	24,670	22,647	23,262	3%

Appendix 2: WWTP Annual Average Daily Flow 2016 - 2020

Wastewater Treatment Plant	Rated Capacity (m ³ /d)	Average Daily Flow (m ³ /d)							3 to 5 Year % Change
		2016	2017	2018	2019	2020	5 Year 2016 - 2020	3 Year 2018 - 2020	
Anger Avenue WWTP	24,500	12,661	15,000	14,624	15,146	13,580	14,202	14,450	2%
Baker Road WWTP	31,280	16,999	20,897	19,975	20,910	17,952	19,347	19,612	1%
Crystal Beach WWTP	9,100	4,676	5,915	5,874	6,276	5,688	5,686	5,946	4%
Niagara Falls WWTP	68,300	35,880	44,684	41,489	41,360	35,242	39,731	39,364	-1%
NOTL WWTP ⁽¹⁾	8,000	4,021	4,561	4,687	5,237	5,142	4,730	5,022	6%
Port Dalhousie WWTP	61,350	29,616	34,823	35,095	36,681	34,113	34,065	35,296	3%
Port Weller WWTP	56,180	29,650	32,090	36,881	39,211	33,751	34,317	36,614	6%
Queenston WWTP	500	278	234	198	213	135	212	182	-16%
Seaway WWTP	19,600	9,103	12,082	12,580	13,472	11,299	11,707	12,450	6%
Stevensville/Douglastown Lagoon	2,289	1,314	1,635	1,670	1,729	1,592	1,588	1,664	5%
Welland WWTP	54,550	29,728	35,407	34,643	37,137	33,617	34,107	35,133	3%

Note 1: Effluent discharge from NOTL WWTP started directly on January 6, 2020 after previously used lagoon was gradually decommissioned by January 16, 2020.

Appendix 3: WTP Reserve Capacities for 2020

Water Treatment Plant	Permit To Take Water ⁽¹⁾	Rated Treatment Capacity	Theoretical Average Day Capacity	90% of Average Day Capacity ⁽³⁾	5-Year Average Day Flow	Peaking Factor ⁽²⁾	Total Capacity Used	Reserve Treatment Capacity (90% base) MLD	Design Flow Rate (275 Lcd)	Reserve Serviceable Population Equivalents	10-Year Forecast For Population (Res & Emp)	Surplus Population 10-Year Projection
	MLD											
DeCew Falls WTP	227.0	227.3	143.4	129.1	54.4	1.585	38%	74.7	275	271,636	30,398	241,238
Grimsby WTP	44.0	44.0	26.5	23.9	14.9	1.658	56%	9.0	275	32,727	14,771	17,956
Niagara Falls WTP	145.5	145.6	88.2	79.4	44.2	1.650	50%	35.2	275	128,000	23,782	104,218
Port Colborne WTP	45.5	36.0	22.4	20.2	7.9	1.608	35%	12.3	275	44,727	1,552	43,175
Rosehill WTP	78.0	50.0	31.8	28.6	12.1	1.573	38%	16.5	275	60,000	6,375	53,625
Welland WTP	110.0	65.0	43.4	39.1	22.6	1.499	52%	16.4	275	59,636	12,292	47,344

Note 1: Original MOE approved quantity of raw water permitted (Permit To Take Water).

Note 2: The peaking factors used are based on an average of actual flow rates of maximum day versus average day flows over the past three years at each facility.

Note 3: Region's W&WW MSP (GM BluePlan, 2017) requires planning process for expansion when plant capacity exceeds 80%, and expansion should be completed when capacity exceeds 90%.

Appendix 4: WWTP Reserve Capacity for 2020

Wastewater Treatment Plant	MOE Plant Rated Capacity	90 % of Plant Capacity ⁽¹⁾	5-Year Average Daily Flow	Total Capacity Used	Reserve Treatment Capacity (90% base) (m ³ /d)	Design Flow Rate ⁽²⁾ (365 Lcd)	Reserve Serviceable Population Equivalents	10-Year Forecast For Population (Res & Emp)	Surplus Population 10-Year Projection
	(m ³ /d)								
Anger Avenue (Fort Erie) WWTP	24,500	22,050	14,202	58%	7,848	365	21,500	4,277	17,223
Baker Road (Grimsby) WWTP	31,280	28,152	19,347	62%	8,805	365	24,125	16,791	7,334
Crystal Beach (Fort Erie) WWTP	9,100	8,190	5,686	62%	2,504	365	6,861	1,443	5,418
Niagara Falls WWTP ⁽³⁾	68,300	61,470	39,731	58%	21,739	365	59,559	19,980	39,579
NOTL WWTP ⁽⁴⁾	8,000	7,200	4,730	59%	2,470	365	6,767	2,644	4,123
Port Dalhousie (St. Catharines) WWTP	61,350	55,215	34,065	56%	21,150	365	57,944	15,005	42,939
Port Weller (St. Catharines) WWTP	56,180	50,562	34,317	61%	16,245	365	44,508	10,052	34,456
Queenston (NOTL) WWTP ⁽⁵⁾	500	450	212	42%	238	365	653	99	554
Seaway (Port Colborne) WWTP	19,600	17,640	11,707	60%	5,933	365	16,254	1,622	14,632
Stevensville/Douglastown Lagoon	2,289	2,060	1,588	69%	472	365	1,293	795	498
Welland WWTP	54,550	49,095	34,107	63%	14,988	365	41,064	12,912	28,152

Note 1: Region's W&WW MSP (GM BluePlan, 2017) requires planning process for expansion when plant capacity exceeds 80%, and expansion should be completed when capacity exceeds 90%.

Note 2: Design Flow Rate incorporated 90 L/c/d of extraneous flow allowance

Note 3: The Niagara Falls WWTP assessment includes the sewage flows from the St. David's area of Niagara-on-the-Lake.

Note 4: Effluent discharge from NOTL WWTP started directly in January 2020 with previously used lagoon, decommissioned.

Note 5: The Queenston WWTP in Niagara-on-the-Lake has a unique capacity commitment of 226 m³/d for the following properties: Niagara Parks Commission (75 m³/d), Niagara Falls Bridge Commission (63 m³/d), Shalamar Campground (38 m³/d) and Ontario Power Generation (50 m³/d). Due to these commitments and limited UAB, limited residential growth is expected within the next 10 year period within the tributary area.

April 28, 2021

CL 8-2021, April 22, 2021

DISTRIBUTION LIST

SENT ELECTRONICALLY

Re: Motion – Support Local Journalism and News Media

Regional Council, at its meeting held on April 22, 2021, passed the following motion:

WHEREAS a healthy and strong local media is essential for the proper functioning of our democracy;

WHEREAS the role of the fourth estate ensures that residents are well informed, and elected officials are held accountable for their actions and decisions;

WHEREAS local sources of journalism have struggled financially in recent years due to a decline of traditional revenue sources;

WHEREAS newspapers across Canada continue to have their content republished on online platforms (including social media) with little to no compensation, further disadvantaging local news media by exploiting their content;

WHEREAS local newspapers across Canada have been forced to significantly downsize, reduce coverage, and in many cases, cease production all together;

WHEREAS Niagara's local radio stations have been forced to reduce their coverage of local news, replacing it with less relevant syndicated content;

WHEREAS the importance of local news media has never been more important than during the COVID-19 crisis, as residents turn to trusted news sources for vital information and content;

WHEREAS the decline of trusted, balanced local news media across Canada, staffed by ethical journalists with integrity, has created a vacuum that has been filled by disinformation and slanted coverage, often fueled by social media;

WHEREAS nearly two out of every three Canadians support sending financial aid to struggling news providers, according to a Nanos Research poll of April 2020; and

WHEREAS the federal government allocated nearly \$600 million in aid for Canadian media over five years in its 2019 budget, including a 25-per-cent tax credit for newsroom salaries; a 15-per-cent tax credit for digital media subscribers; and charitable tax status for non-profit news outlets.

NOW THEREFORE BE IT RESOLVED:

1. That Niagara Regional Council **FORMALLY RECOGNIZE** that a healthy, professional news media is essential to the proper functioning of democracy in the region and encourage residents to support local sources of credible news;
2. That Niagara Regional Council **ENDORSE** legislation and regulations to support, rejuvenate and create a level playing field for news outlets across Canada;
3. That the Regional Chair **BE DIRECTED** to write a letter to the federal government urging them to move quickly to pass legislation to ensure an ecosystem for a healthy news media to serve all Canadians; and
4. That the Regional Clerk **BE DIRECTED** to forward this motion to the local area municipalities, local MPs and MPPs, the Federation of Canadian Municipalities and the Association of Municipalities of Ontario.

Yours truly,



Ann-Marie Norio

Regional Clerk

CLK-C 2021-075

Distribution List:

Local Area Municipalities

Dean Allison, MP, Niagara West

Vance Badawey, MP, Niagara Centre

Tony Baldinelli, MP, Niagara Falls

Chris Bittle, MP, St. Catharines

Jeff Burch, MPP, Niagara Centre

Wayne Gates, MPP, Niagara Falls

Sam Oosterhoff, MPP, Niagara West

Jennifer Stevens, MPP, St. Catharines

Federation of Canadian Municipalities

Association of Municipalities of Ontario



A People Place, A Change of Pace
SHELburne
ONTARIO, CANADA

Received April 28, 2021
C-140-2021

April 27, 2021

Hon. Doug Ford
Premier of Ontario
Premier's Office, Room 281
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

Dear Premier Ford:

On behalf of my Council, I am urging your government to *immediately* implement and fund the necessary policies to provide adequate paid sick day benefits for Ontario's workers.

It is a widely accepted fact that workplaces are a significant source of COVID-19 transmission throughout our province. Sadly however, too many Ontarians are still going to work when they are sick for fear that they will lose pay should they stay at home. This is entirely counterproductive to our collective efforts to contain this deadly virus and is contributing to the high case counts that we continue to see throughout Ontario.

The federal Canada Recovery Sickness Benefit is not nearly sufficient to rely upon as our only line of defense on this front. While it offers some help, this program is temporary, not fully accessible to all workers, and the delays involved in applying fail to adequately cover the crucial first few days of an illness. We can do better Mr. Premier.

I am confident that a "Team Ontario" approach to this issue will find the kind of tailored solution needed to meet the needs of workers within our province. A universal Ontario paid sick day policy must ensure accessible and timely supports to allow workers to stay home when they are sick, get tested, self-isolate and follow all necessary COVID-19 control measures without fear of income-loss and financial hardship. We owe this to our workers who have given so much over this past year.

It's time for action Mr. Premier.

Respectfully yours,

Wade Mills

Mayor, Town of Shelburne

From: k g <jldaudelin@gmail.com>
Sent: April 28, 2021 6:57 PM
To: Council
Cc: Meredith Ciuffetelli
Subject: Short Term Rentals
Attachments: Airbnb.jpg; Airbnb1.jpg; Airbnb2.jpg

Honorable Mayor Gibson and Council Members,

I am writing to request your kind consideration and review of concerns regarding the **Commercial Use** of a home as an AirBNB in RLS zoning area located at 11267 Harbourview Road. This concern is not about banning Short Term Rentals rather it is about managing them and having mechanisms in place to address unruly tenants and absentee landlords as well as proactively managing environmental concerns.

The aforementioned property had extensive renovations several years ago which included the installation of a new septic system. The system was installed using a formal permit that allowed a 3 bedroom home. Close to a year ago the property was listed as a four bedroom home and sold as such (photo included).

Recently it has come to my attention that the home is listed as a Short Term Rental and advertised as a 4 bedroom home on AirBNB that **sleeps 15 people**. (photo included of ad). Google Search will show there are many AirBNB's listed for Wainfleet/Port Colborne, and areas in the lakeshore portion are popping up frequently. Nobody has really acknowledged these Short Term Businesses either because they've yet to have their neighbour sell to an investor who creates a business from their purchase rather than a primary residence/personal use dwelling or perhaps residents of Wainfleet are simply unaware of the newest business opportunities focusing along the lakeshore area of Wainfleet. Recently Fort Erie had the worst happen at an AirBNB not tightly managed or monitored.

In view of the fact that the septic system at 11267 Harbourview was not designed for a family home with not greater than three bedrooms I have concern for our aquifer, the adjacent lake, and properties next door who may or may not have a drilled well. Some of the residents here depend on the aquifer for their water and we are already in a boil water advisory.

Current bylaws only capture Bed and Breakfasts; these establishments which are clearly defined and regulated vis a vis the zoning bylaws are not of concern. B&B setup allows for temporary overnight stays with **the owner being on site**. The operative words being "on site". Respect for the owner is one of the first caveats in the B&B industry. In Ontario there are now corporations and private people purchasing homes for the sole purpose of short term rentals. So are these properties home businesses or not? They are writing off expenses as a business and thereby should likely be captured under Commercial/Business Zoning Bylaws here in Wainfleet and anywhere else they've cropped up.

Short term rentals in Wainfleet don't fall under the same guidelines as B&B and we are lacking clear bylaws and standards to regulate this type of business. The short term rental industry has somehow managed to slip between the cracks, largely in part because this is a relatively **new way of running a business out of residential homes that are in residential zoning but are not captured under anything in current bylaws or zoning**. These Short Term Rentals need to be clearly defined and regulated using iron clad bylaws that are not dependent on the adjacent neighbour blowing the whistle. Neighbours should not have to police, endure, or manage the tenants. Current bylaws don't capture short term rental businesses under "Home Industry" either. Or

with a more defined title, would they? In which case subsections set out under those regulations such as Article 4.2 ss 2. Article 4.17 a, b, e, and Article 4.22 section c; might apply once these businesses are clearly defined as they relate to our Township of Wainfleet.

Toronto and Ottawa have implemented bylaws with registration, licensing, and regulations around short term rentals such as AirBNB, VRBO, Home Away, Flip Key, etc. They have also created processes to collect Accommodation Tax from the business owners of the Short Term Rentals. This would generate income for our Township.

Issues for consideration:

- Septic permit and flow/capacity and design
- Occupancy Limits-based on Septic System
- Accommodation Tax of 4% for all properties rented through Short Term Rental Sites (comparable to what a hotel would charge through their sites)
- Home must be the primary residence in line with the premise of what AirBNB was meant to be
- Water quality and testing management when a well is in use (we are always under a boil water alert)
- Proof of Insurance coverage for damage to adjacent properties from fireworks, vehicles, parking, dog bites, physical altercations etc.
- Parking issues when the number of vehicles and families exceeds limits specific to business or residential bylaws, zoning and Occupancy limit
- Re-Zoning of the property; and property tax rate in line with Commercial/Business Rates-it is a business being run under the guise of a residence yet it is not the primary residence of the owner or corporation
- Mechanism for the Township to report infractions to whichever Short Term Rental Hosting Platform the business is running out of
- Tight framework around noxious use/noise generated from having a constant turnover of guests
- Standards and Inspections of septic, water, fire alarms, garbage.
- Taxation structure designed to focus on the Industry or Commercial Business being run out of homes in residential zoning
- Fireworks, and permitted use of such.
- Noise Curfew Bylaws specific to Short Term Rental/In line with resident bylaw already in place
- Creation of a position fully funded by the Short Term Rental owners/association or platform
- Emergency Contact numbers because calling the Police is an abuse of their service and the Bylaw Officer only works Monday to Friday dayshift.
- Guidelines and process/algorithm for complaints outside of the Enforcement Officers hours of work so residents know how to get action/help
- Animal bylaws as pets are welcome on listing-animals need to be contained not free roaming-what right does the resident have with an animal at large on a weekend? We mustn't expect that our township bylaw will be understood and generally known by tenants, or these business owners. Business owners need to provide documentation that the tenant has read and accepted responsibility/bylaws. And penalties for VIOLATIONS to the Owner and Tenants should also reflect the increased risk since these are tenants swapping out every few days etc. Every week there will be multiple new dogs running around.
- Permit/Application to run the business, and the permit/licensing fee should have a hefty enough amount to remunerate the Bylaw and Inspection person. Taxpayers shouldn't be held accountable for this since there is absolutely no benefit to living adjacent or amongst these Short Term Rentals.

In closing, I thank you for your time taken to review my concern. While I have grave fear of reprisal for voicing my concerns in our small community I feel certain that homeowners adjacent to Short Term Rental properties would share the same opinion and would also feel better knowing there are rules, regulations and mechanisms

to address individuals who contravene them. Community members and taxpaying citizens need to have a reporting mechanism and structure in place for violators of old and new bylaws. We also need to know that the Township is managing, monitoring and following up on infractions in a timely manner. I look forward to speaking with you at the next meeting as you continue to move forward trying to build a framework for Short Term Rental businesses being run in our residential neighbourhoods.

Sincerely,
Leslie Daudelin
11263 Harbourview Road
Port Colborne, Ontario
L3K5V4



Luxury Lake House less than an hour from the GTA

5.0 (5) · [Port Colborne, Ontario, Canada](#)

[Share](#) [Save](#)



Show all photos

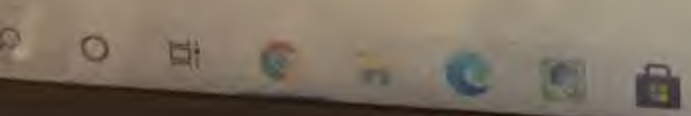
Entire cottage hosted by Shelly Ann

15 guests · 4 bedrooms · 10 beds · 3 baths



Add dates for prices

5.0 (5)



Select dates

Minimum stay: 2 nights

CHECK IN
Add date

CHECK OUT
Add date

July 2021							August 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	18	23	24	25	26	27	28
25	26	27	28	29	30	31	25	30	31				

[Clear dates](#)

Close

\$1,095,000

11267 Harbourview Road
Wainfleet, Ontario L3K5V4

MLS® Number: 30807453

Favorite

4 Bedrooms 3 Bathrooms Single Family



Highlights



Neighbourhood



Statistics



Calculators

Description

Harbourview - locates this fabulous 'architecturally designed' 4 bedroom/3 bath (2 bdrms w/ensuites) year round waterfront home, newly rebuilt in 2018. Soaring vaulted ceilings; spectacular stone gas fireplace; 'open concept' dining/great room offering expansive lake views from the windows & patio doors overlooking Sunset Bay. Many of the features included are solid red oak flooring throughout (with ceramic in kitchen, laundry & baths); main floor laundry room; extra deep double garage, plus rear shed, boat ramp & cement breakwall. Certainly a 'wow' factor from the moment you enter into the foyer! Just 'move in' and enjoy your waterfront home! (52669255)

Property Summary

Property Type

Single Family

Building Type

House

Storeys

2

Subdivision Name

879 - Morgan's Pt.

Title

Freehold

Land Size

under 1/2 acre

Built in

2018

Parking Type

Attached garage

Building



PORT COLBORNE

Corporate Services Department
Clerk's Division

Municipal Offices: 66 Charlotte Street
Port Colborne, Ontario L3K 3C8 • www.portcolborne.ca

T 905.835.2900 ext 106 F 905.834.5746
E amber.lapointe@portcolborne.ca

April 30, 2021

Regulatory Affairs
Strategic Policy, Cannabis
Controlled Substances and Cannabis Branch
Health Canada

Sent via E-mail: cannabis.consultation@canada.ca

Dear Sir/Madam:

Re: Resolution – Federal Government Cannabis Consultation

Please be advised that, at its meeting of April 26, 2021, the Council of The Corporation of the City of Port Colborne resolved as follows:

THAT WHEREAS the Government of Canada introduced Bill C-45 (the Cannabis Act) to create the foundation for a comprehensive national framework to provide restricted access to regulated cannabis, and to control its production, distribution, sale, importation, exportation, and possession;

AND WHEREAS unlicensed and unmonitored cannabis grow operations have increasingly become a problem in communities in Ontario as well as across the Country;

AND WHEREAS these operations are allowed to establish with little or no consultation with the local community and municipalities are often only made aware of their existence after conflicts arise with neighboring land owners;

AND WHEREAS there is no direct communication or dedicated effort to provide a communication channel between Municipal government staff or Police Agencies for dealing with Health Canada Registrations and Licenses;

AND WHEREAS the City of Port Colborne has not been consulted by Health Canada prior to the issuance of licenses for properties not in compliance with municipal zoning by-laws;

AND WHEREAS loopholes in existing Federal legislation allow these large scale grow op's to establish and operate without any of the regulations or protocols that licensed and monitored operations need to adhere to;

AND WHEREAS the police have not been given lawful authority to lay charges under the Cannabis Act to appropriately respond to violations of Health Canada Registrations and Licenses;

NOW THEREFORE BE IT RESOLVED THAT the City of Port Colborne urges the Federal Government and Health Canada to amend the legislation under which these facilities operate to ensure the safety and rights of the local communities in which they are situated are respected;

Limit the authorization to produce cannabis plants for personal medicinal use to the maximum daily quantity as prescribed by a professional medical practitioner to members of the immediate family living in the same residence;

Prohibit the ability for an individual to designate the growing and processing of medical cannabis plants and cannabis products by another individual on their behalf unless that individual is a member of the immediate family and resides in the same residence;

That medical marijuana be added to the approved drug list so that it be a covered cost under OHIP;

Issue one license to the property where the growing of medical cannabis for personal purposes is to be permitted;

Require Federal Licenses and Registrations for Designated Growers to conform with local zoning and control by-laws. Make it mandatory as part of the registration that the applicant provide a signed and dated declaration from the local municipality providing consent to the production and quantity of cannabis plants and products prior to approval of a licence to grow medical cannabis plants for personal consumption;

Ensure local authorities are provided with notification of any licence issuance, amendment, suspension, reinstatement or revocation within their region;

Provide dedicated communication with local governments and Police services;

Provide lawful authority to Police agencies to lay charges when registered or licences operations grow in excess of their registration or licence through Health Canada; and,

Provide enforcement support and guidance to local municipalities for dealing with land use complaints relating to Cannabis.

AND FURTHER BE IT RESOLVED THAT the City of Port Colborne forward this motion to the following;

cannabis.consultation@canada.ca
The Honourable Bill Blair, Minister of Public Safety and Emergency Preparedness
The Honourable David Lametti, Minister of Justice and Attorney General of
Canada
MP Dean Allison, Niagara West
MP Chris Bittle, St. Catharines
MP Tony Baldinelli, Niagara Falls
MP Vance Badawey, Niagara Centre
President Micki Ruth, Canadian Association of Police Governance
Chief of Police Bryan Larkin, President, Canadian Association of Chiefs of Police
The Honourable Christine Elliott, Deputy Premier and Minister of Health
The Honourable Doug Downey, Attorney General
The Honourable Sylvia Jones, Minister of the Solicitor General
MPP Sam Oosterhoff, Niagara West
MPP Jennie Stevens, St. Catharines
MPP Wayne Gates, Niagara Falls
MPP Jeff Burch, Niagara Centre
Chair Patrick Weaver, Ontario Association of Police Services Boards
Chief of Police Paul Pedersen, President, Ontario Association of Chiefs of Police
Regional Chair Jim Bradley and Members of Council, Niagara Region
Mayor Dave Bylsma and Members of Council, Town of West Lincoln
Mayor Frank Campion and Members of Council, City of Welland
Mayor Jim Diodati and Members of Council, City of Niagara Falls
Mayor Betty Disero and Members of Council, Town of Niagara-on-the-Lake
Mayor Sandra Easton and Members of Council, Town of Lincoln
Mayor Kevin Gibson and Members of Council, Township of Wainfleet
Mayor Jeff Jordan and Members of Council, Town of Grimsby
Mayor Marvin Junkin and Members of Council, Town of Pelham
Mayor Wayne Redekop and Members of Council, Town of Fort Erie
Mayor Walter Sendzik and Members of Council, City of St Catharines
Mayor Bill Steele and Members of Council, City of Port Colborne
Mayor Terry Ugulini and Members of Council, City of Thorold
Board Members, Niagara Police Services Board

Your favourable consideration of this request is respectfully requested.

Sincerely,



Amber LaPointe
City Clerk

ec: The Honourable Bill Blair, Minister of Public Safety and Emergency Preparedness
The Honourable David Lametti, Minister of Justice and Attorney General of
Canada
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