

# Transforming the Former BDSS Site

In June 2024, the Town of Lincoln reached an agreement to purchase the surplus property of the former Beamsville District Secondary School (BDSS) site from the District School Board of Niagara, with the Town taking ownership in January 2025. This is a significant opportunity for the Town, given the site's central location in Beamsville, historical significance and proximity to amenities.

The transformation of this site will be a key priority in Lincoln over the next several years. The Town will continue to consult with community members to determine how to best move forward. We aim to honour the site's heritage while carefully considering how to foster community benefits and sustainable growth.

As we navigate the potential future of the former BDSS site, we are committed to an open and ongoing engagement process with the community. Dialogue with community members will help guide our decisions at each stage, ensuring that any redevelopment is beneficial for current residents and future generations.

### Future Impact

Plans for the site may involve a combination of public uses and private partnerships, aiming to strike a balance between community benefits and financial sustainability. The potential options explored will involve varying degrees of investment in public amenities and services. Generally, adding more public amenities could result in re-prioritizing the Town's budget.

Learn more at [speakuplincoln.ca/bdss](https://speakuplincoln.ca/bdss)



## Look for opportunities to provide input on the 2026 Budget this summer.

Visit [SpeakUpLincoln.ca](https://speakuplincoln.ca) or follow the Town on social media to stay up to date.



**For More Information VISIT:**  
[lincoln.ca/PropertyTaxes](https://lincoln.ca/PropertyTaxes)  
**CONTACT:**  
[tax@lincoln.ca](mailto:tax@lincoln.ca) or  
905-563-2799 ext. 222



## Where do my Property Taxes go?



## ? Frequently Asked Questions

### How are my property taxes calculated?

Property taxes are calculated by multiplying the assessment value of your property by the applicable tax rate(s) for your class of property. The Municipal Property Assessment Corporation (MPAC) determines the assessment value and classifications of your property.

### How is my property assessment value determined?

Questions about your Assessment? Visit [AboutMyProperty.ca](https://aboutmyproperty.ca) or contact MPAC Customer Contact Centre at **1-866-296-MPAC (6722)**, or **1-877-889-MPAC (6722)**.

In 2016, MPAC updated the assessed values of every property in Ontario. These values will continue to be used to calculate your property taxes for 2025, unless there have been changes to your property that resulted in an updated assessment from MPAC.

### How much did my property taxes change?

The back of your property tax bill provides a calculation of the change in your property tax, as well as the change in the Region, Education, and Town portions of your tax bill. For 2025, the average residential taxes are estimated to increase 7.71% over 2024 (4.76% for the Region; 2.95% for the Town).

### How do I find out how much I owe for taxes?

You can review your accounts and transactions by registering or logging in to our secure online service anytime, from anywhere.

All you need is your PIN number located on a previous tax bill. Visit [Lincoln.ca/OnlineAccounts](https://lincoln.ca/OnlineAccounts) and click on

Register or Log In to Online Services.

Alternatively, please call us at **905-563-2799 ext. 222** and leave a message including the details of your inquiry and contact information. A Finance team member will be happy to look up your account and contact you shortly.

### How can I enroll in a pre-authorized payment (PAP) plan?

Our convenient PAP plans allow us to directly withdraw amounts due from your bank account based on the plan you choose:

- » 10 month\*
- » 12 month\*
- » On the installment due dates\*

\*No interest charges, provided you have no balance owing from previous years.

Visit [Lincoln.ca/OnlineAccounts](https://lincoln.ca/OnlineAccounts). Click the "Property Tax PAP Agreement (PDF)" and email the completed form and a VOID cheque or bank printout to [finance@lincoln.ca](mailto:finance@lincoln.ca). You can also pick up a form at Town Hall (Finance Department), then mail or drop off the completed form along with a VOID cheque or bank printout.

### When are property tax payments due?

Regular instalment due dates are the last business day in February, April, July, and September. Interim Tax Bills are sent at the beginning of February, and Final Tax Bills are sent at the beginning of July. The due dates are printed on the tax bill. Pre-authorized payment plan withdrawal dates may differ (visit [Lincoln.ca/PropertyTaxes](https://lincoln.ca/PropertyTaxes) for details).

### What interest rate is charged on overdue taxes?

Payment must be received on or before the due date to avoid additional penalty or interest charges. If taxes are unpaid, penalty/interest is charged the first day of each month thereafter on all balances past due, at a rate of 1.25% per month (15% per annum).

### What are my property taxes paying for?

Your property taxes are distributed between Niagara Region, the School Boards, and the Town of Lincoln. See the inside of this brochure for the breakdown of the Town portion of your property tax. Niagara Region also offers a convenient calculator and detailed educational video; visit [Lincoln.ca/TaxCalculator](https://lincoln.ca/TaxCalculator)

Enter the assessment from your tax bill; the calculator will estimate the amount of property tax you will pay and the distribution of your Regional property taxes.

### Are there relief programs available for property tax?

Learn more about property tax relief and affordability measures in Niagara Region at [Lincoln.ca/PropertyTaxRelief](https://lincoln.ca/PropertyTaxRelief).

### Importance of investing in our infrastructure

In 2025, Lincoln Council approved an increase in the portion of the tax bill dedicated towards capital infrastructure. This demonstrates Lincoln's commitment to investing in our community, ensuring the sustainability of our infrastructure for future generations.

Learn more at [Lincoln.ca/AMP](https://lincoln.ca/AMP)



# Your Tax Dollars at Work

## Your Tax Bill: A Shared Responsibility



MEDIAN SINGLE FAMILY  
DETACHED PROPERTY

**\$385,000 = \$5,977**

ASSESSMENT VALUE

IN TAXES ANNUALLY

Lincoln's tax bill accounts for three agencies. The Town collects the property taxes for all three and then pays the Region and the School Board portions to them, which they use to deliver their services.

The Town of Lincoln's portion of the tax bill is used to deliver a number of services that make Lincoln a place to grow, prosper and belong. Each dollar of the Town of Lincoln property tax portion of your bill goes towards:



● **37%** TOWN OF LINCOLN

● **53%** NIAGARA REGION

● **10%** EDUCATION (SCHOOL BOARDS)

## Education Breakdown



**\$589** EDUCATION

**\$589**

## Town of Lincoln Breakdown



**\$226** LEGISLATIVE,  
ADMINISTRATIVE  
& GENERAL  
GOVERNMENT



**\$37** FORMER  
BDSS SITE



**\$153** ECONOMIC  
DEVELOPMENT,  
COMMUNICATION  
& CULTURE



**\$831** PUBLIC WORKS,  
INFRASTRUCTURE  
& PUBLIC AND  
OPEN SPACES



**\$54** STRATEGIC  
INITIATIVES &  
COMMUNITY  
SERVICES



**\$456** CAPITAL  
CONTRIBUTION  
AND DEBT  
SERVICING



**\$112** AGENCIES,  
BOARDS  
& COMMISSIONS



**\$212** FIRE RESCUE  
SERVICE



**\$153** PLANNING &  
MUNICIPAL LAW  
ENFORCEMENT

**\$2,234**

## Regional Services Breakdown



**\$457** COMMUNITY  
SERVICES



**\$419** REGIONAL  
ROADS



**\$159** TRANSIT



**\$315** PUBLIC  
HEALTH AND  
EMERGENCY  
MEDICAL  
SERVICES



**\$1,206** POLICING



**\$118** NIAGARA  
REGIONAL  
HOUSING



**\$42** NIAGARA  
PENINSULA  
CONSERVATION  
AUTHORITY



**(\$1)** COURTS



**\$249** ADMINISTRATION  
& GENERAL  
GOVERNMENT



**\$190** WASTE  
MANAGEMENT

**\$3,154**

