

## ADMINISTRATIVE REPORT

**Subject: Minutes of Settlement for 401-405 Scott Street (2022)**

**Date: September 12, 2022**

**To: Mayor and Council**

**From: Dawn Galusha, Treasurer**



### ISSUE:

The attached request for reconsideration Minutes of Settlement for 401-405 Scott Street has been returned from MPAC.

### ADMINISTRATIVE RECOMMENDATION:

THAT Council approve Report # AR-22-0036 thereby processing the request for reconsideration minutes of settlement for the property located at 401-405 Scott Street for the period January 1, 2022 to December 31, 2022 with a total impact of \$1,387.44.

### STRATEGIC IMPACT:

N/A

### OPTIONS & ALTERNATIVES:

1. Authorize the adjustment of taxes for January 1, 2022 to December 31, 2022.
2. Object to the application.

### HISTORY:

Attached are the Minutes of Settlement for the 2022 taxation year for January 1, 2022 to December 31, 2022 under Section 39.1 of the *Assessment Act* from MPAC with regard to the following property:

401-405 Scott Street-Commercial Vacant Land (CX) CVA of 112,000 decreased to CVA of 80,000 resulting from an adjustment based on similar properties and an adjustment to lot size.

### ANALYSIS:

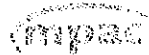
The Municipality may object to the *Request for Reconsideration Minutes of Settlement* applications within 90 days after receiving the notice for the above referenced property filed under Section 39.1 of the *Assessment Act* as listed on the M.O.S. application being unknown, as it is not listed.

That total financial impact of the Minutes of Settlement is \$1,387.44 consisting of a reduction of municipal revenue of \$1,115.94 and education revenue of \$271.50 as listed in the attached Tax Account Adjustment worksheet.

**SUPPORTING DOCUMENTS:**

[AR-22-0036- 401-405 Scott St- MOS- Info](#)

**Minutes of Settlement  
2022 Tax Year  
Results of Request for Reconsideration  
Property Assessment Notice**



MUNICIPAL PROPERTY  
ASSESSMENT CORPORATION  
NOTICE D'ÉVALUATION  
FONCIÈRE DES MUNICIPALITÉS

2747829 ONTARIO LIMITED  
C/O JUSTIN GAROFALO PETRONE & PARTNERS  
76 ALGOMA ST N  
THUNDER BAY ON P7A 4Z4

**Contact Us**



Call: 1 866 296-MPAC (6722)  
TTY 1 877 889-MPAC (6722)  
Monday to Friday 8 a.m. to 5 p.m.



Email: [enquiry@mpac.ca](mailto:enquiry@mpac.ca)



Write: MPAC, 1340 Pickering Parkway  
Suite 101, Pickering ON L1V0C4

If you have any accessibility  
needs, please contact MPAC  
for assistance.

This Minutes of Settlement document contains the results of the Municipal Property Assessment Corporation's (MPAC) review of your Request for Reconsideration for the following property. You have a choice to accept or reject the revised property assessment below.

**Owner name(s)** 2747829 ONTARIO LIMITED  
**Roll number** 59-12-020-002-04900-0000  
**Property location and description** 401-405 SCOTT ST  
PLAN ALB LOT 367 PCL 7368  
**Municipality/Local taxing Authority** FORT FRANCES TOWN

**CURRENT Property Assessment**

**Property  
Classification**

Commercial: Vacant land (CX)  
**Total**

Current Value Assessed	
2012	2016
\$79,000	\$112,000
<b>\$79,000</b>	<b>\$112,000</b>

**Property  
Classification**

Commercial: Vacant land (CX)  
**Total**

Effective date: January 01, 2022  
**Phase-in Assessment for Taxation Years**  
2022  
\$112,000  
**\$112,000**

**RECOMMENDED Property Assessment**

**Property  
Classification**

Commercial: Vacant land (CX)  
**Total**

Current Value Assessed	
2012	2016
\$79,000	\$80,000
<b>\$79,000</b>	<b>\$80,000</b>

**Property  
Classification**

Commercial: Vacant land (CX)  
**Total**

Effective date: January 01, 2022  
**Phase-in Assessment for Taxation Years**  
2022  
\$80,000  
**\$80,000**

**Why your property assessment changed**

- Adjustment based on similar properties
- Adjustment to lot size

What this change means to you  
Under Ontario's *Assessment Act*, the January 1, 2016 assessed value and classification of your property will be used to calculate your 2022 property taxes.





I accept my recommended assessment

I understand that if I accept the recommended assessment on page one of this form, my municipality or local taxing authority will use it to adjust my property taxes. It also has the option to object to the recommended assessment and appeal it to the Assessment Review Board (ARB).

OR



I reject my recommended assessment

I understand that if I reject the recommended assessment on page one of this form, the assessed value of my property will stay the same as it appears on my 2016 Property Assessment Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by November 7, 2022.

To complete your Request for Reconsideration, please check one of the above boxes, sign and send a copy of the entire document to MPAC in one of the following ways:



Email: enquiry@mpac.ca



Write: MPAC, 1340 Pickering Parkway,  
Suite 101, Pickering ON L1V 0C4

We must receive your response no later than September 11, 2022. If you do not provide a response by checking one of the above boxes, the 2016 assessment of your property will not change.

Signature of property owner/representative 	Print name Justin Garofalo	Date (yyyy/mm/dd) 2022/08/25
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Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2022/08/09
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**Objection by Municipality or Local Taxing Authority**

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
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Last date for a municipal appeal:

**PLEASE NOTE:** MPAC reserves the right to revise the phased-in assessment amounts included in this Minutes of Settlement if there are any changes in the law that affect the 2016 Current Value Assessment (CVA).

Tax Year: 2022

Roll Number: 59-12-020-002-04900-0000

# Days	Year Affected	Roll #	Assessment Change	RTC/RTQ	Municipal Rate	School Rate	Municipal Amount	English Public	English Separate	French Public	French Separate	No Sup School	BIA	TOTAL
MOS	2022	2.2.04900	CX	-32,000	0.03487323	0.00848436	-1,115.94					-271.50		-1,387.44

Batch: HH0902202227478

Access Code	Description	Land Exempt Land	Improvements pt Improvements	Other Exempt Other	Total	Levy
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General						
CXN	Com Tx:V/L - NoSup	\$0	\$0	-\$32,000	-\$32,000	-\$1,387.44
		\$0	\$0	\$0		
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	Total General	\$0	\$0	-\$32,000	-\$32,000	-\$1,387.44
		\$0	\$0	\$0		
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	Report Total:					-\$1,387.44
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Date: 9/2/2022 3:50:55 PM  
User: hhatch

Town of Fort Frances  
Distribution Summary  
Property Taxes

Page: 1

Batch: HH0902202227478

Account Number	Account Description	Amount
10-001-0000-0040-10241	Taxes Receivable- Current	-\$1,387.44
10-010-0150-0122-50016	Commercial Vacant Land - X	\$1,115.94
10-010-0151-0122-50016	Commercial Vacant Land - X	\$271.50
Report Total:		\$0.00

\*\*\* E N D   O F   R E P O R T \*\*\*