



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Issue Date:
September 16, 2019

ROYAL CANADIAN LEGION
PO BOX 819 STN MAIN
FORT FRANCES ON P9A 3N1



THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying more than five million properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario.

Why am I receiving this Notice?

You are receiving this Special Amended Property Assessment Notice because of a change in legislation.

Effective January 1, 2019, the *Assessment Act* was amended to include a new property tax exemption for land used and occupied as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion. The tax liability shown in Attachment (1) reflects the change from the previous assessment notice(s).

Account Information:

Roll Number	59 12 020 007 03800 0000
AboutMyProperty™ Access Key	D76F0 AB260 5F079
Your property's location and description	250 CHURCH ST PLAN ALB LOT 337 PCL 7173
Municipality	FORT FRANCES TOWN
School support - see Attachment (1)	

Assessment overview:

MPAC's assessed value of your property as of January 1, 2016	\$194,000
MPAC's assessed value of your property as of January 1, 2012	\$193,251
Between 2012 and 2016 , your property's assessed value changed by	\$749

Under the phase-in provision in the *Assessment Act*, an increase in assessed value is introduced gradually. A decrease in assessed value will be introduced immediately. The January 1, 2016 assessed value and classification of your property will be used as the basis for calculating your 2019 to 2020 property taxes.

Please see Attachment (1) for an itemized list of the assessment changes and the assessment for each property classification related to your property.

Special Amended Property Assessment Notice

For the 2019 property
taxation year

**This Special Amended
Property Assessment
Notice has important
information for you as
a property owner.**

Please review it and file it
away for your records.

No action is required

unless you disagree
with your assessment.

CONTACT US

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

If you have accessibility
needs, please call us
for assistance.

www.aboutmyproperty.ca

AboutMy
Property.ca



Attachment (1)

Roll Number: 59 12 020 007 03800 0000

Change(s) to your property assessment

Please see below for the change(s) to your property's assessment and the effective date.

Effective Date: January 1, 2019

Property class/ qualifier	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Phase-in value 2019
Exempt	\$193,251	\$194,000	\$193,813

School support:

Property class	2019 Assessment
Exempt	Not Applicable \$193,813

Deadlines for a Request for Reconsideration (RfR) and/or appeal of the assessment change(s)

If you do not agree with the change(s) in the effective date, the value or the classification, you may file an RfR or appeal.

Owners of a property with a residential, farm or managed forests classification:

If you want a review of your property assessment change(s), the first step is to ask MPAC for a free-of-charge RfR. You must do this before you can appeal to the Assessment Review Board (ARB).

Your deadline for requesting an RfR is January 14, 2020. To file an RfR, visit www.aboutmyproperty.ca.

Owners of other property classifications:

You may (but do not have to) ask for a free-of-charge RfR before considering an appeal to the ARB.

Your ARB filing deadline is January 14, 2020. To file an appeal, visit the ARB's website at www.elto.gov.on.ca.

For all properties:

If you submit an RfR, you must wait for MPAC's decision before you may appeal to the ARB.



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Still have questions?

We're here to help. Contact us at 1 866 296-6722 or TTY 1 877 889-6722 and one of our property assessment experts will help guide you through your Notice.

neg/om

# 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
SAN														
	2019	2.7.03800	-194,000	RTEP	0.01682625	0.00161	-3,264.29	-312.34						-3,576.63
	2019	2.7.03800	193,000	EN	0	0.00000	0.00					0.00		0.00
							-3,264.29					0.00		-3,576.63

TOWN OF FORT FRANCES

BY-LAW NO. 11/15

(Being a by-law to exempt from municipal portion of taxes land that is used and occupied as a memorial home, clubhouse or athletic grounds by persons who served in the armed forces of His or Her Majesty or of an ally of His or Her Majesty in any war (*The Assessment Act* R. S. O., Section 6.1 (1))

WHEREAS such Clubhouse is now established on Lot 337, Town Plot of Alberton in the Town of Fort Frances;

AND WHEREAS the Royal Canadian Legion (Fort Frances) Branch 29 has made application to Council of the Town of Fort Frances for exemption from taxation for a ten year period (2010 to 2019);

NOW THEREFORE Council for the Corporation of the Town of Fort Frances
HEREBY ENACTS as follows:

1. That Lot 337, Town Plot of Alberton, in the said Town of Fort Frances, and the buildings thereon are hereby exempt from the municipal portion of taxes so long as the same are used as a Clubhouse for the officers (men and women) of the Fort Frances Unit of the Royal Canadian Legion, Branch 29 during the years 2010 to 2019.
2. Notwithstanding the provisions of the next preceding clause of this by-law, should the said land or any portion thereof be used at any time for commercial purposes, or for any purpose other than that set forth in this by-law, the said land or such portion thereof as may be used for such other purposes shall forthwith cease to be exempt from taxation under the provision of this by-law.

This by-law shall come into force and take effect on the final passing thereof.

READ THREE TIMES and finally passed in open Council this 23rd day of March 2015.

Original signed by R. Avis

R. Avis, Mayor

Original signed by E. Slomke

E. Slomke, Clerk