



**MINUTES OF SETTLEMENT FOR ASSESSMENTS MADE UNDER
SECTION 36 OF THE ASSESSMENT ACT**

**IN THE MATTER OF Appeals Made Pursuant to Section 40 of the
Assessment Act, R.S.O. 1990, c. A31, as amended, with respect to:**

Roll Number: 59-12-010-006-09000-0000

Location/Legal Description: 1112 KINGS HIGHWAY

Taxation Years: 2013

Between:

LOBLAW PROPERTIES WEST INC

Assessed Person(s)

Appellant

and

MUNICIPAL PROPERTY ASSESSMENT CORPORATION FIELD OFFICE NO.

32

Respondents

and

Town of Fort Frances

Municipality

The following reflects the settlement reached between the parties:

Appealed Property Assessment

**Property
Classification**

Current Value Assessed

	2008	2012
Commercial: Vacant land (CX)	\$515,000	\$566,000
Total	\$515,000	\$566,000

**Property
Classification**

Phase-In Assessment for Taxation Years

	2013	2014	2015	2016
Commercial: Vacant land (CX)	\$527,750	\$540,500	\$553,250	\$566,000
Total	\$527,750	\$540,500	\$553,250	\$566,000

Revised Property Assessment

**Property
Classification**

Current Value Assessed

	2008	2012
Commercial: Vacant land (CX)	\$515,000	\$161,000
Total	\$515,000	\$161,000

**Property
Classification**

Phase-In Assessment for Taxation Years

	2013	2014	2015	2016
Commercial: Vacant land (CX)	\$161,000	\$161,000	\$161,000	\$161,000
Total	\$161,000	\$161,000	\$161,000	\$161,000

1. The parties agree that orders of the Assessment Review Board will be made in accordance with this settlement. The assessed person hereby acknowledges that the appeals for the taxation year described above are settled and no hearing is required.
2. The parties certify that the Minutes of Settlement herein refer only to matters that are properly before the Assessment Review Board and that same contains all information which the parties wish the Board to incorporate into its order.

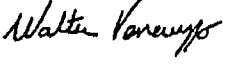
To complete your Appeal Minutes of Settlement, please sign and send a copy of both sides of this form to MPAC in one of the following ways:

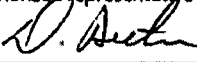



Email: casemanagement@mpac.ca



Write: MPAC, P.O Box 9808
Toronto, ON M1S 5T9

On behalf of the Municipal Property Assessment Corporation 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2019-04-04
---	--	---------------------------------

Assessed person's signature or authorized representative 	Print name DOUG BETKER	Date (yyyy/mm/dd) 2019-04-04
---	---------------------------	---------------------------------

On behalf of Municipality 	Print name and title Dawn Galuska Appeals Representative	Date (yyyy/mm/dd) 2019/04/12
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Appeal Number: 2959622

Roll Number: 59-12-010-006-09000-0000

Contact Us



Call: 1 866 296-MPAC (6722)

TTY 1 877 889-MPAC (6722)

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Appeal Minutes of Settlement
Appeal No.: 3030620
Hearing No.:



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

**MINUTES OF SETTLEMENT FOR ASSESSMENTS MADE UNDER
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Assessment Act, R.S.O. 1990, c. A31, as amended, with respect to:
Roll Number: 59-12-010-006-09000-0000
Location/Legal Description: 1112 KINGS HIGHWAY
Taxation Years: 2014**

Between:
LOBLAW PROPERTIES WEST INC
Assessed Person(s)
Appellant

and

MUNICIPAL PROPERTY ASSESSMENT CORPORATION FIELD OFFICE NO.
32
Respondents

and

Town of Fort Frances
Municipality

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Appealed Property Assessment
Property
Classification

	Current Value Assessed	
	2008	2012
Commercial: Vacant land (CX)	\$515,000	\$566,000
Total	\$515,000	\$566,000

Property
Classification

	Phase-In Assessment for Taxation Years		
	2014	2015	2016
Commercial: Vacant land (CX)	\$540,500	\$553,250	\$566,000
Total	\$540,500	\$553,250	\$566,000

Revised Property Assessment
Property
Classification

	Current Value Assessed	
	2008	2012
Commercial: Vacant land (CX)	\$515,000	\$161,000
Total	\$515,000	\$161,000

Property
Classification

	Phase-In Assessment for Taxation Years		
	2014	2015	2016
Commercial: Vacant land (CX)	\$161,000	\$161,000	\$161,000
Total	\$161,000	\$161,000	\$161,000

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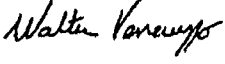
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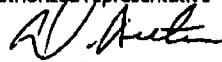



Email: casemanagement@mpac.ca



Write: MPAC, P.O Box 9808
Toronto, ON M1S 5T9

On behalf of the Municipal Property Assessment Corporation 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2019-04-04
---	--	---------------------------------

Assessed person's signature or authorized representative 	Print name Doug Becker	Date (yyyy/mm/dd) 2019/04/04
---	---------------------------	---------------------------------

On behalf of Municipality 	Print name and title Dawn Galusha Appeals Representative	Date (yyyy/mm/dd) 2019/04/12
--	--	---------------------------------

Appeal Number: 3030620

Roll Number: 59-12-010-006-09000-0000

Contact Us



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Assessment Act, R.S.O. 1990, c. A31, as amended, with respect to:
Roll Number: 59-12-010-006-09000-0000
Location/Legal Description: 1112 KINGS HIGHWAY
Taxation Years: 2015

Between:
LOBLAW PROPERTIES WEST INC
Assessed Person(s)
Appellant

and

MUNICIPAL PROPERTY ASSESSMENT CORPORATION FIELD OFFICE NO.
32
Respondents

and

Town of Fort Frances
Municipality

The following reflects the settlement reached between the parties:

Appealed Property Assessment
Property
Classification

	Current Value Assessed	
	2008	2012
Commercial: Vacant land (CX)	\$515,000	\$566,000
Total	\$515,000	\$566,000

Property
Classification

Phase-in Assessment for Taxation Years	
2015	2016
Commercial: Vacant land (CX)	\$553,250
Total	\$553,250

Revised Property Assessment
Property
Classification

	Current Value Assessed	
	2008	2012
Commercial: Vacant land (CX)	\$515,000	\$161,000
Total	\$515,000	\$161,000

Property
Classification

Phase-in Assessment for Taxation Years	
2015	2016
Commercial: Vacant land (CX)	\$161,000
Total	\$161,000

1. The parties agree that orders of the Assessment Review Board will be made in accordance with this settlement. The assessed person hereby acknowledges that the appeals for the taxation year described above are settled and no hearing is required.
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Write: MPAC, P.O Box 9808
Toronto, ON M1S 5T9

On behalf of the Municipal Property Assessment Corporation <i>Walter Veneruzzo</i>	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2019-04-04
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Assessed person's signature or authorized representative <i>D. Becker</i>	Print name DOUG BECKER	Date (yyyy/mm/dd) 2019/04/04
--	---------------------------	---------------------------------

On behalf of Municipality <i>D. Galusha</i>	Print name and title Dawn Galusha Appeals Representative	Date (yyyy/mm/dd) 2019/04/12
--	--	---------------------------------

Appeal Number: 3093786

Roll Number: 59-12-010-006-09000-0000

Contact Us



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Roll Number: 59-12-010-006-09000-0000
Location/Legal Description: 1112 KINGS HIGHWAY
Taxation Years: 2016

Between:
LOBLAW PROPERTIES WEST INC
Assessed Person(s)
Appellant

and

MUNICIPAL PROPERTY ASSESSMENT CORPORATION FIELD OFFICE NO.
32
Respondents

and

Town of Fort Frances
Municipality

The following reflects the settlement reached between the parties:

Appealed Property Assessment
Property
Classification

	Current Value Assessed	
	2008	2012
Commercial: Vacant land (CX)	\$515,000	\$566,000
Total	\$515,000	\$566,000

Property
Classification

Phase-In Assessment for Taxation Years	
2016	
Commercial: Vacant land (CX)	\$566,000
Total	\$566,000

Revised Property Assessment
Property
Classification

	Current Value Assessed	
	2008	2012
Commercial: Vacant land (CX)	\$515,000	\$161,000
Total	\$515,000	\$161,000

Property
Classification

Phase-In Assessment for Taxation Years	
2016	
Commercial: Vacant land (CX)	\$161,000
Total	\$161,000

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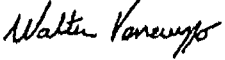
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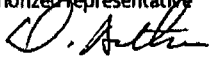



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Toronto, ON M1S 5T9

On behalf of the Municipal Property Assessment Corporation 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2019-04-04
---	--	---------------------------------

Assessed person's signature or authorized representative 	Print name DOUG BECKER	Date (yyyy/mm/dd) 2019/04/04
---	---------------------------	---------------------------------

On behalf of Municipality 	Print name and title Dawn Galuska Appeals Representative	Date (yyyy/mm/dd) 2019/04/12
--	--	---------------------------------

Appeal Number: 3160750

Roll Number: 59-12-010-006-09000-0000

Contact Us



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**Tribunals Ontario - Environment and
Land Division**

Assessment Review Board

655 Bay Street, Suite 1500, Toronto, Ontario M5G 1E5
Telephone: (416) 212-6349 Fax: (416) 314-3717
Toll Free: 1-866-448-2248 Toll Free Fax: 1-877-849-2066
Web Site: www.elto.gov.on.ca

**Tribunaux décisionnels Ontario - Division de
l'environnement et de l'aménagement du territoire**

Commission de révision de l'évaluation foncière

655 rue Bay, Suite 1500, Toronto, Ontario M5G 1E5
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Sans Frais: 1-866-448-2248 Sans Frais: 1-877-849-2066
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NOTICE OF DECISION

LOBLAW PROPERTIES WEST INC
C/O LOBLAW PROPERTIES
FLR 4 SOUTH
1 PRESIDENT'S CHOICE CIR
TORONTO ON L6Y 5S5

Decision No.: 2791739
Region No.: 32

ROLL NO: 5912-010-006-09000-0000

APPEAL NO.: 2959622

1112 KINGS HIGHWAYPT RGE LOT 42 PCL 15276A

FORT FRANCES TOWN

SECTION: 40

Assessment made in 2012 for taxation commencing January 01, 2013

THE ASSESSMENT REVIEW BOARD HAS MADE THE FOLLOWING DECISION:

CHANGE TOTAL VALUE FROM \$566,000 TO \$161,000
MINUTES OF SETTLEMENT - REGULAR

OTHER DISPOSITION:

ASSESSED PERSON(S): LOBLAW PROPERTIES WEST INC
APPELLANT: LOBLAW PROPERTIES WEST INC
REPRESENTATIVE: ALTUS GROUP

If the decision has changed the assessed value on the property, questions regarding tax refunds or adjustments should be made to the municipality.

A copy of this Decision has been mailed to the following parties or their representatives:
the Appellant(s), the Assessed Person(s), the Municipal Clerk and the Municipal Property Assessment Corporation.

Registrar

Decision released on: May 24, 2019

(Municipality's Copy)

**Tribunals Ontario - Environment and
Land Division**

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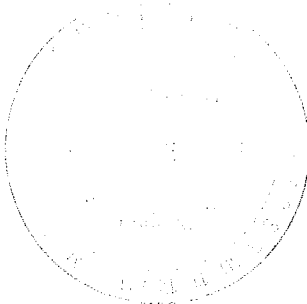
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Sans Frais: 1-866-448-2248 Sans Frais: 1-877-849-2066
Site Web: www.elto.gov.on.ca



NOTICE OF DECISION

LOBLAW PROPERTIES WEST INC
FLR 4 SOUTH
1 PRESIDENT'S CHOICE CIR
C/O LOBLAW PROPERTIES
TORONTO ON L6Y 5S5



Decision No.: 2791738
Region No.: 32

ROLL NO: 5912-010-006-09000-0000

DEEMED APPEAL NO.: 3030620

1112 KINGS HIGHWAYPT RGE LOT 42 PCL 15276A

FORT FRANCES TOWN

SECTION: 40 Assessment made in 2013 for taxation commencing January 01, 2014

THE ASSESSMENT REVIEW BOARD HAS MADE THE FOLLOWING DECISION:

CHANGE TOTAL VALUE FROM \$566,000 TO \$161,000
MINUTES OF SETTLEMENT - REGULAR

OTHER DISPOSITION:

ASSESSED PERSON(S): LOBLAW PROPERTIES WEST INC
APPELLANT: LOBLAW PROPERTIES WEST INC
REPRESENTATIVE: ALTUS GROUP

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Registrar

Decision released on: May 24, 2019

(Municipality's Copy)

**Tribunals Ontario - Environment and
Land Division**

Assessment Review Board

655 Bay Street, Suite 1500, Toronto, Ontario M5G 1E5
Telephone: (416) 212-6349 Fax: (416) 314-3717
Toll Free: 1-866-448-2248 Toll Free Fax: 1-877-849-2066
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**Tribunaux décisionnels Ontario - Division de
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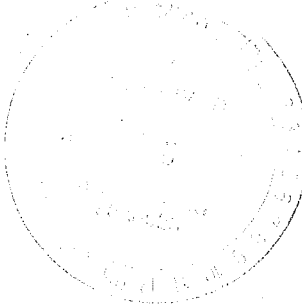
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NOTICE OF DECISION

LOBLAW PROPERTIES WEST INC
FLR 4 SOUTH
1 PRESIDENT'S CHOICE CIR
C/O LOBLAW PROPERTIES
TORONTO ON L6Y 5S5



Decision No.: 2789462
Region No.: 32

ROLL NO: 5912-010-006-09000-0000

DEEMED APPEAL NO.: 3093786

1112 KINGS HIGHWAYPT RGE LOT 42 PCL 15276A

FORT FRANCES TOWN

SECTION: 40

Assessment made in 2014 for taxation commencing January 01, 2015

THE ASSESSMENT REVIEW BOARD HAS MADE THE FOLLOWING DECISION:

CHANGE TOTAL VALUE FROM \$566,000 TO \$161,000
MINUTES OF SETTLEMENT - REGULAR

OTHER DISPOSITION:

ASSESSED PERSON(S): LOBLAW PROPERTIES WEST INC
APPELLANT: LOBLAW PROPERTIES WEST INC
REPRESENTATIVE: ALTUS GROUP

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Registrar

Decision released on: May 24, 2019

(Municipality's Copy)

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NOTICE OF DECISION

LOBLAW PROPERTIES WEST INC
FLR 4 SOUTH
1 PRESIDENT'S CHOICE CIR
C/O LOBLAW PROPERTIES
TORONTO ON L6Y 5S5



Decision No.: 2791737

Region No.: 32

ROLL NO: 5912-010-006-09000-0000

DEEMED APPEAL NO.: 3160750

1112 KINGS HIGHWAYPT RGE LOT 42 PCL 15276A

FORT FRANCES TOWN

SECTION: 40

Assessment made in 2015 for taxation commencing January 01, 2016

THE ASSESSMENT REVIEW BOARD HAS MADE THE FOLLOWING DECISION:

CHANGE TOTAL VALUE FROM \$566,000 TO \$161,000

MINUTES OF SETTLEMENT - REGULAR

OTHER DISPOSITION:

ASSESSED PERSON(S):

LOBLAW PROPERTIES WEST INC

APPELLANT:

LOBLAW PROPERTIES WEST INC

REPRESENTATIVE:

ALTUS GROUP

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Decision released on: May 24, 2019

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