

TOWN OF FORT FRANCES

Administration & Finance Executive Committee

AGENDA - February 16, 2021, 12:00 PM

MEETING - Virtually

Session #3

Microsoft Teams meeting

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[+1 807-701-5975,,163025779#](#) Canada, Thunder Bay

Phone Conference ID: 163 025 779#

[Find a local number](#) | [Reset PIN](#)

Page

1. **Call to Order**
2. **Disclosure of pecuniary interest and the general nature thereof**
3. **Approval of Previous Committee Minutes**
 - 3.1 Session No 2 - 19 January 2021 2 - 3
4. **Items Referred from Council - None**
5. **New Business**
 - 5.1 2105 - W. Brunetta RRDMA per diem 4 - 5
 - 5.2 2106- 357 358- 814 Scott Street 6 - 10
 - 5.3 2107- MOS 201 Minnie Ave Unit 6 11 - 15
 - 5.4 2018- MOS 201 Minnie Ave 16 - 31
6. **Outstanding Items - None**
7. **Information - None**
8. **In-Camera - none**
9. **Adjourn / Next Meeting Date- 02 March 2021**

TOWN OF FORT FRANCES

MINUTES

SESSION NO. #2

January 19, 2021

The meeting of Administration & Finance Executive Committee of the Town of Fort Frances was held virtually in the on January 19, 2021 from 12:00 p.m. to 2:10 p.m.

PRESENT: Chairperson W. Brunetta, Councillors D. Judson and A. Hallikas, Mayor J. Caul (ex-officio)

ALSO PRESENT: D. Brown, CAO, D. Galusha, Treasurer, T. Moffit, Fire Chief/CEMC, J. Forbes, Human Resources Manager, Jamie Holiday, Deputy Treasurer, Jeremy Hughes, IT Manager, E. Slomke, Municipal Clerk, K. Haney, Deputy Clerk, Randy Thoms, B 93.1

REGRETS:

1. Call to Order - 12:00 p.m.

2. Disclosure of pecuniary interest and the general nature thereof - Councillor Judson disclosed a conflict with this item arising from his private law practice.

3. Approval of Previous Committee Minutes

3.1 Approval of Previous Minutes dated 05 January 2020 - Approved as presented

4. Items Referred from Council - None

5. New Business

5.1 Fire Rescue Budget Summary - Accepted as presented. Forwarded to 2021 budget process.

5.2 2021 IT Operating & Capital Budget - J. Hughes - Accepted as presented. Forwarded to 2021 budget process with minor revisions.

5.3 2104 Administration and Finance Budget Considerations - D. Galusha - Accepted as presented. Forwarded to 2021 budget process.

5.4 Policy - Performance Appraisal - J. Forbes - Minor amendments noted re wording; otherwise accepted as presented.

6. Outstanding Items

6.1 Charity Rebate Fort Frances Volunteer Bureau - D. Galusha - Item to be brought to Committee of the Whole for further discussion. Councillor Judson disclosed a conflict with this item arising from his private law practice. He did not speak to the matter.

7. Information

7.1 2021 Moffat Family Fund Grant Allocations - Received

7.2 Fire Rescue Service December 2020 Report - Received

8. In-Camera - None

9. Adjourn - 2:10 p.m.

Next Meeting Date - 02 February 2021

Executive Committee Chair

D. Brown, CAO

TO: Administration & Finance Executive Committee
FROM: Dawn Galusha, Treasurer
DATE: February 9, 2021
SUBJECT: Councillor Wendy Brunetta– RRDMA Annual General Meeting Per Diem

BACKGROUND

Attached is a copy of Schedule “F” Travel Statement – Mayor/Council Honorarium per diem in the amount of \$80.00 to attend the RRDMA Annual General Meeting virtually on January 16, 2021 as submitted by Councillor Wendy Brunetta.

Due to the virtual nature, there is no registration fee, resulting in the total cost of \$80.00 to attend the RRDMA Annual General Meeting as authorized by Council.

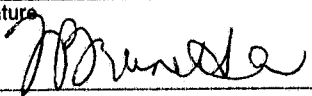
The per diem claim is in compliance with Town of Fort Frances By-Law 02/10-E Schedule ‘A’.

TOWN OF FORT FRANCES - SCHEDULE "F"
TRAVEL STATEMENT - MAYOR / COUNCIL HONORARIUM

Attendee	Wendy Brunetta
Conference / Seminar Attended	RRDMA AGM
Location	Virtual
Dates	Jan. 16/21 9-noon

Details of Per Diem

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total
Date						Jan 16		
Amount						80.00		

Name (Please Print) Wendy Brunetta	Signature 
Approved	Date

To be submitted to Payroll for processing when approved by Council

Application made under Sec 357/358/359 of the Municipal Act, 2001

MPAC's RESPONSE

Owner name(s) FRIESEN FIVE INC
Roll number 5912-030-002-02700-0000
Property location 814 SCOTT ST
Property description TOWN PLOT ALBERTON PT LOT 411 PCL 1593
Municipality/Local taxing authority FORT FRANCES TOWN

Application number
Application reason Demolition/Razed by Fire
Received date January 26, 2021
Claim relief period From: October 06, 2020 - To: December 31, 2020
Taxation year 2020

Current Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020/2021
OWNR COM C T	106,100	129,800	112,025	117,950	123,875	129,800
OWNR RU R T	59,900	73,200	63,225	66,550	69,875	73,200
Total	166,000	203,000	175,250	184,500	193,750	203,000

Change to the Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020/2021
OWNR VL R T	22,503	27,500	23,752	25,002	26,251	27,500
Total	22,503	27,500	23,752	25,002	26,251	27,500

MPAC Remarks

MPAC has processed the property to vacant land from the 2020 roll value for the removal of all structures.

MPAC Representative:

Mark Cawston

Date:

January 28, 2021

SECTION ☒ 357 / ☐ 358 / ☐ 359 APPLICATION
TO THE COUNCIL OR THE ASSESSMENT REVIEW BOARD

Application/Appeal #:
Taxation Year: <u>2020</u>

Municipality: TOWN OF FORT FRANKS Roll Number: 59-12-030-008-087-00
 Property Address: 814 SCOTT ST Applicant Name: Y. KORUNNAYA
 Owner Name: FRIESEN FIVE INC Contact Number: 807-861-1994
 Mailing Address: PO BOX 15 Alternative Number: _____
FE ON P94 BMS Email Address: _____

Reason for s357 application: (Check one box – applicable to s357 only)

<input type="checkbox"/> Ceases to be liable for tax at rate it was taxed – 357(1)(a)	<input type="checkbox"/> Became vacant or excess land – 357(1)(b)
<input type="checkbox"/> Became exempt – 357(1)(c)	<input type="checkbox"/> Sickness or extreme poverty – 357(1)(d.1)
<input checked="" type="checkbox"/> Razed by fire, demolition or otherwise – 357(1)(d)(i)	<input type="checkbox"/> Mobile unit removed – 357(1)(e)
<input type="checkbox"/> Damaged and substantially unusable – 357(1)(d)(ii)	<input type="checkbox"/> Gross or manifest clerical/factual error – 357(1)(f)
<input type="checkbox"/> Repairs/Reno's preventing normal use (min. 3 months) – 357(1)(g)	

Details of Reason for s357, s358 or s359 application: BUILDING DEMOLISHED. NEW CONSTRUCTION PLANNED.
 Effective from: 10.10.2020 to 12.31.20 Applicant Signature: Yulia Date: 01/26/2021
 (MM/DD/YY) Yulia Korunnaya - Director of Friesen Five Inc. (MM/DD/YY)

ASSESSMENT REPORT: MUNICIPALITY		TREASURER'S RECOMMENDATION TO COUNCIL	
Assessment Roll As Returned	Revised Since Roll Return <input type="checkbox"/> Enter Revisions Below	Assessment Report	School Bd: <input type="checkbox"/> Eng <input type="checkbox"/> Fr <input type="checkbox"/> Other
		<input type="checkbox"/> No Change in Assessment	<input type="checkbox"/> S357 Required for Next Year

RTC/RTQ	2005 Base-year CVA	2008 Base-year CVA	Current Phased Assessment	Revised RTC/RTQ	Revised 2005 Base-year CVA	Revised 2008 Base-year CVA	Revised Current Phased Assessment	Change to Current Phased Assessment
<u>CT</u>			<u>129,800</u>					
<u>RTES</u>			<u>73,200</u>					

Revised: _____ Reason for Change: _____
 Reason Original Assessment Revised: _____

TREASURER'S REPORT ON TAX LIABILITY

RTC/RTQ	Taxable Assessment Reduction	Tax Rate	Days / Months	Tax Adjustment	Original Levy

Recommended: ☐ No Adjustment ☐ Adjustment ☐ Cancellation ☐ Refund Total Amount _____

Comments: _____

Treasury Position: _____ Signature: _____ Date: ____/____/____

COUNCIL OR ASSESSMENT REVIEW BOARD DECISION:

Hearing Date (MM/DD/YY): ____/____/____

☐ Approved ☐ Amended & Approved ☐ Not Approved ☐ Applicant Did Not Appear ☐ Application Abandoned

Reason: _____

Appeared for Applicant: _____ Appeared for Municipality: _____

Signature of Council/ARB Member: _____ Name/Title: _____

2021 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

357 Applications

# 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
87	2020	3.1.02700	-129,800	CT	0.03294645	0.00947194	-1,016.53					-292.25		-1,308.78
87	2020	3.1.02700	-45,700	RTES	0.01750367	0.00153000	-190.14		-16.62					-206.76
						Totals	1,206.67		-16.62			-292.25		1,515.54

Batch: 01292021MOS3

Tax		
Rate	Description	Levy Amount
	-----	-----
RT	Education - Commercial Tx Full	-\$292.25
	Ed - English Seperate Res/Farm	-\$16.62
MCF	Municipal - Commercial Tx Full	-\$1,016.53
MRT	Municipal - Residential/Farm	-\$190.14

	Levy Total	-\$1,515.54
		=====

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

Treasury Report 2021/06

To: Administration & Finance Executive Committee
FROM: Dawn Galusha, Treasurer
DATE: February 9, 2021
SUBJECT: 357/358 Applications for Tax Adjustment
Re: 814 Scott St (2020) Roll# 5912-030-002-02700-0000

BACKGROUND

Attached is the 357/358 Application for reconsideration of assessment and adjustment of taxes for October 6, 2020 to December 31, 2020 for 814 Scott Street. This results from the removal of all structures from the property.

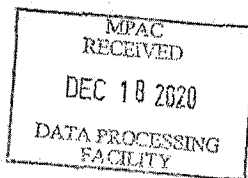
The Municipality may object to the application for the above referenced properties filed under Section 39.1 of the *Assessment Act*. In accordance with Section 357 (5) of the *Municipal Act* on or before September 30 of the year following the year in respect of which the application was made, Council shall hold a meeting at which the applicants may make presentation to council.

**Minutes of Settlement
2020 Tax Year
Results of Request for Reconsideration
Property Assessment Change Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

HEATHER LESLEY GAVIN
BRIAN CLIFFORD GAVIN
201 MINNIE AVE UNIT 6
FORT FRANCES ON P9A 2P6
CANADA



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



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

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 recommended property assessment below.

Owner name(s) HEATHER LESLEY GAVIN
BRIAN CLIFFORD GAVIN
Roll number 59-12-030-001-00457-0000
Property location and description 201 MINNIE AVE UNIT 6
RRSCP 4 LEVEL 1 UNIT 6
Municipality/Local taxing Authority Town of Fort Frances

INFORMATION from your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
NR	RT	\$332,129	\$337,856
Total		\$332,129	\$337,856

Adjustment Type*	Property Class / Qualifier**	Effective date: March 01, 2020 Phase-in Assessment for Taxation Years	
		2020	
NR	RT	\$337,856	
Total		\$337,856	

RECOMMENDED change to your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
IM	RT	\$252,502	\$256,856
Total		\$252,502	\$256,856

Adjustment Type*	Property Class / Qualifier**	Effective date: March 01, 2020 Phase-in Assessment for Taxation Years	
		2020	
IM	RT	\$256,856	
Total		\$256,856	

Explanation of recommended change and other important information

- Adjustment based on similar properties

***Adjustment type**

IM Improvement to property
NR New Residential Building

****Property class / qualifier**

RT Residential

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 2020 property taxes.



Please check (✓) one of the following:

- ☒ 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 supplementary/omitted assessment of my property will stay the same as it appears on my 2016 Property Assessment Change Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by February 15, 2021.

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 January 01, 2021. 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 <i>Heather Gavin</i>	Print name Heather Gavin Brian Gavin	Date (yyyy/mm/dd) 2020/12/8
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Signature of MPAC representative <i>Walter Veneruzzo</i>	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2020/11/17
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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: March 24, 2021

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: 2020

Roll Number: 59-12-030-001-00457-0000

# 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														
306	2020	3.1.00457	-81,000	RTEP	0.01750367	0.00153000	-1,185.37	-103.61						1,288.98

Batch: HH01292021MOS2

Tax

Rate Code Description

Levy Amount

RT	Ed - English Public Res/Farm	-\$103.61
EP	Mun-English Public Res/Farm	-\$1,185.37

Levy Total

-\$1,288.98

*** END OF REPORT ***

Treasury Report 2021/07

TO: Administration & Finance Executive Committee
FROM: Dawn Galusha, Treasurer
DATE: February 9, 2021
SUBJECT: Request for Reconsideration M.O.S.
RE: 201 Minnie Ave Unit 6 (March 1-December 31, 2020)
Roll # 5912-030-001-00457-0000

BACKGROUND

Attached are the Minutes of Settlement for March 1-December 31, 2020 for the 2020 taxation year under Section 39.1 of the *Assessment Act* from MPAC with regard to the following property:

- 201 Minnie Ave Unit 6– Residential (RT) CVA of \$337,856 decreased to CVA of \$256,856, effective March 1, 2020 for the 2020 taxation year resulting from an adjustment based on similar properties.

The Municipality may object to the *Request for Consideration 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 March 24, 2021.

That total financial impact of the Minutes of Settlement is \$1,288.98 consisting of a reduction of municipal revenue of \$1,185.37 and education revenue of \$103.61 as listed in the attached Write-offs/Tax Account Adjustment worksheet.

# 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														
	2020	3.1.00450	-336,000	RTEP	0.01750367	0.00153000	-5,881.23	-514.08						-6,395.31
318	2020	3.1.00450	-66,000	RTEP	0.01750367	0.00153000	-1,003.74	-87.74						-1,091.48
175	2019	3.1.00450	-65,720	RTEP	0.01682625	0.00161000	-530.19	-50.73						-580.92
82	2019	3.1.00450	-268,856	RTEP	0.01682625	0.00161000	-1,016.31	-97.24						-1,113.55
													Total	-9,181.26

Date: 2021-01-29 2:11:22 PM
User: hhatch
Batch: HH01292021MOS

Town of Fort Frances
Distribution Summary
Property Taxes

Page: 1

Account Number	Account Description	Amount
01-0000-0040-10241	Taxes Receivable- Current	-\$1,694.47
10-0150-0121-50018	Residential - EP	\$1,546.50
0-010-0151-0121-50018	Residential - EP	\$147.97
Report Total:		\$0.00

*** END OF REPORT ***

(2019) 2 mas- 3.1.00450

**Minutes of Settlement
2019 Tax Year
Results of Request for Reconsideration
Property Assessment Change Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

JANICE BEAZLEY
201 MINNIE AVE UNIT 1
FORT FRANCES ON P9A 2P6
CAN

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



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

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needs, please contact MPAC
for assistance.

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Owner name(s)	1995031 ONTARIO LTD
Roll number	59-12-030-001-00450-0000
Property location and description	201 MINNIE AVE MCIRVINE PLAN SM129 LOTS 12 TO 14 PT LOT 11 PT LANE
Municipality/Local taxing Authority	Town of Fort Frances

INFORMATION from your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
R	RT	\$296,881	\$302,000
Total		\$296,881	\$302,000

Adjustment Type*	Property Class / Qualifier**	Effective date: July 10, 2019 Phase-in Assessment for Taxation Years	
		2019	2020
R	RT	\$300,720	\$302,000
Total		\$300,720	\$302,000

RECOMMENDED change to your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
IM	RT	\$232,000	\$236,000
Total		\$232,000	\$236,000

Adjustment Type*	Property Class / Qualifier**	Effective date: July 10, 2019 Phase-in Assessment for Taxation Years	
		2019	2020
IM	RT	\$235,000	\$236,000
Total		\$235,000	\$236,000

Explanation of recommended change and other important information

- Adjustment based on similar properties

***Adjustment type**

IM Improvement to property
R Previously Omitted Realty Assessment

****Property class / qualifier**

RT Residential

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 2019 - 2020 property taxes. MPAC will introduce **any increase** in the assessed value of your property gradually, over a four-year period. This helps ensure property tax stability and predictability. MPAC will make **any decrease** in the assessed value of your property right away.



Please check (✓) one of the following:

- ☒ 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 supplementary/omitted assessment of my property will stay the same as it appears on my 2016 Property Assessment Change Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by February 15, 2021.

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 January 01, 2021. 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 JANICE BEAZLEY	Date (yyyy/mm/dd) 2020/12/06
Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2020/11/17

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: March 11, 2021

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: 2019

Roll Number: 59-12-030-001-00450-0000

Roll No. 030-001-00450-0000					Bill No. 224779			
Mortgage Company					Mortgage No.			
Name and Address					Municipal Address/Legal Description			
1995031 ONTARIO LTD COMP 8 201 MINNIE AVE FORT FRANCES ON P9A 2P6					FRONT ST MCIRVINE PLAN SM129 LOTS 12 TO 14 PT LOT 11 PT LANE			
Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$300,720.00	Res/Farm Tx:Full - EPubSup	0.01682625	\$2,426.02			0.00161000	\$232.13
Sub Totals >>>			Municipal Levy	\$2,426.02	County Levy	\$0.00	Education Levy	\$232.13
Supplemental Charges				Installments		Summary		
Effective Date	# of Days		Due Date	Amount				
2019-07-10	174		2020-08-31	\$2,658.15		Sub-Total - Tax Levy		\$2,658.15
						2019 Tax Cap Adjustment		\$0.00
						Total Amount Due		\$2,658.15

Town of Fort Frances
320 Portage Avenue
Fort Frances Ontario P9A 3P9

(807) 274-5323

Payment may be made at a financial institution, by mail or in person at the Town of Fort Frances. The Town credits payment to accounts on the day it is received by our office. Payments must be received by closing time at the Civic Centre. Penalty at 1.25% will be added on the 1st day of the month following default and on the 1st day of each calendar month thereafter.
An NSF charge of \$33.80 will apply to all returned cheques.

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	030-001-00450-0000
Name	1995031 ONTARIO LTD
Address	COMP 8 201 MINNIE AVE FORT FRANCES, ON P9A 2P6
Due Date	Total Due
August 31, 2020	\$2,658.15

**Minutes of Settlement
2019 Tax Year
Results of Request for Reconsideration
Property Assessment Change Notice**



MUNICIPAL PROPERTY
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Roll number 59-12-030-001-00450-0000
Property location and description 201 MINNIE AVE
MCIRVINE PLAN SM129 LOTS 12 TO 14 PT LOT 11 PT LANE
Municipality/Local taxing Authority Town of Fort Frances

INFORMATION from your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
R	RT	\$1,203,251	\$1,224,000
Total		\$1,203,251	\$1,224,000

Adjustment Type*	Property Class / Qualifier**	Effective date: October 11, 2019 Phase-in Assessment for Taxation Years	
		2019	2020
R	RT	\$1,218,813	\$1,224,000
Total		\$1,218,813	\$1,224,000

RECOMMENDED change to your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
IM	RT	\$937,828	\$954,000
Total		\$937,828	\$954,000

Adjustment Type*	Property Class / Qualifier**	Effective date: October 11, 2019 Phase-in Assessment for Taxation Years	
		2019	2020
IM	RT	\$949,957	\$954,000
Total		\$949,957	\$954,000

Explanation of recommended change and other important information

- **Adjustment based on similar properties**

***Adjustment type**

IM Improvement to property
R Previously Omitted Realty Assessment

****Property class / qualifier**

RT Residential

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OR

- ☐ I reject my recommended assessment
I understand that if I reject the recommended assessment on page one of this form, the supplementary/omitted assessment of my property will stay the same as it appears on my 2016 Property Assessment Change Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by February 15, 2021.

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 January 01, 2021. 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 JANICE BEASLEY	Date (yyyy/mm/dd) 2020/10/06
Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2020/11/17

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: March 11, 2021

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: 2019

Roll Number: 59-12-030-001-00450-0000

Supplemental	2019
Mailing Date	August 7, 2020

Roll No. 030-001-00450-0000					Bill No. 224780			
Mortgage Company					Mortgage No.			
Name and Address					Municipal Address/Legal Description			
1995031 ONTARIO LTD COMP 8 201 MINNIE AVE FORT FRANCES ON P9A 2P6					FRONT ST MCIRVINE PLAN SM129 LOTS 12 TO 14 PT LOT 11 PT LANE			
Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$1,218,813.00	Res/Farm Tx:Full - EPubSup	0.01682625	\$4,607.29			0.00161000	\$440.84
Sub Totals >>>			Municipal Levy	\$4,607.29	County Levy	\$0.00	Education Levy	\$440.84
Supplemental Charges			Installments		Summary			
Effective Date		# of Days	Due Date	Amount				
2019-10-11		81	2020-08-31	\$5,048.13	Sub-Total - Tax Levy			\$5,048.13
					2019 Tax Cap Adjustment			\$0.00
					Total Amount Due			\$5,048.13

Town of Fort Frances
320 Portage Avenue
Fort Frances Ontario P9A 3P9

(807) 274-5323

Payment may be made at a financial institution, by mail or in person at the Town of Fort Frances. The Town credits payment to accounts on the day it is received by our office. Payments must be received by closing time at the Civic Centre. Penalty at 1.25% will be added on the 1st day of the month following default and on the 1st day of each calendar month thereafter.
An NSF charge of \$33.80 will apply to all returned cheques.

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	030-001-00450-0000
Name	1995031 ONTARIO LTD
Address	COMP 8 201 MINNIE AVE FORT FRANCES, ON P9A 2P6
Due Date	August 31, 2020
Total Due	\$5,048.13

Date: 2021-01-29 2:26:40 PM
User: hhatch

Town of Fort Frances
Distribution Summary
Property Taxes

Page: 1

Batch: HH01292021MOS1

Account Number	Account Description	Amount
1 01-0000-0040-10241	Taxes Receivable- Current	-\$7,486.79
1 10-0150-0121-50018	Residential - EP	\$6,884.97
10-010-0151-0121-50018	Residential - EP	\$601.82
Report Total:		\$0.00

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

(2020) 2 mos - 2.1.00450

**Minutes of Settlement
2020 Tax Year
Results of Request for Reconsideration
Property Assessment Change Notice**



**MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS**

JANICE BEAZLEY
201 MINNIE AVE UNIT 1
FORT FRANCES ON P9 A 2P6
CAN

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



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

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 recommended property assessment below.

Owner name(s) 1995031 ONTARIO LTD
Roll number 59-12-030-001-00450-0000
Property location and description 201 MINNIE AVE
MCIRVINE PLAN SM129 LOTS 12 TO 14 PT LOT 11 PT LANE
Municipality/Local taxing Authority Town of Fort Frances

INFORMATION from your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
NR	RT	\$295,898	\$301,000
Total		\$295,898	\$301,000

Adjustment Type*	Property Class / Qualifier**	Effective date: February 18, 2020 Phase-in Assessment for Taxation Years	
		2020	
NR	RT	\$301,000	
Total		\$301,000	

RECOMMENDED change to your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
IM	RT	\$231,016	\$235,000
Total		\$231,016	\$235,000

Adjustment Type*	Property Class / Qualifier**	Effective date: February 18, 2020 Phase-in Assessment for Taxation Years	
		2020	
IM	RT	\$235,000	
Total		\$235,000	

Explanation of recommended change and other important information

- Adjustment based on similar properties

***Adjustment type**

IM Improvement to property
NR New Residential Building

****Property class / qualifier**

RT Residential

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 2020 property taxes.



Please check (✓) one of the following:

- ☒ 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 supplementary/omitted assessment of my property will stay the same as it appears on my 2016 Property Assessment Change Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by February 15, 2021.

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Signature of property owner/representative 	Print name JANICE BEAZLEY	Date (yyyy/mm/dd) 2020/12/06
--	------------------------------	---------------------------------

Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2020/11/17
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Objection by Municipality or Local Taxing Authority

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
---------------------------------------	----------------------	-------------------

Last date for a municipal appeal: **March 11, 2021**

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: 2020

Roll Number: 59-12-030-001-00450-0000

Supplemental	2020
Mailing Date	August 7, 2020

Roll No. 030-001-00450-0000					Bill No. 224784			
Mortgage Company				Mortgage No.				
Name and Address				Municipal Address/Legal Description				
1995031 ONTARIO LTD COMP 8 201 MINNIE AVE FORT FRANCES ON P9A 2P6				FRONT ST MCIRVINE PLAN SM129 LOTS 12 TO 14 PT LOT 11 PT LANE				
Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$301,000.00	Res/Farm Tx:Full - EPubSup	0.01750367	\$4,577.64			0.00153000	\$400.13
Sub Totals >>>			Municipal Levy	\$4,577.64	County Levy	\$0.00	Education Levy	\$400.13
Supplemental Charges				Installments		Summary		
Effective Date		# of Days	Due Date	Amount				
2020-02-18		317	2020-08-31	\$4,977.77	Sub-Total - Tax Levy			\$4,977.77
					2020 Tax Cap Adjustment			\$0.00
					Total Amount Due			\$4,977.77

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PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	030-001-00450-0000
Name	1995031 ONTARIO LTD
Address	COMP 8 201 MINNIE AVE FORT FRANCES, ON P9A 2P6
Due Date	Total Due
August 31, 2020	\$4,977.77

**Minutes of Settlement
2020 Tax Year
Results of Request for Reconsideration
Property Assessment Change Notice**



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ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS**

JANICE BEAZLEY
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Roll number 59-12-030-001-00450-0000
Property location and description 201 MINNIE AVE
MCIRVINE PLAN SM129 LOTS 12 TO 14 PT LOT 11 PT LANE
Municipality/Local taxing Authority Town of Fort Frances

INFORMATION from your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
R	RT	\$1,500,132	\$1,526,000
Total		\$1,500,132	\$1,526,000

Adjustment Type*	Property Class / Qualifier**	Effective date: January 01, 2020
		Phase-in Assessment for Taxation Years
		2020
R	RT	\$1,526,000
Total		\$1,526,000

RECOMMENDED change to your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
IM	RT	\$1,169,828	\$1,190,000
Total		\$1,169,828	\$1,190,000

Adjustment Type*	Property Class / Qualifier**	Effective date: January 01, 2020
		Phase-in Assessment for Taxation Years
		2020
IM	RT	\$1,190,000
Total		\$1,190,000

Explanation of recommended change and other important information

- Adjustment based on similar properties

***Adjustment type**

IM Improvement to property
R Previously Omitted Realty Assessment

****Property class / qualifier**

RT Residential

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 2020 property taxes.



Please check (✓) one of the following:

- ☒ 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).

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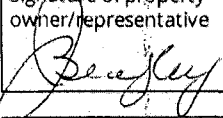
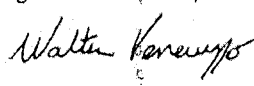


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Signature of property owner/representative 	Print name JANICE BEASLEY	Date (yyyy/mm/dd) 2020/12/06
Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2020/11/17

Objection by Municipality or Local Taxing Authority

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
---------------------------------------	----------------------	-------------------

Last date for a municipal appeal: **March 11, 2021**

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: 2020

Roll Number: 59-12-030-001-00450-0000

Supplemental	2020
Mailing Date	August 7, 2020

Roll No. 030-001-00450-0000					Bill No. 224783			
Mortgage Company					Mortgage No.			
Name and Address					Municipal Address/Legal Description			
1995031 ONTARIO LTD COMP 8 201 MINNIE AVE FORT FRANCES ON P9A 2P6					FRONT ST MCIRVINE PLAN SM129 LOTS 12 TO 14 PT LOT 11 PT LANE			
Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$1,526,000.00	Res/Farm Tx:Full - EPubSup	0.01750367	\$26,710.60			0.00153000	\$2,334.78
Sub Totals >>>			Municipal Levy	\$26,710.60	County Levy	\$0.00	Education Levy	\$2,334.78
Supplemental Charges			Installments		Summary			
Effective Date		# of Days	Due Date	Amount				
2020-01-01		365	2020-08-31	\$29,045.38	Sub-Total - Tax Levy			\$29,045.38
					2020 Tax Cap Adjustment			\$0.00
				Total Amount Due			\$29,045.38	

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THANK YOU

Received from:	
Roll #	030-001-00450-0000
Name	1995031 ONTARIO LTD
Address	COMP 8 201 MINNIE AVE FORT FRANCES, ON P9A 2P6
Due Date	Total Due
August 31, 2020	\$29,045.38

Treasury Report 2021/08

TO: Administration & Finance Executive Committee
FROM: Dawn Galusha, Treasurer
DATE: February 9, 2021
SUBJECT: Request for Reconsideration M.O.S.
RE: 201 Minnie Ave Roll # 5912-030-001-00450-0000

BACKGROUND

Attached are the Minutes of Settlement for the 2019 and 2020 taxation years under Section 39.1 of the *Assessment Act* from MPAC with regard to the following property:

- 201 Minnie Ave.– Residential (RT) CVA of \$300,720 decreased to CVA of \$235,000, effective July 10, 2019 for the 2019 taxation year resulting from an adjustment based on similar properties.
- 201 Minnie Ave.– Residential (RT) CVA of \$1,218,813 decreased to CVA of \$949,957, effective October 11, 2019 for the 2019 taxation year resulting from an adjustment based on similar properties.
- 201 Minnie Ave.– Residential (RT) CVA of \$301,000 decreased to CVA of \$235,000, effective February 18, 2020 for the 2020 taxation year resulting from an adjustment based on similar properties.
- 201 Minnie Ave.– Residential (RT) CVA of \$1,169,828 decreased to CVA of \$1,190,000, effective January 1, 2020 for the 2020 taxation year resulting from an adjustment based on similar properties.

The Municipality may object to the *Request for Consideration 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 March 11, 2021.

That total financial impact of the Minutes of Settlement is \$9,181.26 consisting of a reduction of municipal revenue of \$8,431.47 and education revenue of \$749.79 as listed in the attached Write-offs/Tax Account Adjustment worksheet.