



ADMINISTRATION & FINANCE EXECUTIVE COMMITTEE AGENDA

July 5, 2022 12:00 PM

MEETING - Civic Centre

Microsoft Teams meeting

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[+1 807-701-5975,,508435429#](#) Canada, Thunder Bay

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Page

1. Call to Order/Roll Call

2. Disclosure of pecuniary interest and the general nature thereof

3. Approval of Previous Committee Minutes

3 - 4 3.1 Session no 24 - May 17, 2022

4. Items Referred from Council

5 - 16 4.1 Safe Communities Request

5. New Business

17 - 23 5.1 2231 - MOS 804 Scott Street

24 - 30 5.2 2232 - MOS 1107 Kings Highway

31 - 38 5.3 2233 - MOS McIrvine Road N

39 - 47 5.4 2234- PRAN 838 Huffman Court 2022

48 - 56 5.5 2235- PRAN Union Gas Distribution Lines

57 - 65 5.6 2236- PRAN 427 Mowat Ave

6. Outstanding Items - None

7. Information - None

8. In-Camera - None

9. Adjourn / Next Meeting Date

MINUTES

SESSION NO. #24

May 17, 2022

The meeting of Administration & Finance Executive Committee of the Town of Fort Frances was held virtually and in the Civic Centre on May 17, 2022 from 12:00 p.m. to 12:08 p.m.

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

ALSO PRESENT: F. Anwar, CAO, D. Galusha, Treasurer, T. Moffit, Fire Chief/CEMC, K. Haney, Deputy Clerk

REGRETS:

1. **Roll call - Session no. 24 called to order @ 12:00 p.m.**
2. **Disclosure of pecuniary interest and the general nature thereof**
 Councilor Brunetta disclosed an interest in item 5.2 as this is her per diem requests to attend the NOMA Board Meeting and Conference in Fort Frances on April 27-29, 2022
 Councilor Behan disclosed an interest in item 5.4 as this is his per diem requests to attend the NOMA Board Meeting and Conference in Fort Frances on April 27-29, 2022
3. **Approval of Previous Committee Minutes**
 - 3.1 Session no 22 - 19 April 2022 (Amended) - Accepted as presented
 - 3.2 Session no 23 - 03 May 2022 - Accepted as presented
4. **Items Referred from Council**
 - 4.1 CORR: Northwestern Ontario Sports Hall of Fame Annual Membership and Fundraising Campaign - Committee supportive of cause. Item to move forward to Council meeting of 24 May 2022.
5. **New Business**
 - 5.1 2221 - R. Wiedenhoeft NOMA - Accepted as presented. Item to move forward to Council meeting of 24 May 2022.
 - 5.2 2222 - W Brunetta NOMA - Councilor Hallikas assumed the position of Chairperson. Councilor Brunetta disclosed an interest in item 5.2 as this is her per diem requests to attend the NOMA Board Meeting and Conference in Fort Frances on April 27-29, 2022. Item accepted as presented and will move forward to Council meeting of 24 May 2022.
 - 5.3 2223 J McTaggart NOMA - Accepted as presented. Item to move forward to Council meeting of 24 May 2022.
 - 5.4 2224 M Behan NOMA - Conflict identified by Behan. Move forward to Council. Councilor Behan disclosed an interest in item 5.4 as this is his per diem requests to attend the NOMA Board Meeting and Conference in Fort Frances on April 27-29, 2022. Item accepted as presented and will move forward to Council meeting of 24 May 2022.
 - 5.5 2022 Q1 to Council - reserve funds. Update to committee. Committee thanked Dawn for report. Item to move forward to Council meeting of 24 May 2022

6. Outstanding Items - none

7. Information

7.1 Fire Rescue Service April 2022 Report - Chief Moffitt provided an overview of his report. Committee accepted report as presented.

8. In-Camera - none

9. Adjourn / Next Meeting Date - MONDAY, JUNE 6, 2022 (Please note the change in date)
Meeting adjourned at 1208 hrs

Executive Committee Chair

F. Anwar, CAO

ADMINISTRATIVE REPORT

Subject: Safe Communities Rainy River District Support Request
Date: 2022-07-05
To: Administration & Finance Executive Committee
From: Dawn Galusha, Treasurer
File Number: TRE2022-37



ISSUE

Safe Communities Rainy River District has requested support from the Town of Fort Frances in the amount of \$0.95 per capita.

ADMINISTRATIVE RECOMMENDATION

It is the recommendation of Administration:

THAT the Administration and Finance Executive Committee consider the request and if they proceed, the impact is taken from the Council Public Relations budget line, as this support was specifically discussed and not included in the 2022 Budget.

STRATEGIC IMPACT

#23- Work with community partners to more effectively address social issues such as homelessness, substance abuse and mental health issues. Safe Communities Rainy River District deals directly with these issues in Fort Frances and the District.

OPTIONS & ALTERNATIVES

- (1) Approve the request.
- (2) Deny the request.

HISTORY

Attached is the request received dated December 8, 2021 where a \$0.25 per capita levy was the amount requested. Also, you will see in my report dated March 7, 2022 that this was presented and discussed at that Budget meeting. In 2020, the levy to this group was cut from the budget as there are so many community groups doing the same or similar service and Council decided to discontinue funding it. I have left this out of the 2022 budget for that reason.

The request dated June 20, 2022 is now requesting a \$0.95 per capita levy in order to fund the \$14,700 budget as included in this report. Using the 2021 Census values, the cost to Fort Frances would be \$7,092.70.

CONSULTATION

N/A

SUPPORTING DOCUMENTS

1. Letter of Support and Budget dated June 20, 2022
2. Letter of Support dated December 8, 2021
3. Treasurer's Budget Report dated March 7, 2022





P.O. Box 124,
Fort Frances, ON
P9A 3M5

June 20, 2022

Dear Municipal Councillors,

We are writing today to ask for your help in supporting Rainy River District Safe Communities. The committee has always drawn members from many different areas of the community and has included town councillors, representatives from EMS, OPP, the Northwestern Health Unit, DSSAB, Riverside Health Care, Rainy River District School Board, The Northwest Catholic School Board, CN Police Services, Treaty Three Police Services, The United Native Friendship Centre, Rainy River District Women's Shelter of Hope, RR District Victim Services Program, owners and managers of businesses that serve the local area, and more. Safe Communities also partners with these organizations to bring safety programs and services to the communities it serves.

Safe Communities has a long history in the Rainy River District. Beginning as the Rainy River Valley Safety Coalition in 1994, the goal was to be recognized as the "safest community in Canada". The group was very successful and in 2002 was chosen by the World Health Organization as a location to hold the 11th annual World Health Safety Conference that saw 250 delegates from 23 countries attend and gained recognition as a safe community from the WHO that same year.

The list of successful programs and initiatives Safe Communities have convened is lengthy and varied. Some of the topics the Safe Communities Team has taken on are, substance abuse education, overnight camps to teach youth the risk factors associated with crime and victimization, participation in Project Safe Hallowe'en where 4,000 glow sticks were distributed to daycares and schools along with instruction to keep safe while Trick-or-Treating. The SIDNE program (Simulated Impaired Driving Experience) that educates youth in the dangers of impaired or distracted driving, the PARTY program (Prevent Alcohol Related Trauma in Youth), a one-day injury awareness and prevention program for youth age 15 and older that is vital in the community effort to reduce death and injury in alcohol, drug and risk-related crashes and incidents. Passport to Farm Safety, car-seat safety clinics where new parents are taught how to choose and use a safe car seat for infants and young children, the "Kiss-and-Ride" program which addressed the safety concerns of children crossing busy roads to get to school.

The First Responder Community Youth Program would especially be hard hit due to lack of funding. Participants in this program are involved in many community events and safety initiatives such as AEDs that are installed in community spaces like the library, providing first aid for the Canadian Bass Championship, the Dragon Boat Festival, Canada Day festivities, Pow Wows, sandbagging, helping out with the PARTY and SIDNE programs and many more. The program has received international recognition in JEMS (Journal of Emergency Medical Services), the International Journal of Injury Prevention, and served as a pilot project for several high schools in the USA. The MEDIMAN mannequins used for First Aid training and the equipment for the SIDNE program would no longer be insured due to lack of funding.

The Substance Abuse Prevention Team (SAPT) was brought under the umbrella of Safe Communities when provincial funding came to an end in 2014. The Team continues to provide programs that educate and prevent drug abuse. Drug abuse in the Rainy River area has reached crisis level. There is a renewed energy about the team and since February we have grown our members to 28 from our previous 16. The team held a BBQ in Rainy Lake Square on May 17, 2022 and distributed care packages to the homeless

and addicted. Planning for more events continues as the illicit drug problem grows in our communities. While much can be done by donation from the agencies involved in the team, resources grow thin from all sides, and the team cannot educate our young people on the dangers of drug abuse.

In closing, we just want to say that we hope that you will see the positive effects of having a dedicated group of individuals that are looking to keep the entire Rainy River District safe.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Chad Buist', with a stylized, flowing script.

Chad Buist,
Chair, Safe Communities

A handwritten signature in blue ink, appearing to read 'Joan MacLean', with a stylized, flowing script.

Joan MacLean
Co-chair, Safe Communities

RAINY RIVER DISTRICT SAFE COMMUNITIES
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INTERIM BUDGET - 2022

GILLON'S INSURANCE

- DIRECTORS LIABILITY, MEDIMAN AND S.I.D.N.E. INSURANCE (Simulated Impaired Driving Experience)	5,000
P.A.R.T.Y. LICENCE (PREVENT ALCOHOL RELATED TRAUMA IN YOUTH)	500
MEDIMAN WARRANTY (SAFETY MANNEQINS)	2,200
CHEM FREE GRAD	600
- Fort Frances, Atikokan, Rainy River	600
PROJECT SAFE HALLOWEEN (TRUNK OR TREAT)	1,000
OVERDOSE AWARENESS DAY - SUBSTANCE ABUSE PREVENTION TEAM	200
POSITIVE TICKETING - OPP PARTNERSHIP	500
STRATEGIC PLANNING SESSION (2023)	
YOUTH MEDICAL FIRST RESPONDERS - RECOGNITION AWARD	100
YOUTH MEDICAL FIRST RESPONDERS - EMS CONFERENCE FEES	1,000
CAR SEAT SAFETY AWARENESS CLINIC	500
BICYCLE SAFETY RODEO	500
NALOXONE & CPR TRAINING - 4 SESSIONS	800
CELL PHONE CHARGING STATIONS UPGRADE	200
ADVERTISING	1,000
	<hr/>
	14,700

PER CAPITA

0.95

DISTRICT POPULATIONS	
ALBERTON	954
ATIKOKAN	2,642
CHAPPLE	763
DAWSON	399
EMO	1,204
FORT FRANCES	7,466
LAVALLEE	788
MORLEY	493
RAINY RIVER	752
	<hr/>
	15,461



FORTFRANCES
BOUNDLESS

2022 OPERATING BUDGET

ADMINISTRATIVE REPORT

Date: 2022-03-07
From: Dawn Galusha, Treasurer
To: Committee of the Whole
File Number: 2022-AF-10

ISSUE

Setting a budget for the Town of Fort Frances which is the estimate of revenues and expenses for the 2022 fiscal year, while determining the appropriate tax rates for all classes of properties and considering if 2022 is the optimal time to reduce the Large Industrial ratio.

ADMINISTRATIVE RECOMMENDATION

Administration recommends:

THAT Council of the Town of Fort Frances approve the Operating Budget increase of \$318,840 for 2022; and

FURTHER THAT the Municipal tax rate increase is 3.49%, which includes a reduction of the Large Industrial Tax ratio by one-half of the difference between the 2021 ratio and the Industrial ratio; therefore reducing it to 4.663262.

STRATEGIC IMPACT

The Strategic Impacts were presented on my last report dated February 22, 2022.

OPTIONS & ALTERNATIVES

- (1) That Council approve the Operating Budget increase of \$318,840 with the change to the Large Industrial Ratio to be equal to the Industrial Ratio in 2 years
- (2) That Council detail further changes to the Budget that they wish to see Administration bring forward.

HISTORY

Pursuant to the ***Municipal Act, 2001***, Section 290, for each year, a local municipality shall, in the year or the immediately preceding year, prepare and adopt a budget including estimates of all sums required during the year for the purposes of the municipality, including,

- a) Amounts sufficient to pay all debts of the municipality falling due within the year;
- b) Amounts required to be raised for sinking funds or retirement funds; and
- c) Amounts required for any board, commission or other body.

At the last Special Committee of the Whole-Budget meeting, Council advised that they wanted Administration to cut \$100,000 from that Budget and to proceed with Option 2, which reduces the Large Industrial ratio over 2 years to be equivalent to the Industrial ratio.

ANALYSIS

Administration has been working on operating projections for the 2022 year. Administration had reviewed the budget line by line in advance of sending the information to Council, and as such we feel we are providing an accurate budget forecast for 2022. These projections were presented to the Executive Committees during the week of February 7 and discussed at the Special Committee of the Whole-Budget meeting on February 22. The changes to that budget are attached to this agenda.

The Preliminary Water and Sewer balanced budgets were incorporated in the budget document package, but they do not have a direct impact on the General Operating budget. The Water & Sewer Budgets are stand-alone utilities supported by Water & Sewer rates, which are a cost of living, but do not directly affect taxation rates.

The Current 2022 General Operating Budget presented, indicates a deficit of \$318,840.

Division	2021	2022	Increase/ Decrease	Amount
Corporate Services	(10,574,903)	(10,518,072)	Increase	54,831
Administration & Finance	1,278,045	1,423,071	Increase	145,026
Emergency Services (includes COVID-19)	3,301,734	3,281,094	Decrease	(20,640)
Community Services	2,336,300	2,394,046	Increase	57,746
Operations & Facilities	3,379,827	3,484,922	Increase	105,095
Planning & Development	278,997	255,779	Decrease	(23,218)
Total Budget Increase				318,840

In considering the impact of the 2022 budget on the tax rates for ratepayers in the Town of Fort Frances, please consider the following:

- 1.4% of the increase is a reserve transfer due to the results of the AMP
- The remaining tax rate increase for 2022 is 2.09%
- CPI for 2021 was 5.2%

There was a public request that was missed and is attached here now. It is from Safe Communities Rainy River District requesting the Town's generous support of a 0.25 cent per capita levy. In 2020, the levy to this group was cut from the budget as there are so many community groups doing the same or similar service and Council decided to discontinue funding it. I have left this out of the budget for that reason.

CONSULTATION

The following groups have been consulted and have had major input into the Operating Budget:

- Senior Managers
- Middle Managers
- Executive Committees

SUPPORTING DOCUMENTS

- (1) Safe Communities Support Request
- (2) 2022 Draft Budget Changes
- (3) Tax Rates using Alternative Ratios where the Large Industrial Ratio is reduced
- (4) Tax Analysis of Above Scenario



c/o 1426 Sunset Drive
Fort Frances, ON
P9A 2T8

December 8, 2021

Town of Fort Frances
c/o Gabrielle Lecuyer

27 years ago many of our local community organizations joined together to form The Rainy River Safety Coalition, now known as "Safe Communities". It is with this presence that we are recognized by the World Health Organization as a designated safe community.

Covid has slowed us down, however the good news is that quarterly partner meetings have resumed and plans for an annual 2022 AGM are underway, during which, specific targets will be developed based on stakeholders input.

New projects and programs are offered each year. Support initiatives include: OPP positive ticket campaign, NWHU car seat inspection program, Alcohol and risk-related trauma prevention programs for youth, high school Chem-free grad and First Responder training, as well as Road and Rail safety projects, anti bullying buddy benches, phone charger safety advertising, School bus safety, winter warmth emergency toques and life jacket safety use and promotion, to list a few!

Guest speakers are invited to our partners meetings to help us better understand and appreciate issues to include: cultural barriers, substance abuse, mental health and dementia, as examples.

Our district municipalities have generously supported this via a .25-cent per capita levy.

For the past two years we have not received this support and would kindly ask that you consider placing it in your upcoming budget.

Safety Promotion is not only the right thing to do, but prevents suffering and expense that would otherwise occur. We have a history of safety enlightenment which we wish to carry forward, with your help!

Yours in Safety,

A handwritten signature in black ink, appearing to be "C Buist".

Chad Buist, co-chair

cbuist@rrdssab.on.ca



ADMINISTRATIVE REPORT

Subject: Request for Reconsideration Minutes of Settlement for 804 Scott St. for 2022 Roll #5912-030-002-02500-0000
Date: 2022-07-05
To: Administration & Finance Executive Committee
From: Dawn Galusha, Treasurer
File Number: TRE2022-31



ISSUE

- (1) Request for Reconsideration Minutes of Settlement for 804 Scott St. for 2022 Roll #5912-030-002-02500-0000

ADMINISTRATIVE RECOMMENDATION

It is the recommendation of Administration:

THAT the Administration and Finance Executive Committee recommend processing the request for reconsideration minutes of settlement for the property located at 804 Scott Street for 2022 as received.

STRATEGIC IMPACT

N/A

OPTIONS & ALTERNATIVES

- (1) Approve the request for reconsideration.
- (2) Deny the request.

HISTORY

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

804 Scott Street– Commercial (CT) CVA of 374,000 decreased to CVA of 286,000, effective January 1, 2022 for the 2022 taxation year resulting from an updated commercial building value.

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 August 4, 2022.

REQUEST FOR RECONSIDERATION MINUTES OF SETTLEMENT FOR 804 SCOTT ST. FOR 2022 ROLL #5912- 030-002-02500-0000

That total financial impact of the Minutes of Settlement is \$3,815.46 consisting of a reduction of municipal revenue of \$3,068.84, and education revenue of \$746.62 as listed in the attached Tax Account Adjustment worksheet.

CONSULTATION

N/A

SUPPORTING DOCUMENTS

- (1) Tax Account Adjustment Worksheet
- (2) Results of Request for Reconsideration



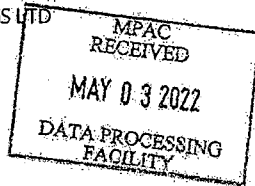
# Days	Year Affected	Roll #	Assessment Change	RTC/RTQ	Municipal Rate	School Rate	Municipal Amount	English Public	English Separate	French Public	French Separate	No Sup School	BIA	TOTAL
MOS	2022	3.2.02500	CT	-88,000	0.03487323	0.00848436	-3,068.84					-746.62		-3,815.46

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



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
PROPRIÉTÉ DES MUNICIPALITÉS

FARM BOY REAL ESTATE HOLDINGS LTD
RMB 277
RR 1 LCD MAIN
FORT FRANCES ON P9A3M2



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 revised property assessment below.

Owner name(s) FARM BOY REAL ESTATE HOLDINGS LTD
Roll number 59-12-030-002-02500-0000
Property location and description 804 SCOTT ST
PLAN ALB LOT 413 PCL 413:1 & 413:2
Municipality/Local taxing Authority FORT FRANCES TOWN

CURRENT Property Assessment

**Property
Classification**

Commercial (CT)
Total

Current Value Assessed	
2012	2016
\$304,000	\$374,000
\$304,000	\$374,000

**Property
Classification**

Commercial (CT)
Total

Effective date: January 01, 2022

Phase-in Assessment for Taxation Years	
	2022
	\$374,000
Total	\$374,000

RECOMMENDED Property Assessment

**Property
Classification**

Commercial (CT)
Total

Current Value Assessed	
2012	2016
\$304,000	\$286,000
\$304,000	\$286,000

**Property
Classification**

Commercial (CT)
Total

Effective date: January 01, 2022

Phase-in Assessment for Taxation Years	
	2022
	\$286,000
Total	\$286,000

Why your property assessment changed

- Updated commercial/industrial building value

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.



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 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 July 18, 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:

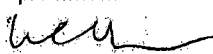


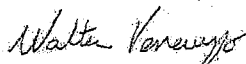
Email: enquiry@mpac.ca



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

We must receive your response no later than May 13, 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 Wade Frizzen President	Date (yyyy/mm/dd) 2022/04/22
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Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2022/04/19
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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: August 4, 2022

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: 59-12-030-002-02500-0000

Batch: HH06292022FARM

#	Name	Assessment Code	Description	Assessment	Levy Amount	General
030002025000000	FARM BOY REAL ESTATE HOLDINGS LT					
General	CTN		Com Tx:Full - NoSup	-\$88,000	-\$3,815.46	
Roll Total:				-\$88,000	-\$3,815.46	
				-\$88,000	-\$3,815.46	-\$88,000

*** END OF REPORT ***

Date: 6/29/2022 9:42:47 AM
User: hhatch

Town of Fort Frances
Distribution Summary
Property Taxes

Page: 1

Batch: HH06292022FARM

Account Number	Account Description	Amount
10-001-0000-0040-10241	Taxes Receivable- Current	-\$3,815.46
10-010-0150-0122-50014	Commercial Tax Full - T (Including D	\$3,068.84
10-010-0151-0122-50014	Commercial Tax Full - T (Including D	\$746.62
	Report Total:	\$0.00

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

ADMINISTRATIVE REPORT

Subject: Request for Reconsideration Minutes of Settlement for 1107 Kings Highway for 2022 Roll #5912-010-006-05600-0000
Date: 2022-07-05
To: Administration & Finance Executive Committee
From: Dawn Galusha, Treasurer
File Number: TRE2022-32



ISSUE

- (1) Request for Reconsideration Minutes of Settlement for 1107 Kings Highway for 2022 Roll #5912-010-006-05600-0000

ADMINISTRATIVE RECOMMENDATION

It is the recommendation of Administration:

THAT the Administration and Finance Executive Committee recommend processing the request for reconsideration minutes of settlement for the property located at 1107 Kings Highway for 2022 as received.

STRATEGIC IMPACT

N/A

OPTIONS & ALTERNATIVES

- (1) Approve the request for reconsideration.
- (2) Deny the request.

HISTORY

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

1107 Kings Highway– Residential (RT) CVA of 92,000 decreased to CVA of 34,500, effective January 1, 2022 for the 2022 taxation year resulting from a changed value due to condition of structures.

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 August 11, 2022.

REQUEST FOR RECONSIDERATION MINUTES OF SETTLEMENT FOR 1107 KINGS HIGHWAY FOR 2022 ROLL #5912-010-006-05600-0000

That total financial impact of the Minutes of Settlement is \$1,152.15 consisting of a reduction of municipal revenue of \$1,064.17 and education revenue of \$87.98 as listed in the attached Tax Account Adjustment worksheet.

CONSULTATION

N/A

SUPPORTING DOCUMENTS

- (1) Tax Account Adjustment Worksheet
- (2) Results of Request for Reconsideration



# 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	1.6.05600	RTEP	-57,500	0.01850739	0.00153000	-1,064.17	-87.98						-1,152.15

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



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

ALMOND, TIMOTHY
1107 KINGS HWY
FORT FRANCES ON P9A 2X8

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 revised property assessment below.

Owner name(s) ALMOND, TIMOTHY
Roll number 59-12-010-006-05600-0000
Property location and description 1107 KING'S HWY
PT RIV R LOT 42 PCL 13168
Municipality/Local taxing Authority FORT FRANCES TOWN

**CURRENT Property Assessment
Property
Classification**

Residential (RT)
Total

Current Value Assessed
2012 **2016**
\$90,000 \$92,000
\$90,000 \$92,000

**Property
Classification**

Residential (RT)
Total

Effective date: January 01, 2022

Phase-In Assessment for Taxation Years
2022
\$92,000
\$92,000

RECOMMENDED Property Assessment

**Property
Classification**

Residential (RT)
Total

Current Value Assessed
2012 **2016**
\$33,750 \$34,500
\$33,750 \$34,500

**Property
Classification**

Residential (RT)
Total

Effective date: January 01, 2022

Phase-In Assessment for Taxation Years
2022
\$34,500
\$34,500

Why your property assessment changed

- Changed value due to condition of structure(s)

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.



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 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 July 4, 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 May 7, 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 Timothy Almond	Date (yyyy/mm/dd) 2022/05/07
--	------------------------------	---------------------------------

Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2022/04/05
--------------------------------------	---	---------------------------------

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: August 11, 2022

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: 59-12-010-006-05600-0000

Account Number	Account Description	Amount
10-001-0000-0040-10241	Taxes Receivable- Current	-\$1,152.15
10-010-0150-0121-50018	Residential - EP	\$1,064.17
10-010-0151-0121-50018	Residential - EP	\$87.98
Report Total:		\$0.00
*** E N D O F R E P O R T ***		

Batch: HH06272022ALM

Roll #	Name	Assessment Code	Description	Assessment	Levy Amount	General

010006056000000	ALMOND TIMOTHY					
General		RTEP	Res/Farm Tx:Full - EPubSup	-\$57,500	-\$1,152.15	
Roll Total:				-\$57,500	-\$1,152.15	
				-\$57,500	-\$1,152.15	-\$57,500
				=====		

*** END OF REPORT ***

ADMINISTRATIVE REPORT

Subject: Request for Reconsideration Minutes of Settlement for Mclrvine Road North for 2022 Roll #5912-010-006-12450-0000
Date: 2022-07-05
To: Administration & Finance Executive Committee
From: Dawn Galusha, Treasurer
File Number: TRE2022-33



ISSUE

- (1) Request for Reconsideration Minutes of Settlement for Mclrvine Road North for 2022 Roll #5912-010-006-12450-0000

ADMINISTRATIVE RECOMMENDATION

It is the recommendation of Administration:

THAT the Administration and Finance Executive Committee recommend processing the request for reconsideration minutes of settlement for the property located at Mclrvine Road North for 2022 as received.

STRATEGIC IMPACT

N/A

OPTIONS & ALTERNATIVES

- (1) Approve the request for reconsideration.
- (2) Deny the request.

HISTORY

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

Mclrvine Road North– Commercial (CT) CVA of 85,000 decreased to CVA of 0, and Residential (RT) CVA of 0 increased to CVA of 85,000, effective January 1, 2022 for the 2022 taxation year resulting from a changed in property use.

REQUEST FOR RECONSIDERATION MINUTES OF SETTLEMENT FOR MCIRVINE ROAD NORTH FOR 2022 ROLL #5912-010-006-12450-0000

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 July 28, 2022.

That total financial impact of the Minutes of Settlement is \$1,982.21 consisting of a reduction of municipal revenue of \$1,391.10 and education revenue of \$591.11 as listed in the attached Tax Account Adjustment worksheet.

CONSULTATION

N/A

SUPPORTING DOCUMENTS

- (1) Tax Account Adjustment Worksheet
- (2) Results of Request for Reconsideration



RE2022-23

# 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	1.6.12450	CT	-85,000	0.03487323	0.00848436	-2,964.22					-721.17		-3,685.39
		1.6.12450	RT	85,000	0.01850739	0.00153000	1,573.13	130.05						1,703.18
							-1,391.10	130.05				-721.17		-1,982.21

**Results of Request for Reconsideration
Property Assessment Notice**



HAMILTON, ROBERT SCOTT
1725 SUNSET DR
FORT FRANCES ON P9A 3V2

Call us



Call 1-800-387-7272



Email us



Write MPAC, 1000 Highway 70, Suite 100, Richmond Hill, ON L4B 1N2

If you have any questions,
please call MPAC

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) HAMILTON, ROBERT SCOTT
Roll number 59-12-010-006-12450-0000
Property location and description MCIRVINE RD N
MCIRVINE SEC 30 & 31 PLAN 4843731 PTS 1,2,3,4,& 5 PCLS
25997.9973, 25996, 25998, 25999
Municipality/Local taxing Authority FORT FRANCES TOWN

CURRENT Property Assessment

**Property
Classification**

Current Value Assessed

Commercial (CT)
Total

2012	2016
\$75,000	\$85,000
\$75,000	\$85,000

**Property
Classification**

Effective date: January 01, 2022
Phase-In Assessment for Taxation Years

Commercial (CT)
Total

2022
\$85,000
\$85,000

RECOMMENDED Property Assessment

**Property
Classification**

Current Value Assessed

Residential (RT)
Total

2012	2016
\$83,559	\$85,000
\$83,559	\$85,000

**Property
Classification**

Effective date: January 01, 2022
Phase-In Assessment for Taxation Years

Residential (RT)
Total

2022
\$85,000
\$85,000

Why your property assessment changed

- Change in property use

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

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 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 June 20, 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 April 22, 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 ROBERT S. HAMILTON	Date (yyyy/mm/dd) APR 21/22
---	----------------------------------	--------------------------------

Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2022/03/22
--	---	---------------------------------

Objection by Municipality or Local Taxing Authority

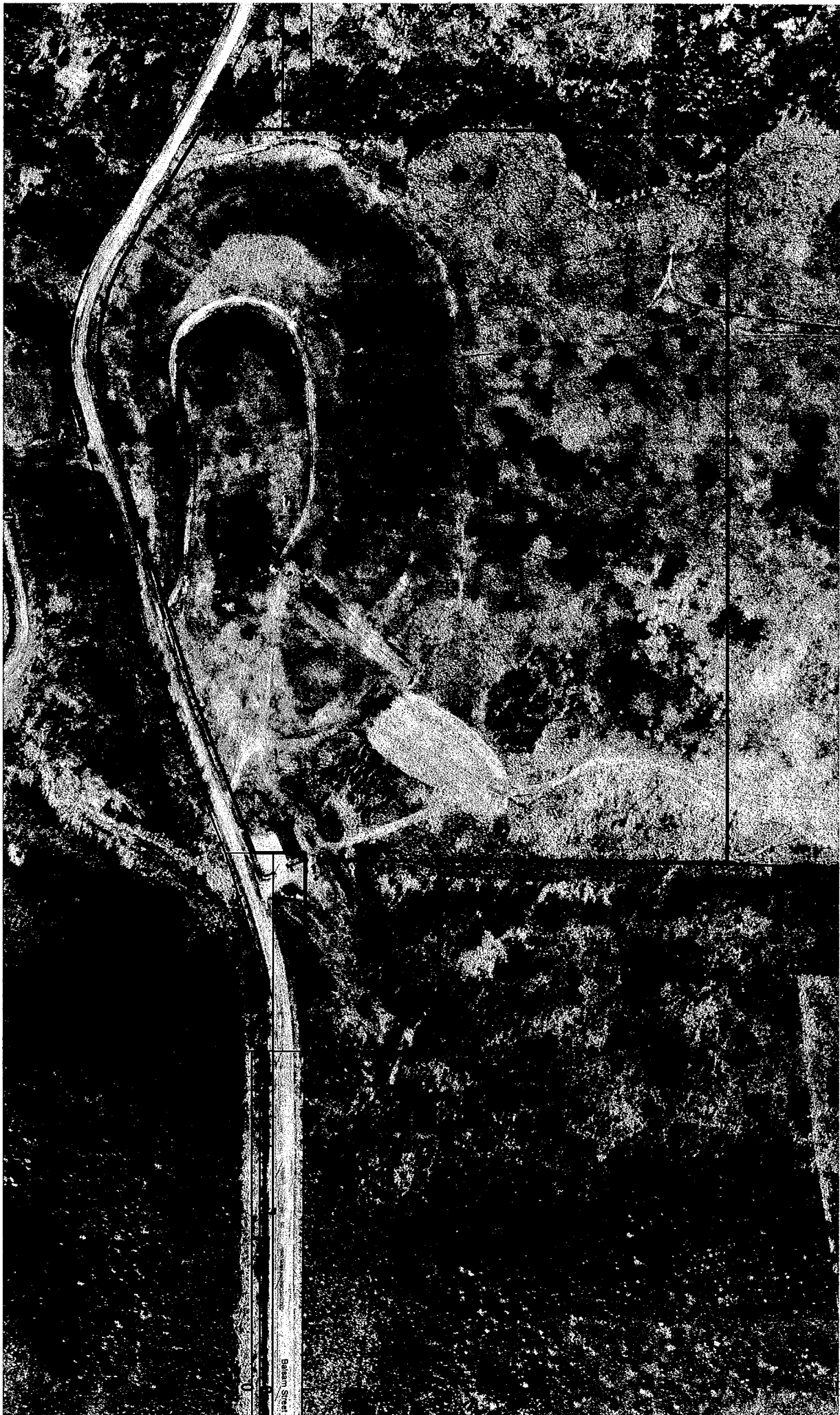
Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
---------------------------------------	----------------------	-------------------

Last date for a municipal appeal: July 28, 2022

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: 59-12-010-006-12450-0000



Batch: HH06292022HAM

#	Name	Assessment Code	Description	Assessment	Levy Amount	General

010006124500000	HAMILTON ROBERT SCOTT					
General	CTN		Com Tx:Full - NoSup	-\$85,000	-\$3,685.39	
General	RTEP		Res/Farm Tx:Full - EPubSup	\$85,000	\$1,703.18	
			Roll Total:	\$0	-\$1,982.21	
				\$0	-\$1,982.21	\$0
=====						

*** END OF REPORT ***

Date: 6/29/2022 10:25:51 AM
User: hhatch

Town of Fort Frances
Distribution Summary
Property Taxes

Page: 1

Batch: HH06292022HAM

Account Number	Account Description	Amount
10-001-0000-0040-10241	Taxes Receivable- Current	-\$1,982.21
10-010-0150-0121-50018	Residential - EP	-\$1,573.13
10-010-0150-0122-50014	Commercial Tax Full - T (Including D	\$2,964.22
10-010-0151-0121-50018	Residential - EP	-\$130.05
10-010-0151-0122-50014	Commercial Tax Full - T (Including D	\$721.17
	Report Total:	\$0.00

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

ADMINISTRATIVE REPORT

Subject: Amended Property Assessment Notice for 838 Huffman Court for 2022 Roll #5912-030-007-22427-0000
Date: 2022-07-05
To: Administration & Finance Executive Committee
From: Dawn Galusha, Treasurer
File Number: TRE2022-34



ISSUE

- (1) Amended Property Assessment Notice for 838 Huffman Court for 2022 Roll #5912-030-007-22427-0000

ADMINISTRATIVE RECOMMENDATION

It is the recommendation of Administration:

THAT the Administration and Finance Executive Committee recommend that Council approve the adjustment of 2022 taxes from the Amended Property Notice for property located at 838 Huffman Court as received.

STRATEGIC IMPACT

N/A

OPTIONS & ALTERNATIVES

- (1) Approve the Amended Property Assessment Notice.
- (2) Deny the request.

HISTORY

Attached is the Amended Property Assessment Notice for the 2022 taxation year under the *Assessment Act* from MPAC resulting from correction of factual information regarding the property has resulted in a change to the assessment. These changes are effective for taxation beginning January 1, 2022.

ANALYSIS

That total financial impact of the Amended Property Assessment Notice is \$1,382.58 consisting of a reduction of municipal revenue of \$1,277.01 and education revenue of \$105.57 as listed in the attached Write-offs/Tax Account Adjustment worksheet.

**AMENDED PROPERTY ASSESSMENT NOTICE FOR 838
HUFFMAN COURT FOR 2022 ROLL #5912-030-007-22427-
0000**

CONSULTATION

N/A

SUPPORTING DOCUMENTS

- (1) Tax Account Adjustment Worksheet
- (2) Results of Request for Reconsideration



TR2022-34

2022 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS[illegible]



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Issue Date:
January 24, 2022

MITCHELL ADAM JOSEPH
GUSTAFSON-MITCHELL DANIELLE NICOLE
RMB 2012
1425 HIGHWAY 11 E
RR 2
FORT FRANCES ON P9A 3M3

THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying all properties in Ontario. Your municipality will use your assessment to calculate your 2022 property taxes.

Why am I receiving this notice?

This Amended Property Assessment Notice replaces the Notice we previously sent. We have corrected factual information about your property which has changed the assessed value, classification and/or tax liability. This change is effective for taxation beginning January 1, 2022.

PROPERTY OVERVIEW:

Roll number: 59 12 030 007 22427 0000
Location and description: 838 HUFFMAN CRT
PLAN 48M382 LOT 15
Municipality: FORT FRANCES TOWN

AMENDED ASSESSMENT OVERVIEW:

Your property's assessed value as of **January 1, 2016:** **\$425,000**
Your property's assessed value as of **January 1, 2012:** **\$417,796**
Between **2012** and **2016**, your property's assessed value changed by: **\$7,204**

What happens if my assessed value has changed?

Your updated assessed value will be used to calculate your property taxes for the 2022 tax year.

Amended Property Assessment Notice

For the 2022 property
tax year

This notice contains
important information
about an update made
to your property during
the year.

Please visit mpac.ca/notice
or scan the QR code below
with your mobile device to
learn more about why you
are receiving this
notice.



Please review and keep
for your records.

MPAC assesses
and classifies all
properties in Ontario
in compliance with
the *Assessment Act*
and regulations set
by the Government
of Ontario.

Property assessments
for the 2022 tax year
will continue to be
based on the fully
phased-in
January 1, 2016
assessed values.

The applicable legislation prevails to the extent there is any conflict between this Notice and the current law. This assessment is made under section 32(1.1) of the *Assessment Act*.



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

PROPERTY SUMMARY:

Property type: Single Family Detached

Property information: Frontage: 74.64 feet
Depth: 114.83 feet
Lot area: 0.20 acres

Building - exterior square footage: 2,839 square feet

Year of construction: 2020

UNDERSTANDING YOUR AMENDED PROPERTY ASSESSMENT NOTICE:

Why am I receiving this notice ? ■

MPAC previously sent a Notice on the assessment of your property. Since then, we have made corrections in the factual information about your property. This may include:

- buildings or other structures
- use
- lot size
- legal description, or
- other factual information that affects its assessed value, classification and/or tax liability.



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Attachment

Roll number:

59 12 030 007 22427 0000

CHANGE(S) TO YOUR PROPERTY ASSESSMENT:

Previous assessment information:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2022
Residential Taxable	\$485,626	\$494,000	\$494,000

Amended for the 2022 tax year:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2022
Residential Taxable	\$417,796	\$425,000	\$425,000

SCHOOL SUPPORT:

Property class	School support type	2022 assessment
Residential	English-Public	\$425,000



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Attachment

CONTINUED

Roll number:

59 12 030 007 22427 0000

HOW CAN I LEARN MORE ABOUT MY ASSESSMENT?

Visit **mpac.ca** and log onto **AboutMyProperty** to learn more about how your property was assessed, see the information we have on file and compare it to others in your area.

To register, enter in your roll number and access key as noted below.

Roll number:

59 12 030 007 22427 0000

Access key:

74548 5A513 6C9FE

If you do not agree with the change(s) in the assessed value and/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 May 24, 2022. To file an RfR, visit **mpac.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 May 24, 2022. To file an appeal, visit the ARB's website at **tribunalsontario.ca/arb/**.

For all properties:

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

WE'RE HERE TO HELP

Visit **mpac.ca** or contact us at **1 866 296-6722** or TTY **1 877 889-6722** and one of our assessment experts will assist you.

Please have your roll number available when you contact us.
Monday to Friday 8 a.m. to 5 p.m.

If you have any accessibility needs, please let our representatives know how we can best accommodate you.

Pour changer votre préférence en matière de langue, veuillez vous connecter à AboutMyProperty sur **mpac.ca/fr**.

Batch: HH06292022MITCH

#	Name	Assessment Code	Description	Assessment	Levy Amount	General
030007224270000	MITCHELL ADAM JOSEPH					
General	RTEP		Res/Farm Tx:Full - EPubSup	-\$69,000	-\$1,382.58	
			Roll Total:	-\$69,000	-\$1,382.58	
				-\$69,000	-\$1,382.58	-\$69,000

*** END OF REPORT ***

Date: 6/29/2022 11:34:46 AM
User: hhatch

Town of Fort Frances
Distribution Summary
Property Taxes

Page: 1

Batch: HH06292022MITCH

Account Number	Account Description	Amount
10-001-0000-0040-10241	Taxes Receivable- Current	-\$1,382.58
10-010-0150-0121-50018	Residential - EP	\$1,277.01
10-010-0151-0121-50018	Residential - EP	\$105.57
Report Total:		\$0.00

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

ADMINISTRATIVE REPORT

Subject: Amended Property Assessment Notice for Union Gas Distribution Lines for 2022 Roll #5912-030-007-24300-0000
Date: 2022-07-05
To: Administration & Finance Executive Committee
From: Dawn Galusha, Treasurer
File Number: TRE2022-35



ISSUE

- (1) Amended Property Assessment Notice for Union Gas Distribution Lines for 2022 Roll #5912-030-007-24300-0000

ADMINISTRATIVE RECOMMENDATION

It is the recommendation of Administration:

THAT the Administration and Finance Executive Committee recommend that Council approve the adjustment of 2022 taxes from the Amended Property Notice for property known as Union Gas Distribution Lines as received.

STRATEGIC IMPACT

N/A

OPTIONS & ALTERNATIVES

- (1) Approve the Amended Property Assessment Notice.
- (2) Deny the request.

HISTORY

Attached is the Amended Property Assessment Notice for the 2022 taxation year under the *Assessment Act* from MPAC resulting from correction of factual information regarding the property has resulted in a change to the assessment. These changes are effective for taxation beginning January 1, 2022.

ANALYSIS

That total financial impact of the Amended Property Assessment Notice is \$1,005.64 consisting of a reduction of municipal revenue of \$847.24 and education revenue of \$158.40 as listed in the attached Write-offs/Tax Account Adjustment worksheet.

**AMENDED PROPERTY ASSESSMENT NOTICE FOR UNION
GAS DISTRIBUTION LINES FOR 2022 ROLL #5912-030-007-
24300-0000**

CONSULTATION

N/A

SUPPORTING DOCUMENTS

- (1) Tax Account Adjustment Worksheet
- (2) Results of Request for Reconsideration



2022 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

PRANS										
2022	3.7.24300	-18,000	PT	0.04706899	0.00880000	-847.24			-158.40	-1,005.64



Issue Date:
June 20, 2022

UNION GAS LIMITED
PROPERTY TAX DEPARTMENT 50 KEIL DRIVE
NORTH
PO BOX 2001 STN MAIN
CHATHAM ON N7M 5M1

Amended Property Assessment Notice

For the 2022 property
tax year

THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying all properties in Ontario. Your municipality will use your assessment to calculate your 2022 property taxes.

Why am I receiving this notice?

This Amended Property Assessment Notice replaces the Notice we previously sent. We have corrected factual information about your property which has changed the assessed value, classification and/or tax liability. This change is effective for taxation beginning January 1, 2022.

PROPERTY OVERVIEW:

Roll number: 59 12 030 007 24300 0000
Location and description: GAS DISTRIBUTION LINES
Municipality: FORT FRANCES TOWN

AMENDED ASSESSMENT OVERVIEW:

Your property's assessed value as of January 1, 2016: **\$2,652,000**

Your property's assessed value as of January 1, 2012: **\$2,397,934**

Between 2012 and 2016, your property's assessed value changed by: **\$254,066**

What happens if my assessed value has changed?

Your updated assessed value will be used to calculate your property taxes for the 2022 tax year.

This notice contains important information about an update made to your property during the year.

Please visit mpac.ca/notice or scan the QR code below with your mobile device to learn more about why you are receiving this notice.



Please review and keep for your records.

MPAC assesses and classifies all properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario.

Property assessments for the 2022 tax year will continue to be based on the fully phased-in January 1, 2016 assessed values.



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

PROPERTY SUMMARY:

Property type: Pipelines
Property information: Lot area: 1.00 acres

UNDERSTANDING YOUR AMENDED PROPERTY ASSESSMENT NOTICE:

**Why am
I receiving
this notice ?**

MPAC previously sent a Notice on the assessment of your property. Since then, we have made corrections in the factual information about your property. This may include:

- buildings or other structures
- use
- lot size
- legal description, or
- other factual information that affects its assessed value, classification and/or tax liability.



Attachment

Roll number:

59 12 030 007 24300 0000

CHANGE(S) TO YOUR PROPERTY ASSESSMENT:

Previous assessment information:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2022
Pipeline Taxable	\$2,414,210	\$2,670,000	\$2,670,000

Amended for the 2022 tax year:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2022
Pipeline Taxable	\$2,397,934	\$2,652,000	\$2,652,000

SCHOOL SUPPORT:

Property class	School support type	2022 assessment
Pipeline	Not Applicable	\$2,652,000

HOW CAN I LEARN MORE ABOUT MY ASSESSMENT?

Visit mpac.ca and log onto **AboutMyProperty** to learn more about how your property was assessed, see the information we have on file and compare it to others in your area.

To register, enter in your roll number and access key as noted below.

Roll number: 59 12 030 007 24300 0000

Access key: ADA8C 99063 8C991

If you do not agree with the change(s) in the assessed value and/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 October 18, 2022. To file an RfR, visit mpac.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 October 18, 2022. To file an appeal, visit the ARB's website at tribunalsontario.ca/arb/.

For all properties:

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



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Attachment

CONTINUED

Roll number:

59 12 030 007 24300 0000

WE'RE HERE TO HELP

Visit mpac.ca or contact us at 1 866 296-6722 or TTY 1 877 889-6722
and one of our assessment experts will assist you.

Please have your roll number available when you contact us.
Monday to Friday 8 a.m. to 5 p.m.

If you have any accessibility needs, please let our representatives know how we can best accommodate you.

Pour changer votre préférence en matière de langue, veuillez vous connecter à
AboutMyProperty sur mpac.ca/fr.

Batch: HH06292022UNION

#	Name	Assessment Code	Description	Assessment	Levy Amount	General
030007243000000	UNION GAS LIMITED					
General	PTN		Pipeline Tx:Full - NoSup	-\$18,000	-\$1,005.64	
			Roll Total:	-\$18,000	-\$1,005.64	
				-\$18,000	-\$1,005.64	-\$18,000

*** END OF REPORT ***

Date: 6/29/2022 10:50:39 AM
User: hhatch

Town of Fort Frances
Distribution Summary
Property Taxes

Page: 1

Batch: HH06292022UNION

Account Number	Account Description	Amount
10-001-0000-0040-10241	Taxes Receivable- Current	-\$1,005.64
10-010-0151-0126-50014	Pipeline - T - NS	\$158.40
10-010-0150-0126-50014	Pipeline Tax - T	\$847.24
	Report Total:	\$0.00

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

ADMINISTRATIVE REPORT

Subject: Amended Property Assessment Notice for 427 Mowat Ave for 2022 Roll #5912-010-001-10700-0000
Date: 2022-07-05
To: Administration & Finance Executive Committee
From: Dawn Galusha, Treasurer
File Number: TRE2022-36



ISSUE

- (1) Amended Property Assessment Notice for 427 Mowat Ave for 2022 Roll #5912-010-001-10700-0000

ADMINISTRATIVE RECOMMENDATION

It is the recommendation of Administration:

THAT the Administration and Finance Executive Committee recommend that Council approve the adjustment of 2022 taxes from the Amended Property Notice for property located at 427 Mowat Avenue as received.

STRATEGIC IMPACT

N/A

OPTIONS & ALTERNATIVES

- (1) Approve the Amended Property Assessment Notice.
- (2) Deny the request.

HISTORY

Attached is the Amended Property Assessment Notice for the 2022 taxation year under the *Assessment Act* from MPAC resulting from correction of factual information regarding the property has resulted in a change to the assessment. These changes are effective for taxation beginning January 1, 2022.

ANALYSIS

That total financial impact of the Amended Property Assessment Notice is \$3,557.46 consisting of a reduction of municipal revenue of \$2,869.93 and education revenue of \$679.60 as listed in the attached Write-offs/Tax Account Adjustment worksheet.

CONSULTATION

N/A

SUPPORTING DOCUMENTS

- (1) Tax Account Adjustment Worksheet
- (2) Results of Request for Reconsideration



RE 2022-36

2022 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

PRANS									
	2022	1.1.10700	-900	LT	0.08509868	0.00880000	-76.59		
	2022	1.1.10700	-80,100	CT	0.03487323	0.00848436	-2,793.35		
		-					-2,869.93	0.00	
							-679.60		-84.51
							-679.60		-3,472.95
							-679.60		-3,557.46



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Issue Date:
April 19, 2022

2670568 ONTARIO LIMITED
203 MAIN ST W
PO BOX 365
OTTERVILLE ON N0J 1R0

THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying all properties in Ontario. Your municipality will use your assessment to calculate your 2022 property taxes.

Why am I receiving this notice?

This Amended Property Assessment Notice replaces the Notice we previously sent. We have corrected factual information about your property which has changed the assessed value, classification and/or tax liability. This change is effective for taxation beginning January 1, 2022.

PROPERTY OVERVIEW:

Roll number: 59 12 010 001 10700 0000

Location and description: 427 MOWAT AVE
TOWN PLOT ALBERTON PT LOTS 1 53 89 TO 94
112 215 TO 121 J K L PT FRONT ST PT
MOWAT AVE PT NELSON ST PT PORTAGE AVE
PLAN M74 BLK 8 PT LOTS 5 AND 6 PLAN
SM149 PT BLK 2 PT UNDESIGNATED LANDS AND
RP 48R4138 PARTS 3 TO 8 RP 48R1559 PARTS
3 4 6 RP 48R3320 PART 1 RP 48R3853 PARTS
1 TO 10 RP 48R3873 PARTS 1 TO 3 RP
48R4149 PART 1 RP 48R4169 PARTS 1 AND 2
RP 48R4583 PARTS 11 12 14 AND 15 PCL
5754 AND 13146

Municipality: FORT FRANCES TOWN

AMENDED ASSESSMENT OVERVIEW:

Your property's assessed value as of **January 1, 2016:** **\$3,553,000**

Your property's assessed value as of **January 1, 2012:** **\$3,708,098**

Between **2012** and **2016**, your property's assessed value changed by: **-\$155,098**

What happens if my assessed value has changed?

Your updated assessed value will be used to calculate your property taxes for the 2022 tax year.

Amended Property Assessment Notice

For the 2022 property
tax year

This notice contains
important information
about an update made
to your property during
the year.

Please visit mpac.ca/notice
or scan the QR code below
with your mobile device to
learn more about why you
are receiving this
notice.



Please review and keep
for your records.

MPAC assesses
and classifies all
properties in Ontario
in compliance with
the *Assessment Act*
and regulations set
by the Government
of Ontario.

Property assessments
for the 2022 tax year
will continue to be
based on the fully
phased-in
January 1, 2016
assessed values.



**MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION**

PROPERTY SUMMARY:

Property type: Pulp and Paper mill

Property information: Lot area: 58.77 acres

UNDERSTANDING YOUR AMENDED PROPERTY ASSESSMENT NOTICE:

**Why am
I receiving
this notice ?**

MPAC previously sent a Notice on the assessment of your property. Since then, we have made corrections in the factual information about your property. This may include:

- buildings or other structures
- use
- lot size
- legal description, or
- other factual information that affects its assessed value, classification and/or tax liability.



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Attachment

Roll number:

59 12 010 001 10700 0000

CHANGE(S) TO YOUR PROPERTY ASSESSMENT:

Previous assessment information:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2022
Commercial Taxable	\$556,989	\$1,855,700	\$1,855,700
Large Industrial Taxable	\$3,176,759	\$1,778,300	\$1,778,300
TOTAL	\$3,733,748	\$3,634,000	\$3,634,000

Amended for the 2022 tax year:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2022
Commercial Taxable	\$532,947	\$1,775,600	\$1,775,600
Large Industrial Taxable	\$3,175,151	\$1,777,400	\$1,777,400
TOTAL	\$3,708,098	\$3,553,000	\$3,553,000

SCHOOL SUPPORT:

Property class	School support type	2022 assessment
Commercial	Not Applicable	\$1,775,600
Large Industrial	Not Applicable	\$1,777,400



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Attachment

CONTINUED

Roll number:

59 12 010 001 10700 0000

HOW CAN I LEARN MORE ABOUT MY ASSESSMENT?

Visit **mpac.ca** and log onto **AboutMyProperty** to learn more about how your property was assessed, see the Information we have on file and compare it to others in your area.

To register, enter in your roll number and access key as noted below.

Roll number:

59 12 010 001 10700 0000

Access key:

6334C 6BAEA 9AD37

If you do not agree with the change(s) in the assessed value and/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 August 17, 2022. To file an RfR, visit **mpac.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 August 17, 2022. To file an appeal, visit the ARB's website at **tribunalsontario.ca/arb/**.

For all properties:

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

WE'RE HERE TO HELP

Visit **mpac.ca** or contact us at **1 866 296-6722** or TTY **1 877 889-6722** and one of our assessment experts will assist you.

Please have your roll number available when you contact us.
Monday to Friday 8 a.m. to 5 p.m.

If you have any accessibility needs, please let our representatives know how we can best accommodate you.

Pour changer votre préférence en matière de langue, veuillez vous connecter à AboutMyProperty sur **mpac.ca/fr**.

Batch: HH06292022MILL

#	Name	Assessment Code	Description	Assessment	Levy Amount	General

010001107000000	2670568	ONTARIO LIMITED				
General	CTN	Com Tx:Full - NoSup		-\$80,100	-\$3,472.95	
General	LTN	LargeInd Tx:Full - NoSup		-\$900	-\$84.51	
			Roll Total:	-\$81,000	-\$3,557.46	
				-----	-----	
				-\$81,000	-\$3,557.46	-\$81,000
				=====	=====	=====

*** END OF REPORT ***

Date: 6/29/2022 10:41:20 AM
User: hhatch

Town of Fort Frances
Distribution Summary
Property Taxes

Batch: HH06292022MILL

Account Number	Account Description	Amount
10-001-0000-0040-10241	Taxes Receivable- Current	-\$3,557.46
10-010-0150-0122-50014	Commercial Tax Full - T (Including D	\$2,793.35
10-010-0150-0124-50014	Large Industrial Tax Full - T	\$76.59
10-010-0151-0122-50014	Commercial Tax Full - T (Including D	\$679.60
10-010-0151-0124-50014	Large Industrial Tax Full - T	\$7.92

Report Total: \$0.00

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