

TOWN OF FORT FRANCES

Administration & Finance Executive Committee

AGENDA - May 2, 2017, 12:00 PM

MEETING - Civic Centre

Session # 49

Page

1. **Call to Order**
2. **Non-agenda items identified to be considered later in this meeting, both in-camera and in open meeting.**
3. **Disclosure of pecuniary interest and the general nature thereof**
4. **Approval of Previous Committee Minutes**
 - 4.1 Session No. 48 April 18, 2017. 2 - 4
5. **In-Camera**
6. **Items Referred from Council**
 - 6.1 Tour De Fort Sponsorship Request. 5 - 12
7. **New Business**
 - 7.1 BIA 2017 Budget and Tax Rates. 13 - 16
 - 7.2 2017 Capping Parameters for Capped Properties. 17 - 30
 - 7.3 Request for Reconsideration - Minutes of Settlement re: 527 Third Street W. (2016) -Roll 5912-010-003-05500-0000 31 - 34
8. **Non-agenda Items**
9. **Adjourn / Next Meeting Date - May 16, 2017**

TOWN OF FORT FRANCES

MINUTES

SESSION NO. # 48

April 18, 2017

The meeting of Administration & Finance Executive Committee of the Town of Fort Frances was held in the Committee Room, Civic Centre on April 18th, 2017 from 12:07 p.m. to 1:57 p.m.

PRESENT: Councillor K. Perry, Councillor G.P. Ryan, Councillor W. Brunetta (12:12 p.m. to 1:57 p.m.)

ALSO PRESENT: D. Brown, CAO, L. Lindberg, Treasurer, A. Petrin, Human Resources Manager, T. Moffitt, Fire Chief/CEMC (12:12 p.m. to 12:56 p.m.) and K. Lawson, Secretary

REGRETS: Mayor R. Avis

1. **Call to Order - 12:07 p.m.**
2. **Non-agenda items identified to be considered later in this meeting, both in-camera and in open meeting. - None**
3. **Disclosure of pecuniary interest and the general nature thereof - none**
4. **Approval of Previous Committee Minutes**

4.1 Session No. 47 dated March 21st, 2017.

Ryan/Perry: Approved as presented.

CARRIED

5. In-Camera

- 5.1 Succession Planning and Training.
- committee provided direction to the HR Manager. This item will be furthered at the next regular meeting of Committee of the Whole Council (in-camera).

Ryan-Perry: THAT Administration and Finance Executive Committee now meet in-camera in order to address a matter pertaining to: personal matters about an identifiable individual, including municipal or local board employees; more specifically item 5.1 Succession Planning and Training; and item 5.2 Management/Non-Union Benefits Policy (weekly indemnity insurance coverage).

CARRIED

- 5.2 Management/Non-Union Benefits Policy Update (weekly indemnity insurance coverage).
- committee provided direction to the HR Manager. This item will be furthered at the next regular meeting of Committee of the Whole Council (in-camera).

6. Items Referred from Council

- 6.1 Boundary Waters Dragon Boat Festival Requests.
 - committee recommended acceptance and approval of the recommendations/comments outlined in the reports and memorandums from the Administration and Finance, Community Services, Planning and Development and Operations and Facilities Executive Committee for the items as requested in the letter dated March 27th, 2017 by Boundary Waters Dragon Boat Festival Committee.
- 6.2 Federation of Canadian Municipalities (FCM) Legal Defence Financial Request.
 - committee recommended supporting the Federation of Canadian Municipalities (FCM) legal defence fund financial request and further recommended payment in the amount of \$206.67.
- 6.3 Bill 68 Submission. (Refer to AMO & AMCTO Submissions attached at the end of the package for your reference.)
 - committee recommended a communication be forwarded to both Association of Municipalities of Ontario (AMO) and the Association of Municipal Clerks and Treasurers of Ontario (AMCTO) supporting their proposed changes/amendments as outlined in their submissions respecting Bill 68.

7. New Business

- 7.1 Annual Review of Health and Safety Policy.
 - committee recommended approving the Town's Occupational Health and Safety Policy annual review as presented.
- 7.2 Volunteer Fire Fighter Policy.
 - committee recommended approving the Volunteer Firefighter Employment Policy as presented.
- 7.3 D. Brown, CAO - verbal update re: Review of Policies in the Corporate Policy Manual.
 - received as information and direction was provided.
- 7.4 O.P.P. Office Lease Agreement Audited Statements for the year ending December 31st, 2016.
 - committee recommended authorizing the acceptance of the O.P.P. Office Lease Agreement audited financials for the year ending December 31, 2016 as prepared by BDO Canada LLP and further recommended payment of the invoice for same in the amount of \$1,587.09.

- 7.5 P.O.A. Audited Statements for the year ending December 31, 2016.
- committee recommended authorizing the acceptance of the Provincial Offences - Fort Frances Court Services Area Trust Fund audited financials for the year ending December 31, 2016 as prepared by BDO Canada LLP and further recommended payment of the invoice for same in the amount of \$3,916.81.

8. **Non-agenda Items - none**

9. **Information:**

- 9.1 Fort Frances Fire & Rescue Service Statistics -
1) February 2017 Emergency Response Calls;
2) First Quarter 2017 Report;
3) March 2017 Report.
- committee received as information with minor housekeeping changes.
- 9.2 2017 General Fund - Budget vs Actual as at March 31st, 2017.
- committee received as information.
- 9.3 Water and Sewer Fund (Operating) Actuals to March 31st, 2017.
- committee received as information.
- 9.4 AMO Communication dated April 7, 2017 re: Plate Denial for Defaulted *Provincial Offences Act* (POA) Fines Begins May 1, 2017.
- committee received as information.

10. **Adjourn 1:57 p.m. / Next Meeting - May 2, 2017**

Executive Committee Chair

D. Brown, CAO

TO: Administration & Finance Executive Committee
FROM: Laurie Lindberg, Treasurer
DATE: April 27, 2017
SUBJECT: Tour De Fort Sponsorship Request

BACKGROUND

At the April 24th, 2017 Council Meeting, the letter received from Lisa Brockie, Tour De Fort Sponsorship Coordinator was referred to the Administration & Finance Executive Committee for recommendation with input from Community Services Executive Committee.

As indicated in the attached letter, Tour De Fort is requesting consideration for the Town of Fort Frances to become an in-kind sponsor through the reductions of the rental fees for the Townshend Theatre.

The attached 2016 Townshend Theatre rental information has been provided for your perusal.

Laurie Lindberg

From: Jason Kabel
Sent: April-27-17 5:34 PM
To: Laurie Lindberg
Subject: 2016 Tour de Fort charges
Attachments: SKM_C364e17042717240.pdf

Hi Laurie,

We don't have one report that could print as we had the 2 Spring bookings of the year in Class and the 2 Fall bookings in Active (1 was cancelled – weather I believe). There are typically 5 shows booked for each Tour de Fort season.

Please find the 2016 contracts for the 4 shows attached with a summary below.

March 5, 2016	Total (including HST)
Theatre Rental	313.42
Seat surcharge x 178	301.71
Weekend Janitor	361.60 (8 hours x \$40 – RRDSB)

April 17, 2016	
Theatre Rental	313.42
Seat surcharge x 216	366.12
Weekend Janitor	361.60 (8 hours x \$40 – RRDSB)

October 11, 2016	
Theatre Rental	317.19
Seat surcharge x 344	583.08

December 2, 2016	
Theatre Rental	317.19
Seat surcharge x 230	<u>389.85</u>

TOTAL	\$3,625.18
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Thanks,
Jason



Jason Kabel, B.Sc., B.Ed.
Manager of Community Services
740 Scott Street Fort Frances, ON P9A 1H8
Tel: 807-274-4561 ext. 1719 Fax: 807-274-3799
jkabel@fort-frances.com | www.fort-frances.com

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Rental Contract / Permit Margin fix

Printed: 27 Apr 2017, 04:20 PM

User: mbelluz

Contract #: 9539
Date: 25 May 2015

User: mbelluz
Status: Firm

Memorial Sports Centre, 740 Scott Street, Fort Frances, Ontario P9A 1H8 hereby grants Tour de Fort (hereinafter called the "Licensee") represented by Tara Hamilton, permission to use the Facilities as outlined, subject to the Terms and Conditions of this Agreement contained herein and attached hereto all of which form part of this Agreement.

i) Purpose of Use
tour de fort
The Fortunate Ones & Danny Michel

ii) Conditions of Use
If your group/organization is charging an admission fee, a \$1.00 surcharge per person for residents and a \$2.00 surcharge per person for non-residents will be collected upon payment. Ushers are required. Please contact Gloria Bergner at 807-274-1489. All equipment & sets must be vacated from the Theatre within 7 days of the event.

iii) Date(s) and Time(s) of Use
of Bookings: 1 Starting: Sat 05 Mar 16 03:30 PM Expected: 0
Ending: Sat 05 Mar 16 10:00 PM

Facility/Equipment	Day	Start Date	Start Time	End Date	End Time	Fee	XFee	Tax	Total
Townshend Theatre - Townshend Theatre	Sat	05 Mar 2016	03:30 PM	05 Mar 2016	10:00 PM	\$277.36	\$0.00	\$36.06	\$313.42

iv) Additional Fees

Extra Fee - Rental	Quantity	Charge	Tax	Total
TT Resident Seat Surcharge 1.50 per	178	\$267.00	\$34.71	\$301.71
Weekend Janitor Fees 40.00 per hour +HST	8	\$320.00	\$41.60	\$361.60
				\$663.31

v) Payment Method

Rental Fees	Extra Fees	Tax	Rental Total	Damage Deposit	Total Applied	Balance	Current
\$277.36	\$587.00	\$112.37	\$976.73	\$0.00	\$976.73	\$0.00	\$0.00

Balance of rental due and payable immediately.

Payment Type	Reference	Amount	Date	Receipt Number
Invoice	Rental	\$976.73	24 Mar 2016	52961

vi) Other Information

vii) Additional Notes
Townshend Theatre - Townshend Theatre

The undersigned has read and on behalf of the Licensee agrees to be bound by this Permit/License and the Terms and Conditions contained herein and attached hereto, and hereby warrants and represents that he/she executes this Permit/License on behalf of the Licensee and has sufficient power, authority and capacity to bind the Licensee with his/her signature.

X: _____

Tara Hamilton

Tour de Fort
PO Box 51
Fort Frances ON P9A 3M5
Canada

X: _____

Name: _____

Title: _____



Rental Contract / Permit Margin fix

Printed: 27 Apr 2017, 04:20 PM

User: mbelluz

Contract #: 9540
Date: 25 May 2015

User: mbelluz
Status: Firm

Memorial Sports Centre, 740 Scott Street, Fort Frances, Ontario P9A 1H8 hereby grants Tour de Fort (hereinafter called the "Licensee") represented by Tara Hamilton, permission to use the Facilities as outlined, subject to the Terms and Conditions of this Agreement contained herein and attached hereto all of which form part of this Agreement.

i) Purpose of Use tour de fort
Gordie Mackeeman

ii) Conditions of Use If your group/organization is charging an admission fee, a \$1.00 surcharge per person for residents and a \$2.00 surcharge per person for non-residents will be collected upon payment. Ushers are required. Please contact Gloria Bergner at 807-274-1489. All equipment & sets must be vacated from the Theatre within 7 days of the event.

iii) Date(s) and Time(s) of Use # of Bookings: 1 Starting: Sun 17 Apr 16 03:30 PM Expected: 0
Ending: Sun 17 Apr 16 10:00 PM

Facility/Equipment	Day	Start Date	Start Time	End Date	End Time	Fee	XFee	Tax	Total
Townshend Theatre - Townshend Theatre	Sun	17 Apr 2016	03:30 PM	17 Apr 2016	10:00 PM	\$277.36	\$0.00	\$36.06	\$313.42

iv) Additional Fees

Extra Fee - Rental	Quantity	Charge	Tax	Total
TT Resident Seat Surcharge 1.50 per	216	\$324.00	\$42.12	\$366.12
Weekend Janitor Fees 40.00 per hour +HST	8	\$320.00	\$41.60	\$361.60
				\$727.72

v) Payment Method

Rental Fees	Extra Fees	Tax	Rental Total	Damage Deposit	Total Applied	Balance	Current
\$277.36	\$644.00	\$119.78	\$1,041.14	\$0.00	\$1,041.14	\$0.00	\$0.00

Balance of rental due and payable immediately.

Payment Type	Reference	Amount	Date	Receipt Number
Invoice	Rental	\$1,041.14	25 Apr 2016	52994

vi) Other Information

vii) Additional Notes
Townshend Theatre - Townshend Theatre

The undersigned has read and on behalf of the Licensee agrees to be bound by this Permit/License and the Terms and Conditions contained herein and attached hereto, and hereby warrants and represents that he/she executes this Permit/License on behalf of the Licensee and has sufficient power, authority and capacity to bind the Licensee with his/her signature.

X: _____

X: _____

Tara Hamilton

Name: _____

Tour de Fort
PO Box 51
Fort Frances ON P9A 3M5
Canada

Title: _____

Permit Contract

Memorial Sports Centre - Fort Frances
 740 Scott Street
 Fort Frances, ON P9A 1H8
 Phone: (807) 274-4561
 FAX: (807) 274-3799
 Email: sports@fort-frances.com

Permit #434, Approved

Apr 22, 2016 3:34 PM



FORTFRANCES
BOUNDLESS

Company: Tour De Fort
 P.O. Box 51
 Fort Frances, ON P9A 3M5

Agent: John Payne
 Email: jwipayne@hotmail.com

Customer Type: General Public
 Prepared By: Melissa Belluz

Home: (807) 274-6182

Charges	Taxes	Discounts	Total Charges	Deposits	Deposit Taxes	Total Payments	Refunds	Balance
\$796.70	\$103.57	\$0	\$900.27	\$0	\$0	(\$900.27)	\$0	\$0

RESERVATIONS

Event	Resource	Center	Notes
Tour De Fort Terri Clark Type: Show Attend/Qty: 399	Townshend Theatre	Townshend Theatre 440 McIrvine Rd Fort Frances, ON P9A 3T8 (807) 274-4561	--
Days Requested	Event Begins	Duration	Event Ends
Day	Date		Date
Tuesday	Oct 11, 2016	3:30 PM	Oct 11, 2016
		6½ hours	10:00 PM
	Summary		Notes
Total Number of Dates: 1			--
Total Time: 6½ hours			

CHARGES

Description	Event / Resource	Unit Fee	Units	Tax Charge
Townshend Theatre Show Run 7 hours Res	Tour De Fort Terri Clark #434 Townshend Theatre	\$280.70	1.00	HST: \$317.19 \$36.49
Seat Charge Res	Tour De Fort Terri Clark #434 Townshend Theatre	\$1.50	344.00	HST: \$583.08 \$67.08

Payments and Refunds

Receipt #	Date	Charge Description	Resource Event	Payment
1000115.011	Nov 22, 2016	Townshend Theatre Show Run 7 hours Res	Townshend Theatre Tour De Fort Terri Clark #434	\$317.19

Permit Contract

**Memorial Sports Centre - Fort
Frances**
740 Scott Street
Fort Frances, ON P9A 1H8
Phone: (807) 274-4561
FAX: (807) 274-3799
Email: sports@fort-frances.com

Permit #435, Approved

Apr 22, 2016 3:41 PM



FORTFRANCES
BOUNDLESS

Company: Tour De Fort
P.O. Box 51
Fort Frances, ON P9A 3M5

Agent: John Payne
Email: jwipayne@hotmail.com

Customer Type: General Public

Prepared By: Melissa Belluz

Home: (807) 274-6182

Charges	Taxes	Discounts	Total Charges	Deposits	Deposit Taxes	Total Payments	Refunds	Balance
\$625.70	\$81.34	\$0	\$707.04	\$0	\$0	(\$707.04)	\$0	\$0

▼ RESERVATIONS

Event	Resource	Center	Notes
Tour De Fort Boreal Type: Show Attend/Qty: 299	Townshend Theatre	Townshend Theatre 440 McIrvine Rd Fort Frances, ON P9A 3T8 (807) 274-4561	--
Days Requested	Event Begins	Duration	Event Ends
Day Date			Date Time
Friday Dec 2, 2016	3:30 PM	6½ hours	Dec 2, 2016 10:00 PM
Summary			Notes
Total Number of Dates: 1			--
Total Time: 6½ hours			

▼ CHARGES

Description	Event / Resource	Unit Fee	Units	Tax Charge
Townshend Theatre Show Run 7 hours Res	Tour De Fort Boreal #435 Townshend Theatre	\$280.70	1.00	HST: \$317.19 \$36.49
Seat Charge Res	Tour De Fort Boreal #435 Townshend Theatre	\$1.50	230.00	HST: \$389.85 \$44.85

▼ Payments and Refunds

Receipt #	Date	Charge Description	Resource Event	Payment
1000136.011	Feb 23, 2017	Townshend Theatre Show Run 7 hours Res		\$317.19



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11 April 2017

Mayor and Members of Council
Town of Fort Frances
320 Portage Ave.
Fort Frances, ON P9A 1C9

Dear Mayor Avis and Members of Council,

Tour de Fort, a non-profit organization run entirely by volunteers, is dedicated to presenting the Rainy River District with high quality professional entertainment. For the past 20+ years, we have enriched the lives of many area residents with quality performances from widely known Canadian artists, including Chantal Kreviazuk, Sarah Harmer, Susan Aglukark, Terri Clark, Serena Ryder, Barney Bentall, and many more. We are excited about the lineup for the 2017/2018 season, which will feature Glass Tiger, Jory Nash, Samantha Martin & Delta Sugar, The Fugitives, Dirty Dishes, and a special presentation of *The Prisoner of Tehran* by MOTUS O Dance Theatre.

We would like to invite the Town of Fort Frances to become an in-kind sponsor of Tour de Fort through a reduction of the rental fees for the Townshend Theatre. Support from our sponsors is critical to the ongoing success of the series, allowing us to keep passport prices affordable and accessible to the widest possible audience.

As a sponsor, the Town of Fort Frances will be acknowledged during the introduction of each of the six performances of the series, and your logo or name will be included on printed materials, the Tour de Fort website, and the pre-show slide show. You will also receive tickets to each performance and exclusive invitations to the post-show receptions to meet the artists (see enclosed Sponsorship Benefits Summary for details).

Tour de Fort is extremely grateful for all the support of our sponsors and we hope to include the Town of Fort Frances as a sponsor for the 2017/2018 season. If you have any questions or concerns, please do not hesitate to contact me at 807-271-0073 or lbrockie@yahoo.com. Thank you in advance for your consideration.

Sincerely,

Lisa Brockie
Sponsorship Coordinator



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Sponsorship Benefits Summary

	Silver (\$500)	Gold (\$1,000)	Platinum (\$1,500+)
Tickets (each show)	2 (\$200 value)	4 (\$400 value)	6 (\$600 value)
Post-show reception	2 invitations	4 invitations	6 invitations
Recognition:			
Programs (300 per show)	Name	Name	Logo
Passports (approx. 300)	Name	Name	Logo
Tour de Fort website	Name & link	Name & link	Logo & link
Pre-performance slide show	Name	Name & logo	Name & logo

TO: Administration & Finance Executive Committee
FROM: Laurie Lindberg, Treasurer
DATE: April 28, 2017
SUBJECT: BIA 2017 Budget & Tax Rates

BACKGROUND

The BIA have forwarded their 2017 Budget requirement for the purpose of levying and collection of a special charge of taxes upon the Business Improvement Area as provided for under Section 208 of the *Municipal Act, 2001*.

The BIA levy in the amount of \$45,000.00 is required by the Board of Management of the Business Improvement Area for the year 2017 as shown in Schedule “A” to support their approved budget of \$81,740.00 as submitted. The tax rates for the special charge, based on the 2017 tax ratios, are set out in Schedule “B” as attached to this report.

Schedule "A" to By-Law No. ___/17

**FORT FRANCES BUSINESS IMPROVEMENT ASSOCIATION
2017 BUDGET**

	Account Number	2016 Budget	2016 Actual	2017 Budget
Revenue:				
BIA Taxation - Commercial	B-055-0140-0014	(44,647)	(44,646.98)	(44,647)
BIA Taxation - Industrial	B-055-0150-0014	(353)	(352.95)	(353)
BIA Supp/Omit - Commercial	B-055-0122-0014			
W/O Vacancy Rebates	B-055-0122-0024	276	97.25	97
W/O Charity Rebates	B-055-0122-4512	720	715.74	716
Exp. Grant	B-823-0430-0411			
RRFDC Grant (Project/Advertising)	B-823-0430-0410			
Expense Recoveries (Other Income)	B-823-0430-0589			
Associate Membership	B-823-0430-0641			
Promotions Income	B-823-0430-0688		(500.00)	
Prior Year Accumulated Surplus	B-L80-0000-0000	(77,446)	(77,446.80)	(37,553)
		(121,450.00)	(122,133.74)	(81,740.00)
Expenditures:				
Vacation, Stats, Etc.	B-823-1101-1115		102.50	
WSIB	B-823-1101-1122		76.76	
CPP	B-823-1101-1123		109.99	
EI	B-823-1101-1124		70.14	
EHT	B-823-1101-1129		51.96	
Part-time Salaries/Wages	B-823-1101-1130	4,000	2,562.50	4,000
Telephone/Communications	B-823-1200-1251	1,100	1,099.58	1,100
Postage	B-823-1200-1252			100
Office Supplies	B-823-1400-1410	500	121.09	500
Contracted Works	B-823-1500-1523			
Meeting Expenses	B-823-1500-1532	200	131.18	200
Office Equipment Rental	B-823-1500-1543			
Office Rental	B-823-1500-1552	2,034	1,831.68	2,034
Advertising & Public Notice	B-823-1500-1591	17,000	13,576.40	17,500
Social Media				500
Public Relations/Promotions	B-823-1500-1592			
Events/Activities	B-823-1500-1593	2,500	1,500.00	2,500
Banners & Poles	B-823-1900-1902			2,000
Seasonal Decorations	B-823-1900-1903	5,000	262.76	5,000
Future Projects	B-823-1900-1906	21,116	0.00	28,306
Rainy Lake Market Square Project	B-823-1900-1907	60,000	60,000.00	10,000
Electrical	B-823-2740-1420			
Soil/Plants/Trees	B-823-2740-1440	4,000	3,084.56	4,000
Grounds Repairs/Maintenance	B-823-2740-1545	2,000	0.00	2,000
Planters, Banner & Poles Materials	B-823-2750-1471	2,000	0.00	2,000
		121,450.00	84,581.10	81,740.00
Accumulated (Surplus)/Deficit	B-L80-0000-0000	-	(37,552.64)	-

Schedule "B" to By-Law No. __/17

2017 BIA TAX RATES

Class	RTC/ RTQ	2017 Assessment	Tax Rate Discount	Discounted CVA	Tax Ratios	Weighted CVA	Effective Tax Rate	2017 BIA Tax Levy
Commercial	CT	9,839,270	1	9,839,270	1.980000	19,481,755	0.00453645	44,635.38
Industrial	IT	56,100	1	56,100	2.836760	159,142	0.00649941	364.62
Total		9,895,370		9,895,370		19,640,897		45,000.00

Base Rate	<u>45,000.00</u>	Dollars Required
	19,640,897	Weighted Assessment

0.00229114 Base Rate equal to tax ratio of 1

BIA Listing - 2017

	Address	Roll #	Assessed Owner	Additional Assessed Owner(s)	Assessed Value	RTC / RTQ	Assessed Value	RTC / RTQ
1	122 Scott	2.7.06300	Linda Pearl Morelli	Francesco Guisseppi Morelli	99,000	CT		
2	138 Scott	2.7.06600	Silver & Kircher Ltd		309,000	CT		
3	200 Scott	2.7.06800	Toronto Dominion Realty		313,000	CT		
4	206 Scott	2.7.06900	Ocean Capital Investments	Moncton Limited	167,000	CT		
5	209 Scott	2.7.04400	1103538 Ontario Inc	a.k.a. A Buck or Two	166,750	CT		
6	212 Scott	2.7.07000	Mario's Jewellers Inc		135,000	CT		
7	215 Scott	2.7.04500	Bruce Parker Enterprises Ltd		84,275	CT		
8	216 Scott	2.7.07100	Guang Zong Wu	Qun He Liang	68,675	CT		
9	220 Scott	2.7.07101	Angela Marie Gulusha		89,000	CT		
10	221 Scott	2.7.04600	Bruce Alexander Lidkea		104,500	CT		
11	225 Scott	2.7.04700	1862235 Ontario Limited	a.k.a NDC	72,500	CT		
12	226 Scott	2.7.07200	1796702 Ontario Limited	a.k.a McTaggart's Department Store	255,000	CT		
13	229 Scott	2.7.04800	Mario Galluzzo		113,000	CT		
14	232 Scott	2.7.07300	422743 Ontario Ltd	Flint House	128,900	CT		
15	240 Scott	2.7.07400	Silver & Kircher Ltd		326,500	CT		
16	244 Scott	2.7.07500	Melanie Ann Kozik		57,325	CT		
17	246 Scott	2.7.07600	2326271 Ontario Inc	a.k.a Club 88	163,900	CT		
18	250 Scott	2.7.07700	Cousineau Robert Lawrence	Daniel R. Cousineau	91,800	CT		
19	255 Scott	2.7.05000	Edward Arthur Brockie		75,150	CT	56,100	IT
20	256 Scott	2.7.07800	Fontana William		78,100	CT		
21	261 Scott	2.7.05200	M.C. Laine Holding Ltd.		119,000	CT		
22	264 Scott	2.7.08000	Bettys of Fort Frances Ltd		275,880	CT		
23	265 Scott	2.7.05300	Clara Mimi Stainke		40,525	CT		
24	270 Scott	2.7.08100	Christopher Scott Stainke	Barbara Alice Stainke	81,150	CT		
25	271 Scott	2.7.05400	560102 Ontario Ltd	Marjorie Toninato	93,000	CT		
26	273 Scott	2.7.05450	Douglas Alan Cuthbertson		208,000	CT		
27	279 Scott	2.7.05700	Kenneth Neal Rogoza		99,300	CT		
28	283 Scott	2.7.05800	Canada's Pizza Delivery Corp.	a.k.a Dominio's Pizza	100,000	CT		
29	288 Scott	2.7.08200	The New Home Appliances Limited		465,500	CT		
30	289 Scott	2.7.05900	897542 Ontario Inc		95,750	CT		
31	290 Scott	2.7.08300	407695 Ontario Limited		109,750	CT		
32	292 Scott	2.7.08400	407695 Ontario Limited		77,375	CT		
33	294 Scott	2.7.08500	Derek Allan Jackson	Shannon Anne-Marie Jackson	83,250	CT		
34	297 Scott	2.7.06000	757582 Ontario Ltd		181,000	CT		
35	298 Scott	2.7.08600	1566841 Ontario Ltd	a.k.a Garch's	103,600	CT		
36	300 Scott	2.2.06100	Masonic Building Association Ltd		68,000	CT		
37	306 Scott	2.2.06200	Paula Plichta Jensen		106,000	CT		
38	310 Scott	2.2.06300	Brad Hogan Enterprises Ltd	a.k.a Fort Floral	113,000	CT		
39	314 Scott	2.2.06400	Peter C Jensen Ltd		76,500	CT		
40	318 Scott	2.2.06500	Catherine Emes	Deborah Emes	38,100	CT		
41	324 Scott	2.2.06600	2025973 Ontario Limited		58,575	CT		
42	325 Scott	2.2.04000	Goodday WholeSalers	a.k.a Makabi Inn	298,750	CT		
43	330 Scott	2.2.06700	Lawson Metal		72,900	CT		
44	334 Scott	2.2.06900	Bradley Leo Hogan		159,500	CT		
45	335 Scott	2.2.04200	777714 Ontario Limited		165,000	CT		
46	336 Scott	2.2.07000	Fort Frances and District Association for Community Living		79,365	CT		
47	339 Scott	2.2.04300	1308900 Ontario Limited	Carol Derkson	93,500	CT		
48	343 Scott	2.2.04400	Larry George Armstrong	James Edward Armstrong	280,000	CT		
49	353 Scott	2.2.04600	The Governing Council of The Salvation Army of Cda		147,000	CT		
50	360 Scott	2.2.07300	CEYX Properties Ltd		1,148,000	CT		
51	375 Scott	2.2.04700	Margaret Jean Kircher	Geraldine Karen Spence	616,750	CT		
52	396 Scott	2.2.07700	Larry George Armstrong	James Edward Armstrong	733,250	CT		
53	397 Scott	2.2.04800	Celeste's Beauty Salon Ltd		155,000	CT		
54	398 Scott	2.2.07701	Larry George Armstrong	James Edward Armstrong	119,000	CT		
55	201/203 Scott	2.7.04300	Canadian Imperial Bank of Canada		236,000	CT		
56	Central / Scott	2.7.13700	Resolute FP Canada Inc	50% of 87,250	43,625	CT		

Commercial Total	9,839,270
Industrial Total	56,100
Total	<u>9,895,370</u>

To: Administration & Finance Executive Committee
FROM: Laurie Lindberg, Treasurer
DATE: April 27, 2017
Subject: 2017 Capping Parameters for Capped Properties

BACKGROUND

In accordance with s. 329.1 of the *Municipal Act*, a single tier municipality may pass a by-law to implement one or more of the capping parameters provided for each of the capped property classes (commercial, industrial and multi-residential).

Capping parameters consist of the following:

- Increase 10% of annualized taxes
- Increase 10% CVA tax increase
- Utilize up to \$500 threshold to move to CVA based taxes
- Properties that were at CVA Tax in 2016 or that would cross over CVA Tax in 2017 can be excluded from capping
- Exclude Reassessment related increases from the capping Calculations (new for 2017)
- Minimum tax level for new to class construction properties eligible for 6 comparables (1.e. 70% for 2005, 80% for 2006, 90% for 2007 and 100% for 2008 and beyond)
- Capping Exit Options – Eligible Phase-out at 1/4, Year 1 of 4 only if vacant land is excluded (new for 2017)

Any of the above referenced capping parameters may be used on their own or in combination with other options and can be applied differently to each capped class. If a by-law is not passed under section 329.1 then only 5% of the previous year's annualized tax limit would be allowed. In 2016 capping parameters were revenue neutral within the industrial class, 10% increase of annualized tax limit based on previous year's annualized taxes, 10% increase of the prior year CVA tax limit, that the minimum tax level of 100% for new construction to capped property classes be maintained, properties that were at CVA Tax in 2015 or that would cross over CVA Tax in 2016 be excluded from capping and that the Multi-Residential and Commercial classes exit from the Capping Program.

As indicated in the OPTA 2017 Capping Summary Analysis Reports three (3) properties are subject to capping, 1 property is protected by the annualized tax limit and 2 properties that will be clawed back.

Attached to this report are three (3) capping options that can be considered:

- A) Capped Properties: 1 - Property protected with reduction of \$1,425.84
2 - Properties increased to claw back \$1,425.84

Capping Options

- Increase 10% of annualized taxes

- Increase 10% CVA tax increase
- Properties that were at CVA Tax in 2016 or that would cross over CVA Tax in 2017 excluded from capping

B) Capped Properties: 1 - Property protected with reduction of \$1,300.43
2 - Properties increased to claw back \$1,300.43

Capping Options

- Increase 10% of annualized taxes
- Increase 10% CVA tax increase
- Properties that were at CVA Tax in 2016 or that would cross over CVA Tax in 2017 excluded from capping
- Exclude Reassessment related increases from the capping Calculations

C) Capped Properties: 1 - Property protected with reduction of \$945.17
2 - Properties increased to claw back \$945.17

Capping Options

- Increase 10% of annualized taxes
- Increase 10% CVA tax increase
- Properties that were at CVA Tax in 2016 or that would cross over CVA Tax in 2017 excluded from capping
- Exclude Reassessment related increases from the capping Calculations
- Capping Exit Options – Eligible Phase-out at 1/4, Year 1 of 4 only if vacant land is excluded

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2017 Capping Summary Analysis Report using Calculated Rates

Using OPTA calculated rates on April 27, 2017 2:46PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2017 Tax Ratios

Fort Frances Town, 5912

Capping Report	Frequency Distribution Report	Back to Capping Options		
		Multi-residential	Commercial	Industrial
Capping Parameters				
Annualized Tax Limit				10.00%
Prior Year CVA Tax Limit				10.00%
CVA Tax Threshold - Increasers				\$0
CVA Tax Threshold - Decreasers				\$0
Exclude Reassessment Increase				No
Exclude Properties Previously at CVA Tax				Yes
Exclude Properties that Move from Capped to Clawed Back				Yes
Exclude Properties that Move from Clawed Back to Capped				Yes
Exit capping immediately	Already Exited	Already Exited	Not Eligible	
Exclude Vacant Land from Capping Phase-out	N/A	Not Eligible		No
Capping phase-out	Not Eligible	Not Eligible		No
Capping Clawback and Retained Percentages				
Clawback Percentage				21.3899%
Retained Percentage				78.6101%
Total				100.0000%
Total Tax Adjustment				
Capped Properties				-\$1,426
Clawback Properties				\$1,426
Net Class Impact/Shortfall				\$0

<< Expand										Expand >>	
Category	Properties	2016 Annualized Taxes	2017 CVA Taxes Without Adjustments	2017 CVA Taxes Before Levy Change	2017 Capping Adjustment	2017 Overall Levy Change Adjustment	Threshold or Phase-Out Adj	Revised 2017 Tax	Tax Adjustment for 2017 \$ Amount % of CVA Taxes		
Multi-residential											
At CVA Tax due to Exclude Options:											
CVA Tax-Class is Excluded from Capping	19	0	615,321	615,272	0	0	0	615,321	0	0.00%	
Commercial											
At CVA Tax due to Exclude Options:											
CVA Tax-Class is Excluded from Capping	275	0	2,826,345	2,813,728	0	0	0	2,826,345	0	0.00%	

A)

Industrial										
Capped/Protected by CVA Tax Limit	1	366	1,979	1,972	185	2	0	553	-1,426	72.06%
Tax Above CVA Tax due to Clawback	2	26,393	19,816	19,749	-5,222	72	0	21,242	1,426	7.20%
Total Subject to Capping	3	26,758	21,795	21,721	-5,037	74	0	21,795	0	0.00%
New Construction/Class, 100% Min Tax Level	1	0	944	940	0	0	0	944	0	0.00%
At CVA Tax due to Exclude Options:										
Excluded, Protection Below Limits	1	804,664	823,814	822,586	17,922	1,228	0	823,814	0	0.00%
Excluded, Previously CVA Tax	42	100,295	108,261	107,896	0	0	0	108,261	0	0.00%
Total Excluded	43	904,959	932,075	930,481	17,922	1,228	0	932,075	0	0.00%
Class Total	47	931,717	954,813	953,143	12,885	1,302	0	954,813	0	0.00%
Total All Classes										
Capped/Protected by CVA Tax Limit	1	366	1,979	1,972	185	2	0	553	-1,426	72.06%
Tax Above CVA Tax due to Clawback	2	26,393	19,816	19,749	-5,222	72	0	21,242	1,426	7.20%
Total Subject to Capping	3	26,758	21,795	21,721	-5,037	74	0	21,795	0	0.00%
New Construction/Class, 100% Min Tax Level	1	0	944	940	0	0	0	944	0	0.00%
At CVA Tax due to Exclude Options:										
Excluded, Protection Below Limits	1	804,664	823,814	822,586	17,922	1,228	0	823,814	0	0.00%
Excluded, Previously CVA Tax	42	100,295	108,261	107,896	0	0	0	108,261	0	0.00%
CVA Tax-Class is Excluded from Capping	294	0	3,441,666	3,429,000	0	0	0	3,441,666	0	0.00%
Total Excluded	337	904,959	4,373,741	4,359,481	17,922	1,228	0	4,373,741	0	0.00%
Grand Total	341	931,717	4,396,480	4,382,143	12,885	1,302	0	4,396,480	0	0.00%

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2017 Capping Report using Calculated Rates

Using OPTA calculated rates on April 27, 2017 4:07PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2017 Tax Ratios

Category: Subject to Capping

Fort Frances Town, 5912

Search Roll Number:

Annualized Tax Limit	10.00%
Prior Year CVA Tax Limit	10.00%
CVA Tax Threshold - Increases	0
CVA Tax Threshold - Decreases	0
Exclude Reassessment Increase	No
Exclude Properties Previously at CVA Tax	Yes
Exclude Properties that Move from Capped to Clawed Back	Yes
Exclude Properties that Move from Clawed Back to Capped	Yes
Exit capping immediately	Not Eligible
Exclude Vacant Land from Capping Phase-out	No
Capping phase-out	No
Clawback Percentage	21.3899%
Net Class Impact/Shortfall	0

Levy Change	Fort Frances Town
Industrial	0.3387%
Large Industrial	0.1493%

Note: Some values have been rounded for display purposes.

[Click here for detailed explanation of the treatment of new and excluded properties in the capping and notional tax rate calculation.](#)

Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc
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Roll Number	RTC	2016 Annualized Taxes	2017 CVA Taxes Without Adjustments	2017 CVA Taxes Before Levy Change	2017 Capping Adjustment	2017 Overall Levy Change Adjustment	Threshold or Phase- Out Adj	Revised 2017 Tax	Tax Adjustment for 2017	
									\$ Amount	% of CVA Taxes
591201000602600	I	365.83	1,978.68	1,972.00	185.14	1.87	0.00	552.84	1,425.84	-72.06%
591201000612000	I	4,119.84	2,221.98	2,214.48	-1,497.81	8.88	0.00	2,630.92	408.94	18.40%
591201000716900	I	22,272.68	17,593.97	17,534.58	-3,724.62	62.82	0.00	18,610.88	1,016.91	5.78%

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2017 Capping Summary Analysis Report using Calculated Rates

Using OPTA calculated rates on April 27, 2017 9:07AM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2017 Tax Ratios

Fort Frances Town, 5912

Capping Report	Frequency Distribution Report	Back to Capping Options		
		Multi-residential	Commercial	Industrial
Capping Parameters				
Annualized Tax Limit				10.00%
Prior Year CVA Tax Limit				10.00%
CVA Tax Threshold - Increasers				\$0
CVA Tax Threshold - Decreasers				\$0
Exclude Reassessment Increase				Yes
Exclude Properties Previously at CVA Tax				Yes
Exclude Properties that Move from Capped to Clawed Back				Yes
Exclude Properties that Move from Clawed Back to Capped				Yes
Exit capping immediately	Already Exited	Already Exited	Not Eligible	
Exclude Vacant Land from Capping Phase-out	N/A	Not Eligible	No	
Capping phase-out	Not Eligible	Not Eligible	No	
Capping Clawback and Retained Percentages				
Clawback Percentage			19.5085%	
Retained Percentage			80.4915%	
Total			100.0000%	
Total Tax Adjustment				
Capped Properties			-\$1,300	
Clawback Properties			\$1,300	
Net Class Impact/Shortfall			\$0	

<< Expand										Expand >>	
Category	Properties	2016 Annualized Taxes	2017 CVA Taxes Without Adjustments	2017 CVA Taxes Before Levy Change	2017 Capping Adjustment	2017 Overall Levy Change Adjustment	Threshold or Phase-Out Adj	Revised 2017 Tax	Tax Adjustment for 2017 \$ Amount	% of CVA Taxes	
Multi-residential											
At CVA Tax due to Exclude Options:											
CVA Tax-Class is Excluded from Capping	19	0	615,321	615,272	0	0	0	615,321	0	0.00%	
Commercial											
At CVA Tax due to Exclude Options:											
CVA Tax-Class is Excluded from Capping	275	0	2,816,284	2,803,712	0	0	0	2,816,284	0	0.00%	

B)

Industrial

Capped/Protected by CVA Tax Limit	1	366	1,979	1,972	185	2	125	678	-1,300	65.72%
Tax Above CVA Tax due to Clawback	2	26,393	19,816	19,749	-5,347	71	0	21,116	1,300	6.56%
Total Subject to Capping	3	26,758	21,795	21,721	-5,162	73	125	21,795	0	0.00%
New Construction/Class, 100% Min Tax Level	1	0	944	940	0	0	0	944	0	0.00%
At CVA Tax due to Exclude Options:										
Excluded, Protection Below Limits	1	804,664	823,814	822,586	17,922	1,228	0	823,814	0	0.00%
Excluded, Previously CVA Tax	42	100,295	108,261	107,896	0	0	0	108,261	0	0.00%
Total Excluded	43	904,959	932,075	930,481	17,922	1,228	0	932,075	0	0.00%
Class Total	47	931,717	954,813	953,143	12,760	1,301	125	954,813	0	0.00%
Total All Classes										
Capped/Protected by CVA Tax Limit	1	366	1,979	1,972	185	2	125	678	-1,300	65.72%
Tax Above CVA Tax due to Clawback	2	26,393	19,816	19,749	-5,347	71	0	21,116	1,300	6.56%
Total Subject to Capping	3	26,758	21,795	21,721	-5,162	73	125	21,795	0	0.00%
New Construction/Class, 100% Min Tax Level	1	0	944	940	0	0	0	944	0	0.00%
At CVA Tax due to Exclude Options:										
Excluded, Protection Below Limits	1	804,664	823,814	822,586	17,922	1,228	0	823,814	0	0.00%
Excluded, Previously CVA Tax	42	100,295	108,261	107,896	0	0	0	108,261	0	0.00%
CVA Tax-Class is Excluded from Capping	294	0	3,431,605	3,418,984	0	0	0	3,431,605	0	0.00%
Total Excluded	337	904,959	4,363,680	4,349,465	17,922	1,228	0	4,363,680	0	0.00%
Grand Total	341	931,717	4,386,419	4,372,127	12,760	1,301	125	4,386,419	0	0.00%

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2017 Capping Report using Calculated Rates

Using OPTA calculated rates on April 27, 2017 2:48PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2017 Tax Ratios

Category: Subject to Capping

Fort Frances Town, 5912

Search Roll Number:

Annualized Tax Limit	10.00%
Prior Year CVA Tax Limit	10.00%
CVA Tax Threshold - Increasers	0
CVA Tax Threshold - Decreasers	0
Exclude Reassessment Increase	Yes
Exclude Properties Previously at CVA Tax	Yes
Exclude Properties that Move from Capped to Clawed Back	Yes
Exclude Properties that Move from Clawed Back to Capped	Yes
Exit capping immediately	Not Eligible
Exclude Vacant Land from Capping Phase-out	No
Capping phase-out	No
Clawback Percentage	19.5085%
Net Class Impact/Shortfall	0

Levy Change	Fort Frances Town
Industrial	0.3387%
Large Industrial	0.1493%

Note: Some values have been rounded for display purposes.

[Click here](#) for detailed explanation of the treatment of new and excluded properties in the capping and notional tax rate calculation.

Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc

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Roll Number	RTC	2016 Annualized Taxes	2017 CVA Taxes Without Adjustments	2017 CVA Taxes Before Levy Change	2017 Capping Adjustment	2017 Overall Levy Change Adjustment	Threshold or Phase- Out Adj	Revised 2017 Tax	Tax Adjustment for 2017	
									\$ Amount	% of CVA Taxes
591201000602600	I	365.83	1,978.68	1,972.00	185.14	1.87	125.41	678.25	1,300.43	-65.72%
591201000612000	I	4,119.84	2,221.98	2,214.48	-1,533.65	8.76	0.00	2,594.95	372.97	16.79%
591201000716900	I	22,272.68	17,593.97	17,534.58	-3,813.77	62.52	0.00	18,521.43	927.46	5.27%

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2017 Capping Summary Analysis Report using Calculated Rates

Using OPTA calculated rates on April 27, 2017 9:02AM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2017 Tax Ratios

Fort Frances Town, 5912

Capping Report	Frequency Distribution Report	Back to Capping Options		
		Multi-residential	Commercial	Industrial
Capping Parameters				
Annualized Tax Limit				10.00%
Prior Year CVA Tax Limit				10.00%
CVA Tax Threshold - Increases				\$0
CVA Tax Threshold - Decreases				\$0
Exclude Reassessment Increase				Yes
Exclude Properties Previously at CVA Tax				Yes
Exclude Properties that Move from Capped to Clawed Back				Yes
Exclude Properties that Move from Clawed Back to Capped				Yes
Exit capping immediately	Already Exited	Already Exited		Not Eligible
Exclude Vacant Land from Capping Phase-out	N/A	Not Eligible		Yes
Capping phase-out	Not Eligible	Not Eligible		Year 1 (1%)
Capping Clawback and Retained Percentages				
Clawback Percentage				14.1791%
Retained Percentage				85.8209%
Total				100.0000%
Total Tax Adjustment				
Capped Properties				-\$945
Clawback Properties				\$945
Net Class Impact/Shortfall				\$0

<< Expand										Expand >>	
Category	Properties	2016 Annualized Taxes	2017 CVA Taxes Without Adjustments	2017 CVA Taxes Before Levy Change	2017 Capping Adjustment	2017 Overall Levy Change Adjustment	Threshold or Phase- Out Adj	Revised 2017 Tax	Tax Adjustment for 2017 \$ Amount	% of CVA Taxes	
Multi-residential											
At CVA Tax due to Exclude Options:											
CVA Tax-Class is Excluded from Capping	19	0	615,321	615,272	0	0	0	615,321	0	0.00%	
Commercial											
At CVA Tax due to Exclude Options:											
CVA Tax-Class is Excluded from Capping	275	0	2,816,284	2,803,712	0	0	0	2,816,284	0	0.00%	

C)

Industrial										
Capped by CVA Tax Limit, Phase-out Year 1	1	366	1,979	1,972	185	2	481	1,034	-945	47.77%
Tax Above CVA Tax due to Clawback	2	26,393	19,816	19,749	-5,701	70	0	20,761	945	4.77%
Total Subject to Capping	3	26,758	21,795	21,721	-5,516	72	481	21,795	0	0.00%
New Construction/Class, 100% Min Tax Level	1	0	944	940	0	0	0	944	0	0.00%
At CVA Tax due to Exclude Options:										
Excluded, Protection Below Limits	1	804,664	823,814	822,586	17,922	1,228	0	823,814	0	0.00%
Excluded, Previously CVA Tax	42	100,295	108,261	107,896	0	0	0	108,261	0	0.00%
Total Excluded	43	904,959	932,075	930,481	17,922	1,228	0	932,075	0	0.00%
Class Total	47	931,717	954,813	953,143	12,406	1,300	481	954,813	0	0.00%
Total All Classes										
Capped by CVA Tax Limit, Phase-out Year 1	1	366	1,979	1,972	185	2	481	1,034	-945	47.77%
Tax Above CVA Tax due to Clawback	2	26,393	19,816	19,749	-5,701	70	0	20,761	945	4.77%
Total Subject to Capping	3	26,758	21,795	21,721	-5,516	72	481	21,795	0	0.00%
New Construction/Class, 100% Min Tax Level	1	0	944	940	0	0	0	944	0	0.00%
At CVA Tax due to Exclude Options:										
Excluded, Protection Below Limits	1	804,664	823,814	822,586	17,922	1,228	0	823,814	0	0.00%
Excluded, Previously CVA Tax	42	100,295	108,261	107,896	0	0	0	108,261	0	0.00%
CVA Tax-Class is Excluded from Capping	294	0	3,431,605	3,418,984	0	0	0	3,431,605	0	0.00%
Total Excluded	337	904,959	4,363,680	4,349,465	17,922	1,228	0	4,363,680	0	0.00%
Grand Total	341	931,717	4,386,419	4,372,127	12,406	1,300	481	4,386,419	0	0.00%

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2017 Capping Report using Calculated Rates

Using OPTA calculated rates on April 27, 2017 2:48PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2017 Tax Ratios

Category: Subject to Capping

Fort Frances Town, 5912

Search Roll Number:

Annualized Tax Limit	10.00%
Prior Year CVA Tax Limit	10.00%
CVA Tax Threshold - Increasers	0
CVA Tax Threshold - Decreasers	0
Exclude Reassessment Increase	Yes
Exclude Properties Previously at CVA Tax	Yes
Exclude Properties that Move from Capped to Clawed Back	Yes
Exclude Properties that Move from Clawed Back to Capped	Yes
Exit capping immediately	Not Eligible
Exclude Vacant Land from Capping Phase-out	Yes
Capping phase-out	Year 1 (1/4)
Clawback Percentage	14.1791%
Net Class Impact/Shortfall	0

Levy Change	Fort Frances Town
Industrial	0.3387%
Large Industrial	0.1493%

Note: Some values have been rounded for display purposes.

[Click here](#) for detailed explanation of the treatment of new and excluded properties in the capping and notional tax rate calculation.

Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc
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Roll Number	RTC	2016 Annualized Taxes	2017 CVA Taxes Without Adjustments	2017 CVA Taxes Before Levy Change	2017 Capping Adjustment	2017 Overall Levy Change Adjustment	Threshold or Phase- Out Adj	Revised 2017 Tax	Tax Adjustment for 2017	
									\$ Amount	% of CVA Taxes
591201000602600	I X	365.83	1,978.68	1,972.00	185.14	1.87	480.67	1,033.51	-945.17	-47.77%
591201000612000	I 7	4,119.84	2,221.98	2,214.48	-1,635.20	8.42	0.00	2,493.06	271.08	12.20%
591201000716900	I	22,272.68	17,593.97	17,534.58	-4,066.28	61.67	0.00	18,268.06	674.09	3.83%

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TO: Administration & Finance Executive Committee
FROM: Laurie Lindberg, Treasurer
DATE: April 27, 2017
SUBJECT: Request for Reconsideration M.O.S.
RE: 527 Third Street W (2016) Roll # 5912-010-003-05500-0000

BACKGROUND

Attached are the Minutes of Settlement for the 2016 taxation year under Section 39.1 of the *Assessment Act* from MPAC with regard to the following property:

527 Second Street W. – Residential (RT) CVA of 46,000 reduced to CVA of 33,000 for 2016 taxation year resulting from unfinished structure allowance.

The Municipality may object to the *Request for Consideration Minutes of Settlement* applications within 90 days after receiving the notice for the above referenced properties filed under Section 39.1 of the *Assessment Act* as listed on the M.O.S. applications. Last date for a municipal appeal is June 16, 2017.

That total financial impact of the Minutes of Settlement is \$239.50 consisting of a reduction of municipal revenue of \$215.06 and education revenue of \$24.44 as listed in the attached Write-offs/Tax Account Adjustment worksheet.

The Chief Building Official has no concerns with the assessment reduction.

**Minutes of Settlement
2016 Tax Year
Results of Request for Reconsideration
Property Assessment Change Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

DAPHNE JANE GOUIN
VINCENT PAUL GOUIN
527 THIRD ST W
FORT FRANCES ON P9A 3B1

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, P.O. Box 9808
Toronto, ON M1S 5T9

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) DAPHNE JANE GOUIN
VINCENT PAUL GOUIN

Roll number 59-12-010-003-05500-0000

Property location and description 527 THIRD ST W
PLAN SM16 LOT 57 PCL 57-1

Municipality/Local taxing Authority Town of Fort Frances

INFORMATION from your Property Assessment Change Notice

Effective date: January 01, 2016

Adjustment Type*	Property Class / Qualifier**	2008 Assessed value	2012 Assessed value	Phase-In Assessment for Taxation Years
				2016
IM	RT	\$38,574	\$46,000	\$46,000
Total		\$38,574	\$46,000	\$46,000

INFORMATION from your Property Assessment Change Notice

Effective date: January 01, 2016

Adjustment Type*	Property Class / Qualifier**	2008 Assessed value	2012 Assessed value	Phase-In Assessment for Taxation Years
				2016
IM	RT	\$27,673	\$33,000	\$33,000
Total		\$27,673	\$33,000	\$33,000

Explanation of recommended change and other important information

- Unfinished structure allowance

*Adjustment type

IM Improvement to property

**Property class / qualifier

RT Residential

To complete your Request for Reconsideration, please complete the back of this form.

**MPAC
RECEIVED**

FEB 28 2017

FORT FRANCES

What this change means to you

Under Ontario's *Assessment Act*, the January 1, 2012 assessed value and classification of your property will be used to calculate your 2012 to 2016 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 2012 Property Assessment Change Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by May 11, 2017.

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



Email: enquiry@mpac.ca



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

We must receive your response no later than March 27, 2017. If you do not provide a response by checking one of the above boxes, the 2012 assessment of your property will not change.

Signature of property owner/representative <i>Vincent P. Gouin</i>	Print name Vincent P Gouin	Date (yyyy/mm/dd) 2017/02/20
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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) 2017/02/10
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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: June 16, 2017

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 2012 Current Value Assessment (CVA).

Tax Year: 2016 Roll Number: 59-12-010-003-05500-0000

**MPAC
RECEIVED
FEB 28 2017
FORT FRANCES**

2017 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

Batch #	Year Affected	Roll #	Assessment Change	RTC/RTQ	Municipal Rate	School Rate	Municipal Amount	English Public	English Separate	French Public	French Separate	No Sup School	Capping Adjust	Penalty/ Interest	BIA	TOTAL
	2016	1.3.05500	-13,000	RTEP	0.01654275	0.00188	-215.06	-24.44								-239.50
							-215.06	-24.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-239.50