

The Corporation of the Township of Brock

Special Meeting Agenda

Municipal Administration Building

Session Three

Monday, March 02, 2020

1. **Call to Order & Moment of Silence – Mayor Debbie Bath Hadden – 2:00 p.m.**
2. **Disclosure of Pecuniary Interest and Nature Thereof**
3. **Delegations**
 - 1) Rolland Lattouf, Municipal & Stakeholder Relations, Account Manager (Durham) and Heather Colquhoun, Municipal & Stakeholder Relations, Regional Manager from MPAC – Property Assessment Cycle and what to expect with the upcoming Assessment Update
4. **Consideration of business for which notice was given**

Update on union negotiations
5. **By-laws**

None
6. **Public Questions & Clarification**
7. **Closed Session**
 - 250 Robert J. Lamb – Report: 2020-CO-04, Canadian Union of Local Employees – Local 1652 Notice to Bargain

Pursuant to Section 239(2)(d) of the Municipal Act, 2001 to discuss labour relations or employee negotiations.
8. **Confirmation By-law**

By-law Number 2935-2020 – to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on March 2, 2020.
9. **Adjournment**

Deputations

Municipal Property Assessment Corporation

Township of Brock March 2nd, 2020

Presented by Rolland Lattouf and Heather Colquhoun



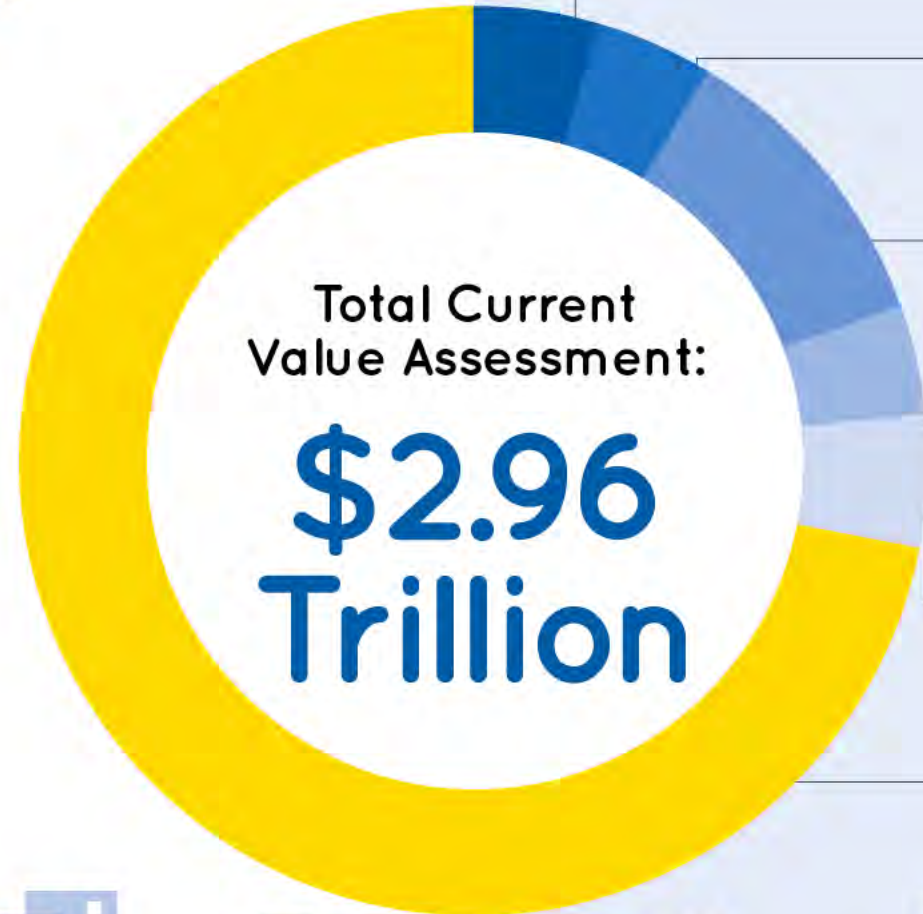
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An aerial photograph of a suburban neighborhood. The scene is dominated by a dense grid of residential houses with varying roof colors, interspersed with lush green trees. In the lower-left quadrant, a large, multi-story brick building with a flat roof and a parking lot is visible, likely a school. The overall atmosphere is bright and sunny, with clear shadows cast by the buildings and trees.

We live and work
in your communities

Assessment Roll

Total number of properties on the Assessment Roll:
5,360,528 – an increase of **66,805** from 2018



FARM
222,043 Properties
\$139.1B in value

MULTI-RESIDENTIAL
16,795 Properties
\$119.2B in value

COMMERCIAL
161,956 Properties
\$319.8B in value

INDUSTRIAL
79,358 Properties
\$114.9B in value

SPECIAL/EXEMPT
47,317 Properties
\$144.9B in value

RESIDENTIAL
4,833,059 Properties
\$2.12T in value

As of December 31, 2019



Ontario's Property Assessment and Taxation System



GOVERNMENT OF ONTARIO

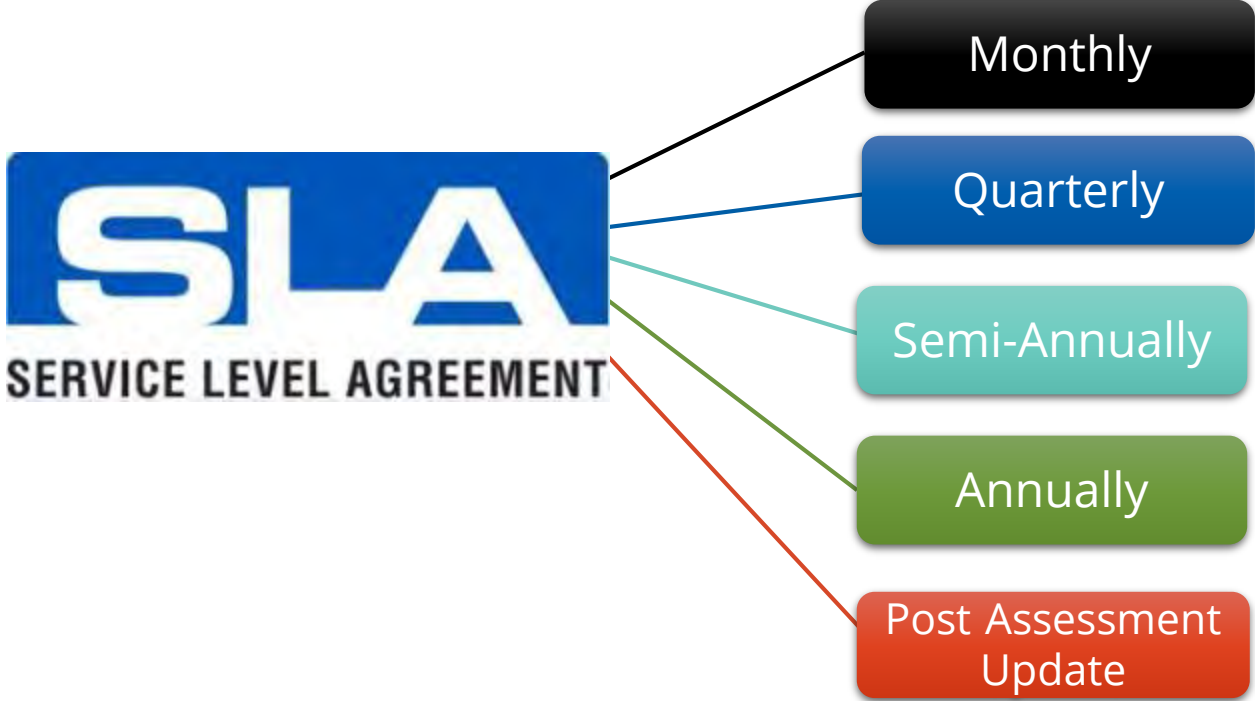
MPAC

MUNICIPALITIES

PROPERTY OWNERS

* Provincial Land Tax and levies by local boards are collected in unincorporated areas and contribute toward important services.

A Commitment Based on Shared Accountability



Service Level Agreement



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How we assess properties



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Approaches to Value



Direct Comparison Approach



Income Approach



Cost Approach

Valuing Residential Properties



Current Value Assessment



Location



Lot dimensions



Exterior square
footage



Quality of
construction



Age of building,
adjusted for any major
renovations or additions



2020 Assessment Update



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Ontario's 4-year cycle



2020 Assessment Cycle



How Phase In Works

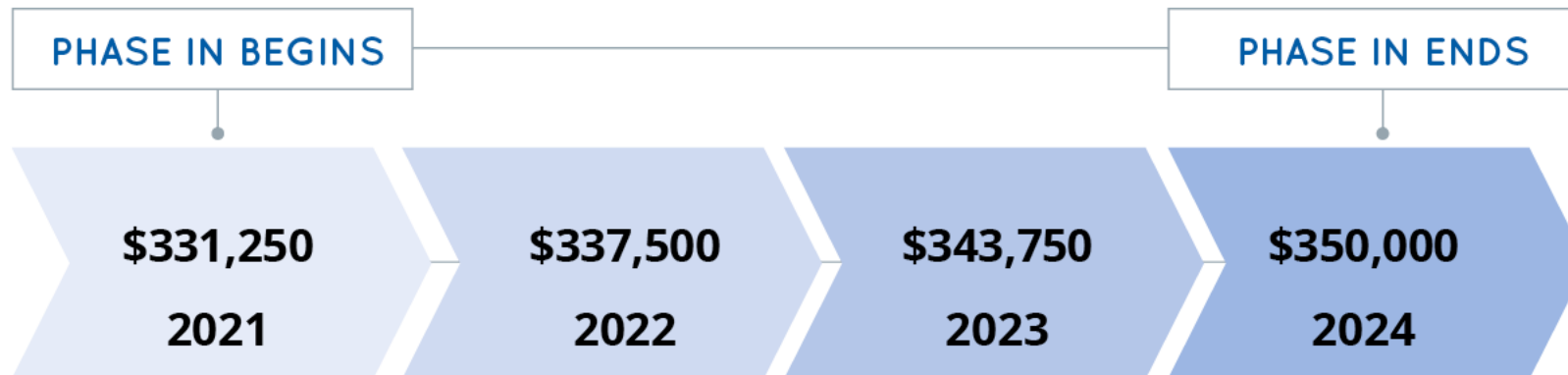
ASSESSMENT OVERVIEW:

Your property's assessed value as of **January 1, 2019**: **\$350,000**

Your property's assessed value as of **January 1, 2016**: **\$325,000**

Between **2016** and **2019**, your property's assessed value changed by: **\$25,000**

Any **increase** in assessed value will be phased in gradually over four years.
Any **decrease** will be applied immediately for the 2021-2024 property tax years.



Supporting Municipalities



Involved

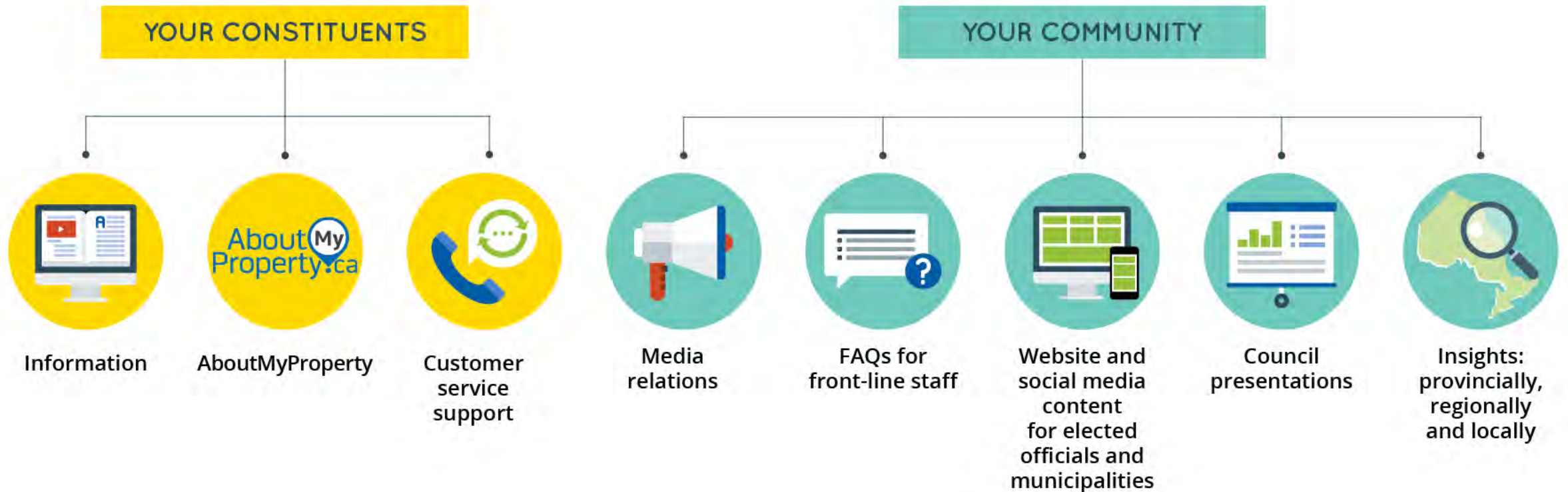


Informed



Prepared

How we're supporting you



2020 Property Assessment Notice Mailing Schedule

ISSUE DATE	MUNICIPALITY/GEOGRAPHIC AREA	RFR DEADLINE
May 25	Durham Region	September 22, 2020
October 12	Business Properties	February 9, 2021
October 19	Conservation, Farmland, Managed Forest	February 16, 2021
November 23	Amended & any previous Excluded notices	March 23, 2021

The screenshot displays the AboutMyProperty web application interface. At the top, there are navigation options: SEARCH, PROPERTIES OF INTEREST, VIEW MY FAVOURITES REPORT (00/24), and DOWNLOAD MY FAVOURITES REPORT. A user profile icon shows 0/100 SNAPSHOT VIEWS. Below the navigation, there are search filters for PROPERTY TYPE (RESIDENTIAL CONDO), ROLL #, STREET #, and STREET NAME (REQUIRED). A 'REFINE YOUR SEARCH' section includes filters for PROPERTY DESCRIPTION, YEAR BUILT, BUILDING - EXTERIOR SQUARE FOOTAGE, NUMBER OF STOREYS (FULL and PARTIAL), LOT SIZE (Min/Max), and FRONTAGE (Min/Max). The main area features a map with 'Map' and 'Satellite' views. A popup window shows details for a property at 301 - Single-family detached (not on water), including Year Built, Building - exterior square footage, Lot Size, Number of Storeys, Current Value Assessed (\$), and Sales Indicator (No valid sales within 5 years). A 'Map Legend' button is visible on the map. At the bottom, a legend identifies property types: Your property (blue square), Properties you've viewed (yellow square), Properties in My Favourites (green square), and Properties with sale data used in analysis (pink square).

AboutMyProperty



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Resolving Assessment Concerns



Ask yourself:

“Could I have sold my property for the assessed value on **January 1, 2019?**”

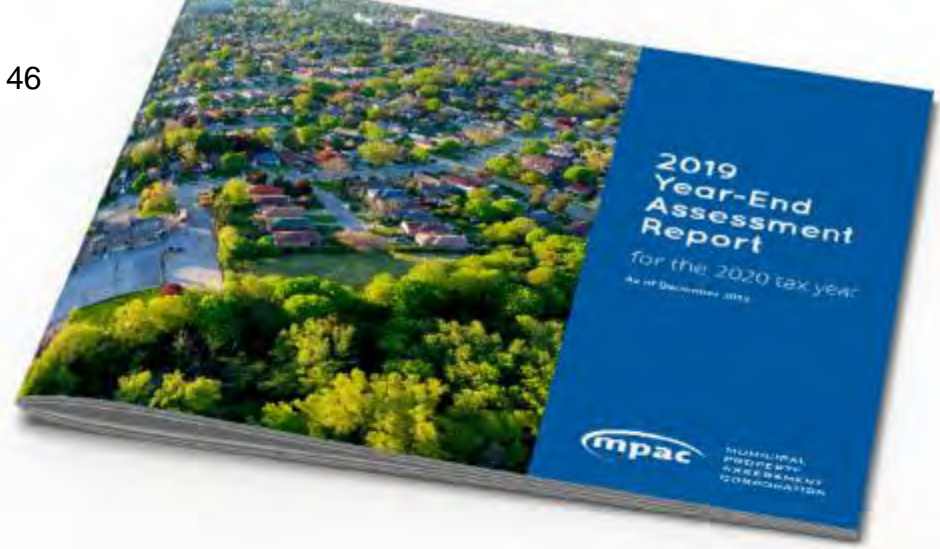
Visit **AboutMyProperty™**

to review the information MPAC has on file for your property and verify it's correct

Review assessed values of **similar properties** in your neighbourhood or area

If you still disagree with our assessment, file a **Request for Reconsideration**





Valuing Ontario
 In Ontario, there are more than 5 million properties representing \$2.96 trillion in property value. It's MPAC's role to assess and classify every property, supporting the collection of nearly \$21 billion in municipal taxes annually.

This report provides an overview of the work we undertake throughout 2019 to support municipalities and stakeholders meet service level standards, and deliver an regulated and stable assessment roll.

2019 by the numbers*

5.36 million properties assessed and classified in Ontario

Recognizing \$2.96 trillion in property value

Delivered more than 800,000 Property Assessment Notices

Supported the collection of nearly \$21 billion in municipal taxes annually

Completed just over 15,000 Requests for Reconsideration

Completed 25,927 appeals

Delivered more than \$37 billion in new assessments to municipalities across the province. More than 70% of new assessments were delivered within one year of a property's last assessment.

Building and strengthening municipal partnerships

In early 2019, we made a strategic shift to support our municipalities and their residents. Our focus is on building and strengthening relationships with municipalities, so we can better serve our residents and their communities. We continue to work with municipalities, their residents, and other stakeholders to improve the assessment process and ensure that it is fair and equitable.

Our Municipal and Stakeholder Relations team participated in 18 municipal sector conferences across Ontario.



Partnerships in action

We're proud of the municipal partnerships we've built and are working hard to demonstrate our value to you and to continuously improve. The field highlights some of the ways we're doing it.

Supporting the City of Ottawa through spring flooding

MPAC continues to work closely with the City of Ottawa to support their residents during the spring flooding season. We've been working with the City to identify areas that are most at risk of flooding and to provide them with information on how to protect their property. We've also been working with the City to provide them with information on how to protect their property during the spring flooding season.

When these circumstances arise, MPAC is available to provide the information they need to make informed decisions about their property and to provide them with information on how to protect their property.

"Many properties along the Ottawa River experience flooding this spring, making it difficult to get to work for many of our residents," says Michelle Jones, Program Manager, Customer Services, Board of Public Works. "We work closely with MPAC on a collaborative approach to managing the situation. Together, we were able to find solutions for our residents and the information they needed."

Zone 3

Regional Manager

Heather Colquhoun

Account Manager

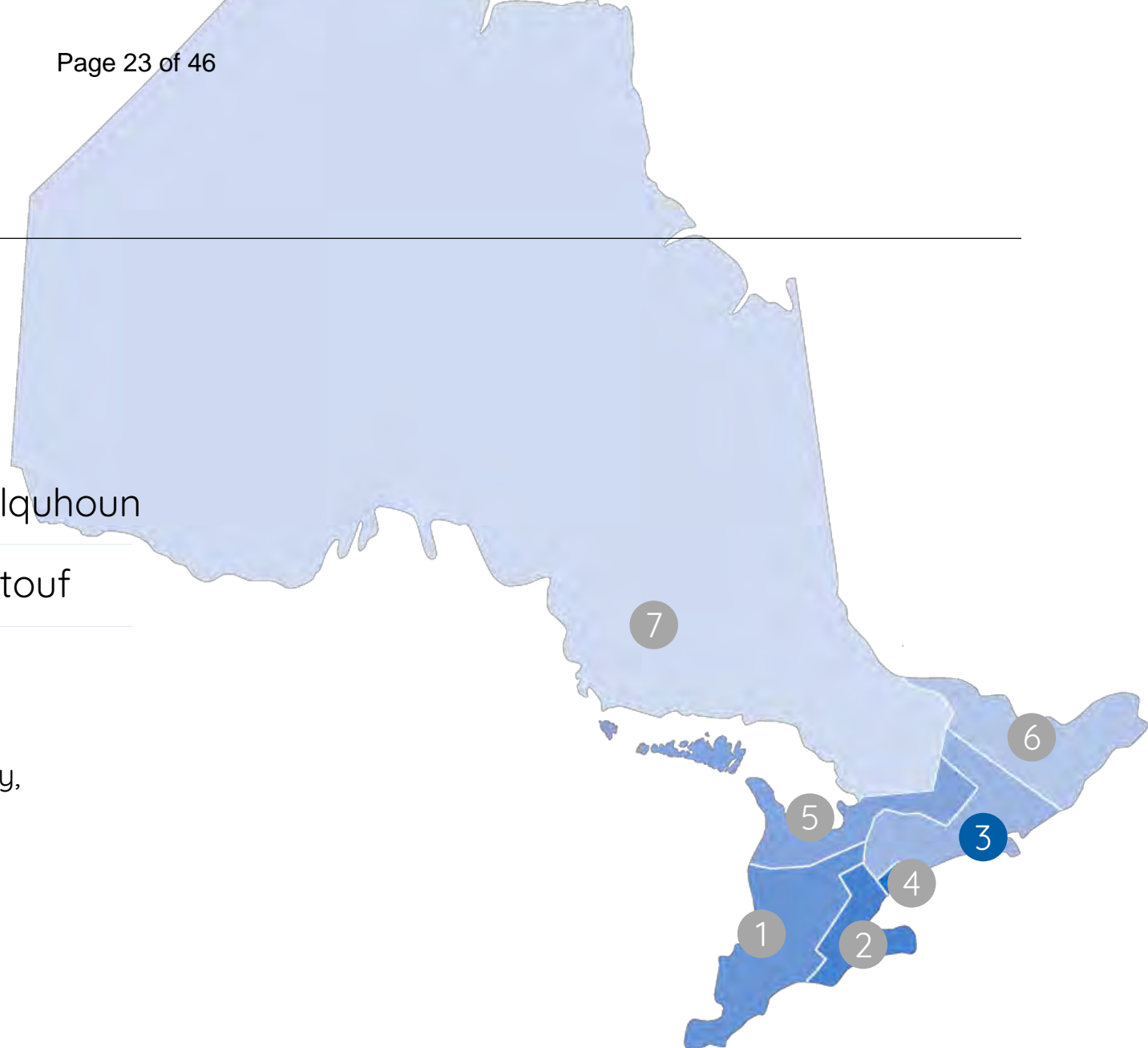
Rolland Lattouf

Local Offices

Richmond Hill office
100 Via Renzo Drive,
Suite 302
Richmond Hill ON L4S 0B8

Durham office
1340 Pickering Parkway,
Suite 101
Pickering ON L1V 0C4

Trenton office
17468 Hwy-2
Trenton ON K8V 5P7



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InTouch, our monthly newsletter, delivers important email updates to municipal staff. It covers operational changes, upcoming events, key initiatives and other property assessment-related updates.

You can read past issues at mpac.ca/municipalities.



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Thank You

