



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Minutes of Settlement

Date: Nov. 18, 2024

Report Number: TRE-2024-11-64

Department: Treasury

File Number: C11 TRE 24

Prepared By: Phyllis Hunter, Taxation/Revenue Clerk

Attachments: None

Recommendation:

THAT the Township of Huron-Kinloss Council hereby receives Report TRE-2024-11-64 as prepared by Phyllis Hunter; Taxation/Revenue Clerk.

AND FURTHER THAT Council approve the applications as outlined in this report.

1. Property Location: Kinloss Con 1 Pt Lots 11 to 14 and RP 3R4148 Part 1
Huron-Kinloss Township – Roll #4107-110-002-08905.

Year	Current	Revised	Change
2024	222,000 FT	213,000 FT	-9,000 FT

2024 Section 357 – Property inspected June 27, 2024. Two barns have been removed. Effective April 16, 2024.

2. Property Location: 181 Whitechurch St. Kinloss Con 1 Pt Lots 11 to 14
Township of Huron-Kinloss – Roll #4107-110-002-09000.

Year	Current	Revised	Change
2024	21,700 E	21,700 E	No Change
	551,900 FT	551,900 FT	No Change
	128,400 RT	8,400 RT	-120,000 RT

2024 Section 357 – Property inspected June 27, 2024; Confirmed house has been removed. Effective April 16, 2024.

3. Property Location: 875 Bruce Rd 7, Huron Con 8 Pt Lot 16 RP 3R10585 Part 1
Township of Huron-Kinloss – Roll #4107-160-002-15800.

Year	Current	Revised	Change
2023	553,000 RT	491,000 RT	-62,000 RT
2024	553,000 RT	491,000 RT	-62,000 RT

2023/2024 Minutes of Settlement – Previously Omitted Realty Assessment adjustment. Effective November 29, 2023.

4. Property Location: 44 Blairs Trail, Plan M90 Lot 95 Sec M90 PCL 95-1
Township of Huron-Kinloss – Roll #4107-160-007-14995.

Year	Current	Revised	Change
2024	593,000 RT	516,000 RT	-77,000 RT

2024 Minutes of Settlement – Adjustment based on similar properties.
Effective January 1, 2024

5. Property Location: 930 Kairshea Ave., Con 6 Lot 9 Lot 10 Township of Huron-Kinloss – Roll #4107-110-001-21300.

Year	Current	Revised	Change
2024	7,000 E	7,000 E	No Change
	1,739,700 FT	1,739,700 FT	No Change
	88,300 RT	8,300 RT	-80,000 RT

2024 Section 357 – Property inspected July 31 ,2024, farmhouse has been removed. Effective July 4, 2024

6. Property Location: 220 Grey Ox Ave, Kinloss Con 3 Lot 30, Township of Huron-Kinloss – Roll #4107-110-002-14000.

Year	Current	Revised	Change
2023	657,100 FT	702,000 FT	44,900 FT
2024	681,600 FT	688,000 FT	6,400 FT
	44,900 RT	0 RT	-44,900 RT
		26,000 E	26,000 E

2023/24 Amended Property Assessment Notice/Section 357 – Removing RT as no structures on property. Effective April 19, 2024.

7. Property Location: 505 Paleo Place Huron Con A Pt lot 7 Plan 749 Lot 28 & RP3R10589 Part 1 Township of Huron-Kinloss – Roll #4107-160-005-17200.

Year	Current	Revised	Change
2024	172,000 RT	172,000 RT	0 RT

2024 Amended Property Assessment Notice – No change in assessed value – change is school support – EP to ES

8. Property Location: 520 Stauffer St. Plan 36 Lot 302 Pt Lot 303 Pt Lot 304
Township of Huron-Kinloss – Roll #4107-120-002-12200.

Year	Current	Revised	Change
2024	16,300 CF	0 CF	-16,300 CF
		39,500 E	39,500 E

2024 Amended Property Assessment Notice – Class Change

9. Property Location: 913 Bogdanovic Way Plan 3M254 Lot 31 Township of Huron-Kinloss – Roll #4107-160-009-05631.

Year	Current	Revised	Change
2023	525,000 RT	466,000RT	-59,000 RT
2024	525,000 RT	466,000 RT	-59,000 RT

2023/2024 Minutes of Settlement – Updated Structure Data, effective date July 14, 2023

Discussion/Analysis/Overview:

Financial Impacts:

Reductions in assessment values result in loss of taxation revenue.

Performance Measurement:

Strategic Area:

- Embrace a thriving rural lifestyle
- Enhance Municipal Service Delivery
- Prepare for Inclusive Growth
- Ensure Financial Stability

Strategic Goal: Commit to financial health and sustainability

Respectfully Submitted By:

Phyllis Hunter, Taxation/Revenue Clerk

Report Approved By:

Jodi MacArthur, Chief Administrative Officer