



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Minutes of Settlement May 16, 2022

Prepared By: Phyllis Hunter, Taxation/Revenue Clerk

Department: Treasury

Date: May. 5, 2022

Report Number: TR-2022-05-39

File Number:

F22 – Set 22

Attachments:

Recommendation:

That the Township of Huron-Kinloss Council hereby receive for information Report TR-2022-05-39 as prepared by Phyllis Hunter, Taxation/Revenue Clerk

Background:

Discussion:

- **Property Location:** 970 Bruce Rd 86, Con 1 Pt lots 47 & 48 RP 3R1649 Part 1 RP 3R6895 Part 4
- **Property Roll #** 4107-110-001-00900

Year	Current	Revised	Change
2022	398,000 RT	0 FT	-398,000 RT
	0 FT	398,000 FT	+398,000 FT

Change in assessment/tax class due to Farm Property Class Tax Rate Program

- **Property Location: 929 South Kinloss Ave, Con 1 Pt Lots 45 & 46 (N Pt Lots)**
- **Property Roll #** 4107-110-001-04100

Year	Current	Revised	Change
2022	38,000 Exempt	38,000 Exempt	No change

	393,000 RT	292,600 RT	-100,400 RT
	0 FT	100,400 FT	+100,400 FT

Change in assessment/tax class due to Farm Property Class Tax Rate Program

- **Property Location:** 1153 Kairshea Ave, Con 5 Pt Lot 5 RP 3R 705 part 1
- **Property Roll #** 4107-110-001-18101

Year	Current	Revised	Change
2022	198,000 RT	148,000 RT	+148,000 RT
	0 FT	50,000 FT	+50,000 FT

Change in assessment/tax class due to Farm Property Class Tax Rate Program

- **Property Location:** 24 Grey Ox Ave., Con 4 Lot 35 Pt Lot 36 Unreg
- **Property Roll #** 4107-110-002-16700

Year	Current	Revised	Change
2022	1,032,000 RT	144,300 RT	-887,700 RT
	0 FT	887,700 FT	+887,700 FT

Change in assessment/tax class due to Farm Property Class Tax Rate Program

- **Property Location:** 223 Langside ST Kinloss Con 2 Pt Lot 25
- **Property Roll #** 4107-110-002-11200

Year	Current	Revised	Change
2022	950,000 RT	188,300 RT	-761,700 RT
	0 FT	761,700 FT	+761,700 FT

Change in assessment/tax class due to Farm Property Class Tax Rate Program

- **Property Location:** 1902 Bruce Rd 6 Kinloss Con 8 Pt Lot 21
- **Property Roll #** 4107-110-002-21120

Year	Current	Revised	Change
2022	709,000 RT	0 RT	-709,000 RT

	0 FT	709,000 FT	+709,000 FT
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Change in assessment/tax class due to Farm Property Class Tax Rate Program

- **Property Location:** Hayes Lake Ave., Kinloss Con 12 Pt Lot 9 RP 3R10021 Part 1
- **Property Roll #** 4107-110-003-10602

Year	Current	Revised	Change
2022	803,000 RT	0 RT	-803,000 RT
	0 FT	803,000 FT	+803,000 FT

Change in assessment/tax class due to Farm Property Class Tax Rate Program

- **Property Location:** 219 Guest Ave, Plan 231 Lots 98 to 103
- **Property Roll #** 4107-110-003-13300

Year	Current	Revised	Change
2022	380,000 RT	213,400 RT	-166,600 RT
	0 FT	166,600 FT	+166,600 FT

Change in assessment/tax class due to Farm Property Class Tax Rate Program

- **Property Location:** Hays Lake Ave., Plan 231 Lot 105
- **Property Roll #** 4107-110-003-13305

Year	Current	Revised	Change
2021	46,000 RT	0 RT	-46,000 RT
	0 FT	46,000 FT	+46,000 FT
2022	46,000 RT	0 RT	-46,000 RT
	0 FT	46,000 FT	+46,000 FT

Change in assessment/tax class due to Farm Property Class Tax Rate Program

- **Property Location:** 2065 Concession 4 Con 3 N Pt Lot 15
- **Property Roll #** 4107-160-001-18400

Year	Current	Revised	Change
2022	642,000 RT	113,600 RT	-528,400 RT
	0 FT	528,400 FT	+528,400 FT

Change in assessment/tax class due to Farm Property Class Tax Rate Program

- **Property Location:** 2134 Concession 10 Con 10 Lot 29
- **Property Roll #** 4107-160-003-07700

Year	Current	Revised	Change
2022	1,055,000 RT	139,800 RT	-915,200 RT
	0 FT	915,200 FT	+915,200 FT

Change in assessment/tax class due to Farm Property Class Tax Rate Program

- **Property Location:** 2277 Concession 12 Con 11 E Pt Lot 37
- **Property Roll #** 4107-160-003-12300

Year	Current	Revised	Change
2022	282,000 RT	0 RT	-282,000 RT
	0 FT	282,000 FT	+282,000 FT

Change in assessment/tax class due to Farm Property Class Tax Rate Program

- **Property Location:** 807 Leonard Court Huron Con A Pt Lot 8 Pt Shore Rd
Allow and RP 3R4202 Parts 17 & 18
- **Property Roll #** 4107-160-005-07400

Year	Current	Revised	Change
2022	362,000 RT	353,000 RT	-9,000 RT

Change in assessment due to adjustment for limited services, change in site value and updated heating type.

- **Property Location:** McTavish Cres.
- **Property Roll #** 4107-160-010-00101 to 4107-160-010-00149 – (20 lots)

Year	Current	Revised	Change
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2022	111,800 R1	0 R1	-111,800 R1
	0 RT	1,118,000 RT	+1,118,000 RT

Change in assessment on these lots is due to the tax class change as these lots are no long Ag. Land. They have moved from R1, (Farmland Awaiting Development Phase 1) to Residential Taxable, and on average the assessment changed from 5,400 R1 to 54,000 RT for the 2022 year.

- **Property Location:** Finlay St Plan M54 Lot 10
- **Property Roll #** 4107-160-011-03423

Year	Current	Revised	Change
2022	14,700 RT	58,000 RT	+43,300 RT

Change in assessment due to previously being unbuildable with no road access. Due to recent development, this lot is now available for development and has no access restrictions.

- **Property Location:** 20 Finlay St Plan 108 Lot 90 Finlay S/S
- **Property Roll #** 4107-160-011-03800

Year	Current	Revised	Change
2022	25,500 RT	51,000 RT	+25,500 RT

Change in assessment due to previously being unbuildable with no road access. Due to recent development, this lot is now available for development and has no access restrictions.

- **Property Location:** Finlay St Plan 108 Lot 88
- **Property Roll #** 4107-160-011-04200

Year	Current	Revised	Change
2022	25,500 RT	51,000 RT	+25,500 RT

Change in assessment due to previously being unbuildable with no road access. Due to recent development, this lot is now available for development and has no access restrictions.

Financial Impacts:

The change in tax class from RT to FT will have a loss of taxation revenue for 2022, however the change in tax class of the McTavish Subdivision lots will increase the

taxation revenue for 2022 and bring the assessed values of those lots to a more reasonable assessment value.

Strategic Alignment / Link:

N/A

Respectfully Submitted By:

Phyllis Hunter, Taxation/Revenue Clerk

Approved By:

Mary Rose Walden, Chief Administrative Officer