

AGENDA
AUGUSTA TOWNSHIP
BUDGET COW MEETING
February 5, 2019 @ 1:00 P.M.

- A. Call to Order
- B. Approval of Agenda
- C. Disclosure of Interest and Nature Thereof
- D. Presentation – Library
 - (Newterra) MBR Installations/Site Visit Discussion
- E. 2019 Budget Planning
- F. Question Period for the Public
- G. Question Period for the Press
- H. By-law to confirm Proceedings of Council
- I. Adjournment



2018 YEAR-END ASSESSMENT REPORT FOR THE 2019 TAX YEAR

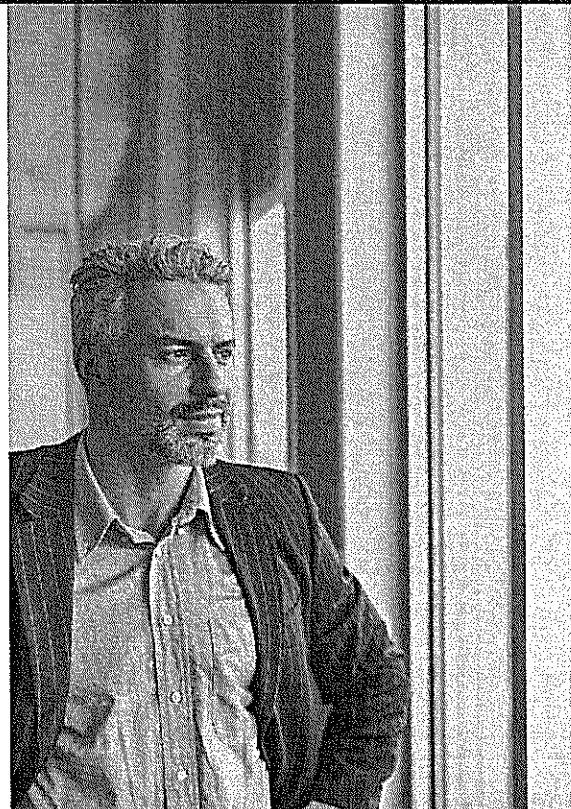
AS OF DECEMBER 2018



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About MPAC

MPAC stands for Municipal Property Assessment Corporation, and the MPAC team is made up of assessment experts who understand local communities and assess every property in Ontario. Our assessments provide the very foundation that municipalities use to base the property taxes needed to pay for the services we use every day.

As an independent, not-for-profit corporation, our assessments follow the *Assessment Act* and other legislation and regulations set by the Government of Ontario. We also have a Board of Directors made up of provincial, municipal and taxpayer representatives.

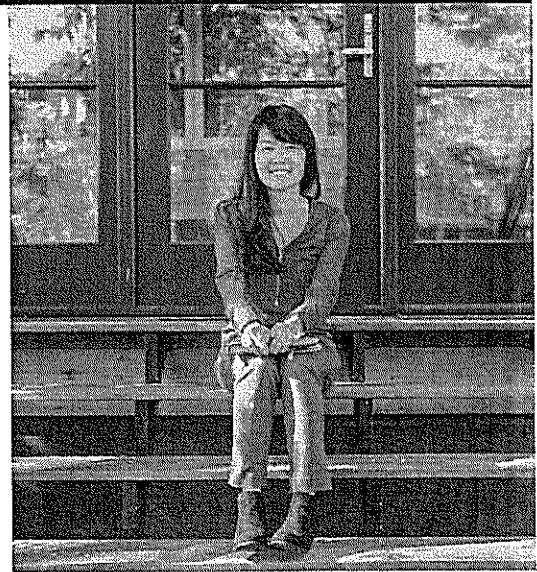
MPAC's expertise is in property assessment, customer service and technology. It is these components of MPAC's work that make our contribution to Ontario so valuable.

Learn more at:



mpac.ca

MPAC is responsible for assessing more than 5 million properties in Ontario, of all types (residential, business and farms), representing \$2.78 trillion in property value. We take property assessment seriously because it's the part we play in helping to make the communities we all live in stronger.



Introduction

Ontario municipalities rely on MPAC to provide expert opinions on the value of properties in our communities. We understand that turning these opinions into assessments goes beyond the determination of values. The work we do includes producing the products and services you require to understand, maintain and support your assessment base, such as property data, phase-in, classification, new assessment and appeals. The **2018 Year-End Assessment Report** provides an update on these items.

The Property Assessment Cycle in Ontario

We update the assessment of every property in Ontario every four years to capture changes to properties and the real estate market.

While the effective valuation date of January 1, 2016 remains constant during the four-year cycle, we are responsible for providing an updated annual Assessment Roll to each municipality that includes:

- Changes to property ownership
- Changes to state and condition of a property
- Updates to the assessed value and classification
 - New construction, demolitions and consolidations
 - Requests for Reconsideration (RIR) and Assessment Review Board (ARB) decisions

In advance of the 2019 property tax year, we delivered more than 800,000 Property Assessment Notices to property owners across Ontario where there was a change in property ownership or value. Your municipality also recently received the 2018 Assessment Roll for the 2019 property tax year and the electronic Year-End Tax File. This file includes the updates we made during 2018 to keep your Roll current.

Purpose of This Report

We have prepared this report to assist you in understanding changes in your assessment base to inform ongoing budget and tax policy planning. The report also provides an update on the work we have undertaken over the course of 2018 to deliver an updated and stable Assessment Roll.

In addition, the report shares our plan for the next Assessment Update in 2020, which will provide property values for the 2021–2024 property tax years.

Attached to this report are two municipal-level assessment snapshots:

1. **Assessment Change Summary**
Provides the updated 2016 current value assessment (destination) and a comparison of the phased-in assessments for the 2018 and 2019 tax years
2. **Assessment Base Distribution**
Compares the distribution of the total 2018 and 2019 phased-in assessments and includes the percentage of the total assessment base by property class

Responsible for assessing and classifying more than

5 MILLION
properties in Ontario

Representing

\$2.78T
in property value

We delivered more than

800,000
Property
Assessment
Notices

2018 Highlights

Our assessments support the collection of nearly **\$20 billion in municipal taxes annually**. We understand how important our work is to you, which is why we offer a range of services that enables you to understand and employ those values. No two assessment bases are the same. As such, we understand the need to share insights and develop understanding with all municipalities about how markets and communities are changing.

Maintaining Your Annual Assessment Roll

Having accurate and timely data is critical to the assessment process. Throughout the year, we complete regular quality control processes. Specifically, we review assessments and property classification changes received through:

- > Building permits
- > Vacancy applications
- > Tax applications
- > Subdivision plans

This ensures information is both current and accurate. This ongoing assessment work provides confidence that the information in your Assessment Roll is reliable and ready to support your budget and tax planning.

New Assessment

In 2018, we delivered more than \$38 billion in new assessment to municipalities across the province. We successfully processed more than 85% of this new assessment within one year of occupancy. Timely processing of new assessment from new

construction or additions to existing property and accurate forecasting of new assessment were identified as key municipal priorities and are included in our Service Level Agreement with municipalities.

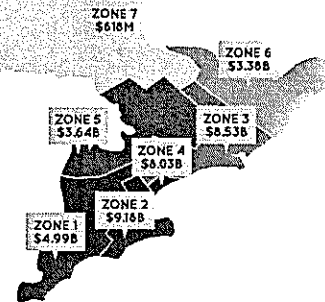
New Assessment Forecasting

A significant change in 2018 was the presentation of the quarterly new assessment forecast and our commitment to capture a minimum of 85% of all new assessment within one year of occupancy, based on availability of information from your municipality.

The other important change in 2018 came from you, our municipal partners.

This year, we started delivering new assessment progress reports on a quarterly basis to support ongoing dialogue between MPAC and municipalities about current and future growth trends and to provide a better sense of future taxable amounts.

2018 NEW ASSESSMENT BY ZONE



We delivered more than **\$38 billion** in new assessment to municipalities across the province

From January 1 to October 31, 2018, MPAC completed a total of 27,917 Requests for Reconsideration

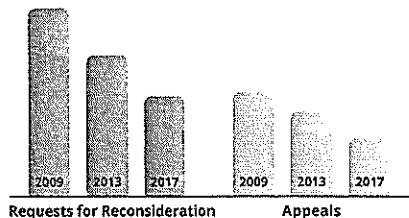
Requests for Reconsideration and Appeals

Another important activity we continue to work on throughout the four-year assessment cycle is responding to and processing assessment changes because of Requests for Reconsideration (RfR) and Assessment Review Board (ARB) appeal outcomes. This information is applied to your Assessment Roll throughout the year as part of our ongoing efforts to maintain and deliver stable Assessment Rolls.

We continue to work closely with the ARB and other parties, providing impartial, expert opinions to support the appeal process.

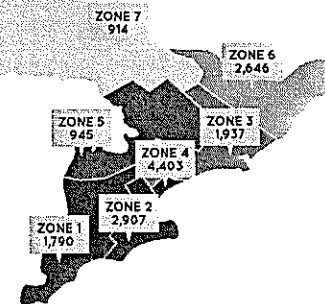
We have seen a steady decrease in the number of RfRs and appeals; since 2009 the number of RfRs filed has decreased by 50% and the number of appeals has decreased by 40%.

We will continue to work with the ARB and other parties to improve the efficiency and effectiveness of the appeals process, with the goal of reducing the time to resolve appeals.



2009, 2013 and 2017 represent the first tax year of the last three Assessment Updates, when the majority of appeals are filed.

2018 TOTAL NUMBER OF COMPLETED APPEALS BY ZONE



We have seen a steady decrease in the number of RfRs and appeals since 2009

Service Level Agreement (SLA)

The service levels in the SLA represent the most important MPAC deliverables as identified by you, our municipal partners. The SLA itself defines high performance standards in key service areas; outlines the roles, responsibilities and dependencies of both parties – reinforcing our shared accountability.

We implemented the SLA in 2017, and the end of 2018 marks a full year of measuring against these service levels.

In 2018, we also launched the SLA Reporting Tool in Municipal Connect to offer an at-a-glance snapshot to guide discussions around SLA objectives, help improve service delivery and promote shared accountability. At the end of our first year, MPAC is happy to report that we have met 96% of all service levels and have worked closely with municipalities, including remedial action, when service levels have not been met.



Looking Ahead to the Next Assessment Update

A key change leading up to the 2020 Assessment Update is the new valuation date of January 1, 2019, passed into legislation by the Province of Ontario. This is two years in advance of the first tax year to which the Assessment Update will apply. In the previous Assessment Update, the valuation date preceded the first tax year by one year.

The four-year phase-in program remains in place, meaning values will be effective for the 2021 to 2024 property tax years. As in the past, all assessment increases are phased-in over four years and assessment decreases are applied immediately.

The earlier valuation date increases the availability of data used to prepare valuations and will provide more time to consult and share preliminary market insights when our engagement activities begin in earnest in 2020.

This will enable MPAC and stakeholders to identify and resolve potential issues before the return of the Roll in December 2020.

2012

**2013-2016
Tax Years**
January 1, 2012
(Valuation date)

2016

**2017-2020
Tax Years**
January 1, 2016
(Valuation date)

2020

**2021-2024
Tax Years**
January 1, 2019
(Valuation date)





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APPENDIX 2 Assessment Base Distribution Summary by Property Class Township of Augusta

The following chart provides a comparison of the distribution of the total assessment for the 2016 base year, and the 2018 and 2019 phased-in assessment which includes the percentage of the total assessment base by property class.

Property Class/Realty Tax Class	2016 Full CVA	Percentage of Total 2016 CVA	2018 Phased-in CVA	Percentage of Total 2018 CVA	2019 Phased-in CVA	Percentage of Total 2019 CVA
R Residential	722,885,300	85.7%	700,508,084	87.0%	711,696,692	86.3%
M Multi-Residential	1,977,000	0.2%	1,644,500	0.2%	1,810,750	0.2%
C Commercial	18,023,100	2.1%	17,431,618	2.2%	17,727,359	2.1%
X Commercial (New Construction)	2,893,200	0.3%	2,851,228	0.4%	2,872,214	0.3%
I Industrial	6,827,600	0.8%	6,530,387	0.8%	6,678,993	0.8%
L Large Industrial	8,482,700	1.0%	8,482,700	1.1%	8,482,700	1.0%
P Pipeline	16,791,000	2.0%	15,741,946	2.0%	16,266,473	2.0%
F Farm	46,247,100	5.5%	35,464,248	4.4%	40,855,672	5.0%
T Managed Forests	548,500	0.1%	410,417	0.1%	479,458	0.1%
(PIL) R Residential	2,016,500	0.2%	1,643,500	0.2%	1,830,000	0.2%
(PIL) C Commercial	468,700	0.1%	416,550	0.1%	442,625	0.1%
E Exempt	16,642,000	2.0%	14,401,908	1.8%	15,521,950	1.9%
TOTAL	843,802,700	100%	805,527,086	100%	824,664,886	100%



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APPENDIX 1 Assessment Change Summary by Property Class Township of Augusta

The following chart provides a comparison of the total assessment for the 2016 base years, as well as a comparison of the assessment change for 2018 and 2019 property tax year by property class.

Property Class/Realty Tax Class	2016 Full CVA	2018 Phased-in CVA	2019 Phased-in CVA	Percent Change 2018 to 2019
R Residential	722,885,300	700,508,084	711,696,692	1.6%
M Multi-Residential	1,977,000	1,644,500	1,810,750	10.1%
C Commercial	18,023,100	17,431,618	17,727,359	1.7%
X Commercial (New Construction)	2,893,200	2,851,228	2,872,214	0.7%
I Industrial	6,827,600	6,530,387	6,678,993	2.3%
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F Farm	46,247,100	35,464,248	40,855,672	15.2%
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(PIL) C Commercial	468,700	416,550	442,625	6.3%
E Exempt	16,642,000	14,401,908	15,521,950	7.8%
TOTAL	843,802,700	805,527,086	824,664,886	2.4%