

Andrew Bryce

From: Daryl Abbs <abbs@watsonecon.ca>
Sent: Wednesday, May 22, 2024 8:59 AM
To: Andrew Bryce
Cc: Norman, Sean
Subject: RE: [EXTERNAL]-FW: MPAC Assessment Adjustments to Properties Near Quarries

Hi Andrew,

You are correct. Outside of Peel and Halton, it appears that MPAC would adjust abutting residential properties, but not properties within 1km.

Therefore, the analysis would not need to include an adjustment for residential properties within 1km. Just the abutting residential properties (if applicable).

Regards,

Daryl Abbs, BA, MBE, PLE
Managing Partner

Watson & Associates Economists Ltd.

abbs@watsonecon.ca

Office: 905-272-3600 ext. 271

Mobile: 905-301-7223

Fax: 905-272-3602

watsonecon.ca



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From: Andrew Bryce <abryce@niagarafalls.ca>
Sent: Wednesday, May 22, 2024 8:55 AM
To: Daryl Abbs <abbs@watsonecon.ca>
Cc: Norman, Sean <Sean.Norman@niagararegion.ca>
Subject: RE: [EXTERNAL]-FW: MPAC Assessment Adjustments to Properties Near Quarries

Hi Daryl, I appreciate the quick chat. Does the highlighted portion below have an impact?

Regards

Andrew Bryce, MCIP, RPP | Director of Planning | Planning, Building, and Development | City of Niagara Falls
4310 Queen Street | Niagara Falls, ON L2E 6X5 | (905) 356-7521 ext 4232 | Cell (289) 968-5162 | abryce@niagarafalls.ca

From: Daryl Abbs <abbs@watsonecon.ca>
Sent: Wednesday, May 22, 2024 8:40 AM
To: Andrew Bryce <abryce@niagarafalls.ca>
Subject: [EXTERNAL]-FW: MPAC Assessment Adjustments to Properties Near Quarries

Daryl Abbs, BA, MBE, PLE
Managing Partner

Watson & Associates Economists Ltd.

abbs@watsonecon.ca

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From: Daryl Abbs
Sent: Tuesday, December 8, 2020 7:38 AM
To: Guerin, Brian <Brian.Guerin@mpac.ca>
Cc: Gary Scandlan <scandlan@watsonecon.ca>
Subject: RE: MPAC Assessment Adjustments to Properties Near Quarries

Hi Brian,

Not a problem! I understand how busy things can get.

I appreciate the thorough responses to my questions as this information is very helpful.

Thank you,

Daryl Abbs, BA, MBE, PLE
Senior Project Coordinator

Watson & Associates Economists Ltd.

abbs@watsonecon.ca

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Fax: 905-272-3602

watsonecon.ca



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From: Guerin, Brian <Brian.Guerin@mpac.ca>
Sent: December 2, 2020 2:11 PM
To: Daryl Abbs <abbs@watsonecon.ca>
Subject: Re: MPAC Assessment Adjustments to Properties Near Quarries

Hello Mr. Abbs:

First off, my apologies for not responding sooner. Jason Moore has been on leave the past few weeks and it has taken me a little longer to compile the information to answer your questions.

Question 1

The adjustments for residential properties abutting or in proximity of an industrial property are -6% and -2%, respectively, for the current valuation date of January 1, 2016 in rural areas of Halton and Peel regions.

Most residential markets areas across the province have adjustments for abutting or in proximity to an industrial property. The specific amount (percentage or dollar) varies based on the sales evidence for each market area.

MPAC defines abutting as: "Property is directly and immediately contiguous, physically touching, or sharing a common boundary line with another property or a site characteristic."

MPAC's definition for proximity is: "Most commonly, property is directly across or diagonally across from the feature or attribute being described. It also includes properties within an economic neighbourhood that are positively or negatively affected by an economic influence, which affects the value within that neighbourhood. This may affect a few houses on a street, the entire street or a larger area. The positive or negative effect of economic influences may be different in some extreme situations and therefore may change the boundaries of what is normally considered 'proximity'".

For residential properties near gravel pits in rural areas of Halton and Peel, the standard definition for proximity was expanded to treat all properties within 1 kilometre of a gravel pit as being in proximity to an industrial property. This change was made based on a 2008 study which indicated that residential properties were being overassessed in relation to properties at a greater distance from a gravel pit. This change in definition has remained in place for subsequent base year valuations for residential properties in rural areas of Halton and Peel only.

MPAC has run similar studies across the province over the past several assessment updates to determine whether or not the expanded definition for proximity to gravel pits is required in other areas of the province. To date, we have not seen any evidence to suggest that the expanded definition for proximity needs to apply outside of rural areas in Halton and Peel.

Question 2

Proposed means the land is potentially being looked at for a pit. MPAC gets its data for gravel pit sites from the Ministry of Natural Resources and considers all properties licensed for a pit as a gravel pit for abuts and proximity purposes provincially. MPAC has tried but has not been able to obtain data on the amount of activity (e.g., tonnage of aggregate extracted per year) occurring at each property.

In the case of the original study for Halton and Peel, a ratepayers group provided the information on proposed site as this type of is not easily available. However, at this time, we do not have access to this information to properly maintain and research any impacts associated to proposed gravel pit sites.

If you any further questions, please feel free to contact me.

Brian Guerin, FRICS M.I.M.A.
Director, Assessment Standards and Mass Appraisal
Municipal Property Assessment Corporation

From: Daryl Abbs <abbs@watsonecon.ca>
Date: Thursday, November 12, 2020 at 4:14 PM
To: "Regina, Joe" <Joe.Regina@mpac.ca>
Cc: Gary Scandlan <scandlan@watsonecon.ca>, "Guerin, Brian" <Brian.Guerin@mpac.ca>
Subject: RE: MPAC Assessment Adjustments to Properties Near Quarries

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Hi Mr. Regina,

Thank you for following up. Not a problem on the timing, we appreciate you looking into our question to assist us in our understanding.

Regards,

Daryl Abbs, BA, MBE, PLE
Senior Project Coordinator

Watson & Associates Economists Ltd.

abbs@watsonecon.ca
Office: 905-272-3600 ext. 271
Mobile: 905-301-7223
Fax: 905-272-3602

watsonecon.ca



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From: Regina, Joe <Joe.Regina@mpac.ca>
Sent: November 12, 2020 4:04 PM
To: Daryl Abbs <abbs@watsonecon.ca>

Cc: Gary Scandlan <scandlan@watsonecon.ca>; Guerin, Brian <Brian.Guerin@mpac.ca>

Subject: RE: MPAC Assessment Adjustments to Properties Near Quarries

Good day Mr. Abbs, my apologies for not acknowledging receipt of your email sooner.

Jason has shared your email with Brian Guerin (CC'd in this email). Brian is currently reviewing your questions and will provide you with a response.

Thanks for your patience.

Joe Regina, M.I.M.A.
Director, Research and Advisory Services
Valuation and Assessment Standards
Municipal Property Assessment Corporation
1340 Pickering Parkway, Suite 101
Pickering, ON L1V 0C4
B: 647.484.1528
C: 416.705.9609

From: Daryl Abbs <abbs@watsonecon.ca>
Sent: Wednesday, November 11, 2020 11:01 AM
To: Regina, Joe <Joe.Regina@mpac.ca>
Cc: Gary Scandlan <scandlan@watsonecon.ca>
Subject: RE: MPAC Assessment Adjustments to Properties Near Quarries

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Hi Joe,

Just following up on this email as I have not heard back. Would you be able to review and provide some feedback?

Any help is greatly appreciated!

Thank you,

Daryl Abbs, BA, MBE, PLE
Senior Project Coordinator

Watson & Associates Economists Ltd.
abbs@watsonecon.ca
Office: 905-272-3600 ext. 271
Mobile: 905-301-7223
Fax: 905-272-3602

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From: Daryl Abbs
Sent: October 26, 2020 7:44 PM
To: 'joe.regina@mpac.ca' <joe.regina@mpac.ca>
Cc: Gary Scandlan <scandlan@watsonecon.ca>
Subject: MPAC Assessment Adjustments to Properties Near Quarries

Hi Joe,

Our firm is working on behalf of a municipality in undertaking a review of financial impacts resulting from a quarry expansion. I have come across Jason Moore's name on a couple of letters regarding this issue. For example, with respect to a proposed quarry expansion in Guelph/Eramosa a letter from Jason (dated Sep 23, 2013) was attached to the consultant's submission (see attached, Appendix). Given this was from 2013, I am not sure if Jason is currently in this role. As such, I am hoping that you will be able to direct me to the MPAC staff member appropriate for my inquiry.

I was hoping to get some insights into the following couple of questions:

1. With respect to the -2% adjustments for residential properties within one km and -4% for those that abut, is this still the practice for assessments?
2. With respect to items 3 in the letter – what constitutes a “proposed” gravel pit? Does it mean a pit that has a current licence and is in development or simply if the land is potentially being looked at for a pit? For example, the current quarry we are looking at is looking to expand their pit into lands that are currently used for a golf course. They have not acquired the licence for the expansion but has proposed this expansion since 2004ish. If the expansion was already proposed back in 2004, am I correct in assuming residential properties within one km of the expansion have already been adjusted?

Any assistance that you can provide would be greatly appreciated.

Thank you for your time.

Regards,

Daryl Abbs, BA, MBE, PLE
Senior Project Coordinator

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abbs@watsonecon.ca
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From: Daryl Abbs
Sent: October 26, 2020 7:34 PM
To: Jason.Moore@mpac.ca
Cc: Gary Scandlan <scandlan@watsonecon.ca>
Subject: MPAC Assessment Adjustments to Properties Near Quarries

Hi Jason,

Our firm is working on behalf of a municipality in undertaking a review of financial impacts resulting from a quarry expansion. I have come across your name on a couple of letters regarding this issue. For example, with respect to a proposed quarry expansion in Guelph/Eramosa a letter from you (dated Sep 23, 2013) was attached to the consultant's submission (see attached, Appendix).

I was hoping you would be able to assist me with a couple of questions:

1. With respect to the -2% adjustments for residential properties within one km and -4% for those that abut, is this still the practice for assessments?
2. With respect to items 3 in your letter – what constitutes a “proposed” gravel pit? Does it mean a pit that has a current licence and is in development or simply if the land is potentially being looked at for a pit? For example, the current quarry we are looking at is looking to expand their pit into lands that are currently used for a golf course. They have not acquired the licence for the expansion but has proposed this expansion since 2004ish. If the expansion was already proposed back in 2004, am I correct in assuming residential properties within one km of the expansion have already been adjusted?

Any assistance that you can provide would be greatly appreciated. If you prefer to chat on the phone to get a better understanding of my questions, please let me know and we can arrange to have a chat via phone or videochat.

Thank you for your time.

Regards,

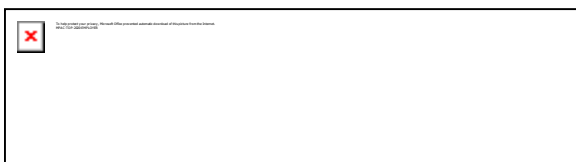
Daryl Abbs, BA, MBE, PLE
Senior Project Coordinator

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