



## Brant County Council Report

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**To:** To the Mayor and Members of Brant County Council

**From:** Jessica Kitchen, Planner  
& Brandon Kortleve, Planner

**Date:** October 6, 2020

**Subject:** RPT-20-141 – Feedback Summary Report – On-farm Diversified Uses (OFDUs) Policy Updates

**Purpose:** For Information & Direction

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### Recommendation

THAT report RPT-20-141 be received as information; and

THAT staff be directed to circulate the proposed policy directions regarding OFDUs so as to receive formal comments on amendments to the County of Brant Official Plan (2012) and County of Brant Comprehensive Zoning By-Law 61-16, as required under *the Planning Act*.

### Strategic Priority

1. To grow in a responsible manner that protects and enhances the attributes that are unique to each individual community; and
2. To engage citizens in a dialogue that is transparent, multi-faceted, and mutually respectful.

### Financial Considerations

None.

### Executive Summary

Continuing the initiative to update the County of Brant's land-use planning policies to diversify agricultural uses attributed to farming operations, as presented with RPT-20-112 at the September 1, 2020 Council Meeting, this report is a summary of the feedback received to date regarding the On-farm Diversified Uses (OFDU) project and the proposed policy directions. Staff have undertaken public engagement and education on the topic, providing information about diversification of agricultural uses and asking questions to determine what comments and desires the residents of the County of Brant have regarding this topic. Interested stakeholders including the Brant Federation of Agriculture and its members have also been directly circulated to provide feedback on the current and future policy considerations for diversifying our Agricultural land uses. This feedback, as well as background research undertaken by staff, has been used to form the proposed policy direction for changes to the County of Brant Official Plan and

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Comprehensive Zoning By-Law. This report outlines the feedback received, background research and rationale, and the proposed policy directions to be circulated for formal comments prior to the public meeting held under section 17 of *the Planning Act*, scheduled for Council in November 2020. The findings of this project are summarized below.

### **Summary of Findings**

The findings of the public engagement and background research for this project have assisted in determining the proposed policy directions diversification of agricultural land uses into the County of Brant's land-use planning policies and implementation tools. The current policies provide little support to farming operations who wish to pursue agriculture-related and on-farm diversified uses on their properties. The current policies can be improved to provide implementation tools that would reduce the broad restrictions in place and provide permissions with regulation for a broader range of permitted uses. The current policies of the Official Plan promote and encourage "a wide range and scale of agricultural activities, including... value-added agricultural industries that are limited in scale, directly related to a farm operation, and compatible with surrounding agricultural operations" (Section 1.11.2.6.2, County of Brant Official Plan). The current policies support the protection of agricultural lands, operations, and the surrounding rural communities but do not provide flexible options for diversified agricultural uses that can enhance agricultural land uses and help the County of Brant maintain a viable agricultural and agri-food economy.

An analysis of comments and concerns has assisted staff in addressing questions about property value and taxation, size and scale limitations, permits and exemptions processes, impacts on the subject property and surrounding areas, and traffic concerns on rural roads. Concerns regarding the development of viable agricultural land have also been addressed by limiting the options for removing lands from agricultural production. With the diversification of an agricultural use, property value and taxation changes may occur, and would be dependent on the extent of the processing and sale activities on the site as categorized by the Municipal Property Assessment Corporation (MPAC). Impacts on subject properties and surrounding areas have been considered through size, setback, and servicing requirements through the implementation of an updated site plan control process, with impacts of each diversification project being tracked so that both positive and negative impacts can be reported and addressed in a timely manner. Further information on the considerations for policy direction, based on background research and received feedback, is included in the 'Important Considerations for Policy Direction' section of this report.

### **Background**

A few goals have been noted for this project that have assisted staff in obtaining feedback to guide the updates to our land-use planning documents. Over the last number of months, there has been an increased interest in local activities, notably in areas outside of the Province's large settlements. While some of this can be attributed to the COVID-19 pandemic, there has also been a more gradual uptake in interest for uses like on-farm brewing and distilling, agricultural research facilities, and home occupations and industries. Staff continue to receive inquiries about the implementation

of these types of uses, many of which are difficult to implement without changes to our zoning requirements.

At the time this report was prepared, 176 respondents had participated in the OFDU project survey, with several additional inquiries and comments having been received by way of email or telephone. A concise, five question survey was released for public input beginning on September 2<sup>nd</sup>, 2020 and closing September 23<sup>rd</sup>, 2020. The complete results of the survey have been included as Attachment 1 of this report, and an analysis of the results has provided useful information for staff for integration into the proposed policy directions, as discussed in the body of this report.

The dedicated webpage (at <https://www.brant.ca/OFDU>) was the predominant source of information available, updated regularly, and advertised through the County of Brant social media channels on a weekly basis. Posters were also hung in the window the Paris Customer Service Office for passersby to get more information, and a digital version of the poster was posted on the webpage for those who wished to distribute it. As well, it was encouraged that people sign-up to our digital circulations list to have information sent directly to them via email.

With respect to the information received from the survey, 90% of respondents (159 people) noted that they consider rural areas that support agriculture as a key economic industry in the County of Brant as very important. 17 of the 24 total respondents who own a farm noted they would be interested in pursuing a diversified use of their property. The top 3 diversified and agriculture-related uses that most interest farm owners were maple syrup production and sales, cheese and dairy production and sales, and agricultural research facilities. Other residents of the County are most interested in similar uses, but would prefer to see wineries, breweries and distilleries, and on-farm sales and market options. A noted desire by respondents who provided written comments was that of encouraging more local food production opportunities, including hydroponic and year-round growing options with scaled building permissions to promote the best use of viable farmland.

As the project has continued, staff have undertaken a careful analysis of the inquiries and comments received from residents, the policies of neighboring municipalities, and the possible impacts on noted topics such as protecting valuable agricultural land and enhancing the economic development and prosperity of the County of Brant. The current policies reflected in the County of Brant Official Plan (2012) and the County of Brant Zoning By-Law 61-16 do not accurately reflect the requirements of the Province of Ontario or the desires of the residents of the County of Brant. These barriers, as well as proposed solutions, have been explored further in this report.

## **Report**

### **Current Limitations**

The current policy approach to our agricultural land-uses aims to protect our agricultural land supply but provides very few opportunities for as-of-right agriculture-related and on-farm diversified uses. The current policy framework and implementation requires many of these proposals to undertake a public application process (Zoning By-Law Amendment, Official Plan Amendment etc.). This policy approach has proven to be overly stringent and one that does not promote the permitted uses in prime agricultural

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areas as required by the *Provincial Policy Statement (2020)*. This proposed update to our policy objectives and subsequent implementation tools will move away from the current restrictive policies to a framework that better regulates the uses permitted by the Province in our agricultural areas. This will it easier for farming operations that wish to pursue alternative business opportunities on their properties to undertake these projects, while regulating them to protect the interests of the County's agri-food network, agricultural land supply, residents, and businesses alike.

### **Important Considerations for Policy Direction**

Based on the preliminary feedback received from residents, council, stakeholders and County staff, several concerns and desires have been noted and incorporated into the policy directions that staff have prepared. A summary of these considerations is addressed below, followed by the proposed policy direction.

#### Property Value and Taxation

Taxation in the County of Brant is calculated based on the assessed value of a property. The Municipal Property Assessment Corporation (MPAC) will generally assess a farm property based on several factors, including the farmland, residence and land, farm outbuildings and other buildings to establish the property's value. The properties are assessed based on their 'active use', and not necessarily on the 'permitted uses' or potential of the property under a municipality's planning policies. To this effect, additional uses on a farm property, such as adding additional buildings or uses, could increase the current value of a property that may be reflected when a reassessment is done by MPAC. Farmland is also valued based on the productivity of the lands. These changes to the property could in turn benefit the future sale price and market value.

As noted, adding additional buildings and/or uses to a property may increase the value of the property, and any subsequent increase to property taxes would be phased in accordingly through the Municipal Property Assessment Corporation. If an area of the property is used for purposes other than farming, a structure thereon is valued according to the cost of replacement (taking into consideration the design, age, size, and quality of construction). These uses and alternative structures would be valued and classified according to MPAC's consideration of their use and may be considered commercial, industrial, agricultural, or residential.

In 2018 the Government of Ontario established two new industrial and commercial subclasses to promote and support small-scale farming businesses that are a direct extension of a farming operation on a property. For a municipality to use these new rates, these subclasses are required to be incorporated into a municipality's tax rates by By-Law and have been included in the County of Brant's set tax rates since 2019. The current tax rates for 2020 have been included as attachment 2 to this report, with the above noted subclasses being highlighted in the attachment. Alongside farm tax incentives and farm forestry exemptions, these newly introduced sub-classes can help reduce the cost of a commercial or industrial tax rate by up to 75%. More information and frequently asked questions about this incentive opportunity has been included as attachment 3 to this report. This information has also been included on the project

website and will be integrated into a future implementation guide for the updated diversification policies.

### Size and Scale

Among the common concerns for on-farm diversified uses were the potential loss of agricultural land, nuisance complaints by new residents related to normal farm practices, and increased development pressure in agricultural areas. To mitigate these possible negative impacts, several provisions have been presented in the proposed policy directions, with the most notable being the limitations to size and scale of agricultural related and on-farm diversified uses. These size and scale limitations will minimize the amount of land taken out of agricultural production, if any. They will ensure agriculture remains the primary land-use within our agriculturally designated areas. They will also limit the off-site impacts, such as traffic and the agricultural-rural character of our rural areas, to ensure the proposed uses are compatible with the surrounding agricultural operations.

The limitations reflected in the proposed policy directions are the standards recommended by the Province of Ontario in Section 2.3.1.3 of “Publication 851 – Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas” where it is noted that a criterion for an on-farm diversified use is that it be limited in area. The guidelines go on to suggest that this limitation be included in the provisions of a comprehensive zoning by-law in a way that is relative to the size of the farm parcel. They also recommend that a cumulative maximum be used to ensure a definite limit on the size of these uses. These recommendations have been reflected in the proposed policy directions, requiring that a proposed on-farm diversified use not exceed an occupied area of 2% of the farm parcel to a maximum of one hectare (2.47 acre). This will control the possibility for nuisance and growth, with the proposed policy directions requiring on-farm diversified uses that wish to exceed the thresholds, either incrementally or otherwise, would not be supported.

### Approvals and Fees

With broadened permissions for agricultural-related and on-farm diversified uses, the proposed policy directions will simplify the process for farm operations to pursue these uses. Regulation by way of a minor site plan control application is being suggested to encourage as-of-right uses in our prime agricultural areas. This will also work to reduce fees that may work to discourage a farming operation from pursuing additional business opportunities.

With respect to the County of Brant Development Charges By-Law, the creation of a new use on an agricultural property that would require a building permit for the building and/or retro-fitting of a structure would require the payment of development charges. These charges are in place to assist with the provision of infrastructure and services required to meet the needs of the County of Brant and are paid on both residential and non-residential projects. These charges provide funding for municipal services such as highway and road maintenance, recreation, administration, emergency response, and municipal water, wastewater, and drainage (where applicable). These charges will also

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help mitigate potential impacts on our rural roads and infrastructure for uses that may see higher traffic and human densities.

### Traffic and Circulation

In addition to the fees applicable to the applications for an agriculture-related and on-farm diversified uses noted above, traffic and circulation impacts will be mitigated through the site plan control process. The policy objectives will prioritize agricultural traffic and help reduce the impacts that the possibility of more local automobile traffic may have on road quality and on slow-moving farm vehicles. Uses generating significant traffic, such as large food processors or full-scale banquet halls, would not meet the intent of the *PPS* definition for on-farm diversified uses and will therefore not be permitted.

The site plan control process will ensure that the new uses fit in with the agricultural character of the area, and traffic and circulation impacts are minimal, if any. The process will be used to address elements such as entrances, parking, pathways, emergency vehicle access, lighting, and loading areas. With delegated authority for the site plan process, staff in the Planning Division will ensure that potential impacts are addressed through an expedited process that would avoid the need for official plan and zoning by-law amendments for many proposals.

Other continued efforts through the site plan control process will provide for commenting by the Development Engineering and Operations Divisions. This will ensure that proper signage is used on roads with frequent use by slow-moving farm vehicles and that standard road designs and traffic controls can be used to accommodate the mix of automobile traffic and slow-moving farm equipment in our agricultural areas.

### Impacts on surrounding land-uses

To reduce the potential impacts of diversified uses on the primary agricultural activities of the prime agricultural areas of the County of Brant, several provisions would be set by the comprehensive zoning By-Law. These provisions include the size and scale limitations previously mentioned, the implementation of the site plan control process (as discussed below) and the use of the Minimum Distance Separation (MDS) formulae. The MDS formulae and guidelines have are provided by the Province of Ontario to assist municipalities when dealing with non-compatible land uses, such as residential uses with livestock facilities.

As per the implementation guidelines of Province of Ontario “Publication 853 – The Minimum Distance Separation (MDS) Document”, and specifically guideline #35 of the document, municipalities are encouraged to develop policies in their official plans and provisions in a comprehensive zoning by-law that provide consistent direction on the requirements for an MDS calculation when related to agriculture-related uses and on-farm diversified uses. Some types of these uses may lead to potential conflicts with surrounding livestock facilities, such as uses that include food service, accommodations, and other uses that are characterized by a more human activity. To support the functions of normal farming practices in our agricultural areas and reduce the change of impacts on these operations, an MDS calculation will be required to

establish all agriculture-related and on-farm diversified uses. When required, these proposed uses would be considered as Type A land uses, typically characterized by a lower density of human activity than within a settlement area, but with the potential to impact for the expansion of farming operations. Meeting the requirements of the MDS guidelines will be required as a criterion for eligibility to pursue an as-of-right diversified or agriculture-related use.

In some cases, agriculture-related and on-farm diversified uses that are compatible with the surrounding areas when they are first established may wish to expand and grow over time. In these cases, the County of Brant will need to ensure that the criteria of the PPS and Official Plan can be met to protect viable agricultural land. Relocation of certain aspects of the use may be required to accommodate future growth in a location that is appropriate located outside of the prime agricultural areas.

## Proposed Policy Directions

### On-farm diversified uses

1. An *on-farm diversified use* shall only be permitted on a property with a farm operation.
2. On-farm diversified use(s) shall not exceed a combined total of the lesser of:
  - i. One (1) hectare, or
  - ii. Two percent (2%) of the area of the lands on which the use is proposed.
3. The gross floor area of all buildings used for an *on-farm diversified use* shall not exceed twenty percent of the acceptable land area, as stated by item two above.
4. The land area and the area of existing buildings used for an on-farm diversified use may be discounted at the rate of fifty percent. Where an *on-farm diversified use* uses the same footprint as a demolished agricultural building, the land area for the use may be similarly discounted by fifty percent.
5. One hundred percent of the area needed for a parking space and outdoor storage for the on-farm diversified use will be included in the area calculation.
6. Where an *on-farm diversified use* uses an existing farm laneway, or parking area, the area of the laneway or parking area will not be included in the area calculations.
7. Services required for the use proposed are provided on the property, as verified by the County of Brant, and will not have any negative impacts on neighboring and surrounding land uses.
8. *On-farm diversified uses* that include agri-tourism and farm experience activities shall be clearly farm related.
9. Production lands which are used for the growing of crops and are simultaneously used as part of an activity area, such as a corn maze, shall not be included in the area calculations for the *on-farm diversified use*. However, these activity areas shall not exceed five percent of the total lot area of the subject lands.
10. An *on-farm diversified use* shall be subject to the MDS formulae and guidelines
11. The *on-farm diversified use* must meet all applicable requirements of the Ontario Building Code and Ontario Fire Code and requires an approved building permit to legally establish the OFDU.
12. Prior to an *on-farm diversified use* being established on a property, site plan control shall be applicable to mitigate the impacts of traffic, parking, size, scale, etc. in relation to the applicable requirements of By-Law 61-16.

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### Agriculture-related uses

1. The maximum lot coverage for an *agriculture-related use* shall not exceed thirty percent of the total lot area of the subject lands.
2. The majority of the product processed, preserved, packaged and/or stored shall be from the farm operation of the subject lands, including crops used to produce wines, beers, spirits, or similar.
3. If a *value-retaining use* provides support to surrounding farm operations within a reasonable distance of the subject lands, it shall be considered an *agriculture-related use*.
4. An *agriculture-related use* may be subject to the Province of Ontario's Minimum Distance Separation guidelines for compatibility between livestock facilities and sensitive land-uses.
5. The *agriculture-related use* shall be secondary to the main farm use on the subject lands.
6. Prior to an *agriculture-related use* being established on a property, site plan control shall be applicable to mitigate the impacts of traffic, parking, size, scale, etc. in relation to the applicable requirements of By-Law 61-16.

### **Summary and Next Steps**

Staff welcome any discussion on the above proposed policy directions in advance of the formal commenting period. With Council's direction, staff will circulate the prepared policy directions to the public, as well as various agencies and stakeholders, as required under *The Planning Act* to initiate a formal commenting period. This will continue the process to amend the County of Brant Official Plan and County of Brant Zoning By-Law 61-16 to include specific provisions for on-farm diversified agricultural uses. The feedback received from County of Brant residents, Council, and staff has been considered in formalizing the proposed policy directions and any further feedback received will be considered and included alongside the recommendation to be prepared for a subsequent Council meeting scheduled for November 2020.

If the amended policies regarding OFDUs are approved and come into force and effect, staff will continue to encourage engagement and communication on the topic so that the benefits can be tracked and any barriers to implementation can be addressed in a timely manner.

In line with the proposed timelines for this project, these policy directions will be formally posted and circulated for a minimum 20 day commenting period, as required by *The Planning Act*. Taking feedback and legislated timelines into account, Staff have updated the timeline for this project, noting that if further adjustments to the timeline are required, Council will be notified and updated on the progress of the project:

Task 1 – Background Research (Complete)

Task 2 – Information Report (Complete – September 1)

Task 3 – 'Call to Action' and Preliminary Engagement (Complete – September 2020)

Task 4 – ‘As We Heard It’ Report & Policy Direction (Complete – October 6)

Task 5 – Circulation and Commenting Period (Beginning October 7)

Task 6 – Public Meeting and Recommendation Report (November 2020)

Respectfully submitted,

**Prepared By:** Jessica Kitchen, Planner & Brandon Kortleve, Planner

**Reviewed By:** Mat Vaughan, BES, MPLAN, MCIP, RPP, CMM3, Director of Planning

**Submitted By:** Pamela Duesling, MAES, MCIP, RPP, Ec.D., CMM3, General Manager of Development Services

### **Attachments**

1. As We Heard It – OFDU Survey Results
2. County of Brant Tax Rates 2020
3. Small Scale Farm Tax Incentive FAQ

### **Copy to**

1. Heather Boyd, Director of Council Services / Clerk
2. Jennifer Mayhew, Planning Administrative Assistant
3. Jyoti Zuidema, Solicitor
4. Richard Weidhaas, Chief Building Official

### **In adopting this report, is a bylaw or agreement required?**

By-law required (No)

Agreement(s) or other documents to be signed by Mayor and /or Clerk (No)

Is the necessary by-law or agreement being sent concurrently to Council? (No)

# As We Heard It

## On-Farm Diversified Uses Survey Results

Find out more by visiting: [www.brant.ca/OFDU](http://www.brant.ca/OFDU)  
 Community support is an essential component to creating and implementing successful By-Laws that reflect our community.

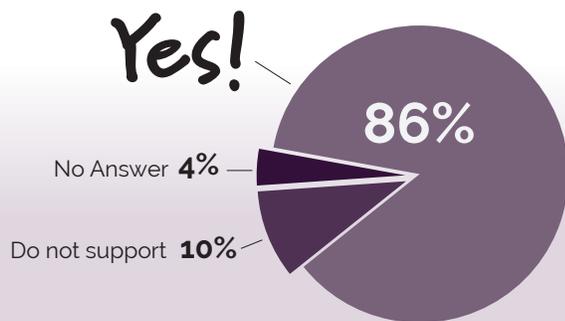


We received 176 responses to this survey about our agricultural areas

### 1. How important are rural and agricultural areas as a key economic industry in the County of Brant?



### 2. Do you support diversified agricultural uses?



Including **17 Farms** that expressed interested in pursuing a diversification project through the new policies

### 3. 78% of respondents believe municipal incentives would be helpful to encourage diversification of the agricultural economy



### 4. 94% of respondents rated buying local products as a top priority when shopping



### 5. The top 5 choices for diversified uses



# Brant County 2020 Property Tax Rates

Property Class	Tax Class Codes	County Tax Rate	Education Tax Rate	Total Tax Rate	Municipal Levy Change	Tax Ratios	Decrease Retained
Residential	RT, RTEP, RTES, RTFP, RTFS	0.0082221	0.0015300	0.0097521		1.0000	
Residential PIL	RH, RF, RG, RP	0.0082221	0.0015300	0.0097521			
Residential Awaiting Development	R1	0.0053443	0.0009945	0.0063388			
Farmland	FT, FTEP, FTES, FTFP, FTFS, FP	0.0019733	0.0003825	0.0023558		0.2400	
Managed Forest	TT, TTEP, TTES, TTFP, TTFS	0.0020555	0.0003825	0.0024380		0.2500	
Multi-Residential	MT, MTEP, MTES, MTFP, MTFS	0.0139775	0.0015300	0.0155075		1.7000	100%
Commercial Full	CT, GT, ST, GF, CF, CG	0.0156219	0.0125000	0.0281219		1.9000	100%
Commercial Excess Land	CU, GU, SU, CJ, CW	0.0101543	0.0125000	0.0226543			
Commercial Vacant Land	CX	0.0101543	0.0125000	0.0226543			
Commercial Full PIL	CH	0.0156219	0.0125000	0.0281219			
Commercial Small Scale On-Farm	C7, X7	0.0039055	0.0024500	0.0063555			
Commercial New Construction Full	XT, YT, ZT	0.0156219	0.0098000	0.0254219			
Commercial New Construction Excess	XU, YU, ZU	0.0101543	0.0098000	0.0199543			
Landfill	HF	0.0090443	0.0125000	0.0215443		1.1000	
Industrial Full	IT, LT	0.0209663	0.0125000	0.0334663		2.5500	100%
Industrial Excess Land	IU, LU, IK, IJ	0.0136281	0.0125000	0.0261281			
Industrial Vacant Land	IX	0.0136281	0.0125000	0.0261281			
Industrial Awaiting Development	I1	0.0053443	0.0009945	0.0063388			
Industrial Full PIL	IH	0.0209663	0.0125000	0.0334663			
Industrial Small Scale On-Farm	J7	0.0052416	0.0024500	0.0076916			
Industrial New Construction Full	JT, KT	0.0209663	0.0098000	0.0307663			
Industrial New Construction Excess	JU, KU	0.0136281	0.0098000	0.0234281			
Pipeline	PT	0.0145942	0.0125000	0.0270942		1.7750	
Railway Right of Way Shortline	BT	85.58000	114.98000	200.56000			
Railway Right of Way Mainline	WT	110.00000	114.98000	224.98000			
Utilities	UH	146.91000	-	146.91000			

### School Distribution

<b>Due Dates:</b>		<b>School Support</b>	<b>Codes</b>	<b>%</b>
<b>Interim</b>	<b>Final</b>	English Public	EP	71.423
February 28, 2020	July 31, 2020	English Separate	ES	27.427
April 30, 2020	September 30, 2020	French Public	FP	0.303
		French Separate	FS	0.847

Capping Options Used:                      Opted out of capping for Commercial, Industrial & Multi-Residential



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## Small-Scale On-Farm Business Subclasses

### Frequently Asked Questions

#### **What is the initiative?**

On May 3, 2018, the Government of Ontario established two new optional subclasses for small-scale on-farm businesses to promote and support local farms across Ontario. The commercial and industrial subclasses were created to provide a tax rate that is 75% lower than the commercial and industrial tax rates that would otherwise apply.

#### **How would my property qualify?**

The commercial and/or industrial facility must be an extension of your farming operation. To qualify, 51% of the facility must be used to sell, process or manufacture something from a product produced on your farmland. If the operation has an assessed value equal to or greater than \$1 million, it is not eligible for the small-scale on-farm business subclasses ([O. Reg 361/18](#) of the *Assessment Act*).

#### **What is the tax rate reduction?**

The qualifying commercial and industrial portions are eligible to receive a tax rate that is 75% lower than the industrial or commercial tax rates that would otherwise apply.

Also, the education tax rates for small-scale on-farm business subclasses will be lower than the existing commercial or industrial tax rate or 0.00272500%, regardless if the municipality opts to have the small-scale on-farm business subclasses apply.

#### **Are the subclasses available in all municipalities?**

It is important to note the lower tax rates for the new commercial and industrial subclasses only apply to eligible properties in municipalities that have passed the corresponding bylaw.

The council of a single or upper-tier municipality may pass a bylaw opting to have both subclasses or they can pass a bylaw for the industrial subclass alone. The commercial subclass is only available if the municipality opts for the industrial subclass.

If your municipality passed a bylaw, you will receive a property tax bill reflecting the recent change. If you have questions about your property taxes, please contact your municipality or local taxing authority for more information.

#### **Will the subclass apply for the 2018 tax year?**

Yes, it will apply for 2018 taxation and subsequent taxation years.



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### **How will the tax reduction be applied?**

The first \$50,000 attributed to the value of your commercial or industrial operation will qualify for a 75% reduction off the commercial or industrial tax rate. However, if the value of your commercial or industrial operation is equal to or greater than \$1 million, the property will not qualify.

### **Who can I contact regarding my property's eligibility?**

If you have questions about your property assessment or if you think your property might qualify for the small-scale on-farm business subclasses, please contact our Customer Contact Centre, Toll Free at 1 866 296-6722 or TTY 1 877 889-6722 (Hours of operation: Monday to Friday – 8 a.m. to 5 p.m. EST) or visit [www.aboutmyproperty.ca](http://www.aboutmyproperty.ca).

### **What if I disagree with my property's assessment?**

You have the option to file a Request for Reconsideration with MPAC. To learn more about this process, please visit [aboutmyproperty.ca](http://aboutmyproperty.ca) or call our Customer Contact Centre, Toll Free at 1 866 296-6722 or TTY 1 877 889-6722 for further assistance (Hours of operation: Monday to Friday – 8 a.m. to 5 p.m. EST).

## **Property Reviews**

### **Will MPAC visit my property to do an inspection?**

Every property will not require an inspection however, there are times when we will need to do site visits to verify or gather the information needed for our assessment.

### **What does a property inspection involve?**

During an on-site property inspection, an assessor from MPAC will review site and structure information. This may include, but is not limited to; recording of land details, verification of all structures on the property and taking photographs for reference. An assessor may inquire about interior details and if necessary, may request an interior inspection to confirm certain interior structural information.

### **What if I don't want MPAC to inspect my property?**

While we understand you may have reservations about MPAC inspecting your property, the inspections are important to determine eligibility to be included in the small-scale on-farm business subclasses.

### **Can I schedule my property inspection?**

MPAC will work with the property owner to find a mutually acceptable time to conduct an on-site visit.

### **How will I know it's an MPAC representative?**

MPAC assessors are required to wear their identification badge which will be presented upon inspection. The assessors may also arrive in an MPAC marked vehicle.

### **How will I be notified of my property's eligibility?**

If your property qualifies, you will receive a Special Amended Notice indicating a change to your property's classification.