



Tuesday, September 27, 2016

Municipal Property Assessment Corporation
c/o Head Office
1340 Pickering Parkway, Suite 101
Pickering, ON
L1V 0C4

Attention: Amanda Macdougall, Regional Manager, Municipal and Stakeholder Relations

Dear Ms. Macdougall:

Re: 2016 Assessment Update for Residents of the Town of Essex

At the Regular Council Meeting held on August 2, 2016, Tracy Pringle, Account Manager, Zone 1, Municipal and Stakeholders Relations, Municipal Property Assessment Corporation (MPAC) provided Council with a presentation on the 2016 Assessment Update. Since that time, residents of the Town of Essex have received their Property Assessment Notices and many have approached our Council members regarding the increases in their assessment.

As you may be aware, in 2014 and 2015 the Town of Essex experienced extreme weather events that involved torrential rainfalls and flooding for a number of its residents. The flooding included both excessive storm water infiltration and sanitary sewer backups. For some residents, this occurred on more than one occasion and has resulted in some residents deciding to no longer finish their basements or repair a previously finished basement as part of their living space. In many instances, residents are no longer able to protect themselves



with insurance as it is not available to them, or the cost of insurance is prohibitive. These factors have had a significant impact on the resale value of their homes.

The Town of Essex is undergoing in excess of \$5.0 million in major construction works to upgrade its sanitary sewer and storm sewer system to better handle extreme storm events. As well, the Town has introduced a Basement Flooding Protection Subsidy Program for residents, which provides financial assistance to implement some preventative measures against flooding, such as disconnection of downspouts from storm sewers, sump pumps, backwater valves, etc.

We are communicating to our residents that the Request for Reconsideration (RFR) process is available to them as a means of having their assessment reviewed by MPAC. This is being done both on an individual basis, as well as through a banner on our website which provides a link to the MPAC website.

When considering Requests for Reconsideration from our residents, we would ask that MPAC give serious consideration to those that file an RFR and note that they have had flooding issues. Your assistance in this matter will be greatly appreciated.

Yours truly,

Donna E. Hunter
Director of Corporate Services/Treasurer



c.c.'s:

Tracy Pringle, Zone 1, Municipal & Stakeholder Relations, MPAC

Mayor and Council, The Corporation of the Town of Essex