



MUNICIPAL PROPERTY ASSESSMENT CORPORATION

March 7, 2017

To: Heads of Council, Chief Administrative Officers,  
Finance Officers, Treasurers and Tax Collectors

From: Carla Y. Nell  
Vice President, Municipal & Stakeholder Relations

**Subject: Assessing Properties in Proximity to Industrial Wind Turbines**

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I would like to take this opportunity to share an update on a recent study published by the Municipal Property Assessment Corporation (MPAC).

We heard from Ontarians that they wanted more information about the impact of Industrial Wind Turbines (IWT) on property values. Given MPAC's legislative mandate to assess properties in Ontario, our assessors continually monitor influences on property value and recently conducted a comprehensive study to ensure that the assessments of properties in proximity to IWTs are fair and accurate.

Our findings concluded that the 2016 Current Value Assessments (CVA) of properties within five kilometres of an IWT are assessed at their current value and are equitably assessed in relation to homes at greater distances.

Our findings are consistent with the 2008 and 2012 CVA reports from MPAC and have been confirmed by Robert J. Gludemans, an internationally recognized expert in the field of mass appraisal and ratio studies. The full report is available on [mpac.ca](http://mpac.ca) under Property Types, [Industrial Wind Turbines](#).

If you are interested in learning more about the 2016 base year study, I encourage you to join one of our information webinars. The agenda will include a review of the study and key findings.

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To register for this event, simply select your preferred date below, click on it and send it. Shortly thereafter, you will receive an appointment for the respective date including the webinar details. Capacity for each call is limited so we encourage you to RSVP as soon as possible so that we can effectively manage demand.

[Monday, April 3<sup>rd</sup>](#): 2:00 p.m. – 3:00 p.m.

[Thursday, April 6<sup>th</sup>](#): 11:00 a.m. – 12:00 p.m.

If you have any questions, please contact your local Municipal & Stakeholder Relations Account Manager.

Yours truly,



Carla Y. Nell

Vice-President, Municipal and Stakeholder Relations

**Copy** Regional and Account Managers,  
Municipal and Stakeholder Relations