

Administration & Finance Division
Planning & Development Division
Phone: 807-274-5323
Fax: 807-274-8479

Mailing Address for All Divisions:
Civic Centre
320 Portage Avenue
Fort Frances, ON
P9A 3P9



Operations & Facilities Division
Phone: 807-274-9893
Fax: 807-274-7360

Community Services Division
Phone 807-274-4561
Fax: 807-274-3799

email: town@fortfrances.com
www.fort-frances.com

October 31, 2018

David W. Petsnick
Angela H. Petsnick
1345 Emo Road
Fort Frances, Ontario
P9A 2V8

Dear Mr. & Mrs. Petsnick:


Re: Hearing to Consider Section 357/358 Application

Please be advised that a public hearing has been scheduled for immediately following the Committee of the Whole Meeting of Council on Monday, November 26, 2018 in the Council Chambers located at the Civic Centre, 320 Portage Avenue, Fort Frances. The Committee of the Whole begins at 5:30 p.m.

The Council of the Town of Fort Frances will be conducting the hearing to consider 2018 Section 357/358 Applications, including the application with regard to your property located at 560 Webster Ave. in Fort Frances.

The hearing will give you the opportunity to speak to the application (copy of applications enclosed) if you should so desire.

Sincerely,


Laurie A. Lindberg, CMO
Treasurer

Enc.

2018 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

Batch #	Year Affected	Roll #	Assessment Change	RTC/RTQ	Municipal Rate	School Rate	Municipal Amount	English Public	French Separate	No Sup School	BIA	TOTAL
	2018	1.2.115	-56517	RTEP	0.01652955	0.00170000	-783.19	-80.55				-863.74
							-783.19	-80.55	0.00	0.00	0.00	-863.74
357/358 Application												

SECTION ☒ 357 / ☐ 358 / ☐ 359 APPLICATION
TO THE COUNCIL OR THE ASSESSMENT REVIEW BOARD

Application/Appeal #:
Taxation Year: <u>2018</u>

Municipality: TOWN OF FORT FRANCES Roll Number: 59-12-010-002-115-00
 Property Address: 560 WEBSTER AVE Applicant Name: DAVE PETSNICK
 Owner Name: ANGELA & DAVID PETSNICK Contact Number: 875-5090
 Mailing Address: 1345 EMO RD Alternative Number: _____
FORT FRANCES ON PRAIRIE Email Address: REVC0@BELLNET.CA

Reason for s357 application: (Check one box – applicable to s357 only)

<input type="checkbox"/> Ceases to be liable for tax at rate it was taxed – 357(1)(a)	<input type="checkbox"/> Became vacant or excess land – 357(1)(b)
<input type="checkbox"/> Became exempt – 357(1)(c)	<input type="checkbox"/> Sickness or extreme poverty – 357(1)(d.1)
<input type="checkbox"/> Razed by fire, demolition or otherwise – 357(1)(d)(i)	<input type="checkbox"/> Mobile unit removed – 357(1)(e)
<input type="checkbox"/> Damaged and substantially unusable – 357(1)(d)(ii)	<input type="checkbox"/> Gross or manifest clerical/factual error – 357(1)(f)
<input checked="" type="checkbox"/> Repairs/Reno's preventing normal use (min. 3 months) – 357(1)(g)	

Details of Reason for s357, s358 or s359 application: RENOVATING BUILDING FOR 4 APTS.
 Effective from: 03/01/18 to 12/31/18 Applicant Signature: Dave Petsnick Date: 10/02/18
 (MM/DD/YY) (MM/DD/YY)

ASSESSMENT REPORT: MUNICIPALITY				TREASURER'S RECOMMENDATION TO COUNCIL				
Assessment Roll As Returned		Revised Since Roll Return <input type="checkbox"/>		Assessment Report School Bd: <input type="checkbox"/> Eng <input type="checkbox"/> Fr <input type="checkbox"/> Other				
		Enter Revisions Below		<input type="checkbox"/> No Change in Assessment <input type="checkbox"/> S357 Required for Next Year				
RTC/RTQ	2005 Base-year CVA	2008 Base-year CVA	Current Phased Assessment	Revised RTC/RTQ	Revised 2005 Base-year CVA	Revised 2008 Base-year CVA	Revised Current Phased Assessment	Change to Current Phased Assessment
<u>RTEP</u>			<u>181,444</u>					
Revised:				Reason for Change:				
Reason Original Assessment Revised:								

TREASURER'S REPORT ON TAX LIABILITY						
RTC/RTQ	Taxable Assessment Reduction	Tax Rate	(Days)/ Months	Tax Adjustment	Original Levy	
<u>RTEP</u>	<u>-56,517</u>	<u>.01822955</u>	<u>306</u>	<u>863.74</u>	<u>3,307.73</u>	

Recommended: ☐ No Adjustment ☒ Adjustment ☐ Cancellation ☐ Refund Total Amount \$863.74

Comments: _____

Treasury Position: Treasurer Signature: Laura A. Lindberg Date: 10/31/18

COUNCIL OR ASSESSMENT REVIEW BOARD DECISION: Hearing Date (MM/DD/YY): 10/26/18

☐ Approved ☐ Amended & Approved ☐ Not Approved ☐ Applicant Did Not Appear ☐ Application Abandoned

Reason: _____

Appeared for Applicant: _____ Appeared for Municipality: _____

Signature of Council/ARB Member: _____ Name/Title: _____

Application made under Sec 357/358/359 of the Municipal Act, 2001

MPAC's RESPONSE

Owner name(s) PETSnick, DAVID WADE
PETSnick, ANGELA HELENE
Roll number 5912-010-002-11500-0000
Property location 560 WEBSTER AVE
Property description PLAN SM127 LOT 1 PCL 1-1 SEC SM 127
Municipality/Local taxing authority FORT FRANCES TOWN

Application number
Application reason Repairs or Renovations
Received date October 03, 2018
Claim relief period From: March 01, 2018 - To: December 31, 2018
Taxation year 2018

Current Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020
OWNR OT R T	179,898	183,000	180,674	181,449	182,225	183,000
Total	179,898	183,000	180,674	181,449	182,225	183,000

Change to the Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020
OWNR RU R T	123,864	126,000	124,398	124,932	125,466	126,000
Total	123,864	126,000	124,398	124,932	125,466	126,000

MPAC Remarks

MPAC has inspected the property and applied an unfinished allowance for extensive ongoing renovations/changes to the structure. Property remains on permit listing for review in 6 months for completion.

MPAC Representative:
Date:

Mark Cawston
October 17, 2018