

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.ca
www.fortfrances.ca

September 27, 2019

Anthony Gosman & Tammy Thibault
1320 Emo Road
Fort Frances, ON P9A 2V5

To whom it may concern:

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 Tuesday, October 15, 2019 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 2019 Section 357/358 Applications, including the application with regard to your property located at 1320 Emo Road in Fort Frances.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'D Galusha', written over a light blue horizontal line.

Dawn Galusha, CPA, CGA
Treasurer

Enc.

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

MPAC's RESPONSE

Owner name(s) : GOSMAN, ANTHONY GREG
THIBAUT, TAMMY LYNN
Roll number : 5912-010-006-05300-0000
Property location : 1320 EMO RD
Property description : RP-RR183 LOT 15 W PT LOT 16 PCL14332 PLAN 48R2637 PT PART
1
Municipality/Local taxing authority : FORT FRANCES TOWN
Application number :
Application reason : Demolition/Razed by Fire
Received date : August 15, 2019
Claim relief period : **From: April 01, 2019 - To: December 31, 2019**
Taxation year : 2019

Current Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020
OWNR RU R T	161,824	166,000	162,868	163,912	164,956	166,000
Total	161,824	166,000	162,868	163,912	164,956	166,000

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	147,201	151,000	148,151	149,101	150,050	151,000
Total	147,201	151,000	148,151	149,101	150,050	151,000

MPAC Remarks

MPAC confirmed demolition of garage and supplemental has been issued for new garage. Effective date of April 1/19 was keyed into system prior to receiving tax application and cannot be updated after supplemental processing - date on tax application is April 30th.

MPAC Representative:

Mark Cawston

Date:

August 30, 2019

Batch: HH09032019GOSM

Tax	Rate Code	Description	Levy Amount
PRT		Ed - English Public Res/Farm	-\$18.08
EP		Mun-English Public Res/Farm	-\$188.97
		Levy Total	-\$207.05

*** E N D O F R E P O R T ***

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

Application/Appeal #:

Taxation Year:

2019

Municipality:

TOWN OF FORT FRANCES

Roll Number:

59 - 12 - 010 - 006 - 053 - 00

Property Address:

1380 EMO RD

Applicant Name:

ANTHONY GOSMAN

Owner Name:

ANTHONY GOSMAN

Contact Number:

(807) 271-3249

Mailing Address:

1380 EMO RD

Alternative Number:

FF, ON

P9A2V5

Email Address:

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

☐

Ceases to be liable for tax at rate it was taxed – 357(1)(a)

☐

Became vacant or excess land – 357(1)(b)

☐

Became exempt – 357(1)(c)

☐

Sickness or extreme poverty – 357(1)(d.1)

☒

Razed by fire, demolition or otherwise – 357(1)(d)(i)

☐

Mobile unit removed – 357(1)(e)

☐

Damaged and substantially unusable – 357(1)(d)(ii)

☐

Gross or manifest clerical/factual error – 357(1)(f)

☐

Repairs/Reno's preventing normal use (min. 3 months) – 357(1)(g)

Details of Reason for s357, s358 or s359 application:

GARAGE TORN DOWN - TO BE REPLACED

Effective from:

04/30/19 to 12/31/19

Applicant Signature:

[Signature]

Date:

08/15/19

ASSESSMENT REPORT: MUNICIPALITY

TREASURER'S RECOMMENDATION TO COUNCIL

Assessment Roll
As Returned

Revised Since
Roll Return

☐

Enter Revisions Below

Assessment Report

School Bd:

☐

Eng

☐

Fr

☐

Other

☐ No Change in Assessment

☐ 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

RTQ

164,956

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

Recommended :

☐

No Adjustment

☐

Adjustment

☐

Cancellation

☐

Refund

Total Amount

Comments:

Treasury Position:

Signature:

Date: __/__/__

COUNCIL OR ASSESSMENT REVIEW BOARD DECISION:

Hearing Date (MM/DD/YY): __/__/__

☐

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: