

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](mailto:town@fortfrances.com)  
[www.fort-frances.com](http://www.fort-frances.com)

September 7, 2017

Allan B. Carter  
Norma L. Carter  
602 Fourth Street W  
Fort Frances, Ontario  
P9A 3C3

Dear Mr. & Mrs. Carter:

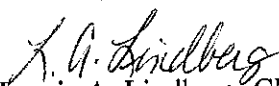
**Re: Hearing to Consider Section 357/358 Applications**

Please be advised that a public hearing has been scheduled for immediately following the Committee of the Whole Meeting of Council on Monday, September 25, 2017 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 Section 357/358 Applications, including the application with regard to property located at 602 Fourth Street W. 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.

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

### MPAC's RESPONSE

Owner name(s) CARTER, ALLAN BRUCE  
CARTER, NORMA LORRAINE  
Roll number 5912-010-004-10800-0000  
Property location 602 FOURTH ST W  
Property description PLAN SM167 BLK B PCL 17388  
Municipality/Local taxing authority FORT FRANCES TOWN  
  
Application number  
Application reason Demolition/Razed by Fire  
Received date August 15, 2017  
Claim relief period From: May 15, 2016 - To: December 31, 2016  
Taxation year 2016

#### Current Property Assessment

Property Classification	2008	2012	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2013	2014	2015	2016
OWNR RU R T	150,000	197,000	161,750	173,500	185,250	197,000
<b>Total</b>	<b>150,000</b>	<b>197,000</b>	<b>161,750</b>	<b>173,500</b>	<b>185,250</b>	<b>197,000</b>

#### Change to the Property Assessment

Property Classification	2008	2012	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2013	2014	2015	2016
OWNR RU R T	140,863	185,000	151,897	162,932	173,966	185,000
<b>Total</b>	<b>140,863</b>	<b>185,000</b>	<b>151,897</b>	<b>162,932</b>	<b>173,966</b>	<b>185,000</b>

#### MPAC Remarks

MPAC has confirmed demolition of garage, OMIT issued for new garage built effective June 13/16. Tax application is needed for 2017 to remove value of demolished garage for 2017 tax year..

MPAC Representative:  
Date:

Mark Cawston  
August 21, 2017

## SECTION 357/358 APPLICATION

Application/Appeal #

## TO THE COUNCIL OR THE ASSESSMENT REVIEW BOARD

Taxation Year:

Municipality: TOWN OF FORT FRANK Roll Number: 59-12-012-004-108-00  
 Property Address: 608 FOURTH ST W Applicant Name: ALAN & NORMA CARTER  
 Owner Name: ALAN & NORMA CARTER Contact Number: 874-8834  
 Mailing Address: 608 FOURTH ST W Alternative Num: \_\_\_\_\_  
FF ON PIA 303

Reason for Application: (Check one box only)

- ☐ Ceases to be liable for tax at rate it was taxed - 357(1)(a) ☐ Sickness or extreme poverty - 357(1)(d.1)  
☐ Became exempt - 357(1)(c) ☐ Mobile unit removed - 357(1)(e)  
☒ Razed by fire, demolition or otherwise - 357(1)(d)(i) ☐ Gross or manifest clerical/factual error - 357(1)(f)  
☐ Damaged and substantially unusable - 357(1)(d)(ii) ☐ Repairs/Reno's preventing normal use (min. 3 months) - 357(1)(g)

Details of Reason: OLD GARAGE DEMOLISHEDEffective from:  
(MM/DD/YY)05/13/16 12/31/16Applicant Signature: ABDate: 08/03/17  
(MM/DD/YY)

ASSESSMENT REPORT: MUNICIPALITY				ASSESSOR				
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>1971.000</u>					
Revised:				Reason for Change (Assessor Comments):				
Reason Original Assessment Revised:								

Assessor Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 8/1/17

## TREASURER'S REPORT ON TAX LIABILITY

RTC/RTQ	Taxable Assessment Reduction	Tax Rate	Days / Months	Tax Adjustment	Original Levy
<u>RTEP</u>	<u>-12,000</u>	<u>.01842275</u>	<u>231</u>	<u>\$ 139.53</u>	<u>\$ 3629.28</u>

Recommended: ☐ No Adjustment ☒ Adjustment ☐ Cancellation ☐ Refund Total Amount \$ 139.53

Comments: \_\_\_\_\_

Treasury Position: TreasurerSignature: Lund A. LindbergDate: 09/01/17

COUNCIL OR ASSESSMENT REVIEW BOARD DECISION:

Hearing Date (MM/DD/YY): 09/25/17
☐ 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: \_\_\_\_\_

**2017 WRITE-OFF/TAX ACCOUNT ADJUSTMENTS**[illegible]