

TO MAYOR AND MEMBERS OF COUNCIL, TOWN OF FORT FRANCES

March 5, 2107

**Appeal - A Request For Consideration of Application for Rebate of Property Taxes**

The reduced taxes (for vacant commercial units) is of assistance to owners who still have to carry a huge burden of taxes and utilities for vacant units. My application for tax rebate could not be accepted as it was a day late and due to circumstances of a personal nature I am sorry for that. Heather Hatch, Tax Administrator and Laurie Lindberg, Treasurer, understandably have no real authority to accept a Rebate Application even a day late and I appreciate that. They have advised me that my only recourse for a day's grace is to appeal to Mayor and Members of Council with a letter. I would respectfully request that the attached Application for Rebate of Property Taxes for the year 2017 be accepted by the Town of Fort Frances.

For completeness, I have included my email to Heather Hatch and Laurie Lindberg and a copy of my Application for Rebate of Property Taxes.

Thank you for your positive consideration.

Respectfully,



Alan Werenko, Owner, Rainy Lake Plaza

Attachment: Copy of Application for Rebate of Property Taxes

Attachment: email to Heather Hatch, Tax Administrator and Laurie Lindberg, Treasurer

Heather and Laurie ...

I know the Town needs to collect as many taxes as it can and I know I have certainly done more than my part over the last 30 years. At times especially recently it has been extremely extremely difficult having only two tenants out of six in the last few years.

In two of my largest units at Rainy Lake Plaza I was able to get two tenants on a short one year basis that started September 2017 but the units were still empty from January to September 1st.

A third unit was also empty January February and March and finally on April I was able to get it occupied also on a short one year lease which is expiring at the end of this month.

Unfortunately due to many circumstances of a personal nature I didn't get to complete the Vacancy Report until yesterday March 1st and I called first thing this morning to Heather. She advises that legislation does not allow any applications for vacancy reduction unless I get a letter from Council.

I am arriving in Fort Frances on Sunday for a week and will be giving a letter to Mayor and Members of Council requesting a day's Grace period. It is a significant amount of money for me.

I would sincerely request your support in this matter.

Thank you,

Alan Werenko

Owner, Rainy Lake Plaza

# Application for Rebate of Property Taxes for Vacancies in Commercial and Industrial Buildings

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Taxation year for which the application is being made

MUNICIPAL USE ONLY  
Application #

## INSTRUCTIONS

- The deadline for submitting applications is February 28 of the year following the taxation year to which the application relates.
- Deliver this completed application to your local municipal office.

- Any person who knowingly makes a false or deceptive statement in this application is guilty of an offence and, upon conviction, is liable for a fine.
- To be eligible for a rebate, a building or portion of a building must satisfy the conditions described in Category 1 or Category 2 below.

## ELIGIBILITY (Please check ☒ to confirm eligibility.)

### Category 1 - Buildings that are Entirely Vacant

A whole commercial or industrial building will be eligible for a rebate if:

- ☐ the entire building was unused for at least 90 consecutive days.

### Category 2 - Buildings that are Partially Vacant

A suite or unit within a commercial building will be eligible for a rebate if, for at least 90 consecutive days, it was:

- ☒ unused; and
- ☒ clearly delineated or physically separated from the used portions of the building; and
- ☒ either ☒ capable of being leased for immediate occupation, or
  - ☐ undergoing or in need of repairs or renovations that prevented it from being available for lease for immediate occupation, or
  - ☐ unfit for occupation.

A portion of an industrial building will be eligible for a rebate if, for at least 90 consecutive days, it was:

- ☐ unused; and
- ☐ clearly delineated or physically separated from the used portions of the building.

## Exclusions

A building or portion of a building will not be eligible for a rebate if:

- it is used for commercial or industrial activity on a seasonal basis;
- during the period of vacancy it was subject to a lease, the term of which had commenced; or
- during the period of vacancy it was included in a sub-class for vacant land.

Note: For complete information about eligibility and application requirements, refer to section 442.5 of the *Municipal Act* and Ontario Regulation 325/01.

For general information about the rebate program, you may refer to the Ministry of Finance bulletin entitled "Property Tax Rebates for Vacant Commercial and Industrial Buildings." This bulletin is available on the Internet at [www.gov.on.ca/FIN](http://www.gov.on.ca/FIN).

## PROPERTY INFORMATION

Address (Number and Street)

540 KINGS HIGHWAY

City/Town/Municipality, etc. Province Postal Code

FORT FRANCES ON M2L2G6

Owner's Name P9A2T1

Alan Werenko

Mailing Address (Number and Street)

157 YORK ST.

City/Town/Municipality, etc. Province Postal Code

WATERLOO ON N2L2G6

Phone Number Fax Number

( ) ( )

Roll Number (See your notice of property assessment or your property tax bill, or contact your local municipality.)

5911201000301490

Representative's/Agent's Name (If applicable)

☐ List continued on Page 2

I certify that the information contained in all pages of this form and attachments is true and correct.

Name of Applicant (print)

Alan Werenko

Signature

Date

Feb 28/18

MUNICIPAL USE ONLY  
Name of Assessor (print)

Signature

Date

MUNICIPAL USE ONLY  
Name of Municipal Representative (print)

Signature

Date

Total  
from  
Page 2

GRAND  
TOTAL

The information on this form is collected under the authority of section 442.5 of the *Municipal Act* and Ontario Regulation 325/01 and it will be used only for the purposes of determining eligibility for a property tax rebate and the amount of the rebate in respect of vacant commercial and industrial buildings. Questions about the collection of personal information should be directed to your local municipal office.

APPENDIX A  
to the  
APPLICATION FOR REBATE OF PROPERTY TAXES FOR VACANCIES  
IN COMMERCIAL AND INDUSTRIAL BUILDINGS

Property Address: 540 Kings Highway Roll No: 591201000301400  
Name of Owner (please print): Alan W. Erenko

Additional questions to be answered:

1. Please state the reason for the vacancy (e.g. cessation of operations, termination of lease, etc.)

Units B, D, E - Businesses ceased operations  
- leases expired (also vacant all 2015)

2. Is the vacancy due to the seasonal nature of the occupying business? \_\_\_\_\_

3. If this application is for part of a property, how is the vacant area separated from the area still in use?

Each unit is fully demised with full services

4. Is the vacant area normally leased to tenants? YES

5. Is the vacant area currently leased? NO YES

6. Has the area been leased again after the period of vacancy? YES

7. Is the area leased on short term (daily or monthly basis)? NO

8. Is the vacant area used by the owner for storage or any other purpose? NO

9. Is the space currently available for lease (if commercial space only)? How is the availability being advertised? Please provide contact name and number (e.g. Real Estate broker, if applicable).

NO, THEY ARE NOW LEASED

10. What event marked the start of the vacancy period? (e.g. renovation/retooling, line shutdown)

LEASES ENDED, TENANTS VACATED

11. When or by what event do you expect the vacancy to end? (e.g. completion of renovation/retooling (estimated date), sale of property (2-3 months), upturn of business (time indefinite))

UNITS ARE NOW LEASED

"I HEREBY CONFIRM THAT THE INFORMATION PROVIDED IN THE APPLICATION AND THIS APPENDIX IS TO THE BEST OF MY KNOWLEDGE ACCURATE, TRUTHFUL AND COMPLETE".

SWORN (or affirmed) before me at the

TOWN of FORT FRANCES

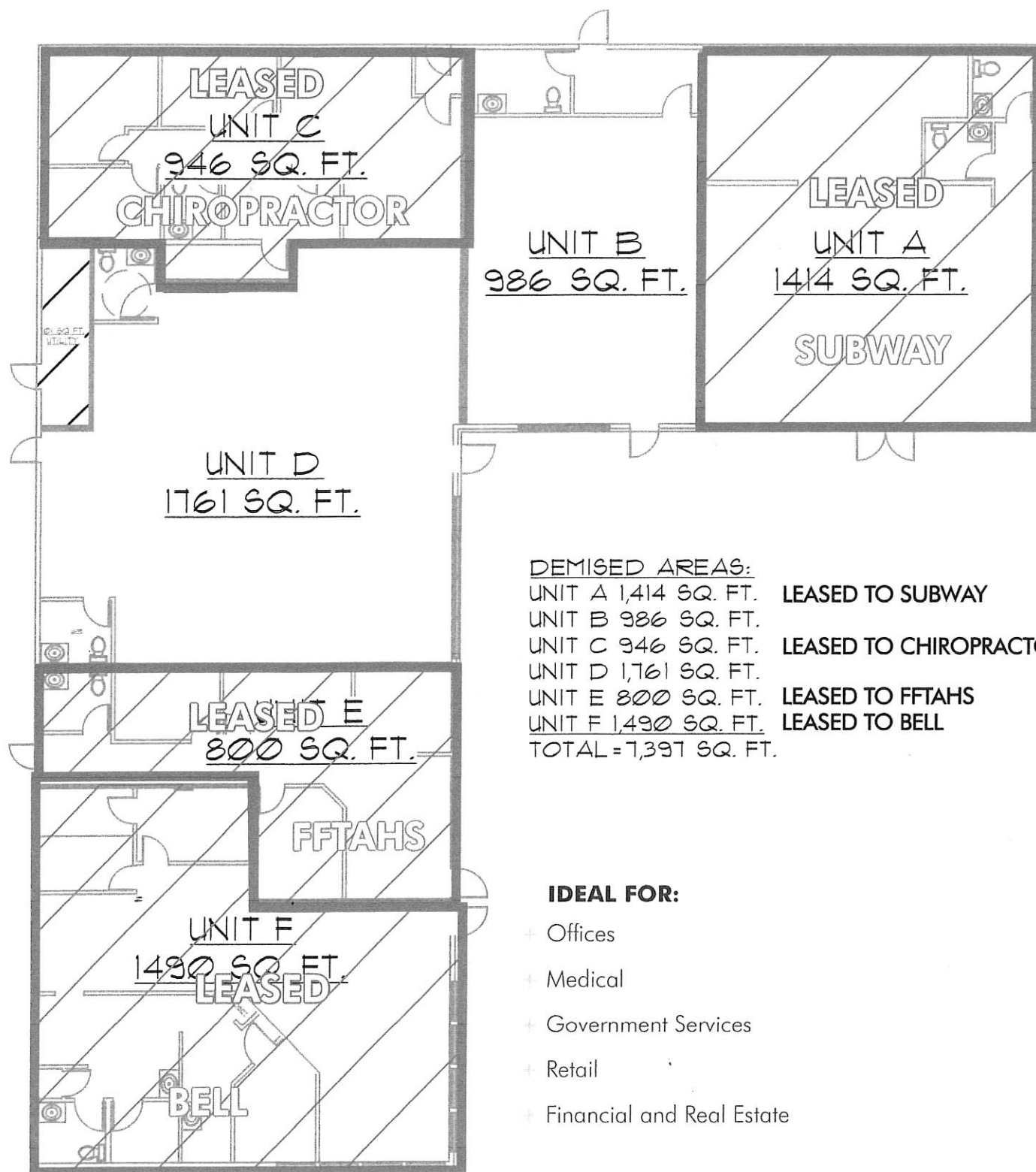
this 28 day of FEB, 2018

Elizabeth Skonke  
A Commissioner for taking of Affidavits

Elizabeth Skonke, a Commissioner, etc.,  
District of Rainy River, for the Corporation  
of the Town of Fort Frances.

Alan W. Erenko  
Signature of Applicant

\* Signed before Commissioner March 5, 2018

**FLOOR PLAN****DEMISED AREAS:**

|                       |                        |
|-----------------------|------------------------|
| UNIT A 1,414 SQ. FT.  | LEASED TO SUBWAY       |
| UNIT B 986 SQ. FT.    |                        |
| UNIT C 946 SQ. FT.    | LEASED TO CHIROPRACTOR |
| UNIT D 1,761 SQ. FT.  |                        |
| UNIT E 800 SQ. FT.    | LEASED TO FFTAHS       |
| UNIT F 1,490 SQ. FT.  | LEASED TO BELL         |
| TOTAL = 7,397 SQ. FT. |                        |

**IDEAL FOR:**

- + Offices
- + Medical
- + Government Services
- + Retail
- + Financial and Real Estate

**CBRE**