

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

David W. Petsnick  
Angela H. Petsnick  
1345 Emo Road  
Fort Frances, Ontario  
P9A 2V6

Dear Mr. & Mrs. Petsnick:


**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 333 Third Street W and 335 Third 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.

## SECTION 357/358 APPLICATION

Application/Appeal #

TO THE COUNCIL OR THE ASSESSMENT REVIEW BOARD

Taxation Year:

Municipality:

TOWN OF FORT FRANK

Roll Number:

S9-12-010-001-082-00

Property Address:

333 THIRD ST W

Applicant Name:

DAVID PEJNICK

Owner Name:

DAVID &amp; ANGELA PEJNICK

Contact Number:

807-275-3090

Mailing Address:

1345 KENO RD

Alternative Num:

FF ON DGA 2V6

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:

HOUSE DEMOLISHED

Effective from:  
(MM/DD/YY)

05/09/17 to 12/31/17

Applicant Signature:

Date: 05/18/17  
(MM/DD/YY)

ASSESSMENT REPORT:

MUNICIPALITY

ASSESSOR

Assessment Roll  
As ReturnedRevised 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	2006 Base-year CVA	Current Phased Assessment	Revised RTC/RTQ	Revised 2005 Base-year CVA	Revised 2006 Base-year CVA	Revised Current Phased Assessment	Change to Current Phased Assessment
KTEP			54,000					
MOS Adjusted CVA			31,000					

Revised:			

Reason for Change (Assessor Comments):

Reason Original Assessment Revised:

Assessor Name:

Signature:

Date: \_\_/\_\_/\_\_

TREASURER'S REPORT ON TAX LIABILITY

RTC/RTQ	Taxable Assessment Reduction	Tax Rate	Days / Months	Tax Adjustment	Adj. Original Levy
KTEP	- 12,400	.01865886	237	150.23	578.42

Original Levy  
\$1,007.58

Recommended:

☐

No Adjustment

☒

Adjustment

☐

Cancellation

☐

Refund

Total Amount \$150.23

Comments:

Treasury Position:

Treasurer

Signature:

Lousie G. Lindberg

Date: 09/01/17

COUNCIL OR ASSESSMENT REVIEW BOARD DECISION:

Hearing Date (MM/DD/YY):

09/25/17

☐

Approved

☐

Amended &amp; 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 5912-010-001-02200-0000  
Property location 333 THIRD ST W  
Property description PLAN SM29 E25FT LOT 62 PCL 62-2 SAE & EXCEPT PT 4 48R3794  
Municipality/Local taxing authority FORT FRANCES TOWN

Application number 2017  
Application reason Demolition/Razed by Fire  
Received date May 19, 2017  
Claim relief period From: May 09, 2017 - To: December, 31, 2017  
Taxation year 2017

#### 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	56,000	31,000	31,000	31,000	31,000	31,000
Total	56,000	31,000	31,000	31,000	31,000	31,000

#### Change to the Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020
OWNR VL R T	33,600	18,600	18,600	18,600	18,600	18,600
Total	33,600	18,600	18,600	18,600	18,600	18,600

#### MPAC Remarks

MPAC has confirmed demolition of residence, processed to vacant land.

MPAC Representative:  
Date:

Mark Cawston  
July 12, 2017

## SECTION 357/358 APPLICATION

Application/Appeal #

## TO THE COUNCIL OR THE ASSESSMENT REVIEW BOARD

Taxation Year:

Municipality:

TOWN OF FORT FRANCES

Roll Number:

69-12-010-001-023-00

Property Address:

333 THIRD ST W

Applicant Name:

DAVID PEJNICK

Owner Name:

DAVID &amp; ANGELA PEJNICK

Contact Number:

807-875-3090

Mailing Address:

1345 EMO RD  
Ft. ON P9A 2V6

Alternative Num:

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:

HOUSE DEMOLISHED

Effective from:

05/09/17 to 12/31/17

Applicant Signature:

David Pejnick

Date:

05/18/17

## ASSESSMENT REPORT:

## MUNICIPALITY

## ASSESSOR

Assessment Roll  
As ReturnedRevised 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
KTEP			49,625					

Revised:

Reason for Change (Assessor Comments):

Reason Original Assessment Revised:

Assessor Name:

Signature:

Date: \_\_\_/\_\_\_/\_\_\_

## TREASURER'S REPORT ON TAX LIABILITY

RTC/RTQ	Taxable Assessment Reduction	Tax Rate	Days / Months	Tax Adjustment	Adj. Original Levy
KTEP	-9,800	.01865886	237	118.73	541.11

Recommended:

☐

No Adjustment

☒

Adjustment

☐

Cancellation

☐

Refund

Total Amount

\$118.73

Comments:

Treasury Position:

Treasurer

Signature:

Laurie A. Lidberg

Date: 09/01/17

## COUNCIL OR ASSESSMENT REVIEW BOARD DECISION:

Hearing Date (MM/DD/YY):

09/25/17

☐

Approved

☐

Amended &amp; Approved

☐

Not Approved

☐

Applicant Did Not Appear

☐

Application Abandoned

Reason:

Appeared for Applicant

Appeared for Municipality

Signature of Council/ARB Member

Name/Title

Original Pre-M.O.S.  
\$ 925.95



## 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 5912-010-001-02300-0000  
Property location 335 THIRD ST W  
Property description PLAN SM29 W1/2 LOT 62 PCL 62-1 SAVE & EXCEPT PART 3 48R3794  
Municipality/Local taxing authority FORT FRANCES TOWN

Application number 2017  
Application reason Demolition/Razed by Fire  
Received date May 19, 2017  
Claim relief period **From: May 09, 2017 - To: December, 31, 2017**  
Taxation year 2017

#### 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	49,500	29,000	29,000	29,000	29,000	29,000
<b>Total</b>	<b>49,500</b>	<b>29,000</b>	<b>29,000</b>	<b>29,000</b>	<b>29,000</b>	<b>29,000</b>

#### Change to the Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020
OWNR VL R T	32,772	19,200	19,200	19,200	19,200	19,200
<b>Total</b>	<b>32,772</b>	<b>19,200</b>	<b>19,200</b>	<b>19,200</b>	<b>19,200</b>	<b>19,200</b>

#### MPAC Remarks

MPAC has confirmed the demolition of the residence, processed to vacant land.

MPAC Representative:  
Date:

Mark Cawston  
July 05, 2017

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