

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

January 10, 2018

Nancy L. Ralph
Wesley D. Stienburg
1012 Victoria Ave. N
Fort Frances, Ontario
P9A 2E7

Dear Nancy & Wesley:


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, February 12, 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 Section 357/358 Applications, including the application with regard to property located at 1012 Victoria Ave N. 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

TO THE COUNCIL OR THE ASSESSMENT REVIEW BOARD

Application/Appeal #

Taxation Year:

2017

Municipality: Town of Fort Frances Roll Number: 02-00-060-920-000-22
 Property Address: 1012 Victoria Ave N Applicant Name: Wesley Steinberg
 Owner Name: Wesley Steinberg & Nancy Ralph Contact Number: 705-987-4393 (W)
 Mailing Address: 1012 Victoria Ave N Alternative Num: 705-257-2090 (N)
Fort Frances, ON P9A2E7

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.i)
☐ 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: Garage destroyed by fireEffective from:
(MM/DD/YY)04/28/17 to 12/31/17Applicant Signature: XDate:
(MM/DD/YY)12/04/17

ASSESSMENT REPORT: MUNICIPALITY				ASSESSOR				
Assessment Roll As Returned	Revised Since Roll Return <input type="checkbox"/>	Enter Revisions Below			Assessment Report	School Bd: <input checked="" type="checkbox"/> Eng <input type="checkbox"/> Fr <input type="checkbox"/> Other		
				<input type="checkbox"/> No Change In Assessment	<input type="checkbox"/> S357 Required for Next Year			
RT/RTQ	2005 Base-year CVA	2006 Base-year CVA	Current Phased Assessment	Revised RT/RTQ	Revised 2005 Base-year CVA	Revised 2006 Base-year CVA	Revised Current Phased Assessment	Change to Current Phased Assessment
RTEP			116,000	RTEP			105,000	
Revised:				Reason for Change (Assessor Comments):				
Reason Original Assessment Revised:								

Assessor Name: _____ Signature: _____ Date: 1/1/18

TREASURER'S REPORT ON TAX LIABILITY

RT/RTQ	Taxable Assessment Reduction	Tax Rate	(Days) / Months	Tax Adjustment	Original Levy
RTEP	- 11,000	.01865886	248	139.46	2164.43

Recommended: ☐ No Adjustment ☒ Adjustment ☐ Cancellation ☐ Refund Total Amount: _____

Comments: _____

Treasury Position: Treasurer Signature: Samir Laidberg Date: 01/08/18

COUNCIL OR ASSESSMENT REVIEW BOARD DECISION:

Hearing Date (MM/DD/YY): 02/12/18

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

Reason: _____

Appeared for Applicant: _____ Appeared for Municipality: _____

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

MPAC
RECEIVED

DEC 04 2017

FORT FRANCES

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

MPAC's RESPONSE

Owner name(s) RALPH, NANCY LYNN
STIENBURG, WESLEY DANIEL
Roll number 5912-020-006-09200-0000
Property location 1012 VICTORIA AVE N
Property description PLAN SM265 LOT 7 PCL 11845
Municipality/Local taxing authority FORT FRANCES TOWN

Application number
Application reason Demolition/Razed by Fire
Received date December 04, 2017
Claim relief period From: April 28, 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	134,000	116,000	116,000	116,000	116,000	116,000
Total	134,000	116,000	116,000	116,000	116,000	116,000

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	121,293	105,000	105,000	105,000	105,000	105,000
Total	121,293	105,000	105,000	105,000	105,000	105,000

MPAC Remarks

Detached garage razed by fire prior to April 2017 sale, Value removed effective from sale date. 2018 PRAN to follow

MPAC Representative:
Date:

Mark Cawston
December 12, 2017

2018 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS[illegible]