

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



FORTFRANCES BOUNDLESS

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

October 27, 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 Tuesday, November 14, 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.

SECTION 357/358 APPLICATION

Application/Appeal #

TO THE COUNCIL OR THE ASSESSMENT REVIEW BOARD

Taxation Year:

Municipality:

Property Address:

Owner Name:

Mailing Address:

Roll Number:

Applicant Name:

Contact Number:

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/Repairs preventing normal use (min. 3 months) - 357(1)(g)

Details of Reason: OLD GARAGE DEMOLISHED

Effective from: (MM/DD/YY)

01.01.17 to 12.31.17

Applicant Signature: DRX

Date: 10.10.17

(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		
RTQ/RTQ	2005 Base-year CVA	2008 Base-year CVA	Current Phased Assessment	Revised RTQ/RTQ	Revised 2005 Base-year CVA	Revised 2008 Base-year CVA	Revised Current Phased Assessment	Change to Current Phased Assessment
RTEP			801,750				213,250	
RTEP			32,691					
TOTAL			234,441					
Reason Original Assessment Revised:				Reason for Change (Assessor Comments):				

Assessor Name: Signature: Date: 1/1/17

TREASURER'S REPORT ON TAX LIABILITY

RTQ/RTQ	Taxable Assessment Reduction	Tax Rate	Days / Months	Tax Adjustment	Original Levy
RTEP	- 21,191	.01865886	365	395 40	4,374 40

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

Comments:

Treasury Position: Treasurer

Signature: Laurie Lindberg

Date: 10.27.17

COUNCIL OR ASSESSMENT REVIEW BOARD DECISION:

Hearing Date (MM/DD/YY): 11.14.17

☐ 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

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 October 11, 2017
Claim relief period From: January 01, 2017 - To: December 31, 2017
Taxation year 2017

Current Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			2020
	Assessed Value	Assessed Value	2017	2018	2019	
OWNR RU R T	228,921	251,000	234,441	239,961	245,480	251,000
Total	228,921	251,000	234,441	239,961	245,480	251,000

Change to the Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			2020
	Assessed Value	Assessed Value	2017	2018	2019	
OWNR RU R T	207,000	232,000	213,250	219,500	225,750	232,000
Total	207,000	232,000	213,250	219,500	225,750	232,000

MPAC Remarks

Value of garage demolished in 2016 removed for 2017 tax year.

MPAC Representative:
Date:

Mark Cawston
October 17, 2017

2017 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

Batch #	Year Affected	Roll #	Assessment Change	RTC/RTQ	Municipal Rate	School Rate	Municipal Amount	English Public	English Separate	French Public	French Separate	No Sup School	BIA	TOTAL
357 Application	2017	1.4.10800	-21191	RTEP	0.01686886	0.00179000	-357.47	-37.93						-395.40
							-357.47	-37.93	0.00	0.00	0.00	0.00	0.00	-395.40