

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.ca
www.fortfrances.ca

September 27, 2019

Community Living Fort Frances and District
P.O. Box 147
Fort Frances, ON P9A 3M5

To whom it may concern:

Re: Hearing to Consider Section 357/358 Application

Please be advised that a public hearing has been scheduled for immediately following the Committee of the Whole Meeting of Council on Tuesday, October 15, 2019 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 2019 Section 357/358 Applications, including the application with regard to your property located at 251 Fourth Street West in Fort Frances.

The hearing will give you the opportunity to speak to the application (copy of application is enclosed) if you should so desire.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dawn Galusha'.

Dawn Galusha, CPA, CGA
Treasurer

Enc.

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

MPAC's RESPONSE

Owner name(s) COMMUNITY LIVING FORT FRANCES AND DISTRICT
Roll number 5912-010-001-08900-0000
Property location 251 FOURTH ST W
Property description PLAN M74 BLK 10 LOT 1 PCL 5809
Municipality/Local taxing authority FORT FRANCES TOWN

Application number
Application reason Classification Change
Received date July 18, 2019
Claim relief period **From: April 30, 2019 - To: December 31, 2019**
Taxation year 2019

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	81,000	82,000	81,250	81,500	81,750	82,000
Total	81,000	82,000	81,250	81,500	81,750	82,000

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 E -	81,684	82,000	81,763	81,842	81,921	82,000
Total	81,684	82,000	81,763	81,842	81,921	82,000

MPAC Remarks

Section 3(1)11 of the Assessment Act (the Act) provides an exemption for, "Land owned, used and occupied by a non-profit philanthropic corporation for the purpose of a house of refuge, the reformation of offenders, the care of children or a similar purpose... The requirements of section 3(1)11 have been met and the property is eligible for exemption effective April 30, 2019, the date of purchase of the property.

MPAC Representative:

Mark Cawston

Date:

August 21, 2019

SECTION ☒ 357 / ☐ 358 / ☐ 359 APPLICATION
TO THE COUNCIL OR THE ASSESSMENT REVIEW BOARD

Application/Amend #: _____

Taxation Year: 2019

Municipality: TOWN OF FORT FRANCES

Roll Number: 59-12-010-001-08900

Property Address: 261 FOURTH ST W

Applicant Name: FF DIST ASSOC FOR COMM SVCS

Owner Name: FF DIST ASSOC FOR COMM SVCS

Contact Number: _____

Mailing Address: Box 147

Alternative Number: _____

FORT FRANCES, ON P4A 3M5

Email Address: _____

Reason for s357 application: (Check one box – applicable to s357 only)

- | | |
|---|---|
| <input type="checkbox"/> Ceases to be liable for tax at rate it was taxed – 357(1)(a) | <input type="checkbox"/> Became vacant or excess land – 357(1)(b) |
| <input checked="" type="checkbox"/> Became exempt – 357(1)(c) | <input type="checkbox"/> Sickness or extreme poverty – 357(1)(d.1) |
| <input type="checkbox"/> Razed by fire, demolition or otherwise – 357(1)(d)(i) | <input type="checkbox"/> Mobile unit removed – 357(1)(e) |
| <input type="checkbox"/> Damaged and substantially unusable – 357(1)(d)(ii) | <input type="checkbox"/> Gross or manifest clerical/factual error – 357(1)(f) |
| <input type="checkbox"/> Repairs/Reno's preventing normal use (min. 3 months) – 357(1)(g) | |

Details of Reason for s357, s358 or s359 application: PROPERTY PURCHASED BY A CHARITABLE CORP.

Effective from: 04/30/19 to 12/31/19 Applicant Signature: [Signature] Date: 07/16/2019
(MM/DD/YY) (MM/DD/YY)

ASSESSMENT REPORT: MUNICIPALITY

TREASURER'S RECOMMENDATION TO COUNCIL

Assessment Roll
As Returned

Revised 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
<u>RTEP</u>			<u>81,750</u>					

Revised:

Reason for Change:

Reason Original Assessment Revised: _____

TREASURER'S REPORT ON TAX LIABILITY

RTC/RTQ	Taxable Assessment Reduction	Tax Rate	Days / Months	Tax Adjustment	Original Levy

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

Comments: _____

Treasury Position: _____ Signature: _____ Date: ____/____/____

COUNCIL OR ASSESSMENT REVIEW BOARD DECISION:

Hearing Date (MM/DD/YY): ____/____/____

☐ 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: _____

Batch: HH08302019COMM

As Code	Description	Land Exempt Land	Improvements pt Improvements	Other Exempt Other	Total	Levy
General						
3 N	Exempt - NoSup	\$0	\$0	\$81,921	\$81,921	\$0.00
RTEP	Res/Farm Tx:Full - EPub	\$0	\$0	\$0		
		\$0	\$0	-\$81,750	-\$81,750	-\$1,015.79
		\$0	\$0	\$0		
Total General		\$0	\$0	\$171	\$171	-\$1,015.79
		\$0	\$0	\$0		
Report Total:						-\$1,015.79