

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](mailto:town@fortfrances.ca)  
[www.fortfrances.ca](http://www.fortfrances.ca)

September 27, 2019

Donald Taylor  
504 Armit Avenue  
Fort Frances, ON P9A 2H7

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 504 Armit Avenue 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 'D 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) TAYLOR, DONALD ANDREW  
Roll number 5912-020-002-15800-0000  
Property location 504 ARMIT AVE  
Property description PLAN SM105 LOT 2 PCL 2-2 SEC SM 105  
Municipality/Local taxing authority FORT FRANCES TOWN

Application number  
Application reason Classification Change  
Received date August 16, 2019  
Claim relief period **From: January 01, 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 COM C T	71,000	77,000	72,500	74,000	75,500	77,000
<b>Total</b>	<b>71,000</b>	<b>77,000</b>	<b>72,500</b>	<b>74,000</b>	<b>75,500</b>	<b>77,000</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 COM C T	48,409	52,500	49,432	50,455	51,477	52,500
OWNR RU R T	24,085	24,500	24,189	24,293	24,396	24,500
<b>Total</b>	<b>72,494</b>	<b>77,000</b>	<b>73,621</b>	<b>74,748</b>	<b>75,873</b>	<b>77,000</b>

#### MPAC Remarks

MPAC has inspected the property and processed a year end update for renovations to the rear commercial unit converted to a residential apartment at RT.

MPAC Representative:

Mark Cawston

Date:

August 30, 2019

Batch: HH09302019TAY

Tax	Rate Code Description	Levy Amount
PORT	Education - Commercial Tx Full	-\$240.96
	Ed - English Public Res/Farm	\$39.28
MCT	Municipal - Commercial Tx Full	-\$775.44
MRTEP	Mun-English Public Res/Farm	\$410.49
	Levy Total	-\$566.63

\*\*\* E N D O F R E P O R T \*\*\*

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

Application/Appeal #:

Taxation Year:

2019

Municipality:

TOWN OF FORT FRANCES

Roll Number:

S9-12-080-002-158-20

Property Address:

504 ARMIT AVE

Applicant Name:

DONALD TAYLOR

Owner Name:

DONALD TAYLOR

Contact Number:

807-874-8491

Mailing Address:

504 ARMIT AVE

Alternative Number:

FF ON KIA 247

Email Address:

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



Ceases to be liable for tax at rate it was taxed – 357(1)(a)



Became vacant or excess land – 357(1)(b)



Became exempt – 357(1)(c)



Sickness or extreme poverty – 357(1)(d.1)



Razed by fire, demolition or otherwise – 357(1)(d)(i)



Mobile unit removed – 357(1)(e)



Damaged and substantially unusable – 357(1)(d)(ii)



Gross or manifest clerical/factual error – 357(1)(f)



Repairs/Reno's preventing normal use (min. 3 months) – 357(1)(g)

Details of Reason for s357, s358 or s359 application:

RENOVATIONS TO PROPERTY TO ALLOW FOR A RESIDENTIAL APARTMENT WITHIN THIS PROPERTY.

Effective from: 01/01/19 to 12/31/19  
(MM/DD/YY)

Applicant Signature:

*[Signature]*

Date: 08/16/2019  
(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
CTN			73,500					

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: