

2022 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

357 Applications

# Days	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
99	2021	1.1.10700	-80,000	CT	0.03366352	0.00848241	-730.45					-184.06		-914.51

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

MPAC's RESPONSE

Owner name(s) 2670568 ONTARIO LIMITED
Roll number 5912-010-001-10700-0000
Property location 427 MOWAT AVE
TOWN PLOT ALBERTON PT LOTS 1 53 89 TO 94 112 215 TO 121 J
K L PT FRONT ST PT MOWAT AVE PT NELSON ST PT PORTAGE
AVE PLAN M74 BLK 8 PT LOTS 5 AND 6 PLAN SM149 PT BLK 2 PT
Property description UNDESIGNATED LANDS AND RP 48R4138 PARTS 3 TO 8 RP
48R1559 PARTS 3 4 6 RP 48R3320 PART 1 RP 48R3853 PARTS 1
TO 10 RP 48R3873 PARTS 1 TO 3 RP 48R4149 PART 1 RP 48R4169
PARTS 1 AND 2 RP 48R4583 PARTS 11 12 14 AND 15 PCL 5754
AND 13146
Municipality/Local taxing authority FORT FRANCES TOWN
Application number
Application reason Demolition/Razed by Fire
Received date February 08, 2022
Claim relief period From: September 24, 2021 - To: December 31, 2021
Taxation year 2021

Current Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020-2022
OWNR COM C T	631,996	2,105,600	1,000,397	1,368,798	1,737,199	2,105,600
OWNR IND L T	3,189,443	1,785,400	1,785,400	1,785,400	1,785,400	1,785,400
Total	3,821,439	3,891,000	2,785,797	3,154,198	3,522,599	3,891,000

Change to the Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020-2022
OWNR COM C T	607,984	2,025,600	962,388	1,316,792	1,671,196	2,025,600
OWNR IND L T	3,189,443	1,785,400	1,785,400	1,785,400	1,785,400	1,785,400
Total	3,797,427	3,811,000	2,747,788	3,102,192	3,456,596	3,811,000

MPAC Remarks

Application for Rebate filed for the demolition of buildings P54 and P55. Photo evidence provided by applicant. A revised property assessment notice will be issued for the 2022 tax year.

MPAC Representative:

Dani-Rae Anttonen

Date:

March 01, 2022

SECTION 357/358 APPLICATION

Application/Appeal #

TO THE COUNCIL OR THE ASSESSMENT REVIEW BOARD

Taxation Year:

2021

Municipality: Fort Frances Roll Number: 59-12.010-001-107.00
 Property Address: 427 Mowat Ave. Applicant Name: Colliers Realty Tax/Chris Jenkins
 Owner Name: 2670568 Ontario Limited Contact Number: 416-643-3431
 Mailing Address: 203 Main St. W. Box 365 Alternative Num: chris.jenkins@colliers.com
Otterville, ON NOT IRO

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: As of Sept 24, 2021 both P54 & P55 were removed/dismantled/demolished from 427 Mowat Ave. Total lot of both structures were 3,036 SF. Supporting Docs attached

Effective from: 09/24/21 to 12/31/21
 (MM/DD/YY) to ongoing

Applicant Signature: Chris Jenkins

Date: 01/27/22
 (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	2012 Base-year CVA	2016 Base-year CVA	Current Phased Assessment	Revised RTC/RTQ	Revised 2012 Base-year CVA	Revised 2016 Base-year CVA	Revised Current Phased Assessment	Change to Current Phased Assessment

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	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

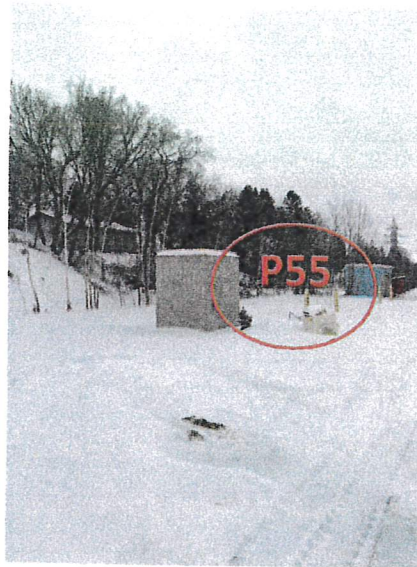
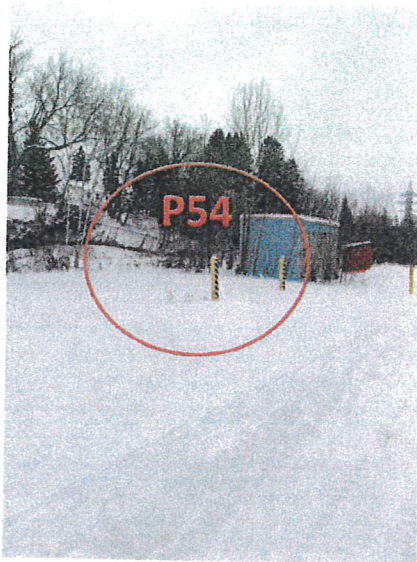
Name/Title

The Below Buildings (P54 & P55) were Removed/Disassembled/Demolished

Bldg. P54 & P55 - Existing Structures – 3,036 SF Total



BEFORE Sept 24, 2021 Removal ✓



Bldg. P54 & P55 - AFTER Sept 24, 2021 Removal

See next Page for Table showing MPAC's SF of the Removed/Demolished buildings.

2020 INSPECTION OBSERVATIONS 5912 010 001 10700

identified as remaining on site
identified as to be demolished

Bldg No's P-- are on the paper side bldg No K-- are on the Kraft side
multiple bldg no's may relate to one 'observed' structure

MPAC BLDG NO	MPAC DESCRIPTION	FLOOR AREA	INT OFFICE	VACANT SF	CLASS CHG SF	CLASS	REVISED CLASS	To be Retained	To Be Demolished	NOTES/COMMENTS
P1	PUMPING STATION	320				LT	LT	320		Industrial and domestic waste water from papermill
P3	POLLUTION CONTROL	88				LT	LT	88		near area No 3 on provided demo imagery
P4	MILL STORES	9,661		9,661		LT	LT	9661		No 3 - SW 2 to be repurposed
P4	MILL STORES		100	100		LT	LT	100		No 3 - SW 2 to be repurposed
P4	WORKING MEZZ	900		900		LT	LT	900		No 3 - SW 2 to be repurposed
P4	MCC ROOM	540		540		LT	LT	540		No 3 - SW 2 to be repurposed
P4A	MILL STORES	2,520		2,520		LT	LT	2520		No 3 - SW 2 to be repurposed
P4A	STG	236		236		LT	LT	236		No 3 - SW 2 to be repurposed
P5	REPAIR GARAGE	3,918		3,918		LT	LT	3918		No 3 on provided demo imagery
P5	TOOL CRIB	319		319		LT	LT	319		No 3 on provided demo imagery
P5	MEZZANINE	319		319		LT	LT	319		No 3 on provided demo imagery
P5	MECHANICAL OFFICE		138	138		LT	LT	138		No 3 on provided demo imagery
P5	LUNCH ROOM		138	138		LT	LT	138		No 3 on provided demo imagery
P5	OFFICE LAB		264	264		LT	LT	264		No 3 on provided demo imagery
P5	OFFICE		192	192		LT	LT	192		No 3 on provided demo imagery
P7	borol chemical strpage	3,774		3,774		LT	LT	3774		No 4 on provided demo imagery
P7	lab/mcc		1,232	1,232		LT	LT	1,232		No 4 on provided demo imagery
P8	locker room	2,059		2,059		LT	LT		2,059	TO BE DEMO'D - PHASE I
P8	locker room	2,059		2,059		LT	LT		2,059	TO BE DEMO'D - PHASE I
P8	electrical roo	135		135		LT	LT		135	TO BE DEMO'D - PHASE I
P18	pipe housing	198				LT	LT		198	TO BE DEMO'D PHASE I
P18	pipe housing	900				LT	LT		900	TO BE DEMO'D PHASE I
P18	pipe housing	250				LT	LT		250	TO BE DEMO'D PHASE I
P18	trash tanks	9139				LT	LT		9139	TO BE DEMO'D PHASE I
P18	paper storage mnt	8262				LT	LT		8262	TO BE DEMO'D PHASE I
P18	washrooms		90			LT	LT		90	TO BE DEMO'D PHASE I
P18	lunch room		96			LT	LT		96	TO BE DEMO'D PHASE I
P18	pick ROOM		263			LT	LT		263	TO BE DEMO'D PHASE I
P18A	nutrient storage	1184				LT	LT		1184	TO BE DEMO'D PHASE I
P19	train shed	1476				LT	LT		1476	TO BE DEMO'D PHASE I
P19	train shed	1772				LT	LT		1772	TO BE DEMO'D PHASE I
P19	passageway	1332				LT	LT		1332	TO BE DEMO'D PHASE I
P22	water control	396				LT	LT		396	TO BE DEMO'D PHASE I
P26	wood room	432		432		LT	LT		432	TO BE DEMO'D PHASE II
P26	screen Room	1,584		1,584		LT	LT		1,584	TO BE DEMO'D PHASE II
P26	wood room	12,325		12,325		LT	LT		12,325	TO BE DEMO'D PHASE II
P26	LUNCH ROOM		645	645		LT	LT		645	TO BE DEMO'D PHASE II
P26	SHOP/LAB		645	645		LT	LT		645	TO BE DEMO'D PHASE II
P26	locker room		1,044	1,044		LT	LT		1,044	TO BE DEMO'D PHASE II
P26	locker room		1,044	1,044		LT	LT		1,044	TO BE DEMO'D PHASE II
P26	MEZZANINE	2,183		2,183		LT	LT		2,183	TO BE DEMO'D PHASE II
P26	MEZZANINE	1,000		1,000		LT	LT		1,000	TO BE DEMO'D PHASE II
P26	TRANSFER ROOM	888		888		LT	LT		888	TO BE DEMO'D PHASE II
P26	wood room	3,190		3,190		LT	LT		3,190	TO BE DEMO'D PHASE II
P26	wood room	1,128		1,128		LT	LT		1,128	TO BE DEMO'D PHASE II
P26	TRANSFER HOUSE ELEVATE	987		987		LT	LT		987	TO BE DEMO'D PHASE II
P26	CONVEYOR	1,148		1,148		LT	LT		1,148	TO BE DEMO'D PHASE II
P26	BARK PROCESSING	2,475		2,475		LT	LT		2,475	TO BE DEMO'D PHASE II

* See Next Page *

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ITEM #	DESCRIPTION	FLOOR AREA	INT. OFFICE	VACANT SF	CLASS	CLASS	TO BE DEMO'D	TO BE DEMO'D	TO BE DEMO'D
P48	MEZZANINE	760		760	LT	LT		760	TO BE DEMO'D PHASE I
P48	MEZZANINE	760		760	LT	LT		760	TO BE DEMO'D PHASE I
P48	MACHINE HOUSING	170		170	LT	LT		170	TO BE DEMO'D PHASE I
P48	PEROXIDE	610		610	LT	LT		610	TO BE DEMO'D PHASE I
P48	PEROXIDE	505		505	LT	LT		505	TO BE DEMO'D PHASE I
P48	PEROXIDE	1,152		1,152	LT	LT		1,152	TO BE DEMO'D PHASE I
P48	PEROXIDE	307		307	LT	LT		307	TO BE DEMO'D PHASE I
P48	PEROXIDE	128		128	LT	LT		128	TO BE DEMO'D PHASE I
P48	PEROXIDE	255		255	LT	LT		255	TO BE DEMO'D PHASE I
P48	PEROXIDE	5,430		5,430	LT	LT		5,430	TO BE DEMO'D PHASE I
P48	PEROXIDE	840		840	LT	LT		840	TO BE DEMO'D PHASE I
P48	PEROXIDE	1,507		1,507	LT	LT		1,507	TO BE DEMO'D PHASE I
P48	PEROXIDE	481		481	LT	LT		481	TO BE DEMO'D PHASE I
P49	electrical roo	367		367	LT	LT		367	TO BE DEMO'D PHASE I
P49	electrical roo	966		966	LT	LT		966	TO BE DEMO'D PHASE I
P49	BASEMENT	248		248	LT	LT		248	TO BE DEMO'D PHASE I
P49	TUNNEL	156		156	LT	LT		156	TO BE DEMO'D PHASE I
P53	STORAGE	3,280		-	3,280	LT	CT	3,280	Area No 2 on provided demo imagery
* P54	PCB	1,200	*	-	1,200	LT	CT	1,200	Area No 2 on provided demo imagery
* P55	PCB	1,836	*	-	1,836	LT	CT	1,836	Area No 2 on provided demo imagery
P56	CHLORINE	757		-		LT	LT	757	near area no 3 on demo imagery - pollution control
P56	CHLORINE	54		-		LT	LT	54	near area no 3 on demo imagery - pollution control
P56	POLLUTION CONTROL	108		-		LT	LT	108	near area no 3 on demo imagery - pollution control
P56	POLLUTION CONTROL	176		-		LT	LT	176	near area no 3 on demo imagery - pollution control
P57	PEROXIDE	481		481	LT	LT		481	near area no 3 on demo imagery - pollution control
P57	CONTAINMENT WALL	1,092		1,092	LT	LT		1,092	near area no 3 on demo imagery - pollution control
P58	SLUDGE	2,570		-		LT	LT	2,570	near area no 3 on demo imagery - pollution control
P58	SLUDGE	609		-		LT	LT	609	near area no 3 on demo imagery - pollution control
P58	SLUDGE	2,570		-		LT	LT	2,570	near area no 3 on demo imagery - pollution control
P58	CLARIFIER	444		-		LT	LT	444	near area no 3 on demo imagery - pollution control
P61	OIL STORE	400		-	400	LT	CT	400	near area no 3 on demo imagery - pollution control
P100	MAIN OFFICE	8,478		8,478	8,478	LT	CT	8,478	no 2
P100	MAIN OFFICE	8,478		8,478	8,478	LT	CT	8,478	no 2
P107	HUMAN RESOURCES	1,218		1,218	1,218	LT	CT	1,218	to be severed adjacent to No 2 - historical site
P107	HUMAN RESOURCES	1,118		1,118	1,118	LT	CT	1,118	to be severed adjacent to No 2 - historical site
P107	HUMAN RESOURCES	852		852	852	LT	CT	852	to be severed adjacent to No 2 - historical site
C1	PULP STORAGE	11,428		11,428		LT	LT	11,428	to be Demo'd PHASE III
C1	PULP STORAGE	869		869		LT	LT	869	to be Demo'd PHASE III
C1	MEZZANINE	600		600		LT	LT	600	to be Demo'd PHASE III
C1	electrical roo		370	370		LT	LT	370	to be Demo'd PHASE III
C1	LUNCH ROOM		990	990		LT	LT	990	to be Demo'd PHASE III
C1	DIGESTER	832		832		LT	LT	832	to be Demo'd PHASE III
C1	RACK ROOM		720	720		LT	LT	720	to be Demo'd PHASE III
C1	COMPUTER CONTROL		720	720		LT	LT	720	to be Demo'd PHASE III
C1	PULP STORAGE	624		624		LT	LT	624	to be Demo'd PHASE III
C1	TRAIN SLIP	2,151		2,151		LT	LT	2,151	to be Demo'd PHASE III
C2	PULP GROUP	16,168		16,168		LT	LT	16,168	to be Demo'd PHASE III
C2	TESTING LAB		360	360		LT	LT	360	to be Demo'd PHASE III
C2	OFFICES		672	672		LT	LT	672	to be Demo'd PHASE III
C2	OFFICES		504	504		LT	LT	504	to be Demo'd PHASE III
C2	MEZZANINE	16,168		16,168		LT	LT	16,168	to be Demo'd PHASE III
C2	MEZZANINE	16,168		16,168		LT	LT	16,168	to be Demo'd PHASE III
C2	PULP DIST	1,816		1,816		LT	LT	1,816	to be Demo'd PHASE III

