

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

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,

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
Total	71,000	77,000	72,500	74,000	75,500	77,000

Change to the Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020
OWNR 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
Total	72,494	77,000	73,621	74,748	75,873	77,000

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

*** END OF REPORT ***

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: 

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: