

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.com
www.fort-frances.com

September 19, 2018

Louise Caul
RR#1, RMB 233
Fort Frances, Ontario
P9A 3M2

Dear Mrs. Caul:


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 9, 2018 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 2018 Section 357/358 Applications, including the application with regard to your property located at 1880 McIrvine Road 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,


for Laurie A. Lindberg, CMO
Treasurer

Enc.

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

Application/Appeal #:

Taxation Year:

2018

Municipality: TOWN OF FORT FRANCES

Roll Number: 59-12-010-004-139-00

Property Address: 1880 MURVINE RD

Applicant Name: LOUISE CAUL

Owner Name: LOUISE & WM. CAUL

Contact Number: 807-275-8711

Mailing Address: RR #1 RMB 833

Alternative Number: 807-274-2374

FORT FRANCES ON P9A3MB 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:

SOME OUTBUILDINGS HAVE BEEN DEMOLISHED SINCE LAST PROPERTY REVIEW BY MPAC

Effective from: 01/01/18 to 12/31/18

Applicant Signature: Louise Caul

Date: 09/12/18
(MM/DD/YY)

| ASSESSMENT REPORT: MUNICIPALITY | | | | TREASURER'S RECOMMENDATION TO COUNCIL | | | | |
|---|--------------------|---|---------------------------|---|----------------------------|----------------------------|-----------------------------------|-------------------------------------|
| Assessment Roll As Returned | | Revised Since Roll Return <input type="checkbox"/> Enter Revisions Below | | Assessment Report School Bd: <input type="checkbox"/> Eng <input type="checkbox"/> Fr <input type="checkbox"/> Other <input type="checkbox"/> No Change in Assessment <input type="checkbox"/> 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>FTEP</u> | | | <u>134,850</u> | | | | | |
| <u>RTEP</u> | | | <u>150,650</u> | | | | | |
| Revised: | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Reason Original Assessment Revised: _____ | | | | Reason for Change: <u>Several small outbuildings have been removed prior to 2018 tax year.</u> | | | | |

TREASURER'S REPORT ON TAX LIABILITY

| RTC/RTQ | Taxable Assessment Reduction | Tax Rate | Days / Months | Tax Adjustment | Original Levy |
|-------------|------------------------------|-------------------|---------------|----------------|----------------|
| <u>FTEP</u> | <u>-2.13</u> | <u>0.00455739</u> | <u>365</u> | <u>-12.36</u> | <u>3360.85</u> |
| | | | | | |
| | | | | | |

Recommended: ☐ No Adjustment ☒ Adjustment ☐ Cancellation ☐ Refund Total Amount -12.36

Comments: _____

Treasury Position: Deputy Treasurer Signature: [Signature] Date: 09/19/18

COUNCIL OR ASSESSMENT REVIEW BOARD DECISION:

Hearing Date (MM/DD/YY): 10/09/18

☐ 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) CAUL, LOUISE ANNE
CAUL WILLIAM PHILIP STEPHEN ESTATE
Roll number 5912-010-004-13900-0000
Property location 1880 MCIRVINE RD N
Property description NW1/4 & SW1/4 SEC 32 PCLS 1542 & 5067
Municipality/Local taxing authority FORT FRANCES TOWN

Application number
Application reason Demolition/Razed by Fire
Received date September 12, 2018
Claim relief period From: January 01, 2018 - To: December 31, 2018
Taxation year 2018

Current Property Assessment

| Property Classification | 2012 | 2016 | Phase-In Assessment for Taxation Years | | | |
|-------------------------|----------------|----------------|--|----------------|----------------|----------------|
| | Assessed Value | Assessed Value | 2017 | 2018 | 2019 | 2020 |
| OWNR FL F T | 120,600 | 149,100 | 127,725 | 134,850 | 141,975 | 149,100 |
| OWNR FRU R T | 109,400 | 191,900 | 130,025 | 150,650 | 171,275 | 191,900 |
| Total | 230,000 | 341,000 | 257,750 | 285,500 | 313,250 | 341,000 |

Change to the Property Assessment

| Property Classification | 2012 | 2016 | Phase-In Assessment for Taxation Years | | | |
|-------------------------|----------------|----------------|--|----------------|----------------|----------------|
| | Assessed Value | Assessed Value | 2017 | 2018 | 2019 | 2020 |
| OWNR FL F T | 118,173 | 146,100 | 125,155 | 132,137 | 139,118 | 146,100 |
| OWNR FRU R T | 109,400 | 191,900 | 130,025 | 150,650 | 171,275 | 191,900 |
| Total | 227,573 | 338,000 | 255,180 | 282,787 | 310,393 | 338,000 |

MPAC Remarks

MPAC confirmed several small farm outbuildings were removed from the property prior to 2018 tax year.

MPAC Representative:
Date:

Mark Cawston
September 12, 2018

2018 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS[illegible]