

Administration & Finance Division  
Civic Centre

Operations & Facilities Division  
Fifth Street & Wright Avenue  
Phone: 807-274-9893  
Fax: 807-274-7360

Civic Centre  
320 Portage Avenue  
Phone: 807-274-5323  
Fax: 807-274-8479  
email: town@fort-frances.com



Planning & Development Division  
Civic Centre

Community Services Division  
740 Scott Street P9A 1H8  
Phone: 807-274-4561

Mailing Address:  
320 Portage Avenue  
Fort Frances, Ontario  
P9A 3P9

www.fort-frances.com

July 27, 2015

Town of Fort Frances  
320 Portage Ave.  
Fort Frances, Ontario  
P9A 3P9

Attention: Clerk

Dear Ms. Slomke:

**Re: Hearing to Consider Section 357/358 Applications**

Please be advised that a public hearing has been scheduled for immediately following the Committee of the Whole Meeting of Council on Monday, August 10, 2015 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 Section 357/358 Applications, including the application with regard to property located at 501 Sixth Street W. 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,

  
Laurie A. Witherspoon, CMO  
Treasurer

Enc.



## SECTION 357/358 APPLICATION

Application/Appeal #

## TO THE COUNCIL OR THE ASSESSMENT REVIEW BOARD

Taxation Year:

2015

Municipality:

FORT FRANCES

Roll Number:

59-12-010-007-LL8-00

Property Address:

501 6th St W

Applicant Name:

TARA RAJALA

Owner Name:

TOWN OF FORT FRANCES

Contact Number:

774-5323

Mailing Address:

320 PORTACIE AVE

Alternative Num:

RF ON P4A 3P4

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: NO LONGER USED AS A RENTAL UNIT

Effective from: 01/01/15 to 12/31/15  
(MM/DD/YY)

Applicant Signature:

Tara Rajala

Date: 02/12/15  
(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

2005  
Base-year  
CVA2008  
Base-year  
CVACurrent  
Phased  
AssessmentRevised  
RTC/RTQRevised 2005  
Base-year  
CVARevised 2008  
Base-year  
CVARevised  
Current Phased  
AssessmentChange 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

BTEP

- 70,500

.01870018

12

1,318.37

1,318.37

Recommended:

☐ No Adjustment☒ Adjustment☐ Cancellation☐ Refund

Total Amount:

\$1,318.37

Comments:

Treasury Position:

Treasurer

Signature:

Laurie A. Witherspoon

Date: 07/27/15

## COUNCIL OR ASSESSMENT REVIEW BOARD DECISION:

Hearing Date (MM/DD/YY):

08/10/15

☐ 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

442: 2015-0002

2015

**Application made under Sec 357/358/359 of the Municipal Act, 2001  
MPAC'S RESPONSE**

Taxing Authority: Roll #: Address:	Fort Frances Town 5912 010 007 118 00 501 6th St W	Application #: Application Reason: Tax Year: Claimed Relief Period:	 Became exempt 2015 From Jan.1 To Dec.31
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(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
Property Class	2012 CVA as returned or most recently revised for taxation year noted in application	2015 Phased-In Amount as returned or most recently revised	CVA as revised (Sec 40 or Sec 39.1) if applicable OR after the correction of a factual error. (CVA)	Notional Value of Structure damaged, demolished, razed or removed OR undergoing repairs or renovations (CVA)	Notional Value of Property (land and any remaining bldgs.) after damage, demolition, razing or removal OR undergoing repairs or renovations (CVA)	Assessment			
						2008 CVA	2012 CVA	2015 Phased-In Value Attributed to Value in (H)	2014 Phased-In Value Attributed to Value in (H)
RT	73,000	70,500				63,000	73,000	70,500	68,000
								0	0
TO:								0	0
E	73,000	73,000				74,483	73,000	73,000	73,000
								0	0
								0	0
								0	0

**MPAC's Remarks:**

MPAC has learned that the property is no longer used as rental unit, taxable tenant removed.

**Factor Methodology**

Shown below is the CVA and classification that would have been returned for the taxation year of the application in order to reflect the physical circumstances and use set out in the application provided that those circumstances had existed at roll return.

Property Class	2008 CVA	2012 CVA	2015 Phased-In Value	2014 Phased-In Value	Factor Methodology Applied
E	\$74,483	\$73,000	73,000	73,000	PSDF
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	