

Administration & Finance Division
Planning & Development Division
Phone: 807-274-5323
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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

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www.fort-frances.com

April 24, 2018

Chris McKinnon
Aynsley McKinnon
648 Scott Street
Fort Frances, Ontario
P9A 1H6

Dear Mr. & Mrs. McKinnon:


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, May 14, 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 Section 357/358 Applications, including the application with regard to property located at 700 Scott Street 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. Lindberg, CMO
Treasurer

Enc.

SECTION 357/358 APPLICATION

Application/Appeal #

TO THE COUNCIL OR THE ASSESSMENT REVIEW BOARD

Taxation Year: 2017

Municipality: TOWN OF FORT FRANKS Roll Number: 59-12-030-002-015-00
 Property Address: 700A SCOTT ST Applicant Name: AYNSLEY MCKINNON
 Owner Name: CHRIS AYNSLEY MCKINNON Contact Number: 807-876-7996
 Mailing Address: 648 SCOTT ST Alternative Num: _____
FF ON P9A146

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: CONVERTED TO APARTMENTS (3)

Effective from: 01/01/17 to 12/31/17 Applicant Signature: C. McKinnon Date: 02/28/18
 (MM/DD/YY) (MM/DD/YY)

ASSESSMENT REPORT: MUNICIPALITY				ASSESSOR				
Assessment Roll As Returned		Revised Since Roll Return <input type="checkbox"/>		Assessment Report School Bd: <input checked="" type="checkbox"/> Eng <input type="checkbox"/> Fr <input type="checkbox"/> Other				
		Enter Revisions Below		<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
CT			38,475	RTP			128,736	
CU			17,325					
RTP			68,536					
Revised:				Reason for Change (Assessor Comments):				
Reason Original Assessment Revised:								

Assessor Name: _____ Signature: _____ Date: 01/01/18

TREASURER'S REPORT ON TAX LIABILITY

RTC/RTQ	Taxable Assessment Reduction	Tax Rate	(Days / Months)	Tax Adjustment	Original Levy
CT	- 38,475		365	- 1684 63	3358 90
CU	- 17,325		365	- 531 00	
RTP	68,536		365	1,278 80	

Recommended: ☐ No Adjustment ☒ Adjustment ☐ Cancellation ☐ Refund Total Amount: \$936.83

Comments:

Treasury Position: Treasurer Signature: Laurie G. Lindberg Date: 04/24/18

COUNCIL OR ASSESSMENT REVIEW BOARD DECISION:

Hearing Date (MM/DD/YY): 05/11/18

- ☐ 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) MCKINNON, CHRISTOPHER JAMES
MCKINNON, AYSLEY VAN DOYLE
Roll number 5912-030-002-01500-0000
Property location 700A SCOTT ST
Property description PLAN ALB LOT 423 PCLS 423-1, 423-2
Municipality/Local taxing authority FORT FRANCES TOWN

Application number
Application reason Classification Change
Received date March 09, 2018
Claim relief period From: January 01, 2017 - To: December 31, 2017
Taxation year 2017

Current Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020
OWNR ECL C U	16,900	18,600	17,325	17,750	18,175	18,600
OWNR OT C T	37,500	41,400	38,475	39,450	40,425	41,400
OWNR RU R T	58,600	65,000	60,200	61,800	63,400	65,000
Total	113,000	125,000	116,000	119,000	122,000	125,000

Change to the Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020
OWNR RU R T	125,314	139,000	128,736	132,157	135,579	139,000
Total	125,314	139,000	128,736	132,157	135,579	139,000

MPAC Remarks

MPAC has revised the property valuation and classification from commercial to residential due to conversion of prior commercial space to residential apartment(s)

MPAC Representative:
Date:

Mark Cawston
March 27, 2018

2018 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

Batch #	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
357 Application	2017	3.2.01500	-38,475	CT	0.0326533	0.0111317	-1,256.34					-428.29		-1,684.63
	2017	3.2.01500	-17,325	CU	0.0228573	0.0077922	-396.00					-135.00		-531.00
	2017	3.2.01500	-60,200	RTEP	0.0168689	0.00179000	-1,015.51	-107.76						-1,123.26
							-2,667.85	-107.76	0.00	0.00	0.00	-563.29	0.00	-3,338.90
	2017	3.2.01500	128,736	RTEP	0.0168689	0.00179000	2,171.63	230.44	0.00	0.00	0.00	-563.29	-936.83	2,402.07
							-496.22	122.68	0.00					-936.83