

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 22, 2013

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

Attention: Clerk

Dear Mr. Treftlin:

***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 12, 2013 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 Town of Fort Frances owned property located at 446 Third Street East that is vacant and therefore become exempt as of January 1, 2013.

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

TO THE COUNCIL OR THE ASSESSMENT REVIEW BOARD

Application/Appeal #

Taxation Year:  
2013

Municipality: Town of Fort Frances Roll Number: 59 - 12 - 020 - 004 - 049 - 00  
 Property Address: 446 Third ST E Applicant Name: Town of Fort Frances  
 Owner Name: Town of Fort Frances Contact Number: 807-274-5323  
 Mailing Address: 320 Portage Ave Alternative Num: \_\_\_\_\_  
Fort Frances ON P9A 3P9

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: Tenant has vacated property, Entire property eligible for exempt classification.

Effective from: 01 / 01 / 13 to 12 / 31 / 13 Applicant Signature: [Signature] Date: 02 / 25 / 13  
 (MM/DD/YY) (MM/DD/YY)

ASSESSMENT REPORT: MUNICIPALITY				ASSESSOR				
Assessment Roll As Returned		Revised Since Roll Return <input type="checkbox"/> Enter Revisions Below		Assessment Report		School Bd: <input checked="" 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>F RTP</u>			<u>18,450</u> <u>3,125</u>	<u>21,575</u> <u>0</u>				<u>- 3,125</u>
Revised:				Reason for Change (Assessor Comments):				
Reason Original Assessment Revised:								

Assessor Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 01 / 01 / 13

## TREASURER'S REPORT ON TAX LIABILITY

RTC/RTQ	Taxable Assessment Reduction	Tax Rate	Days / Months	Tax Adjustment	Original Levy
<u>RTP</u>	<u>- 3,125</u>	<u>0.1883548</u>	<u>12</u>	<u>58.83</u>	<u>58.83</u>

Recommended: ☐ No Adjustment ☒ Adjustment ☐ Cancellation ☐ Refund Total Amount \$58.83

Comments: \_\_\_\_\_

Treasury Position: Treasurer Signature: [Signature] Date: 07 / 22 / 13

## COUNCIL OR ASSESSMENT REVIEW BOARD DECISION:

Hearing Date (MM/DD/YY): 08 / 12 / 13

☐ 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: 2013-00001

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

Taxing Authority:	Fort Frances	Application #:	5780500
Roll #:	5912 020 004 049 00	Application Reason:	Became Exempt
Address:	446 Third St E	Tax Year:	2013
Claimed Relief Period:		From	Jan.1 To Dec.31

(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	2013 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	2013 Phased-In Value Attributed to Value in (H)	2012 Assmt (same as 2008 CVA)
From:								0	0
RT	4,700	3,125				2,500	4,700	3,125	2,600
E	27,300	18,450				15,500	27,300	18,450	15,500
To:								0	0
E	32,000	21,575				18,100	32,000	21,575	18,100
								0	0
								0	0
								0	0

MPAC's Remarks:

MPAC has learned that the taxable portion has ceased on property and is no longer liable for that tax rate. MPAC will change rate to E.

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	2013 Phased-In Value	2012 Assmt (same as 2008 CVA)	Factor Methodology Applied
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	

MPAC Representative Name:

Monte Ross

MPAC Representative Signature:

*Monte Ross*

Date:

7-May-13