

**TAX ADJUSTMENTS PURSUANT TO SECTION 356 OF THE MUNICIPAL ACT, 2001**

**Recommendation**

The Director of Financial Services, in consultation with the Manager of Property Tax and Assessment recommends:

That the tax adjustments as outlined on the attached report be approved in accordance with the requirements under the Municipal Act.

**Economic Impact**

There is no economic impact to the City of Vaughan.

**Communications Plan**

As required by the Act, notification of this meeting has been sent to all applicants and persons in respect of whom the applications were made, at least 14 days prior to the meeting.

**Purpose**

To obtain Council approval for the apportionment of property taxes as permitted under the *Municipal Act, 2001*.

**Background - Analysis and Options**

**Section 356 – Division Into Parcels:**

In accordance with the Act, one (1) application to sever property that was returned on the roll as one parcel was received. The Municipal Property Assessment Corporation (MPAC) has provided the City with a report outlining the value of each separate piece, and the taxes levied on the single piece are apportioned to the various parts in accordance with the assessment.

Applications under this section of the Act divide land which was assessed as one parcel into two or more parcels. Due to timing of the year end assessment roll as provided by MPAC, the new parcels have not been created and, therefore, cannot be separately taxed. This application process allows the new parcels to be taxed appropriately.

An apportionment does not result in a reduction or increase of taxes; it simply shares the taxes levied, among the parcels. Should any property owner disagree with the recommendation approved by Council, they can appeal the decision to the Assessment Review Board (ARB) for a further hearing.

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

**Regional Implications**

There are no Regional Implications in this Report.

**Conclusion**

Council approval of the recommendations in this report will allow staff to bill the separate property owners their proportionate share, and confirm their right to appeal the decision to the ARB. If no appeals are filed with the ARB, staff will proceed with the property tax apportionments.

**Attachments**

Attachment 1 - Severance Report

**Report prepared by:**

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Ext. 8268

Respectfully submitted,

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Barry E. Jackson, CGA  
Director of Financial Services

# SEVERANCE REPORT

SECTION 356, MUNICIPAL ACT, S.O. 2001

COUNCIL MAY 22, 2007

APPL # #1	ROLL #	APPLICANT'S NAME	PROPERTY ADDRESS	TAX YEAR	AMOUNT ADJUSTED
3573	000.300.18500.0000	PINE GROVE ON THE HUMBER	253 PINE GROVE RD	2006	(\$5,909.37)
3574	000.300.19500.0000	PINE GROVE ON THE HUMBER	249 PINE GROVE RD	2006	(\$2,159.57)
3575	000.300.20000.0000	PINE GROVE ON THE HUMBER	245 PINE GROVE RD	2006	(\$1,344.82)
3576	000.300.20500.0000	PINE GROVE ON THE HUMBER	255 PINE GROVE RD	2006	(\$2,689.65)
3577	000.300.18501.0000	COMMISSO FRANK JOSEPH	245 PINE GROVE RD TH 101	2006	\$294.51
3578	000.300.18502.0000	COMMISSO MARIETTA	245 PINE GROVE RD UNIT 102	2006	\$294.50
3579	000.300.18503.0000	FORGIONE MARIA	245 PINE GROVE RD UNIT 103	2006	\$294.50
3580	000.300.18504.0000	FERRARI VITA	245 PINE GROVE RD UNIT 103	2006	\$294.50
		CHOW CHI KIT	245 PINE GROVE RD UNIT 104	2006	\$294.50
		SYEDYKH YULIYA			
3581	000.300.18505.0000	LOMBARDO FRANK	245 PINE GROVE RD UNIT 105	2006	\$294.50
3582	000.300.18506.0000	CANNATARO FRANK	245 PINE GROVE RD UNIT 106	2006	\$294.50
3583	000.300.18507.0000	MORETTI ANNA	245 PINE GROVE RD UNIT 107	2006	\$294.50
		MORETTI LINO			
3584	000.300.18508.0000	EGIZI ANTONIO	245 PINE GROVE RD UNIT 108	2006	\$304.30
3585	000.300.18509.0000	CARINCI ALFONSO	245 PINE GROVE RD UNIT 109	2006	\$304.30
		CARINCI LAURA			
3586	000.300.18510.0000	CASTELLANOS KEVIN	245 PINE GROVE RD UNIT 110	2006	\$304.30
		REA VALERIE			
3587	000.300.18511.0000	CANNATARO FRANK	245 PINE GROVE RD UNIT 111	2006	\$304.30
		LUCCHESI NICOLA			
3588	000.300.18512.0000	CASELLE FILOMENA	245 PINE GROVE RD UNIT 112	2006	\$304.30
3589	000.300.18513.0000	STRAZZERI MICHAEL	245 PINE GROVE RD UNIT 201	2006	\$304.30
3590	000.300.18514.0000	PALLADINI PAULINE	245 PINE GROVE RD UNIT 202	2006	\$304.30
3591	000.300.18515.0000	CAMPIONE FILIPPO	245 PINE GROVE RD UNIT 203	2006	\$304.30
		FALVO FRANK			
3592	000.300.18516.0000	PENNESE GRACE	245 PINE GROVE RD UNIT 204	2006	\$304.30
3593	000.300.18517.0000	LISI ROBERT	245 PINE GROVE RD UNIT 205	2006	\$304.30
3594	000.300.18518.0000	CONFILITTI DOMENICO	245 PINE GROVE RD UNIT 206	2006	\$304.30
		CONFILITTI KARLA			
3595	000.300.18519.0000	CONFILITTI EUGENIO	245 PINE GROVE RD UNIT 207	2006	\$304.30
		CONFILITTI VELLA			
3596	000.300.18520.0000	MICOLI FRANK	245 PINE GROVE RD UNIT 208	2006	\$304.30
		MICOLI ROSANNA			
3597	000.300.18521.0000	GERONIMO STEFANO	245 PINE GROVE RD UNIT 209	2006	\$304.30
		GERONIMO CARMELA			
3598	000.300.18522.0000	STRAZZERI MICHAEL	245 PINE GROVE RD UNIT 210	2006	\$304.30
3599	000.300.18523.0000	BACCILE ACHILLE	245 PINE GROVE RD UNIT 211	2006	\$304.30
3600	000.300.18524.0000	MATTIUCCI FIORINO	245 PINE GROVE RD UNIT 212	2006	\$304.30
		MATTIUCCI RITA			
3601	000.300.18525.0000	DIDIANO GIUSEPPE	245 PINE GROVE RD UNIT 213	2006	\$304.30
		DIDIANO STELLA			
3602	000.300.18526.0000	LAGO JEANINE	245 PINE GROVE RD UNIT 214	2006	\$304.30
3603	000.300.18527.0000	FILIPPO GIUSEPPE	245 PINE GROVE RD UNIT 301	2006	\$304.30
		FILIPPO GIUSEPPINA			

APPL # #1	ROLL #	APPLICANT'S NAME	PROPERTY ADDRESS	TAX YEAR	AMOUNT ADJUSTED
3604	000.300.18528.0000	DELUCA RITA	245 PINE GROVE RD UNIT 302	2006	\$304.30
		CESARONE FEDERICO			
		SIRIANNI FRANCO			
3605	000.300.18529.0000	SIRIANNI CHRISTINA	245 PINE GROVE RD UNIT 303	2006	\$304.30
3606	000.300.18530.0000	RIVAS ROGER	245 PINE GROVE RD UNIT 304	2006	\$304.30
3607	000.300.18531.0000	CECCANESE GIANCARLA	245 PINE GROVE RD UNIT 305	2006	\$304.30
3608	000.300.18532.0000	ADAMO LISA	245 PINE GROVE RD UNIT 306	2006	\$304.30
		MESCHINO MARCO			
3609	000.300.18533.0000	SANITA ANGELA	245 PINE GROVE RD UNIT 307	2006	\$304.30
3610	000.300.18534.0000	LANCIONE TONY	245 PINE GROVE RD UNIT 308	2006	\$304.30
3611	000.300.18535.0000	CASTELLUCCI NATALE ROMANO	245 PINE GROVE RD UNIT 309	2006	\$304.30
		GUILLEN ZOILA EDI			
3612	000.300.18536.0000	GULIZIA CONCETTA	245 PINE GROVE RD UNIT 310	2006	\$304.30
3613	000.300.18537.0000	ARCIONE VIRGINIA	245 PINE GROVE RD UNIT 310	2006	\$304.30
3614	000.300.18538.0000	CANNATARO FRANK	245 PINE GROVE RD UNIT 310	2006	\$304.30
		MONTI ROMANO			
3615	000.300.18539.0000	CATTALLO DANIELE	245 PINE GROVE RD UNIT 310	2006	\$304.30
3616	000.300.18540.0000	CLEMENTE LINDA	245 PINE GROVE RD UNIT 310	2006	\$304.30
<b>TOTAL AMOUNT ADJUSTED</b>					\$0.00