

TAX ADJUSTMENTS PURSUANT TO SECTIONS 357 AND 358 OF THE MUNICIPAL ACT, S.O. 2001

Recommendation

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

That the tax adjustments as outlined on the attached report be approved.

Contribution to Sustainability

This is not applicable to this report.

Economic Impact

The City's share of these property tax adjustments is approximately \$39,743. A provision for tax adjustments has been budgeted.

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. Notices of Decisions will be issued to all applicants detailing the total amount of the adjustment and the right of the applicant to appeal the decision to the Assessment Review Board.

Purpose

To obtain Council's approval for the increase or cancellation of property taxes as permitted under Section 357 and 358 of the *Municipal Act, 2001*.

Background - Analysis and Options

Twenty-one (21) applications have been prepared for Council's consideration for the cancellation, reduction or refund of taxes for the current and prior tax years, under sections 357 and 358 of the *Municipal Act, 2001, as amended*. There are various reasons for tax adjustments such as property becoming exempt, roll numbers being cancelled by the Municipal Property Assessment Corporation (MPAC), buildings that have been demolished or razed by fire, and properties that have been over assessed by a gross or manifest clerical error. These tax adjustments do not relate to collection issues.

Six (6) applications have been included for Council's consideration but do not require adjustment. They have not qualified for any adjustment under sections 357 and 358 of the *Municipal Act, 2001, as amended*.

The total cancellation, reduction or refund of taxes, as recommended is \$147,899. The City portion of this amount is \$39,743, or approximately 27%. The tax adjustments relating to commercial and industrial properties are prior to any recalculations resulting from the capping legislation.

Approval of these adjustments will allow the applicant the right to appeal the decision to the Assessment Review Board.

Relationship to Vaughan Vision 2020

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

Regional Implications

The Region's share of these property tax adjustments is approximately \$77,873 or approx. 53%.

Conclusion

Council approval of the applications in this report will allow staff to proceed with the property tax adjustments as applicable. The applicant also has the right to appeal the decision to the Assessment Review Board if so desired.

Attachments

Attachment 1 - Tax Appeal Report

Report prepared by:

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Respectfully submitted,

Barry E. Jackson, CGA
Director of Financial Services

TAX APPEAL REPORT			COUNCIL JUNE 8 2010				
SECTION 357, 358, 359, MUNICIPAL ACT, S.O. 2001							
APPL. #	ROLL #	TAX YEAR	AMOUNT ADJUSTED	CITY PORTION	REGION PORTION	EDUCATION PORTION	REASON
4786	000.321.25500	2006	(48,963.72)	(16,094.99)	(32,868.73)	0.00	EXEMPT - MTO
4171	000.321.92000	2008	0.00	0.00	0.00	0.00	NO ADJUSTMENT
4291	000.290.28700	2008	(4,471.41)	(1,135.29)	(2,206.19)	(1,129.93)	EXEMPT - PLACE OF WORSHIP
4292	000.290.28700	2009	(66,151.45)	(17,139.84)	(32,586.20)	(16,425.41)	EXEMPT - PLACE OF WORSHIP
4304	000.322.09450	2009	0.00	0.00	0.00	0.00	NO ADJUSTMENT
4394	000.233.73200	2009	(4,868.18)	(670.35)	(1,273.52)	(2,924.31)	DEMOLITION
4425	000.271.41444	2009	(970.83)	(251.54)	(478.23)	(241.06)	TORNADO
4442	000.260.75417	2009	(925.13)	(239.70)	(455.72)	(229.71)	FIRE DAMAGE
4443	000.271.41858	2009	0.00	0.00	0.00	0.00	NO ADJUSTMENT
4444	000.271.41524	2009	(714.62)	(185.16)	(352.02)	(177.44)	TORNADO
4445	000.271.41300	2009	(628.90)	(162.95)	(309.80)	(156.15)	TORNADO
4448	000.260.75423	2009	(163.96)	(42.48)	(80.77)	(40.71)	FIRE DAMAGE
4449	000.260.75421	2009	(216.83)	(56.18)	(106.81)	(53.84)	FIRE DAMAGE
4450	000.212.26094	2009	(6,938.43)	(1,797.75)	(3,417.87)	(1,722.81)	EXEMPT - PLACE OF WORSHIP
4454	000.271.41450	2009	0.00	0.00	0.00	0.00	NO ADJUSTMENT
4456	000.260.75425	2009	(154.25)	(39.97)	(75.98)	(38.30)	FIRE DAMAGE
4461	000.201.80300	2009	(11,299.17)	(1,555.90)	(2,955.86)	(6,787.41)	CLASS CHANGE
4464	000.271.41382	2009	0.00	0.00	0.00	0.00	NO ADJUSTMENT
4471	000.260.75416	2009	(736.68)	(190.88)	(362.88)	(182.92)	FIRE DAMAGE
4472	000.260.75407	2009	(695.07)	(180.09)	(342.39)	(172.59)	FIRE DAMAGE
4853	000.230.31400	2009	0.00	0.00	0.00	0.00	NO ADJUSTMENT
		Grand Total	(147,898.63)	(39,743.07)	(77,872.97)	(30,282.59)	
		Tax Year	Amount Adjusted				
		2006	(\$48,963.72)				
		2007	\$0.00				
		2008	(\$4,471.41)				
		2009	(\$94,463.50)				
			(\$147,898.63)	***prior to any applicable Capping Adjustment			