

COMMITTEE OF THE WHOLE JANUARY 17, 2005

TAX SALE – SHADY VALE LANE PROPERTIES RIMWOOD ESTATES HOMEOWNERS' ASSOCIATION

Recommendation

The Director of Finance in consultation with the Manager of Property Tax & Assessment recommends that Council receive this report for information.

Purpose

The purpose of this report is to advise Council that Finance staff will be proceeding with a property tax sale, as per Council's direction at its meeting on June 23, 2003, for three pieces of vacant land owned by the Rimwood Estates Homeowners Association (REHA), in accordance with the *Municipal Act, 2001*

Background - Analysis and Options

As Council is aware from previous reports relating to the closing of Shady Vale Lane, there are three pieces of vacant land in vicinity of Shady Vale Lane that are currently owned by the REHA for which property taxes have been in arrears in excess of three years.

City staff have met with the representatives of the REHA and with the residents that have an interest in these properties and it was made clear by the REHA that they no longer wish to be responsible for these lands and have no intention of paying the outstanding property taxes.

As a result and with Council's direction staff proceeded to have Tax Arrears Certificates registered against the properties and all the of necessary notices have been sent to all parties that have an interest in the lands. There is a one-year period following the registration of the Tax Arrears Certificate when the owner may pay the taxes and costs in full, or enter into an extension agreement with the City. The one-year period has now passed and the taxes have not been paid and no one has expressed an interest in making payment arrangements. Where this is the case, the *Municipal Act, 2001*, states that the property shall then be offered for public sale. It is staff's intention to proceed with a tax sale by public tender, with a tender amount sufficient to cover all outstanding taxes, penalty, interest and costs.

Should there be successful purchaser the City will be covered for all outstanding monies, and clear title will be available to the purchaser. If there are no successful bids received for the tender amount, the municipality has the authority to write-off the outstanding taxes as uncollectible and vesting the ownership of the property to the City. Should this be the case staff will prepare a further report to Council and request direction in that regard.

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.

Conclusion

Finance staff will proceed with the property tax sale on the Rimwood properties as per Council's previous direction.

Attachments

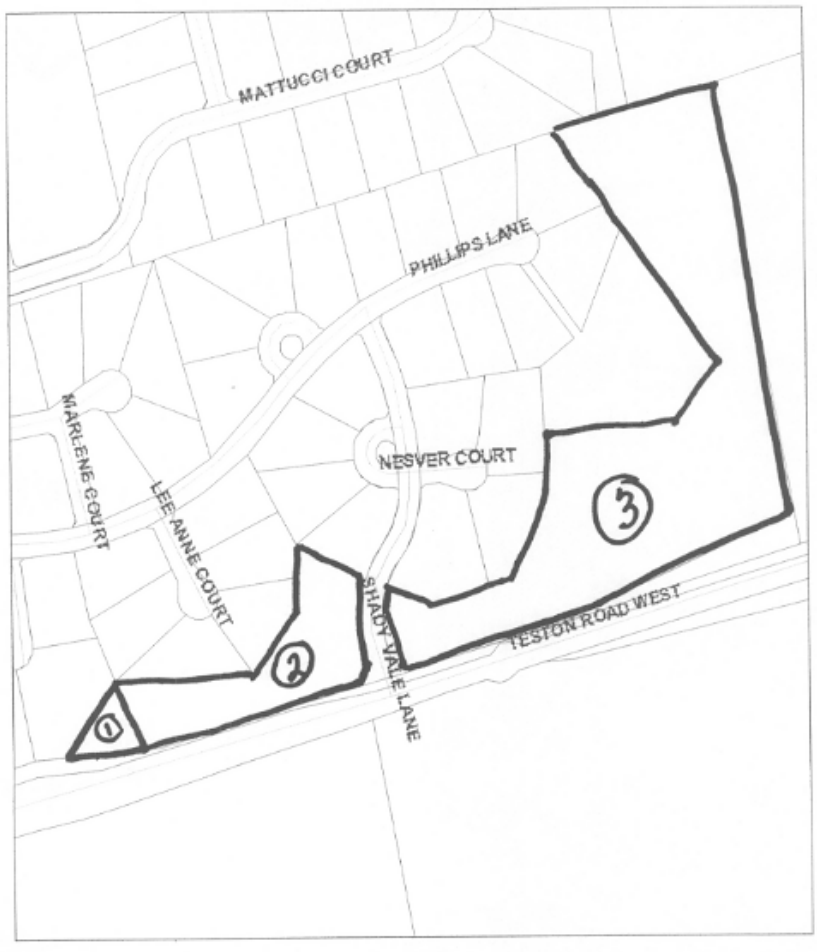
Location Map
Council Extract

Report prepared by:

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Manager of Property Tax & Assessment

Respectfully submitted,

Barry E. Jackson, CGA
Director of Finance



City of Vaughan Development Application Tracking

RIMWOOD ESTATES HOMEOWNERS ASSOCIATION
SHADY VALE LANE PROPERTIES

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF June 23, 2003

Item 15, Report No. 52, of the Committee of the Whole (Closed Session), which was adopted, as amended, by the Council of the City of Vaughan on June 23, 2003, as follows:

By approving:

That, subject to the City receiving a formal request for water and wastewater services from the Rimwood Estates Homeowners' Association, staff prepare a preliminary design and cost estimate and advise the residents accordingly.

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**RIMWOOD ESTATES HOMEOWNERS' ASSOCIATION
RETAINING WALLS, OPEN SPACE LANDS**

The Committee of the Whole (Closed Session) recommends:

- 1) That Shady Vale Lane be closed and that the Clerk be directed to proceed pursuant to the provisions of the Municipal Act;
- 2) That the retaining walls be demolished and the area be re-graded and restored with grass by a Property Standards Order, if necessary;
- 3) That the responsible residents pay for the cost of the work;
- 4) That staff proceed with Tax Sale procedures on the property; and
- 5) That the confidential report of the Commissioners of Engineering and Public Works, Finance & Corporate Services and Legal & Administrative Services, dated June 16, 2003, be received.