

TAX ADJUSTMENTS PURSUANT TO SECTIONS 356, 357, 358 AND 359 OF THE MUNICIPAL ACT, 2001

Recommendation

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

That the tax adjustments as outlined on the attached report be adopted

Purpose

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

Background - Analysis and Options

Sections 357 and 358 – Cancellation, Reduction or Refunds:

Sixteen 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, buildings that have been demolished or razed by fire and properties that have been over assessed by a gross or manifest clerical error.

The total cancellation, reduction or refund of taxes, as recommended is \$63,826.58. The City portion of this amount is approximately 20% or \$12,765. The tax adjustments relating to commercial and industrial properties are prior to any recalculations resulting from the capping legislation.

Section 359 – Increase of Taxes:

One application has been prepared under Section 359 for Council's consideration. The increase in taxes results from the house being missed on the assessment roll for 2005. The total increase in taxes is \$1,678.79, the City portion being approximately \$335.

Notice to Property Owners:

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

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

Council approval of the recommendations in this report will allow staff to proceed with the property tax adjustments.

Attachments

Attachment 1 - Tax Appeal Report, February 14, 2005

Report prepared by:

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Respectfully submitted,

Barry E. Jackson, CGA
Director of Finance

TAX APPEAL REPORT			COUNCIL HEARING February 14, 2005		
SECTION 357, 358, 359 MUNICIPAL ACT 2001					
APPL. #	ROLL #	APPLICANT'S NAME	PROPERTY ADDRESS	TAX YEAR	AMOUNT ADJUSTED
2340	000 213 51288	CITY OF VAUGHAN	AGOSTINO CRES	2002 & PRIOR	-\$1,014.49
2341	000 213 51218	CITY OF VAUGHAN	AGOSTINO CRES	2002 & PRIOR	-\$1,462.75
2342	000 213 50950	CITY OF VAUGHAN	ROYAL APPIAN CRES	2002 & PRIOR	-\$2,253.10
2343	000 213 50014	CITY OF VAUGHAN	WESTWAY CRES	2002 & PRIOR	-\$1,616.10
2611	000 213 50500	HOLLYROD DEVELOPMENTS	PRESTON HILL	2002 & PRIOR	-\$19,050.49
2610	000 213 50500	HOLLYROD DEVELOPMENTS	PRESTON HILL	2002	-\$19,489.25
1885	000 230 46800	MARUBA INVESTMENTS	2701 RUTHERFORD RD	2003	-\$2,521.91
1329	000 330 37350	BEIGE VALLEY DEV.	ROTA CRES	2004	-\$50.61
1265	000 213 27500	MAYVON INVESTMENTS	10221 DUFFERIN ST	2004	-\$211.62
1337	000 020 68500	YING WANG	144 ARNOLD AVE	2004	-\$661.58
1188	000 330 36830	CITY OF VAUGHAN	BUENA VISTA DR	2004	-\$5,060.35
1189	000 330 37100	CITY OF VAUGHAN	NAPA VALLEY	2004	-\$3,633.32
1198	000 210 36458	CITY OF VAUGHAN	THORNHILL WOODS	2004	-\$2,014.02
1190	000 330 37150	CITY OF VAUGHAN	NAPA VALLEY	2004	-\$3,876.22
1331	000 330 78107	JOE BORSELLINO	36 GREGORYSCOTT	2004	-\$910.75
2782	000 290 23006	CARVALINO	120 FRANCESCA CRT	2004	-\$2,080.40
1332	000 230 90068	ORLANDO SOBREPENA	199 KAYLA CRES	2004	\$1,678.79
TOTAL AMOUNT AMENDED UNDER SECTIONS 357 AND 358					
			Tax Year		AMOUNT ADJUSTED
			2002 + Prior		-\$44,886.18
			2003		-\$2,521.91
			2004		-\$16,418.47
			TOTAL		-\$63,826.56
TOTAL AMOUNT AMENDED UNDER SECTION 359				2004	\$1,678.79