

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

Recommendation

The Commissioner of Finance & City Treasurer, and the Director of Financial Services, in consultation with the Manager of Property Tax & Assessment recommend:

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

Contribution to Sustainability

This is not applicable to this report.

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. Notices of Decisions will be issued to all applicants after the meeting of Council and these will detail 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 approval for the apportionment of property taxes as permitted under the *Municipal Act, 2001*.

Background - Analysis and Options

Section 356 – Division Into Parcels:

Eight (8) applications have been received to sever property that was returned on the roll as one parcel. The Municipal Property Assessment Corporation (MPAC) provides the City with a report outlining the value of each separate piece, and the taxes on the single piece are apportioned to the various parts in accordance with the assessment.

An apportionment does not result in a reduction or increase of taxes; it simply shares the taxes levied among the new parcels based on the apportioned value of assessment. 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 2020

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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Respectfully submitted,

John Henry, CMA
Commissioner of Finance & City Treasurer

Barry E. Jackson, CGA
Director of Financial Services

SEVERENCE REPORT

COUNCIL March 18, 2014

SECTION 357, 358, 359, MUNICIPAL ACT, S.O. 2001

<u>APPL. # 1</u>	<u>ROLL #</u>	<u>PROPERTY ADDRESS</u>	<u>TAX YEAR</u>	<u>AMOUNT ADJUSTED</u>
6394	000.271.45010.0000	10621 JANE STREET	2012	(4,157.19)
6395	000.271.45012.0000	93 PINE HOLLOW CRES	2012	1,286.84
6396	000.271.45014.0000	97 PINE HOLLOW CRES	2012	1,431.17
6397	000.271.45016.0000	101 PINE HOLLOW CRES	2012	1,431.16
6398	000.271.40860.0000	105 PINE HOLLOW CRES	2012	8.02
<u>APPL # 2</u>				
6399	000.271.45010.0000	10621 Jane St	2013	(4,352.40)
6400	000.271.45012.0000	93 PINE HOLLOW CRES	2013	1,347.28
6401	000.271.45014.0000	97 PINE HOLLOW CRES	2013	1,498.37
6402	000.271.45016.0000	101 PINE HOLLOW CRES	2013	1,498.36
6403	000.271.40860.0000	105 PINE HOLLOW CRES	2013	8.39
<u>APPL #3</u>				
6404	000.260.72500.0000	9860 KEELE ST	2013	(1,749.04)
6405	000.260.72505.0000	9846 KEELE ST	2013	1,749.04
<u>APPL # 4</u>				
6406	000.211.19550.0000	0 BLACK MAPLE CRES	2013	(1,425.30)
6407	000.211.19551.0000	70 LEALINDS ROAD	2013	627.13
6408	000.211.19553.0000	72 LEALINDS RD	2013	798.17
<u>APPL # 5</u>				
6409	000.210.51686.0000	0 BORJANA BLVD	2013	(1,984.72)
6410	000.210.51864.0000	91 BORJANA BLVD	2013	1,250.36
6411	000.210.51866.0000	93 BORJANA BLVD	2013	734.36
<u>APPL # 6</u>				
6412	000.310.04370.0000	2-10 ISHERWOOD CRES	2013	(2,935.24)
6413	000.310.14345.0000	0 OLDHAM ST	2013	(2,724.45)
6414	000.310.04381.0000	2 ISHERWOOD CRES	2013	1,330.33
6415	000.310.04382.0000	4 ISHERWOOD CRES	2013	1,050.25
6416	000.310.04383.0000	6 ISHERWOOD CRES	2013	1,050.25
6417	000.310.04384.0000	8 ISHERWOOD CRES	2013	1,050.25
6418	000.310.04385.0000	10 ISHERWOOD CRES	2013	1,178.61
<u>APPL # 7</u>				
6419	000.290.41612.0000	1-3 TOSCANA RD	2013	(2,554.04)
6420	000.290.41613.0000	1 VIA TOSCANA	2013	1,390.99
6421	000.290.41614.0000	3 VIA TOSCANA	2013	1,163.05
<u>APPL # 8</u>				
6430	000.214.65067.0000	0 CHAYNA CRES	2013	(4,915.24)
6431	000.214.65068.0000	102 CHAYNA CRES	2013	1,274.17
6432	000.214.65069.0000	104 CHAYNA CRES	2013	879.66
6433	000.214.65070.0000	106 CHAYNA CRES	2013	879.66
6434	000.214.65071.0000	108 CHAYNA CRES	2013	879.66
6435	000.214.65072.0000	110 CHAYNA CRES	2013	1,002.09
GRAND TOTAL				0.00