

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

Recommendation

The Chief Financial Officer & City Treasurer and the Director of Financial Services/Deputy Treasurer, in consultation with the Manager of Property Tax & Assessment, recommends:

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:

Nine (9) 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 outstanding tax balance 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 Term of Council Service Excellence Strategy Map (2014-2018)

Council approval for the apportionment of property taxes supports the strategic priorities established by the Service Excellence Strategy Map, in particular Consistent Service Delivery as well as to ensure "Financial Sustainability".

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,

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Chief Financial Officer & City Treasurer

Dean Ferraro, CPA, CA
Director of Financial Services/Deputy Treasurer

SEVERANCE REPORT

SECTION 356, MUNICIPAL ACT, R.S.O. 2001

COUNCIL DECEMBER 11, 2017

<u>APPL. # 1</u>	<u>ROLL #</u>	<u>TAX YEAR</u>	<u>AMOUNT ADJUSTED</u>
7258	000.361.37605.0000	2017	(3,279.80)
7259	000.361.38225.0000	2017	1,376.60
7260	000.361.38226.0000	2017	1,903.20
 <u>APPL. # 2</u>			
7261	000.361.37602.0000	2017	(1,634.13)
7262	000.361.38219.0000	2017	800.72
7263	000.361.38220.0000	2017	833.41
 <u>APPL. # 3</u>			
7264	000.361.37601.0000	2017	(3,104.85)
7265	000.361.38217.0000	2017	1,531.60
7266	000.361.38218.0000	2017	1,573.25
 <u>APPL. # 4</u>			
7267	000.361.37606.0000	2017	(4,248.73)
7268	000.361.38213.0000	2017	1,189.65
7269	000.361.38214.0000	2017	998.45
7270	000.361.38215.0000	2017	998.45
7271	000.361.38216.0000	2017	1,062.18
 <u>APPL. # 5</u>			
7272	000.361.37524.0000	2017	(2,820.31)
7273	000.361.38211.0000	2017	1,466.56
7274	000.361.38212.0000	2017	1,353.75
 <u>APPL. # 6</u>			
7275	000.361.37523.0000	2017	(1,462.75)
7276	000.361.38209.0000	2017	702.12
7277	000.361.38210.0000	2017	760.63
 <u>APPL # 7</u>			
7278	000.361.37597.0000	2016	(927.72)
7279	000.361.38201.0000	2016	463.86
7280	000.361.38202.0000	2016	463.86
 <u>APPL # 8</u>			
7281	000.361.37597.0000	2017	(2,820.31)
7282	000.361.38201.0000	2017	1,410.15
7283	000.361.38202.0000	2017	1,410.16

SEVERANCE REPORT

SECTION 356, MUNICIPAL ACT, R.S.O. 2001

COUNCIL DECEMBER 11, 2017APPL. # 9

7284	000.361.37520.0000	2017	(3,127.92)
7285	000.361.38207.0000	2017	1,614.12
7286	000.361.38208.0000	2017	1,513.80

GRAND TOTAL	0.00
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