

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

Recommendation

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

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

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:

One (1) application has 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
Acting Commissioner of Finance & City Treasurer

Barry E. Jackson, CGA
Director of Financial Services

SEVERANCE REPORT

SECTION 356, MUNICIPAL ACT, S.O. 2001

COUNCIL October 29, 2013

<u>APPL. # 1</u>	<u>ROLL #</u>	<u>TAX YEAR</u>	<u>AMOUNT ADJUSTED</u>
6272	000.210.98670.0000	2011	(\$4,707.44)
6273	000.210.97700.0000	2011	\$923.40
6275	000.210.97701.0000	2011	\$835.82
6276	000.210.97702.0000	2011	\$835.82
6277	000.210.97703.0000	2011	\$835.82
6278	000.210.97704.0000	2011	<u>\$1,276.58</u>
<hr/> GRAND TOTAL			<u>\$0.00</u>