

Council Report

DATE: Tuesday, March 19, 2019

WARD(S): ALL

**TITLE: TAX ADJUSTMENTS PURSUANT TO SECTION 356 OF THE
MUNICIPAL ACT, 2001**

FROM:

Michael Coroneos, Chief Financial Officer and City Treasurer

ACTION: DECISION

Purpose

To obtain Council approval for the apportionment of property taxes as permitted under the Municipal Act, 2001.

Report Highlights

Section 356 – Division Into Parcels:

- Council approval of the recommendations in this report will allow staff to bill the separate property owners their proportionate share of property tax and confirm their right to appeal the decision to the Assessment Review Board (ARB) as applicable. If no appeals are filed with the ARB, staff will proceed with the property tax apportionments.
- 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 ARB.

Recommendations

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

Background

Section 356 – Division Into Parcels:

Under Section 356, *Municipal Act*, taxes that remain outstanding on a property tax account that has been severed into two or more parcels can be apportioned to the newly created lots. 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 ARB for a further hearing.

Previous Reports/Authority

N/A

Analysis and Options

Section 356 – Division Into Parcels:

Twenty-two (22) 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 apportioned value of each separate piece, and the outstanding tax balance on the single piece are then 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 ARB for a further hearing.

Financial Impact

N/A

Broader Regional Impacts/Considerations

N/A

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.

For more information, please contact: Maureen Zabiuk, A.I.M.A., CMRP, Manager
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Attachments

Attachment 1 – Severance Report

Prepared by

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