

TO:	CHAIR AND MEMBERS FINANCE AND ADMINISTRATIVE SERVICES COMMITTEE MEETING ON MARCH 19, 2012
	MIKE TURNER DEPUTY CITY TREASURER
SUBJECT:	AGENDA ITEMS 15 AND 16 ON FINANCE AND ADMINISTRATIVE SERVICES COMMITTEE AGENDA FOR FEBRUARY 27TH, 2012

RECOMMENDATION

That, on the recommendation of the Deputy City Treasurer, this report **BE RECEIVED** for information and the Tax Division Agenda submitted to the Finance and Administrative Services Committee meeting on February 27th, 2012 and related report (Agenda Item # 15, February 27th 2012) **BE APPROVED**.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

Tax Division Agenda – Apportionment of Taxes from February 27th, 2012 (Agenda item 15)
Tax Adjustments Application agenda from February 27th, 2012 (Agenda item 16)

BACKGROUND

At the February 27th, 2012 meeting of the Finance and Administrative Services Committee some additional information was requested with respect to agenda items 15 and 16. The information requested is provided as follows:

Agenda Item # 15 -Tax Division Agenda

This agenda item is required under section 356 of the *Municipal Act, 2001* to permit staff in the City Tax Office to divide taxes that are outstanding on a property where the land has been divided into one or more separate parcels (roll numbers). Where such a division of land occurs the City Tax Office is required to notify all the property owners involved and inform them of the proposed division of the outstanding taxes. The City Tax Office is then required under section 356 to have Council specifically approve any tax divisions at a public meeting. In addition the owners of the land have the right to make representations to Council at the committee meeting with respect to any proposed division of the taxes if they are not in agreement with the recommendation from the City Staff.

Prior to property divisions coming to committee, City Staff try to obtain all pertinent information and discuss any possible concerns with property owners. As a result, it is rare that there is any disagreement as to how outstanding taxes should be divided amongst various property owners. The Fanshawe property is the subject of a division of land, thereby resulting in the proposed division of taxes.

Agenda Item #16 – tax adjustment agenda

The Tax Adjustments Agenda presented to the Finance and Administrative Services Committee on February 27th 2012 included a recommendation to change the apportionment between residential tax classification and farmland property classification for a property at 1753 Fanshawe Park Road West (roll # 3936.090.460.074.000). This was item 211-370 on the agenda. The requested adjustment was originally submitted by the owner and was forwarded to the Municipal Property Assessment Corporation for review and verification prior to inclusion on the agenda.

For the Committee's information the property is a 58.1 acre parcel located near the intersection of Fanshawe Park Rd West and Hyde Park Rd. and is an irregular shape with the farmland component at the back. Prior to the inclusion of the recommendation for tax adjustment in the February 27th

agenda, employees from Municipal Property Assessment Corporation reviewed recent aerial photographs of the area and visited the property. The employees of the Municipal Property Assessment Corporation subsequently advised City Staff that the apportionment in assessment classes as indicated in the recommendation in the February 27th Tax Adjustment Agenda was correct. The change in apportionment of tax classes will result in a total tax reduction of \$191.04.

PREPARED BY:	RECOMMENDED BY:
JIM LOGAN DIVISION MANAGER TAXATION & REVENUE	MIKE TURNER DEPUTY CITY TREASURER