



**Mike Mayes, Director
Financial Services/Treasurer**

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March 23, 2015

CORPORATE SERVICES REPORT - FINANCIAL SERVICES - 2015-12

TO: Mayor Tony Van Bynen and Members of Council
Committee of the Whole

SUBJECT: Cancellation, Reduction or Refund of Property Taxes Pursuant to the *Municipal Act, 2001*

ORIGIN: Supervisor, Property Tax & Assessment

RECOMMENDATION

THAT Corporate Services Report - Financial Services – 2015-12 dated March 23, 2015 regarding Property Tax Adjustments Pursuant to the *Municipal Act, 2001* be received and the tax adjustments outlined in Appendix 1 (attached) be approved.

COMMENTS

Purpose

The purpose of this report is to obtain the approval of Council to cancel, reduce and/or refund the balance of various property tax accounts set out on the attached schedule.

Budget Impact

There is no budget impact as a provision has been allowed for property tax adjustments. The total amount being adjusted is \$9,773.65. The Town's portion of this amount is \$3,772.25, the Region's portion is \$4,034.78 and the School Board's portion is \$1,966.62.

Summary

Sections 357 and 358 of the *Municipal Act, 2001* provides the authorities and reasons for the cancellation, reduction or refund of taxes.

Background

Analysis and Options

Sections 357 and 358 of the *Municipal Act, 2001* provide the authorities and reasons for the cancellation, reduction or refund of taxes. Some examples of eligible criteria are:

- Tax classification change
- Structure razed or damaged by fire or demolition
- Land has become exempt
- Gross or manifest error made by MPAC or the Municipality, that may be factual or clerical in nature

Applications were received by taxation staff and forwarded to the Municipal Property Assessment Corporation (MPAC) for review. Upon receiving value confirmations and/or comments from MPAC, staff calculates the amount for tax adjustment. Once Council approves the property tax adjustments, staff will notify the affected taxpayer(s).

All property tax amounts approved for cancellation, reduction or refund will be charged back in proportion to the amounts levied, to the Region and School Boards.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

This report links to Newmarket's key strategic directions in being Well Managed through fiscal responsibility.

CONSULTATION

The Municipal Property Assessment Corporation (MPAC) provides the revised classification and/or CVA (Current Value Assessment) amounts.

BUDGET IMPACT

There is no budget impact as a provision has been allowed for property tax adjustments. The total amount being adjusted is \$9,773.65. The Town's portion of this amount is \$3,772.25, the Region's portion is \$4,034.78 and the School Board's portion is \$1,966.62.

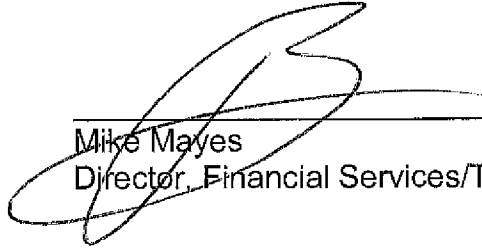
As we go forward in 2015, staff will be monitoring future applications along with MPAC's valuations and comments, with a view to reducing the amounts adjusted, through pro-active assessment management strategies.

CONTACT

For more information on this report, contact: Grace Marsh at 905-953-5300, ext. 2143 or via e-mail at gmarsh@newmarket.ca



Grace L. Marsh, CMTP, CMM III
Supervisor, Property Tax & Assessment



Mike Mayes
Director, Financial Services/Treasurer



for: Anita Moore, AMCT
Commissioner, Corporate Services

GM/bd
Attachment

- a) Appendix 1 - Cancellation, Reduction or Refund of Property Taxes - 2015 (1 pg.)

APPENDIX 1 - Cancellation, Reduction or Refund of Property Taxes (2015)

ROLL NO	APPEAL #	LOCATION	REASON	YEAR	TAX CLASS	TOTAL	TOWN	REGION	SCHOOL BRD
010.030.16500	2014-06	591 LYDIA STREET	CLERICAL ERROR	2013	RTEP	207.58	79.84	85.87	41.87
020.070.19100	2014-07	217 WOODMOUNT PL	RAZED BY FIRE	2014	RTEP	1,395.97	543.54	573.21	279.22
040.185.70300	2014-13	0 YONGE STREET	BECAME EXEMPT	2012	RTES	597.25	224.69	250.38	122.18
040.185.70300	2014-14	0 YONGE STREET	BECAME EXEMPT	2013	RTEP	1,014.93	390.38	419.83	204.72
					RTES	485.56	186.77	200.85	97.94
					RTFP	4.60	1.77	1.90	0.93
					RTFS	11.04	4.24	4.57	2.23
040.185.70300	2014-15	0 YONGE STREET	BECAME EXEMPT	2014	RTEP	1,054.05	410.41	432.81	210.83
					RTES	497.60	193.75	204.32	99.53
					RTFP	4.75	1.85	1.95	0.95
					RTFS	11.58	4.50	4.76	2.32
040.185.70500	2014-16	0 YONGE STREET	BECAME EXEMPT	2012	RTEP	686.38	258.22	287.75	140.41
040.185.70500	2014-17	0 YONGE STREET	BECAME EXEMPT	2013	RTEP	1,166.19	448.56	482.40	235.23
					RTES	557.93	214.60	230.79	112.54
					RTFP	5.27	2.03	2.18	1.06
					RTFS	12.67	4.87	5.24	2.56
040.185.70500	2014-18	0 YONGE STREET	BECAME EXEMPT	2014	RTEP	1,210.98	471.52	497.24	242.22
					RTES	571.69	222.60	234.74	114.35
					RTFP	5.48	2.14	2.25	1.09
					RTFS	13.34	5.20	5.47	2.67
040.205.90226	2014-03	351 BINNS AVE	CLERICAL ERROR	2014	RTEP	258.81	100.77	106.27	51.77
TOTALS:						\$9,773.65	\$3,772.25	\$4,034.78	\$1,966.62