

Municipality Lakeshore - Report to Council

Finance & Technology

Accounting & Revenue Services



To: Mayor & Members of Council
From: Michelle Heslop, Team Leader – Revenue
Date: March 2, 2022
Subject: Tax Adjustment under the Municipal Act, 2001, s.357

Recommendation

Authorize the reduction of taxes under s. 357 of the *Municipal Act, 2001* totaling \$7,012.02 for adjustments affecting the 2019, 2020, and 2021 taxation year, as outlined in the report from Finance Services presented at the March 29, 2022 Council meeting.

Background

Under section 357 of the *Municipal Act, 2001*, ratepayers may make application to the municipality for adjustments to property taxes as a result of changes to the property affecting assessment. Such changes may include demolition of structures, assessment office clerical errors, reduced space used for business, properties becoming exempt, etc.

Comments

Administration receives applications from residents within the timelines set out in Section 357(3) and submits to the Municipal Property Assessment Corporation. MPAC provides a response to these applications with details of dates, tax class, assessment values in relation to the section 357 application. Further to Section 357(5) Council shall,

- (a) hold a meeting at which the applicants may make representations to council;
- (b) notify the applicants of the meeting by mail sent at least 14 days before the meeting; and
- (c) make its decision.

Administration provides notice letters to each applicant advising their right to attend council, the date and time of the meeting where the MPAC information will be heard. A list of the properties and documentation including the applications, responses and notice letters are attached hereto in Schedule "A" and "B".

Administration is recommending supporting the responses by the Municipal Property Assessment Corporation.

Others Consulted

The Municipal Property Assessment Corporation provided assessment information to assist in adjustment calculations.

Financial Impacts

The tax reduction breakdowns are as follows:

Municipal portion: \$ 3,140.39
County portion: \$ 2,481.36
Education portion: \$ 1,390.27

The municipal portion of the cost is charged to the Finance Services budget centre, Property Tax Write-offs Expense account.

Attachment

Schedule A – List of Properties

Schedule B – Applications, Responses and Notice Letters.

Report Approval Details

Document Title:	S 357 Tax Adjustments.docx
Attachments:	- Schedule A - March 29.pdf - Schedule B - March 29.pdf
Final Approval Date:	Mar 22, 2022

This report and all of its attachments were approved and signed as outlined below:

Kate Rowe

Justin Rousseau

Kristen Newman

Truper McBride