Corporation of the Township of Greater Madawaska

Council Resolution Form

Moved By: __________________________________________

Seconded By: _________________________________________

WHEREAS the Province is initiating a modified version of the existing property assessment program in 2009 for the purpose of assessing residential, commercial and industrial properties in the province and;

WHEREAS it has been demonstrated that a system of property assessment that sets the value of the property at the time of sale, annually adjusted for the Cost of Living, is much more fair to residents of Ontario than the current system and;

WHEREAS the current system of assessment is driven by market rates which is inherently inequitable, particularly in communities with significant waterfront property and;

WHEREAS the current system of assessment unfairly targets waterfront properties with disproportionate assessments and;

WHEREAS property assessment increases of 40 to 70 percent unfairly impact on seniors, fixed & low income persons and persons less able to absorb such increases and;

WHEREAS the current system unfairly places a burden on individuals by not enabling them to anticipate huge increases in assessment and;

WHEREAS the current assessment system rewards owners who don’t maintain their properties and;

WHEREAS the procedures used for assessment of commercial properties does not consider the amount of investment in the enterprise, particularly where the business does not have any buildings associated with it and;

WHEREAS the assessment process does not enable MPAC to properly assess unusual business ventures, such as motor sport race tracks, and;

WHEREAS the current system of assessment for commercial properties does not take into consideration the business impact on the infrastructure of the municipality, thereby unfairly transferring costs to residential taxpayers and;

WHEREAS the current system of assessment is 6 to 8 months behind on new properties being added to the assessment roles and;

WHEREAS MPAC continually seems to be reducing staff in regional offices in favour of placing emphasis on head office operations and;

WHEREAS the complex system of property assessment currently used in Ontario promotes a huge organization of staff costing approximately $150 million annually which could be better utilized to address infrastructure issues faced by all municipalities, property owners and the province and;
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WHEREAS the present system of assessment results in redistributing of taxes rather than a sound basis for all taxpayers to share fairly in taxes or tax increases (that is tax payer receive significant increases while others have their taxes reduced);

NOW THEREFORE BE IT RESOLVED THAT:

The Township of Greater Madawaska petitions the Province of Ontario to review the Municipal Property Assessment Corporation operations regarding service to the residents of Ontario and further;

That the Township of Greater Madawaska petitions the Province of Ontario to review the property assessment model with a view to implementing a system that sets the value of the property at the time of sale, then fixes the price, with annual COLA adjustments until the next sale of the property and further;

That this resolution be circulated to all MPP’s, to the Association of Municipalities of Ontario, the Association of Municipal Managers, Clerks and Treasurers of Ontario, the Municipal Finance Officer’s Association, the County of Renfrew, all Renfrew County Municipalities and all municipalities in Ontario for consideration and support and further;

That all municipalities discussing this resolution inform us of their support.

Township of Greater Madawaska
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