SUBJECT: Apportionment of Property Taxes for Various Properties in Ancaster (FCS09001) (Ward 12)

RECOMMENDATION:

(a) That the 2008 property taxes, in the amount of $18,785.90 for 267 Sulphur Springs Road, Ancaster, (Roll #2518 140 130 35600), be apportioned and split amongst the two newly created parcels as set out in Appendix A to report FCS09001; and

(b) That the 2008 property taxes, in the amount of $2,237.82 for 15-21 Brooking Court, Ancaster, (Roll #2518 140 220 49801), be apportioned and split amongst the four newly created parcels as set out in Appendix A to report FCS09001.

EXECUTIVE SUMMARY:

Assessment and therefore taxes levied on Roll #2518 140 130 35600 (267 Sulphur Springs Road, Ancaster) for the 2008 tax year did not recognize the fact that this property had been the subject of a severance. The taxes levied in the year 2008 need to be apportioned amongst the two newly created parcels. Section 356 of the Municipal Act, 2001 permits such an apportionment.
Assessment and therefore taxes levied on Roll #2518 140 220 49801 (15–21 Brooking Court, Ancaster) for the 2008 tax year did not recognize the fact that this property had been the subject of a severance. The taxes levied in the year 2008 need to be apportioned amongst the four newly created parcels. Section 356 of the Municipal Act, 2001 permits such an apportionment.

**BACKGROUND:**

The properties identified in this report were severed into several parcels of land. The assessment returned on the rolls for the year 2008 reflect the values for the original parcels of land. The Municipal Property Assessment Corporation (MPAC) produced apportionment reports for the assessments originally levied and identified the split amongst the new parcels of land. Since the original assessments remained with the base rolls for the 2008 tax year, the taxes were overstated and now need to be adjusted to the newly created roll numbers.

**ANALYSIS/RATIONALE:**

The original assessments returned on the base rolls and the corresponding taxes levied are the sole responsibility of the current property owner. Since the properties have been severed into new lots, the property owners have applied to the Treasurer of the Municipality to have the taxes apportioned fairly to all of the lots, in accordance with the provisions of Section 356 of the Municipal Act, 2001.

**ALTERNATIVES FOR CONSIDERATION:**

There are no alternatives.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

Where land has been assessed in blocks and then split into new parcels, the original roll number is assigned to the current property owner. Taxes owing and subsequently assessed against the original parcel, must be transferred to the new parcels in a timely manner or the City of Hamilton runs the risk of these amounts becoming uncollectible.

**POLICIES AFFECTING PROPOSAL:**

Section 356 of the Municipal Act, 2001, permits Council to approve the apportionment of land taxes due to a severance. Once the tax roll is adjusted, the taxes shall be deemed to have always been levied in accordance with the adjusted tax roll.
RELEVANT CONSULTATION:

All apportionment recommendations provided to Council are supported by reports provided by the Municipal Property Assessment Corporation, identifying the split in the assessment values due to land severances.

Staff has consulted with the Assessment Review Board to determine the appropriate procedure in accordance with Section 356 of the Municipal Act, 2001. As well, the City’s Legal Services Division has recommended that all apportionments be done only after following the procedure set out in Section 356 of the Municipal Act, 2001.

CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, and economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced. ☑ Yes ☐ No

As construction and new development occurs within the city of Hamilton, the apportionment recommendations permit the fair and equitable distribution of land taxes amongst newly created parcels of land, which addresses the social and economic needs of the people in the municipality.

Environmental Well-Being is enhanced. ☐ Yes ☑ No

No environmental impact.

Economic Well-Being is enhanced. ☑ Yes ☐ No

As construction and new development occurs within the City of Hamilton, the apportionment recommendations permit the fair and equitable distribution of land taxes amongst newly created parcels of land, which addresses the social and economic needs of the people in the municipality.

Does the option you are recommending create value across all three bottom lines? ☐ Yes ☑ No

Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☑ Yes ☐ No

City staff provides support and direction for those affected by land severances and apportionment of land taxes. Property owners are supplied with answers and resolution to their own specific tax needs. These services promote a healthy environment for the resolution of tax apportionment issues within the community.