



SMITHS FALLS

RISE AT THE FALLS

Report #2023- 109

To: Mayor & Council
From: Vicki Thompson, Tax Collector
Date: September 5, 2023
Committee of the Whole Date: September 11, 2023
Title: Municipal Act, Section 357; Request for Reduction

☐ For Direction
☒ For Information
☐ For Adoption
☐ Attachment 0 pages

Recommendation: That Council receives this report as information.

Purpose:

As per Section 357 of the Municipal Act, upon application to the Treasurer, a local municipality may cancel, reduce, or refund all or part of the taxes levied on land in the year in respect of which the application is made. Two applications have been received and the attached is for your information prior to processing the adjustments to the tax rolls.

Background:

Taxpayers may make application to the Treasurer under Section 357 for a tax reduction due to changes which have occurred on their property, a few examples of which are: a change in class; being damaged and substantially unusable; razed by fire or demolition; or repairs/renovations preventing normal use (at least 3 months). The application must be received by February 28th in the year following the year for which application is being made. Applications are sent to MPAC and they advise of any changes to assessment value or class.

Analysis:

<u>ADDRESS</u>	<u>PURPOSE</u>	<u>BACKGROUND</u>	<u>BUDGET/FINANCIAL IMPLICATIONS</u>
18 William St. W.	Partial change in Class from Commercial to Residential. Building Permit #2021-021 closed Jun 27, 2023 per building department.	Per MPAC, after their site inspection, basement area is used for residential storage. 2 nd floor consists of apartments and 1 st floor was in the process of renovation for commercial area.	Received response from MPAC. Commercial Assessment reduced by (\$84,600) from \$194,200. Residential Assessment increased by \$84,600 to \$178,400. Write off for 2022 is \$1,987.14, DBA \$381.04. Write off for 2023 is \$2,033.54, DBA \$381.65.
31 Thomas	Razed by Fire February 25, 2022. Demolition Permit #2022-165 closed. Building permit to rebuild issued #2023-028 is still open, per building department.	Per MPAC, they inspected the property on May 12, 2023 and house has been demolished.	Received response from MPAC. Residential Taxable Assessment reduced by (\$69,000) from \$95,000 to \$26,000. Write off for 2022 is \$1,073.47. Write off for 2023 is \$1,303.09.

Budget/Financial Implications: The total reduction in municipal property taxes stemming from these changes is \$6,397.24 for 2022 and 2023. There are monies in the 2023 approved budget to accommodate these write-offs.

Link to Strategic Plan: N/A.

Existing Policy: Municipal Act 2001, as amended, Section 357 (1)

Consultations: None

Attachments: None

Respectfully Submitted by:	Reviewed by:	Approved for agenda by CAO:
Original Copy Signed	Original Copy Signed	Original Copy Signed
Vicki Thompson Tax Collector	Myra Baumann Director of Corporate Services/Treasurer	Malcolm Morris, CMO