



HEARING COMMITTEE AGENDA

Hearing Committee Meeting
Tuesday, August 22, 2017
Council Chamber, Tom Davies Square

COUNCILLOR MARK SIGNORETTI, CHAIR

Fern Cormier, Vice-Chair

10:00 a.m. HEARING COMMITTEE MEETING
COUNCIL CHAMBER

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DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

PUBLIC HEARINGS

1. Report dated July 20, 2017 from the General Manager of Corporate Services regarding Tax Adjustment for 490 Ramsey Lake Road (Roll #060.040.025.00.0000). **3 - 5**
(RESOLUTION PREPARED)

(This report deals with a tax adjustment under the authority of Section 357 of the
Municipal Act of Ontario.)

ADDENDUM

CIVIC PETITIONS

QUESTION PERIOD AND ANNOUNCEMENTS

NOTICES OF MOTION

ADJOURNMENT

Presented To:	Hearing Committee
Presented:	Tuesday, Aug 22, 2017
Report Date	Thursday, Jul 20, 2017
Type:	Public Hearings

Request for Decision

Tax Adjustment for 490 Ramsey Lake Road (Roll #060.040.025.00.0000)

Resolution

THAT the City of Greater Sudbury accept the decision provided by the Municipal Property Assessment Corporation regarding 490 Ramsey Lake Road, Sudbury and that the application by John Hicks and Debra MacLennan be processed as “no recommendation”; and

FURTHER that the owners be advised that in accordance with Section 357 (7) of the Municipal Act, the option exists for them to appeal the Committee’s decision to the Assessment Review Board of Ontario.

Relationship to the Strategic Plan / Health Impact Assessment

This report refers to operational matters.

Report Summary

This report deals with an application under Section 357 of the Municipal Act for a property known municipally as 490 Ramsey Lake Road. The property owner has appealed the results of the application to the Hearing Committee of City Council.

Financial Implications

There is no financial impact resulting from this report.

Signed By

Report Prepared By

Tony Derro
Manager of Taxation
Digitally Signed Jul 20, 17

Division Review

Ed Stankiewicz
Executive Director of Finance, Assets
and Fleet
Digitally Signed Jul 21, 17

Recommended by the Department

Kevin Fowke
General Manager of Corporate
Services
Digitally Signed Aug 4, 17

Financial Implications

Ed Stankiewicz
Executive Director of Finance, Assets
and Fleet
Digitally Signed Jul 21, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Aug 4, 17

Purpose

The purpose of this report is to provide information to City Council to decide whether to grant or deny an application to reduce property taxes for 490 Ramsey Lake Road, Sudbury with Assessment Roll #060.040.025.00.0000.

Background

The Application for the Tax Adjustment

This report deals with an application by the property owner for a tax adjustment under Section 357 of the *Municipal Act, 2001* for a property located at 490 Ramsey Lake Road, Sudbury.

In November 2016, the property owners applied for a tax adjustment under Section 357 (1) (d) (i) of the *Municipal Act, 2001* which states:

357 (1) Upon application to the treasurer of a local municipality made in accordance with this section, the local municipality may cancel, reduce or refund all or part of taxes levied on land in the year in respect of which the application is made if,

(d) during the year or during the preceding year after the return of the assessment roll, a building on the land,

(i) was razed by fire, demolition or otherwise

The basis for the application was a property inspection and engineering report commissioned by the owners indicating that the building was structurally unsound and in need of extensive repairs.

As is our usual practice, the application and engineering report were forwarded to the Municipal Property Assessment Corporation (MPAC) for review and recommendation. MPAC responded after reviewing the application and deemed that no reduction in assessed value was in order.

On December 07, 2016 staff corresponded with the property owners to advise that staff would not be recommending a tax adjustment in the form of a reduction based on the information available and that the application would be considered at a meeting of the Hearing Committee under section 357(4) of the *Municipal Act, 2001*. By way of letter dated, December 23, 2016, the property owner indicated his intention to appear to make representations on this matter.

City Council's Powers

As described above, section 357 (1) of the *Municipal Act, 2001* provides that City Council may, upon application to the Treasurer, cancel, reduce or refund all or part of taxes levied on land in the year in respect of which an application is made in the event that during the year or during the preceding year after the return of the assessment roll, a building on the land was razed by fire, demolition or otherwise.

Staff recommend that based on MPAC's analysis, City Council should deny the application for the tax adjustment.

Additional Information

It should be noted that the property owners have thirty five (35) days to appeal City's Council's decision regarding the application for the tax adjustment to the Assessment Review Board of Ontario.

Recommendation

That the City of Greater Sudbury deny the application of Mr. John Hicks to reduce the property taxes at 490 Ramsey Lake Road (Assessment roll # 060.040.025.00.0000) as described in the report of the General Manager of Corporate Services dated June 7, 2017.



City of Greater Sudbury Charter

WHEREAS Municipalities are governed by the Ontario Municipal Act, 2001;

AND WHEREAS the City of Greater Sudbury has established Vision, Mission and Values that give direction to staff and City Councillors;

AND WHEREAS City Council and its associated boards are guided by a Code of Ethics, as outlined in Appendix B of the City of Greater Sudbury's Procedure Bylaw, most recently updated in 2011;

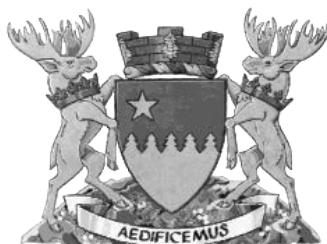
AND WHEREAS the City of Greater Sudbury official motto is "Come, Let Us Build Together," and was chosen to celebrate our city's diversity and inspire collective effort and inclusion;

THEREFORE BE IT RESOLVED THAT Council for the City of Greater Sudbury approves, adopts and signs the following City of Greater Sudbury Charter to complement these guiding principles:

As Members of Council, we hereby acknowledge the privilege to be elected to the City of Greater Sudbury Council for the 2014-2018 term of office. During this time, we pledge to always represent the citizens and to work together always in the interest of the City of Greater Sudbury.

Accordingly, we commit to:

- Perform our roles, as defined in the Ontario Municipal Act (2001), the City's bylaws and City policies;
- Act with transparency, openness, accountability and dedication to our citizens, consistent with the City's Vision, Mission and Values and the City official motto;
- Follow the Code of Ethical Conduct for Members of Council, and all City policies that apply to Members of Council;
- Act today in the interest of tomorrow, by being responsible stewards of the City, including its finances, assets, services, public places, and the natural environment;
- Manage the resources in our trust efficiently, prudently, responsibly and to the best of our ability;
- Build a climate of trust, openness and transparency that sets a standard for all the City's goals and objectives;
- Always act with respect for all Council and for all persons who come before us;
- Ensure citizen engagement is encouraged and promoted;
- Advocate for economic development, encouraging innovation, productivity and job creation;
- Inspire cultural growth by promoting sports, film, the arts, music, theatre and architectural excellence;
- Respect our historical and natural heritage by protecting and preserving important buildings, landmarks, landscapes, lakes and water bodies;
- Promote unity through diversity as a characteristic of Greater Sudbury citizenship;
- Become civic and regional leaders by encouraging the sharing of ideas, knowledge and experience;
- Work towards achieving the best possible quality of life and standard of living for all Greater Sudbury residents;



Charte de la Ville du Grand Sudbury

ATTENDU QUE les municipalités sont régies par la Loi de 2001 sur les municipalités (Ontario);

ATTENDU QUE la Ville du Grand Sudbury a élaboré une vision, une mission et des valeurs qui guident le personnel et les conseillers municipaux;

ATTENDU QUE le Conseil municipal et ses conseils sont guidés par un code d'éthique, comme l'indique l'annexe B du Règlement de procédure de la Ville du Grand Sudbury dont la dernière version date de 2011;

ATTENDU QUE la devise officielle de la Ville du Grand Sudbury, « Ensemble, bâtissons notre avenir », a été choisie afin de célébrer la diversité de notre municipalité ainsi que d'inspirer un effort collectif et l'inclusion;

QU'IL SOIT RÉSOLU QUE le Conseil de la Ville du Grand Sudbury approuve et adopte la charte suivante de la Ville du Grand Sudbury, qui sert de complément à ces principes directeurs, et qu'il y appose sa signature:

À titre de membres du Conseil, nous reconnaissons par la présente le privilège d'être élus au Conseil du Grand Sudbury pour le mandat de 2014-2018. Durant cette période, nous promettons de toujours représenter les citoyens et de travailler ensemble, sans cesse dans l'intérêt de la Ville du Grand Sudbury.

Par conséquent, nous nous engageons à :

- assumer nos rôles tels qu'ils sont définis dans la Loi de 2001 sur les municipalités, les règlements et les politiques de la Ville;
- faire preuve de transparence, d'ouverture, de responsabilité et de dévouement envers les citoyens, conformément à la vision, à la mission et aux valeurs ainsi qu'à la devise officielle de la municipalité;
- suivre le Code d'éthique des membres du Conseil et toutes les politiques de la municipalité qui s'appliquent à eux;
- agir aujourd'hui pour demain en étant des intendants responsables de la municipalité, y compris de ses finances, biens, services, endroits publics et du milieu naturel;
- gérer les ressources qui nous sont confiées de façon efficiente, prudente, responsable et de notre mieux;
- créer un climat de confiance, d'ouverture et de transparence qui établit une norme pour tous les objectifs de la municipalité;
- agir sans cesse en respectant tous les membres du Conseil et les gens se présentant devant eux;
- veiller à ce qu'on encourage et favorise l'engagement des citoyens;
- plaider pour le développement économique, à encourager l'innovation, la productivité et la création d'emplois;
- être une source d'inspiration pour la croissance culturelle en faisant la promotion de l'excellence dans les domaines du sport, du cinéma, des arts, de la musique, du théâtre et de l'architecture;
- respecter notre patrimoine historique et naturel en protégeant et en préservant les édifices, les lieux d'intérêt, les paysages, les lacs et les plans d'eau d'importance;
- favoriser l'unité par la diversité en tant que caractéristique de la citoyenneté au Grand Sudbury;
- devenir des chefs de file municipaux et régionaux en favorisant les échanges d'idées, de connaissances et concernant l'expérience;
- viser l'atteinte de la meilleure qualité et du meilleur niveau de vie possible pour tous les résidents du Grand Sudbury.