

Minutes

Hearing Committee Minutes of 8/22/17

Location: Council Chamber,
Tom Davies Square

Commencement: 10:00 AM

Adjournment: 10:47 AM

Councillor Signoretti, In the Chair

Present Councillors Signoretti, Kirwan, Sizer, Reynolds

City Officials Tony Derro, Manager of Taxation; Joe Rossanese, Property Assessment Representative; Kristen Newman, Deputy City Solicitor/Deputy City Clerk; Brigitte Sobush, Manager, Clerk's Services/Deputy City Clerk; Rachel Adriaans, Legislative Compliance Coordinator; Lisa Locken, Clerk's Services Assistant

Declarations of Pecuniary Interests and the general nature thereof

None declared

Public Hearings

1 **The Hearing Committee Adjourned and the Public Hearing was Opened to deal with the following application.**

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).

John Hicks, the appellant, was present.

Tony Derro, Manager of Taxation, outlined the report.

Joe Rossanese, Property Assessment Representative, stated that the Municipal Property Assessment Corporation (MPAC), did not do a site visit, however, they did receive an engineer's report from the appellant, that outlined structural issues. He advised that MPAC does not always inspect properties when doing a re-assessment.

Tony Derro, Manager of Taxation, stated a property reduction would not be available under Section 357 of the Municipal Act. This section is for properties that may have had a fire, garage removed, pool removed or other items that would reduce the value of the property for

tax purposes.

Mr. Hicks provided photos and short videos, that showed damage in the house such as a large crack in the foundation of the home, which was discovered when they removed carpet and sub-floor due to a smell. He explained that the former owner had broken the concrete around the perimeter of the room to install a weeping tile system, which weakened the structure of the house. He showed how the foundation walls were being pushed in because of the structural issues. He explained that the house apparently had previously had flooding, and that he discovered mold behind the paint.

Mr. Hicks advised that he purchased the house two (2) to three (3) years ago. He stated that he is involved in a lawsuit with the previous owner. He stated that he feels that the taxes on his house should be reduced since taxes are based on size of house and square footage. Half of his house is not usable, they have no laundry room and only use of one (1) of three (3) bathrooms. They purchased the house as a retirement home and had not planned on the major renovations that are required to bring this home back to a fully functioning home.

Tony Derro, Manager of Taxation, stated that a request for reassessment to MPAC is for a particular year which in this case is 2016, and that property owners need to reapply for each year they would like considered. He advised that he would send communication to MPAC requesting that they do a site visit on the property. He also stated that the appellant would need a request for reconsideration for the 2018 taxation year with MPAC, prior to the March 31st deadline. He advised that the City allows for tax losses, as there are many programs that people can apply for to reduce their taxes. These losses are budgeted for on an annual basis.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

The Public Hearing concerning this matter was closed and the Hearing Committee resumed in order to discuss and vote on the application.

The following resolution was presented:

HC2017-06 Kirwan/Reynolds: 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.

YEAS: Councillors Signoretti, Kirwan, Sizer, Reynolds.

CARRIED

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were submitted.

Question Period and Announcements

No Questions were asked.

Notices of Motion

No Notices of Motion were presented.

Adjournment

Reynolds/Kirwan: THAT this meeting does now adjourn. Time: 10:47 a.m.

Kristen Newman, Deputy City
Solicitor/Deputy City Clerk