



**Subject:** BIA Levy Assessment By-Law

**Report Number:** FIN 21-21

Department: Finance

Submitted by: Sheena Pawliwec, CPA, CGA, Director of Finance/Treasurer

Meeting Type: Council Meeting

Meeting Date: Monday, July 12, 2021

## **RECOMMENDATION**

THAT a By-law to amend the BIA By-Law 2013 to establish a maximum and minimum levy for 164, 170, 200 and 248 Broadway be brought forward for Council consideration.

## **BACKGROUND**

The BIA forwarded a resolution and spoke at Town Council requesting that a set maximum charge for Strathallen properties be considered per Section 208 of the Municipal Act. The intent is to establish stable budgeted revenue for the BIA to rely on even in situations where the assessment on these identified properties may be reduced or increased.

At the Council meeting held on April 12, 2021, Town Council directed staff to proceed with establishing a maximum charge of the BIA annual levy to the properties known as 164, 170, 200 & 248 Broadway owned by Strathallen.

This report has been prepared to provide Council with an update pertaining to the above resolution and recommendation to proceed with an amendment to the existing By-laws 2013 and 3180.

## **DISCUSSION**

Notice of the intention of Council to pass this By-law along with pertinent explanatory information (Appendix A) was delivered by mail to all commercial property owners within the BIA boundary as required by The Municipal Act. Also contained within this letter were instructions with respect to objections. Objections to this proposal were to be provided in writing to the Town Clerk within 60 days of the date of Notice. Should the number of objections have totalled one-third of the total number of persons entitled to vote, representing at least one-third of the assessed value of the properties in the BIA, then the Town shall not pass the proposed By-law. The 60 day period lapsed effective

July 11, 2021 with no objections received by the Clerk with respect to the proposed By-law.

A red-lined version has been provided detailing the adjustments to the existing By-law (Appendix B). The amending By-law will be brought forward later in this meeting for three final readings.

## **CONSULTATION**

The BIA assessment change process was executed by the Finance department in consultation and with assistance by the Director of Corporate Services/Clerk and the Town's solicitor Duncan, Linton LLP. All commercial residents within the BIA boundary were notified by letter of the intention of the By-law.

## **FINANCIAL IMPACT**

The change to the BIA levy assessment is strictly contained within the BIA's levy distribution model and affects the BIA only.

## **COMMUNITY STRATEGIC PLAN (CSP) LINKAGE**

1. Excellence in Local Government
  - ☒ Demonstrate strong leadership in Town initiatives
  - ☒ Streamline communication and effectively collaborate within local government
  - ☐ Demonstrate accountability
2. Economic Sustainability
  - ☐ Support new and existing businesses and provide a variety of employment opportunities
  - ☐ Provide diverse retail services in the downtown core
  - ☐ Provide appropriate education and training opportunities in line with Tillsonburg's economy
3. Demographic Balance
  - ☐ Make Tillsonburg an attractive place to live for youth and young professionals
  - ☐ Provide opportunities for families to thrive
  - ☐ Support the aging population and an active senior citizenship
4. Culture and Community
  - ☐ Promote Tillsonburg as a unique and welcoming community
  - ☐ Provide a variety of leisure and cultural opportunities to suit all interests
  - ☐ Improve mobility and promote environmentally sustainable living

**ATTACHMENTS**

Appendix A – BIA Notice Letter

Appendix B – BIA and Board of Management By-law (Red-lined)