



Town of Tillsonburg
Finance Department
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May 13, 2021

TO: BIA Members

FROM: Finance Department, Town of Tillsonburg

SUBJECT: Section 208 Notice under the Municipal Act to establish a minimum and maximum charge of the BIA annual levy for properties owned by Strathallen.

Every four years MPAC re-assesses all properties in Ontario to provide area municipalities with updated assessment valuations. It is a common practice, predominantly amongst Industrial and Commercial class properties, to appeal new revised assessment values through MPAC. The appeal results can vary between an increased and a decreased final assessment value. Where a valuation assessment and corresponding contribution share to the BIA annual levy is greater, as is the case with Strathallen owned properties, a successful appeal can have significant adverse impacts to budgeted revenue.

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. This would 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 their meeting 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 with costs for postage, envelopes, and applicable staff time, be charged back to the BIA.

Attached is a draft by-law that includes this direction by Town Council for your review. Also included for your reference is an excerpt of Section 208 of the Municipal Act. Under the Act, the Town is required to provide notice of the proposal to establish a minimum and maximum charge.

If you object to this proposal, please provide your written objection to the Town Clerk (msmibert@tillsonburg.ca) within 60 days (July 11, 2021) of the date of this notice. Should the number of objections total 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.

What does this proposal mean to you/your business?

New proposal: Strathallen properties will consistently be charged a set percentage of the BIA budget thus reducing fluctuations resulting from reassessments. Future assessment fluctuations of the Strathallen properties would not have a direct impact to the BIA tax rate. All other businesses within the BIA will continue to be assessed their proportionate share of the residual annual BIA levy based on their property assessment value.

Current Process: All businesses within the BIA are assessed their proportionate share of the total annual BIA levy based on their property assessment value. Strathallen assessment increases/decreases have a direct impact on the BIA tax rate; an increase will reduce the tax rate and a decrease will increase the tax rate.

Sincerely,

Sheena Pawliwec

Sheena Pawliwec, CPA, CGA
Director of Finance / Treasurer