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STAFF REPORT: Finance & IT Services



REPORT TO: Committee of the Whole
MEETING DATE: June 9, 2014
REPORT NO.: FIT.14.33
SUBJECT: 2014 Thornbury Business Improvement Area Levy
PREPARED BY: Ruth Prince, Manager of Revenue

A. Recommendations

THAT Council receive Staff Report FIT.14.33 “2014 Thornbury Business Improvement Area Levy” for information purposes;

AND THAT Council enact a By-law to Levy a Special Charge upon Rateable Property in the Thornbury Business Improvement Area.

B. Background

The *Municipal Act, 2001, S.O. 2001, c.25 (Section 208(1))* states that “The municipality shall annually raise the amount of money required for the purposes of the board of management, including any interest payable by the municipality on money borrowed by it for the purposes of the board of management.”

At the Annual General Meeting of the Thornbury Business Improvement Area (BIA) on April 1, 2014, the BIA Board of Directors directed that the proposed 2014 Thornbury BIA Budget be presented to Council on April 23, 2014. After the presentation of the 2014 Thornbury BIA Budget, Council adopted the following recommendation:

Moved by: D. R. McKinlay Seconded by: Gail Ardiel

THAT Council of the Town of The Blue Mountains approves the Thornbury Business Improvement Area 2014 draft budget as presented, Carried.

The 2014 Thornbury BIA levy includes businesses with commercial and/or industrial assessment within the current and newly expanded business improvement area.

The 2014 budget for the BIA keeps the levy requirements at the same \$80,000 level as 2013. In 2013 the BIA levy amount was \$747.66 (107 units) and in 2014 the levy amount is \$683.76 (117 units). The expanded boundary increased the units by 11; however, there is one unit less than last year in the existing BIA area.

Staff have met and reviewed the 2014 BIA membership list with the Chair of the Thornbury BIA, George Matamoros.

The 2014 BIA levy will be levied on the 2014 final property tax bill with due dates of August 27, 2014 and October 29, 2014.

C. The Blue Mountains' Strategic Plan

Providing a strong, well managed municipal government

D. Environmental Impacts

None

E. Financial Impact

For year ending December 31, 2013, the BIA had an operating surplus of \$31,726. The balance in the BIA Reserve at December 31, 2013 was \$62,433.

The ten-year BIA CAUSE loan from the Town in the amount of \$150,000 was repaid in 2013.

F. In Consultation With

Robert Cummings, Director of Finance & IT Services
Kris Couture, Tax Collector
George Matamoros, Chair Thornbury BIA

G. Attached

1. 2014 Draft By-law to Levy a Special Charge upon Ratable Property in the Thornbury Business Improvement Area

Respectfully submitted,

Ruth Prince

Ruth Prince, Manager of Revenue

Robert Cummings

Robert W. Cummings, CPA, CMA
Director of Finance & IT Services

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THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

By-law No. 2014 -

BEING A BY-LAW TO LEVY A SPECIAL CHARGE UPON RATEABLE PROPERTY IN THE THORNBURY BUSINESS IMPROVEMENT AREA

WHEREAS the Thornbury Business Improvement Area (BIA) and the Board of Management of the Thornbury Business Improvement Area were established by By-law No. 2014-30 on May 12th, 2014;

AND WHEREAS subsequent to their annual meeting of members, the Board of Management has requested that a special charge be established for the 2014 BIA levy to raise the amount required for the purposes of the Board of Management;

AND WHEREAS Section 208 of the *Municipal Act, 2001*, as amended, enables a local municipality to raise the amount required for the purposes of a board of management, including any interest payable to the municipality on money borrowed by it for the purposes of the Board of Management;

AND WHEREAS the Council of The Corporation of the Town of The Blue Mountains deems it necessary to establish a special charge for the amount required by the BIA Board of Management by levy upon rateable property in the improvement area that is in a prescribed business property class;

NOW THEREFORE the Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. That all rateable property in the Thornbury Business Improvement Area that is in a prescribed business property class shall be levied a special charge in accordance with Schedule A, as attached. The attached Schedule A is hereby declared to form part of this By-law. The amount of the special charge for each rateable property in the prescribed business property class is \$683.76 per year.
2. That there shall be imposed and collected an interim levy based on 50% of the annualized prior year special charge; that the interim levy shall be due and payable in two instalments upon the following dates; (a) one-half thereof on the 27th day of March, 2014 and (b) one-half thereof on the 27th day of May, 2014.
3. That there shall be imposed and collected a final levy based on the amounts in Schedule A deducting the interim levy there from; that the final levy shall be due and payable in two instalments upon the following dates: (a) one-half thereof on the 27th day of August, 2014 and (b) one-half thereof on the 29th day of October, 2014.
4. That in default of payment of any instalment by the day named for payment thereof, the subsequent instalment or instalments shall forthwith become payable.
5. That there shall be imposed a penalty for non-payment of special charges on the due date in the amount of 1.25 per cent of the amount due and unpaid on the first day of each calendar month thereafter in which default continues up to and including the end of the current year.
6. That there shall be added and charged an interest rate of 1.25 per cent per month or fraction thereof, to all amounts unpaid after December 31, 2014 until they are paid.
7. That a Special Charge levied under this By-law upon rateable property shall have priority lien status and shall be added to the tax roll, and shall be collected in the same manner as taxes.

8. That this By-law shall be administered and enforced by the Town.
9. That this By-law shall come into force and effect for the year commencing January 1st, 2014.

AND FURTHER that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this day of , 2014.

Ellen Anderson, Mayor

Corrina Giles, Clerk

DRAFT

**Schedule A
By-law 2014 -**

2014 THORNBURY BUSINESS IMPROVEMENT AREA LEVY

ROLL #	PROPERTY OWNERS NAME	BUSINESS NAME	UNITS	RATE	TOTAL
11.07805	THE LANDMARK GROUP	LANDMARK	1	\$683.76	683.76
11.07806	ZWART'S TOPSOIL AND LANDSCAPING	ZWART'S TOPSOIL AND LANDSCAPING	1	\$683.76	683.76
11.07807	GEORGIAN BAY AUTOMOTIVE LTD	OK TIRE	1	\$683.76	683.76
11.12208	ALVIN SKIPPEN TRANSPORT LTD	BREAKER TECHNOLOGY	1	\$683.76	683.76
11.12500	BUCHANAN BULK BINS	DIVERSIFIED TRANSPORTATION SERVICES	3	\$683.76	2,051.28
		LAKESHORE MANUFACTURING SERVICES		\$683.76	
		SHORE POWER SERVICES		\$683.76	
11.15000	HOME HARDWARE STORES LTD	HOME HARDWARE STORES LTD	1	\$683.76	683.76
16.02000	CLARKSBURG REALTY CORP	CORINTHIAN KITCHENS	10	\$683.76	6,837.60
		DECADES		\$683.76	
		ANTIQUÉ MARKET		\$683.76	
		MULLIN'S PET MART		\$683.76	
		FLOORCRAFTERS		\$683.76	
		CEDARPORT WINDOWS/DOORS		\$683.76	
		ASHTON BLINDS		\$683.76	
		ASHANTI COFFEE		\$683.76	
		KING POST BUILDERS		\$683.76	
		PURE AND NATURAL EUPHORIA		\$683.76	
16.02201	APPLEVALE PROPERTY	CARQUEST	1	\$683.76	683.76
16.02300	1617152 ONTARIO LTD	THORNBURY STEEL FABRICATORS	1	\$683.76	683.76
16.02800	DURST HEINZ	STEVE'S RESTAURANT	1	\$683.76	683.76
16.02810	THORNBURY RETAIL	FOODLAND	1	\$683.76	683.76
16.02900	PATHAK SUSHILA	BEAVER MOTEL	1	\$683.76	683.76
16.02910	2291465 ONTARIO	CITY STONE	1	\$683.76	683.76
16.03000	OMSAI 999 INC	PENNY'S MOTEL	1	\$683.76	683.76
16.03100	BAILEY JOHN	CUSTOM CASUALS	1	\$683.76	683.76
16.03200	WOOD CHRISTOPHER	THE CURLING IRON	1	\$683.76	683.76
16.03500	2335086 ONTARIO INC	THORNBURY DENTAL	2	\$683.76	1,367.52
		THORNBURY SKIN CARE CENTRE		\$683.76	
16.03800	2264745 ONTARIO LIMITED	SIMPLICITY BISTRO	1	\$683.76	683.76
16.04200	CAMPBELL GRANT	LILLYPAD SPA	1	\$683.76	683.76
16.04400	1475649 ONTARIO LIMITED	VACANT	1	\$683.76	683.76
16.04600	JIM PATTISON INDUSTRIES LTD	JIM PATTISON INDUSTRIES LTD	1	\$683.76	683.76
16.04900	2342368 ONTARIO LIMITED	RIVERSONG OASIS	1	\$683.76	683.76
16.05000	2097235 ONTARIO INC	BRIDGES TAVERN	1	\$683.76	683.76
16.06200	CLAUDE BUILDERS	TIGS CLOTHING	1	\$683.76	683.76
16.06222	2259905 ONTARIO INC	PIPERS - PUB	2	\$683.76	1,367.52
		HABITAT		\$683.76	
16.06217	UPI INC	GAS BAR	1	\$683.76	683.76
16.06400	PROVINCIAL BEVERAGES	THORNBURY CIDERY	1	\$683.76	683.76
16.06701	BOCHNA GARY	STORAGE ON SITE	1	\$683.76	683.76
16.06710	TOWN OF THE BLUE MOUNTAINS	CHAMBER OF COMMERCE	1	\$683.76	683.76
16.06800	BREAKER TECHNOLOGY	BREAKER TECHNOLOGY	1	\$683.76	683.76
17.04900	6002218 CANADA INC	TERASE (HOME FURNISHINGS-ART)	1	\$683.76	683.76
17.04800	MASTERS DEBORAH GRACE	MASTER'S DESIGN	1	\$683.76	683.76
17.05000	MACKENZIE & SPENCER MANAGEMENT	REMAX	1	\$683.76	683.76
17.05100	ROLLESTON-TOKIO BONNIE	CULINARY DESIGNS	1	\$683.76	683.76
17.05200	WELKE HOLDINGS	WELKE CUSTOMS BROKERS	1	\$683.76	683.76
17.05300	VETTORELLO NADIA	NANTUCKET & CO	1	\$683.76	683.76
17.05400	2071400 ONTARIO LIMITED	THE DAM PUB	1	\$683.76	\$683.76
17.10500	PENKETH ROBERT J	MOUNTAIN VIEW EYE CARE	1	\$683.76	683.76
17.10800	1356644 ONTARIO LTD	C & G WOOD FURNITURE	2	\$683.76	1,367.52
		FURBELOWS		\$683.76	
17.10900	ROSE DAVID JOHN C	DR ROSE - DENTIST	1	\$683.76	683.76
17.11000	BEAVER MASONIC LODGE AF&AM	ADORN II	1	\$683.76	683.76
17.11100	MC LEAN JEREMIAH WILLIAM	HASTY MARKET	4	\$683.76	2,735.04
		JESSICA'S BOOK NOOK		\$683.76	
		GAIA		\$683.76	
		ANGELS AND RASCALS		\$683.76	
17.11200	HOLDEN BRENDA MAE	MORROW & COMPANY	2	\$683.76	1,367.52
		FREEBORN AND ASSOCIATES		\$683.76	
17.11300	STERIO ROBERT WILLIAM	SISI TRATTORIA	1	\$683.76	683.76
17.11400	FELTRIN ROBERT JOHN	THRIVE	1	\$683.76	683.76
17.11500	ERSKIN MARION/LACHANCE A	MHS (HAIRDRESSING, ETC.)	1	\$683.76	683.76
17.11600	WILDING-DAVIES PETER	ASHANTI COFFEES	1	\$683.76	683.76
17.11601	HAMILTON JANET/KOPPERUD	KOPPERUD HAMILTON	1	\$683.76	683.76
17.11700	BRETZAC LEASEHOLDS LTD	CHERCHE	6	\$683.76	4,102.56
		BREATHING EASY		\$683.76	
		THE MORTGAGE CENTRE		\$683.76	
		JANE PATTERSON BARRISTER		\$683.76	
		MANTRA YOGA STUDIO		\$683.76	
		THE PARLOUR BY STEPHANIE		\$683.76	
17.12300	VON TEICHMAN GILLIAN	ART GLASS STUDIO & ANTIQUES	1	\$683.76	683.76
17.12400	RIVERSIDE PARK(1) HOLDINGS	THE MILL CAFE	1	\$683.76	683.76
17.12600	CHAN FUK YING (JERRY)	WONG'S RESTAURANT	2	\$683.76	1,367.52
		BENJAMIN MOORE PAINTS		\$683.76	
17.12700	THE CHEESE GALLERY LTD	CHEESE GALLERY	1	\$683.76	683.76
17.12800	TEED LINDA GAIL	PAPERWHITE	1	\$683.76	683.76
17.13000	HORTON GRETA A	DIAMOND STUDIO	2	\$683.76	1,367.52
		ASHBURY CABIN		\$683.76	
17.13100	WHITTON IAN HILLIER	BEAVER RIVER ELECTRIC	2	\$683.76	1,367.52
		WHITTON CHARTERED ACCOUNTANTS		\$683.76	
17.13200	CROSS LAUREL	STUDIO 16	2	\$683.76	1,367.52
		THORNBURY BAKERY		\$683.76	
17.13300	VIPOND STEVEN	EVOLUTION	3	\$683.76	2,051.28
		GALEN IRELAND DANCE STUDIO		\$683.76	

**Schedule A
By-law 2014 -**

		THE BRUCE WINE BAR		\$683.76	
17.13400	THE TORONTO-DOM BANK	TD CANADA TRUST	1	\$683.76	683.76
17.13800	MADILL, DONNA	GRILL AND GREENS	1	\$683.76	683.76
17.13900	2244002 ONTARIO LTD	INTEGRATED HEALTH & WELLNESS	1	\$683.76	683.76
17.14000	RAMBO PROPERTIES	ROYAL LEPAGE	1	\$683.76	683.76
17.14400	14546830 ONTARIO INC.	PHARMASAVE	1	\$683.76	683.76
17.14500	LIQUOR CONTROL BRD OF ONT	LCBO	1	\$683.76	683.76
17.14501	408129 ONTARIO LIMITED	MAC'S	1	\$683.76	683.76
17.15800	921600 ONTARIO LIMITED	ORCHID RESTAURANT	1	\$683.76	683.76
17.15801	1308532 ONTARIO INC	THORNBURY CAR WASH (WITTLIN)	2	\$683.76	1,367.52
		OPTIMUM CHIROPRACTIC		\$683.76	
17.15900	TDL GROUP CORP, THE	TIM HORTON'S	1	\$683.76	683.76
17.16900	1803517 ONTARIO INC	NEW ORLEANS PIZZA	6	\$683.76	4,102.56
		POST OFFICE		\$683.76	
		SIGN OF THE TIMES		\$683.76	
		SHELAGH FOX GALLERY		\$683.76	
		CLEAR CHOICE		\$683.76	
		BLUE MOUNTAIN AUDIOLOGY		\$683.76	
17.17200	THORNBURY LAUNDROMAT	COIN WASH	1	\$683.76	683.76
17.17400	HARBOUR MEWS INC	GOLDEN FISH & CHIPS	6	\$683.76	4,102.56
		PALMER ANDERSON WEB DESIGN		\$683.76	
		THORNBURY GRAPHICS		\$683.76	
		GALEN IRELAND DANCE STUDIO		\$683.76	
		2 THE CORE		\$683.76	
		ANNALISA FAVRETTO		\$683.76	
17.20300	BOCHNA ANNE	WHAREHOUSE/STORAGE	1	\$683.76	683.76
17.20200	GYLES CEDRIC GEORGE ED	GYLES SALES & SERVICE	1	\$683.76	683.76
17.22500	229587 ONTARIO	MAIOLO'S	1	\$683.76	683.76
17.27100	1383188 ONTARIO INC	DR MCGILLIS-DENTIST	1	\$683.76	683.76
17.27200	LUGER-MOROCUTTI MONIKA U	L'ARTISANAT MONICA	1	\$683.76	683.76
17.27700	BAUER ANTHONY	CENTURY 21	1	\$683.76	683.76
			117	\$79,999.92	\$79,999.92