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STAFF REPORT: Finance and IT Services



REPORT TO: Committee of the Whole
MEETING DATE: June 6, 2016
REPORT NO.: FAF.16.57
SUBJECT: 2016 Thornbury BIA Levy
PREPARED BY: Ruth Prince, Director of Finance & IT Services

A. Recommendations

THAT Council receive Staff Report FAF.16.57, entitled “2016 Thornbury BIA Levy”;

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 February 23, 2016 the BIA Board of Directors directed that the proposed 2016 Thornbury BIA Budget be presented to Council on April 4, 2016. After the presentation of the 2016 Thornbury BIA Budget, Council adopted the following recommendation:

Moved by: Gail Ardiel Seconded by: John McKean

THAT Council approve the Thornbury BIA 2016 Draft Budget as presented,
 CARRIED.

The 2016 Budget for the BIA increases the levy requirements to \$100,000 from \$80,000 in 2015. In 2015, the BIA levy amount was \$677.97 (118 units) and in 2016 the levy amount is \$854.70 (117 units). Although there are three additional units for this year with the new Foodland, LCBO and Corner Store Ultramar, there are four vacant units in commercial buildings with multiple units.

Staff reviewed the 2016 BIA membership list with the Chair of the Thornbury BIA, George Matamoros.

The 2016 BIA levy will be levied on the 2016 final property tax bill with due dates of August 26, 2016 and October 26, 2016.

C. The Blue Mountains' Strategic Plan

Goal #4: Promote a Culture of Organizational and Operational Excellence
 Objective #4: To Be a Financially Responsible Organization

D. Environmental Impacts

None

E. Financial Impact

For year ending December 31, 2015, the BIA had an operating deficit of \$7,503 which was transferred from Reserves. The balance in the BIA Reserves at December 31, 2015 was \$57,883.

F. In Consultation With

Kris Couture, Tax Collector
George Matamoros, Chair Thornbury Business Improvement Area

G. Attached

1. 2016 Draft By-law to Levy a Special Charge upon Ratable Property in the Thornbury Business Improvement Area

Respectfully submitted,

Ruth Prince
Director of Finance and IT Services

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THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS**By-law No. 2016 -****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 2016 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 \$854.70 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 24th day of March, 2016 and (b) one-half thereof on the 26th day of May, 2016.
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 26th day of August, 2016 and (b) one-half thereof on the 26th day of October, 2016.
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, 2016 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.

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9. That this By-law shall come into force and effect for the year commencing January 1st, 2016.

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

Enacted and passed this day of June, 2016.

John McKean, Mayor

Corrina Giles, Clerk

By-law No. 2016 -

Schedule A

2016 THORNBURY BUSINESS IMPROVEMENT AREA OWNER INFO/UNITS/ASSESSMENT

ROLL #	PROPERTY OWNERS NAME	BUSINESS NAME	ADDRESS	UNITS	RATE	TOTAL
11.07805	THE LANDMARK GROUP	LANDMARK	496895 GREY RD 2	1	\$854.70	\$854.70
11.07806	ZWART'S TOPSOIL AND LANDSCAPING	ZWART'S TOPSOIL AND LANDSCAPING	496907 GREY RD 2	1	\$854.70	\$854.70
11.07807	GEORGIAN BAY AUTOMOTIVE LTD	OK TIRE	496915 GREY RD 2	1	\$854.70	\$854.70
11.12208	ALVIN SKIPPEN TRANSPORT LTD	VACANT (for sale)	149 LAKESHORE ROAD	1	\$854.70	\$854.70
11.12500	BUCHANAN BULK BINS INC	DIVERSIFIED TRANSPORTATION SERVICES	165 LAKESHORE DR	3	\$854.70	\$2,564.10
		LAKESHORE MANUFACTURING SERVICES	165 LAKESHORE DR		\$854.70	
		DON'S AUTO	165 LAKESHORE DR		\$854.70	
11.15000	HOME HARDWARE STORES LIMITED	HOME HARDWARE STORES LTD	208339 HWY 26	1	\$854.70	\$854.70
16.02000	CLARKSBURG REALTY CORP	CORINTHIAN KITCHENS	99 KING ST E	9	\$854.70	\$7,692.30
		GALEN IRELAND DANCE STUDIO	99 KING ST E		\$854.70	
		ANTIQUE MARKET	99 KING ST E		\$854.70	
		MULLIN'S PET MART	99 KING ST E		\$854.70	
		FLOORCRAFTERS	99 KING ST E		\$854.70	
		CEDARPORT WINDOWS/DOORS	99 KING ST E		\$854.70	
		ASHTON BLINDS	99 KING ST E		\$854.70	
		ASHANTI COFFEE	99 KING ST E		\$854.70	
		KING POST BUILDERS	99 KING ST E		\$854.70	
16.02201	APPLEVALE PROPERTIES LIMITED	CARQUEST	6 ELGIN ST S	1	\$854.70	\$854.70
16.02300	1617152 ONTARIO LTD	THORNBURY STEEL FABRICATORS	14 ELGIN ST S	1	\$854.70	\$854.70
16.02800	DURST HEINZ	STEVE'S RESTAURANT	199 KING ST E	1	\$854.70	\$854.70
16.02810	SOBEYS CAPITAL INCORPORATED	VACANT	171 KING ST E	1	\$854.70	\$854.70
16.02900	PATHAK SUSHILA	BEAVER MOTEL	161 KING ST E	1	\$854.70	\$854.70
16.02910	2291465 ONTARIO	CITY STONE	151 KING ST E	1	\$854.70	\$854.70
16.03000	OMSAI 999 INC	PENNY'S MOTEL	141 KING ST E	1	\$854.70	\$854.70
16.03100	BAILEY JOHN AND DIANA	CUSTOM CASUALS	137 KING ST E	1	\$854.70	\$854.70
16.03200	WOOD CHRISTOPHER	VACANT	135 KING ST E	1	\$854.70	\$854.70

ROLL #	PROPERTY OWNERS NAME	BUSINESS NAME	ADDRESS	UNITS	RATE	TOTAL
16.03500	2335086 ONTARIO INC	THORNBURY DENTAL	115 KING ST E	2	\$854.70	\$1,709.40
		THORNBURY SKIN CARE CENTRE	115 KING ST E		\$854.70	
16.03800	2264745 ONTARIO LIMITED	SIMPLICITY BISTRO	81 KING ST E	1	\$854.70	\$854.70
16.04100	75 KING STREET (THORNBURY) INC	VETERINARY HOSPITAL	75 KING ST E	1	\$854.70	\$854.70
16.04200	CAMPBELL GRANT	LILYPAD SPA	69 KING ST E	1	\$854.70	\$854.70
16.04400	1475649 ONTARIO LIMITED	VACANT	55 KING ST E	1	\$854.70	\$854.70
16.04600	JIM PATTISON INDUSTRIES LTD	JIM PATTISON INDUSTRIES LTD		1	\$854.70	\$854.70
16.04900	2342368 ONTARIO LTD	RIVERSONG OASIS	33 BRIDGE ST E	1	\$854.70	\$854.70
16.05000	2097235 ONTARIO INC	BRIDGES TAVERN	27 BRIDGE ST E	1	\$854.70	\$854.70
16.06200	CLAUDE BUILDERS LIMITED	TIGS CLOTHING	70 KING ST E	1	\$854.70	\$854.70
16.06217	UPI INC	GAS BAR	64 KING ST E	1	\$854.70	\$854.70
16.06222	2259905 ONTARIO INC	PIPERS - PUB	54 KING ST E	2	\$854.70	\$1,709.40
		HABITAT	54 KING ST E		\$854.70	
16.06400	PROVINCIAL BEVERAGES INC	THORNBURY CIDERY	90 KING ST E	1	\$854.70	\$854.70
16.06701	BOCHNA GARY NICHOLAS	STORAGE ON SITE	5 GREY ST N	1	\$854.70	\$854.70
16.06710	TOWN OF THE BLUE MOUNTAINS	CHAMBER OF COMMERCE	3 GREY ST N	1	\$854.70	\$854.70
16.06800	BREAKER TECHNOLOGY LTD	BREAKER TECHNOLOGY	35 ELGIN ST N	1	\$854.70	\$854.70
17.04800	RAMEY KELLEY BESS	VACANT	9 LOUISA ST E	1	\$854.70	\$854.70
17.04900	MCDONNELL CANDIS	VACANT	45 BRUCE ST S	1	\$854.70	\$854.70
17.05000	WATER'S EDGE MANAGEMENT LTD	REMAX	47 BRUCE ST S	1	\$854.70	\$854.70
17.05100	ROLLESTON-TOKIO BONNIE	VACANT	47A BRUCE ST S	1	\$854.70	\$854.70
17.05200	WELKE HOLDINGS LTD	WELKE CUSTOMS BROKERS	49 BRUCE ST S	1	\$854.70	\$854.70
17.05300	VETTORELLO NADIA	NANTUCKET & CO	51 BRUCE ST S	1	\$854.70	\$854.70
17.05400	2071400 ONTARIO LIMITED	THE DAM PUB	53 BRUCE ST S	1	\$854.70	\$854.70
17.10500	PENKETH ROBERT JOSEPH	MOUNTAIN VIEW EYE CARE	10 LOUISA ST W	1	\$854.70	\$854.70
17.10800	1356644 ONTARIO INC	C & G WOOD FURNITURE	40 BRUCE ST S	2	\$854.70	\$1,709.40
		FURBELOWS	38 BRUCE ST S		\$854.70	
17.10900	G J WILSON DENTISTRY	G J WILSON DENTISTRY	36 BRUCE ST S	1	\$854.70	\$854.70
17.11000	BEAVER MASONIC LODGE AF&AM	ADORN II	32 BRUCE ST S	1	\$854.70	\$854.70
17.11100	MC LEAN JEREMIAH WILLIAM	WREN'S GENERAL STORE	28 BRUCE ST S	3	\$854.70	\$2,564.10
		JESSICA'S BOOK NOOK	28 BRUCE ST S		\$854.70	
		GAIA	28 BRUCE ST S		\$854.70	

ROLL #	PROPERTY OWNERS NAME	BUSINESS NAME	ADDRESS	UNITS	RATE	TOTAL
17.11200	MORROW DAVID	MORROW & COMPANY	24 BRUCE ST S	2	\$854.70	\$1,709.40
		SCHEIFELE, ERSKINE, & RENKEN	24 BRUCE ST S		\$854.70	
17.11300	STERIO ROBERT WILLIAM	SISI TRATTORIA	29 BRUCE ST S	1	\$854.70	\$854.70
17.11400	FELTRIN ROBERT JOHN	VACANT	31 BRUCE ST S	1	\$854.70	\$854.70
17.11500	ERSKIN MARION/LACHANCE ANTHONY	MHS (HAIRDRESSING, ETC.)	33 BRUCE ST S	1	\$854.70	\$854.70
17.11600	WILDING-DAVIES DAVID GEORGE	ASHANTI COFFEE	39 BRUCE ST S	1	\$854.70	\$854.70
17.11601	HAMILTON JANET JOANNE	KOPPERUD HAMILTON	41 BRUCE ST S	1	\$854.70	\$854.70
17.11700	BRETZAC LEASEHOLDS LTD	BAYWOOD DESIGNS	43 BRUCE ST S	6	\$854.70	\$5,128.20
		BREATHING EASY	43 BRUCE ST S		\$854.70	
		THE MORTGAGE CENTRE	43 BRUCE ST S		\$854.70	
		JANE PATTERSON BARRISTER	43 BRUCE ST S		\$854.70	
		MANTRA YOGA STUDIO	43 BRUCE ST S		\$854.70	
		THE PARLOUR	43 BRUCE ST S		\$854.70	
17.12100	WILSON CHRISTOPHER AND BRIGITTE	PAPERWHITE FLORIST	16 LOUISA ST E	1	\$854.70	\$854.70
17.12300	VON TEICHMAN GILLIAN	ART GLASS STUDIO & ANTIQUES	22 LOUISA ST E	1	\$854.70	\$854.70
17.12400	RIVERSIDE PARK(1) HOLDINGS	THE MILL CAFE	12 BRIDGE ST	1	\$854.70	\$854.70
17.12600	WYVERN HOUSE INC	THE CORNER CAFÉ	3 BRUCE ST S	2	\$854.70	\$1,709.40
		CULINARY DESIGNS	5 BRUCE ST S		\$854.70	
17.12700	THE CHEESE GALLERY LIMITED	CHEESE GALLERY	11 BRUCE ST S	1	\$854.70	\$854.70
17.12800	WILDEMAN ANNE MARIE	BENJAMIN MOORE PAINTS	15 BRUCE ST S	1	\$854.70	\$854.70
17.13000	246718 ONTARIO INC	DIAMOND STUDIO	25 BRUCE ST S	1	\$854.70	\$854.70
		VACANT	21 BRUCE ST S			
17.13100	WHITTON IAN HILLIER	BEAVER RIVER ELECTRIC	18 BRUCE ST S	2	\$854.70	\$1,709.40
		WHITTON CHARTERED ACCOUNTANTS	18 BRUCE ST S		\$854.70	
17.13200	JOHN DAVID SMITH MANAGEMENT	STUDIO 16 THORNBURY	16 BRUCE ST S	3	\$854.70	\$2,564.10
		THORNBURY BAKERY	12 BRUCE ST S		\$854.70	
		NORTHERN YOGA	12 BRUCE ST S		\$854.70	
17.13300	VIPOND STEVEN	EVOLUTION	8 BRUCE ST S	3	\$854.70	\$2,564.10
		INCUBATOR NORTH - PALMER ANDERSON	8 BRUCE ST S		\$854.70	
		THE BRUCE WINE BAR	8 BRUCE ST S		\$854.70	
17.13400	THE TORONTO-DOMINION BANK	TD CANADA TRUST	4 BRUCE ST S	1	\$854.70	\$854.70
17.13800	2498713 ONTARIO INC.	VACANT	21 ARTHUR ST W	1	\$854.70	\$854.70

ROLL #	PROPERTY OWNERS NAME	BUSINESS NAME	ADDRESS	UNITS	RATE	TOTAL
17.13900	2244002 ONTARIO LTD	INTEGRATED HEALTH & WELLNESS	23 ARTHUR ST W	1	\$854.70	\$854.70
17.14000	RAMBO PROPERTIES	ROYAL LEPAGE	27 ARTHUR ST W	1	\$854.70	\$854.70
17.14400	1454683 ONTARIO INC.	THORNBURY PHARMACY	45 ARTHUR ST W	1	\$854.70	\$854.70
17.14500	LIQUOR CONTROL BOARD OF ONTARIO	LCBO	53 ARTHUR ST W	1	\$854.70	\$854.70
17.14501	408129 ONTARIO LIMITED	MAC'S	59 ARTHUR ST W	1	\$854.70	\$854.70
17.14700	SOBEYS CAPITAL INCORPORATED	FOODLAND	105 ARTHUR ST W	2	\$854.70	\$1,709.40
		LCBO	105 ARTHUR ST W		\$854.70	
17.15800	BRADY HOMES INC	ORCHID RESTAURANT	68 ARTHUR ST W	1	\$854.70	\$854.70
17.15801	1308532 ONTARIO INC	THORNBURY CAR WASH (WITTLIN)	56 ARTHUR ST W	2	\$854.70	\$1,709.40
		OPTIMUM CHIROPRACTIC	56 ARTHUR ST W		\$854.70	
17.15700	KING & BROOKEAST INC.	CORNER STORE ULTRAMAR	72 ARTHUR ST W	1	\$854.70	\$854.70
17.15900	TDL GROUP CORP	TIM HORTON'S	48 ARTHUR ST W	1	\$854.70	\$854.70
17.16900	1803517 ONTARIO INC	NEW ORLEANS PIZZA	4 ARTHUR ST W	6	\$854.70	\$5,128.20
		POST OFFICE	4 ARTHUR ST W		\$854.70	
		SIGN OF THE TIMES	4 ARTHUR ST W		\$854.70	
		SHELAGH FOX GALLERY	4 ARTHUR ST W		\$854.70	
		CLEAR CHOICE	4 ARTHUR ST W		\$854.70	
		BLUE MOUNTAIN AUDIOLOGY	4 ARTHUR ST W		\$854.70	
17.17200	THORNBURY LAUNDROMAT INC	COIN WASH	6 BRUCE ST N	1	\$854.70	\$854.70
17.17400	HARBOUR MEWS INC	GOLDEN FISH & CHIPS	16 BRUCE ST N	4	\$854.70	\$3,418.80
		VACANT	16 BRUCE ST N			
		THORNBURY GRAPHICS	16 BRUCE ST N		\$854.70	
		VACANT	16 BRUCE ST N			
		2 THE CORE	16 BRUCE ST N		\$854.70	
		ANNALISA FAVRETTO	16 BRUCE ST N		\$854.70	
17.20200	GYLES JOHN AND JANE	GYLES SALES & SERVICE	4 KING ST W	1	\$854.70	\$854.70
17.22500	2295887 ONTARIO INC	VACANT	15 HARBOUR ST	1	\$854.70	\$854.70
17.27100	1383188 ONTARIO INC	DR MCGILLIS-DENTIST	21 BRUCE ST N	1	\$854.70	\$854.70
17.27200	LUGER-MOROCUTTI MONIKA U	L'ARTISANAT MONICA	19 BRUCE ST N	1	\$854.70	\$854.70
17.27700	BAUER ANTHONY	CENTURY 21	1 BRUCE ST N	1	\$854.70	\$854.70
TOTALS				117	\$100,000	\$100,000