

**KLEINBURG BUSINESS IMPROVEMENT AREA – BUDGET APPORTIONMENT CHANGE**

**Recommendation**

The Director of Financial Services, in consultation with the Manager of Property Tax & Assessment and the Solicitor/Special Services, recommends:

That Council authorize and direct the City Clerk in accordance with subsection 210(1) of the *Municipal Act, 2001*, as amended, to send out the required notice to all Kleinburg Business Improvement Area Commercial/Industrial owners of the request from the Board of Management of the KBIA to pass a By-law to amend By-law Number 169-84 by increasing the minimum and maximum special charge commencing 2007 as follows:

“2007	\$300 minimum / \$1500 maximum
2008	\$300 minimum / \$2000 maximum
2009	\$350 minimum / \$2500 maximum
2010	\$350 minimum / \$3000 maximum
2011	\$350 minimum / \$3500 maximum.”

That a report be brought back to a Council meeting following the expiry of the time for filing objections (60 days) under subsection 210(3) of the *Municipal Act, 2001*.

**Economic Impact**

There is no economic impact to the City of Vaughan.

**Communications Plan**

A Communications Plan is not applicable to this report.

**Purpose**

The purpose of this report is to fulfill the request received from the Board of Management of the KBIA to change the special charge by increasing the minimum and maximum amount that is levied to each applicable property within the Kleinburg Business Improvement Area (“KBIA”) boundary, according to Section 210(1) of the Act.

**Background - Analysis and Options**

Each year the KBIA submits a budget for Council’s approval, which is required for the purposes of the KBIA. In accordance with section 208 of the Act, the municipality is then required to annually raise this amount from the BIA. The budgeted amount is apportioned, based on a minimum and maximum amount, on all commercial property within the KBIA boundary, utilizing the taxable commercial assessment of such property. The minimum/maximum is a method of apportionment of the annual budgeted amount. This approach, which has been used for many years, provides for a more fair distribution of the budgeted amount.

The Board has requested that the levy charged to each property be amended to reflect an increase in the minimum and maximum amount. The current minimum and maximum special charges are \$187 minimum / \$1227 maximum.

The amounts proposed by the KBIA Board of Management, as approved in their General meeting, as minimum and maximum amounts for the 5 year period commencing in 2007 are as follows:

2007	\$300 minimum / \$1500 maximum
2008	\$300 minimum / \$2000 maximum
2009	\$350 minimum / \$2500 maximum
2010	\$350 minimum / \$3000 maximum
2011	\$350 minimum / \$3500 maximum

In order for the City to approve the revision, the notice requirements set out in section 210(1) of the Act, as amended, requires notices of the proposed by-law to the Board of Management of the KBIA and to every person assessed for rateable property in the prescribed business or commercial class within the improvement area.

Should no objection be received and should the conditions otherwise set out in subsections 210(3), (4) and (5) be met, the City may proceed to enact the amendment to By-law No. 169-84.

A report will be brought back to Council at the expiration of the period for filing objections, which will be approximately three months from Council's adoption of the recommendations in this report, setting out particulars of objections filed, if any, and the Determination by the Clerk in accordance with subsection 210(5) of the Act. The report will also indicate the amount to be billed to each property owner as applicable and the amount will be levied at that time.

#### **Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

#### **Regional Implications**

There are no Regional Implications in this Report.

#### **Conclusion**

After the notification process and the results are known, Council can proceed to enact the By-law to change the minimum and maximum special charge if required and staff can bill the 2007 amount to each KBIA member.

#### **Attachments**

Attachment 1 - Board of Management letter of request

#### **Report prepared by:**

Maureen E. Zabiuk, A.I.M.A., AMTC  
Manager, Property Tax & Assessment  
Ext. 8268

Respectfully submitted,

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Barry E. Jackson, CGA  
Director of Financial Services



The Village of Kleinburg  
Business Improvement Association  
BOX 152, VILLAGE OF KLEINBURG  
ONTARIO, CANADA L0J 1C0

March 29, 2007

City of Vaughan  
Financial Services

Attention: Maureen Zabiuk, Manager

Dear Maureen

As requested by the members at the AGM the Board has looked into the B I A fee structure. After deliberations with the members and discussions with your office the Board recommend revised min/max charges be implemented by the city as follows.

2007- \$300/\$1500  
2008- \$300/\$2000  
2009- \$350/\$2500  
2010- \$350/\$3000  
2011- \$350/\$3500

The Board believes that this revision addresses the concerns of the members (of note – that the new maximum should be phased in over five years- that a min/max should be used as opposed to pro rated values so as not to put undue burden on one particular property such as the Doctor's House- as well as complying with the Municipal Act 2001.

Signed

Deborah Doyle  
Secretary  
Kleinburg B I A