

**KLEINBURG BUSINESS IMPROVEMENT AREA – BY-LAW AMENDMENT**

**Recommendation**

The Director of Financial Services and the City Clerk, in consultation with the Manager of Property Tax & Assessment, recommend:

That Council authorize and direct the City Clerk in accordance with subsection 210(1) of the *Municipal Act, 2001*, as amended, to pass a By-law to amend By-law Number 169-84 by increasing the Kleinburg Business Improvement Area 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."

**Economic Impact**

There is no economic impact to the City of Vaughan.

**Communications Plan**

Initially notices were sent to thirty-four (34) Kleinburg Business Improvement Area members on July 20, 2007, explaining the Board of Management's request and the objection process to be followed. Since insufficient objections were received, the City on behalf of the Kleinburg Business Improvement Area will now issue levying invoices to each member, detailing the new charges and the amount to be remitted.

**Purpose**

The purpose of this report is to report back to Council on any objections filed by any KBIA member as well as the Determination of the Clerk in accordance with subsection 210(5) of the Act. This report will confirm that three (3) objections were received. The Clerk has now made the determination that all conditions in Section 210(3) have been met and insufficient objections have been received.

**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 KBIA budgeted amount. This approach, which has been used for many years, provides for a 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

**Objections:**

Notices were sent to the KBIA members on July 20 and objections were to be sent to the Clerk, in writing, within 60 days of that notice. This report will confirm that three (3) objections were received. The Clerk has now made the determination that all conditions in Section 210(3) have been met and insufficient objections have been received. The Clerk would have had to receive objections amounting to both one-third of the total number of property owners and one-third of the total taxes levied for City purposes on the KBIA properties in order for the proposed amendment to not pass.

This report recommends that By-law 169-84 be amended by increasing the proposed minimum and maximum charge as per the original request from the KBIA Board of Management.

**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**

Council can proceed to enact the By-law to change the minimum and maximum special charge as required and staff can bill the revised 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

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John D. Leach  
City Clerk



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