



Staff Report

Finance – Revenue

Report To: Committee of the Whole
Meeting Date: June 15, 2021
Report Number: FAF.21.091
Title: 2021 Thornbury Business Improvement Area Levy
Prepared by: Kris Couture, Manager of Revenue

A. Recommendations

THAT Council receive Staff Report FAF.21.091, entitled “2021 Thornbury Business Improvement Area Levy”;

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

B. Overview

This report presents the 2021 Thornbury Business Improvement Area (BIA) Levy.

C. 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.”

D. Analysis

At the Annual General Meeting of the Thornbury BIA on April 21, 2021, the BIA Board of Directors approved that the proposed 2021 Thornbury Business Improvement Area 2021 Draft Budget be presented to Council on May 3, 2021. After the presentation of the 2021 Thornbury draft BIA Budget, Council adopted the following recommendation:

THAT Council approved the Thornbury Business Improvement Area 2021 Draft Budget as presented, CARRIED.

The 2021 Budget for the BIA levy requirement is \$102,250. The levy for 2019 was \$108,000. There was no levy in 2020 because of the pandemic.

The individual unit BIA levy amount for 2019 was \$900 (120 units) and in 2021 the levy amount will be \$831.30 (123 units).

Staff reviewed the 2021 BIA membership list with the Chair of the Thornbury BIA, George Matamoros.

The 2021 BIA levy will be levied on the 2021 annual property tax bill with due dates of August 26, 2021 and October 26, 2021.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

None

G. Financial Impacts

The balance in the BIA Reserves at December 31, 2020 was \$48,270.

H. In Consultation With

George Matamoros, Chair Thornbury Business Improvement Area

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Kris Couture, Manager of Revenue, at fitrevenue@thebluemountains.ca.

Attached

1. 2021 Draft By-law to Levy a Special Charge upon Rateable Property in the Thornbury Business Improvement Area

Respectfully submitted,

Kris Couture
Manager of Revenue

Ruth Prince
Director Finance & Information Technology Services

For more information, please contact:

Kris Couture, Manager of Revenue
fitrevenue@thebluemountains.ca

FAF.21.091 Attachment #1

The Corporation of The Town of The Blue Mountains

By-law Number 2021 –

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 2021 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 annually raise the amount required for the purposes of a board of management, including any interest payable by 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 \$831.30 per unit per year.
2. That there shall be imposed and collected an annual levy based on the amounts in Schedule A that shall be due and payable in two instalments on the 26th day of August, 2021 and the 26th day of October, 2021.
3. That in default of payment of any instalment by the day named for payment thereof, the subsequent instalment or instalments shall forthwith become payable.
4. That there shall be imposed a penalty for non-payment of special charges on the first of the month after 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.
5. 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, 2021 until they are paid.
6. 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.
7. That this By-law shall be administered and enforced by the Town.
8. That this By-law shall come into force and effect for the year commencing January 1st, 2021.

9. This By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed on this 28th day of June, 2021.

Alar Soever, Mayor

Corrina Giles, Town Clerk

Report Approval Details

Document Title:	FAF.21.091 2021 Thornbury Business Improvement Area Levy.docx
Attachments:	- 2021 BIA Levy By-law - Schedule A.docx
Final Approval Date:	Jun 3, 2021

This report and all of its attachments were approved and signed as outlined below:

Ruth Prince - Jun 3, 2021 - 1:04 PM

Shawn Everitt - Jun 3, 2021 - 2:11 PM

The Corporation of The Town of The Blue Mountains

By-law Number 2021-

Schedule "A"

Roll Number	Property Owner Name	Business Name	Address	# Units	Rate/Unit	Levy Amount
424200001107805	LANDMARK DESIGN LTD	LANDMARK DESIGN LTD	496895 GREY RD 2	1	\$831.30	\$831.30
424200001107806	ZWART'S TOPSOIL & LANDSCAPE SUPPLIES LTD	ZWART'S TOPSOIL & LANDSCAPE	496907 GREY RD 2	1	\$831.30	\$831.30
424200001107807	GEORGIAN BAY AUTOMOTIVE LTD	OK TIRE	496915 GREY RD 2	1	\$831.30	\$831.30
424200001112208	SKYCHASER INVESTMENTS ONTARIO LTD	VACANT (for sale)	149 LAKE SHORE RD	1	\$831.30	\$831.30
424200001112500	598053 ONTARIO INC	DIVERSIFIED TRANSPORTATION SERVICES	165 LAKE SHORE RD	3	\$831.30	\$2,493.90
		LAKESHORE MANUFACTURING SERVICES	165 LAKE SHORE RD			
		THORNBURY AUTO	165 LAKE SHORE RD			
424200001115000	HOME HARDWARE STORES LIMITED	HOME HARDWARE STORES LTD	208339 HIGHWAY 26	1	\$831.30	\$831.30
424200001602000	CLARKSBURG REALTY CORP	CORINTHIAN KITCHENS	99 KING ST E	11	\$831.30	\$9,144.30
		SOMA LEAF CO	99 KING ST E			
		THORNBURY ANTIQUE MARKET	99 KING ST E			
		MULLIN'S PET MARKET	99 KING ST E			
		FLOORCRAFTERS	99 KING ST E			
		CEDARPORT WINDOWS/DOORS	99 KING ST E			
		ASHTON BLINDS	99 KING ST E			
		ASHANTI COFFEE	99 KING ST E			
		KING POST BUILDERS	99 KING ST E			
		ARTIST STUDIO	99 KING ST E			
		LIVE LIFE FIT	99 KING ST E			
424200001602201	APPLEVALE PROPERTIES LIMITED	CARQUEST	6 ELGIN ST S	1	\$831.30	\$831.30
424200001602300	THORNBURY STEEL FABRICATORS INC	THORNBURY STEEL FABRICATORS	14 ELGIN ST S	1	\$831.30	\$831.30
424200001602800	DURST HEINZ WILHELM	GEORGIAN SHORES - CALIBREX	199 KING ST E	1	\$831.30	\$831.30
424200001602900	PATHAK SUSHILA	BEAVER MOTEL	161 KING ST E	1	\$831.30	\$831.30
424200001602910	2291465 ONTARIO INC	CITY STONE	151 KING ST E	1	\$831.30	\$831.30
424200001603000	PENNY'S THORNBURY INC	PENNY'S MOTEL	141 KING ST E	1	\$831.30	\$831.30
424200001603200	SAMSON JANET ROSEMARIE, SAMSON LUCIEN VINCENT JOSEPH	CUSTOM CASUALS	135 KING ST	1	\$831.30	\$831.30
424200001603500	2335086 ONTARIO INC	THORNBURY DENTAL	115 KING ST E	1	\$831.30	\$831.30
424200001603800	WHITE JENNIFER MARILYN	ORCHID RESTAURANT	81 KING ST	1	\$831.30	\$831.30

Roll Number	Property Owner Name	Business Name	Address	# Units	Rate/Unit	Levy Amount
424200001604100	75 KING STREET (THORNBURY) INC	THORNBURY VETERINARY HOSPITAL	75 KING ST E	1	\$831.30	\$831.30
424200001604200	CAMPBELL GRANT	LILYPAD SPA	69 KING ST E	1	\$831.30	\$831.30
424200001604400	KUHLHAUS INC	VACANT	55 KING ST E	1	\$831.30	\$831.30
424200001604600	JIM PATTISON INDUSTRIES LTD	JIM PATTISON INDUSTRIES LTD	KING ST E	1	\$831.30	\$831.30
424200001604900	2342368 ONTARIO LTD	RIVERSONG OASIS	33 BRIDGE ST E	1	\$831.30	\$831.30
424200001605000	2097235 ONTARIO INC	WINNIFRED'S TAVERN	27 BRIDGE ST E	1	\$831.30	\$831.30
424200001606200	CLAUDE BUILDERS LIMITED	TIGS CLOTHING	70 KING ST E	1	\$831.30	\$831.30
424200001606217	UPI INC	GAS BAR	64 KING ST W	1	\$831.30	\$831.30
424200001606400	COLIO ESTATE WINES INC	THORNBURY VILLAGE CIDERY	90 KING ST E	1	\$831.30	\$831.30
424200001606701	BOCHNA GARY NICHOLAS	STORAGE ON SITE	5 GREY ST N	1	\$831.30	\$831.30
424200001606710	BLUE MOUNTAINS TOWN	CHAMBER OF COMMERCE	3 GREY ST N	1	\$831.30	\$831.30
424200001606800	BREAKER TECHNOLOGY LTD	BREAKER TECHNOLOGY	35 ELGIN ST N	1	\$831.30	\$831.30
424200001704700	LALANDE DEBORAH KATHERINE	OUTDOOR DESIGN CENTER	13 LOUISA ST E	1	\$831.30	\$831.30
424200001704900	SMITH DARREN MICHAEL, SMITH LORRAINE MARGARET	SMITTY'S BIKE SHOP	45 BRUCE ST S	2	\$831.30	\$1,662.60
		BREAD & BUTTER CO	45 BRUCE ST S			
424200001705000	WATER'S EDGE MANAGEMENT LTD	REMAX	47 BRUCE ST S	1	\$831.30	\$831.30
424200001705100	PORTER DANIELA	PASTA SHOP	47A BRUCE ST	1	\$831.30	\$831.30
424200001705200	SSADAMO INCORPORATED	DIMES - A LIFESTYLE CANABIS BRAND	49 BRUCE ST S	1	\$831.30	\$831.30
424200001705300	2758411 ONTARIO INC	VACANT	51 BRUCE ST S	1	\$831.30	\$831.30
424200001705400	2071400 ONTARIO LTD	THE DAM PUB	53 BRUCE ST S	1	\$831.30	\$831.30
424200001710500	CAMPBELL GILLIAN ANN	MOUNTAIN VIEW EYE CARE	10 LOUISA ST W	1	\$831.30	\$831.30
424200001710800	1356644 ONTARIO INC	FURBELOWS	38 BRUCE ST S	2	\$831.30	\$1,662.60
		C & G WOOD FURNITURE	40 BRUCE ST S			
424200001710900	DR KAPOOR DENTISTRY PROFESSIONAL CORPORATION	BLUE MOUNTAIN DENTISTRY	36 BRUCE ST S	1	\$831.30	\$831.30
424200001711000	BEAVER MASONIC LODGE AF&AM 234	ADORN II	32 BRUCE ST S	1	\$831.30	\$831.30
424200001711100	MC LEAN JEREMIAH WILLIAM	WREN'S GENERAL STORE	28 BRUCE ST S	4	\$831.30	\$3,325.20
		JESSICA'S BOOK NOOK	28 BRUCE ST S			
		GOOD GRIEF	28 BRUCE ST S			
		THE BIVALVE OYSTER & LIBATION CO	28 BRUCE ST S			
424200001711200	MORROW DAVID	ALAN MACPHERSON, CPA	24 BRUCE ST	2	\$831.30	\$1,662.60
		SCHEIFELE ERSKINE & RENKEN	24 BRUCE ST			
424200001711300	STERIO DENYSE ELAINE	FABBRICA	29 BRUCE ST	1	\$831.30	\$831.30
424200001711400	CHERCHEZ LA FEMME CORP	CHERCHEZ LA FEMME	31 BRUCE ST	1	\$831.30	\$831.30
424200001711500	ERSKINE MARION LOUISE	MARION'S HAIR SALON	33 BRUCE ST	1	\$831.30	\$831.30

Roll Number	Property Owner Name	Business Name	Address	# Units	Rate/Unit	Levy Amount
424200001711600	WILDING-DAVIEWS DAVID GEORGE	ASHANTI	39 BRUCE ST	1	\$831.30	\$831.30
424200001711601	2695822 ONTARIO LIMITED	KOPPERUD HAMILTON BEYER	41 BRUCE ST S	1	\$831.30	\$831.30
424200001711700	BRETZAC LEASEHOLDS LIMITED	VERGE	43 BRUCE ST S	6	\$831.30	\$4,987.80
		BREATHING EASY	4 LOUISA ST E			
		AKI SUSHI	8 LOUISA ST E			
		JANE PATTERSON BARRISTER	4 LOUISA ST E			
		ONTARIO ERECTORS	2A LOUISA ST E 2ND FL			
		THE PARLOUR	43 BRUCE ST S			
424200001712100	WILSON CHRISTOPHER BARNABAS, WILSON BIRGITTA THERESA	VENTI VENTI	16 LOUISA ST E	1	\$831.30	\$831.30
424200001712300	VON TEICHMAN GILLIAN	THORNBURY GRAPHICS	22 LOUISA ST E	2	\$831.30	\$1,662.60
		RIVERSIDE PRESS	22 LOUISA ST E			
424200001712400	RIVERSIDE PARK (1) HOLDINGS LTD	THE MILL CAFÉ	12 BRIDGE ST	1	\$831.30	\$831.30
424200001712600	WYVERN HOUSE INC	THE CORNER CAFÉ	3 BRUCE ST S	2	\$831.30	\$1,662.60
		THE GEORGIAN ARTISAN SHOP	5 BRUCE ST S			
424200001712700	THE CHEESE GALLERY LIMITED	CHEESE GALLERY	11 BRUCE ST S	1	\$831.30	\$831.30
424200001712800	WILDEMAN ANNE MARIE, KEARNS GRANT PRESTON	BENJAMIN MOORE PAINTS	15 BRUCE ST	1	\$831.30	\$831.30
424200001713000	2465718 ONTARIO INC	DIAMOND STUDIO	23 BRUCE ST S	3	\$831.30	\$2,493.90
		SINCERELY YOURS	23 BRUCE ST S			
		DAN FIELD ANTIQUES	23 BRUCE ST S			
424200001713100	KD TURNER & FAMILY HOLDINGS LTD	LOFT GALLERY	18 BRUCE ST S	2	\$831.30	\$1,662.60
		WELL SUITED	18 BRUCE ST S			
424200001713200	JOHN DAVID SMITH MANAGEMENT CONSULTANTS INC	THORNBURY BAKERY	16 BRUCE ST S	1	\$831.30	\$831.30
424200001713300	RCJD LIMITED	NANTUCKET & CO	8 BRUCE ST S	3	\$831.30	\$2,493.90
		INCUBATOR NORTH - PALMER ANDERSON	8 BRUCE ST S			
		THE BRUCE WINE BAR	8 BRUCE ST S			
424200001713400	THE TORONTO-DOMINION BANK	TD CANADA TRUST	4 BRUCE ST S	1	\$831.30	\$831.30
424200001713800	2637429 ONTARIO LIMITED	COUTURE	21 ARTHUR ST W	1	\$831.30	\$831.30
424200001713900	2244002 ONTARIO LTD	INTEGRATED HEALTH & WELLNESS	23 ARTHUR ST W	1	\$831.30	\$831.30
424200001714000	RAMBO PROPERTIES LTD	ROYAL LEPAGE	27 ARTHUR ST W	1	\$831.30	\$831.30
424200001714400	F D G RENTALS LIMITED	THORNBURY PHARMACY	45 ARTHUR ST W	1	\$831.30	\$831.30
424200001714500	O'TRIGSY INVESTMENTS INC	LA BELLA VITA	53 ARTHUR ST E	3	\$831.30	\$2,493.90
		RIVERSIDE OSTEOPATHY	53 ARTHUR ST E			
		INNER YOGIES	53 ARTHUR ST E			
424200001714501	2758411 ONTARIO INC	VACANT	59 ARTHUR ST	1	\$831.30	\$831.30

Roll Number	Property Owner Name	Business Name	Address	# Units	Rate/Unit	Levy Amount
424200001714700	CROMBIE PROPERTY HOLDINGS LIMITED	FOODLAND	105 ARTHUR ST W	2	\$831.30	\$1,662.60
		LCBO	105 ARTHUR ST W			
424200001715700	2509140 ONTARIO LIMITED	CORNER STORE ULTRAMAR	72 ARTHUR ST W	1	\$831.30	\$831.30
424200001715800	BRADY HOMES INC	CULINARY DESIGNS	68 ARTHUR ST W	2	\$831.30	\$1,662.60
		BLUE RIDGE MEATS	68 ARTHUR ST W			
424200001715801	1308532 ONTARIO INC	THORNBURY CAR WASH (WITTLIN)	56 ARTHUR ST W	1	\$831.30	\$831.30
424200001715900	TDL GROUP CORP THE	TIM HORTON'S	48 ARTHUR ST W	1	\$831.30	\$831.30
424200001716100	R&N TURNA HOLDINGS INC	ESSO & CONVENIENCE STORE	40 ARTHUR ST W	2	\$831.30	\$1,662.60
		PIZZA PIZZA	40 ARTHUR ST W			
424200001716900	5006490 ONTARIO INC	NEW ORLEANS PIZZA	4 ARTHUR ST W	6	\$831.30	\$4,987.80
		POST OFFICE	4 ARTHUR ST W			
		UPTOWN DOG	4 ARTHUR ST W			
		SHELAGH FOX GALLERY	4 ARTHUR ST W			
		CLEAR CHOICE	4 ARTHUR ST W			
		BLUE MOUNTAIN AUDIOLOGY	4 ARTHUR ST W			
424200001717200	THORNBURY LAUNDROMAT INC THE	COIN WASH	8 BRUCE ST N	2	\$831.30	\$1,662.60
		POM POM TREAT HUT	8 BRUCE ST N			
424200001717400	HARBOUR MEWS THORNBURY INC	LOVED YOU MADLY	16 BRUCE ST N	5	\$831.30	\$4,156.50
		KELLY GALE CREATIVE	16 BRUCE ST N			
		OPEN COURT	16 BRUCE ST N			
		CENTRAL MARINE FINANCING	16 BRUCE ST N			
		GEORGIAN GLOW	16 BRUCE ST N			
424200001720200	GYLES JOHN PHILIP, GYLES JANE ELIZABETH	GYLES SAILS & SERVICE	4 KING ST E	1	\$831.30	\$831.30
424200001722500	15 HARBOUR STREET CORP	STERLINGS	15 HARBOUR ST	1	\$831.30	\$831.30
424200001727100	1383188 ONTARIO INC	DR MCGILLIS-DENTIST	21 BRUCE ST N	1	\$831.30	\$831.30
424200001727200	BEVERIDGE SARAH LOUISE, CARVALLO CHRISTIAN ALFREDO	BLUE THORNBURY	19 BRUCE ST N	1	\$831.30	\$831.30
424200001727700	JD BRUCE INC	CENTURY 21	1 BRUCE ST N	1	\$831.30	\$831.30
TOTALS				123	\$831.30	\$102,250