



Report

Subject: 2025 Business Improvement Area Levy Report

Department: Corporate Services

Division: Finance

Report #: CPS-2025-034

Meeting Date: 2025-07-14

Recommendations

That report CPS-2025-034, 2025 Business Improvement Area (BIA) Levy Report, be received; and

That Council adopt the 2025 BIA levies as proposed for the 2025 fiscal year; and

That Council pass a by-law to provide for the 2025 levy and collection of a special charge upon rateable property in the Orangeville Business Improvement Area.

Overview

To allow for the collection of the final non-residential tax billings, it is necessary to pass a by-law to set the amounts for the BIA Levy. The Special Charge by-law will allow for the collection of the \$515,500 in BIA levies. These amounts will be collected from the member properties within the BIA and have no direct impact on the general tax rate base.

Background

The total amount of the BIA levy is established by the BIA's annual budget process. The Orangeville BIA Board of Management passed the 2025 Budget at their annual meeting. The levy is distributed proportionally amongst the business property class in the Downtown Improvement Area. This distribution is based on the relative assessments of the properties paying the BIA levies. The annual BIA levy is added to the final tax bills of all property owners in the BIA. This final billing will occur in August of 2025.

Property owners in the BIA must pay the levy. They may not opt-out of the association.

Analysis/Current Situation

The 2025 BIA levy is \$515,500, as per the 2025 operating budget submitted by the Orangeville BIA. The 2025 BIA Levy has increased from \$496,000 in 2024 to \$515,500 in 2025. The assessment base of the BIA has increased from \$220,857,808 in 2024 to \$221,177,008 in 2025. The percentage impact on individual properties will vary based on the property's actual change in assessed value from 2024 to 2025.

Corporate Implications

Attached to this report is Schedule A which provides the financial impact to property within the BIA District

Conclusion

The Business Improvement Area levy by-law will allow for the collection of the required \$515,500.00 from the BIA member properties within the BIA.

Strategic Alignment**Strategic Plan**

Strategic Goal: Future-Readiness

Objective: Due Diligence

Notice Provisions

Not Applicable

Respectfully submitted,

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Attachment(s): 1. 2025 BIA Levy Report Schedule A