



MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0090-2024

A by-law to levy business improvement area charges pursuant to Section 208 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, for the 2024 taxation year

WHEREAS pursuant to Section 205(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the "*Municipal Act, 2001*"), a Board of Management of a business improvement area must submit its budget to the Council of The Corporation of the City of Mississauga for approval in whole or in part;

AND WHEREAS the Council of The Corporation of the City of Mississauga has approved the 2024 Business Improvement Area Budgets for each of the Clarkson, Cooksville, Malton, Port Credit and Streetsville business improvement areas by way of Resolution 0265-2023 on December 6, 2023 approving Budget Committee Recommendation BC-0050-2023;

AND WHEREAS pursuant to Section 208 of the *Municipal Act, 2001*, the Council of The Corporation of the City of Mississauga may levy a special charge upon rateable property in a prescribed business property class in business improvement areas sufficient to provide a sum of money equal to the sum approved by Council for the purposes of the Board of Management for that area;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. For the purpose of providing the sums set forth as 2024 levies for each of the business improvement areas in Schedule A attached hereto, being Clarkson, Cooksville, Malton, Port Credit and Streetsville, a special charge shall be levied upon rateable property in each business improvement area whose property assessment is in the commercial or industrial property class.
2. The special charge described in Section 1 shall be calculated by applying the rate set out in Schedule A to the current value assessment of the assessed property.
3. Schedule A attached hereto shall be and hereby forms part of this By-law.

ENACTED and PASSED this 15th day of May, 2024.

Signed by Matt Mahoney, Acting Mayor and Diana Rusnov, City Clerk.

Schedule A

**Clarkson Business Improvement Area
2024 Final Tax Rates and Levy**

	Description	Assessment for 2024	Tax Rate	Tax \$
CT	Commercial	90,298,510	0.115037%	103,877
CH	Commercial Shared (PIL for Ed)		0.115037%	0
CM	Commercial Taxable (No Ed)		0.115037%	0
CK	Commercial Excess Land (PIL for Ed)		0.115037%	0
C4	Commercial Farm Awaiting Development II		0.115037%	0
CU	Commercial Excess Land		0.115037%	0
CJ	Commercial Vacant Land (PIL for Ed)		0.115037%	0
CX	Commercial Vacant Land		0.115037%	0
DT	Office Building		0.115037%	0
DH	Office Building Shared (PIL for Ed)		0.115037%	0
DU	Office Building Excess Land		0.115037%	0
DK	Office Building Excess Land (PIL for Ed)		0.115037%	0
ST	Shopping Centre	9,669,400	0.115037%	11,123
SU	Shopping Centre Excess Land		0.115037%	0
GT	Parking Lot		0.115037%	0
IT	Industrial		0.115037%	0
IH	Industrial Shared (PIL for Ed)		0.115037%	0
I4	Industrial Farm Awaiting Development II		0.115037%	0
IU	Industrial Excess Land		0.115037%	0
IX	Industrial Vacant Land		0.115037%	0
II	Industrial - Water Intake System (PIL for Ed)		0.115037%	0
IJ	Industrial Vacant Land (PIL for Ed)		0.115037%	0
IK	Industrial Excess Land (PIL for Ed)		0.115037%	0
LT	Large Industrial		0.115037%	0
LH	Large Industrial Shared (PIL for Ed)		0.115037%	0
LJ	Large Industrial Vacant Land (PIL for Ed)		0.115037%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.115037%	0
LU	Large Industrial Excess Land		0.115037%	0
	Total	99,967,910		115,000

**Cooksville Business Improvement Area
2024 Final Tax Rates and Levy**

	Description	Assessment for 2024	Tax Rate	Tax \$
CT	Commercial	296,965,625	0.074857%	222,300
CH	Commercial Shared (PIL for Ed)		0.074857%	0
CM	Commercial Taxable (No Ed)		0.074857%	0
CK	Commercial Excess Land (PIL for Ed)		0.074857%	0
C4	Commercial Farm Awaiting Development II		0.074857%	0
CU	Commercial Excess Land	771,200	0.074857%	577
CJ	Commercial Vacant Land (PIL for Ed)		0.074857%	0
CX	Commercial Vacant Land	5,295,300	0.074857%	3,964
DT	Office Building	38,451,700	0.074857%	28,784
DU	Office Building Excess Land		0.074857%	0
DK	Office Building Excess Land (PIL for Ed)		0.074857%	0
ST	Shopping Centre	37,885,800	0.074857%	28,360
SU	Shopping Centre Excess Land		0.074857%	0
GT	Parking Lot	2,913,000	0.074857%	2,181
IT	Industrial	17,106,400	0.074857%	12,805
IH	Industrial Shared (PIL for Ed)		0.074857%	0
I4	Industrial Farm Awaiting Development II		0.074857%	0
IU	Industrial Excess Land	1,441,800	0.074857%	1,079
IX	Industrial Vacant Land		0.074857%	0
II	Industrial - Water Intake System (PIL for Ed)		0.074857%	0
IJ	Industrial Vacant Land (PIL for Ed)		0.074857%	0
IK	Industrial Excess Land (PIL for Ed)		0.074857%	0
LT	Large Industrial		0.074857%	0
LH	Large Industrial Shared (PIL for Ed)		0.074857%	0
LJ	Large Industrial Vacant Land (PIL for Ed)		0.074857%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.074857%	0
LU	Large Industrial Excess Land		0.074857%	0
	Total	400,830,825		300,050

**Malton Business Improvement Area
2024 Final Tax Rates and Levy**

	Description	Assessment for 2024	Tax Rate	Tax \$
CT	Commercial	216,231,844	0.080689%	174,475
CH	Commercial Shared (PIL for Ed)		0.080689%	0
CM	Commercial Taxable (No Ed)		0.080689%	0
CK	Commercial Excess Land (PIL for Ed)		0.080689%	0
C4	Commercial Farm Awaiting Development II		0.080689%	0
CU	Commercial Excess Land	55,000	0.080689%	44
CJ	Commercial Vacant Land (PIL for Ed)		0.080689%	0
CX	Commercial Vacant Land	5,556,000	0.080689%	4,483
DT	Office Building	1,672,200	0.080689%	1,349
DH	Office Building Shared (PIL for Ed)		0.080689%	0
DU	Office Building Excess Land		0.080689%	0
DK	Office Building Excess Land (PIL for Ed)		0.080689%	0
ST	Shopping Centre	82,865,400	0.080689%	66,863
SU	Shopping Centre Excess Land		0.080689%	0
GT	Parking Lot		0.080689%	0
IT	Industrial	3,452,000	0.080689%	2,785
IH	Industrial Shared (PIL for Ed)		0.080689%	0
I4	Industrial Farm Awaiting Development II		0.080689%	0
IU	Industrial Excess Land		0.080689%	0
IX	Industrial Vacant Land		0.080689%	0
II	Industrial - Water Intake System (PIL for Ed)		0.080689%	0
IJ	Industrial Vacant Land (PIL for Ed)		0.080689%	0
IK	Industrial Excess Land (PIL for Ed)		0.080689%	0
LT	Large Industrial		0.080689%	0
LH	Large Industrial Shared (PIL for Ed)		0.080689%	0
LJ	Large Industrial Vacant Land (PIL for Ed)		0.080689%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.080689%	0
LU	Large Industrial Excess Land		0.080689%	0
	Total	309,832,444		250,000

**Port Credit Business Improvement Area
2024 Final Tax Rates and Levy**

	Description	Assessment for 2024	Tax Rate	Tax \$
CT	Commercial	301,456,940	0.261403%	788,019
CH	Commercial Shared (PIL for Ed)		0.261403%	0
CM	Commercial Taxable (No Ed)		0.261403%	0
CK	Commercial Excess Land (PIL for Ed)		0.261403%	0
C4	Comm Farm Awaiting Development II		0.261403%	0
CU	Commercial Vacant Units		0.261403%	0
CJ	Commercial Vacant (PIL for Ed)		0.261403%	0
CX	Commercial Vacant Land	19,311,600	0.261403%	50,481
DT	Office Building	4,057,000	0.261403%	10,605
DH	Office Building Shared (PIL for Ed)		0.261403%	0
DU	Office Building Vacant Units		0.261403%	0
DK	Office Building Excess Land (PIL for Ed)		0.261403%	0
ST	Shopping Centre	66,989,600	0.261403%	175,113
SU	Shopping Centre Vacant Units		0.261403%	0
GT	Parking Lot	4,977,000	0.261403%	13,010
IT	Industrial		0.261403%	0
IH	Industrial Shared (PIL for educ)		0.261403%	0
I4	Industrial Farm Awaiting Development II		0.261403%	0
IU	Industrial Vacant Units		0.261403%	0
IX	Industrial Vacant Land	672,000	0.261403%	1,757
II	Industrial - Water Intake System (PIL for Ed)		0.261403%	0
IJ	Industrial Vacant (PIL for Ed)		0.261403%	0
IK	Industrial Excess Land (PIL for Ed)		0.261403%	0
LT	Large Industrial		0.261403%	0
LH	Large Industrial Shared (PIL for Ed)		0.261403%	0
LJ	Large Industrial Vacant (PIL for Ed)		0.261403%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.261403%	0
LU	Large Industrial Vacant Units		0.261403%	0
	Total	397,464,140		1,038,985

**Streetsville Business Improvement Area
2024 Final Tax Rates and Levy**

	Description	Assessment for 2024	Tax Rate	Tax \$
CT	Commercial	139,656,760	0.278602%	389,086
CH	Commercial Shared (PIL for Ed)		0.278602%	0
CM	Commercial Taxable (No Ed)		0.278602%	0
CK	Commercial Excess Land (PIL for Ed)		0.278602%	0
C4	Commercial Farm Awaiting Development II		0.278602%	0
CU	Commercial Excess Land		0.278602%	0
CJ	Commercial Vacant Land (PIL for Ed)		0.278602%	0
CX	Commercial Vacant Land	2,825,000	0.278602%	7,870
DT	Office Building		0.278602%	0
DH	Office Building Shared (PIL for Ed)		0.278602%	0
DU	Office Building Excess Land		0.278602%	0
DK	Office Building Excess Land (PIL for Ed)		0.278602%	0
ST	Shopping Centre	21,294,134	0.278602%	59,326
SU	Shopping Centre Excess Land		0.278602%	0
GT	Parking Lot	507,000	0.278602%	1,413
IT	Industrial		0.278602%	0
IH	Industrial Shared (PIL for Ed)		0.278602%	0
I4	Industrial Farm Awaiting Development II		0.278602%	0
IU	Industrial Excess Land		0.278602%	0
IX	Industrial Vacant Land		0.278602%	0
II	Industrial - Water Intake System (PIL for Ed)		0.278602%	0
IJ	Industrial Vacant Land (PIL for Ed)		0.278602%	0
IK	Industrial Excess Land (PIL for Ed)		0.278602%	0
LT	Large Industrial		0.278602%	0
LH	Large Industrial Shared (PIL for Ed)		0.278602%	0
LJ	Large Industrial Vacant Land (PIL for Ed)		0.278602%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.278602%	0
LU	Large Industrial Excess Land		0.278602%	0
	Total	164,282,894		457,695