



MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0075-2025

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 2025 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 2025 Business Improvement Area Budgets for each of the Clarkson, Cooksville, Malton, Port Credit and Streetsville business improvement areas by way of Resolution 0252-2024 on November 27, 2024 approving Budget Committee Recommendation BC-0033-2024;

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 2025 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 30th day of April, 2025.

Signed by Carolyn Parrish, Mayor and Diana Rusnov, City Clerk.

Schedule A

Clarkson Business Improvement Area
2025 Final Tax Rates and Levy

	Description	Assessment for 2025	Tax Rate	Tax \$
CT	Commercial	90,298,510	0.119638%	108,032
CH	Commercial Shared (PIL for Ed)		0.119638%	0
CM	Commercial Taxable (No Ed)		0.119638%	0
CK	Commercial Excess Land (PIL for Ed)		0.119638%	0
C4	Commercial Farm Awaiting Development II		0.119638%	0
CU	Commercial Excess Land		0.119638%	0
CJ	Commercial Vacant Land (PIL for Ed)		0.119638%	0
CX	Commercial Vacant Land		0.119638%	0
DT	Office Building		0.119638%	0
DU	Office Building Excess Land		0.119638%	0
DK	Office Building Excess Land (PIL for Ed)		0.119638%	0
ST	Shopping Centre		0.119638%	0
SU	Shopping Centre Excess Land	9,669,400	0.119638%	11,568
GT	Parking Lot		0.119638%	0
IT	Industrial		0.119638%	0
IH	Industrial Shared (PIL for Ed)		0.119638%	0
I4	Industrial Farm Awaiting Development II		0.119638%	0
IU	Industrial Excess Land		0.119638%	0
IX	Industrial Vacant Land		0.119638%	0
II	Industrial - Water Intake System (PIL for Ed)		0.119638%	0
IJ	Industrial Vacant Land (PIL for Ed)		0.119638%	0
IK	Industrial Excess Land (PIL for Ed)		0.119638%	0
LT	Large Industrial		0.119638%	0
LH	Large Industrial Shared (PIL for Ed)		0.119638%	0
LJ	Large Industrial Vacant Land (PIL for Ed)		0.119638%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.119638%	0
LU	Large Industrial Excess Land		0.119638%	0
		99,967,910		\$119,600
	Total			

Schedule A

Cooksville Business Improvement Area
2025 Final Tax Rates and Levy

	Description	Assessment for 2025	Tax Rate	Tax \$
CT	Commercial	295,073,625	0.075530%	222,869
CH	Commercial Shared (PIL for Ed)		0.075530%	0
CM	Commercial Taxable (No Ed)		0.075530%	0
CK	Commercial Excess Land (PIL for Ed)		0.075530%	0
C4	Commercial Farm Awaiting Development II		0.075530%	0
CU	Commercial Excess Land	771,200	0.075530%	582
CJ	Commercial Vacant Land (PIL for Ed)		0.075530%	0
CX	Commercial Vacant Land	5,292,000	0.075530%	3,997
DT	Office Building	38,532,200	0.075530%	29,103
DU	Office Building Excess Land		0.075530%	0
DK	Office Building Excess Land (PIL for Ed)		0.075530%	0
ST	Shopping Centre	36,062,300	0.075530%	27,238
SU	Shopping Centre Excess Land		0.075530%	0
GT	Parking Lot	2,913,000	0.075530%	2,200
IT	Industrial	17,106,400	0.075530%	12,920
IH	Industrial Shared (PIL for Ed)		0.075530%	0
I4	Industrial Farm Awaiting Development II		0.075530%	0
IU	Industrial Excess Land	1,441,800	0.075530%	1,089
IX	Industrial Vacant Land		0.075530%	0
II	Industrial - Water Intake System (PIL for Ed)		0.075530%	0
IJ	Industrial Vacant Land (PIL for Ed)		0.075530%	0
IK	Industrial Excess Land (PIL for Ed)		0.075530%	0
LT	Large Industrial		0.075530%	0
LH	Large Industrial Shared (PIL for Ed)		0.075530%	0
LJ	Large Industrial Vacant Land (PIL for Ed)		0.075530%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.075530%	0
LU	Large Industrial Excess Land		0.075530%	0
		397,192,525		\$300,000
	Total			

Schedule A

Malton Business Improvement Area
2025 Final Tax Rates and Levy

	Description	Assessment for 2025	Tax Rate	Tax \$
CT	Commercial	216,363,044	0.087629%	189,596
CH	Commercial Shared (PIL for Ed)		0.087629%	0
CM	Commercial Taxable (No Ed)		0.087629%	0
CK	Commercial Excess Land (PIL for Ed)		0.087629%	0
C4	Commercial Farm Awaiting Development II		0.087629%	0
CU	Commercial Excess Land	55,000	0.087629%	48
CJ	Commercial Vacant Land (PIL for Ed)		0.087629%	0
CX	Commercial Vacant Land	2,695,000	0.087629%	2,362
DT	Office Building	1,672,200	0.087629%	1,465
DH	Office Building Shared (PIL for Ed)		0.087629%	0
DU	Office Building Excess Land		0.087629%	0
DK	Office Building Excess Land (PIL for Ed)		0.087629%	0
ST	Shopping Centre	83,881,200	0.087629%	73,504
SU	Shopping Centre Excess Land		0.087629%	0
GT	Parking Lot		0.087629%	0
IT	Industrial	3,452,000	0.087629%	3,025
IH	Industrial Shared (PIL for Ed)		0.087629%	0
I4	Industrial Farm Awaiting Development II		0.087629%	0
IU	Industrial Excess Land		0.087629%	0
IX	Industrial Vacant Land		0.087629%	0
II	Industrial - Water Intake System (PIL for Ed)		0.087629%	0
IJ	Industrial Vacant Land (PIL for Ed)		0.087629%	0
IK	Industrial Excess Land (PIL for Ed)		0.087629%	0
LT	Large Industrial		0.087629%	0
LH	Large Industrial Shared (PIL for Ed)		0.087629%	0
LJ	Large Industrial Vacant Land (PIL for Ed)		0.087629%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.087629%	0
LU	Large Industrial Excess Land		0.087629%	0
	Total	308,118,444		\$270,000

Schedule A

Port Credit Business Improvement Area
2025 Final Tax Rates and Levy

	Description	Assessment for 2025	Tax Rate	Tax \$
CT	Commercial	311,046,540	0.268275%	834,461
CH	Commercial Shared (PIL for Ed)		0.268275%	0
CM	Commercial Taxable (No Ed)		0.268275%	0
CK	Commercial Excess Land (PIL for Ed)		0.268275%	0
C4	Comm Farm Awaiting Development II		0.268275%	0
CU	Commercial Vacant Units	4,897,100	0.268275%	13,138
CJ	Commercial Vacant (PIL for Ed)		0.268275%	0
CX	Commercial Vacant Land	8,128,600	0.268275%	21,807
DT	Office Building	4,057,000	0.268275%	10,884
DH	Office Building Shared (PIL for Ed)		0.268275%	0
DU	Office Building Vacant Units		0.268275%	0
DK	Office Building Excess Land (PIL for Ed)		0.268275%	0
ST	Shopping Centre	77,489,100	0.268275%	207,884
SU	Shopping Centre Vacant Units	5,411,600	0.268275%	14,518
GT	Parking Lot	4,977,000	0.268275%	13,352
IT	Industrial		0.268275%	0
IH	Industrial Shared (PIL for educ)		0.268275%	0
I4	Industrial Farm Awaiting Development II		0.268275%	0
IU	Industrial Vacant Units		0.268275%	0
IX	Industrial Vacant Land	672,000	0.268275%	1,803
II	Industrial - Water Intake System (PIL for Ed)		0.268275%	0
IJ	Industrial Vacant (PIL for Ed)		0.268275%	0
IK	Industrial Excess Land (PIL for Ed)		0.268275%	0
LT	Large Industrial		0.268275%	0
LH	Large Industrial Shared (PIL for Ed)		0.268275%	0
LJ	Large Industrial Vacant (PIL for Ed)		0.268275%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.268275%	0
LU	Large Industrial Vacant Units		0.268275%	0
	Total	416,678,940		\$1,117,846

Schedule A

Streetsville Business Improvement Area
2025 Final Tax Rates and Levy

	Description	Assessment for 2025	Tax Rate	Tax \$
CT	Commercial	141,813,260	0.283641%	402,241
CH	Commercial Shared (PIL for Ed)		0.283641%	0
CM	Commercial Taxable (No Ed)		0.283641%	0
CK	Commercial Excess Land (PIL for Ed)		0.283641%	0
C4	Commercial Farm Awaiting Development II		0.283641%	0
CU	Commercial Excess Land		0.283641%	0
CJ	Commercial Vacant Land (PIL for Ed)		0.283641%	0
CX	Commercial Vacant Land	2,088,000	0.283641%	5,922
DT	Office Building		0.283641%	0
DH	Office Building Shared (PIL for Ed)		0.283641%	0
DU	Office Building Excess Land		0.283641%	0
DK	Office Building Excess Land (PIL for Ed)		0.283641%	0
ST	Shopping Centre	21,294,134	0.283641%	60,399
SU	Shopping Centre Excess Land		0.283641%	0
GT	Parking Lot	507,000	0.283641%	1,438
IT	Industrial		0.283641%	0
IH	Industrial Shared (PIL for Ed)		0.283641%	0
I4	Industrial Farm Awaiting Development II		0.283641%	0
IU	Industrial Excess Land		0.283641%	0
IX	Industrial Vacant Land		0.283641%	0
II	Industrial - Water Intake System (PIL for Ed)		0.283641%	0
IJ	Industrial Vacant Land (PIL for Ed)		0.283641%	0
IK	Industrial Excess Land (PIL for Ed)		0.283641%	0
LT	Large Industrial		0.283641%	0
LH	Large Industrial Shared (PIL for Ed)		0.283641%	0
LJ	Large Industrial Vacant Land (PIL for Ed)		0.283641%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.283641%	0
LU	Large Industrial Excess Land		0.283641%	0
	Total	165,702,394		\$470,000