



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0060-2026

**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 2026 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 2026 Business Improvement Area Budgets for each of the Clarkson, Cooksville, Malton, Port Credit and Streetsville business improvement areas by way of Resolution 0013-2026 on January 28, 2026 approving Budget Committee Recommendation BC-0010-2026;

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 2026 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 29th day of April, 2026.
Signed by Carolyn Parrish, Mayor and Diana Rusnov, City Clerk.

Schedule A
Clarkson Business Improvement Area
2026 Final Tax Rates and Levy

	Description	Assessment for 2026	Tax Rate	Tax \$
CT	Commercial	89,271,710	0.125731%	112,243
CH	Commercial Shared (PIL for Ed)		0.125731%	0
CM	Commercial Taxable (No Ed)		0.125731%	0
CK	Commercial Excess Land (PIL for Ed)		0.125731%	0
C4	Commercial Farm Awaiting Development II		0.125731%	0
CU	Commercial Excess Land		0.125731%	0
CJ	Commercial Vacant Land (PIL for Ed)		0.125731%	0
CX	Commercial Vacant Land		0.125731%	0
DT	Office Building		0.125731%	0
DH	Office Building Shared (PIL for Ed)		0.125731%	0
DU	Office Building Excess Land		0.125731%	0
DK	Office Building Excess Land (PIL for Ed)		0.125731%	0
ST	Shopping Centre	9,669,400	0.125731%	12,157
SU	Shopping Centre Excess Land		0.125731%	0
GT	Parking Lot		0.125731%	0
IT	Industrial		0.125731%	0
IH	Industrial Shared (PIL for Ed)		0.125731%	0
I4	Industrial Farm Awaiting Development II		0.125731%	0
IU	Industrial Excess Land		0.125731%	0
IX	Industrial Vacant Land		0.125731%	0
II	Industrial - Water Intake System (PIL for Ed)		0.125731%	0
IJ	Industrial Vacant Land (PIL for Ed)		0.125731%	0
IK	Industrial Excess Land (PIL for Ed)		0.125731%	0
LT	Large Industrial		0.125731%	0
LH	Large Industrial Shared (PIL for Ed)		0.125731%	0
LJ	Large Industrial Vacant Land (PIL for Ed)		0.125731%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.125731%	0
LU	Large Industrial Excess Land		0.125731%	0
	Total	98,941,110		124,400

Schedule A
Cooksville Business Improvement Area
2026 Final Tax Rates and Levy

	Description	Assessment for 2026	Tax Rate	Tax \$
CT	Commercial	292,247,725	0.082627%	241,475
CH	Commercial Shared (PIL for Ed)		0.082627%	0
CM	Commercial Taxable (No Ed)		0.082627%	0
CK	Commercial Excess Land (PIL for Ed)		0.082627%	0
C4	Commercial Farm Awaiting Development II		0.082627%	0
CU	Commercial Excess Land	771,200	0.082627%	637
CJ	Commercial Vacant Land (PIL for Ed)		0.082627%	0
CX	Commercial Vacant Land	6,994,210	0.082627%	5,779
DT	Office Building	37,241,100	0.082627%	30,771
DH	Office Building Shared (PIL for Ed)		0.082627%	0
DU	Office Building Excess Land		0.082627%	0
DK	Office Building Excess Land (PIL for Ed)		0.082627%	0
ST	Shopping Centre	39,763,300	0.082627%	32,855
SU	Shopping Centre Excess Land		0.082627%	0
GT	Parking Lot	2,913,000	0.082627%	2,407
IT	Industrial	17,106,400	0.082627%	14,134
IH	Industrial Shared (PIL for Ed)		0.082627%	0
I4	Industrial Farm Awaiting Development II		0.082627%	0
IU	Industrial Excess Land	1,441,800	0.082627%	1,191
IX	Industrial Vacant Land		0.082627%	0
II	Industrial - Water Intake System (PIL for Ed)		0.082627%	0
IJ	Industrial Vacant Land (PIL for Ed)		0.082627%	0
IK	Industrial Excess Land (PIL for Ed)		0.082627%	0
LT	Large Industrial		0.082627%	0
LH	Large Industrial Shared (PIL for Ed)		0.082627%	0
LJ	Large Industrial Vacant Land (PIL for Ed)		0.082627%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.082627%	0
LU	Large Industrial Excess Land		0.082627%	0
	Total	398,478,735		329,250

Schedule A
Malton Business Improvement Area
2026 Final Tax Rates and Levy

	Description	Assessment for 2026	Tax Rate	Tax \$
CT	Commercial	215,753,144	0.106248%	229,234
CH	Commercial Shared (PIL for Ed)		0.106248%	0
CM	Commercial Taxable (No Ed)		0.106248%	0
CK	Commercial Excess Land (PIL for Ed)		0.106248%	0
C4	Commercial Farm Awaiting Development II		0.106248%	0
CU	Commercial Excess Land	55,000	0.106248%	58
CJ	Commercial Vacant Land (PIL for Ed)		0.106248%	0
CX	Commercial Vacant Land	2,443,000	0.106248%	2,596
DT	Office Building	1,672,200	0.106248%	1,777
DH	Office Building Shared (PIL for Ed)		0.106248%	0
DU	Office Building Excess Land		0.106248%	0
DK	Office Building Excess Land (PIL for Ed)		0.106248%	0
ST	Shopping Centre	77,806,600	0.106248%	82,668
SU	Shopping Centre Excess Land		0.106248%	0
GT	Parking Lot		0.106248%	0
IT	Industrial	3,452,000	0.106248%	3,668
IH	Industrial Shared (PIL for Ed)		0.106248%	0
I4	Industrial Farm Awaiting Development II		0.106248%	0
IU	Industrial Excess Land		0.106248%	0
IX	Industrial Vacant Land		0.106248%	0
II	Industrial - Water Intake System (PIL for Ed)		0.106248%	0
IJ	Industrial Vacant Land (PIL for Ed)		0.106248%	0
IK	Industrial Excess Land (PIL for Ed)		0.106248%	0
LT	Large Industrial		0.106248%	0
LH	Large Industrial Shared (PIL for Ed)		0.106248%	0
LJ	Large Industrial Vacant Land (PIL for Ed)		0.106248%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.106248%	0
LU	Large Industrial Excess Land		0.106248%	0
	Total	301,181,944		320,000

Schedule A
Port Credit Business Improvement Area
2026 Final Tax Rates and Levy

	Description	Assessment for 2026	Tax Rate	Tax \$
CT	Commercial	311,255,540	0.261532%	814,032
CH	Commercial Shared (PIL for Ed)		0.261532%	0
CM	Commercial Taxable (No Ed)		0.261532%	0
CK	Commercial Excess Land (PIL for Ed)		0.261532%	0
C4	Comm Farm Awaiting Development II		0.261532%	0
CU	Commercial Vacant Units		0.261532%	0
CJ	Commercial Vacant (PIL for Ed)		0.261532%	0
CX	Commercial Vacant Land	7,625,600	0.261532%	19,943
DT	Office Building	4,057,000	0.261532%	10,610
DH	Office Building Shared (PIL for Ed)		0.261532%	0
DU	Office Building Vacant Units		0.261532%	0
DK	Office Building Excess Land (PIL for Ed)		0.261532%	0
ST	Shopping Centre	95,354,900	0.261532%	249,383
SU	Shopping Centre Vacant Units		0.261532%	0
GT	Parking Lot	4,977,000	0.261532%	13,016
IT	Industrial		0.261532%	0
IH	Industrial Shared (PIL for educ)		0.261532%	0
I4	Industrial Farm Awaiting Development II		0.261532%	0
IU	Industrial Vacant Units		0.261532%	0
IX	Industrial Vacant Land	672,000	0.261532%	1,757
II	Industrial - Water Intake System (PIL for Ed)		0.261532%	0
IJ	Industrial Vacant (PIL for Ed)		0.261532%	0
IK	Industrial Excess Land (PIL for Ed)		0.261532%	0
LT	Large Industrial		0.261532%	0
LH	Large Industrial Shared (PIL for Ed)		0.261532%	0
LJ	Large Industrial Vacant (PIL for Ed)		0.261532%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.261532%	0
LU	Large Industrial Vacant Units		0.261532%	0
	Total	423,942,040		1,108,743

Schedule A
Streetsville Business Improvement Area
2026 Final Tax Rates and Levy

	Description	Assessment for 2026	Tax Rate	Tax \$
CT	Commercial	141,638,694	0.293182%	415,259
CH	Commercial Shared (PIL for Ed)		0.293182%	0
CM	Commercial Taxable (No Ed)		0.293182%	0
CK	Commercial Excess Land (PIL for Ed)		0.293182%	0
C4	Commercial Farm Awaiting Development II		0.293182%	0
CU	Commercial Excess Land		0.293182%	0
CJ	Commercial Vacant Land (PIL for Ed)		0.293182%	0
CX	Commercial Vacant Land	2,088,000	0.293182%	6,122
DT	Office Building		0.293182%	0
DH	Office Building Shared (PIL for Ed)		0.293182%	0
DU	Office Building Excess Land		0.293182%	0
DK	Office Building Excess Land (PIL for Ed)		0.293182%	0
ST	Shopping Centre	21,363,100	0.293182%	62,633
SU	Shopping Centre Excess Land		0.293182%	0
GT	Parking Lot	507,000	0.293182%	1,486
IT	Industrial		0.293182%	0
IH	Industrial Shared (PIL for Ed)		0.293182%	0
I4	Industrial Farm Awaiting Development II		0.293182%	0
IU	Industrial Excess Land		0.293182%	0
IX	Industrial Vacant Land		0.293182%	0
II	Industrial - Water Intake System (PIL for Ed)		0.293182%	0
IJ	Industrial Vacant Land (PIL for Ed)		0.293182%	0
IK	Industrial Excess Land (PIL for Ed)		0.293182%	0
LT	Large Industrial		0.293182%	0
LH	Large Industrial Shared (PIL for Ed)		0.293182%	0
LJ	Large Industrial Vacant Land (PIL for Ed)		0.293182%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.293182%	0
LU	Large Industrial Excess Land		0.293182%	0
	Total	165,596,794		485,500