Weston Village BIA
PO Box 34541 RPO Jane Trethewey
Ontario M9N 3W7 Ph. 416-249-0691
E-mail: admin@westonvillagebia.com

2026 ANNUAL GENERAL MEETING NOTICE
Weston Village Business Improvement Area (BIA)
As a member of the Weston Village BIA, you are invited to attend the
Annual General Meeting: Wednesday November 18, 2026 at 6:00PM at **Weston Park Baptist Church (1871 Weston Road)**

Agenda

1. Call to Order, Introductions, Opening Remarks and Land Acknowledgement
2. In-Person meeting, and voting protocols
3. Declaration of Conflict of Interest
4. Approval of 2025 Annual General Meeting Minutes
5. Auditor's 2025 Report
6. Appointment of Auditor for 2026
7. Sub-Committee Reports
8. Proposed Program and Budget for 2027 (see over)
9. Election of the Board of Management
    a. Consideration of Board Size Adjustment
    b. Election of Directors
10. New Business
11. Adjournment

The purpose of this meeting is to approve the BIA's 2027 budget and proposed activities (see reverse) and elect a Board of Management for the 2027-2030 term. This program is paid for by a special levy charged to you and other commercial and industrial property owners and non-residential tenants of such properties. As a BIA member, the best way to participate in your BIA's decisions on your behalf is to get involved. A copy of the complete proposed budget and audited financial statement will be available to you upon pre-registration.

In-Person Meeting Registration: Please RSVP/register by November 6th by contacting Kim McCutcheon at admin@westonvillagebia.com.

Eligibility to Attend and Vote: Pre-registration is required. Voting members and legal representatives will be asked to provide proof of eligibility, including photo identification and proof of BIA membership (e.g., business card, utility bill, lease, or City of Toronto property tax bill). In accordance with Chapter 19 of the Toronto Municipal Code, only members of the BIA and their legal representatives are eligible to vote. Each eligible person is entitled to one vote.

Board of Management Nominations: Members interested in serving on the Board of Management for the upcoming term must submit a completed nomination form by the AGM date.
Nomination forms are available by emailing admin@westonvillagebia.com.

Please forward a copy of this notice to your commercial and industrial tenants.
For more information contact **Kim McCutcheon** at **416-249-0691.**

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Weston Village
2027 BIA Budget
Summary

Summary of Revenues and Expenditures	2026 Approved Budget	2026 Project Actuals	2027 Proposed Budget	
	Column A	Column B	Column C	
Revenues				
BIA Levy (includes 10% provision)	146,278	146,278	150,066	(A)
Grants	31,250		7,500	(B)
Signature Events Revenue (input details in event worksheets)		5,000	5,000	(C)
Other Festival Revenue				(D)
Other Revenue	4,170	3,135	3,500	(E)
Withdrawals from Accumulated Surplus Reserves			30,000	(F)
Appeal Provision Surplus	14,791	14,791	8,282	(G)
Total Revenue	**196,489**	**169,204**	**204,348**	(H)
Expenditures (includes 1.76% HST)				
General and Administrative	91,191	55,053	56,706	(I)
Streetscape Improvements		10,203	52,500	(J)
Streetscape Improvements - City Loan Payment				(K)
Amenity and Maintenance	77,000	59,985	68,500	(L)
Promotion and Communication	15,000	13,000	8,000	(M)
Festivals and Events		5,100	5,000	(N)
Provision for Tax Appeal Expenditures (10%)	13,298	5,152	13,642	(O)
Contribution to Accumulated Surplus Reserves		20,711		(P)
Appeal Provision Deficit				(Q)
Total Expenditures	**196,489**	**169,204**	**204,348**	(R)
Net Surplus / (Deficit)	**0**	**0**	**0**	(S)

Summary of Accumulated Surplus	2026 Approved Budget	2026 Projected Actual	2027 Proposed Budget	
Beginning Balance	**323,833**	**323,833**	**329,753**	(T)
Change in Accumulated Surplus	(14,791)	5,920	(38,282)	(U)
Ending Balance	**309,042**	**329,753**	**291,471**	(V)