

Proposed Employment Lands Development Community Improvement Plan (CIP) Public Meeting

May 28, 2025

invest**barrie**

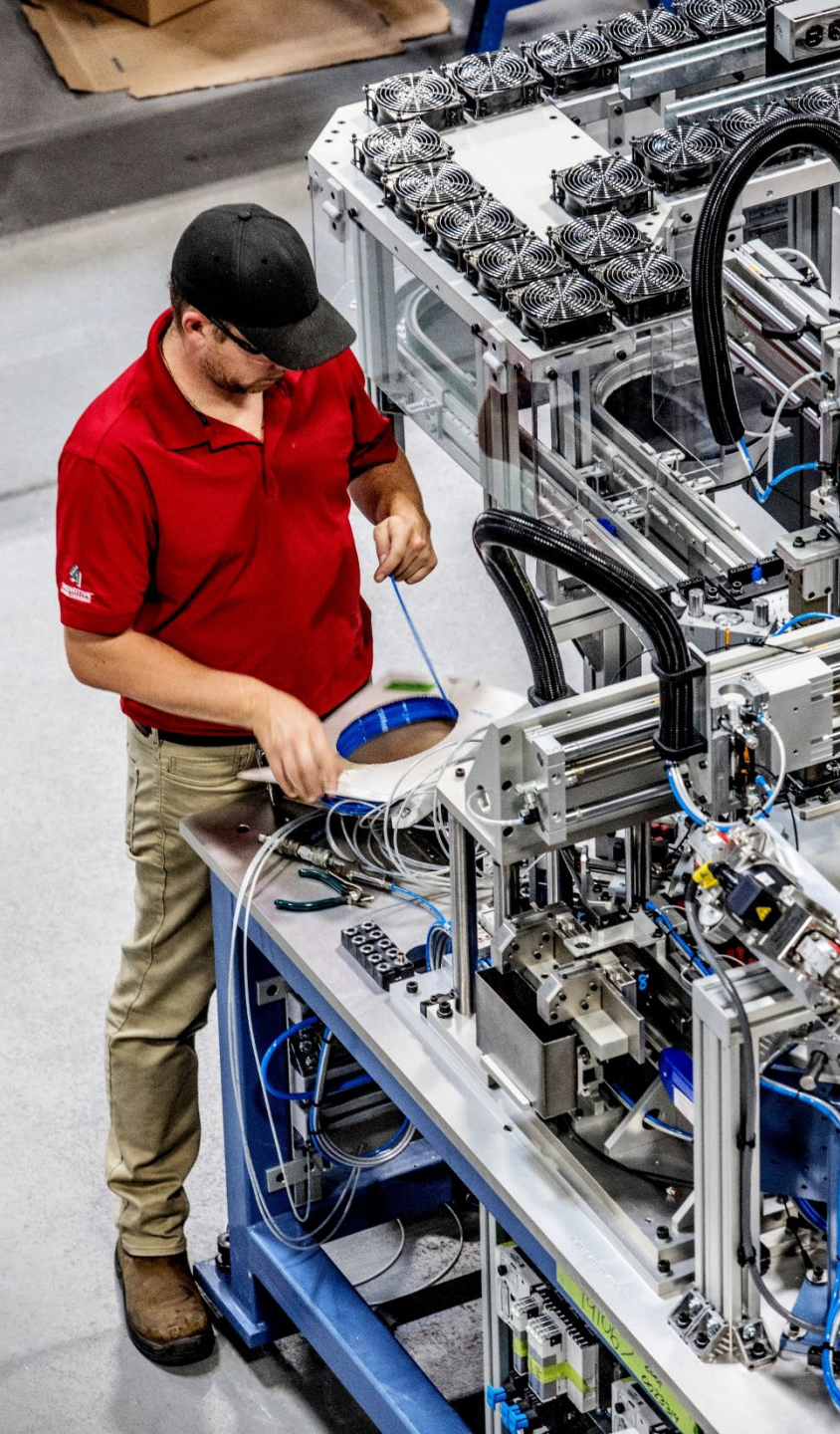
Public Meeting Overview

- Legislative Framework – What is a CIP?
- Background – Why create a CIP?
- CIP Overview – Eligibility & Requirements
- Proposed Financial Incentive Programs
- Financial Considerations
- Next Steps & Questions

Legislative Framework

What is a CIP?

- A CIP is a tool under the *Planning Act* to incentivize “community improvement” without contravening *Municipal Act* bonusing restrictions.
- Incentives are intended to encourage revitalization initiatives and/or to stimulate development and redevelopment for various environmental, social, or community economic development reasons.
- Incentives can include the acquisition, preparation, and disposition of land by the City, or grants and loans to cover (but not exceed) eligible development or redevelopment costs.
- CIPs cannot:
 - Exempt or waive Development Charges (DCs).
 - Cancel or reduce municipal or school taxes (except for heritage or brownfield properties).
 - Waive fees collected under the *Building Code Act*.

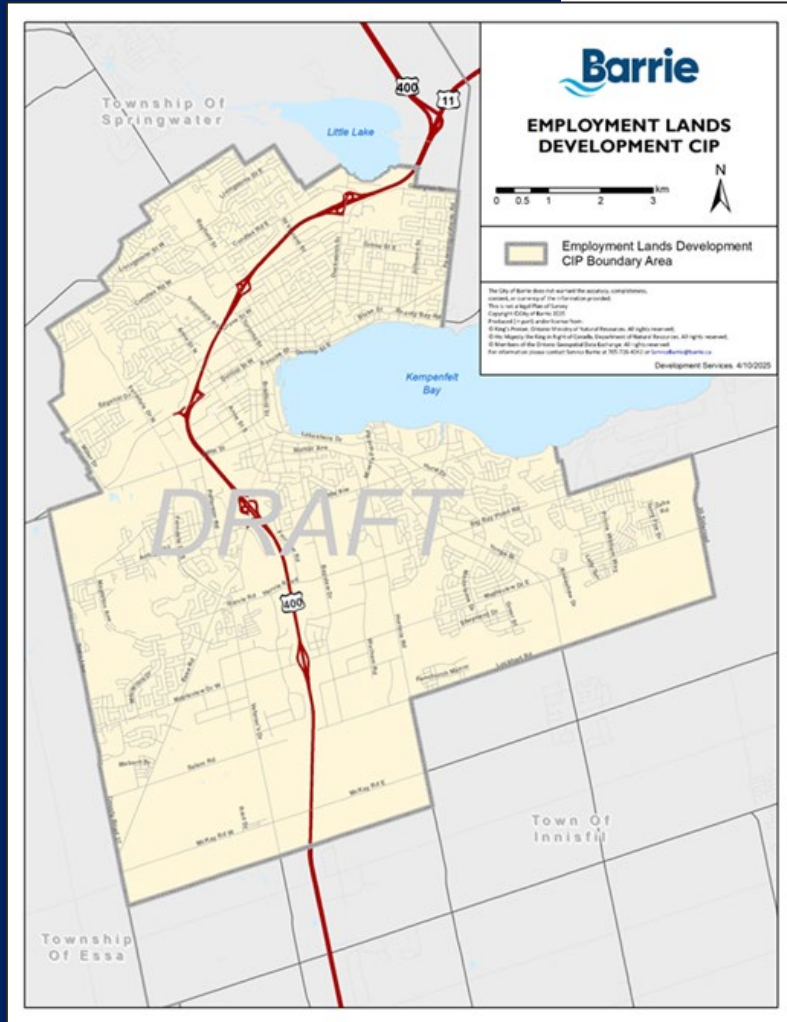


Background

Why create an Employment Lands Development CIP?

- Council directive from approval of Employment Lands Strategy Update
- Execute on a recommendation in the Development Charge By-law Update
- Capitalize on sector opportunities
- Align with Invest Ontario priorities
- Align with the Provincial Brownfields Financial Tax Incentive Program

CIP Overview: Eligibility & Requirements



- Property must be located within designated employment lands within the municipal boundary.
 - Residential, mixed-use, commercial and business commercial projects would not be eligible.
 - Project sites shall not be located on lands subject to flooding hazards, erosion hazards, including wetlands.
- Agreement required between the City and the property owner.
- Adequate municipal services and utilities with appropriate capacity to service the development must be available or can be made available.
- Property cannot be in a position of property tax arrears.
- Applicants can apply for multiple incentive programs, if eligible.
- Submissions will be reviewed using an Employment Lands Development CIP Scorecard currently under development.

Proposed Financial Incentive Programs

- Tax Increment Equivalency Grant (TIEG)
- Planning Application Fees and Building Permit Fees Grants
- Study Grants
- Development Charge (DC) Deferral Program



Tax Increment Equivalent Grant (TIEG)

- Yearly grant for a period of up to five (5) years.
- Uses the future property tax gains to help finance the actual development through the provision of grants.
- Value is equal to the incremental increase in municipal property tax resulting from the improvements.
- Grants start with 100% of increment in year one and declines by 20% annually.
- Provided to the owner, tenant, or assigned third party after property taxes have been paid in full each year.
- Total payment shall not exceed the cost of (re)development.

Planning Application Fees and Building Permit Fees Grants

- Upfront waiving of Site Plan Control Application fees.
- Rebated base Building Permit fees paid by the applicant
 - Rebate provided upon completion of an eligible development and the positive final inspection and clearance from Building Services.

Study Grants

- Offsets the cost of studies required by the City to support an employment use.
- May include, but not necessarily be limited to:
 - traffic impact studies;
 - environmental impact studies;
 - site servicing studies;
 - archaeological surveys; and/or
 - feasibility studies/analysis.
- 50/50 matching grant; City provides up to 50% of eligible study costs.
- Maximum grant values of \$25,000 per study and \$250,000 per property.

Development Charge Deferral Program

- Allows qualifying projects to seek approval to defer the payment of project Development Charges (DCs) without interest charges:
 - from Building Permit issuance to prior to an Occupancy is Permitted Report from Building Services; *OR*
 - an 18-month timeframe from building permit issuance.

Next Steps & Questions

Following this public meeting staff will:

1. Consider all comments received through the public engagement process.
2. Revise the Draft CIP programs based on feedback received.
3. Finalize application forms and score card that will be used to prioritize funding allocation
4. Prepare a Staff Recommendation Report for General Committee for September 2025.

For more information:

- See the project webpage at: www.barrie.ca/EmploymentLandsCIP
- Contact Invest Barrie at invest@barrie.ca or 705-728-9580.