

SUMMARY OF PROPOSED CHANGES TO THE DRAFT EMPLOYMENT DEVELOPMENT COMMUNITY IMPROVEMENT PLAN (CIP)

Item	Proposed change	Rationale
1.	Change title from Employment Lands Development Community Improvement Plan to Employment Development Community Improvement Plan.	Title change to make it more concise and to avoid any confusion regarding eligible properties.
2.	The Community Improvement Project Area (Section 3.1) for the Employment Development CIP originally included all designated employment lands within the City of Barrie municipal boundary. The CIP area is being change to all lands within the City of Barrie municipal boundary as it existed on the date of passing this By-Law. The associated map (Figure 1: Community Improvement Project Area) has been revised to reflect this change.	This change has been made to avoid confusion regarding the area of the City covered by the CIP. The included eligibility criteria and scorecard will ensure that approved projects are targeted so it is unnecessary to have it tied to a land use designation.
3.	Financial Incentive Programs General Eligibility and Requirements (Section 3.3.1) Changed the list of uses that are not eligible to apply from: residential, mixed-use, office, commercial and business commercial projects to: residential, mixed-use, office, commercial and retail. Also added the following: Projects must be employment or industrial uses including but not limited to advanced manufacturing (inclusive of priority sectors such as automotive, defense, mining, and life sciences).	These changes were made to avoid confusion with the definition of business commercial and to provide further clarification regarding the types of projects that are eligible and alignment with federal and provincial sectors and investment attraction efforts.
4.	A new program was added, Employment Ready Review (Section 3.2.2).	This program was added after consultation with Development Services regarding the added benefit of a pre-review for certain projects to determine the planning process required and to discuss general development requirements prior to submitting development or building permit applications.
5.	Financial Incentive Programs General Eligibility and Requirements (Section 3.3.1) the following was added that development projects that	This CIP program was developed in part to replace the incentive previously provided through the industrial development charges abatement program, therefore, projects that received that 40% DC

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	received the previous 40% Development Charge discount through the previous DC abatement program for industrial projects are not eligible for any program under this CIP.	discount will not be eligible for the CIP incentives in addition to the discount already received.
6.	Financial Incentive Programs General Eligibility and Requirements (Section 3.3.1) the following was amended: With the exception of the Employment Ready Review applications and Exemption from Site Plan Application Fees applications, projects must have an approved Site Plan Agreement, if applicable, prior to making an application to any CIP program. Applications must be submitted before an Occupancy Permit is issued by Building Services, and the Building Permit must have an issuance date of January 1, 2025 or later.	This was amended for further clarification regarding application timing and requirements.
7.	Financial Incentive Programs General Eligibility and Requirements (Section 3.3.1) the following was added: Project costs incurred prior to an application under this CIP shall be eligible for funding provided the project has not yet been issued an Occupancy Permit by Building Services or occupancy has not yet occurred and the Building Permit issuance date is January 1, 2025 or later.	This was added to provide some parameters for projects that are currently underway but not yet completed to provide them with the opportunity to potentially still take advantage of the CIP incentives.
8.	Financial Incentive Programs General Eligibility and Requirements (Section 3.3.1) Agreement Requirements: Have added the following: Non-compliance may result in rescission of incentive and requirement for repayment with interest.	This has been added to make it clear that for situations of non-compliance interest will be charged on repayment.
9.	Exemption from Site Plan Application Fees and Building Permit Fees Grant Program (Section 3.3.4) added the following: 50% of the base building permit fee will be rebated up to a maximum of \$150,000 per project. Previously there was no percentage allocation or upset limit.	The percentage and upset limit have been added to provide the opportunity for more developments to receive the incentives by reducing the total amount each project could receive.

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10.	Study Grant Program (Section 3.3.5): changed caps to \$30,000 per study and \$100,000 per project from \$25,000 per study and \$250,000 per project. Also added: Studies must be required as part of the development or building permit process to be eligible for reimbursement.	This change has been made to provide the opportunity for more developments to receive the incentives by reducing the total amount each project could receive.
11.	Development Charges Deferral Program (Section 3.3.7) added the following: Under the current City of Barrie Pilot DC Deferral Policy, (FIN-25-010) all residential and non-residential projects are eligible for interest-free DC deferrals. While this pilot is active—or if the policy is extended—the CIP DC deferral incentive will remain inactive. Also added: DCs must be fully secured prior to building permit issuance through cash, Letters of Credit, Surety Bonds, or other acceptable instruments under the City's Securities Policy. Securities will be drawn upon expiration of the deferral period. And changed the timeframe from 18 months to 24 months.	These changes have been made to ensure that the CIP DC Deferral is consistent with the City's Pilot DC Deferral Policy to ensure a smooth transition and ease of administration should the Pilot Policy be no longer in effect and the CIP DC incentives become active.
12.	Implementation and Administration (Section 4.1): added Building Services to the following: This CIP and associated programs will be administered by Invest Barrie staff, in consultation with staff in the Development Services, Finance, and Legal Services Departments.	This change has been made as Building Services will be involved in the administration of CIP programs.
13.	Implementation and Administration (Section 4.1): added Senior Leadership Team to the following: Approval of grants will be delegated to City staff. Invest Barrie staff will review the submissions against the applicable submission scorecard and make recommendations to an interdepartmental Grants Review Group consisting of members of the Executive Management Team.	This change has been made to allow members of the Senior Leadership Team to be included on the Grant Review Group.

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14.	Submission Process and Review (Section 4.2) the following was added: anticipated employment numbers and agreement to provide payroll information when requested as supporting documentation.	Employment numbers play a part in determining the eligibility of developments to apply for CIP incentives, therefore, a method to ensure that those employment numbers are being met has been added.
15.	Grant Payments (Section 4.3.2) The following was amended: Payment of grants will occur following the property owners' entering into an agreement with the City of Barrie and the provision of the applicable documentation to demonstrate that the work has been completed as required. This has been modified to include that grant payment is provided to the owner (registered or assessed), tenant or assigned third party and that agreements may be registered on title at the discretion of the City.	This change was made to provide the option for tenants to receive funding directly, with the owners' authorization, should they be the ones paying for building permits, studies or associated work rather than the owner.
16.	Industrial/Commercial Land Reserve fund renamed to Employment Development Reserve fund.	The name of the fund has been changed to reflect the new fund use.