

# Tax Rebate Program for Airport Development



## COMMUNITY IMPROVEMENT PLAN

The Thunder Bay International Airport is recognized as being important to both the citizens and the economy of Thunder Bay and the region.

The Airport property is approximately 345 hectares, or 850 acres in size. In 2003, these lands were designated by City Council as a Community Improvement Plan project area, as allowed under the Municipal and Planning Acts. This designation has permitted the adoption of a financial incentive program to stimulate investment and development.

## AIRPORT DEVELOPMENT TAX PROGRAM

This program allows the City to grant back increases in municipal property tax that arise from development for any aerospace activity.

**Aerospace activity means an activity related to the designing, engineering, manufacturing, movement, storage or maintenance of aerospace equipment or of components of such equipment.**

The total amount of municipal property tax increase rebates granted back can equal the total value of all eligible development work, including any new buildings or structures.

Deadline: Airport Development Tax Program is available to owners and tenants who submit their application by **December 31, 2020**.

## ELIGIBLE COSTS

Eligible program costs include:

- Environmental studies
- Environmental remediation
- Demolition and removal of debris
- Site preparation including construction or improvement of on-site public works, e.g., water services, private sanitary and storm drains and/or private sewers
- Improvements to existing structures
- Construction costs for any new buildings or structures, related to aerospace activity

To be considered for a grant (municipal property tax increment-based rebate) under this program, any property owner or tenant can make an application in writing to the City's Planning Services Division when applying for a building permit or prior to commencing site restoration.

## CONTACT

Planning Services Division  
Development Services Department  
2nd Floor, Victoriaville Civic Centre  
P. O. Box 800, 111 Syndicate Ave. S.  
Thunder Bay, ON, Canada P7C 5K4  
807-625-2216

# ELIGIBILITY CRITERIA

To qualify, property owners or tenants must satisfy the following conditions:

The property must be located within the boundaries of the Airport Community Improvement Plan project area

The subject property shall not be in a position of property tax arrears at the time of application and throughout the term of the program

Outstanding work orders from the City's Fire & Protective Services or the Building Division, and requests to comply from the Licensing & Enforcement Division, must be addressed prior to grant approval

The property shall be developed such that the amount of the work undertaken is sufficient to result in a re-assessment of the property - the assessment base date is October 23, 2006

The total value of the grant provided under these programs shall not exceed the value of the work done

Municipal property tax rebate means only the general portion of the total municipal property taxes paid, and does not include any other taxes or amounts (such as education taxes, or any urban service levies, public transportation levies or other taxes). Business taxes are not included in the calculation of this program

Proof of actual costs associated with aerospace development must be submitted to the Planning Services Division

If the aerospace use subject to the grant is discontinued, then the property shall no longer be eligible for rebates

If the building(s) subject to the grant is demolished before the rebate period lapses the grants shall be forfeited and repaid to the City

# PROJECT AREA

