

## Strategic Core Areas 2021 Financial Incentive Program

### Planning and Building Fee Grant

The intent of this program is to stimulate investment by property owners or tenants of commercial or mixed use buildings in the Project Areas through the provision of a grant to those who wish to invest. The grant would apply to most municipal fees for planning applications (Official Plan and Zoning By-law Amendments, Minor Variances, Consents to Sever, Site Plan Control and Development Agreements, Plans of Subdivision/ Condominium) and to building permit applications.

Assistance will be in the form of a grant that has the effect of waiving 100% of the fee for a planning application and rebating the 100% of the fee for a building permit, up to a maximum of \$10,000 dollars. Fees will be reimbursed upon the conclusion of a planning application and/or the final inspection of the work related to a building permit.

This program will not apply to any performance or maintenance guarantees (ie. letters of credit) posted by the proponent, required professional studies, service connections, or to expenses including deposits incurred by the applicant because of the City's participation at the Local Planning Appeal Tribunal (LPAT) or Court proceedings. The cost of any required newspaper notices will also not be included.

### **Eligibility**

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

- The property must be located within the boundaries of one of the Project Areas of this Plan;
- The applicant must be either a registered property owner, assessed property owner or a tenant of a property to whom the owner has assigned consent to receive assistance under the CIP;
- Grant is not intended for single detached dwellings;
- This program may be used in combination with any other Community Improvement Program provided that the total amount of assistance provided does not exceed the value of work done, or \$25,000 dollars whichever is lower;

- For the purpose of monitoring the success of the CIP program and promotion, before and after photos of interior and/or exterior improvements shall be provided at the outset and upon project completion;
- All fees shall be paid in full at the application stage. Once the work is completed to the satisfaction of the City and building permit is finalized or a planning decision is rendered, the fees shall be refunded to the applicant;
- Applications to the Planning and Building Fee Grant Program, Conversion Grant Programs and Façade Improvement Grant, can be combined and applied for on multiple occasions during the lifetime of the program, provided that total value of all approved grants does not exceed the individual grant cap or overall combined maximum of \$25,000 dollars;
- Grant eligibility shall be based on the allocation of funds to the CIP by Thunder Bay City Council. Applications will be dealt with on a “first come, first served” basis;
- The application deadline will be established dependent on the allocation of budget funding;
- If conditionally approved for a grant, the applicant shall have one month from the conditional approval date to obtain a building permit (if required). If a building permit is not obtained within one month, the conditional approval is rescinded.