

Fort Erie
Town of Fort Erie
Planning & Development Services
905-871-1600
www.town.forterie.ca

Fort Erie Economic Development & Tourism Corp.
905-871-1332
www.forteriecanada.com



Niagara Falls
City of Niagara Falls
Policy Planning & Development
905-356-7521
www.niagarafalls.ca

Business Development Department
905-356-7521



Niagara Region
Community and Long Range Planning
905-980-6000 ext. 3459
www.niagararegion.ca/government/planning

Economic Development
905-980-6000 ext. 3710
www.niagaracanada.com



Port Colborne
City of Port Colborne
Planning & Development
905-835-2900
www.portcolborne.ca

Economic Development Office
905-835-2900



Thorold
City of Thorold
Planning & Building Services
905-227-6613
www.thorold.com



Welland
City of Welland
Planning Division
905-735-1700
www.welland.ca

Welland Development Commission
905-735-1700
www.welland.ca/EDC



Niagara Gateway Economic Zone and Centre Community Improvement Plan

Incentive Programs



Tax Increment Based Grant and Regional Development Charge Grant Incentive



www.niagaragatewaycip.ca



OPPORTUNITIES AWAIT YOU AND YOUR BUSINESS IN NIAGARA'S GATEWAY COMMUNITIES

Opportunities await you and your business in Niagara's Gateway communities.

Niagara's Gateway communities offer close proximity to the U.S. border; competitive development costs, and an advanced multi-modal transportation infrastructure to help your new business succeed or your existing business to grow. Combine this with the financial incentives programs offered by Niagara's local area municipalities and you will clearly see that the time to invest in Niagara is now.

The Niagara Gateway Economic Zone and Centre Community Improvement Plan (Gateway CIP) has designated Gateway Community Improvement Areas throughout Niagara. The plan contains programs that provide financial incentives to property owners who revitalize, strengthen and diversify the Niagara economy.

Property owners that promote private sector investment, development, redevelopment and construction activity on employment lands in the Gateway Community Improvement Areas are eligible to participate in these incentive programs.

The Gateway incentive programs are delivered through a partnership between the Niagara Region and the participating municipalities of Fort Erie, Niagara Falls, Port Colborne, Thorold and Welland.

TWO PROGRAMS ARE AVAILABLE THROUGH THE GATEWAY CIP:

1. Tax Increment Based Grant Program:

This program provides an incremental tax grant to completed projects within the Gateway Project Area based on the project's economic and environmental design performance. Successful applicants will receive a tax rate rebate of a percentage of the post-project values, for a period of 5 or 10 years depending on the location of the project. Tax savings resulting from this program can be significant.

2. Regional Development Charge Grant Program*:

This program recognizes exceptional projects - those that score 14 points or more according to the Gateway CIP evaluation criteria - and provides relief from Regional development charges for those projects.

The Development Charge Grant payment is capped at \$1.5 million

**Available only on approved Tax Increment Based Grant Program applicants that qualify as exceptional projects (those that score a minimum of 14 points according to the Gateway CIP project evaluation criteria).*

NIAGARA GATEWAY ECONOMIC ZONE AND CENTRE CIP PROJECT AREAS

The Gateway CIP Area includes only designated employment lands within settlement areas in the five Gateway Municipalities. Within this area, "designated employment lands" refers to lands that have been designated in the Local Official Plans for employment uses. Local Municipalities should be consulted as to whether other employment lands may be eligible for local incentives.

GATEWAY CIP EVALUATION PROCESS

Evaluation Scoring Matrix

A maximum of 20 points is available, with a potential of 15 for economic performance and 5 for environmental design performance. The annual percentage of municipal property tax rebated will be based on the total project score out of 20.

Economic Performance

Points are awarded based on the number of full-time equivalent jobs created or retained by the project, and the construction value of the project.

Construction Value (A)	Points
\$200,000 – \$1,999,999	1
\$2,000,000 – \$9,999,999	2
\$10,000,000 – \$39,999,999	3
\$40,000,000+	4

Full Time Jobs Created/Retained (B)	Points
1–9	5
10–19	6
20–34	7
35–50	8
51–74	9
75–100	10
100+	11

Environmental Design Performance

A maximum of 5 points are available based on the level of Leadership in Energy and Environmental Design (LEED) certification achieved by the project OR the project's conformity with Niagara Region's Smart Growth Design Criteria.

Level of LEED Certification (C)	Points
Certified	2
Silver	3
Gold	4
Platinum	5

OR

Region's Smart Growth Design Criteria (D)	Points
Conforms with 3/6	2
Conforms with 4/6	3
Conforms with 5/6	4
Conforms with 6/6	5

A + B + (C or D) = Gateway CIP Score
TIBG Funding Structure

Total Gateway CIP Score	TIBG Level**
0–7	No Grant
8	40%
9	45%
10	50%
11	55%
12	60%
13	65%
14	70%
15	75%
16	80%
17	85%
18	90%
19	95%
20	100%

***The percentage of property tax increase driven/generated by the development project which will be rebated for a duration of 5 or 10 years (depending on the location of the project within/ outside a Strategic Location for Investment).*

