

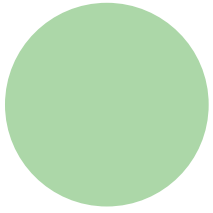
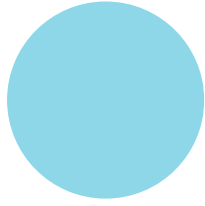
NIAGARA GATEWAY ECONOMIC ZONE COMMUNITY IMPROVEMENT PLAN

MUNICIPAL EMPLOYMENT INCENTIVE PROGRAM (MEIP)



PLANNING, BUILDING & DEVELOPMENT DEPARTMENT





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APPLICANT INFORMATION PACKAGE



INCENTIVE PROGRAM OVERVIEW

The Municipal Employment Incentive Programs offer additional local level financial incentives for development proposals that have received approval for the Tax Increment Based Funding Program (TIBG) under the Niagara Gateway Economic Zone Community Improvement Plan (CIP). The TIBG is delivered through a partnership with the Niagara Region.

The incentives under the MEIP are supplemental to the TIBG and are administered by the City of Niagara Falls. Included are:

- Planning Application Fee Waivers
- Building Permit Fee Rebates
- Study Grants



A 5-10 year tax increment based grant on Local property taxes may be considered on a site specific basis by the City of Niagara Falls for those employment uses identified on [Appendix E – Targeted Sectors and Land Uses of the Niagara Gateway Economic Zone Community Improvement Plan](#) that are not identified under the TIBG on lands that have been designated for employment uses.

INCENTIVE PROGRAM DETAILS

The incentive programs under the MEIP are subject to the eligibility requirements, conditions of approval and required documents under the TIBG. Please refer to the Niagara Gateway Economic Zone and Centre Community Improvement Plan Applicant Information Package.

PROGRAM DESCRIPTION

PLANNING APPLICATION FEE WAIVER



The fee for Official Plan amendments, Zoning By-law amendments, site plan control or minor variances may be waived at the discretion of City Council or its delegate for any development proposal within the Gateway CIP Project Area that proposes an eligible employment use. The waiver only applies to the City's portion of the Application Fee and would not include fees required by other commenting or review agencies (e.g. Niagara Region, Niagara Peninsula Conservation Authority).

BUILDING PERMIT FEE REBATE



The fee paid for building, demolition or occupancy permits is rebated upon completion of an eligible development. Fees are paid at the time of application and, upon final inspection and clearance of the Building Division, are rebated to the applicant.

STUDY GRANTS



A study grant is offered to offset the cost of studies required by the City to support an employment use on an eligible property. The studies may include: urban design studies, traffic impact studies, environmental impact studies, servicing studies, archaeological surveys, or feasibility/analysis studies. The grant is a "50-50" matching grant program where the City will provide a grant to an applicant for up to 50% of the cost of an eligible study (excluding HST), up to a maximum of \$5,000 per study and \$20,000 per property.

FREQUENTLY ASKED QUESTIONS



WHO CAN APPLY?

- A property owner within the Gateway Economic Zone and CIP Project Area whose property is designated for employment use under the City's Official Plan.
- Employment use projects that meet the performance assessment and conditions of the Tax Increment Based Grant are eligible to receive these City incentives.

IS THERE A FEE TO APPLY?

No.

HOW DO I APPLY?

- Arrange a pre-consultation meeting with Planning and Economic Development staff in order to determine program eligibility under the Gateway CIP.
- Arrange a pre-consultation with City Staff to discuss any planning approvals or study requirements to establish the eligible employment use.
- Complete the MEIP Application form and attach it to a completed TIBG Application. Ensure that all required signatures have been provided and that the application is accompanied by all required supporting documentation.

WHAT IS THE MAXIMUM GRANT AMOUNT?

- Planning application fees will be waived in the amount of 100% for eligible employment uses (see Appendix E of the CIP).
- 100% of building, demolition or occupancy permit fees will be refunded to a maximum of \$50,000 per project (subject to the availability of funding).
- Study grants of up to 50% of the cost of a required study cost (excluding H.S.T.) up to a maximum of \$5,000 per study and \$20,000 per property.

The total value of any grants provided under this program, together with the TIBG will not exceed the eligible costs under the TIBG.

WHAT CONDITIONS MUST BE MET TO BE ELIGIBLE FOR A MUNICIPAL EMPLOYMENT INCENTIVE PROGRAM STUDY GRANT?

- To be eligible, studies must be identified through pre-consultation with City Planning Staff as a required study to support an application under the Planning Act (including those required as part of a completed application under the Planning Act); or must have been requested by Economic Development or Planning Staff to support the financial viability or long term benefit of a proposed employment use;
- Must be completed by a qualified person.
- The applicant must agree that the City will be provided with permission to notify any other subsequent project proponents of the existence of the study.

FREQUENTLY ASKED QUESTIONS



WHEN WILL THE GRANT FUNDS BE ADVANCED?

- Planning application fees can be waived upon approval of Council.
- Building permit fees must be paid at the building permit application stage. Upon final inspection of the completed and occupied project, permit fees collected will be rebated to the property owner.
- Study grants – Upon review and confirmation by City Staff that the report satisfactorily addresses all issues and has been completed by qualified person.

WHAT HAPPENS NEXT?

- The application and supporting documentation is reviewed by staff to ensure that they meet all of the eligibility requirements.
- Staff may request clarification or additional supporting documentation.
- Once a letter confirming eligibility under the Gateway CIP TIBG incentive has been issued by Regional and City Staff, a recommendation on the grant application is made by staff and forwarded to City Council.
 - o If applied for, a planning fee waiver and building permit fee rebate will be included in the recommendation report to Council.
 - o Study Grant rebate applications are reviewed by staff. A decision on the study grant rebate will be made by staff and notification of the decision will be given to the applicant in writing. If approved, an approval letter will specify the amount of the grant.
 - o If an application is approved by Council, a tri-party agreement between the Region, City of Niagara Falls and the applicant is drafted and executed for the TIBG.
 - o Construction of the approved works may commence, subject to the issuance of a building permit(s).
 - o Upon completion of all works, Step 4 of the Niagara Gateway Economic Zone and Centre CIP Application Information Package is initiated to confirm the actual grant payment.

CONTACT INFORMATION

Planning, Building & Development Division
City of Niagara Falls
905-356-7521 ext 4238
planning@niagarafalls.ca

Business Development Department
City of Niagara Falls
905-356-7521 ext 5000
bdd@niagarafalls.ca

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APPLICATION FORM

APPLICATION FORM

This application form is to be completed as an addendum to the Niagara Gateway Economic Zone Community Improvement Plan Incentive (Gateway CIP) Application Form. Please detach this page and submit both forms together.

APPLICANT/AUTHORIZED AGENT:

Property Address:

Name (printed):

Signature:

Date:

OFFICE USE ONLY
Date of Submission:

File Number:

I am applying for (check all applicable):



Planning Application Fee Exemption

- Official Plan Amendment
- Zoning By-law Amendment
- Site Plan Control
- Minor Variance
- Other:



Building Permit Rebate

- Demolition Permit
- Building Permit
- Occupancy Permit



Study Grant

- Traffic Study
- Environmental Impact Study
- Feasibility Study
- Other:

ACKNOWLEDGEMENT

I hereby acknowledge that I have met the following terms of the of the Municipal Employment Incentive Program and certify that:

- My property is within the Gateway CIP Project Area.
- I have not yet commenced any work to which this funding would apply.
- I have included the necessary documents required by the City of Niagara Falls and the Niagara Region including a completed application form under the Gateway CIP (including agent authorization, if necessary).