



Community Improvement Plan

Community Improvement Plan: Tax Increment Program

Potential CIP Incentives and Tools

The Town of Gore Bay is proposing a Community Improvement Plan (CIP) that will be used to promote improvements in the Community Improvement Project area (i.e. the “district” as noted in **Schedule A**). The purpose, type, duration, eligibility criteria, and application requirements for the program is described in detail below.

Program Implementation

The following CIP program is available to the Town during the initial five-year period of 2025-2030. However, Council will review its municipal budget on a yearly basis and decide on whether the program will remain in effect.

Council retains the right, in its sole and absolute discretion, to extend, revise, or alter this CIP, at any time during the five-year operational period of the Plan, subject to the objectives of Council and the satisfactory performance of the Plan in the opinion of Council.

General Program Requirements

The general and program specific requirements contained in this CIP are not necessarily exhaustive and the Town reserves the right to include other requirements and conditions as necessary on a property-specific basis. The tax incentive program is subject to the following general requirements, as well as the individual requirements specified under the program.

- a) The Town reserves the right to audit the cost of project feasibility studies, environmental studies, environmental remediation works, and/or rehabilitation works that have been approved under the tax incentive program, at the expense of the applicant;
- b) The Town is not responsible for any costs incurred by an applicant in relation to the program, including, without limitation, costs incurred in anticipation of tax assistance;
- c) If the applicant is in default of any of the general or program specific requirements, or any other requirements of the Town, the Town may delay, reduce or cancel the approved tax assistance;
- d) The Town may discontinue the program at any time, but applicants with approved tax assistance will still receive said tax assistance, subject to meeting the general and program specific requirements;
- e) All proposed works approved under the incentive program and associated improvements to buildings and/or land, or new builds shall conform to all Municipal



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- By-laws, policies, procedures, standards, guidelines, including applicable Official Plan and Zoning requirements and approvals;
- f) The improvement made to buildings and/or land shall be made pursuant to a Building Permit and/or other required permits, and constructed in accordance with the Ontario Building Code and/or other municipal requirements. Outstanding work orders, and/or orders or requests to comply and/or charges from the Town (including tax arrears) must be satisfactorily addressed prior to tax assistance payment;
 - g) Outstanding charges from the Town (including tax arrears), work orders, and/or orders or requests to comply must be satisfactorily addressed prior to application processing and tax assistance payment;
 - h) In all cases, if the applicant is not the owner of the property, the applicant must provide written consent from the owner of the property to make the application and undertake the works.

Tax Incentive Grant Program

The following table presents a summary of the CIP program:

Program	Grant Amount
Tax Incentive Grant Program	<p>For commercial properties within the “Core Commercial Area” of the “district” area (as shown in Schedule B):</p> <ul style="list-style-type: none"> • 100% rebate in year 1 • 80% rebate in year 2 • 60% rebate in year 3 • 40% rebate in year 4 • 20% rebate in year 5 <p>The owner is paying based on the full assessed amount in year 6.</p> <p>For multi-residential, seniors housing, or attainable housing on properties within the “district” area (as shown in Schedule A):</p> <ul style="list-style-type: none"> • 100% rebate in year 1 • 90% rebate in year 2 • 80% rebate in year 3 • 70% rebate in year 4 • 60% rebate in year 5 • 50% rebate in year 6 • 40% rebate in year 7 • 30% rebate in year 8



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	<ul style="list-style-type: none"> • 20% rebate in year 9 • 10% rebate in year 10 <p>The owner is paying based on the full assessed amount in year 11.</p>
Purpose	To stimulate private investment in the “district” area and to promote the undertaking of development on land.
Grant Amount & Disbursement	<p>The total amount of the grant provided will not exceed the value of the work that resulted in the reassessment.</p> <p>This grant excludes the education portion of the tax bill. The Town is only able to rebate the municipal portion of the tax bill.</p> <p>The Grant will be disbursed as follows:</p> <ul style="list-style-type: none"> • 100% after payment of taxes, once the property has been reassessed by MPAC, following completion of the CIP project. <p>The Town will collect the full amount of property taxes owed for each of the years of the program’s applicability and will issue the grant to the approved applicant after final tax bills for each year have been collected. If the tax bill is not paid in full, the Town will cancel all future grants and collect past grants made as part of this program.</p> <p>The grant will not be provided based on a graduated reassessment by MPAC if done prior to completion of the project.</p>
Eligible Costs	Any improvements to properties/buildings in the CIP project areas which meet the CIP goals, objectives, and design guidelines.
Applicable Project Areas	<p>All commercial, multi-residential, seniors housing, or attainable housing properties located within the:</p> <ul style="list-style-type: none"> • “district” area
Additional Requirements	<p>Minimum increase in assessment: \$25,000, directly related to a building permit for CIP improvements.</p> <p>Property owners and/or assignees will be required to submit a complete application to the Town describing, in detail, the improvements that are planned. The application must be</p>



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submitted to the Town and approved prior to the improvements being made in order to be eligible for this program. The Town will review the application to ensure that the improvements are eligible. For the purpose of this program, eligible improvements are deemed to be improvements that will lead to an increase in the property's assessed value by improving the physical condition of the building and/or property in a manner that is consistent with the CIP's intent and design guidelines.

Projects are required to be in compliance with the Town's other By-laws and policies, including zoning and building regulations.

The subject property shall not be in a position of tax arrears or any other financial obligation towards the Town.

This program does not exempt property owners from an increase in municipal taxes due to a general tax rate increase or a change in assessment for any other reason after property has been improved, except by reason of an assessment appeal.

The grant will be forfeited and repaid to the Town if the owner makes the decision to demolish or alter the property in a manner that does not comply with the previous discussion between the Town and the owner before the grant period elapses.

If the property is sold prior to completion of the project and receipt of the grant, subsequent owners may re-apply to the Town to be eligible to receive the grant.

If the property is sold after completion of the project, and while the tax increment grant is being received, the grant expires upon transfer of ownership. Subsequent owners are not eligible to continue receiving the grant for the tax increase associated with the project which has already been completed.

The grant amount will be established after the final inspection of the improvements in accordance with the Ontario Building



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	Code, and the Municipal Property Assessment Corporation (MPAC) has established a new assessment value based on the building permit for the CIP project.
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Implementation

Application Review Process

Applications for the CIP incentive programs will be processed as follows:

1. Pre-consultation meeting with the Town Manager/Clerk and/or the Town’s Planning and Development Task Force.
2. Submissions of any supporting documentation regarding the project (such as a site plan; locates; servicing plan; drawings to scale; pictures; diagrams; renderings; etc.).
3. Screening of applications by the Town to ensure compliance with minimum eligibility requirements and design guidelines outlined in the CIP.
4. Evaluation by the Town.
5. The Town may require the signing of an agreement for certain programs which outline terms and conditions.
6. Prior to release of funds, the Town will require proof of all costs submitted by the applicant.

Evaluation of applications will be coordinated by the Town Manager/Clerk and/or the Planning and Development Task Force with assistance by other members of Town Council, Staff, and/or planning professionals. The Town will manage the implementation of the CIP. There is no annual cap on the program, and application intake will occur on an ongoing basis, however applications will still need to be reviewed and approved by the Town.

Council may extend, revise, or alter this CIP during or beyond the initial five-year horizon subject to funding, the objectives of Council, and the performance of the CIP.

Administration and Financial Implications

This Community Improvement Plan will be administered by the Town of Gore Bay as part of the implementation of the Community Improvement Policies of the Town’s Official Plan.

For a CIP to be successful, it requires support from the Municipality in the form of funding deferred and implementation. The Town will be expected to provide assistance via foregone revenues (municipal tax increases). This would result in a significant



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improvement to the appearance and growth of the Town's "district" and is meant to encourage further investments in properties and buildings in the community. As the private and public sectors increase their investment in the community, with the assistance of the CIP, the overall benefits will be significant.

Monitoring and Amendments

The Town will conduct periodic reviews of the CIP program and activities relating to Community Improvement to determine their effectiveness and provide an update to Council. Council may amend this Plan as is necessary to ensure that the goals and objectives outlined in this Plan are achieved. The CIP will be monitored by the Town by reviewing the following performance measures:

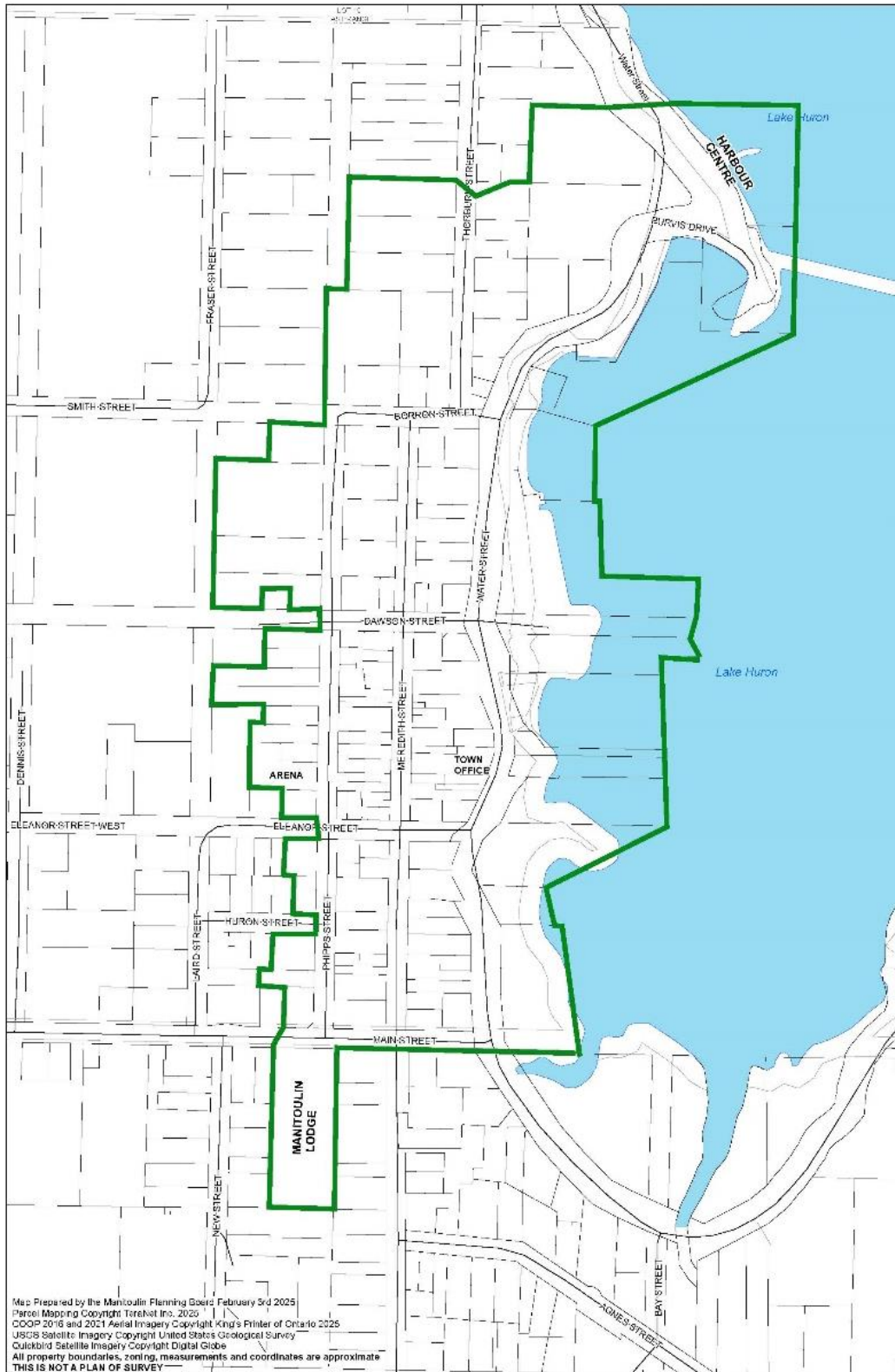
- Uptake of the program (applications submitted, applications granted, amount of tax revenue deferred)
- Total value of private sector investments related to CIP programs
- Vacant lands in the Town
- Property assessments
- Applicant satisfaction with application process and other materials

During the first year of the program, the Town should evaluate the effectiveness of the organizational and funding structure of the CIP process, the evaluation process, and the amount of staff resources and other resources to administer, monitor, and market the Plan.

An amendment to the Community Improvement Plan requires a statutory public meeting with notice requirements in accordance with the Planning Act.



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Schedule A – District





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The “district” has the following boundaries:

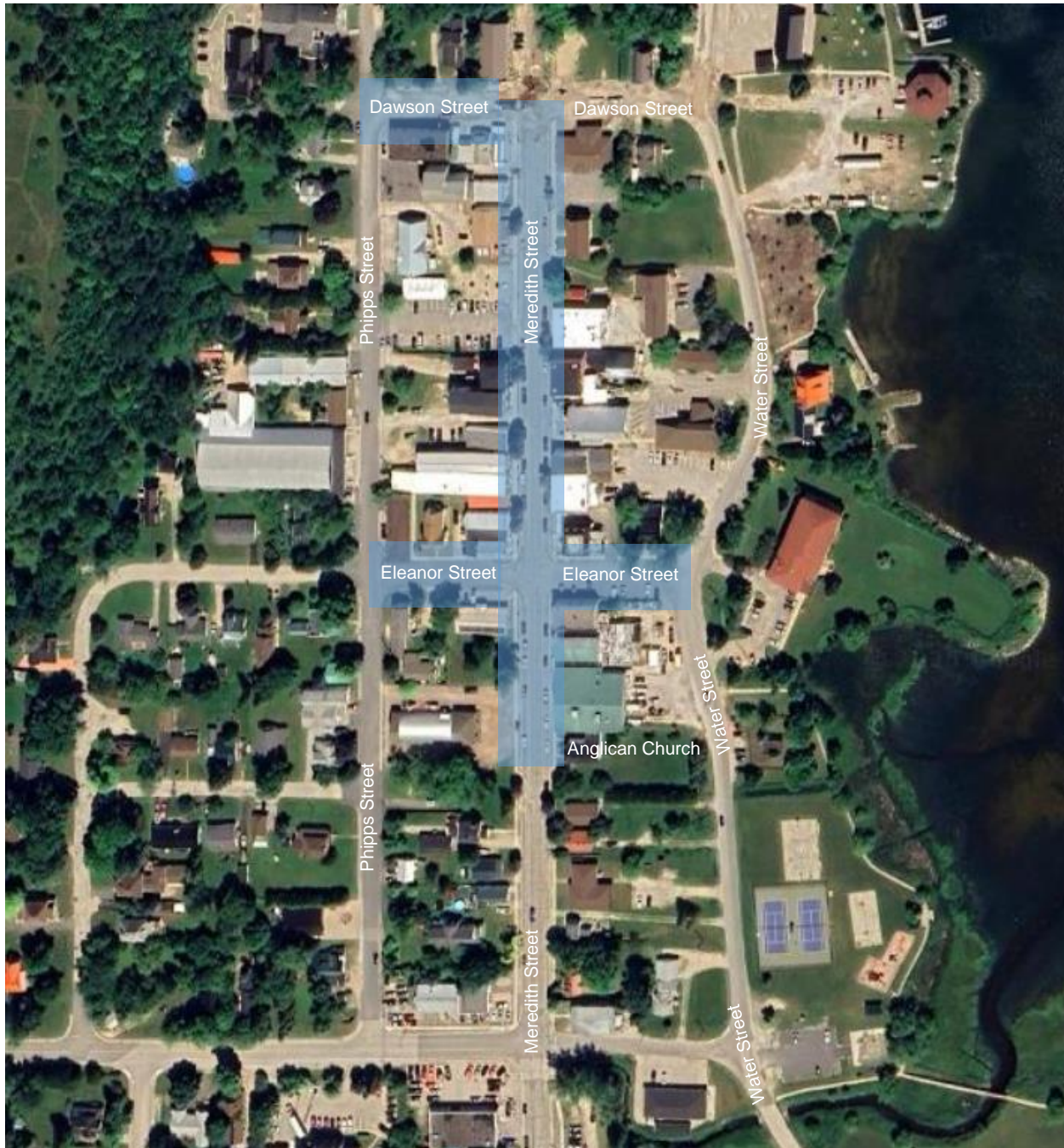
- Water Street (from Purvis Drive (including 40 Lighthouse Rd #38) to Main Street);
- Meredith Street (from Main Street to Borron Street);
- Phipps Street (from Main Street to Borron Street);
- Thornburn Street (from Borron Street north ending at (but including) the properties at 11 Thornburn Street and 16 Thornburn Street);
- Eleanor Street (from Water Street to Phipps Street);
- Dawson Street (from Water Street to Phipps Street);
- Borron Street (from Water Street to Phipps Street); and
- Including the property at 3 Main Street (Manitoulin Lodge).



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Schedule B – Core Commercial Area



The “core commercial area” has the following boundaries:

- From 30 Meredith Street (the Anglican Church) north to Dawson Street; and
- Dawson Street east from Phipps Street to Meredith Street; and
- Eleanor Street east from Phipps Street to Water Street.