



**City of Brantford**  
**ECONOMIC DEVELOPMENT**  
**COMMUNITY IMPROVEMENT PLAN**

*March 24, 2026*

*By-Laws 21-2026 & 22-2026*

*Staff Report 2026-151*

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# Part A: Preamble

## A.1. Introduction

### A.1.1 What is the Economic Development Community Improvement Plan (EcDev CIP)

In general, a community improvement plan (CIP ) is a tool used to attract investment, foster development, and encourage initiatives that achieve desired goals identified by City of Brantford. Section 28 of the *Planning Act* governs how municipalities prepare and implement a CIP, including the types of incentives that can be offered under a CIP. The City of Brantford has the following CIPs designed to achieve defined purposes:

- I. Downtown CIP is intended to support Downtown revitalization and bring more people to live and work in Downtown Brantford through programs that add residential units, upgrade public-facing facades, and implement safety and vandalism prevention improvements.
- II. Greyfelds CIP is intended to support the revitalization of underutilized, neglected, or vacant commercial sites through programs that add residential units, upgrade facades, upgrade accessibility and urban design, and implement safety and vandalism prevention improvements.
- III. Brownfields CIP is intended to support the remediation of former industrial sites that require a record of site condition to support new residential development.

**The Economic Development CIP has two main purposes:**

- 1) To encourage job creation through the attraction of new businesses and/or expansion of existing businesses; and**
- 2) To support investments in high potential economic sectors that contribute to the diversification of the local economy.**

### A.1.2 Background

City of Brantford Council directed the implementation of policies and complementary programs that fulfill the Economic Development Strategy 2024-2031. The Economic Development CIP particularly responds to extraordinary shifts in the global economy starting in 2025. For more information see Section A.2.5 of this Plan.

The Economic Development CIP provides a means to enhance the current business environment to foster and support private-sector investment in both large and small scale businesses that contribute to job creation, assessment growth, economic diversity that in turn contribute to a healthy community.

### A.1.3 Procedure

Through Staff Report 2026-151, Council provided direction to approve and enact the Economic Development CIP. The public engagement used to inform the development of the CIP is outlined in this staff report.

[Click to review the full Staff Report 2026-151.](#)

### A.1.4 Administrative

The Economic Development CIP is administered by the Economic Development Division, under the Economic Development Tourism, and Cultural Initiatives Department.

Funding for the financial incentive programs contained within the Economic Development CIP will be considered and approved during the multi-year budget cycle by City Council.

Monitoring and reporting on the performance of the Economic Development CIP will occur on an as-needed basis (or as directed by Council) and not exceeding an eight (8) year cycle. See Section B.6 Monitoring for more details.

The CIP may be revised or amended from time to time. Minor or technical amendments may be made without Council approval. Major or substantive amendments may be made by amendment, subject to the statutory process under the *Planning Act*, which includes public consultation and Council approval. See Section B.7 Evaluation for more details.

Every effort has been made to ensure consistency and alignment of policies, program, and requirements. The authority to interpret and implement this Plan will be with the City's Economic Development Team

### A.1.5 How to use this plan

Individuals who are interested in applying for the financial incentives under the Economic Development CIP should read this plan in its entirety. Attention should be paid to Part B, which details the programs available, general program eligibility and requirements, and any program-specific requirements. After reading this plan, interested proponents are encouraged to contact Economic Development Staff at the City to confirm their eligibility and the application process. Early engagement with Economic Development staff is highly recommended.

**Email:** [Advantage@brantford.ca](mailto:Advantage@brantford.ca)

**Phone:** 519-759-4150

## A.2. Legislative and Policy Framework

### A.2.1 Municipal Act and Planning Act

The legislative authority to prepare a CIP is provided under Section 28 of the *Planning Act*. The authority to provide financial incentives is established in Section 106 of the *Municipal Act*.

## A.2.2 Development Charges Act

Section 5 of the Development Charges Act allows a municipality to exempt a type(s) of development from a development charge, but any resulting shortfall cannot be made up through higher development charges for other types of development. The development charge can be partial or total exemption from a municipal development charge (also known as a reduction of development charges) in order to promote community improvement. This approach to providing a development charge incentive falls under the municipal development charges by-law, which is outside of this CIP.

[Click to review the full City of Brantford Development Charges By-law.](#)

## A.2.3 Provincial Policy Statement 2024

The Provincial Planning Statement, 2024 (PPS 2024) came into effect on October 20, 2024. All decisions affecting planning matters are required to be consistent with the PPS 2024 unless otherwise prescribed by the Minister.

Additionally, the PPS 2024 identifies twenty-nine (29) large and fast-growing municipalities with the greatest need for housing and includes specific policies for these municipalities. The City of Brantford is recognized on the List of Large and Fast-Growing Municipalities in the province (Appendix – Schedule 1).

The development of an Economic Development CIP that focuses on attracting and fostering development that contributes to economic growth and job creation is in alignment with provincial economic development objectives (Section 2.8.1 Supporting a Modern Economy) and provides a means through which the City can implement actions to best position itself for future growth of the local employment base.

[Click to review the full PPS 2024.](#)

## A.2.4 Official Plan

To establish a CIP Project Area, a municipality must have provisions in the Official Plan relating to community improvement. The City of Brantford Official Plan (Envisioning Our City: 2051), currently contains provisions in Section 3.2 and Section 9.7:

Section 3.2 Promoting a Strong and Healthy Economy, which includes policies and sub-policies addressing the following areas:

- (a) Enhance the Economy
- (b) Support the Rural/Agricultural Economy
- (c) Diversify Commercial Uses
- (d) Promote Tourism

(e) Support Creative and Cultural Industries

Section.9.7 – Other Planning Act Tools identifies that the City of Brantford may use a number of planning and development tools, as they are authorized by the Planning Act, to implement the vision, principles and policies of this Plan, including Community Improvement Plans.

[Click to review the full Official Plan.](#)

## A.2.5 Economic Development Strategy 2024-2031

The City’s Economic Development Strategy includes the following priority actions:

- Goal 1: Transform downtown into a “destination” that residents are proud of.
- Goal 2: Be investment ready and business friendly by creating a business-first climate.
- Goal 3: Integrate economic development (including small business), real estate and tourism with critical City initiatives, including transit and active transportation planning.
- Goal 4: Recognize the Creative Industries sector as a significant economic and social pillar for the economy.
- Goal 5: Work with the local post-secondary institutions to provide more employment opportunities to support local businesses.
- Goal 6: Improve partnerships to build a more cohesive business community.
- Goal 7: Build tourism for the people of Brantford first.
- Goal 8: Increase the resilience of Brantford’s economy from the impact of external influences such as international trade conflicts.

[Click to review the full Economic Development Strategy 2024-2031.](#)

# Part B: Economic Development Community Improvement Plan

## B.1. Goals

The Goals of Economic Development CIP are:

1. Encourage job creation through the attraction of new businesses and/or expansion of existing businesses; and
2. Support investments in high potential economic sectors that contribute to the diversification of the local economy.

3. Facilitate the development of the City’s vacant employment lands and other areas that have the potential to be new employment areas; and
4. Support investment and development that results in an increase in property assessment and grows the non-residential municipal tax base over the long term.

The goals outlined above will be achieved through the municipal financial incentive programs and supportive municipal policy and regulations outlined in the Economic Development CIP.

## B.2. Community Improvement Project Area (Appendix A)

The goals of the Economic Development CIP are applicable to the entire geographic area comprising the municipal boundaries of the City of Brantford in recognition that almost all areas of the city have development potential that may contribute to economic activity and growth.

**Appendix A** depicts the Economic Development CIP Project Area. **Appendix B** depicts the specific target areas that are applicable to the Industrial Grant Programs (outlined in Section B.3.2) approved and in effect through By-law 21-2026 and 22-2026 starting May 1, 2026.

## B.3. Financial Incentive Programs

The financial incentive programs offered under the Economic Development CIP are intended to leverage private sector investment to choose to make their investment in Brantford and to proceed in a timely manner, which ultimately contributes to achieving the goals of this CIP.

Please speak to City Staff in the Economic Development division (email [advantage@brantford.ca](mailto:advantage@brantford.ca)) and check [www.AdvantageBrantford.ca](http://www.AdvantageBrantford.ca) to be apprised of the most up to date information regarding the available financial incentive programs.

### B.3.1. GENERAL ELIGIBILITY CRITERIA

To be considered eligible for any of the grant programs outlined in this CIP, all proposed improvements shall be in accordance with the following general eligibility criteria:

**i. Located in the Community Improvement Project Area (Appendix A)**

The applicant property shall be located within the current CIP Project Area.

**ii. Consistency with the Plan’s intent**

Proposed projects shall generally contribute to and be consistent with achieving the goals as outlined in B.1 of this Plan.

**iii. Project must represent an improvement**

Proposed projects must represent an improvement over existing conditions, and not simply represent a typical lifecycle replacement of materials, paving, or structures. Maintenance-related works and repairs are not eligible. The works must represent a

positive change over existing conditions, subject to the sole discretion of the City. Additionally, where an existing property is in a good state of repair, the City shall have discretion to refuse an application that does not result in significant enhancement to the property.

**iv. Compliance with Official Plan, Zoning, Etc.**

Proposed projects shall be in conformity with the Official Plan, Zoning By-law, and any other applicable municipal by-laws. Any proposed works shall also be subject to any required Building Permit, or other required permits or approvals from other approval authorities. Notwithstanding this requirement, it is recognized that this Plan contemplates grants for projects that may require planning or building approvals, meaning that the proposed works may not fully comply with the current applicable requirements. In these cases, and at the City's sole discretion, the applicant shall be required to meet or formally pre-consult with the City in advance of submitting an application for a grant. The City may accept an application for incentives prior to the completion of any planning or building approvals. However, the City shall only approve an application for a financial incentive when any applicable planning approvals are finalized, inclusive of any applicable appeal period.

**v. Completed works to be consistent with the approved application**

Where a project has been approved for grant funding, the completed works shall be consistent with the stated description and supporting materials as included in the grant application and as approved by the City. This requirement and project description shall be set forth in the Financial Incentive Program Agreement. Supporting materials required by the City may include:

- Drawings/elevations/plans/sketches/renderings of the planned improvements to compare against before and after photographs;
- Multiple itemized quotes from contractors/suppliers to compare against the final invoice from the selected contractor/supplier;
- Proof of payment of contractors/suppliers;
- Occupancy permits;
- Any other information needed to confirm completion of the project in accordance with the approved application and the Financial Incentive Program Agreement.

The City will also undertake a site visit to confirm compliance with this requirement. Where the completed works are not consistent with the stated description, the applicant may be considered to have defaulted on the requirements of the

agreement, and the City, at its sole discretion, may opt not to remit payment for the grant in accordance with the terms of the Financial Incentive Program Agreement.

**vi. No duplication of eligible costs**

In no case shall eligible costs be counted more than once in any application, including where the applicant has applied for multiple grant programs.

**vii. Total maximum grant**

In no case shall the total amount of the approved grant exceed 50% of the eligible costs, except in the case of the Property Tax Increment-Based Grant.

**viii. Eligibility where improvement works have been initiated prior to approval**

Improvement works should be initiated after approval of a grant application and execution of the Financial Incentive Program Agreement. However, at the City's sole discretion, improvement works that have been initiated prior to the approval of an application and/or the execution of the Financial Incentive Program Agreement may be considered eligible and these expenses may be included in the calculation of the maximum grant. Projects completed in their entirety prior to approval of an application are not eligible for the grant program.

**ix. Eligibility where there is a history of CIP funding**

The City shall only accept an application for financial incentives under this Plan where there is no history of funding from this Plan or from another CIP. However, a site that has previously received funding from the Brownfield Sites Community Improvement Plan may be eligible for funding under this CIP provided there is no duplication of eligible costs. Should it be determined that a site subject to an application under the Economic Development CIP is ultimately determined to be a brownfield site, if funding is sought for remediation expenses, an application under the Brownfield Sites CIP will be required. Remediation expenses are not eligible for reimbursement under the Economic Development CIP.

**x. No municipal arrears**

The applicant property and lots shall not have any municipal fee, development charges or property tax arrears at the time of application and throughout the duration of the grant project.

**xi. Eligible types of applicants**

Eligible applicants shall include owners and tenant. Where a tenant is an applicant, the owner shall provide written consent. In the case of a tenant applicant, the Financial Incentive Program Agreement shall be signed by both the tenant and the owner.

**xii. Government not eligible**

No government or government agency shall be eligible to apply for any grant under this Plan. The intent of this plan is to focus incentives on private property owners and tenants.

**xiii. Specific Industrial Building Permit Reduction Grant Program Eligibility:**

- a. **Project Type:** Construction projects that require building permits for industrial occupancy under the Ontario Building Code.
- b. **Project Scale:** Construction projects that are either a minimum of 10,000 sq. feet (929 square metres) or require a minimum permit payable of \$1000. The Director of Economic Development (or designate) may use their discretion to permit the eligibility of projects not meeting the minimum project scale, when sound rationale is provided (i.e. property size limits a suitable project from achieving the minimum size threshold).

**xiv. Specific Industrial Tax Increment Grant Program Eligibility:**

- a. A complete application includes obtaining a pre-construction assessment estimate from MPAC for the subject property. Applicant will assume all costs incurred to MPAC to produce the estimate. Estimates range in cost depending on the scope of the project. For more information, please reach out to [ValuationServices@mpac.ca](mailto:ValuationServices@mpac.ca).
- b. The project must result in a property value increase for the Applicant to be eligible for the Tax Increment Grant program; Furthermore, a tax increment less than \$10,000 is not eligible.
- c. The applicant property must meet the criteria for the Industrial Property Tax Class under [O.Reg.282/98 Under: Assessment Act, R.S.O. 1990, c. A.31](#) and throughout the duration of the grant agreement term.
- d. The approved Tax Increment Grant may be transferred to the tenant(s) at the applicant property at any time during the grant agreement term. Please initiate this request formally through email to city grant administrators.

## B.3.2. INDUSTRIAL GRANT PROGRAMS

### B.3.2.1. Industrial Building Permit Fee Reduction

The Building Permit fee payable to an industrial occupancy building permit (as defined by the *Ontario Building Code*) will receive a 50% reduction on the fee payable to the City of Brantford. Current fees are calculated at \$0.83/square foot. For applicable fees, visit [www.buildbrantford.ca/building-and-construction/fees/](http://www.buildbrantford.ca/building-and-construction/fees/)

**Project Example 1:** The construction of a new 100,000 square foot industrial occupancy addition that requires building permits per the Ontario Building Code. **Funding Level:** The Building Permit fee payable is reduced from \$83,000 to \$41,500 (which is 50% of the applicable building permit fee) at the time of building permit issuance.

**Project Example 2:** Interior renovations in a 3,000 square foot existing space, including new interior walls (with a construction value of \$250,000) that require a building permit for industrial occupancy per the Ontario Building Code. **Funding Level:** The Building Permit fee payable is based on \$14.50/\$1,000 of construction value. The 50% reduced fee payable at the time of building permit issuance will be reduced from \$3,625 to \$1,812.50 (50% of the total applicable building permit fee) at the time of building permit issuance.

**In Effect Date:** The Industrial Building Permit Fee Reduction program is in effect from May 1, 2026 to December 31, 2028. Continuation of the program beyond this time-frame will be directed by Council and this CIP will be updated accordingly as a technical amendment to this CIP.

Please review [Section B.3.1](#) for more information about the eligibility criteria of this program. Take note of the additional eligibility criteria specific to the Building Permit Reduction Grant.

**In Effect Date:** The Industrial Building Permit Fee Reduction program is in effect from May 1, 2026 to December 31, 2028. Continuation of the program beyond this time-frame will be directed by Council and this CIP will be updated accordingly as a technical amendment to this CIP.

### B.3.2.2. Industrial Tax Increment Grant (TIG)

The Industrial Tax Increment Grant (TIG) provides applicants with a rebate based on the new municipal property taxes created by the industrial construction project. In the first year after construction, the City calculates the tax increment, which is the increase in municipal (non-education) property taxes resulting from the new assessment. The applicant receives a grant equal to 20% of this tax increment in year one. The City also determines what percentage the 20% rebate represents of the total municipal property taxes for that year. This percentage becomes the locked in “grant percentage rate”, which is then applied to the property’s total municipal taxes for years two through ten. By locking in a percentage rather than a fixed dollar amount, the applicant continues to receive the same relative proportion of their municipal taxes each year as a grant payment, even if their taxes rise over time. Likewise, the City is protected in years when taxes decrease due to assessment appeals, market fluctuations, or other factors.

Calculation formula:

Grant Percentage Rate = Tax Increment x 20% / Post Construction Municipal Property Tax.

**Example Project 1:** The construction of new 103,000 square foot on vacant land. After construction is completed, a rebate of 20% of the tax increment is determined in the first year

post-construction, and the grant percentage rate is also determined. The grant percentage rate is locked in and applied to annual taxes to determine the annual grant issued for a term of ten (10) years.

<b>Approved Grant Project: construction of 103,800 sq. ft on vacant land</b>			
<b>Pre-Construction Municipal Property Tax</b>			<b>\$3,012.00</b>
<b>Post-Construction Municipal Property Tax</b>			<b>\$30,122.00</b>
<b>Tax Increment (which is post-construction municipal property tax minus pre-construction property tax owing)</b>			<b>\$27,110.00</b>
<b>20% Tax Increment</b>			<b>\$5,422.00</b>
<b>Grant Percentage Rate (20% Tax Increment / Post Construction Municipal Property Tax)</b>			<b>= 18%</b>
<b>Year</b>	<b>Grant Percentage Rate</b>	<b>Total Annual Taxes (\$)</b>	<b>Grant Payment (\$)</b>
<b>1</b>	<b>18%</b>	30,122.00	5,422.00
<b>2</b>	<b>18%</b>	31,025.66	5,584.66
<b>3</b>	<b>18%</b>	31,956.43	5,752.20
<b>4</b>	<b>18%</b>	32,915.12	5,924.77
<b>5</b>	<b>18%</b>	33,902.58	6,102.51
<b>6</b>	<b>18%</b>	16,951.29	3,051.25
<b>7</b>	<b>18%</b>	17,459.83	3,142.79
<b>8</b>	<b>18%</b>	17,983.62	3,237.08
<b>9</b>	<b>18%</b>	18,523.13	3,334.19
<b>10</b>	<b>18%</b>	19,078.82	3,434.21
<b>Total Grant over 10 years</b>			<b>\$44,985.66</b>

**Project Example 2: The construction of a 103,000 square foot addition to existing building.**

<b>Approved Grant Project: construction of 103,800 sq. ft addition</b>			
<b>Pre-Construction Municipal Property Tax</b>			<b>\$50,000.00</b>
<b>Post-Construction Municipal Property Tax</b>			<b>\$77,110.00</b>
<b>Tax Increment (which is post-construction municipal property tax minus pre-construction property tax owing)</b>			<b>\$27,110.00</b>
<b>20% Tax Increment</b>			<b>\$5,422.00</b>
<b>Grant Percentage Rate (20% Tax Increment / Post Construction Municipal Property Tax)</b>			<b>= 7%</b>
<b>Year</b>	<b>Grant Percentage Rate</b>	<b>Total Annual Taxes (\$)</b>	<b>Grant Payment (\$)</b>
<b>1</b>	<b>7%</b>	<b>77,110.00</b>	<b>5,422.00</b>
<b>2</b>	<b>7%</b>	<b>79,423.30</b>	<b>5,584.66</b>
<b>3</b>	<b>7%</b>	<b>81,806.00</b>	<b>5,752.20</b>
<b>4</b>	<b>7%</b>	<b>84,260.17</b>	<b>5,924.77</b>
<b>5</b>	<b>7%</b>	<b>86,787.99</b>	<b>6,102.51</b>
<b>6</b>	<b>7%</b>	<b>43,394.00</b>	<b>3,051.25</b>
<b>7</b>	<b>7%</b>	<b>44,695.82</b>	<b>3,142.79</b>
<b>8</b>	<b>7%</b>	<b>46,036.68</b>	<b>3,237.08</b>
<b>9</b>	<b>7%</b>	<b>47,417.79</b>	<b>3,334.19</b>
<b>10</b>	<b>7%</b>	<b>48,840.31</b>	<b>3,434.21</b>
<b>Total Grant over 10 years</b>			<b>\$44,985.66</b>

Please review [Section B.3.1](#) for more information about the eligibility criteria of this program. Take note of the additional eligibility criteria specific to the Tax Increment Grant.

**In Effect Date:** The Industrial TIG program is in effect from May 1, 2026 to December 31, 2028. Continuation of the program beyond this time-frame will be directed by Council and this CIP will be updated accordingly as a technical amendment to this CIP.

### B.3.3. Other Grant Programs

From time to time, Council may direct and/or approve other grant program to be added to the Economic Development CIP that achieve the CIP goals. Any new programs will be added as substantive amendment subject to the statutory process under the *Planning Act*, including Council approval through by-law.

## B.4 Application Intake and Payment Process

Submissions intake will be continuous and submissions will be evaluated first-come, first-served basis. A completed grant application, in addition to all required supporting information and materials, must be received to be reviewed.

Where applicable, projects must have submitted a completed Site Plan Control application to Planning and Development Services, prior to making an application to the CIP. Submissions must also be received prior to the issuance of a Building Permit for the approved grant project.

### **Industrial Building Permit Reduction Application Process:**

**Step 1:** Submit online application form for the Building Permit Reduction Grant.

**Step 2:** Economic Development staff will identify eligible applicants upon receipt of a complete Grant Application and complete building permit application.

**Step 3:** Payment: If approved for the grant, the reduction will be applied at the time of building permit fee payment.

- *Approximate duration from start to finish: same timing as usual building permit process approval.*

### **Industrial Tax Increment Grant Application and Payment Process:**

**Step 1:** Submit online application form

**Step 2:** A short meeting (virtual or in-person) is scheduled to discuss the application and confirm completeness

**Step 3:** Staff memo to Commissioner of Community Development that makes a recommendation on whether to approve or reject an application. Grant approval is delegated to staff per City of Brantford Corporate Policy-010 Delegation of Authority.

**Step 4:** A grant agreement is executed.

**Step 5:** Payment: A grant payment request is made for first payment, which includes an affidavit from a qualified accountant or other financial officer of the company verifying costs and payment for the eligible project. In years 2-10 of the grant, the tax rebate is automatically issued.

- *Approximate duration from start to finish: A minimum of 3 months*

## B.5 Other General Community Improvement Activities and Actions

### B.5.1 General Community Improvement Activities

In addition to the financial incentive programs outlined in this CIP, the Planning Act also permits the municipality to undertake the following community improvement activities:

- a) Acquire, hold, clear, grade or otherwise prepare land for community improvement;
- b) Construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the community improvement plan; and,
- c) Sell, lease, or otherwise dispose of any land and buildings acquired or held by it in conformity with the community improvement plan.

### B.5.2 Other Actions

#### *Development Streamlining:*

For major development applications, the City will actively explore procedural and other development incentives such as, scheduling extra or single-agenda-item City Council meetings, as well as assigning administrative staff dedicated to expedite the review and processing of major development applications that are in conformity with the Community Improvement Plan.

#### *Ensuring an Adequate Supply of Employment Land:*

The availability of a range of serviced employment lands is a key site selection factor that companies consider in selecting a community for relocation or expansion. Currently, additional work needs to be done to move available land to the “shovel-ready” stage for future employment area uses. Additionally, the new provincial definition of “Areas of Employment” under the *Planning Act* (Bill 97, 2023) and definitions of Areas of Employment and employment lands under the PPS 2024 mean that the City will need to examine the relative form, function, existing and future uses that may be accommodated in existing business parks that traditionally formed the City’s employment lands.

## B.6 Monitoring Program

The Economic Development CIP will be monitored on an ongoing basis to track progress relative to the CIP goals. Records of all grant applications and financial incentives awarded shall be maintained and the following shall be documented:

- Number of submissions received and approved under each program
- Location of grants awarded under each program
- General type of development projects secured through each program
- Construction value generated through each program
- Increase in assessment value of participating properties
- Value of investment leveraged
- Number of jobs created or retained

A review and monitoring report will occur on an as-needed basis (or as directed by Council), and not exceeding an eight (8) year cycle. The monitoring report is intended to be used to inform decisions related to adjustments to this CIP, as well as any budget decisions for the incentive programs.

## B. 7 Plan Revisions and Amendments

City Council may alter, change, amend or modify the terms, conditions, and details of any grant program under this CIP. Council may direct that any program is discontinued or placed on hold without requiring an amendment to this Plan and without being subject to the statutory process under the *Planning Act*.

Minor or technical amendments, such as correcting typographical errors, revisions to definitions, administrative details of specific programs (including application intake periods), and geographic areas that account for property line adjustments, may be made without Council approval.

Major or substantive amendments may be made by amendment, subject to the statutory process under the *Planning Act*, which includes public consultation and Council approval. The following adjustments constitute a major or substantive change:

- Modifications to the Community Improvement Project Area that incorporate new land use types or new boundary areas;
- Addition of a new incentive program;
- Changes to the types of eligible projects or an addition of a new eligible project; and
- Changes to the eligibility criteria.

When making any amendments to the CIP, the City must pass a by-law to adopt such amendments.

## B.8 Definitions

**Approved Grant Project:** the project described in the applicant's submission that is approved by Council and/or staff to be the project upon which a grant is awarded.

**Eligible Costs:** shall have the same meaning as used in subsection 28 (7.1) of the *Planning Act*, being: "costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities." And which are those that may be counted towards the calculation of a potential grant value. The eligible costs for each grant program are listed under Section B.3. Unless otherwise stated, eligible costs are deemed to include relevant costs related to:

- materials;
- labour; and
- fees related to the professional services that are necessary for the applicant to prepare and submit a complete grant application (e.g., an architect, engineer or land use planner), up to a maximum of 15% of the total eligible costs.

**Employment Lands:** shall mean all areas designated in the Official Plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. Residential, mixed-use, commercial and business commercial projects would not be eligible.

**Grant:** shall mean money awarded through a financial incentive program included in Section 3.3, as well as any agreement awarded to defer the payment of development charges under Section 3.3.5.

**Grant Percentage Rate:** the percentage generated by the approved grant project that will be a locked-in rate applied to total annual municipal property taxes to determine the value of the grant.

**Municipal Property Taxes:** means the City of Brantford portion of property taxes payable and does not include the Education portion of property taxes payable to the Province of Ontario.

**MPAC:** means the Municipal Property Assessment Corporation.

**Pre-construction Municipal Property Tax Rate:** means total municipal taxes levied in the year prior to commencement of a project approved for a Tax Increment Grant.

**Tax Increment:** means the difference between the pre-construction municipal property tax rate on a property and municipal taxes levied on that property as a result of re-valuation by MPAC following completion and occupancy.

# Appendix A: Economic Development Community Improvement Plan Project Area



# Appendix B: Industrial Grant Program - Eligible Employment Areas

