



TOWN OF LINCOLN

Industrial Lands and Rural Areas Community Improvement Plan

May 2019



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1 Introduction

The ‘Industrial Lands and Rural Areas Community Improvement Plan’ (‘CIP’) is a five-year CIP, prepared on behalf of the Corporation of the Town of Lincoln (hereafter referred to as ‘the Town’), and enabled under Section 28 of the Planning Act.

This document comprises the CIP and herein establishes the geographic area of coverage, eligibility criteria and nature of incentive programs to meet the intent of the Plan.

Further details on the CIP-enabling statute and policies at the Provincial and Municipal levels are given at Section 3.

1.1 CIP Objectives

The principal objectives of this CIP are as follows:

Industrial Lands

A. Stimulate investment by the private sector in industrial-designated lands, and by doing so:

- Unlock the existing supply of vacant and underutilized land;
- Provide a direct contribution to achieving one of the Town’s fundamental economic development objectives of protecting and expanding the existing industrial base; and
- Create new jobs in the local economy.

Rural Areas

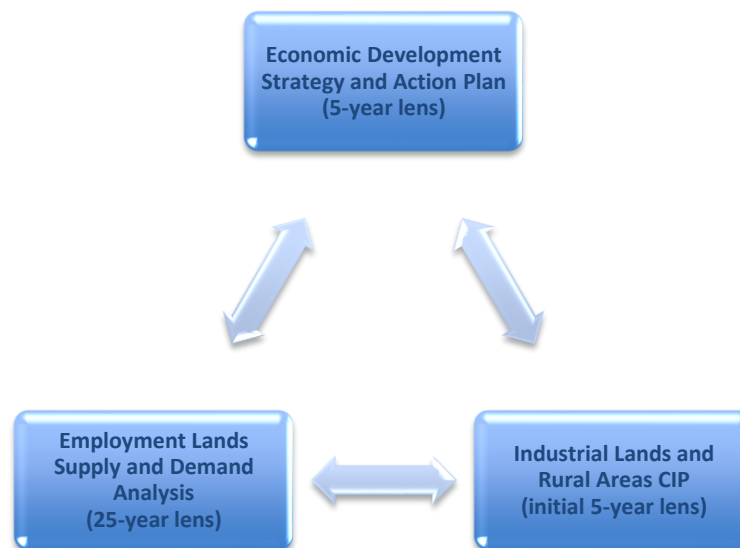
B. Incentivize the development of ‘value-added’ agricultural uses¹ in the Town’s rural areas, and by doing so:

- Assist the viability of farm operations, making them more resilient and adaptive to future changes in the market;
- Create new jobs in the local economy over a more dispersed geographic area;
- Recognize the important role that ‘value-added’ agricultural uses, including on-farm diversified and experiential activities, play in attracting visitors and tourists to the Town (i.e. wineries, bed and breakfast establishments, etc); and
- Assist in addressing specific priorities and issues which have been identified in the rural areas, including: enabling adaptive and beneficial reuse and rehabilitation of surplus or vacant buildings; increasing the supply of small-scale overnight accommodations; and
- Improving visibility of buildings open to the public (i.e. through the use of new/improved signage).

¹ Uses that generally occur on-farm which add value to agricultural products and their sale and distribution and are intended to promote and sustain the viability of farming operations. This includes diversified such as for agri-tourism (e.g. wineries, bed and breakfast accommodation, etc). A more detailed review of the range of ‘value-added’ agricultural uses is considered in later sections of the CIP.

The CIP is one of three interrelated projects (the others being an Economic Development Strategy and Action Plan, and an Employment Lands Supply and Demand Analysis) which have been prepared to provide direction for future economic development in the Town.

Together these studies, through a wide-ranging toolkit of complementary initiatives and recommendations, set out a guiding path to enhanced competitiveness, diversified and growth.



1.2 Complementing the Town's Existing CIPs

The Industrial Lands and Rural Areas CIP will complement the Town's existing suite of CIPs which comprises:

- Beamsville Central Business District & the Ontario Street Commercial Area CIP (adopted 21 November 2011);
- Vineland Central Business District CIP (adopted 17 November 2014); and
- Mixed-Use and Residential Intensification CIP (adopted 05 December 2016).

The three existing CIPs offer financial incentives towards building rehabilitation and development in targeted areas of the Town's settlements to address specific identified needs or challenges, including: vacant or underutilized lots in the Central Business Districts of Beamsville and Vineland; making streetscapes more attractive; and encouraging higher density housing to address Provincial and Regional policy requirements.

As at 27 October 2017 there had been 22 applications for CIP program funding approved by the Town. 15 of these projects have been completed, with a total construction value of \$2,344,137 (Exhibit 1). Niagara Region ('the Region') has provided match-funding for many of the Town's CIP programs through the Smarter Niagara Incentives Program ('SNIP').

In terms of the benefit to the public purse and the local economy, for every public dollar granted by the Town and Region through the CIP incentive programs, approximately \$13 of private sector investment (based on construction value) has been generated.

Exhibit 1: Performance of the Town of Lincoln's CIPs based on the Value of Grants approved (as at 27 October 2017)

CIP Program	Construction value of project	CIP Funds Allocated	Town Share of CIP Funding	Region Share of CIP Funding
Urban Design Study Grant	\$19,689	\$6,704	\$6,704	\$0
Façade Improvement Grant	\$181,437	\$83,146	\$41,573	\$41,573
Building Improvement Grant	\$110,837	\$44,332	\$22,166	\$22,166
Residential Grant	\$0	\$0	\$0	\$0
Revitalization (Tax Increment) Grant	\$2,032,174	\$37,984	\$15,595	\$22,389
Landscaping Improvement Grant	\$0	\$0	\$0	\$0
DC Reduction Grant	\$0	\$0	\$0	\$0
Heritage Restoration & Improvement Grant	\$0	\$0	\$0	\$0
Heritage Design Study	\$0	\$0	\$0	\$0
TOTAL	\$2,344,137	\$172,166	\$86,039	\$86,128
GRANT AS A % OF CONSTRUCTION VALUE	7%			

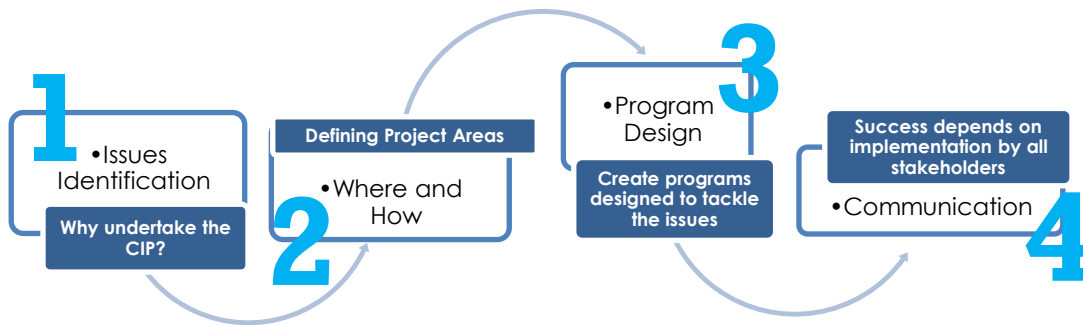
Source: Sierra Planning and Management, using data from Staff Report to Town of Lincoln 17 November 2017 Council Meeting, Report - PL 17-79

The Town is also undertaking a separate CIP to incentivize development in the Prudhommes development area. The CIP is anticipated to be adopted in fall/winter 2019.

In concert with the three existing CIP and the proposed CIP for the Prudhommes area, the introduction and implementation of an Industrial Lands and Rural Areas CIP will result in an increase in the geographic coverage and reach of financial incentive programs offered by the Town.

2 The CIP Process

A four-phased process for developing the Industrial Lands and Rural Areas CIP has been employed:



- 1 Foundational to the development of the CIP is the assessment of the potential value and demand for financial programs via an investigation of local economic development, planning and policy priorities, and property investment needs of local business and property owners.
- 2 Building on the phase one assessment, the Community Improvement Project Area (CIPA) boundary (within which CIP program assistance can occur) is delineated.
- 3 Deliverables of the latter phases on the project call for the development of the CIP and approval by Town staff and Council inclusive of: detailed program protocols, a recommended funding plan, and a monitoring program.
- 4 Strategies to communicate the objective/programs of the CIP developed in consultation with Town staff; whereby application forms and program information materials are to be prepared to clearly and simply communicate the objectives of the CIP to property and business owners.

2.1 Stakeholder Engagement

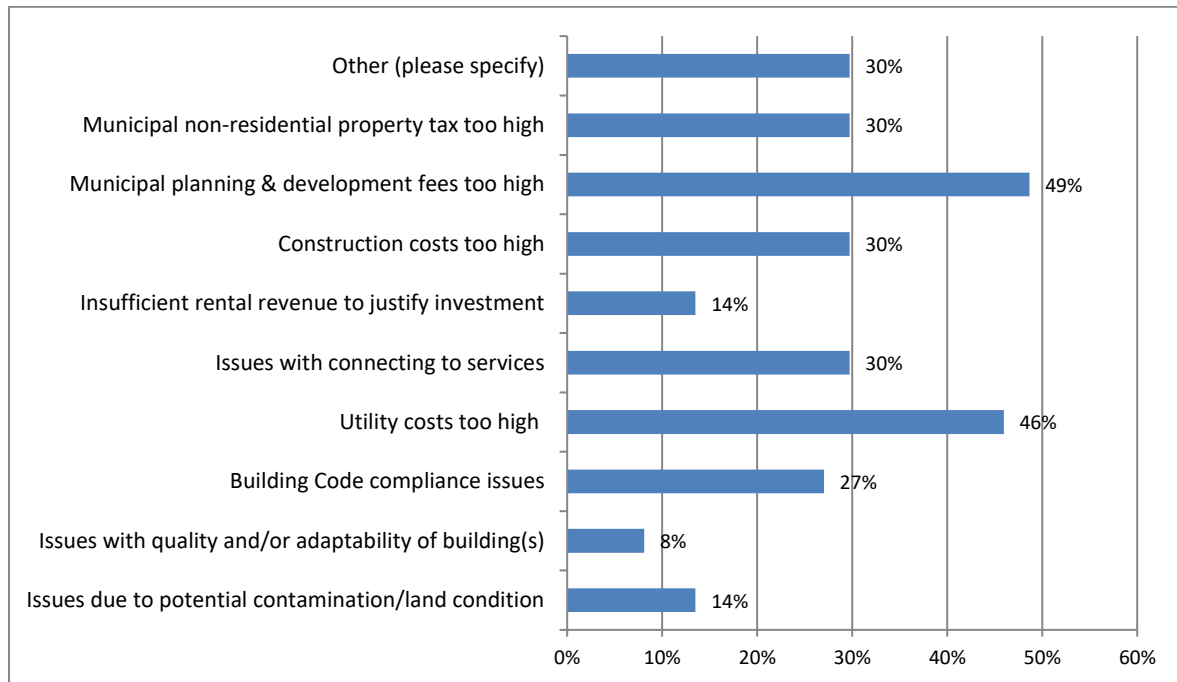
As part of the preparation of the CIP, engagement was undertaken with local businesses and property owners to assist in understanding the constraints, if any, preventing improvement, expansion or development in the Town, and the types of financial incentives which may be of particular assistance in the Industrial and Rural Areas.

Engagement included CIP-related questions as part of the online survey used to inform the Economic Development Strategy; and an interactive, facilitated CIP roundtable event held in June 2018. Participants at the roundtable session included representatives of agricultural, manufacturing and hospitality businesses, the majority of which have between 1 and 50 Full-Time Equivalent (FTE) employees.

2.1.1 Development Constraints and Potential Incentive Programs

As illustrated at Exhibit 2, 49% of the respondents to the online survey CIP questions identified that the cost of municipal planning and development fees is a key constraint to development, followed by utility costs (46%). The costs of construction and municipal non-residential property taxes, and issues with connecting to services, were each also constraints cited by 30% of respondents.

Exhibit 2: Constraints preventing improvement, expansion or development in Lincoln – Online Survey Responses



Source: Sierra Planning and Management, using data collected as part of Economic Development Strategy stakeholder online survey

In terms of potential financial incentives programs, the most popular ‘first priority’ given by survey respondents was Planning Application and Building Permit Fee grants, followed by Development Charge Exemption/Reduction and Building Improvement grants.

Support for the use of financial incentive programs to reduce the upfront cost of development was corroborated through the feedback received at the CIP roundtable with local business owners.

2.1.2 Application Processing and Approvals

Two other key themes arising from the roundtable session were: 1) that the availability of CIP programs should be more clearly marketed by the Town in order to encourage greater uptake; and 2) that the Planning, Building and CIP approvals process can often be subject to significant delay.

This feedback has been shared and reviewed with Town staff. For the most part, the Town considers that it is faster than many municipalities when it comes to approval timelines, and this is due to implementing a variety of initiatives to streamline the process including the concurrent processing of Site Plan Approval (SPA) and CIP applications.

Generally, Town staff have observed that a significant delay is getting applicants to submit information in a complete format for SPA and CIP applications, as well as consequential longer time to receive comments from applicable third-party agencies (the Ministry of Transportation of Ontario, etc). These observations point to the opportunity through the CIP implementation process to revisit the Town's pre-application and statutory consultation protocols to see if any further improvements can be made to reaffirm the Town's position as a municipality which is 'open for business.'

3 Legislative and Policy Framework for CIPs

3.1 Planning Act Provisions for Community Improvement Plans

Section 28 of the Planning Act defines the parameters of community improvement initiatives which can be offered by the Town. Only those municipalities with community improvement policies in their Official Plans have the authority to designate a Community Improvement Project Area (hereafter referred to as the 'CIPA'), and to prepare and adopt a Community Improvement Plan ('CIP').

In implementing the CIP, municipalities may provide '*grants or loans*' for/towards eligible costs, in conformity with the CIP, to registered owners, assessed owners and tenants of lands and buildings within the CIPA (Section 28(7)). Eligible costs include '*...those 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, improvement of facilities (Section 28 (7.1)).*'

3.2 Provincial Policy Statement (PPS), 2014

Status: Last approved 2014

Provincial Policy Statements (PPS) are issued by the Government of Ontario to provide direction on matters of provincial interest as it relates to planning and development. Section 1.3 of the PPS supports the goals of this CIP as follows:

"Planning authorities shall promote economic development and competitiveness by:

1. Providing for an appropriate mix and range of employment (including industrial, commercial) and institutional uses to meet long-term needs;
2. Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; and
3. Ensuring the necessary infrastructure is provided to support current and projected needs. (PPS, Section 1.3 (1.3.1))"

Section 1.7.1 (a) provides for long-term economic prosperity via 'promoting opportunities for economic development and community investment

Relevant definitions under Section 28(1) of the Planning Act

"community improvement" means the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary;

"community improvement plan" means a plan for the community improvement of a community improvement project area;

"community improvement project area" means a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason. R.S.O. 1990, c. P.13, s. 28 (1); 2001, c. 17, s. 7 (1, 2); 2006, c. 23, s. 14 (1).

readiness'; and Section 1.7.1 (b) by 'optimizing the long-term availability and use of land, resources, infrastructure, and public service facilities.'

The PPS states that in prime agricultural areas, permitted uses and activities are: 'agricultural uses', 'agriculture-related' uses and 'on-farm diversified' uses.

The definition of each of these types of uses, and the distinction between them, is set out at Section 4 of this CIP, with further guidance contained in the Province's *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, 2016* (extracts from which are provided at Appendix 1).

Section 2.3.3.1 states that 'agriculture-related' uses and 'on-farm diversified' uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

Section 2.3.3.2 requires all types, sizes and intensities of agricultural uses and normal farm practices in prime agricultural areas to be promoted and protected in accordance with provincial standards.

3.3 The Greenbelt Plan, 2017

Status: Last amended and approved in 2017

The Greenbelt Plan is one of four provincial land use plans that protect the natural environment while determining where and how growth should be accommodated in the region. Section 1.2.2.1 of the plan provides policies related to 'agricultural viability and protection' allow for the appropriate flexibility of agricultural, agriculture-related and on-farm diversified uses and activities. Section 3.1 further addresses permitted uses within prime agricultural areas, including specialty crops and the agri-food sector.

3.4 Municipal Act Provisions for CIP Grants and Loans

Status: Last amended in 2011; consolidated in 2012

The following sections of the Ontario *Municipal Act, 2001* are relevant to the implementation of CIPs:

- Section 106(1) prohibits municipalities from engaging in bonusing – the practice of providing direct or indirect assistance to manufacturing, industrial or commercial businesses through the use of financial incentives. However, a municipality exercising its authority to implement a community improvement plan under Section 28 of the *Planning Act* is exempt from the prohibition provided by Section 106(1) (*Municipal Act*, Section 106(3)).
- Section 365.1(2) is also exempt from Section 106(1) and allows municipalities to pass by-laws that cancel "all or a portion of the taxes for municipal and school purposes levied on one or more specified eligible properties, on such conditions as the municipality may

determine.” This section of the Act applies to Brownfield land – specifically, ‘eligible properties’ are those where a Phase Two Environmental Site Assessment has been conducted. Tax assistance is available for up to an 18-month rehabilitation period. Cancelling taxes for school purposes requires written approval by the Minister of Finance.

3.5 Development Charges Act,

Status: 1997, and consolidated in March 2018

The following sections of the Development Charges Act (consolidated 2018) identify the types of development and circumstances in which Development Charges (D.C.s) can be exempted or can be lower than allowed at the D.C. rate-setting stage. The types of development and circumstances which are relevant to the preparation of this CIP are as follows:

- Section 4(2) exempts industrial development from municipal D.C.s where it is for enlargement to an existing building and where gross floor area is enlarged by no more than 50%;
- Section 5(1) states that the rules may provide for full or partial exemptions for types of development and for the phasing-in of D.C.s; and
- Section 5(6) states that in the circumstances where the D.C. by-law will exempt a type of development, phase-in a D.C., or otherwise provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up through higher D.C.s for other development.

3.5.1 The Town’s Proposed Development Charges By-Law

The Town is in the process of updating its D.C. By-Law, and published a D.C. Background Study in May 2018, and an addendum (No.1) in September 2018. These two publications were consolidated into a final Background Report, dated 30 November 2018. Pursuant to the publication of this document, By-Law No 2018-93 (*‘A By-Law for the Imposition of Development Charges and Repeal By-Law 2014-37’*) was passed in October 2018 and is understood to come into effect in April 2019. The By-Law and Background Study includes a list of the circumstances under which certain types of industrial and agricultural uses are exempt from paying D.C.s, and includes:

Industrial Use Exemptions

- Reflecting the statutory exemption at Section 4(2) of the Development Charges Act, industrial building additions of up to and including 50% of the existing gross floor area (defined in O. Reg. 82/98, s.1) of the building.
- For industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s.

Agricultural Use Exemptions

- The development of non-residential farm buildings for ‘bona fide farming uses’ – this would exclude the ‘agriculture-related’ and ‘on-farm diversified’ uses eligible as part of this CIP (see Section 4).
- The development of a ‘farm help house’ – defined as being a dwelling unit for seasonal or full-time farm help located within a farm building, ancillary to a farm and located on the same lot therewith.

Credits

- If a development involves the demolition of and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to: the gross floor area of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

Relevant extracts from the proposed By-Law regarding development for industrial and agricultural uses, including definitions of the type of development with exemptions, are provided at **Appendix 2**.

3.6 Niagara Region Official Plan

Status: Consolidated in 2014

Policy 14.F.1 of the Regional Official Plan specifies the following regarding joint-working with local municipalities on community improvement:

- The Region may establish programs for the provision of grants and loans to local municipalities for the purpose of achieving the goals of CIPs; and
- The Region will engage and meet regularly with Local Municipal Coordinators of Community Improvement to ensure consistency, up to date information, streamlining of administrative processes, and continuous improvement.

3.7 Smarter Niagara Incentive Program

Originally introduced by the Region in 2002, the Smarter Niagara Incentive Program (‘SNIP’) offers the following programs to incentivize development:

- Environmental Assessment Study Grant;
- Building and Façade Improvement Grant/Loan;
- Residential Grant/Loan;
- Heritage Restoration and Improvement Grant/Loan;
- Agricultural Buildings and Facilities Revitalization Grant/Loan;
- Agricultural Feasibility Study Grant;
- Community Improvement Plans (CIPs)/Planning Studies Grant;
- Affordable Housing Grant/ Loan Program;

- Property Rehabilitation and Redevelopment Tax Increment Grant/Loan;
- Brownfield Tax Assistance Program; and
- Development Charge Reduction Grant (for Regional charges only).

The Region provides matching funding for many of the Town's existing CIP incentive programs through SNIP, details of which have been set out at Section 1.

A comprehensive review of the incentives is currently being undertaken to ensure Regional incentive programs align with current Regional priorities, reflect the current economic climate and growth management goals, promote economic prosperity, generate meaningful return on investment, and embody greater transparency, accountability and efficiency.

The Regional review is anticipated to be completed by the end of 2019. Changes are expected to be implemented in 2020. Town staff should endeavour to secure match-funding for programs from the Region via SNIP to maximize the magnitude of incentives available to prospective developers/investors.

The Town will also need to make a request to the Region to have the Community Improvement Project Area (CIPA) recognized for the purposes of Regional D.C. exemption/reduction. Without a CIPA defined and approved, new developments in this area are subject to full Regional D.C. rates.

3.8 Town of Lincoln Official Plan

Status: Consolidated in October 2017

3.8.1 Designating a Community Improvement Project Area (CIPA)

Section 8.4.1 of the Town's Official Plan puts in place the policy provisions to designate CIPAs and prepare and adopt a CIP. The boundaries of the CIPA may include all or part of lands within the Town Urban Area Boundaries or all of part of lands within the agricultural designations (8.4.3).

3.8.2 Compliance with Criteria for the Selection of a CIPA

Section 8.4.3 of the Town's Official Plan sets out the selection criteria (one or more) that must be satisfied for an area to be designated a CIPA. The CIPA satisfies the following criteria:

In Settlement Areas (re. industrial land)

(iv) Vacant lots and/or underutilized properties and buildings which have potential for infill, redevelopment or expansion to better utilize the land base.

Rural Areas

Must be designated as a Specialty Agricultural and/or Prime Agricultural area in the Official Plan.

3.8.3 CIP Objectives

Section 8.4.2 of the Town's Official Plan sets out the objectives that should be achieved (one or more) when preparing and adopting a CIP.

Industrial Lands

Of the CIP objectives listed for ‘settlement areas’, listed below are those most relevant to ‘Industrial Lands’:

Official Plan, Section 8.4.2: CIP Objectives (Settlement Areas) - relevant to ‘Industrial Lands’	
<ul style="list-style-type: none"> ▪ To support public as well as private sector improvement efforts 	<ul style="list-style-type: none"> ▪ To improve and maintain the physical and aesthetic qualities and amenities of the streetscape
<ul style="list-style-type: none"> ▪ To support the implementation of the Town growth management policies as set out in this Plan 	<ul style="list-style-type: none"> ▪ To encourage the eventual elimination and/or relocation of incompatible land uses, and where this is not feasible, to encourage physical improvements to minimize the incompatibility
<ul style="list-style-type: none"> ▪ To encourage private sector investment in order to preserve and enhance the viability of existing commercial areas 	<ul style="list-style-type: none"> ▪ To improve environmental conditions
<ul style="list-style-type: none"> ▪ To maximize the use of existing public infrastructure by encouraging infilling, intensification and redevelopment of lands and buildings 	<ul style="list-style-type: none"> ▪ To facilitate and promote community economic development including development as a Centre of Excellence for Agriculture;
<ul style="list-style-type: none"> ▪ To encourage, support and coordinate private and public sector renovation, repair, rehabilitation, redevelopment or other improvement of lands and/or buildings 	<ul style="list-style-type: none"> ▪ To encourage and support environmentally sustainable development
<ul style="list-style-type: none"> ▪ To maintain and improve municipal services including sanitary sewers, water, stormwater management, roads, sidewalks and streetlighting 	

Rural Areas

The CIP objectives listed for the Town’s agricultural (rural) areas at Section 8.4.2 of the Official Plan are as follows (with one or more of the listed objectives needing to be achieved):

Official Plan, Section 8.4.2: CIP Objectives (Agricultural/Rural Areas)
<ul style="list-style-type: none"> ▪ To foster the long-term economic viability of agriculture by supporting the rehabilitation, adaptation and conversion of agricultural buildings and facilities for agricultural and agricultural value-added uses
<ul style="list-style-type: none"> ▪ To facilitate and promote agricultural services
<ul style="list-style-type: none"> ▪ To maintain and enhance the scenic quality of the agricultural landscape
<ul style="list-style-type: none"> ▪ To encourage the adaptive re-use of cultural heritage resources

4 Dynamics of Investment Opportunities in the Town of Lincoln

As summarized below, the programs contained within this CIP have the potential to address some of the priorities for and challenges to industrial and ‘value-added’ agricultural development and investment.

4.1 Industrial Lands

4.1.1 The Town’s Policy Objectives for ‘Industrial Lands’

The Town has designated land for ‘Industrial’ uses in the Town’s Official Plan in order to promote development and complement the Town’s industrial development strategy through the expansion of the existing industrial base and the stimulation of new industrial growth.

The types of uses permissible on Industrial-designated land are summarized at Section 3.5 of the Town’s Official Plan, and include: manufacturing, processing, assembling, fabricating, servicing, storage of goods and raw materials, warehousing and wholesaling, and service sector industries.

Uses incidental or ancillary to industrial operations, such as a wholesale division operated as a subsidiary function, are also permissible, as are retail uses where they are small-scale and accessory to the primary function of the industrial area.

The ‘Industrial’ designation is regulated through the establishment of the following two zoning categories in the Town’s Comprehensive Zoning-By-Law:

- **Industrial Zone (IN):** Uses include ‘heavier’ industrial operations, including manufacturing, service/repair, contractor’s yards and warehousing, and which are normally directed to the interior of industrial areas/away from existing residential areas; and
- **Prestige Industrial Zone (PI):** Allows for traditional industrial operations, but with restrictions placed on the extent of outdoor operations. The zoning widens permissible uses to include ‘lighter’ employment-generating uses which would benefit from exposure to the QEW and regional roadways (e.g. hotels, offices, etc.).

Developments permissible within both of these zones are to be the beneficiary of financial incentives through the ‘industrial’ component of this CIP.

4.1.2 The location of ‘Industrial Lands’

The critical mass of lands in the settlement areas which have an ‘Industrial’ designation (with PI or IN zoning) are located in Beamsville. There are also individual lots with an ‘Industrial’ designation in other smaller settlements such as at Jordan Station, and a Special Provision in the Official Plan allowing for ‘dry industrial’ uses at the Durham Industrial Area.

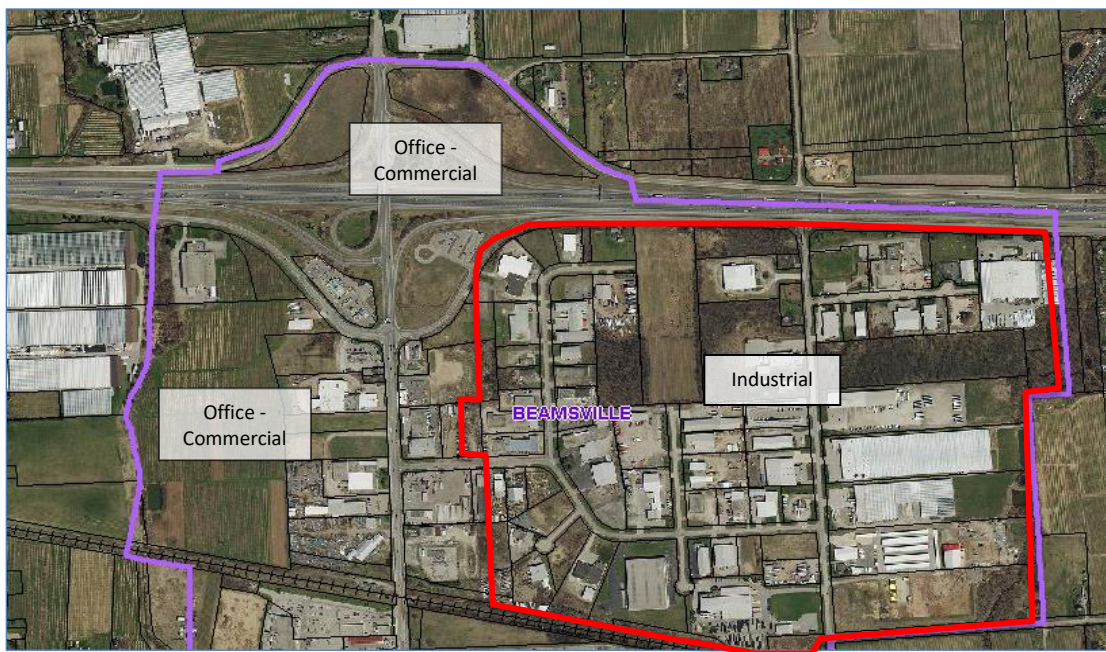
Looking at Beamsville specifically, in May 2018 the Town’s Council approved an Official Plan Amendment to adopt the Beamsville GO Transit Station Secondary Plan which puts in place the

local policy framework to intensify and diversify development near what is proposed to be a major transit hub, should it be delivered. This includes the introduction of an 'Office-Commercial' designation which has replaced a significant area of the Official Plan 'Industrial' designation on land on the Ontario Street corridor and fronting the QEW.

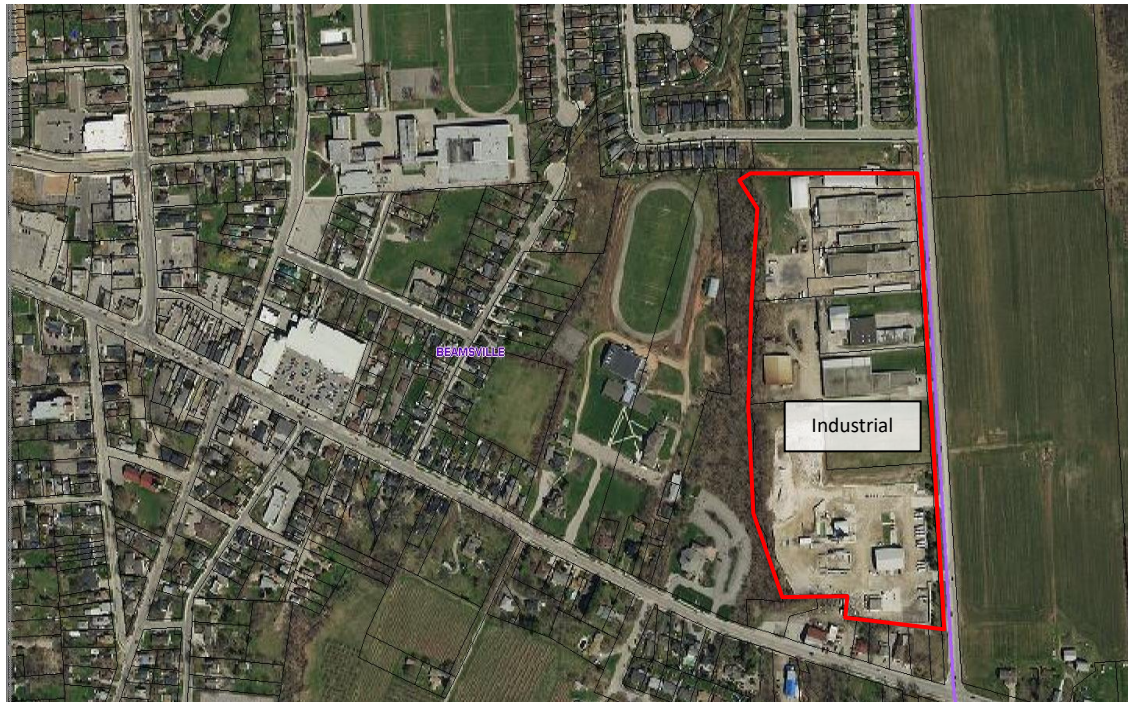
Whilst recognizing that the re-designation results in the loss of some of the supply of industrial land, the Town has had to carefully balance this with the employment potential and transformative effect which can be brought about by increasing development density in and around the proposed Go Transit Station.

The approximate extent of the existing 'Industrial' designations in Beamsville (following the adoption of the Go Transit Station Secondary Plan) is illustrated at **Exhibits 3 and 4**. The extent of the Durham Industrial Area's Official Plan Special Provision for Industrial use (IN-zoning) is identified at **Exhibit 5**.

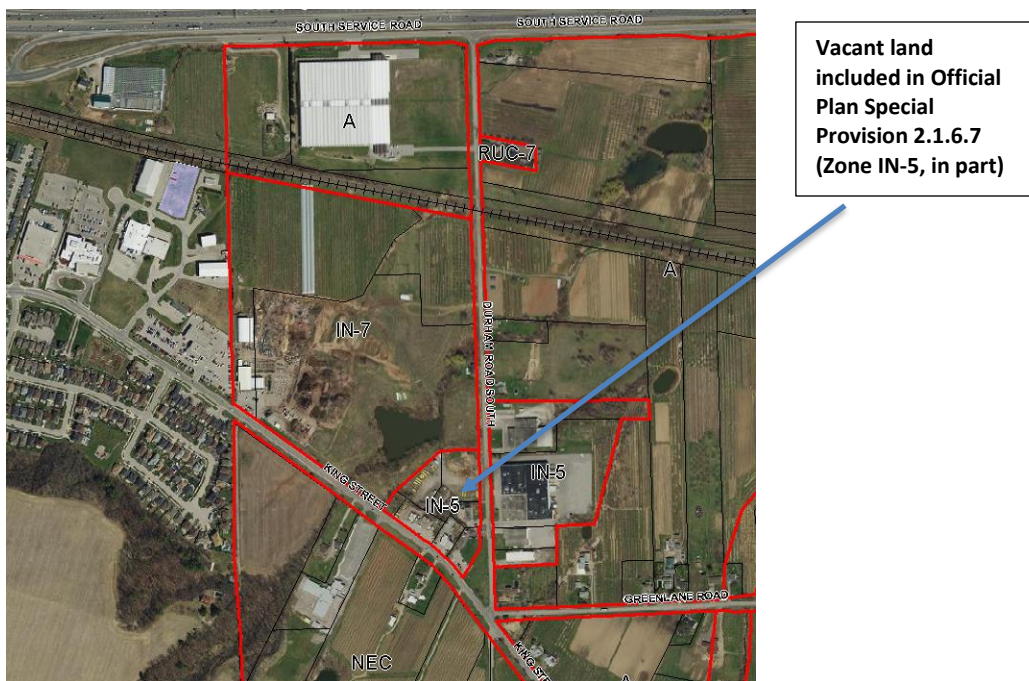
Exhibit 3: Approximate Extent of Official Plan 'Office-Commercial' and 'Industrial' Designations in North Beamsville



Source: Sierra Planning and Management, using base mapping and settlement boundary (purple) from Town's GIS mapping layer. Approximate extent of Industrial designation (red) annotated by Sierra Planning and Management

Exhibit 4: Approximate Extent of Official Plan 'Industrial' Designation – King Street and Bartlett Road, Beamsville

Source: Sierra Planning and Management, using Town of Lincoln GIS mapping database parcel fabric and settlement boundary layer (purple). Approximate extent of Industrial designation (red) annotated by Sierra Planning and Management

Exhibit 5: Extent of Official Plan 'Industrial' Special Provision – Durham Industrial Area

Source: Sierra Planning and Management (using Town of Lincoln GIS mapping database parcel fabric and zoning layers)

4.1.3 Addressing Industrial Priorities and Challenges

Forecast Industrial Land Supply Deficit by 2041

Against this policy backdrop, a key issue facing the Town in delivering its industrial development strategy is that the existing supply of vacant and underutilized Industrial-designated land is not sufficient to address forecast employment growth demand for this sector to 2041 (as handed down by the Province through the 2017 Growth Plan, and by the Region as part of its ongoing Municipal Comprehensive Review).

The Town's 2018 Employment Land Supply and Demand Analysis ('the Analysis') forecasts the deficit by 2041 to be in the order of between 4 and 39 net hectares / 10 and 96 net acres (depending on the employment density and growth projections applied).

The Analysis includes recommendations to increase the supply of industrial lands to address this forecast deficit, but these are medium to long-term propositions and are outside the scope of this CIP. Recommendations for the Town in the Analysis include, to:

- Monitor the effectiveness of the newly-adopted 'Office-Commercial' designation in Beamsville, and in doing so consider widening its scope to allow for industrial uses where they would not conflict with the longer-term development aspirations for the area;
- Review the existing inventories of municipal-owned operational and vacant land and premises in the Town to identify whether any are/could in the future be surplus to requirements and brought to market for industrial development; and
- Consider settlement boundary extensions pursuant to a formal review of Greenbelt boundaries at the Provincial level (this is unlikely to be before 2026/27).

Proposed Amendments to the Growth Plan, 2017

In January 2019, the Province of Ontario released proposed amendments to the Growth Plan for the Greater Golden Horseshoe 2017. Proposed amendments directly relevant to the supply of industrial land in the Town include:

- Allowing settlement boundary extensions to be undertaken by municipalities in advance of the 2026/27 Provincial-led review of Greenbelt boundaries; and
- Additional direction provided on locating and preserving employment areas adjacent to major goods movement facilities and corridors.

Whilst these changes may serve to shorten the timetable for increasing and safeguarding the supply of industrial land in the Town by a few years, there is no certainty at this stage that the amendments will be approved, nor that any potential additional land brought into the settlement boundaries will be sufficient to address the forecast deficit in industrial land.

The Role of the CIP in unlocking the vacant supply of industrial land

The forecast deficit is exacerbated by there being Industrial-designated parcels which have either been long-term vacant, or are currently underutilized. The desk-based analysis indicates that there are no obvious municipal servicing or flood-risk constraints that appear so onerous as to prevent development of the land in principle. Whilst physical constraints need to be considered carefully on a site-by-site basis, these initial observations point to the need to look closely at demand-side factors, and the role the Town can play in bringing these sites forward for Industrial development.

Exhibit 6: Examples of currently vacant industrial-designated land in Lincoln

Vacant and Underutilized Industrial Land Supply – Fact Sheet	
<u>Overall supply</u>	
■	12.63 ha / 31.21 acres (gross)
■	13 parcels
■	90% in the settlement of Beamsville
<u>Beamsville</u>	
■	9 vacant parcels
■	1 underutilized parcel
■	Lots between 0.33 ha/0.82 acres and 3.09 ha / 7.64 acres (gross),
■	Infill opportunities within the Business Park
■	All lots considered to be ‘fully serviced’ - municipal water, wastewater, and stormwater
<u>Durham Industrial Area</u>	
■	0.98 ha / 2.42 acres (gross) of vacant land
■	3 land parcels which read physically as one
■	‘Dry Industrial’ uses permissible

A key purpose of programs offered through this CIP is to give municipal-led financial incentive(s) to landowners or developers to bring forward new industrial development in the short-term (in the next five years).

The specific premise of the programs offered is to reduce the planning and development-related cost burden for new-build industrial development projects, although it also offers incentives for intensification of underutilized parcels where an existing industrial occupier wants to expand its operations.



Source: Sierra Planning and Management, Field Work Photographs of Industrial Land in the Town (December 2017)

4.2 Rural Areas

4.2.1 The Town's Policy Objectives

The Town's Economic Growth Strategy (as set out in the Official Plan) has an overarching goal for the Town to be a **'Centre of Excellence for Agriculture'**. This is reinforced in the Town's 2018 Economic Development Strategy.

Section 5.1.1 of the Town's Official Plan states that the full range of agriculture-related activities including prime agriculture (farm operations), agri-tourism and farm diversified uses play a crucial role in the Town's economy, providing employment and generating business for support service and supply industries. Moreover, agriculture-related activities are identified as having significant growth potential.

The Town's specific objectives for its agricultural areas are set out at Section 2.1.2 of the Town's Official Plan and place an emphasis on encouraging 'value-added' agricultural uses as a means of assisting viability of farm operations and contributing to the local economy.

Related objectives in the Town's Official Plan include:

To support uses that enable farming and farmers to:

- Become more competitive and sustainable;
- Adapt to new and changing markets;
- Diversify into and take advantage of new agricultural opportunities;
- Improve the understanding of agriculture by the general public; and
- Broaden operations to diversify economic activity and add value to agricultural production.

To encourage the further growth of agriculture-related uses and on-farm diversified uses, including agri-tourism, in appropriate locations and at an appropriate scale relative to surrounding land uses.

To emphasize the value of agriculture as an essential part of the Town environment, economy, character and quality of life.

To encourage a wide range of farm diversified uses in appropriate locations and at a scale suitable to the farm and the agricultural area where they contribute to profitable and economically sustainable agriculture.

To support the development of fair tax policies that address value added uses and economic diversified on farms.

A purpose of this CIP is to incentivize development projects which constitute 'value-added' agricultural uses and meet the above objectives.

4.2.2 The Definition of 'Value-Added' Agricultural Uses

Both the Province's Planning Policy Statement (2014) and the Town's Official Plan (2017) identify that 'value-added' agricultural uses fall within the following two categories:

- 'On-Farm Diversified' Uses; and
- 'Agriculture-Related' Uses.

The Official Plan emphasizes that the range of uses within both categories '...contribute to economically sustainable agriculture in the Town which in turn facilitates broader access to local food and beverages, agricultural products and VQA wines and preserves the agricultural land base, supports the Town as a Centre of Excellence for Agriculture and maintains the scenic quality of the agricultural landscape'.

These uses are distinct from primary farm operations and uses (e.g. growing, storage and washing of crops) which in most cases are defined as 'value-retaining' and are not incentivized through this CIP.

'On-Farm Diversified' and 'Agriculture-Related' uses

The Official Plan's definitions and criteria for 'on-farm diversified' and 'agriculture-related' uses are generally consistent with those set out in the Province's *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (2016)* – '(the Province's Guidelines)' – a document used to interpret related policies in the Provincial Policy Statement 2014. A schedule of the criteria for these uses, and their distinction from agricultural 'value-retaining' uses, is provided at **Appendix 1**.

In summary, the definitions of both types of 'value-added' agricultural uses as summarized in the Town's Official Plan are as follows:

'On-Farm Diversified' Uses

'Uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products'

The Official Plan specifies that 'On-Farm Diversified' uses include:

- Agri-Tourism;
- Bed & Breakfast Establishments (up to 6 guest rooms); and
- Farm Wineries, Estate Wineries and Micro-Breweries.

The Official Plan identifies that 'On-Farm Diversified' uses also include 'home occupation' and 'home industries' uses. However, these are excluded from the scope of this CIP.

'Agriculture-Related' Uses

Farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Examples of 'agriculture-related' uses given in the Province's guidelines which are relevant to existing agricultural industry in the Town include (but not exhaustive):

- Apple storage and distribution centre serving apple farm operations in the area;
- Farmers' market primarily selling products grown in the area;
- Processing of produce grown in the area (e.g., cider-making, cherry pitting, canning, quick-freezing, packing);
- Agricultural research centre;
- Winery using grapes grown in the area;
- Farm equipment repair shop; and
- Farm input supplier (e.g., feed, seeds, fertilizer (serving farm operations in the area)).

4.2.3 Addressing Specific Priorities and Challenges in the Rural Areas

Incentivizing the development of 'value-added' agricultural uses through the programs of this CIP has the following potential tangible benefits to agricultural businesses and the Town's wider economy:

- To assist the viability of farm operations, thereby making businesses more resilient and adaptive to future changes in the market;
- To increase job creation through the introduction of service/commercial-related uses onto farms which are traditionally provided at a higher density than primary farm operations;
- To create new jobs across a more dispersed area of the Town;
- To provide attractions and facilities to encourage more visitors to the Town; and
- To reduce the burden on the residential tax base.

In addition, the CIP programs can also assist in addressing the following specific priorities and challenges for businesses in the Town's Rural Areas:

Adaptive reuse of vacant buildings

The CIP programs provide the opportunity to incentivize the beneficial reuse of existing buildings in the rural areas which are surplus to farm operational requirements and/or are in a state of disrepair.

Documented examples in the Town's rural areas where vacant buildings have been rehabilitated for value-added agricultural uses, and which now have a new or improved public-facing/visitor component, include:

Converted red barn for roadside market at Tigchelaar Berry Farm



Converted stone tower, farmhouse, carriage house and barn provide winery, retail, hospitality and event space at Vineland Estates Winery



Conversion and extension to old school building for micro-brewery and hospitality space, Bench Brewing



Re-use of derelict barn for winery and hospitality space, London-Born Wines



Source: Google Streetview, and imagery extracted from web pages of the business operator/property owners

Increasing the supply of overnight accommodations

The 2018 Economic Development Strategy identifies that a minimal supply of accommodations for overnight stays in Lincoln is a key constraint as it limits the length of visitor stays in the community.

The CIP provides a timely opportunity to use financial programs to incentivize existing agricultural landowners to develop new small-scale Bed and Breakfast accommodation (up to 6 guest rooms) through the conversion/rehabilitation of surplus or underutilized buildings on their farm holdings.

Improving signage for agricultural buildings with public access

Signage applications made to the Town by local wineries in recent years have cited a lack of visibility to passing traffic as an operational difficulty, and a primary reason for requesting signage of a size that is larger than would normally be permitted in the Agricultural Area. These are existing agriculture-related or diversified businesses whose premises are not clearly visible from the public highway and/or are in a particularly remote or outlying location within the Town.

The CIP can be used as a lever to encourage new signage in these circumstances by reducing upfront design and regulatory costs/fees.

Example of signage for a winery – Westcott Vineyards, Jordan Station



Source: Westcott Vineyard website

5 Community Improvement Project Area

5.1 Community Improvement Project Area (CIPA) Boundary Defined

The Industrial Lands and Rural Areas CIPA is defined at Exhibit 7 and comprises the geographic area within which the programs of financial support will operate as directed through this CIP. The Town will only accept applications for financial assistance for development or property enhancement projects for properties located in the CIPA for the initial five-year duration of this CIP.

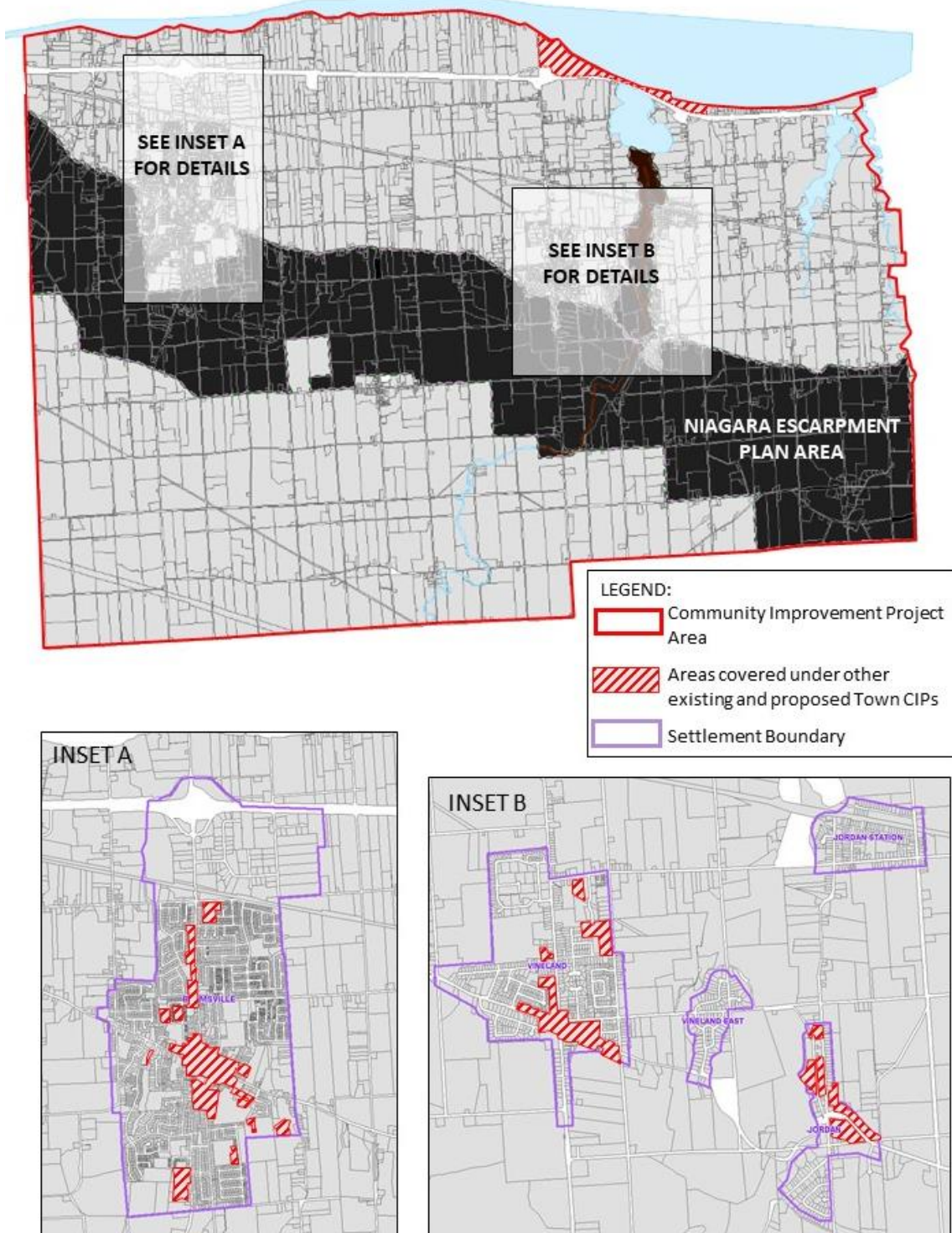
The Industrial Lands and Rural Areas CIPA comprises all land within the Town's municipal boundaries, with the exception of the Prudhommes Secondary Plan area (land within which is to be the subject of a separate CIP); however, uses are limited to those which comply with the following land use designation and special provisions in the Town of Lincoln Official Plan, and the eligibility criteria and restrictions set out in later sections of this CIP:

- 'Industrial' land designation;
- 'Specialty Agricultural' or 'Prime Agricultural' designations
- The Durham Industrial Area (Regional Road 81 and Durham Road) – Special Provision 2.1.6.7; and
- Agricultural land in the Niagara Escarpment Plan Area (highlighted in black)

Projects for development in the Town's other CIPAs (shown at Exhibit 7 for context) are therefore not eligible for financial support from the Town through this CIP.

Exhibit 7: Community Improvement Project Area (CIPA)

TOWN OF LINCOLN INDUSTRIAL LANDS & RURAL AREAS COMMUNITY IMPROVEMENT PLAN: COMMUNITY IMPROVEMENT PROJECT AREA (CIPA)



6 Incentive Programs

6.1 Overview of Financial Incentive Programs

The proposed suite of CIP programs is intended to promote and support the aforementioned objectives, and is designed to encourage private sector actions involving property enhancement, rehabilitation and development. Because these programs differ in how they apply, over what length of time, and at what stage of the development and post-development period, it may be important to approve access to the suite of programs (as applicable) in principle to provide the necessary level of certainty for the property owner.

Approval in principle does not obviate the need to meet the specific eligibility criteria of the individual programs but it does provide at the outset an indication of the Town's intent for multi-program support for development projects which benefit the community.

In recognizing the potentially stepped nature of program support, Town approval will be required in principle for all programs to which a site is initially eligible, deferring final approval of support under each program until detailed eligibility criteria have been met.

The following series of programs are in effect for the initial five-year period of the CIP (2019-2024), however, the Town retains the right, in its sole and absolute discretion, to extend, revise or alter this CIP beyond the five-year horizon, at any time during the five-year operational period of the Plan, subject to the objectives of the Town and the satisfactory performance of the Plan in the opinion of Council:

Industrial Lands

- Industrial Development Charge Reduction Grant;
- Industrial Building Permit Fees Grant; and
- Industrial Tax Increment Financing Grant.

Rural Areas

- Rural Areas Signage and Landscape Improvement Grant;
- Rural Areas Building Restoration, Renovation and Improvement Grant;
- Rural Areas Development Charge Reduction Grant;
- Rural Areas Planning Application and Building Permit Fees Grant;
- Rural Areas Tax Increment Financing Grant; and
- Rural Areas Feasibility Study Grant.

6.2 Process for Subsequent Amendments

[Amendments to this CIP are not anticipated at this time; however, amendments may be necessary during the course of implementing the CIP. Changes to the CIP will constitute formal amendments requiring pre-consultation with the Ministry of Municipal Affairs and Housing (MMAH) and public consultation pursuant to the provisions of the Ontario Planning Act where these include:

1. A change or expansion in the geographic area to which financial or land programs outlined in a CIP apply;
2. A change in the eligibility criteria;
3. The addition of new municipal assistance programs involving grant, loans, tax assistance or land;
4. An increase to financial incentives to be offered within a municipal CIP program; and/or
5. An extension or other adjustment to the approved term of duration of the CIP.]

6.3 Incentive Program Summaries

The full schedule of program details for each CIP incentive program can be found at **Schedule A**. This section provides summaries of program specifics and implementation details for each of the financial incentive programs offered through the CIP and should be read in conjunction with both the full schedules and the General Eligibility Requirements at Section 7.

The eligible land uses, as well as the form and scale of assistance, varies according to each target area/use.

‘Industrial Lands’ CIP Programs

Program 1: Industrial Development Charge Reduction Grant

Description	<p>The objective of this program is to provide a financial incentive in the form of a grant that reduces the Town Development Charges (D.C.s) normally payable on industrial development/redevelopment projects in the CIPA.</p> <p>Reducing D.C.s by way of a grant will help to facilitate development and redevelopment efforts; and the Town will benefit from development which raises assessment and activity within the Industrial areas.</p> <p>There are important exemptions to the By-Law for purposes of levying D.C.s on new development. This includes an exemption for development which proposes no more than a 50% increase in the gross floor area of an existing industrial building. CIP Program 1 is applicable only to Town-only D.C. levies excluding any exemptions provided for under the Town's D.C. by-laws.</p>
Program Specifics	<p>Up to a 50% reduction on D.C.s payable, as determined by the Town, by way of a grant, and up to a maximum grant of \$60,000.</p> <p>The Grant program applies only to development for Permitted Use(s) on land with an Industrial designation, or land with a Special Provision for industrial use, in the Town's Official Plan.</p>
Implementation Specifics / Payment	<p>The Owner or developer pays 100% of the Town D.C payable on the date that the building permit is issued (where D.C.s are to be applied to such a building or structure).</p> <p>Up to 50% or \$60,000 of the payable charge (whichever is less) is reimbursed by the Town to the Owner or developer, in the form of a grant based on the in-force D.C. rates at the time of application.</p> <p>The Town disburses the D.C. reduction grant at occupancy of the building (occupancy defined per the Ontario Building Code Act), but only when it has been demonstrated to the Town's satisfaction that the development has been constructed in accordance with the requisite Planning Approval(s) and Building Permits.</p>
Recommended Annual Budget	<p>Program costs funded per accepted practices for establishing or funding CIP reserves over time.</p>

Program 2: Industrial Building Permit Fees Grant

Description	<p>This program offers property owners with plans to initiate new or expand existing industrial buildings a grant towards the cost of related Building Permit approvals.</p> <p>Reduced building permit fees may, in concert with other program support, help encourage new development efforts through reducing initial regulatory costs.</p>
Program Specifics	<p>Up to a 100% reduction in Building Permit fees associated with eligible planning-applications, up to a maximum grant of \$15,000 per property.</p> <p>The Grant program applies only to development for Permitted Use(s) on land with an Industrial designation, or land with a Special Provision for industrial use, in the Town's Official Plan.</p>
Implementation Specifics	<p>The Applicant pays for all requisite Building Permit fees as required, and at the times specified by the Town.</p> <p>The Building Permit fees grant will be disbursed by the Town at occupancy of the building (occupancy defined per the Ontario Building Code Act), but only when it has been demonstrated to the Town's satisfaction that the development has been constructed in accordance with the requisite Planning Approval(s) and Building Permits.</p>
Recommended Annual Budget	<p>Cost of Building Permit Grants should be funded from the CIP Reserve Fund.</p>

Program 3: Industrial Tax Increment Financing Grant

Description	<p>The Industrial Tax Increment Financing Grant (TIFG) leverages the increased assessment and property taxation generated by site redevelopment to reduce the financial costs of development for industrial uses by:</p> <ul style="list-style-type: none"> ▪ Providing a grant equivalent to the Town portion of the property tax for a given property; and ▪ Limiting such grants to annual payments for a maximum period of 10 years, or equivalent to the maximum Eligible Costs of the development (whichever is less). This program is geared toward larger-scale projects. <p>Applicants receiving the TIFG will <u>not</u> be eligible for any other incentive programs offered through the CIP. Should an applicant withdraw an application for the TIFG program, the applicant may then be eligible to reapply for other financial incentive programs subject to CIP funding availability and, as applicable, Town approval of such reapplication.</p>
Program Specifics	<p>The maximum amount of the grant per year is 80% of the annual Town tax increment over the agreed base assessment and property tax liability at Year 1, to a maximum of 10 years, or up to the time when total grant payments equal total Eligible Costs. The annual percentage of the increment will remain the same for each year or part thereof that comprises the duration of the grant period.</p> <p>The Grant program applies only to development for Permitted Use(s) on land with an Industrial designation, or land with a Special Provision for industrial use, in the Town's Official Plan.</p>
Implementation Specifics	<p>The grant is based on the "Reimbursing Developer" approach. The property owner/developer pays for the full cost of construction and project completion, including all additional design and other costs necessary to deliver the building. The Owner also pays the resulting annual increase in property tax.</p> <p>The Town reimburses the Owner or assigned recipient by way of an annual grant equivalent to the agreed Town portion of the incremental property tax increase over an established "base" assessment and tax liability. This defined increment is net (that is to say calculated only after the reduction of Tax Liability) as a result of the following:</p> <ul style="list-style-type: none"> ▪ Any phase-in agreements to soften tax increases that may exist through existing policy or programs;

- Or the tax rebates granted to charitable organizations as owners or tenants; and
- Any other rebate which lessens the overall initial tax liability of the property.

If a property is sold, in whole or in part, before the original grant/reimbursement period lapses, the original Owner is not entitled to receive the remaining payments. The grant can, however, be assigned to the new property owner subject to agreement and approval by the Town.

Eligible Costs would be determined at the discretion of Town Staff, however, in general, they include (but are not limited to):

- Site development and infrastructure work including demolition and disposal off-site, improvement or reconstruction of existing on-site infrastructure (e.g. sanitary, drainage, other);
- If relevant, costs associated with the assessment of environmental conditions and the remediation of environmental contamination, and environmental protection;
- New construction; and/or
- Design, engineering, legal, insurance, and other professional fees (at the discretion of the Town) directly related to the design and development and commissioning of the completed building(s);

Eligible Costs exclude both construction financing and long-term debt financing interest costs.

Establishing Base Increment

The Town will determine the existing “base” assessment for the property – this will normally be defined as being at the time of approval of the application and is based on the assessment and tax class at that time. However, the Town may, at its discretion, establish an alternate date for purposes of establishing the base assessment and property tax liability. Where a project is phased over several years the grant will be based on the property reassessment and taxable status of the project in each of the interim years before project completion. At project completion, the grant (as applicable) will be based on the assessed property value provided by MPAC.

The nature of projects that can benefit from tax increment grant-funding images from relatively modest additions to existing buildings to potentially major, multi-phase projects. The Town, at its discretion, may establish an “approval in principle” for more complicated, longer-term development, creating an application-specific process for determining:

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- a) An acceptable date for estimating base tax;
 - b) The required maximum period between approval in principle and issuance of building permits; and
 - c) Any other process, milestone and project completion requirements as may be established by the Town.
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**Recommended
Annual Budget**

Foregone revenue. This grant focuses on net Town taxation gain which represents unrealized revenue if the development or enhancement of the property had either not occurred at all or is unlikely to have occurred in the foreseeable future, or otherwise would not have likely proceeded in its current form or timeline.

At the end of the grant program (a maximum of 10 years or the dollar limit of eligible costs whichever is reached first, or earlier at the discretion of the Town as determined at the time of approval of program support), the Town realizes the full extent of the property taxes in future years.

'Rural Areas' CIP Programs

Program 1: Rural Areas Signage and Landscape Improvement Grant

Description	<p>Under the Landscape and Signage Improvement Grant, grants may be offered to eligible property owners towards the cost of signage development and landscape improvements.</p> <p>Signage grants can assist with the design and placement of on-site signage for ‘on-farm diversified’ and ‘agriculture-related’ uses, e.g. way-signage/welcome signs for wineries, breweries, B&Bs, roadside farm product stalls.</p> <p>Grant assistance <u>will not</u> be offered for landscape improvements only. In order to receive funds for landscaping, applications must include new or improved signage.</p>
Program Specifics	<p>A maximum of 1 grant per property is permitted over the duration of the CIP period. 50% of Eligible Costs, and up to a maximum grant of \$5,000 per property.</p> <p>The Grant program is eligible only to:</p> <ul style="list-style-type: none"> ▪ Projects on land within the ‘Agricultural Area’ as designated in the Town’s Official Plan (comprising Specialty Agricultural and Prime Agricultural lands); and ▪ Where development is for ‘on-farm diversified’ and/or ‘agriculture-related’ uses as determined by the Town with reference to the Town of Lincoln Official Plan, or by reference to equivalent uses in the Niagara Escarpment Plan Area. <p>Value-added’ agricultural uses defined as ‘Home Occupation’ and ‘Home Industries’ in the Town’s Official Plan are not eligible for support through this program.</p> <p>The Grant program is limited to agricultural buildings which are open to the visiting public, and only those parts of the property bordering public rights of way or which are otherwise part of the (commercial) public entry onto private land holdings or which occupy significant view corridors and vistas.</p> <p>Applications which propose only new or improved landscaping (i.e. with no signage) will not be eligible.</p>
Implementation Specifics	<p>Eligible Costs include (but are not limited to): the costs associated with the design, construction and implementation of signage and landscaping.</p>

The Town will only disburse the grant when it has been demonstrated to the Town's satisfaction that the development/improvements have been constructed in accordance with the requisite Planning Approval(s) and Building Permit.

Recommended Annual Budget	The cost of Signage and Landscape Improvement Grants should be funded from the CIP Reserve Fund.
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Program 2: Rural Areas Building Restoration, Renovation and Improvement Grant

Description	<p>This grant has the potential to leverage private sector investment in internal and external building renovations and improvements, and help address the costs involved with a range of matters, such as:</p> <ul style="list-style-type: none"> ▪ Re-purposing agricultural buildings for ‘value-added’ agricultural uses (building, fire and other code compliance including public occupancy load-related building enhancement); ▪ Expansion/additions; ▪ General Retrofitting; and/or ▪ Potentially additional buildings on-site (small-scale)
Program Specifics	<p>Grant of up to 50% of Eligible Costs, and up to a maximum grant of \$25,000 per property. A maximum of 1 grant per property is permitted over the duration of the CIP period.</p> <p>The Grant program is eligible only to:</p> <ul style="list-style-type: none"> ▪ Projects on land within the ‘Agricultural Area’ as designated in the Town’s Official Plan (comprising Specialty Agricultural and Prime Agricultural lands); and ▪ Where development is for ‘on-farm diversified’ and/or ‘agriculture-related’ uses as determined by the Town with reference to the Town of Lincoln Official Plan, or by reference to equivalent. <p>Value-added’ agricultural uses defined as ‘Home Occupation’ and ‘Home Industries’ in the Town’s Official Plan are not eligible for support through this program.</p>
Implementation Specifics	<p>Eligible Costs include (but are not limited to):</p> <p><u>Internal</u>: Costs associated with materials, labour, equipment, internal building works, including major fit-up to meet the future needs of tenants or activities/uses.</p> <p><u>External</u>: The development of additional gross floor area, façade improvement, parking and other works, and where a grant has not been/is not being given for this development as part of an application under the Signage and Landscaping Grant program</p>

The grant is repayable to the Town if the Owner relinquishes through sale or otherwise within a period of 3 years, his or her interest in the property for which a grant was disbursed.

**Recommended
Annual Budget**

The cost of Building Restoration, Renovation and Improvement Grants should be funded from the CIP Reserve Fund.

Program 3: Rural Areas Development Charge Reduction Grant

Description	<p>The objective of this program is to provide a financial incentive in the form of a grant that reduces the Town Development Charges (D.C.s) normally payable on 'value-added' agricultural development/redevelopment projects in the CIPA.</p> <p>Reduced D.Cs will help facilitate development and redevelopment efforts; and the Town will benefit from development which raises assessment and activity within the rural areas.</p> <p>There are important exemptions to the By-Law for purposes of levying D.C.s on new development. This includes exemption in full for certain classes of development including non-residential agricultural buildings which are not assessed by Town staff to be 'industrial' or 'commercial' uses for D.C purposes.</p>
Program Specifics	<p>Up to 50% reduction on D.C.s payable, as determined by the Town, by way of a grant, and up to a maximum grant of \$60,000 per property.</p> <p>The Grant program is eligible only to:</p> <ul style="list-style-type: none"> ▪ Projects on land within the 'Agricultural Area' as designated in the Town's Official Plan (comprising Specialty Agricultural and Prime Agricultural lands); <u>and</u> ▪ Where development is for 'on-farm diversified' and/or 'agriculture-related' uses as defined in the Town of Lincoln Official Plan, or equivalent uses to these in the Niagara Escarpment Plan Area, <u>and</u> ▪ Where in the Town's assessment such uses, or portion thereof, attract 'industrial' or commercial' D.Cs. <p>Value-added' agricultural uses defined as 'Home Occupations' and 'Home Industries' in the Town's Official Plan are not eligible for support through this program.</p>

Implementation Specifics	The Owner or developer pays 100% of the Town D.C payable on the date that the building permit is issued (where D.C.s are to be applied to such a building or structure).
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Up to 50% or \$60,000 of the payable D.C. (whichever is less) is reimbursed by the Town to the Owner or developer, in the form of a grant based on the in-force D.C. rates at the time of application.

The Town pays the D.C. reduction grant at occupancy of the building (occupancy defined per the Ontario Building Code Act), but only when it has been demonstrated to the satisfaction of the Town that the development has been constructed in accordance with the requisite Planning Approval(s) and Building Permit.

Recommended Annual Budget	Program costs funded per accepted practices for establishing a funding CIP reserves over time.
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Program 4: Rural Areas Planning Application and Building Permit Fees Grant

Description	<p>This program offers property owners with plans to initiate new or expand existing ‘on-farm diversified’ and ‘agriculture-related’ uses a grant equivalent to a portion of the cost of related approvals.</p> <p>Reduced Planning Application and Building Permit fees may, in concert with other program support, help encourage new development efforts through reducing initial regulatory costs.</p>	
Program Specifics	Planning Application Fees Grant	<ul style="list-style-type: none"> ▪ Up to a 100% reduction in Planning Application fees related to the development of ‘agricultural related and on-farm diversified’ uses, or equivalent uses to these in the Niagara Escarpment Plan Area. ▪ ‘Value-added’ agricultural uses which are defined as ‘Home occupation’ or home industries’ uses in the Town’s Official Plan are not eligible for support. ▪ Maximum grant of \$7,500 per property. A maximum of 1 grant per property (or combined properties if subject to the same application) over the duration of the plan. ▪ <u>Grant covers:</u> Town Official Plan Amendment, Zoning Amendment, Minor Variance and Site Plan approval application fees (where the end use is within the definition of ‘on-farm diversified’ or ‘agriculture-related’ uses).
	Building Permit Fees Grant	<ul style="list-style-type: none"> ▪ Up to a 100% reduction in Town Building Permit Fees related to the development of ‘agricultural related’ and ‘on-farm diversified’ use, or equivalent uses to these in the Niagara Escarpment Plan Area. ▪ ‘Value-added’ agricultural uses which are defined as ‘Home occupation’ or home industrial uses’ in the Town’s Official Plan are not eligible for support. ▪ Maximum grant of \$15,000 per property

-
- Grant covers: Town Building Permit fees
-

**Implementation
Specifics**

The Planning Application fees grant will be disbursed by the Town at planning approval. The Building Permit fees grants will also be similarly back-ended to ensure pay-out of the grant only on completion of the project.

The Applicant pays for all planning and development permit costs as required and at the times required. The eligible costs are reimbursed to the Applicant by the Town, in the form of a grant, based on the following schedule:

- Official Plan Amendment, Zoning Amendment, Minor Variance and Site Plan approvals (at planning approval);
- Building Permit (at building occupancy as permitted by the Chief Building Official pursuant to the Ontario Building Code Act, Division C Administrative Provisions, Part 1 General, Section 1.3.3 Occupancy of Buildings).

**Recommended
Annual Budget**

Cost of Planning Application and Building Permit fee grant(s) should be funded from the CIP Reserve Fund.

Program 5: Rural Areas Tax Increment Financing Grant

Description	<p>A Tax Increment Financing Grant (TIFG) leverages the increased assessment and property taxation generated by site redevelopment to reduce the financial costs of property rehabilitation and redevelopment by:</p> <ul style="list-style-type: none"> ▪ Providing a grant equivalent to the Town portion of the property tax for a given property; and ▪ Limiting such grants to annual payments for a maximum period of 10 years or equivalent to the maximum cost of rehabilitation, renovation and/or redevelopment. This program is geared toward large-scale projects.
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Applicants receiving the TIFG will not be eligible for any additional incentive programs offered through the CIP. Should an applicant withdraw an application for the TIG program, the applicant may then be eligible to reapply for other financial incentive programs subject to CIP funding availability and, as applicable, Town approval of such reapplication.

Program Specifics	<p>The maximum amount of the grant is 80% of the annual Town tax increment over the agreed base assessment and property tax liability at Year 1, to a maximum of 10 years, or up to the time when total grant payments equal total eligible costs. The annual percentage of the increment will remain the same for every year or part thereof that comprises the duration of the grant period.</p> <p>The Grant program is eligible only to:</p> <ul style="list-style-type: none"> ▪ Projects on land within the 'Agricultural Area' as designated in the Town's Official Plan (comprising Specialty Agricultural and Prime Agricultural lands); and ▪ Where development is for 'on-farm diversified' and/or 'agriculture-related' uses as determined by the Town with reference to the Town of Lincoln Official Plan, or by reference to equivalent uses in the Niagara Escarpment Plan Area. <p>'Value-added' agricultural uses defined as 'Home Occupations' and 'Home Industries' in the Town's Official Plan are not eligible for support through this program.</p>
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**Implementation
Specifics**

The grant is based on the “Reimbursing Developer” approach. The property owner/developer pays for the full cost of construction and project completion including all additional design and other costs necessary to deliver the building. The Owner also pays the resulting annual increase in property tax. The Town reimburses the Owner or assigned recipient by way of an annual grant equivalent to the agreed Town portion of the incremental property tax increase over an established “base” assessment and tax liability. This defined increment is net (that is to say calculated only after the reduction of Tax Liability) as a result of the following:

- Any phase-in agreements to soften tax increases that may exist through existing policy or programs;
- Or the tax rebates granted to charitable organizations as owners or tenants; and
- Any other rebate which lessens the overall initial tax liability of the property

If a property is sold, in whole or in part, before the original grant/reimbursement period lapses, the original Owner is not entitled to receive the remaining payments. The grant can, however, be assigned to the new property owner subject to agreement and approval by the Town.

Eligible Costs would be determined at the discretion of Town staff, however, in general, eligible costs include (but are not limited to):

- Site development and infrastructure work including demolition and disposal off-site, improvement or reconstruction of existing on-site infrastructure (e.g. sanitary, drainage, other);
- Major building rehabilitation, significant renovation and rehabilitation;
- If relevant, costs associated with the assessment of environmental conditions and the remediation of environmental contamination, and environmental protection;
- New construction; and/or
- Design, engineering, legal, insurance, and other professional fees (at the discretion of the Town) directly related to the design and development and commissioning of the completed building(s);

Eligible Costs exclude both construction financing and long-term debt financing interest costs.

Establishing Base Increment

The Town will determine the existing “base” assessment for the property – this will normally be defined as being at the time of approval of the application and is based on the assessment and tax class at that time.

However, the Town may, at its discretion, establish an alternate date for purposes of establishing the base assessment and property tax liability. Where a project is phased over several years the grant will be based on the property re-assessment and taxable status of the project in each of the interim years before project completion. At project completion, the grant (as applicable) will be based on the assessed property value provided by MPAC.

The nature of projects that can benefit from tax increment grant-funding images from relatively modest additions to existing buildings to potentially major, multi-phase projects. The Town, at its discretion, may establish an “approval in principle” for more complicated, longer-term development, creating an application-specific process for determining

- a) An acceptable date for estimating base tax;
- b) The required maximum period between approval in principle and issuance of building permits; and
- c) Any other process, milestone and project completion requirements as may be established by the Town.

**Recommended
Annual Budget**

Foregone revenue. This grant focuses on net Town taxation gain which represents unrealized revenue if the development or enhancement of the property had either not occurred at all or is unlikely to have occurred in the foreseeable future, or otherwise would not have likely proceeded in its current form or timeline.

At the end of the grant program (a maximum of 10 years or the dollar limit of eligible costs whichever is reached first, or earlier at the discretion of the Town as determined at the time of approval of program support), the Town realizes the full extent of the property taxes in future years.

Program 6: Rural Areas Feasibility Study Grant

Description	The grant is to promote the undertaking of project feasibility studies to determine if existing agricultural buildings and/or land can be converted or adapted to improve income potential and productivity.
Program Specifics	<p>Grant of up to 50% of Eligible Costs up to a maximum grant of \$5,000 per property;</p> <p>The Grant program is eligible only to:</p> <ul style="list-style-type: none"> ▪ Projects on land within the 'Agricultural Area' as designated in the Town's Official Plan (comprising Specialty Agricultural and Prime Agricultural lands); and ▪ Where development is for 'on-farm diversified' and/or 'agriculture-related' uses as determined by the Town with reference to the Town of Lincoln Official Plan, or by reference to equivalent uses in the Niagara Escarpment Plan Area. <p>'Value-added' agricultural uses defined as 'Home Occupations' and 'Home Industries' in the Town's Official Plan are not eligible for support through this program</p>
Implementation Specifics	<p>Eligible Costs</p> <p>Eligible studies include but are not limited to:</p> <ul style="list-style-type: none"> ▪ Structural analyses ▪ Evaluation of existing and proposed mechanical, electrical and other building systems ▪ Concept plans ▪ Market analyses ▪ Business plans <p>The Town pays the grant receipt of the completed study (a full copy of which is to be provided to the Town).</p>
Recommended Annual Budget	Cost of Feasibility Study grants should be funded from the CIP reserve.

6.4 Summary of CIP Program Support

The following table summarizes the range and scope of program support offered under the Industrial Lands and Rural Areas CIP.

	Eligible Properties/Projects	Eligible Costs (Non-exhaustive)	Grant Amount (excluding HST)
Industrial Lands			
Development Charges Reduction Grant	The Grant program applies only to development for Permitted Use(s) on land with an Industrial designation, or land with a Special Provision for industrial use, in the Town's Official Plan.	<ul style="list-style-type: none"> The D.C. payable for any building, or a portion thereof, which is assessed by the Town as being an 'industrial' or 'commercial' use 	Grant valued at up to 50% of the payable D.C. and up to a maximum grant of \$60,000
Building Permit Fees Grant	The Grant program applies only to development for Permitted Use(s) on land with an Industrial designation, or land with a Special Provision for industrial use, in the Town's Official Plan.	<ul style="list-style-type: none"> Building Permit Fees pursuant to the Town's prevailing Fees By-Law. 	Grant valued at up to 100% of Building Permit Fees, and up to a maximum grant of \$15,000.
Tax Increment Financing Grant	<p>The Grant program applies only to development for Permitted Use(s) on land with an Industrial designation, or land with a Special Provision for industrial use, in the Town's Official Plan.</p> <p>Applicants receiving the TIG will <u>not</u> be eligible for any additional incentive programs offered through the CIP.</p>	<ul style="list-style-type: none"> Site development and infrastructure work, including demolition Building rehabilitation New construction; Design, engineering, legal, insurance, and other professional fees. 	Grant valued at a maximum of 80% of the annual Town tax increment for a duration of up to 10 years, <u>or</u> up to the time when total grant payments equal total Eligible Costs.

	Eligible Properties/Projects	Eligible Costs (Non-exhaustive)	Grant Amount (excluding HST)
Rural Areas			
Signage and Landscape Improvement Grant	<p>Development for 'on-farm diversified' and/or 'agriculture-related' uses as defined in the Town of Lincoln Official Plan, or equivalent in the Niagara Escarpment Plan Area.</p> <p>'Home Occupations' and 'Home Industries' as defined in the Town's Official Plan are not eligible for support.</p>	<ul style="list-style-type: none"> Design of new signage/landscaping Construction and installation, and associated labour 	Grant valued at up to 50% of Eligible Costs, up to a maximum grant of \$5,000

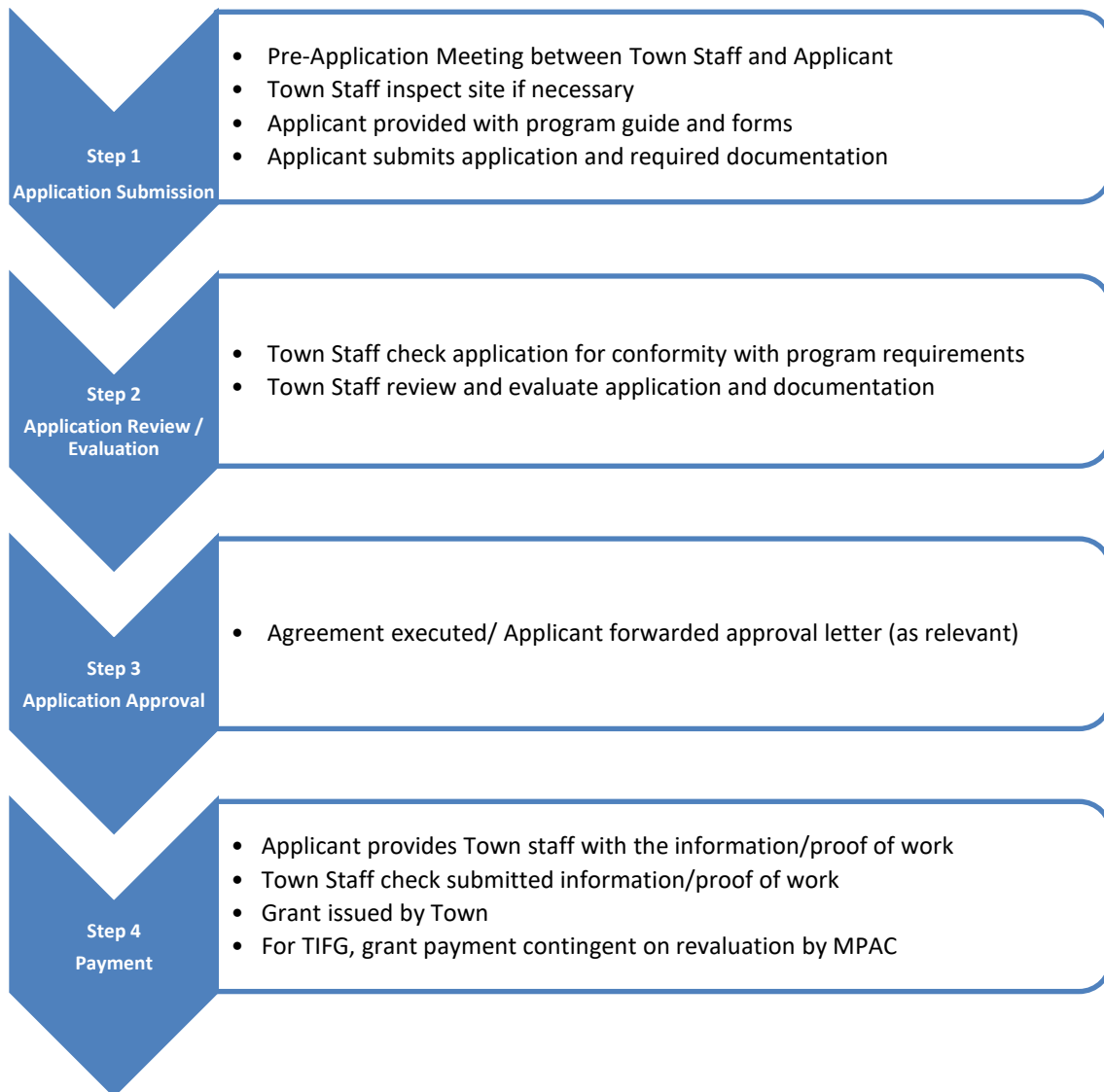
	Eligible Properties/Projects	Eligible Costs (Non-exhaustive)	Grant Amount (excluding HST)
Rural Areas			
	Only for parts of the property bordering public rights of way or which are otherwise part of the (commercial) public entry onto private land holdings or which occupy significant view corridors and vistas.		
Building Restoration, Renovation and Improvement Grant	Development for 'on-farm diversified' and/or 'agriculture-related' uses as defined in the Town of Lincoln Official Plan, or equivalent in the Niagara Escarpment Plan Area. 'Home Occupations' and 'Home Industries' as defined in the Town's Official Plan are not eligible for support.	<ul style="list-style-type: none"> ▪ Building, fire and other code compliance ▪ Expansion/additions; ▪ General retrofitting; ▪ New development (where small scale) 	Grant valued at up to 50% of eligible costs, and up to a maximum grant of \$25,000.
Development Charges Reduction Grant	Development for 'on-farm diversified' and/or 'agriculture-related' uses as defined in the Town of Lincoln Official Plan, or equivalent in the Niagara Escarpment Plan Area; and where in the Town's assessment such uses, or portion thereof, attract 'industrial' or commercial' D.Cs. 'Home Occupations' and 'Home Industries' as defined in the Town's Official Plan are not eligible for support.	<ul style="list-style-type: none"> ▪ The DC payable for 'industrial' or 'commercial' development, or portion thereof, pursuant to the Town's prevailing D.C. By-Law 	Grant valued at up to 50% of the D.C. payable, and up to a maximum grant of \$60,000.
Planning Application Fees Grant	Development for 'on-farm diversified' and/or 'agriculture-related' uses as defined in the Town of Lincoln Official Plan, or equivalent in the Niagara Escarpment Plan Area. Excludes 'Home Occupation' and 'home Industries' uses as defined in the Town of Lincoln Official Plan.	<ul style="list-style-type: none"> ▪ Official Plan Amendment ▪ Zoning By-Law amendment ▪ Minor variance ▪ Site Plan approval 	Grant valued at up to 100% of eligible costs up to a maximum grant of \$7,500
Building Permit Fees Grant	Development for 'on-farm diversified' and/or 'agriculture-related' uses as defined in the Town of Lincoln Official Plan, or equivalent in the Niagara Escarpment Plan Area.	<ul style="list-style-type: none"> ▪ Building Permit Fees 	Grant valued at up to 100% of eligible costs, and up to a maximum grant of \$15,000.

	Eligible Properties/Projects	Eligible Costs (Non-exhaustive)	Grant Amount (excluding HST)
Rural Areas			
	Excludes 'Home Occupation' and 'home Industries' uses as defined in the Town of Lincoln Official Plan.		
Tax Increment Financing Grant	<p>Development for 'on-farm diversified' and/or 'agriculture-related' uses as defined in the Town of Lincoln Official Plan, or equivalent uses to these in the Niagara Escarpment Plan Area.</p> <p>Excludes 'Home Occupation' and 'home Industries' uses as defined in the Town of Lincoln Official Plan.</p> <p>Applicants receiving the TIG will <u>not</u> be eligible for any additional incentive programs offered through the CIP.</p>	<ul style="list-style-type: none"> Site development and infrastructure work, including demolition Building rehabilitation New construction; Design, engineering, legal, insurance, and other professional fees. 	The maximum amount of the grant is 80% of the annual Town tax increment for a maximum duration of 10 years, or up to the time when total grant payments equal total eligible costs.
Agricultural Feasibility Study Grant	<p>Development for 'on-farm diversified' and/or 'agriculture-related' uses as defined in the Town of Lincoln Official Plan, or equivalent in the Niagara Escarpment Plan Area.</p> <p>Excludes 'Home Occupation' and 'home Industries' uses as defined in the Town of Lincoln Official Plan.</p>	<ul style="list-style-type: none"> Structural analyses Evaluation of mechanical, electrical and other building systems Concept plans Market analyses Business plans 	Grant valued at up to 50% of eligible costs, up to a maximum grant of \$5,000.

7 Implementation

7.1 Application Intake and Approvals Process

The principles of the application submission, review and approvals process used for the Town's existing CIPs will also be used for the Industrial Lands and Rural Areas CIP. A summary of this process is as follows:



Applications for tax increment support which involve more complicated processes and timelines for planning approval, design, development and commissioning, will be subject to general process. However, a more effective application-specific process may be required, at the discretion of the Town, including the use of “approach in principle subject to satisfaction of conditions”.

7.2 Staff Resources

For the financial, operational and administrative efficiency of CIP programs, it is envisaged that a dedicated staff person(s) will be appointed from the Town's Planning Department to coordinate the implementation of the Industrial and Rural Areas CIP, and also the Town's other existing CIPs.

The approval process will follow the Town's existing CIP protocols, whereby all applications are delegated to Town staff for approval. However, it is recommended that prior agreement of all approvals is secured from the Town's Director of Planning and Director of Finance, and with input from the Town's Economic Development Officer.

7.3 Application Intake

Application intake will occur on a rolling basis in order to facilitate a timely response to the development and rehabilitation requests of property owners/developers, and will be considered by the Town on a first-come first-served basis. The Town reserves the right to turn on and off programs at Staff and/or Council discretion.

Applications for projects eligible for funding under more than one program are encouraged, but subject to the restrictions set out in the eligibility criteria in this CIP. **The Town reserves the right to limit access to funding from multiple programs if, in its determination, there is unnecessary overlap in funding.**

Funding limits are as described under each individual program.

Only one application under each program will be accepted per property.

7.4 Approval and Payment

Once an application has been approved, a member of Staff will meet with the successful property owner to review the terms and conditions of the grant.

7.5 General Eligibility Requirements

The following are General Eligibility Requirements that must be met by all applications before being considered by Town Staff. The General Eligibility Requirements must be read in association with the program-specific eligibility requirements detailed in Schedule A.

The General Eligibility Requirements include the following:

- Properties which are in tax arrears at the time of application or applicants who have outstanding municipal bills (water, wastewater and other additional billings from the Town) are ineligible for consideration under this suite of programs. All applicants shall also be in good standing with regard to any other Town fees and levies liable on the property. Applicants will be given the opportunity to reinstate their applications once tax arrears and outstanding municipal bills have been cleared;

- Eligibility will be on a 'first-come first-served' basis. In addition, the decision to fund, and the amount of funding, will generally be determined through the application of criteria which measures each application based on the quality of the proposed property enhancement and/or development project. Such criteria will be determined by Town staff and adjusted from time to time as required. The development of these criteria and their use in evaluation of applications will be at the sole discretion of the Town in performing its mandate under this Plan.
- For each program, only one application will be accepted per property.
- Town staff will also screen from further consideration any application which is in default of any of the Town's prevailing By-laws;
- Lands/properties subject to an application should be of a legal land use, whether of legal non-conforming use or as per zoning as specified in the Town's Official Plan. Only properties of legal land use will be eligible for financial incentive programs offered under the CIP;
- Only properties located within the boundary of the Town's Industrial Lands and Rural Areas CIPA, as defined in Section 5.1 of this Plan, are eligible for financial incentive programs offered under the CIP (and subject to all eligibility criteria);
- Applicants who are involved in ongoing litigation with the Town are ineligible for consideration;
- Applications for projects without the necessary approvals, or which have not commenced the required land use approvals process. Ultimately all applications for program support must represent approved land use planning policies;
- Under Section 28(7) of the *Planning Act*, eligible applicants 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; and
- Projects to construct, repair, rehabilitate or improve residential buildings in the rural area are ineligible for financial assistance under the CIP, unless the project is to change the use of the property to a Bed and Breakfast establishment (where it is deemed to be a 'value-added' agricultural use, as defined in the Town's Official Plan').

The decision by the Town to fund property enhancements through the instrument of this CIP is entirely at the discretion of the Town. Staff and/or Council reserves the right to determine the level of funding which shall be received by an applicant, whether to fund at all or in part, and what conditions, obligations and other requirements are attached to funding allocations.

Further, Staff and/or Council reserve the right to amend the process of application and evaluation, at any time and for any reason, without the requirement to amend the approved CIP.

7.6 Extending the CIP Horizon

Council has the right to extend, revise or alter this CIP beyond the initial five-year horizon subject to the objectives of Council and the performance of the Plan in the opinion of Council.

8 Monitoring Program

The CIP programs will be monitored for effectiveness on an annual basis to determine whether each program has met the identified objectives. At the end of each year of each program, a published estimate of private sector investment leveraged by each approved funding allocation (by application) should be provided.

General Variable

For each approved incentive program, the following general variables should be measured and recorded: the number of applications submitted and the number of successful applications; and qualitative assessment as to the quality of improvements when work is completed.

Exhibit 8: Program-Specific Variables

CIP Program	Program-specific Variables
Signage and Landscape Improvement Grants	Total amount of funds disbursed by type of improvement (landscape and/or signage); Total cost of landscape and signage improvements.
Building Restoration, Renovation and Improvement Grants	Total amount of grant; Total amount and cost of work; Type of work (building code compliance, conversion, etc.).
Development Charge Reduction, Planning Fees and Building Permit Grants	Total amount of Development Charges that have been reduced; Total value of construction; Total square footage of space constructed.
Tax Increment Financing Grants	Success measured by the likelihood of such agreements being implemented within a reasonable period of time contingent on MPAC revaluation.
Rural Area Feasibility Study Grant	Total number of projects which have been applied for and approved pursuant to a feasibility study, including total value of construction and total square footage of space constructed.

Overall CIP Performance Measures:

- Overall take-up of each program and the number of unsuccessful applications;
- Total amount of committed funding annually;
- Total amount of private-sector investment that resulted;
- Applicant satisfaction with application process and communication materials and protocols; and
- Evaluate the effectiveness of the organizational and funding structure of the CIP process, composition and operation of the evaluation committee, amount of staff resources and other resources to administer, monitor and market the Plan.

Schedule A:

CIP Program Details

Town of Lincoln: Industrial Lands and Rural Areas CIP: Schedule A: Program Details

This schedule forms part of the Industrial Lands and Rural Areas Community Improvement Plan (CIP).

Industrial Lands

Program 1: Industrial Development Charge Reduction Grant

Rationale and Objective(s)

- The objective of this program is to provide a financial incentive in the form of a grant that reduces the Town Development Charges (D.C.s) normally payable on industrial development/redevelopment projects in the CIPA.
- Reduced D.C.s by way of a grant will help incentivize private sector landowners or developers to bring forward new industrial development on vacant or underutilized land.

Benefits

- Provide a direct contribution to achieving one of the Town's fundamental economic development objectives of protecting and expanding the existing industrial base.
- The Town will benefit from development which raises assessment and activity within the existing industrial areas.

Legislative Provision

- It is recommended to use Section 28 (7) of *Planning Act* enabling grants paid to property owners for reasons of community improvement whereby the grant can be equivalent of up to 100% of the D.C. without eliminating the liability of the owner to pay the full amount of the charge pursuant to the D.C By-Law in effect at the time and relevant provincial legislation.

Target Group

- Private sector landowners or developers of Industrial-designated land and properties in the CIPA where industrial development is proposed.

Program Specifics and Limitations

- Under the Industrial Development Charge Reduction Grant, grants may be offered to eligible property owners within the CIPA.
- The Grant program applies only to development for Permitted Use(s) on land with an Industrial designation, or land with a Special Provision for industrial use, in the Town's Official Plan.
- **Up to 50% or \$60,000 of the cost of Town's D.C.s normally payable (whichever is less)** is reimbursed by the Town to the Owner or developer, in the form of a grant based on the in-force D.C. rates at the time of application (the maximum amount subject to the discretion of the Town).
- There are important exemptions for purposes of levying D.C.s on new development. This includes a full exemption for enlargements to an industrial building where they do not exceed 50% of the building's existing

Schedule A: Schedule of Program Details

	gross floor area. CIP Program 1 is applicable only to Town-only D.C. levies excluding any exemptions provided for under the Town's D.C. by-laws.
Eligibility	<ul style="list-style-type: none"> • As per Program Specifics and Limitations referred to above. • Grants are for Town D.C. fees only and do not absolve an applicant of the responsibility for funding studies and site technical reviews or executing actions to remove other conditions of approval as may be required by the Town. • The General Eligibility Requirements outlined in Section 7.5 of the CIP also apply.
Approval Process	<ul style="list-style-type: none"> • The landowner or developer pays 100% of the Town's payable D.C (based on the in-force D.C rates - as per the Town's prevailing D.C By-Law). This cost is reimbursed to the landowner or developer by the Town, in the form of a grant. • Payment of the grant by the Town (to a maximum of 50% of the applicable D.C, as determined by the Town, and up to \$60,000 per property – whichever is less) will be at the time of occupancy of the building (occupancy defined per the Ontario Building Code Act). • The Intake and Approvals Process outlined in Section 7.1 of the CIP also applies.
Duration	<ul style="list-style-type: none"> • Program application duration – 5 years (2019-2024). The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the CIP.
Other Restrictions	<ul style="list-style-type: none"> • The Town has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town. • As necessary, the Town may amplify or adjust the application and approval protocols associated with this program. • The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Town. • If the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation, the Town retains the right to cancel the disbursement of funds.
Fiscal Implications	<ul style="list-style-type: none"> • Program costs funded per accepted practices for establishing or funding CIP reserves over time.

Program 2: Industrial Building Permit Fees Grant

Rationale and Objective(s)	<ul style="list-style-type: none"> • This program offers a grant towards the cost of Building Permit fees for property owners with plans to initiate new or expand existing industrial properties. • Reduced Building Permit fees may, in concert with other program support, help encourage new development efforts through reducing initial regulatory costs.
Benefits	<ul style="list-style-type: none"> • This program will utilize the schedule of fees in effect at the time of approval of the application for program assistance. <ul style="list-style-type: none"> 1. Pursuant to Bill 124 (<i>Building Code Statute Law Amendment Act, 2002</i>) Building Permit fees are based on a cost-recovery model. • All applications for development are required to pay these fees; accordingly, as an incentive to development in the Town for land uses prescribed in this Plan, these fees can be reduced. • Provide a direct contribution to achieving one of the Town's fundamental economic development objectives of protecting and expanding the existing industrial base.
Legislative Provision	<ul style="list-style-type: none"> • Authority for municipalities to impose fees and charges come under Section 391 of the <i>Municipal Act, 2001 (S.O. 2001, c. 25)</i>. Section 28(7) of the <i>Planning Act (R.S.O. 1990, c. P.13)</i> provides for grant assistance.
Target Group	<ul style="list-style-type: none"> • Private sector property owners engaged in development, renovation, re-use or expansion of properties for industrial use in the CIPA.
Program Specifics and Limitations	<ul style="list-style-type: none"> • Under the Industrial Building Permit Fees Grant, grants may be offered to eligible property owners within the CIPA. • The Grant program applies only to development for Permitted Use(s) on land with an Industrial designation, or land with a Special Provision for industrial use, in the Town's Official Plan. • The program offers up to a 100% reduction in Town Building Permit fees by way of an equivalent grant, up to a maximum of \$15,000 per property (whichever is less). • The effective schedule of Building Permit fees for purposes of this CIP is that which is approved and in force at the time of approval of the application for program support.
Eligibility	<ul style="list-style-type: none"> • As per Program Specifics and Limitations referred to above.

Schedule A: Schedule of Program Details

	<ul style="list-style-type: none">• Building Permit fees do not absolve an applicant of the responsibility for funding studies and site technical reviews, or executing other actions in order to remove conditions of approval as may be required by the Town.• The General Eligibility Requirements outlined in Section 7.5 of the CIP also apply.
Approval Process	<ul style="list-style-type: none">• The applicant pays 100% of required Building Permit fees and at the times prescribed. These costs (up to the maximum amount) are reimbursed to the applicant, in the form of a grant, based on the following schedule:<ul style="list-style-type: none">○ At building occupancy as permitted by the Chief Building Official pursuant to the Ontario Building Code Act, Division C Administrative Provisions, Part 1 General, Section 1.3.3 Occupancy of Buildings;• Site visits by Town staff may be required in order to ensure that the project has been completed to the Town's satisfaction before the Building Permit fee grant can be disbursed.• The Town will determine whether any application is approved for the full amount of the grant or a lesser amount.• The General Application Process outlined in Section 7.1 of the CIP also applies.
Duration	<ul style="list-style-type: none">• Program application duration – 5 years (2019-2024).• The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the CIP.
Other Restrictions	<ul style="list-style-type: none">• The Town has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town.• As necessary, the Town may amplify or adjust the application and approval protocols associated with this program.• The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Town.• If the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation, the Town retains the right to cancel the disbursement of funds.
Fiscal Implications	<ul style="list-style-type: none">• Foregone income to the Town relating to administration and any other overhead costs related to reviewing and processing the application. The foregone departmental revenue should be met by the CIP Reserve Fund.

Program 3: Industrial Tax Increment Financing Grant (TIFG)

Rationale and Objective(s)

- A Tax Increment Financing Grant (TIFG) leverages the increased assessment and property taxation generated by site redevelopment to reduce the financial costs of property rehabilitation and redevelopment by:
 - Providing a grant equivalent to the Town portion of the property tax for a given property; and
 - Limiting such grants to annual payments for a maximum period of 10 years.

Benefits

- Leverages increased property tax assessment and helps reduce financial costs of property development, redevelopment or major rehabilitation.
- Provides a direct contribution to achieving one of the Town's fundamental economic development objectives of protecting and expanding the existing industrial base.
- The Town benefits by the resulting revaluation and increase in tax liable on the property over the long-term.

Legislative Provision

- Section 28(7) of the *Planning Act (R.S.O. 1990, c. P.13)*.

Target Group

- Private sector landowners or developers of Industrial-designated land and properties in the CIPA where industrial development is proposed.

Program Specifics and Limitations

- Under the Industrial Tax Increment Financing Grant, grants may be offered to eligible property owners within the CIPA.
- The Grant program applies only to development for Permitted Use(s) on land with an Industrial designation, or land with a Special Provision for industrial use, in the Town's Official Plan.
- **The program provides an annual maximum grant equivalent to 80% of the annual Town tax increment over the agreed base assessment and property tax liability that results from the project for up to 10 years, or up to the time when total grant payments equal total eligible costs.** The annual percentage of the increment will remain the same for each year, or part thereof, that comprises the duration of the grant period.
- Applicants receiving TIFG funding will **not** be eligible for any additional incentive programs offered through the CIP. Should an applicant withdraw an application for the TIFG program, the applicant may then be eligible to reapply for other financial incentive programs subject to CIP funding availability and, as applicable, Town approval of such reapplication.
- Program approval that is granted in principle will require the applicant to demonstrate intent to acquire relevant Planning Approvals. Any assistance is conditional on this and other regulatory compliance. The

Eligibility

- assistance provided to defray tax increases must be on the basis of the intended use of the property (once complete) being for an industrial use (as defined above).
- Further, at the discretion of the Town the Legal Agreement executed between the Town and the Owner will obligate the owner to maintain the building for the approved use. If the use ceases or is replaced by a different use as determined by the Town, the Town may terminate program support.

- As per Program Specifics and Limitations referred to above.
- Program support excludes all other property land uses and tax classifications.
- Eligible Costs will be determined as final by the Town by reference to the submitted schedule of development-related costs.
- Final eligibility will be determined through the demonstrated success of the project through all stages of application (as required) for Planning Approval, Building Permit issuance and building code compliance, construction, occupancy, financial viability (as evidenced by the capacity of the owner to pay all required property taxes on the property) and finally revaluation by the Ontario Municipal Property Assessment Corporation (MPAC).
- The General Eligibility Requirements outlined in Section 7.5 of the CIP also apply.

Approval Process

- The grant is based on the “Reimbursing Developer” approach. The property owner/developer pays for the full cost of construction and project completion including all additional design and other costs necessary to deliver the building. The Owner also pays the resulting annual increase in property tax. The Town reimburses the Owner or assigned recipient by way of an annual grant equivalent to the agreed Town portion of the incremental property tax increase over an established “base” assessment and tax liability. This defined increment is net (that is to say calculated only after the reduction of Tax Liability) as a result of the following:
 - Any phase-in agreements to soften tax increases that may exist through existing policy or programs;
 - Or the tax rebates granted to charitable organizations as owners or tenants; and
 - Any other rebate which lessens the overall initial (pre-program/project) tax liability of the property.
- The Town will not entertain applications for retroactive access to the program which involve applications made after construction is complete.
- The Town will determine the existing “base” assessment for the property – this will normally be defined as being at the time of approval of the

	<p>application and is based on the assessment and tax class at that time. However, the Town may, at its discretion, establish an alternate date for purposes of establishing the base assessment and property tax liability. Where a project is phased over several years the grant will be based on the property re-assessment and taxable status of the project in each of the interim years before project completion. At project completion, the grant (as applicable) will be based on the assessed property value provided by MPAC.</p> <ul style="list-style-type: none"> • The nature of projects that can benefit from tax increment grant-funding images from relatively modest additions to existing buildings to potentially major, multi-phase projects. The Town, at its discretion, may establish an “approval in principle” for more complicated, longer-term development, creating an application-specific process for determining: <ul style="list-style-type: none"> a) An acceptable date for estimating base tax; b) The required maximum period between approval in principle and issuance of building permits; and c) Any other process, milestone and project completion requirements as may be established by the Town. • Final approval of grant funding occurs after: <ul style="list-style-type: none"> a) Conditions as stated in the Tax Increment Financing Grant Agreement have been fulfilled; b) Submission of eligible costs as required; c) Receipt of assessed value of the property by MPAC; and d) Final approval of amount of grant by the Town. • For multi-phase/multi-year projects, approval is based on completion and final costing of each phase, and revaluation by MPAC. • The commencement date (for purposes of calculating the increment) will be at the discretion of the Town following discussions with the applicant based on the merits of the development project and resulting estimates of tax increment grant created by the development project over time. • The General Application Process outlined in Section 7.1 of the CIP also applies.
Duration	<ul style="list-style-type: none"> • Program application duration – 5 years (2019-2024). • The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the Community Improvement Plan.
Other Restrictions	<ul style="list-style-type: none"> • The Town has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town.

Fiscal Implications

- As necessary, the Town may amplify or adjust the application and approval protocols associated with this program.
 - The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Town.
 - If a property is sold, in whole or in part, before the original grant/reimbursement period lapses, the original Owner is not entitled to receive the remaining payments. The grant can, however, be assigned to the new property owner subject to agreement and approval by the Town.
-
- This grant focuses on net Town taxation gain which represents unrealized revenue if the development or enhancement of the property had either not occurred at all or is unlikely to have occurred in the foreseeable future, or otherwise would not have likely proceeded in its current form or timeline.
 - At the end of the grant program (a maximum of 10 years or the dollar limit of eligible costs whichever is reached first, or earlier at the discretion of the Town as determined at the time of approval of program support), the Town realizes the full extent of the property taxes in future years.
 - The potential exists for net fiscal impacts to the Town arising from the effective deferment of tax revenues. The Town, as part of its approval process, will determine whether there is a likelihood that the Town's interests are not served by the provision of a grant based on the estimate of short-term net municipal fiscal impact.

Eligible Costs

- Eligible Costs would be determined at the discretion of the Town; however, in general, eligible costs include (but are not limited to):
 - Site development and infrastructure work including demolition and disposal off-site, improvement or reconstruction of existing on-site infrastructure (e.g. sanitary, drainage, other);
 - Major building rehabilitation, significant renovation and rehabilitation;
 - If relevant, costs associated with the assessment of environmental conditions and the remediation of environmental contamination, and environmental protection;
 - New construction;
 - Design, engineering, legal, insurance, and other professional fees (at the discretion of the Town) directly related to the design and development and commissioning of the completed building(s).
- Eligible Costs exclude both construction financing and long-term debt financing interest costs.

Rural Areas Programs

Program 1: Rural Areas: Signage and Landscape Improvement Grant

Rationale and Objective(s)	<ul style="list-style-type: none"> • A grant towards Eligible Costs associated with the design and installation of signage and landscaping for buildings which are open to the public and comprise 'value-added' agricultural uses. • Intended to incentivize private property owners to make agricultural buildings more visible and aesthetically-inviting to passing traffic (e.g. grant towards way-signage and trade signs for 'value-added' uses including wineries, breweries, B&Bs, and roadside farm product stalls).
Benefits	<ul style="list-style-type: none"> • Incentivizes investment by reducing upfront design and regulatory costs associated with design and installation. • New or improved signage and landscaping will increase awareness and visibility of 'value-added' agricultural businesses, thereby encouraging increased visitation and spend. • In so doing, the program supports a number of the Town's strategic, planning and economic priorities including supporting agricultural businesses and increasing agri-tourism.
Legislative Provision	<ul style="list-style-type: none"> • Section 28(7) of the <i>Planning Act</i> (R.S.O. 1990, c. P.13) provides for grant assistance "for the purpose of carrying out a municipality's community improvement plan."
Target Group	<ul style="list-style-type: none"> • Private sector property owners of the following in the CIPA: <ul style="list-style-type: none"> ◦ Agricultural buildings which comprise 'value-added' uses, and which are open to the visiting public.
Program Specifics and Limitations	<ul style="list-style-type: none"> • Under the Signage and Landscape Improvement Grant Program, matching grants may be offered to eligible property owners within the CIPA. • The program is available at a grant equivalent to up to 50% of Eligible Costs, and to a maximum grant of \$5,000 per property (the maximum amount subject to the discretion of the Town). A maximum of 1 grant per property is permitted over the duration of the CIP period. • The Grant program is eligible only to: <ul style="list-style-type: none"> ◦ Projects on land within the 'Agricultural Area' as designated in the Town's Official Plan (comprising Specialty Agricultural and Prime Agricultural lands); and ◦ Where development is for 'on-farm diversified' and/or 'agriculture-related' uses as determined by the Town with reference to the Town of Lincoln Official Plan, or by reference to equivalent uses in the Niagara Escarpment Plan Area.

Schedule A: Schedule of Program Details

	<ul style="list-style-type: none"> • ‘Value-added’ agricultural uses defined as ‘Home Occupations’ and ‘Home Industries’ in the Town’s Official Plan are not eligible for support through this program. • Only for signage and landscaping on/within parts of the property bordering public rights of way or which are otherwise part of the (commercial) public entry onto private land holdings or which occupy significant view corridors and vistas. • The property to which the application relates must be open to the visiting public. • Applicants should demonstrate the intended results of the improvements by way of the submission of plans, elevations and details of materials pertaining to each project under application.
Eligibility	<ul style="list-style-type: none"> • As per Program Specifics and Limitations referred to above. • ‘Eligible Costs’ are materials, labour, equipment and professional fees related to signage and landscaping improvements and implementation consistent with program specifics described above. • The General Eligibility Requirements outlined in Section 7.5 of the CIP also apply.
Approval Process	<ul style="list-style-type: none"> • The General Application Process outlined in Section 7.1 of the CIP applies. • All applications should include sufficient detail so as to enable the Town to effectively understand and visualize the proposed improvements, with Eligible Costs itemized. • At the discretion of the Town, design expertise may be required to assess the merit of individual applications. • The grant will be disbursed on completion of the works to the satisfaction of the Town.
Duration	<ul style="list-style-type: none"> • Program application duration – 5 years (2019-2024). • The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the CIP.
Other Restrictions	<ul style="list-style-type: none"> • The Town has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town. • As necessary, the Town may amplify or adjust the application and approval protocols associated with this program. • The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the sole discretion of the Town.

Schedule A: Schedule of Program Details

	<ul style="list-style-type: none">• If the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation, the Town retains the right to delay (pending correction of building work), withhold or cancel the disbursement of funds.
Fiscal Implications	<ul style="list-style-type: none">• The cost of the grant should be funded from the Town's CIP Reserve Fund.
Other Government/Non-Profit Organization Investment	<ul style="list-style-type: none">• The Town retains the right to limit funds to reflect impacts of other sources of funding.
Examples of Eligible Costs	<ul style="list-style-type: none">• Eligible Costs include (but are not limited to): costs associated with materials, labour, equipment, and professional fees associated with the design and installation of the following:• Signage and on-site way-finding;• Improvements and enhancements to street-front landscaping;• Pathways, planting, minor grading as part of landscaping in and around agricultural premises open to the public; and• Other external enhancements as may be deemed acceptable by the Town in its sole and absolute discretion.

Program 2: Rural Areas: Building Restoration, Renovation and Improvement Grant

Rationale and Objective(s)

- A grant towards Eligible Costs associated with the restoration, renovation, and improvement of existing agricultural buildings for ‘value-added’ agricultural uses.
- Funding is designed to be flexible and responsive to needs for building improvement/small scale additions determined by the property owner rather than by a prescriptive and restrictive grant program.
- Property improvements can include any identified and eligible improvements to the building, its structure, building systems, and major internal fit-up. As examples, this could include expansion of premises, major systems overhaul such as electrical system, and accessibility for disabled persons.

Benefits

- This grant has the potential to leverage private sector investment in interior and exterior building renovations and improvements, and help address the upfront costs involved with a range of matters, such as:
 - Re-purposing existing buildings (building, fire and other code compliance including public occupancy load-related building enhancement);
 - Expansion/additions to existing buildings;
 - General retrofitting; and
 - Potentially additional buildings on-site (small-scale) to support value-added agricultural uses
- In so doing, the program encourages ‘value-added’ agricultural uses as a means of diversifying and broadening farm operations, and contributing to the local economy.

Legislative Provision

- Section 28(7) of the *Planning Act* (R.S.O. 1990, c. P.13) provides for grants and loan assistance “for the purpose of carrying out a municipality’s community improvement plan.”

Target Group

- Private sector property owners of the following in the CIPA:
 - Agricultural buildings which currently comprise ‘value-added’ agricultural uses, or where such uses are proposed.

Program Specifics and Limitations

- Under the Building Renovation, Restoration and Improvement Grant Program, grants may be offered to eligible property owners within the CIPA.
- The program offers a grant equivalent to **up to 50% of eligible costs, and to a maximum of \$25,000 per property** (maximum amount subject to the

Schedule A: Schedule of Program Details

	<p>discretion of the Town). A maximum of 1 grant per property is permitted over the duration of the CIP period.</p> <ul style="list-style-type: none"> • The Grant program is eligible only to: <ul style="list-style-type: none"> ○ Projects on land within the 'Agricultural Area' as designated in the Town's Official Plan (comprising Specialty Agricultural and Prime Agricultural lands); and ○ Where development is for 'on-farm diversified' and/or 'agriculture-related' uses as determined by the Town with reference to the Town of Lincoln Official Plan, or by reference to equivalent. • 'Value-added' agricultural uses defined as 'Home Occupations' and 'Home Industries' in the Town's Official Plan are not eligible for support through this program. • The program is not applicable to normal capital expenditures on building repair and maintenance required for continuance of non-'value-added' agricultural activities on the property.
Eligibility	<ul style="list-style-type: none"> • As per Program Specifics and Limitations referred to above. • The General Eligibility Requirements outlined in Section 7.5 of the CIP also apply.
Approval Process	<ul style="list-style-type: none"> • The landowner or developer pays 100% of the Eligible Costs. The Grant funds will be disbursed at building occupancy to ensure incentives lead to the actual implementation of the project • The General Application Process outlined in Section 7.1 of the CIP applies.
Duration	<ul style="list-style-type: none"> • Program application duration – 5 years (2019-2024). • The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the CIP.
Other Restrictions	<ul style="list-style-type: none"> • The Town retains the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town. • As necessary, the Town may amplify or adjust the application and approval protocols associated with this program. • The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Town. • The Town retains the right to delay (pending correction of the building works), withhold or cancel the disbursement of funds in those instances where the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation.

Schedule A: Schedule of Program Details

Fiscal Implications

- Annual budget allocations to the Building Restoration, Renovation and Improvement Grant Program will be at the sole discretion of Council and will be determined and announced on an annual basis as part of the Town's budget process.

Other Government/Non-Profit Organization Investment

- Applicants who identify other sources of financial assistance for interior building renovations will be given preference in the allocation of funds.
- The Town retains the right to limit funds to reflect impacts of other sources of funding.

Examples of Eligible Costs

- Eligible Costs include (but are not limited to): costs associated with materials, labour, equipment, internal building works, including major fit-up to meet the future needs of tenants.
- In addition, the program includes external property improvements, and the development of additional gross floor area, parking and other works not included in the Signage and Landscaping Grant Program.

Program 3: Rural Areas: Development Charge Reduction Grant

Rationale and Objective(s)

- The objective of this program is to provide assistance for the development and redevelopment of sites by reducing the cost of development related to Development Charges.
- Development Charges (D.C.s) are attributable to net additional gross floor area constructed. There are important exemptions to the By-Law for purposes of levying D.C.s on new development. This includes exemption in full for certain classes of development including non-residential agricultural buildings which are not deemed to be 'industrial' or 'commercial' uses.

Benefits

- Reduced D.C.s will help facilitate development and redevelopment efforts; and the Town will benefit from development which raises assessment and activity within the Rural Areas

Legislative Provision

- It is recommended to use Section 28 (7) of *Planning Act* enabling grants paid to property owners for reasons of community improvement whereby the grant can be equivalent up to 100% of the D.C. without eliminating the liability of the owner to pay the full amount of the charge pursuant to the D.C By-Law in effect at the time and relevant provincial legislation.

Target Group

- Private sector landowners or developers seeking development and redevelopment of properties for 'value-added' agricultural uses in the Community Improvement Project Area (CIPA).

Program Specifics and Limitations

- Under the Development Charge Reduction Grant Program, grants may be offered to eligible property owners within the CIPA.
- **The program offers up to a 50% reduction on D.C.s payable, as determined by the Town, by way of an equivalent grant, and up to a maximum grant of \$60,000 per property whichever is less - the maximum grant amount subject to the discretion of the Town).**
- The Grant program is eligible only to:
 - Projects on land within the 'Agricultural Area' as designated in the Town's Official Plan (comprising Specialty Agricultural and Prime Agricultural lands); **and**
 - Where development is for 'on-farm diversified' and/or 'agriculture-related' uses as defined in the Town of Lincoln Official Plan, or equivalent uses to these in the Niagara Escarpment Plan Area, **and**
 - where in the Town's determination such uses attract 'industrial' or commercial' D.Cs.
- 'Value-added' agricultural uses defined as 'Home Occupations' and 'Home Industries' in the Town's Official Plan are not eligible for support through this program.

Schedule A: Schedule of Program Details

Eligibility	<ul style="list-style-type: none">• As per Program Specifics and Limitations referred to above.• Grants are for D.C. fees only and do not absolve an applicant of the responsibility for funding studies and site technical reviews, or executing actions to remove other conditions of approval as may be required by the Town.• The General Eligibility Requirements outlined in Section 7.5 of the CIP also apply.
Approval Process	<ul style="list-style-type: none">• The landowner or developer pays 100% of the D.C. This cost is reimbursed to the landowner or developer, in the form of a grant based on the in-force D.C. rates.• Payment of the D.C. grant (to a maximum of 50% of the applicable D.C., up to a maximum of \$60,000 per property) will be at the time of occupancy of the building (occupancy defined per the Ontario Building Code Act).• The General Application Process outlined in Section 7.1 of the CIP also applies.
Duration	<ul style="list-style-type: none">• Program application duration – 5 years (2019-2024).• The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the CIP.
Other Restrictions	<ul style="list-style-type: none">• The Town has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town.• As necessary, the Town may amplify or adjust the application and approval protocols associated with this program.• The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Town.• If the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation, the Town retains the right to cancel the disbursement of funds.
Fiscal Implications	<ul style="list-style-type: none">• Program costs funded per accepted practices for establishing a funding CIP reserves over time.

Program 4: Rural Areas: Planning Application & Building Permit Fees Grant

Rationale and Objective(s)

- This program offers a grant towards the cost of planning application and building permit fees for property owners with plans to initiate new or expand existing 'value-added' agricultural uses.
- Planning Applications cover a range of specific land use planning consents, approvals, discharges and other administrative functions which are subject to the payment of processing fees.
- Separately, the program includes a grant equivalent to a specified portion of the Building Permit fees in effect.
- Reduced planning and building permit fees may, in concert with other program support, help encourage new development efforts through reducing initial regulatory costs.

Benefits

- This program will utilize the schedule of fees in effect at the time of approval of the application for program assistance.
 1. Pursuant to Bill 124 (*Building Code Statute Law Amendment Act, 2002*) Building Permit fees are based on a cost-recovery model;
 2. The regime of Planning Application processing fees currently in effect in the Town is based on partial cost recovery of administrative and processing costs.
- All applications for development are required to pay these fees; accordingly, as an incentive to development of 'value-added' agricultural use, these upfront fees can be reduced by way of a grant.

Legislative Provision

- Authority for municipalities to impose fees and charges come under Section 391 of the *Municipal Act, 2001 (S.O. 2001, c. 25)*. Section 28(7) of the *Planning Act (R.S.O. 1990, c. P.13)* provides for grant assistance.

Target Group

- Private sector property owners engaged in development, renovation, re-use or expansion of properties for 'value-added' agricultural uses in the CIPA.

Program Specifics and Limitations

- Under the Planning Application and Building Permit fees grant program, grants may be offered to eligible property owners within the CIPA.
- The Grant program is eligible only to:
 - Projects on land within the 'Agricultural Area' as designated in the Town's Official Plan (comprising Specialty Agricultural and Prime Agricultural lands); **and**
 - Where development is for 'on-farm diversified' and/or 'agriculture-related' uses as determined by the Town with reference to the Town

Eligibility

of Lincoln Official Plan, or by reference to equivalent uses in the Niagara Escarpment Plan Area.

- ‘Value-added’ agricultural uses defined as ‘Home Occupations’ and ‘Home Industries’ in the Town’s Official Plan are not eligible for support through this program.

Planning Application Fees Grant

- The program offers up to a **maximum reduction of 100% in planning application fees by way of an equivalent grant, up to a maximum of \$7,500 per property (whichever is less)**. A maximum of 1 grant per property (or combined properties if subject to the same application) over the duration of the plan.
- Grant covers planning fees for:
 - Official Plan Amendment Application
 - Zoning By-Law Amendment Application
 - Site Plan Approval Application
 - Minor Variance Application

Building Permit Fees Grant

- **The program offers up to a maximum reduction of 100% in Town Building Permit fees by way of an equivalent grant, up to a maximum of \$15,000 per property (whichever is less).**
- The effective Schedule of Town fees for the purpose of this CIP is that which is approved and in force at the time of approval of the application for program support. This is specifically defined as being at the time of final approval (as contrasted with approval in principle).
- The program does not provide a grant towards any separate regulatory/processing fees associated with the Niagara Escarpment Development Permit process.

- As per Program Specifics and Limitations referred to above.
- With specific regard to foregone cost of Planning Application and Building Permit fees, preference will be given to those projects which, in the view of the Town are most likely to meet the goals and objectives of the CIP. Such will be determined by the Town in its sole discretion.
- Eligibility will be determined through the merits of each individual application and generally on the basis of likelihood of development to occur and in a manner which is consistent with the goals and objectives of the CIP.
- Grants for Planning Application and Building Permit fees do not absolve an applicant of the responsibility for funding studies and site technical reviews, or executing other actions in order to remove conditions of approval as may be required by the Town.
- The General Eligibility Requirements outlined in Section 7.5 of the CIP also apply.

Schedule A: Schedule of Program Details

Approval Process

- The applicant pays for all Planning Application and Building Permit fees as required, and at the times required. The eligible costs are reimbursed to the Applicant by the Town, in the form of a grant, based on the following schedule:
 - Official Plan Amendment, Zoning Amendment, Minor Variance and Site Plan approvals (at planning approval); and
 - Building Permit (at building occupancy as permitted by the Chief Building Official pursuant to the Ontario Building Code Act, Division C Administrative Provisions, Part 1 General, Section 1.3.3 Occupancy of Buildings).
- The Planning Application fee grant will be disbursed by the Town at planning approval. The Building Permit fees grant will also be similarly back-ended to ensure pay-out of the grant only on completion of the project.
- Site visits by Town staff may be required in order to ensure that the project has been completed to the Town's satisfaction before the Planning and Building Permit fee grants can be disbursed.
- The Town will determine whether any application is approved for the full amount of the grant or a lesser amount.
- The General Application Process outlined in Section 7.1 of the CIP also applies.

Duration

- Program application duration – 5 years (2019-2024).
- The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the CIP.

Other Restrictions

- The Town has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town.
- As necessary, the Town may amplify or adjust the application and approval protocols associated with this program.
- The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Town.
- If the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation, the Town retains the right to cancel the disbursement of funds.

Fiscal Implications

- Foregone income to the Town an administration and any other overhead costs related to reviewing and processing the application. The foregone departmental revenue should be met by the CIP Reserve Fund.

Program 5: Rural Areas: Tax Increment Financing Grant (TIFG)

Rationale and Objective(s)

- A Tax Increment Financing Grant (TIFG) leverages the increased assessment and property taxation generated by site redevelopment to reduce the financial costs of property rehabilitation and redevelopment by:
 - Providing a grant equivalent to the Town portion of the property tax for a given property; and
 - Limiting such grants to annual payments for a maximum period of 10 years or up to the time when total grant payments equal total eligible costs.

Benefits

- Leverages increased property tax assessment and helps reduce financial costs of property development, redevelopment or major rehabilitation.
- The Town benefits by the resulting revaluation and increase in tax liable on the property over the long-term.
- Encourages 'value-added' agricultural uses as a means of diversifying and broadening farm operations, and contributing to the local economy.

Legislative Provision

- Section 28(7) of the *Planning Act (R.S.O. 1990, c. P.13)*.

Target Group

- Private sector property owners engaged in development, renovation, re-use or expansion of properties for 'value-added' agricultural uses in the CIPA.

Program Specifics and Limitations

- Under the Tax Increment Financing Grant Program, grants may be offered to eligible property owners within the CIPA.
- The program offers an annual **maximum grant equal to 80% of the annual Town tax increment over the agreed base assessment and property tax liability that results from the project for up to 10 years, or up to the time when total grant payments equal total eligible costs.** The annual percentage of the increment will remain the same for every year or part thereof that comprises the duration of the grant period.
- The Grant program is eligible only to:
 - Projects on land within the 'Agricultural Area' as designated in the Town's Official Plan (comprising Specialty Agricultural and Prime Agricultural lands); **and**
 - Where development is for 'on-farm diversified' and/or 'agriculture-related' uses as determined by the Town with reference to the Town of Lincoln Official Plan, or by reference to equivalent uses in the Niagara Escarpment Plan Area.

Eligibility

- ‘Value-added’ agricultural uses defined as ‘Home Occupations’ and ‘Home Industries’ in the Town’s Official Plan are not eligible for support through this program.
- **Applicants receiving TIFG funding will not be eligible for any additional incentive programs offered through the CIP. Should an applicant withdraw an application for the TIFG program, the applicant may then be eligible to reapply for other financial incentive programs subject to CIP funding availability and, as applicable, Town approval of such reapplication.**
- Given the nature of the grant program as achievable only on completion and revaluation of the property, the Town will enable the approval in principle for accessing this grant subject to necessary conditions. This approval in principle can be provided at the same time as approval for other programs of assistance is provided.
- Program approval that is granted in principle will require the applicant to demonstrate intent to acquire relevant Planning Approvals. Any assistance is conditional on this and other regulatory compliance. The assistance provided to defray tax increases must be on the basis of the intended use of the property (once complete) being for a value-added’ agricultural use (as defined above).
- Further, at the discretion of the Town, the Legal Agreement executed between the Town and the Owner will obligate the owner to maintain the building for the approved use. If the use ceases or is replaced by a different use as determined by the Town, the Town may terminate program support.

- As per Program Specifics and Limitations referred to above.
- Program support excludes all other property land uses and tax classifications.
- Eligible Costs will be determined as final by the Town by reference to the submitted schedule of development-related costs.
- Final eligibility will be determined through the demonstrated success of the project through all stages of application (as required) for Planning Approval, Building Permit issuance and building code compliance, construction, occupancy, financial viability (as evidenced by the capacity of the owner to pay all required property taxes on the property) and finally revaluation by the Ontario Municipal Property Assessment Corporation (MPAC).
- The General Eligibility Requirements outlined in Section 7.5 of the CIP also apply.

Approval Process

- The grant is based on the “Reimbursing Developer” approach. The property owner/developer pays for the full cost of construction and project completion including all additional design and other costs

necessary to deliver the building. The Owner also pays the resulting annual increase in property tax. The Town reimburses the Owner or assigned recipient by way of an annual grant equivalent to the agreed Town portion of the incremental property tax increase over an established “base” assessment and tax liability. This defined increment is net (that is to say calculated only after the reduction of Tax Liability) as a result of the following:

- Any phase-in agreements to soften tax increases that may exist through existing policy or programs;
 - Or the tax rebates granted to charitable organizations as owners or tenants; and
 - Any other rebate which lessens the overall initial (pre-program/project) tax liability of the property.
- The Town will not entertain applications for retroactive access to the program which involve applications made after construction is complete.
 - The Town will determine the existing “base” assessment for the property – this will normally be defined as being at the time of approval of the application and is based on the assessment and tax class at that time. However, the Town may, at its discretion, establish an alternate date for purposes of establishing the base assessment and property tax liability. Where a project is phased over several years the grant will be based on the property re-assessment and taxable status of the project in each of the interim years before project completion. At project completion, the grant (as applicable) will be based on the assessed property value provided by MPAC.
 - The Town will determine the existing “base” assessment for the property – this will normally be defined as being at the time of approval of the application and is based on the assessment and tax class at that time. However, the Town may, at its discretion, establish an alternate date for purposes of establishing the base assessment and property tax liability. Where a project is phased over several years the grant will be based on the property re-assessment and taxable status of the project in each of the interim years before project completion. At project completion, the grant (as applicable) will be based on the assessed property value provided by MPAC.
 - The nature of projects that can benefit from tax increment grant-funding images from relatively modest additions to existing buildings to potentially major, multi-phase projects. The Town, at its discretion, may establish an “approval in principle” for more complicated, longer-term development, creating an application-specific process for determining:
 - a) An acceptable date for estimating base tax;
 - b) The required maximum period between approval in principle and issuance of building permits; and
 - c) Any other process, milestone and project completion requirements as may be established by the Town.

Schedule A: Schedule of Program Details

	<ul style="list-style-type: none"> • Final approval of grant funding occurs after: <ul style="list-style-type: none"> ○ Conditions as stated in the Tax Increment Grant Agreement have been fulfilled; ○ Submission of eligible costs as required; ○ Receipt of assessed value of the property by MPAC; and ○ Final approval of amount of grant by the Town. • For multi-phase/multi-year projects, approval is based on completion and final costing of each phase, and revaluation by MPAC. • The commencement date (for purposes of calculating the increment) will be at the discretion of the Town following discussions with the applicant based on the merits of the development project and resulting estimates of tax increment grant created by the development project over time. • The General Application Process outlined in Section 7.1 of the CIP also applies.
Duration	<ul style="list-style-type: none"> • Program application duration – 5 years (2019-2024). • The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the CIP.
Other Restrictions	<ul style="list-style-type: none"> • The Town has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town. • As necessary, the Town may amplify or adjust the application and approval protocols associated with this program. • The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Town. • If a property is sold, in whole or in part, before the original grant/reimbursement period lapses, the original Owner is not entitled to receive the remaining payments. The grant can, however, be assigned to the new property owner subject to agreement and approval by the Town.
Fiscal Implications	<ul style="list-style-type: none"> • This grant focuses on net Town taxation gain which represents unrealized revenue if the development or enhancement of the property had not occurred. At the end of the grant program (a maximum of 10 years or the dollar limit of Eligible Costs whichever is reached first, or earlier at the discretion of the Town as determined at the time of approval of program support), the Town realizes the full extent of the property taxes. • The potential exists for net fiscal impacts to the Town arising from the effective deferment of tax revenues. The Town, as part of its approval process, will determine whether there is a likelihood that the Town's interests are not served by the provision of a grant based on the estimate of short-term net municipal fiscal impact.

Eligible Costs

- Eligible Costs would be determined at the discretion of the Town, however, in general, eligible costs include (but are not limited to):
 - Site development and infrastructure work including demolition and disposal off-site, improvement or reconstruction of existing on-site infrastructure (e.g. sanitary, drainage, other);
 - Major building rehabilitation, significant renovation and rehabilitation;
 - If relevant, costs associated with the assessment of environmental conditions and the remediation of environmental contamination, and environmental protection;
 - New construction; and/or
 - Design, engineering, legal, insurance, and other professional fees (at the discretion of the Town) directly related to the design and development and commissioning of the completed building(s).
- Eligible Costs exclude both construction financing and long-term debt financing interest costs.

Program 6: Rural Areas: Feasibility Study Grant

Rationale and Objective(s)	<ul style="list-style-type: none"> The Rural Areas Feasibility Study Grant offers a grant towards Eligible Costs associated with the undertaking of project feasibility study to determine if existing agricultural buildings and/or land can be converted or adapted to improve income potential and productivity for 'value-added agricultural uses.
Benefits	<ul style="list-style-type: none"> Encourages 'value-added' agricultural uses as a means of diversifying and broadening farm operations, and contributing to the local economy. The Town will benefit from development which raises assessment and activity within the Rural Areas
Legislative Provision	<ul style="list-style-type: none"> Section 28(7) of the <i>Planning Act (R.S.O. 1990, c. P.13)</i>.
Target Group	<ul style="list-style-type: none"> Private sector property owners considering feasibility of development, renovation, re-use or expansion of land or property for 'value-added' agricultural uses in the CIPA.
Program Specifics and Limitations	<ul style="list-style-type: none"> Under the Agricultural Feasibility Study grant program, grants may be offered to eligible property owners within the CIPA. The program offers a grant of up to 50% of Eligible Costs, and up to a maximum grant of \$5,000 per property; The Grant program is eligible only to: <ul style="list-style-type: none"> Projects on land within the 'Agricultural Area' as designated in the Town's Official Plan (comprising Specialty Agricultural and Prime Agricultural lands); and Where development is for 'on-farm diversified' and/or 'agriculture-related' uses as determined by the Town with reference to the Town of Lincoln Official Plan, or by reference to equivalent uses in the Niagara Escarpment Plan Area 'Value-added' agricultural uses defined as 'Home Occupations' and 'Home Industries' in the Town's Official Plan are not eligible for support through this program. The feasibility study must provide significant information with respect to one or more aspects of the structural/engineering feasibility of the project and associated costing, conceptual feasibility, and/or the market/economic feasibility of the project. Applicants receiving the Agricultural Feasibility Study Grant may be eligible for additional incentive programs offered through this Plan (with the exception of the Rural Areas Tax Increment Equivalent Grant).
Eligibility	<ul style="list-style-type: none"> As per Program Specifics and Limitations referred to above.

Schedule A: Schedule of Program Details

	<ul style="list-style-type: none"> The General Eligibility Requirements outlined in Section 7.5 of the CIP also apply.
Approval Process	<ul style="list-style-type: none"> The General Application Process outlined in Section 7.1 of the CIP applies. The Town pays the grant receipt of the completed study (a full copy of which is to be provided to the Town).
Duration	<ul style="list-style-type: none"> Program application duration – 5 years (2019-2024). The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the CIP.
Other Restrictions	<ul style="list-style-type: none"> The Town has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town. As necessary, the Town may amplify or adjust the application and approval protocols associated with this program. The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Town.
Fiscal Implications	<ul style="list-style-type: none"> Cost of the Agricultural Feasibility Study Grant Program should be met by the CIP capital funding reserve.
Eligible Costs	<ul style="list-style-type: none"> Eligible Costs are consultant/professional fees associated with studies including but not limited to: <ul style="list-style-type: none"> Structural analyses; Evaluation of existing and proposed mechanical, electrical and other building systems; Concept plans; Market analyses; and/or Business plans.

Schedule B:

Glossary of Terms

Glossary of Terms

Agricultural Area: in the Town is comprised of Specialty Agricultural and Prime Agricultural lands.
(Town of Lincoln Official Plan, approved November 2016, consolidated in September 2017)

Agricultural Uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

(Source: Planning Policy Statement 2014)

Agriculture-Related Uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

(Source: Planning Policy Statement 2014)

Agri-Tourism Uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

(Source: Planning Policy Statement 2014)

Building Permits: are issued by the local body responsible for enforcing Ontario's Building Code and are required for the construction, renovation, demolition and certain changes of use of buildings.

Community Improvement Plan (CIP): is a planning tool under Section 28 of the Ontario Planning Act which permits planning and financial assistance programs involving lands, buildings, loans, grants and tax assistance for designated community improvement project areas.

Community Improvement Project Area (CIPA): means a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

(Source: Ontario Planning Act, Section 28).

Development Charges: are fees levied on new development to help finance the infrastructure required to service new growth. Under the Development Charges Act, 1997, as consolidated in 2018, local municipal councils may pass a by-law imposing development charges.

Eligible Costs: are as specifically detailed under each financial incentive program in Schedule A and Section 6 of this CIP. These include all capital cost categories for which the Owner is entitled to Program Assistance from the Town as may be approved and as may be provided for in the CIP and further specified in any Agreement that may be required to execute funding. Eligible Costs do not equate to the maximum levels of financial assistance under individual programs.

Industrial Designation (*Permitted Uses*): The permitted uses of land in the Industrial designation shall include manufacturing, processing, assembling, fabricating, servicing, storage of goods and raw materials, warehousing and wholesaling, and service sector industries including transportation, communication, business services, government services, medical and other health laboratories. Uses that are incidental or ancillary to industrial operations such as a retail and wholesale division operated as a subsidiary function of any industry may be permitted in the Industrial Area. Retailing is only permitted as an accessory use to a permitted use and will be limited in size so as not to interfere with, or detract from the primary function of the area. Major retail uses are considered to be non-employment uses and are not permitted.

(Town of Lincoln Official Plan, approved November 2016, consolidated in September 2017)

MPAC: means the Municipal Property Assessment Corporation.

On-Farm Diversified Uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

(Source: Planning Policy Statement 2014 and Greenbelt Plan 2017)

Owner: means the registered Owner of the lands and includes any successors, assigns, agents, partners and any affiliated corporation. Financial assistance through tax-based funding is provided to the registered owner of the property irrespective of any assignment of those funds to another party by the owner under separate agreement between the owner and a third party.

Planning Approval: refers to a range of official Town land use planning consents, approvals, discharges and other administrative functions which are subject to the payment of processing fees and are legally required prior to property development and building construction.

Tax Increment: means the difference between the property tax liability for the lands in any year of the Program and the existing “base” tax liability. The Tax Increment is limited to the Town Portion of the tax liability in those instances where program assistance is limited to the Town Portion of taxation as provided for in the CIP.

Town’s Official Plan: means the Official Plan for the Corporation of the Town of Lincoln (Lincoln Official Plan), approved in November 2016, and consolidated in September 2017.

Value-Added Agricultural Uses: Means uses that generally occur on-farm which add value to agricultural products and their sale and distribution and are intended to promote and sustain the viability of farming operations. Such uses are generally considered agriculture related uses, and are required to be small scale and related to the farm activity. Value Added Uses may be grouped into three major components: Support uses, Production uses, and Marketing uses:

- *Production uses:* mean value-added farm related uses that include processing of agricultural products (including wineries, canneries, bakeries, cheese factories and similar uses); and distribution and warehousing of agricultural products.
- *Marketing uses:* mean value-added farm related uses that include a variety of methods of increasing the sales of raw or finished farm products. Such uses may include road side produce stands and other retail facilities for the sale of products, pick your own facilities, agritourism use (such as farm mazes, special events facilities (e.g. farm weddings) and educational facilities) and “experiential uses” (such as “working farm vacations” or culinary schools).
- *Support uses:* mean uses that support day to day farm operation and may include machinery repairs, seed suppliers, and other uses not more appropriately accommodated in settlement areas. Support uses are intended to primarily serve the farm operation and surrounding local farm operations and are intended to remain secondary to the principal farm operation.

(Town of Lincoln Official Plan, approved November 2016, consolidated in September 2017)

Value-Retention/Retaining Agricultural Uses: means uses occurring on-farm that are considered integral to an agricultural operation and integral to retaining the value of raw agricultural products. They are divided into uses that support agricultural production including research and maintenance and management of equipment, and uses required to get raw agricultural produce ready for market including washing, sorting, drying, packing, packaging and similar uses to be small scale and related to the farm activity.

(Source: Planning Policy Statement 2014)

Appendix 1:

Extracts from Province's *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, 2016*

Selected Extracts from 'Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851)

(Province of Ontario, Ministry of Agriculture, Food and Rural Affairs, 2016)

1.1 Purpose and Scope of the Guidelines

The Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas will help municipalities, decisionmakers, farmers and others interpret the policies in the Provincial Policy Statement, 2014 (PPS) on the uses that are permitted in prime agricultural areas. It comprises the provincial guidelines referred to in Policy 2.3.3.1 of the PPS.

This document provides guidance on:

- agricultural, agriculture-related and on-farm diversified uses described in Policy 2.3.3. of the PPS
- removal of land for new and expanding settlement areas (PPS Policy 2.3.5) and limited non-agricultural uses in prime agricultural areas (PPS Policy 2.3.6)
- mitigation of impacts from new or expanding non-agricultural uses (PPS Policy 2.3.6.2)

These guidelines are meant to complement, be consistent with and explain the intent of the PPS policies and definitions. Where specific parameters are proposed, they represent best practices rather than specific standards that must be met in every case. These parameters are based on the judgement and experience of the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) and the Ontario Ministry of Municipal Affairs (MMA) as well as consultation with municipalities and stakeholders on how to be consistent with PPS policies.

1.2 Ontario's Prime Agricultural Areas

Ontario's prime agricultural land is a finite, non-renewable resource comprising less than 5% of Ontario's land base. It is the foundation for food, fibre and fur production, the local food economy, agri-food exports, economic prosperity and the growing bio-based economy. The PPS states that Ontario's prime agricultural areas shall be protected for long-term use for agriculture and defines prime agricultural areas as areas where prime agricultural lands predominate.

Planning authorities (e.g., municipalities) are required to designate prime agricultural areas in their official plans, including specialty crop areas, Canada Land Inventory Classes 1, 2 and 3 land, associated Classes 4–7 land and additional areas where there is a local concentration of farms which exhibit characteristics of on-going agriculture. Controlling the types and scale of uses that are permitted in prime agricultural areas is a key way of protecting Ontario's best farmland.

1.3 Objectives and Criteria for Permitted Uses

The criteria for the uses permitted in prime agricultural areas are specifically derived from PPS policies and definitions. They revolve around two key objectives:

1. maintaining the land base for agriculture (PPS Policy 2.3.1)
 2. supporting a thriving agricultural industry and rural economy (PPS Vision and PPS Policy 1.1.4)
- These objectives may at times compete with each other. These guidelines are intended to help decision-makers balance the objectives. This can be done by ensuring all applicable criteria are met for the permitted uses.

Table 1 summarizes the specific criteria for agricultural, agriculture-related and on-farm diversified uses. The criteria cover all key descriptors referred to in Policies 2.3.3.1, 2.3.3.2 and 2.3.3.3 of the PPS and the applicable PPS definitions.

Table 1. Criteria for permitted uses in prime agricultural areas

Type of Use	Criteria as provided by PPS policies and definitions
Agricultural	<ol style="list-style-type: none">1. The growing of crops, raising of livestock and raising of other animals for food, fur or fibre2. Includes associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment3. All types, sizes and intensities of agricultural uses shall be promoted and protected in accordance with provincial standards4. Normal farm practices shall be promoted and protected in accordance with provincial standards
Agriculture-Related	<ol style="list-style-type: none">1. Farm-related commercial and farm-related industrial uses2. Shall be compatible with and shall not hinder surrounding agricultural operations3. Directly related to farm operations in the area4. Supports agriculture5. Provides direct products and/or services to farm operations as a primary activity6. Benefits from being in close proximity to farm operations
On-Farm Diversified	<ol style="list-style-type: none">1. Located on a farm2. Secondary to the principal agricultural use of the property3. Limited in area4. Includes, but is not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products5. Shall be compatible with, and shall not hinder, surrounding agricultural operations

2.1 Agricultural Uses

As described in the PPS definition for agricultural uses, these uses comprise the farms and farmland that produce agricultural products. These uses are undertaken with the expectation of gain or reward. Agricultural uses are the primary use in prime agricultural areas and the basis of the agri-food industry.

Agricultural uses: means the growing of crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities and accommodation for full-time farm labour when the size and nature of the operation requires additional employment. PPS, definitions

Value-added facilities differ from value-retaining facilities. Value-added facilities process agricultural commodities into new forms or products that enhance their value. They may involve the addition of ingredients or processing of agricultural commodities (e.g., chopping and canning vegetables, pressing apples and bottling cider, making wine, milling grain, cherry pitting and preserving, and preserving and roasting grain for livestock feed). Value-added uses may include retail-oriented packaging. Value-added facilities do not meet the PPS definition of agricultural uses but may still satisfy the PPS definition for agriculture-related uses or on-farm diversified uses, depending on the nature of the facilities and if they are located on a farm.

Value-retaining facilities	Value-added facilities
<u>Characteristics</u> <ul style="list-style-type: none">• maintain the quality of agricultural commodities (i.e., prevent spoilage) or provide a minimum amount of processing to make an agricultural commodity saleable• agricultural commodities are produced on the farm	<u>Characteristics</u> <ul style="list-style-type: none">• process agricultural commodities into new forms that enhance their value• may add off-farm inputs
<u>Examples</u> <ul style="list-style-type: none">• controlled-atmosphere storage, cleaning, grading, drying, sorting, evaporating maple sap into syrup, honey extraction, simple (bulk) packaging	<u>Examples</u> <ul style="list-style-type: none">• pressing apples and bottling cider, wine-making, grain milling, cherry pitting and preserving, chopping and canning carrots, grain roasting for livestock feed, retail-oriented packaging
<u>Type of Use</u> <ul style="list-style-type: none">• agricultural uses or agriculture-related uses	<u>Type of Use</u> <ul style="list-style-type: none">• agriculture-related uses or on-farm diversified uses

2.2 Agriculture-Related Uses

As described in the PPS definition, agriculture-related uses are farm-related commercial and industrial uses. They add to the vitality and economic viability of prime agricultural areas because they are directly related to and service farm operations in the area as a primary activity. These uses may be located on farms or on separate agriculture-related commercial or industrial properties.

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. PPS, definitions

2.3 On-Farm Diversified Uses

A wide variety of uses may qualify as on-farm diversified uses based on the PPS definition, as long as they meet the criteria described below. On-farm diversified uses should be related to agriculture, supportive of agriculture or able to co-exist with agriculture without conflict. On-farm diversified uses are intended to enable farm operators to diversify and supplement their farm income, as well as to accommodate value-added and agri-tourism uses in prime agricultural areas.

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. PPS, definitions

Appendix 2:

Extracts from proposed Corporation of the Town of Lincoln By-Law No 2018-93 '*A By-Law for the Imposition of Development Charges and Repeal By-Law 2014-37*'

Extracts from Corporation of the Town of Lincoln By-Law No. 2018-93

(as included as part of the Town of Lincoln Development Charges Background Study Consolidated Report, 30 November 2018)

By-Law No 2018-93 ('A By-Law for the Imposition of Development Charges and Repeal By-Law 2014-37') was passed in 2018 and is understood to come into effect in April 2019.

The following extracts from Town of Lincoln By-Law No.2018-93 are included for explanatory/illustrative purposes only as part of the interpretation of this CIP. Prospective applicants should refer to the Town's By-Law for confirmation of all land uses which are exempt/part exempt from Town Development Charges.

Exemptions (Agriculture-related)

(3.5) Notwithstanding the provisions of this by-law, but subject to Subsection 3.5(c), development charges shall not be imposed with respect to **[inter alia]**:

- (b) the development of non-residential farm buildings for farming activities¹
- (c) The development of a farm helphouse;

Definitions:

(7) "Agricultural use" means use or intended use for "bona fide farming purposes"

(a) including (but not limited to):

- (i) cultivation of crops, whether on open land or in greenhouses, including (but not limited to) fruit, vegetables, herbs, grains, field crops, marijuana, sod, trees, shrubs, flowers, and ornamental plants;
- (ii) raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish;
- (iii) agricultural animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing, and market gardening;
- (iv) agricultural produce stand and farm produce outlet;
- (v) agricultural research uses on lands within an Agricultural Zone;
- (vi) the first 750 square metres of an agricultural produce processing building or structure located on lands within an Agricultural Zone;
- (vii) the first 750 square metres of an agricultural produce warehouse and/or shipping building or structure on lands within an Agricultural Zone.

¹ or for '**bona fide farming purposes**', as alternatively defined in the DC Background Study];

(b) but excluding:

- (i) retail sales activities except those retail sales activities associated with Section (7)(a)
- (ii) restaurants, banquet facilities, hospitality facilities, craft breweries, craft distilleries, estate wineries, farm wineries, and residential uses;
- (iii) services related to grooming, boarding or breeding of household pets; and
- (iv) marijuana processing or production facilities

Definition of other terms referred to in the above definition (j) for 'agricultural use':

- "Agricultural produce processing building or structure" means a building or structure or portion thereof used for processing local farm produce as an ancillary use to an agricultural use.
- "Agricultural Produce Stand" means a seasonal building or structure where Ontario grown produce is retailed to the general public and is accessory to an agricultural use.
- "Agricultural produce warehouse and/or shipping building or structure" means a building or structure or portion thereof where local agricultural produce and/or products are stored and distributed to and from.
- "Agricultural Research" means the use of a building or structure for agricultural research.
- "Craft Brewery" means a building or structure as a secondary use on the same farm parcel of land for the processing of crops, fruit, fermentation, production, bottling, aging and storing of beer and beer-related products where the crops or fruit used in the production of the beer shall be locally grown. A craft brewery may also include the retail sale of beer, hospitality room, restaurant, office and a laboratory.
- "Craft Distillery" means a building or structure as a secondary use on the same farm parcel of land for the processing of crops, fruit, fermentation, production, bottling, aging and storing of distilled spirits and spirit-related products where the crops or fruit used in the production shall be locally grown. A distillery may also include the retail sale of spirits, hospitality room, restaurant, office and a laboratory.
- "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment. Notwithstanding the foregoing, development does not include temporary structures, including but not limited to, seasonal hoop structures, seasonal fabric structures, tents, or agricultural produce stands.
- "Estate winery" means a building or structure as a secondary use to a vineyard and/or fruit farm on the same farm parcel of land for the processing of fruit, fermentation, production, bottling, aging and storing of wine and wine-related products where the fruit used in the production of the wine shall be locally grown. An estate winery may also include the retail sale of wine, hospitality room, restaurant, winery office and a laboratory.
- "Farm helphouse" means a dwelling unit for seasonal or full-time farm help located within a farm building, ancillary to a farm and located on the same lot therewith; (

- "Farm Produce Outlet" means a building or structure where Ontario grown produce, bakery produced on the premises, processed fruit is prepared on the premises, Ontario grown greenhouse and nursery produces and Ontario made floral products are retailed to the general public and is accessory to an agricultural use.
- "Farm winery" means a building or structure as a secondary use to a vineyard and/or fruit farm on the same farm parcel of land for the processing of locally grown fruit, fermentation, production, bottling, aging and storage of wine and wine-related products where the fruit used in the production of the wine shall be predominantly from the vineyard and/or fruit farm located on the same land as the farm winery as well as part of a farmer's own farm operation. A farm winery may also include the retail sale of wine, hospitality room, restaurant, winery office and a laboratory.
- "Greenhouse" means a building or structure for the growing of such items as flowers, bushes, shrubs, trees, plants, fruits, vegetables and other types of nursery stock.
- "Marijuana Processing Facilities" means a building or area used, designed or intended for growing, producing, testing, destroying, storing or distribution, excluding retail sales, of medical marijuana or cannabis authorized by a license issued by the federal Minister of Health pursuant to section 25 of the Marihuana for Medical Purposes Regulations, SOR/2013-119, under the Controlled Drugs and Substances Act, S.C. 1996, c.19.

Exemptions (Industrial-related)

(3.5) Notwithstanding the provisions of this by-law, but subject to Subsection 3.5(c), development charges shall not be imposed with respect to **[inter alia]**:

(j) one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the Development Charges Act or this subsection. Development charges shall be imposed in accordance with Schedules "B" and "C" to this by-law, with respect to the amount of floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent (50%) of the gross floor area of the existing industrial building; or if the gross floor area is enlarged by more than fifty per cent (50%), development charges are payable on the amount by which the enlargement exceeds fifty per cent (50%) of the gross floor area before the enlargement. The amount of the development charge that would be payable multiplied by the fraction determined as follows:

1. Determine the amount by which the enlargement exceeds fifty per cent (50%) of the gross floor area before the enlargement.
2. Divide the amount determined under paragraph 1 by the amount of the enlargement...

Definitions:

- "Gross floor area" ... In the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
 - (a) A room, elevator, or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that services the building;
 - (b) Loading facilities above or below grade;
 - (c) A part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use.
- "Industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club. "Marijuana Processing Facilities" are also included in this category.
- "Industrial use" means land, buildings or structures used for or in connection with manufacturing by:
 - (a) manufacturing, producing, and processing goods for a commercial purpose, as well as storing and/or distribution of goods manufactured, produced or processed on site;
 - (b) research or development in connection with manufacturing, producing or processing good for a commercial purpose;
 - (c) retail sales by a manufacturer, producer or processor of goods they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
 - (d) office or administrative purposes, if it is:
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something; and
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.



GOVERNMENT OF ONTARIO