



GROWTH COMMUNITY
IMPROVEMENT PLAN





In order to help encourage development, North Bay City Council has approved a Growth Community Improvement Plan. This municipal incentive plan is designed to help grow the community through city wide programming for industrial development and targeted intensification for housing and downtown waterfront commercial projects.

The Growth Community Improvement Plan combined with competitive land values, easy commutes and an affordable lifestyle make North Bay an attractive location to grow your business and family.



The primary objective of the Growth Community Improvement Plan is to help encourage sustainable growth and development through financial incentives within the City's four identified target areas.

These four target areas are; the Downtown Target Area, Waterfront Target Area, Housing Target Area and the Industrial Target Area.

AVAILABLE FINANCIAL INCENTIVES BY TARGET AREA				
FINANCIAL INCENTIVES	DOWNTOWN TARGET AREA	WATERFRONT TARGET AREA	HOUSING TARGET AREA	INDUSTRIAL TARGET AREA
Tax Increment Rebate	✓	✓	✓	✓
Municipal Fee Rebate	✓	✓	✓	✓
Development Charges Rebate	✓	✓	✓	✓
Professional Study Grant	✓		✓	✓
Façade Improvement Grant	✓			
Building Improvement Grant	✓			
Public Art Grant	✓	✓	✓	
Sidewalk Patio Grant	✓			
Parking and Landscaping Grant	✓	✓		
Parking Requirement Exemption	✓			
Parking and Transit Fee Rebate	✓			



DOWNTOWN TARGET AREA

The City of North Bay recognizes the importance of the downtown core and its ever-changing landscape. In order to help encourage people to work, live, play and learn within the core of the City, a number of financial incentive programs have been created.

GOALS AND OBJECTIVES

The primary objective of the Growth Community Improvement Plan within the Downtown Target Area is to encourage the revitalization of the Downtown core. In order to accomplish this, the goals and priority of projects are:

- Create new, permanent jobs or full-time equivalent positions
- Support infill development
- Improve the physical condition of buildings while providing for new usable space
- Increase the number of residential units
- Increase the number of professional workers
- Maintain or increase property values
- Develop spaces or properties that are currently vacant or underutilized
- Attract shoppers
- Enhance the attractiveness and further develop the vision of the Downtown, as outlined in the City of North Bay's Official Plan
- Support the development of the Downtown as a demand generator and tourism destination
- Encourage development that complements the built form and commercial mix in the Downtown, as outlined in the City of North Bay's Official Plan
- Support significant private sector investment

* See Growth Community Improvement Plan for full program details and eligibility requirements.

AVAILABLE INCENTIVE PROGRAMS

- Tax Increment Rebate**
 - Up to 5 years incremental municipal tax rebate
- Municipal Fee Rebate**
 - 100% rebate for applicable municipal fees
- Development Charges Rebate**
 - 100% rebate for applicable development charges
- Professional Study Grant**
 - Up to 75% to a maximum of \$5,000 towards eligible third party professional fees
- Façade Improvement Grant**
 - Up to 50% to a maximum of \$15,000 towards eligible façade improvements
- Building Improvement Grant**
 - Up to 50% to a maximum of \$30,000 towards eligible building improvements
- Public Art Grant**
 - Up to 50% to a maximum of \$2,500 towards eligible public art
- Parking and Landscaping Grant**
 - Up to 50% to a maximum of \$5,000 towards eligible parking and landscaping
- Parking and Transit Fee Rebates**
 - 3 year 50% rebate towards parking or transit passes for new commercial businesses
 - 1 year 50% rebate towards parking or transit passes for net new residential units
- Parking Requirement Exemption**
 - Provides a reduction in the parking requirements where applicable
- Sidewalk Patio Grant**
 - Up to 100% grant to a maximum of \$1,000 towards eligible third party professional fees
 - Up to 100% grant to a maximum of \$1,000 towards eligible construction costs



MAP LEGEND

- Downtown Target Area
- Highway
- Major Road
- Local Road
- Railway
- Municipal Boundary
- Settlement Area Boundary
- River / Creek
- Lake



WATERFRONT TARGET AREA

The City of North Bay recognizes the importance of the downtown core, the waterfront and its ever-changing landscape. In order to help encourage people to work, live, play and learn within this area of the City, a number of financial incentive programs have been created.

GOALS AND OBJECTIVES

The primary objective of the Growth Community Improvement Plan within the Waterfront Target Area is to encourage the revitalization of the Lake Nipissing waterfront. In order to accomplish this, the goals and priority of projects are:

- Create new, permanent jobs or full-time equivalent positions
- Support infill development
- Improve the physical condition of buildings while providing for new usable space
- Increase the number of residential units
- Increase the number of professional workers
- Maintain or increase property values
- Develop spaces or properties that are currently vacant or underutilized
- Attract shoppers
- Enhance the attractiveness and further develop the vision of the Downtown, as outlined in the City of North Bay's Official Plan
- Support the development of the Downtown as a demand generator and tourism destination
- Encourage development that complements the built form and commercial mix in the Downtown, as outlined in the City of North Bay's Official Plan
- Support significant private sector investment

* See Growth Community Improvement Plan for full program details and eligibility requirements.

AVAILABLE INCENTIVE PROGRAMS

Tax Increment Rebate

- Up to 5 years incremental municipal tax rebate

Municipal Fee Rebate

- 100% rebate for applicable municipal fees

Development Charges Rebate

- 100% rebate for applicable development charges

Public Art Grant

- Up to 50% to a maximum of \$2,500 towards eligible public art

Parking and Landscaping Grant

- Up to 50% to a maximum of \$5,000 towards eligible parking and landscaping



MAP LEGEND

- Waterfront Target Area
- Highway
- Major Road
- Local Road
- Railway
- Municipal Boundary
- Settlement Area Boundary
- River / Creek
- Lake





HOUSING TARGET AREA

The City of North Bay encourages the development and maintenance of a housing stock that is aligned with the needs of the community. In providing for these demands, a number of financial incentive programs have been created.

GOALS AND OBJECTIVES

The primary objective of the Growth Community Improvement Plan within the Housing Target Area is to encourage infill and intensification of housing developments within the 'Residential Intensification Area' of the City. In order to accomplish this, the goals and priority of projects are:

- Stimulate private sector investment and development in the housing market
- Encourage development of affordable home ownership opportunities as well as affordable rental opportunities
- Promote renovation and intensification within the Residential Intensification Area
- Encourage residential development which would encourage aging in place, affordable home ownership and rental and accessible units

* See Growth Community Improvement Plan for full program details and eligibility requirements.

AVAILABLE INCENTIVE PROGRAMS

Tax Increment Rebate

- Up to 5 years incremental municipal tax rebate

Municipal Fee Rebate

- 100% rebate for applicable municipal fees

Development Charges Rebate

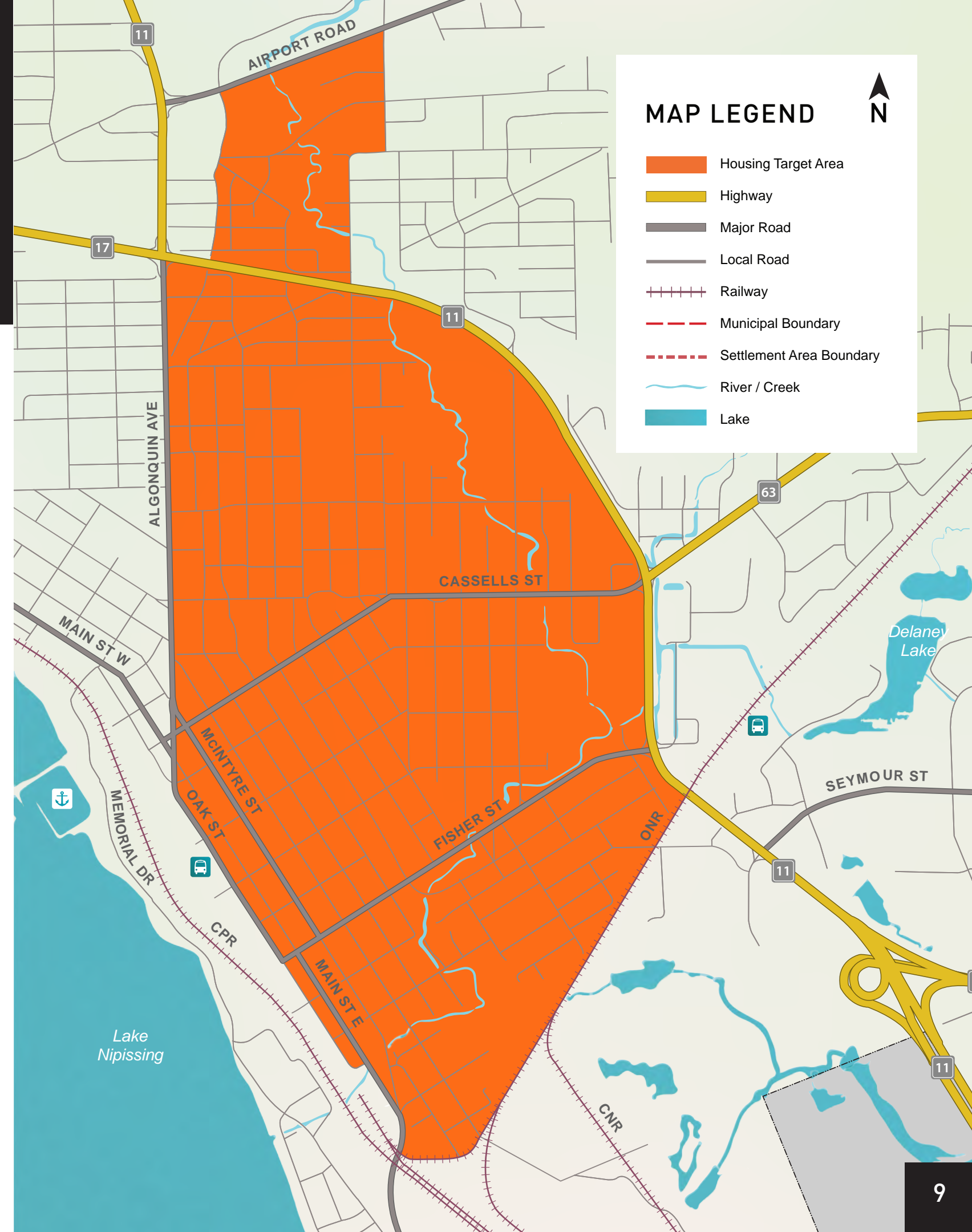
- 100% rebate for applicable development charges

Professional Study Grant

- Up to 50% to a maximum of \$5,000 towards eligible third party professional fees

Public Art Grant

- Up to 50% to a maximum of \$2,500 towards eligible public art where applicable





INDUSTRIAL TARGET AREA

The City of North Bay recognizes the importance of a strong and vibrant economy. In order to help encourage new employment and population growth, a number of financial incentives have been created.

GOALS AND OBJECTIVES

The primary objective of the Growth Community Improvement Plan within the Industrial Target Area is to help support and encourage the creation of diversified employment opportunities within the City of North Bay. In order to accomplish this, qualified projects will need to demonstrate a commitment to:

- Improve the market attractiveness and competitiveness of industrial land in North Bay
- Enhance North Bay's image as an Industrial Hub in the North
- Promote economic rehabilitation, revitalization, economic diversification, economic development and prosperity in North Bay
- Increase investment in industrial land development in North Bay
- Increase employment on industrial land and creating new employment opportunities and retaining existing employment
- Increase the long-term industrial assessment base and industrial land property tax revenues
- Where appropriate, promote the redevelopment of brownfield sites for industrial use

* See Growth Community Improvement Plan for full program details and eligibility requirements.

AVAILABLE INCENTIVE PROGRAMS

Tax Increment Rebate

- Up to 5 years incremental municipal tax rebate

Municipal Fee Rebate

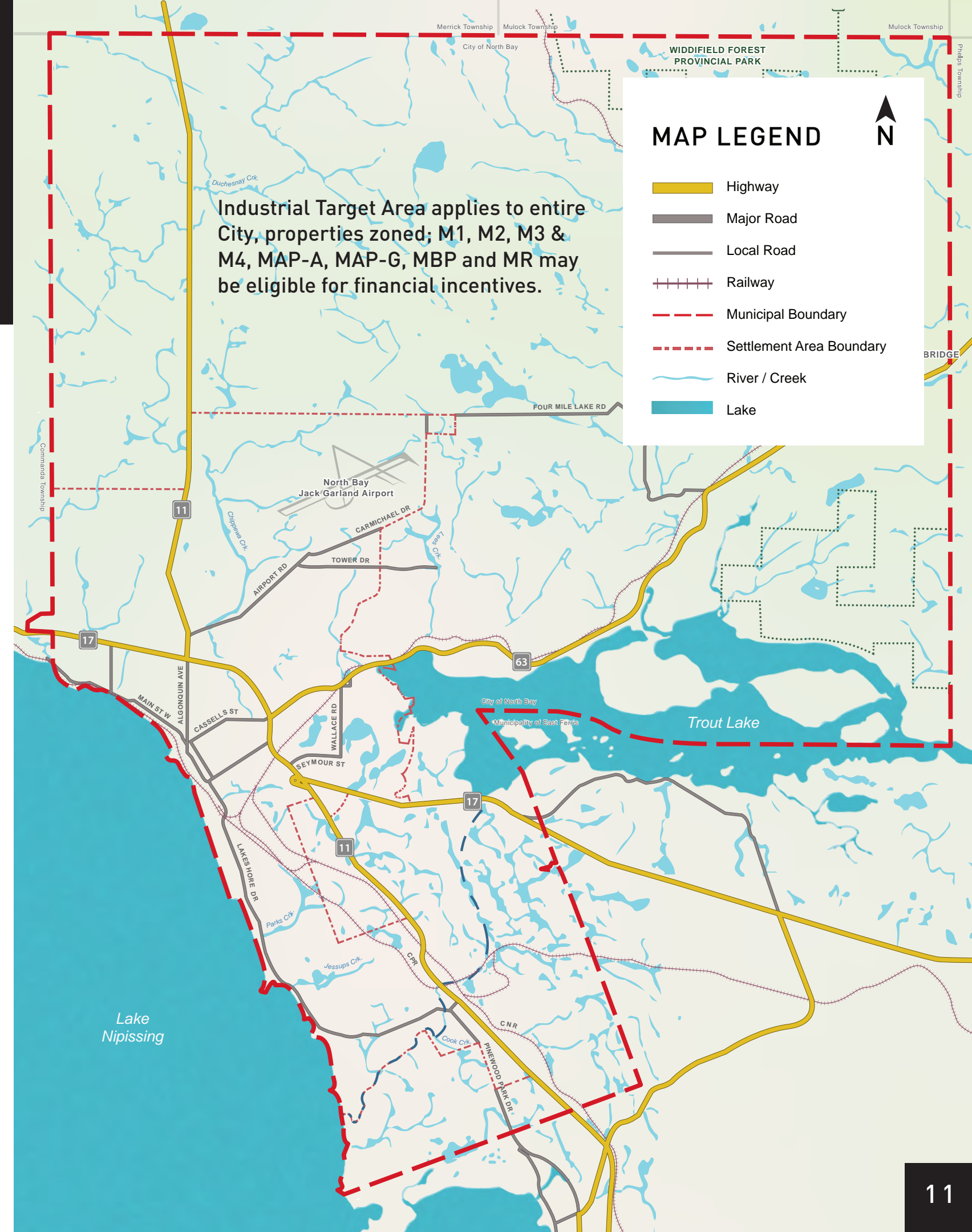
- 100% rebate for applicable municipal fees

Development Charges Rebate

- 100% rebate for applicable development charges

Professional Study Grant

- Up to 50% to a maximum of \$5,000 towards eligible third party professional fees



Industrial Target Area applies to entire City, properties zoned; M1, M2, M3 & M4, MAP-A, MAP-G, MBP and MR may be eligible for financial incentives.

MAP LEGEND

- Highway
- Major Road
- Local Road
- Railway
- Municipal Boundary
- Settlement Area Boundary
- River / Creek
- Lake







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