

Agenda Item #	Page #

File No. O-8318
T. Macbeth/A. Dunbar

Industrial Development Charges Grant – Incentive Program Guidelines

Purpose

- This program provides a major financial incentive to stimulate new investment by existing and new industrial businesses within the Urban Growth Boundary in the form of development, redevelopment, rehabilitation and/or adaptive reuse of buildings for industrial use.

Description/Funding

- This program will provide a grant to an eligible applicant equal to 100% of the City development charge paid on an industrial building that is constructed within the Urban Growth Boundary.
- This grant will be paid by the City at the time of building permit issuance.
- The amount of the DC grant will be determined based upon the total amount of City development charges owing after all exemptions, reductions and credits are applied in accordance with the Development Charges By-law.

Area of Application

- This program applies to all industrial land uses within the Urban Growth Boundary for eligible “industrial building” and “commercial truck service establishment” development, redevelopment, and rehabilitation projects, as defined below in the Definitions section of the Incentive Program Guidelines.

Definitions

“**Adaptive Re-use**” means the physical process undertaken (including constructed improvements) to convert a non-industrial building on previously developed land into an industrial building.

“**Applicant**” means a registered owner or assessed owner of lands and buildings within the Community Improvement Project Area, and any person to whom a registered owner or assessed owner of lands and buildings within the Community Improvement Project Area has assigned the right to receive a grant or loan. Applicants may also be referred to as “owners”, “building owners” or “property owners”.

“**Brownfield**” means abandoned, vacant or underutilized lands and/or buildings within the Urban Growth Boundary of the City of London where expansion, retrofit or redevelopment may be complicated by environmental contamination from past uses and development activity.

“**Commercial Truck Service Establishment**” means a premises purpose designed for repair and servicing of freight carrying trucks, including truck tractors and truck trailers, and shall include the storage and sale of parts accessory to such vehicles;

“**Community Improvement**”, unless otherwise specified, is as defined in accordance with its definition under Section 28 of the *Planning Act*.

“**Community Improvement Plan**” (**CIP**), unless otherwise specified, is as defined in accordance with its meaning under Section 28 of the *Planning Act*.