

Waterfront Target Area Guidelines

Overview

North Bay recognizes the importance of its unique waterfront area. The downtown and waterfront are key drivers of North Bay's continued economic development and vitality. Together, they contribute to providing a high quality of life for residents.

As the City continues to maintain a diversified and resilient local economy, it must target its investments into employment, housing, and the downtown core & waterfront. Community Improvement Plans provide the municipality with tools under the [Planning Act](#) and [Municipal Act](#) to create opportunity in return for private sector investment and development in particular areas of the City. The boundaries of the Waterfront Target Area are identified in [Schedule 'A'](#).

Goals and Objectives

The primary objective within the Waterfront Target Area is to achieve the revitalization of the waterfront. The goals in the target area 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

Applicable Incentive Programs

The Incentive Programs offered within the Waterfront Target Area are:

1. Tax Increment Rebate
2. Municipal Fee Rebate
3. Development Charges Rebate
4. Public Art Grant
5. Parking and Landscaping Grant

The Corporation of the City of North Bay

Growth Community Improvement Plan (GCIP)



1. Tax Increment Rebate

Purpose: To provide financial incentives to stimulate new private sector investment by new and existing businesses and the intensification of residential units in the form of development, redevelopment, rehabilitation and/or adaptive reuse of buildings.

Description: Can provide an annual tax increment based rebate of up to 100% in year 1, 75% in year 2, 50% in year 3 and 25% in year 4 following the completion and occupancy of a building that has been constructed or renovated.

Rebate Percentage	Year
100%	1
75%	2
50%	3
25%	4
0%	5

Eligible Costs: The incremental amount of the municipal portion of taxes paid by the applicant as a result of the development, redevelopment, rehabilitation and/or adaptive reuse of the site/project.

2. Municipal Fee Rebate

Purpose: To provide a rebate for the required municipal fees needed for a project that stimulates new private sector investment by new and existing businesses, intensification of residential units in the form of development, redevelopment, rehabilitation and/or adaptive reuse of buildings.

Description: Can provide a rebate of 100% of the municipal fees to a maximum of \$250,000 required for the development or redevelopment of a project. The eligible rebates include but may not be limited to:

- [Building & Demolition Permits](#)
- [Planning Act Applications](#)¹
- [Minor Variances](#) and [Consent to Sever \(severances\)](#)
- Encroachment Agreements
- [Sign Permits](#)

Eligible Costs: Up to 100% of the municipal fees identified above are eligible to be rebated back to successful applicants up to a maximum of \$250,000.

¹ Includes; Official Plan Amendments, Zoning By-law amendments, Draft Plans of Subdivision/Condominium, Consent, Minor Variance, Site Plan Control Agreements.

3. Development Charges Rebate

Purpose: To provide a rebate for the required development charges for a project that stimulates new private sector investment by new and existing businesses, intensification of residential units in the form of development, redevelopment, rehabilitation and/or adaptive reuse of buildings.

Description: Can provide a rebate of up to 100% of the required development charges up to a maximum of \$250,000.

Eligible Costs: Applicants can receive a 100% rebate on the required development charges up to a maximum of \$250,000.

4. Public Art Grant

Purpose: To help to promote uniqueness, sense of place, community spirit and vibrancy through the provision of art forms on both public and private properties.

Description: Can provide a grant of 50% of matching funds to a maximum of \$2,500 for eligible art pieces and displays on public and private property that are clearly visible to the public. The maximum grant per property is \$2,500 with a maximum of one application per property per year.

All art pieces and displays must be pre-approved by the City through the [Public Art Advisory Committee \(PAAC\)](#).

Eligible Costs: Eligible costs include but may not be limited to:

- Materials
- Installation
- Lighting and landscaping that highlights the public art

Types of projects eligible for a grant under the Public Art Grant include but may not be limited to:

- Murals
- Sculptures
- Local heritage-based art pieces and displays
- Interactive art pieces and displays
- Any other art piece approved by the [Public Art Advisory Committee](#)

5. Parking and Landscaping Grant

Purpose: To help revitalize existing parking lots and parking spaces in order to make them safer, more sustainable and visually appealing.

Description: Can provide a grant of 50% of matching funds with a maximum of up to \$5,000 for projects that make parking lots safer, more sustainable and visually appealing.

The Corporation of the City of North Bay Growth Community Improvement Plan (GCIP)



Applicants are required to include professional design drawings for proposed projects. The costs associated with the development of these drawings by a professional third party are not eligible under the Parking and Landscaping Grant Program but may be eligible for funding under the [Professional Study Grant Program](#).

Eligible Costs: The following types of costs are considered eligible for a grant under this program:

- Materials
- Installation & labour
- Lighting & landscaping that improves the safety, visual appeal and sustainability of the parking area

Projects that incorporate Low-Impact Development (LID) techniques will be given priority over those that do not. These projects could include but may not be limited to:

- Permeable pavements
- Rainwater harvesting
- Rain gardens
- Other types of absorbent landscaping.

The Corporation of the City of North Bay Growth Community Improvement Plan (GCIP)

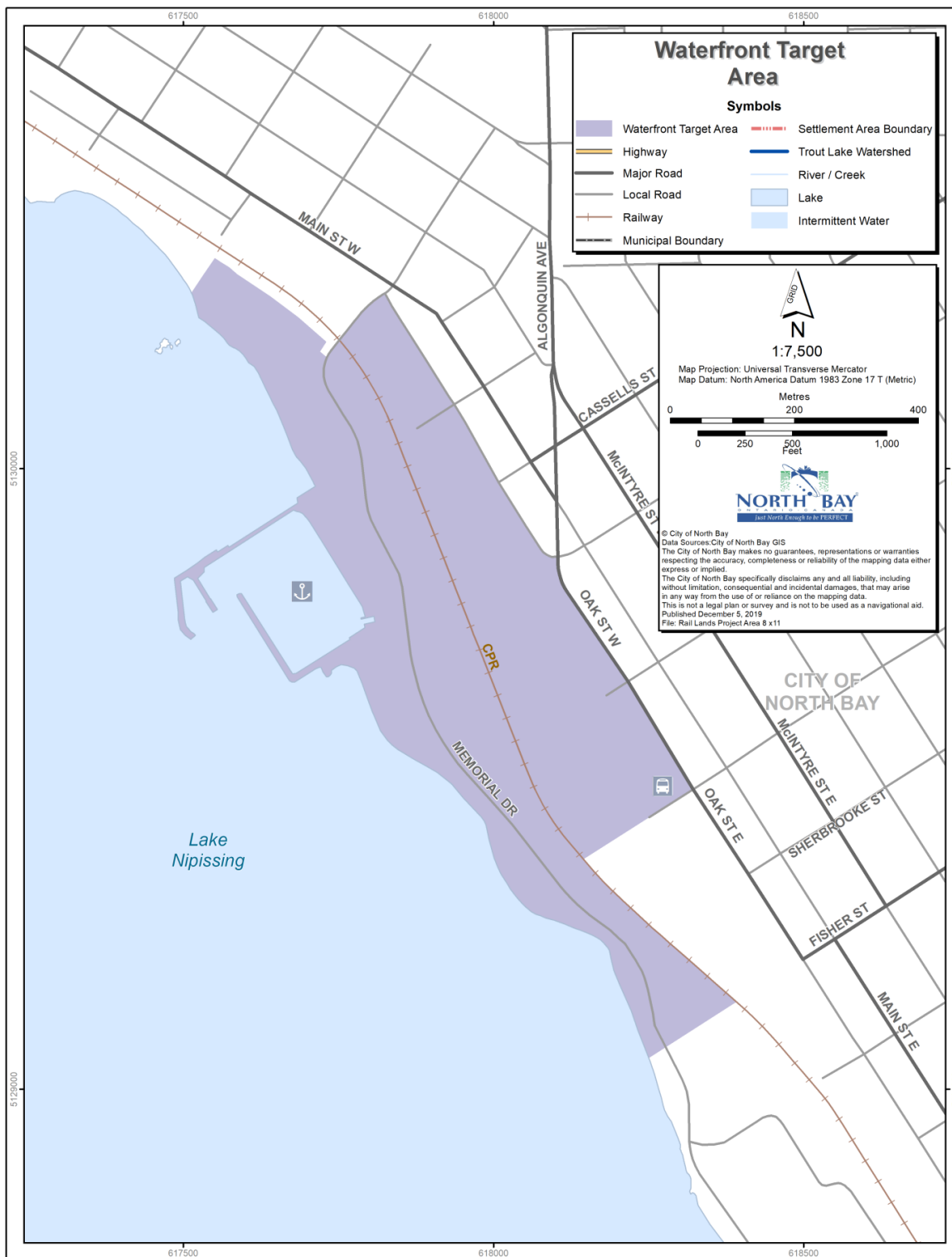


Contact Information

Adam Curran, M.ES, RPP, MCIP
Policy and Business Development Planner
Planning Services, 5th Floor, City Hall
200 McIntyre Street East
North Bay, Ontario P1B 8V6
Email: Growthcip@northbay.ca
Phone: 705-474-0400 ext. 2402

Or visit www.northbay.ca/gcip

Schedule 'A' – Waterfront Target Area



Appendix A – General Program Requirements

General GCIP requirements are as follows:

- a) In the Industrial Target Area, the proposed redevelopment, rehabilitation of an existing industrial building in a M1, M2, M3, M4, MBP, MR, MAP-A or MAP-G zone through Zoning By-law 2015-30, as amended, must include a minimum of a 25% increase in useable floor space or have a substantial increase in employment.
- b) An application for any financial incentive program contained in this CIP:
 - i) Can be made only for development, redevelopment, rehabilitation, and/or adaptive reuse of a building or property within the identified target areas of this CIP.
 - ii) Must be submitted to the City prior to the commencement of any works to which the incentive program will apply and prior to the application for a building permit.
 - iii) Must include plans, drawings, studies, reports, cost and/or other studies, details and information as may be required by the City to satisfy the City with respect to project eligibility, design, performance and conformity with the GCIP.
- c) Review and evaluation of an application and supporting materials against program eligibility requirements will be done by City staff and the Chair of Community Services (hereinafter “Review Team”), who will make the decision to approve, deny or defer the application.
- d) Eligibility will be based on the allocated funds to the GCIP, and the applications will be dealt with on a first come first serve basis. Applicants may receive partial funding, if the remaining funds cannot meet the request of the applicant.
- e) Applicants applying under this GCIP cannot apply for a tax increment grant program under any other applicable CIP or similar incentives.
- f) Properties located in multiple target areas can only apply for incentives in one target area for the lifetime of this plan.
- g) As a condition of approval, the applicant may be required to enter into a Grant Agreement with the City. This Agreement will specify the terms, duration and default provisions of the incentive to be provided. This Agreement is also subject to approval by Council or Council’s designate.
- h) The City reserves the right to audit the cost of any and all works that have been approved under any of the financial incentive programs, at the expense of the applicant.
- i) The City is not responsible for any costs incurred by an applicant in relation to any of the programs, including without limitation, costs incurred in anticipation of a grant.
- j) If the applicant is in default of any of the general or program specific requirements, or any other requirements of the City, the approved grant may be delayed, reduced or canceled, and the applicant may be required to repay part or all of the approved grant.

The Corporation of the City of North Bay
Growth Community Improvement Plan (GCIP)



- k) The applicant will have one (1) year from the time of approval of the application to submit the required information to receive their grant payment. The applicant may apply for an extension in writing; the Review Team has the authority on behalf of Council to grant extensions. Failure to meet the one (1) year requirement, and where no extensions have been given, the application will be deemed to have been denied and no grants will be given.
- l) The City may discontinue any of the programs contained in the CIP at any time, but applicants with approved grants will still receive said grant, subject to meeting the general and program specific requirements in the allotted time.
- m) Proposed land uses must be in conformity with the Official Plan, Zoning By-law and other planning requirements and approvals.
- n) All proposed works approved under the incentive programs shall conform to provincial laws and City guidelines, by-laws, policies, procedures, and standards.
- o) All works completed must comply with the description of the works as provided in the application form and contained in the grant agreement, if required, with any amendments as approved by the City.
- p) All construction and improvements made to buildings and/or land shall be made pursuant to a Building Permit, and/or other required permits, and constructed in accordance with the Ontario Building Code and all applicable zoning requirements and planning approvals.
- q) Where required by the City, outstanding work orders, and/or orders or requests to comply, and/or other charges from the City must be satisfactorily addressed prior to grant approval or payment.
- r) The property subject to GCIP application, and any other property and/or properties linked to the applicant and/or property owner(s), must be in good standing at the time of the application and throughout the entire length of the grant commitment, including but not limited to property taxes, status of Building Permit(s) etc.
- s) City staff, officials, and/or agents may inspect any property that is the subject of an application for any of the incentive programs offered by the City.
- t) The total of all grants and tax assistance provided in respect of the particular lands and buildings for which an applicant is making the application under the programs contained in this CIP and any other applicable CIPs shall not exceed the eligible costs of the improvements to those particular lands and buildings under all applicable CIPs.
- u) An approved application permits City Staff, Officials and/or agents of the City the right to announce approved financial grants once the work has commenced or as agreed upon by the City and the applicant.
- v) Proponent agrees to provide annual reporting documentation for the entirety of their tax increment period (four (4) years).