

City of Belleville

Employment Lands Community Improvement Plan



March 2026

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1 Aims of the CIP

1.1 Purpose

Incentivizing employment lands—also known as industrial lands—has long been a cornerstone of local and regional economic development strategies. Municipalities frequently support these areas through development charge (DC) exemptions and, more recently, through targeted Community Improvement Plans (CIPs). These tools are designed to attract investment, stimulate job creation, and ensure industrial lands are positioned to contribute meaningfully to long-term economic growth.

Belleville’s economic development strategy highlights the need to expand and diversify its industrial and employment land base to stay competitive and resilient over the long term. The City of Belleville’s Employment Lands Community Improvement Plan (CIP) aims to provide a targeted mechanism for catalyzing significant industrial employment projects, especially those that require substantial upfront investment by offering targeted financial incentives that reflect the scale and complexity of industrial growth.

The purpose of the Employment Lands CIP is to position the City for direct inward investment, support key economic sectors, and strengthen existing employment activities. It also aims to encourage the renewal of businesses, industrial lands, and operations, while maximizing the City’s investment in infrastructure within its Industrial Areas. Ultimately, the plan seeks to enhance and diversify the property assessment base, contributing to long-term economic stability and growth.

Throughout this document, the terms Employment Lands and Industrial Lands are considered synonymous. Both refer to lands designated for employment-related uses under the City's planning framework.

CIP Duration

The Employment Lands CIP will be in effect for a five-year period, commencing June 1, 2026 and concluding on May 31, 2031. Prospective applicants should not assume that the intake period for receipt of complete applications will extend to the end of the plan period, nor that the City will extend the life of the plan beyond five years. The City may limit the period for intake of applications at any time within this plan horizon in order to manage any commitments it has to program funding.

1.2 Defining Eligible Employment Land

The CIP firstly addresses eligibility for program support based on land use. Under each program of the CIP there are additional eligibility restrictions that address non-land-use related matters such as property taxation status and whether an Employment Land use is assessed for taxation purposes by the Municipal Property Assessment Corporation (MPAC) as industrial or commercial. These additional layers of consideration are addressed in Section 5.0 addressing program specifics.

Within the City of Belleville Official Plan (OP), Employment Lands are defined as areas “*intended to serve as major concentrations of industrial activity and employment in the City.*” These lands are generally associated with higher-skilled employment (e.g., *manufacturing, assembling, fabricating, packing or processing of goods and services including transportation/truck terminals, warehouses, railway uses and other similar uses*) and play a critical role in driving the local economy, supporting the service sector, and sustaining healthy commercial and housing markets.

While complementary uses such as office and business services, childcare facilities, restaurants, and convenience retail may be permitted where they directly support the employment function of the area, employment lands are not intended to function as primarily commercial districts. Instead, these ancillary uses are considered “population-serving employment” uses, reinforcing but not replacing the industrial and employment focus of these lands.

More specifically, the City of Belleville Official Plan (Section 3.12.1 Permitted Uses) defines what is an ancillary use:

“Other compatible uses such as commercial uses accessory to industrial uses, commercial uses which primarily serve the industrial area, wholesale establishments, office uses, equipment rental uses, data processing establishments, other quasi-industrial, service or business uses such as automotive services uses and utility or service companies, training facilities, and commercial uses which require large sites for storage are permitted. Unless otherwise provided, retail uses that do not service the industrial area or do not have characteristics that warrant a location in an industrial area should not be permitted.”

The Provincial Planning Statement, 2024, redefines what constitutes Employment Land and mandates municipalities to update their Official Plans to conform with the definition as follows:

“Employment area: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.”

For purposes of the CIP, eligible land uses include those designated as Employment in the City’s Official Plan and the West Belleville (Loyalist) Secondary Plan that conform to the PPS definition of Employment area. This means that all of the primary employment activities cited in the Official Plan - *manufacturing, assembling, fabricating, packing or processing of goods and services including transportation/truck terminals, warehouses, railway uses and other similar uses* – represent eligible uses as well as, and only, those commercial uses that are integrated with and ancillary to the primary use of the property as Employment. All other commercial or non-employment land uses within an Employment area which may otherwise be complementary to the activities within the Employment Area are not eligible under this CIP.

The determination of whether a non-Employment Land use is integrated with and ancillary to an Employment Land use is subject to determination by the City.

1.3 A Focus on Economic Development

The Employment Lands CIP should be understood within the broader context of the City’s Comprehensive CIP related to Housing, Downtown, and Brownfields, which reflects Council’s commitment to targeted support for appropriate urban development. Although designed as a stand-alone CIP, the Employment Lands CIP will continue to share the City’s established practices for pre-application consultation, general eligibility criteria, and the review and approval process for applications.

Importantly, the Community Improvement Project Area (CIPA) for the Employment Lands CIP covers the City as a whole (consistent with the City’s Housing, Downtown Revitalization and Brownfield Redevelopment CIP). However, unlike the broader CIP, the Employment Lands CIP is directly aligned with the City’s Economic Development Strategy and applies exclusively to Employment lands.

As part of the broader economic development strategy, the City of Belleville will continue to offer a suite of non-financial supports that complement and reinforce the objectives of the Employment Lands CIP. These include the ongoing administration of municipal lands programs to facilitate strategic site selection and development opportunities, the provision of clear, timely, and accessible information to support informed decision-making, and sustained efforts in business retention and expansion. The City remains committed to attracting both foreign direct investment and domestic capital, while actively supporting the long-term success of businesses already established in Belleville. All initiatives are undertaken with a focus on collaboration—supporting landowners, investors, and strategic partners—while maintaining a balanced approach to the City’s broader municipal responsibilities and service delivery obligations.

1.4 CIP Goals & Objectives

This CIP is designed to advance the City of Belleville’s economic development priorities by supporting the protection, servicing, and strategic development of designated Employment Lands. The principal goals and objectives of this CIP are as follows:

Goal 1: Protect and Preserve Employment Lands

Ensure the long-term integrity and functionality of Belleville’s designated Employment Areas as foundational assets for industrial and economic growth.

Objectives:

- Reinforce land use protections that prioritize industrial and employment-generating uses.
- Discourage conversion of employment lands to non-employment uses, particularly in areas identified as major enterprise zones.
- Promote adaptive reuse and intensification of underutilized parcels to maximize land efficiency and support compact, serviceable growth.
- Preserve the strategic role of Employment Areas in supporting job creation and economic stability.

Goal 2: Diversify the Industrial Base

Expand and diversify Belleville’s industrial land portfolio to attract a range of employment-generating sectors and enhance economic resilience.

Objectives:

- Target investment in priority sectors such as advanced manufacturing, logistics, professional services, and research and development.
- Promote flexible parcel configurations and site designs that respond to evolving market needs and operational requirements.

Goal 3: Stimulate Investment and Business Development

Catalyze significant industrial employment projects by offering incentives that reflect the scale, complexity, and capital intensity of industrial growth.

Objectives:

- Improve development feasibility and accelerate site readiness by offsetting high servicing costs.
- Focus on business retention, expansion, and industrial park development.
- Support the renewal and modernization of existing industrial operations to strengthen employment activity and infrastructure utilization.

Goal 4: Optimize Use of Municipally Owned Lands

Maximize the City’s investment in infrastructure and employment land assets by strategically leveraging municipally held parcels.

Objectives:

- Prioritize employment-generating uses and align with servicing timelines and capital planning.
- Unlock development potential on municipally owned employment land parcels.
- Position public lands as catalysts for private-sector investment, contributing to a diversified property assessment base and long-term economic growth.

2 Legislative and Policy Framework

This section outlines the provincial legislation and municipal policies that authorize the designation of Community Improvement Areas and Community Improvement Project Areas (CIPAs). It also describes the mechanisms that empower municipalities to develop Community Improvement Plans (CIPs) and details the criteria that guide this process at the municipal level.

The legislative framework provides municipalities with a clear process for identifying areas in need of investment and sets out the policy tools necessary for implementing targeted improvement plans. By establishing these criteria, municipalities can ensure that the designation of CIPAs and the development of CIPs address local needs and priorities in accordance with provincial guidelines.

2.1 Planning Act Provisions for CIPs

Ontario municipalities with community improvement policies in their official plans have the authority under Section 28 of the Ontario Planning Act to designate a Community Improvement Project Area (CIPA), and to prepare and adopt a Community Improvement Plan (CIP). As stated in Section 28 (2) “the council may, by by-law, designate the whole or any part of an area covered by such an official plan as a community improvement project area.”

The definitions of “community improvement,” “community improvement plan,” and “community improvement project area” are provided below.

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).

Under Section 28(6) of the Planning Act, municipalities through the implementation of the CIP have the authority to:

- (a) construct, repair, rehabilitate or improve buildings on land acquired or held by it in the community improvement project area in conformity with the community improvement plan, and sell, lease or otherwise dispose of any such buildings and the land appurtenant thereto;
- (b) sell, lease or otherwise dispose of any land acquired or held by it in the community improvement project area to any person or governmental authority for use in conformity with the community improvement plan. In implementing the CIP, municipalities may also provide “grants or loans, in conformity with the community improvement plan, to registered owners, assessed owners and tenants of lands and buildings within the community improvement project area (Planning Act, 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, improvements or facilities (Planning Act, Section 28(7.1)).”

2.2 Provincial Planning Statement (PPS), 2024

The Government of Ontario issues the Provincial Planning Statement to provide direction on matters of provincial interest as it relates to planning and development. The Provincial Planning Statement 2024 (PPS 2024) Vision states that Ontario supports “a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity.”

As noted in Section 1.2, the PPS 2024 defines Employment Areas as “those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities” (Policy 8). The PPS 2024 excludes institutional and commercial uses including retail and office, which are not associated with the primary employment use (Policy 8).

The PPS 2024 directs municipalities to plan for, protect and preserve Employment Areas for current and future uses and ensure necessary infrastructure (Policy 2.8.2.1); protect employment areas “located in proximity to major goods movement facilities and corridors” (Policy 2.8.2.2); designate, protect and plan for all employment areas in settlement areas by planning for Employment Area uses over the long-term and prohibiting other uses (Policy 2.8.2.3).

Policy 3.5.1 of the PPS 2024 directs municipalities to “protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.”

2.3 Municipal Act Provisions for CIP Grants and Loans

The following section of the Ontario *Municipal Act, 2001* are relevant to the implementation of community improvement plans:

- 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 this section (Municipal Act, Section 106(3)).
- Section 365.2 permits local municipalities – despite the prohibition set out in Section 106 – to provide tax reductions or refunds with respect to eligible heritage properties.

2.4 Official Plan Provisions for CIPs

The City of Belleville Official Plan provides explicit authority for the designation of *Community Improvement Project Areas (CIPAs)* and the preparation of *Community Improvement Plans (CIPs)* under Section 28 of the Planning Act.

Section 7.1 of the City of Belleville Official Plan (OP) permits that “Council may by by-law designate the whole or any part of the municipality as a community improvement project area.” The OP stipulates that community improvement may include, among other things, “encouraging the development of employment lands”.

2.5 Incentives Beyond CIPs

Where it is necessary or desirable in the provincial interest to attract investment in Ontario, Section 106.1 of the Municipal Act, 2001, provides for regulations that authorize a municipality to grant assistance, direct or indirect, to a specified manufacturing, industrial or commercial enterprise. This can include time-limited assistance in the form of grants and loans and other measures to offset development charges and real property taxes, among other incentives. These provisions are over and above the provisions of the Section 28 of the Planning Act through which this CIP is created.

The City of Belleville may, from time to time, and on an as-needed basis in relation to attracting investment in Ontario, seek authorization under Section 106.1 of the Municipal Act subject to available funds outside of the financial strategy of this CIP.

3 The City’s Employment Development Goals

This CIP is designed to complement the strategic objectives and priorities set out by the City of Belleville. By integrating the principles of the Belleville Official Plan, along with applicable municipal by-laws, initiatives, and programs, the CIP seeks to advance industrial and economic growth, promote a diverse and resilient local workforce, and maintain and enhance lands designated for industrial purposes.

3.1 City of Belleville Official Plan

The City of Belleville Official Plan (2021) establishes a strong framework for the protection, preservation, and revitalization of employment lands. These lands are recognized as the City’s “major concentrations of industrial activity and employment” and are considered “the City’s major enterprise zones” (s. 3.12, Employment Land Use).

Section 3.12 – Employment Land Use provides the foundation for community improvement initiatives on employment lands. Key provisions include:

“Uses permitted in areas designated Employment Land Use include activities associated with the manufacturing, assembling, fabricating, packaging or processing of goods and services, including transportation/truck terminals, warehouses, railway uses, and other similar uses.” (s. 3.12.1)

Complementary uses such as office and business services, day care facilities, restaurants, and convenience commercial uses may also be permitted where they support the employment function of the area.

The OP also stipulates that “This Plan encourages diversification of the types and sizes of industrial activities in the City. Industrial uses should be permitted on lots of all sizes... Uses may be permitted either as a single use on a lot or in concert with other uses on the same lot, such as industrial malls or plazas.” (s. 3.12.2(a))

The OP establishes a Strategic Employment Area designation which is “intended for long term employment growth and development on full municipal services in accordance with the staging policies of this Plan, and is not expected for development prior to 2038, unless the Belleville East Arterial Road (BEAR) is constructed within this period of time.” (s. 3.13). This ensures a long-term supply of employment lands and provides a framework for secondary planning, phasing, and infrastructure coordination.

3.2 Economic Development Strategic Plan

Industrial and commercial development represents one of nine strategic themes adopted by the City, the priorities for which are the creation of long term, sustainable economic prosperity and the creation of a range of job opportunities for citizens.

The City of Belleville’s Economic Development Strategic Plan (2025-2028) establishes a framework that directly informs the rationale and structure of the Employment Lands CIP. The Plan sets out several strategic themes and associated objectives; the most relevant of which are focused on Business Retention and Expansion – key objectives include business supports for development activities, and workforce development; and Investment Attraction and Business Development – key objectives include infrastructure readiness to support industrial growth and the development of Employment lands.

The Plan identifies employment land development as a core strategic priority with the following related actions:

- Develop employment land based on infrastructure planning, ensuring space for new businesses to establish operations.
- Comprehensive development plan with clear timelines to ensure the systematic growth of the industrial park.

3.3 Employment Lands Strategy

The City of Belleville’s Employment Lands Strategy (2024) provides a detailed assessment of the City’s current and future industrial land base, confirming an inventory of approximately 223 hectares of vacant designated employment land, of which 158 hectares (71%) are municipally owned, and 65 hectares (29%) are privately held. While the analysis identifies a long-term surplus of 20 hectares by 2051, this margin is narrow and highly contingent on assumptions regarding employment densities, intensification, and the timely servicing of available parcels. The report cautions that delays in infrastructure delivery, environmental constraints, or lower-than-anticipated absorption rates could quickly erode this surplus, underscoring the importance of proactive planning beyond the current horizon. The following exhibit provides the details of the City’s Employment Lands supply as of August 29, 2024, including those employment land parcels that are vacant and underutilized.

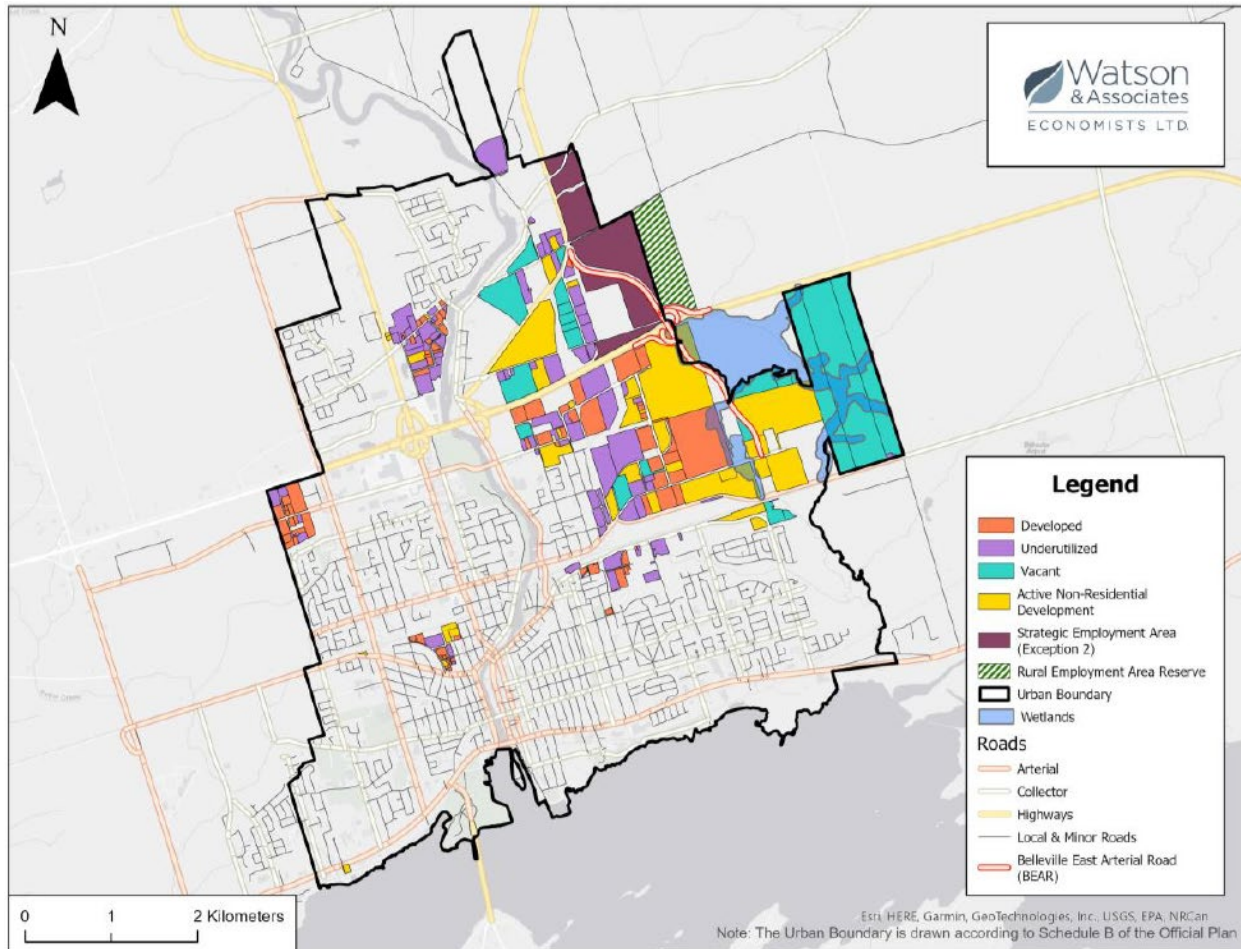
To remain competitive, the City must ensure a critical mass of fully serviced, market-ready employment lands—generally in the order of 200+ hectares—with a diversity of parcel sizes and configurations capable of accommodating both large-scale industrial users and smaller, specialized firms.

A planning strategy for the Cannifton/Corbyville area is underway (projected completion expected in Q3 2027). This study includes a complementary analysis of a potential addition to the Northeast Industrial Park (NEIP) which will be conducted as part of the strategy. Specifically, the work includes an assessment of existing employment lands, potential expansion areas and an analysis of the current local economic base and employment profile. The strategy will identify and prioritize potential expansion areas for the City’s employment lands and identify key opportunities and

constraints for employment land development in the study area. The strategy will also provide an estimated timeline, phasing costs and servicing pre-feasibility implications.

Accordingly, the CIP will be informed by any future changes to the location, and supply of, employment lands in the City, including lands identified as Priority for development. Should amendments to the CIP be necessary as a result of changes to the City’s Employment Lands, this will be undertaken in a timely manner by the City.

Exhibit 1. City of Belleville Employment Land Supply



Source: Employment Lands Strategy, Watson & Associates Economists Ltd., 2024.

The Strategy identifies several priority sectors for investment attraction and retention, including:

- Manufacturing/Advanced Manufacturing;
- Professional, Scientific, and Technical Services/Business Services;
- Transportation and Warehousing / Logistics;
- Wholesale/Commercial Uses;

- Research and Development/“Knowledge-based” Sectors; and
- Agri-Business and Food Manufacturing.

These sectors are expected to drive long-term demand for employment lands and require sites with full municipal servicing, multi-modal transportation access, and proximity to Highway 401. The report further notes that the cost of servicing employment lands, particularly where lands are constrained, likely still exceeds the market value of un-serviced land. This limits the viability of timely private-sector-led development. As such, the City will continue to play a critical role in advancing new Employment Areas, particularly within the Strategic Employment Area Reserve associated with the Belleville East Arterial Road (BEAR).

Looking forward, the Strategy recommends that Belleville begin the early planning and servicing analysis for future Employment Areas beyond the Northeast Employment Area, including both the Strategic Employment Area Reserve and, if necessary, the Rural Employment Area Reserve. This long-term approach aligns with the Provincial Planning Statement (PPS), 2024, which permits municipalities to designate Employment Areas beyond the traditional 30-year planning horizon. In addition, the Strategy recommends that the City explore strategic infrastructure investments—such as the potential Highway 401 interchange and the BEAR—that could significantly improve accessibility and enhance the competitiveness of its Employment Areas.

3.4 Land Planning in Support of Development

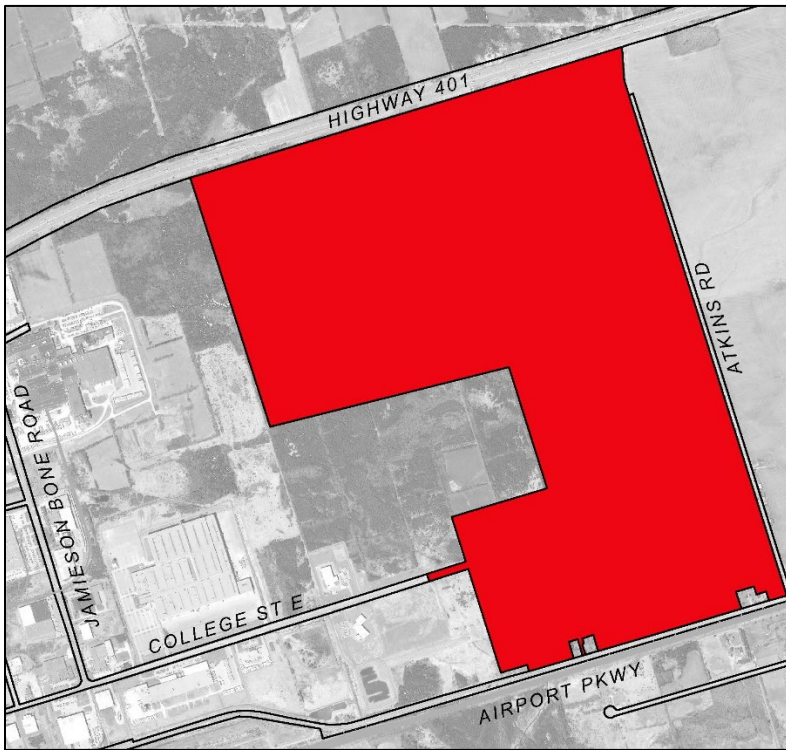
The City of Belleville recognizes the importance of providing development-ready employment lands to support investment and further economic growth. To address this need, College Street East was extended in 2014 following the recommendations of the 2012 EA study which resulted in the servicing of approximately 200 acres of industrial zoned lands. Most of these lands along College Street East have been sold by the City for development.

Since that time, the City has continued to support industrial development and strategically acquired approximately 685 acres of land adjacent to the existing Northeast Industrial Park, situated south of Highway 401, east of Cannifton Road, and north of the Canadian National Railway corridor. This is comprised of 405 acres, as shown on the Exhibit 2. As part of the next phase of expansion of the Northeast Industrial Park (NEIP), a Municipal Class EA has been completed to allow an additional 400 acres of Employment Land to be added to the park. Exhibit 3 shows the approximate limits of the current expansion, roadway alignment and preferred servicing arrangements.

For implementation, this expansion has been divided into multiple phases for detailed design and construction, with Phase 1 encompassing approximately 128 acres in the southeast corner of the expansion area, adjacent to Airport Parkway West and Atkins Road.

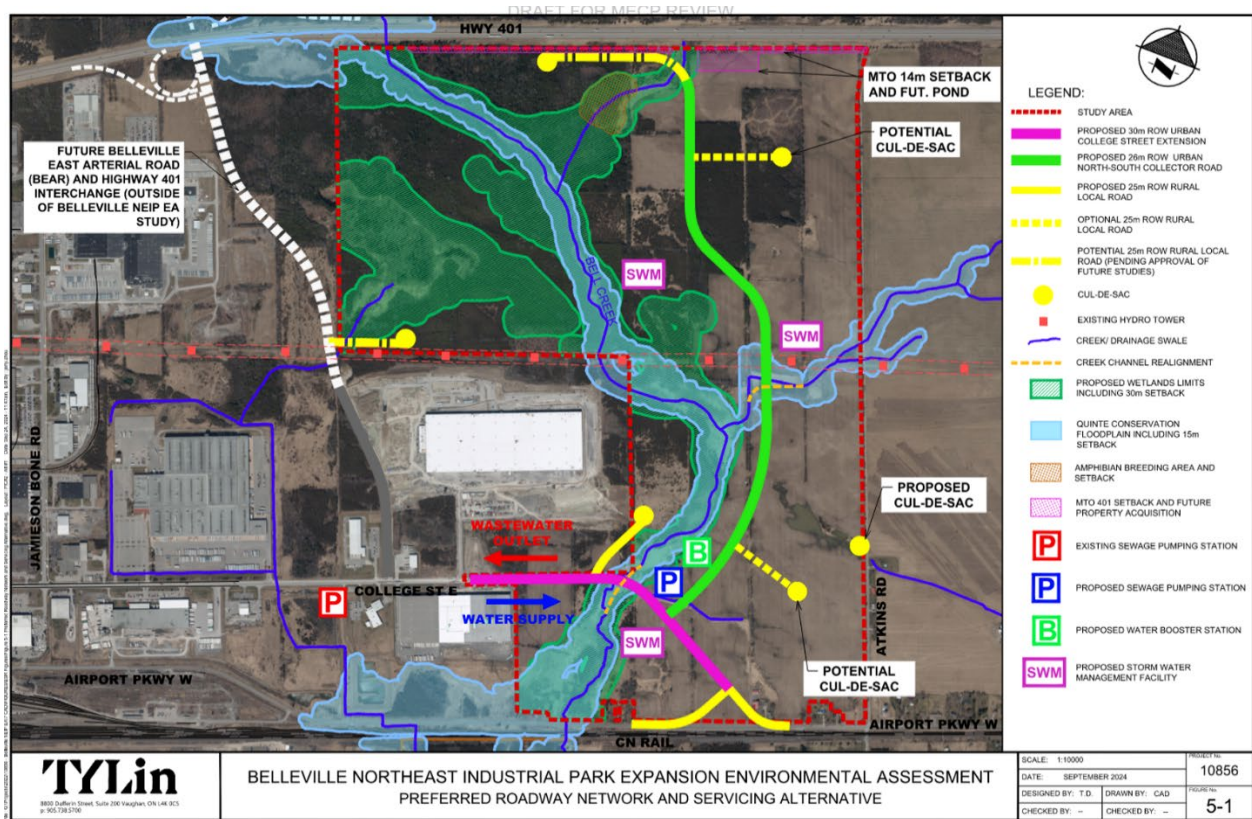
In addition to the currently approved 400-acre expansion and to facilitate the future expansion of the NEIP beyond the limits currently established at Atkins Road, the city is planning for servicing of any future expansion or enlargement of the NEIP. The City is proactively responding by oversizing the infrastructure for the expansion project currently underway to facilitate possible continuous expansion.

Exhibit 2. Northeast Industrial Park Expansion



Source: City of Belleville, 2025.

Exhibit 3. Roadway Network and Preferred Servicing Alternative, Per Expansion Lands MCEA



Source: City of Belleville NEIP Expansion Phase 1 Presentation, April 15, 2025.

In alignment with the City’s broader economic strategy, planning for the Belleville East Arterial Road (BEAR) is also underway. The BEAR is a proposed new arterial roadway and potential interchange to improve access to Highway 401 and support economic and industrial growth in the City and region. The Strategic Employment Area Reserve associated with BEAR is a key focus, with the City leading early planning and servicing analysis to ensure these lands are positioned for future industrial development. These lands are part of the Cannifton/Corbyville Secondary Plan area.

Through these co-ordinated land use planning and infrastructure investments—including the potential for a new Highway 401 interchange—Belleville is strengthening its competitive position, ensuring a robust supply of employment lands, and laying the foundation for sustained industrial growth.

4 Eligibility & Priority Area

4.1 General Eligibility Requirements

The following general eligibility requirements must be met by all applications to any incentive program in this CIP. The following requirements must be read in association with the program-specific eligibility requirements detailed in Appendix A.

- Eligibility under this CIP is limited to those land uses specified in Section 1.2 and further defined within each specific incentive program. This includes development, redevelopment, and expansion of eligible uses, subject to any exclusions within each specific incentive program.
- All applicants must schedule and attend a pre-consultation with the City to confirm application requirements for the incentive programs in this CIP.
- Eligible program participants include registered property owners, assessed owners, tenants and assignees as identified in Section 28(7) of the Planning Act.
- All proposed development shall conform to the City of Belleville's Official Plan, Zoning By-law, Council-approved design guidelines, and other planning and building requirements.
- All improvements shall be made pursuant to a building permit, and constructed in accordance with the Ontario Building Code, where required.
- All proposed development must meet the goals of this CIP.
- In accordance with Section 28(7.3) of the Planning Act, the maximum amount of financial incentives (including tax assistance) that is provided in respect of the lands and buildings shall not exceed the eligible cost of the CIP with respect to those lands and buildings.
- Only eligible properties located within the boundary of the Belleville CIPA as defined in Section 4.3, are eligible for financial incentive programs offered under this CIP.
- Assistance is aimed at eligible Industrial Zones permitted on Employment Lands, existing, or proposed through development or redevelopment. With certain program-specific exceptions, only those properties assessed under MPAC as industrial are eligible for support under the CIP. The uses shall remain eligible industrial uses following any property (re)development and MPAC re-assessment.
- Applications which are in default of any By-law of the City of Belleville as well as applicants with any property tax arrears, or who are involved in ongoing litigation with the City will be screened from further consideration, until such time as these defaults are remedied. All applicants shall also be in good standing regarding any other municipal 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.

- Applicants who are involved in ongoing litigations with the City are ineligible for consideration.

4.2 Retroactivity

Financial support through the CIP will not be provided retroactively. For clarity, "retroactively" refers to:

- Projects initiated prior to Council approval of the CIP;
- Works undertaken without an application during the CIP's effective period, followed by a retroactive application;
- Projects where work on Eligible Costs commenced prior to application submission or approval.

The only exception to these provisions is in circumstances where Council has approved Development Charge rebates prior to the approval of the CIP.

4.3 CIPA & Priority Area

This CIP designates the entire area of the City of Belleville as a Community Improvement Project Area (CIPA), ensuring comparability and seamless integration with Belleville's existing city-wide Comprehensive CIP. By maintaining a city-wide CIPA, the CIP aligns with established municipal policies, fosters consistency across planning initiatives, and enables access to CIP programs for all eligible Employment lands within Belleville.

Eligibility within the City-Wide CIPA

The City of Belleville's Employment Lands CIP is designed to support employment land uses that contribute meaningfully to long-term economic development, job creation, and infrastructure optimization. CIP programs apply to eligible Industrial properties and are intended to catalyze investment in sectors that align with the City's strategic priorities.

Eligible Properties

To qualify for CIP incentives, properties must meet all of the following criteria:

- Be private development (even if located on land acquired from the City).
- Be an Employment area land use as defined under provincial and Official Plan policy, including permitted ancillary land uses.
- Be zoned as General Industrial (IN1) or Service Industrial (IN2) under the City of Belleville Zoning By-law.
- Be a land use that supports the continued development of employment and a diverse industrial mix in the City. Properties zoned as Rural Industrial (IN3), Aggregate and Extractive Industrial (IN4), or Waste Disposal (IN5) are excluded from consideration under this CIP.

Target Employment Sectors

Within eligible zoning categories, the following sectors may be prioritized for CIP funding, at the sole discretion of the City:

- Manufacturing / Advanced Manufacturing
- Professional, Scientific, and Technical Services / Business Services
- Research and Development / “Knowledge-based” Sectors
- Agri-Business and Food Manufacturing
- Transportation and Warehousing / Logistics

These sectors reflect Belleville’s economic development strategy and are considered high-value contributors to employment growth and Employment Land utilization. During the operation of this CIP, should any review of the City’s Employment Lands Strategy alter the approach to and prioritization of target sectors, the City may, in its discretion, correspondingly adjust the CIP to reflect these evolving sectoral priorities, recognizing that such adjustments may occur from time to time in alignment with strategic economic development objectives.

Section 5.1. outlines the distinction between support for target sectors versus all others under each incentive program.

Use-Based Considerations

While the CIP is focused on industrial and employment-generating uses, the City recognizes that certain transitional or ancillary uses may be permitted within Employment Areas under existing zoning. These uses will be evaluated for eligibility based on their alignment with the goals of the CIP:

- Only ancillary uses, such as food amenities, or limited office space, may be eligible only where they directly support a permitted industrial use.
- Retail uses, whether standalone or ancillary (e.g., taprooms, storefronts, showrooms), are generally excluded from CIP eligibility unless they are demonstrably subordinate to and functionally integrated with a permitted industrial operation.
- Office uses will be considered eligible only where they are directly associated with and ancillary to the primary Employment use of the site.
- Uses such as outdoor storage and bulk fuel operations are excluded from CIP eligibility, as they do not align with the strategic objectives of the plan.

Final eligibility will be determined by City staff based on conformity with land use planning policy, the Ontario Building Code, alignment with CIP goals such as the target industrial sectors, and the demonstrated employment-generating potential of the proposed use.

Geographic Boundaries of the CIPA Priority Area

While the CIPA covers the entire city, this CIP establishes a Priority Area, defined generally as the core industrial park within Belleville’s Urban Serviced Area (including the Northeast Industrial Park and Expansion Lands), to leverage City-owned lands for development.

Geographic prioritization allows the City to focus its resources and incentives on areas with the greatest potential for industrial growth, infrastructure investment, and public benefit. Prioritizing certain areas of the City serve as focal points for targeted interventions, facilitating efficient land utilization and supporting the City’s long-term economic development strategy.

The maps on the following pages show the City-Wide CIPA and the CIP Priority Area.

Exhibit 4. Employment Lands CIP: Community Improvement Project Area

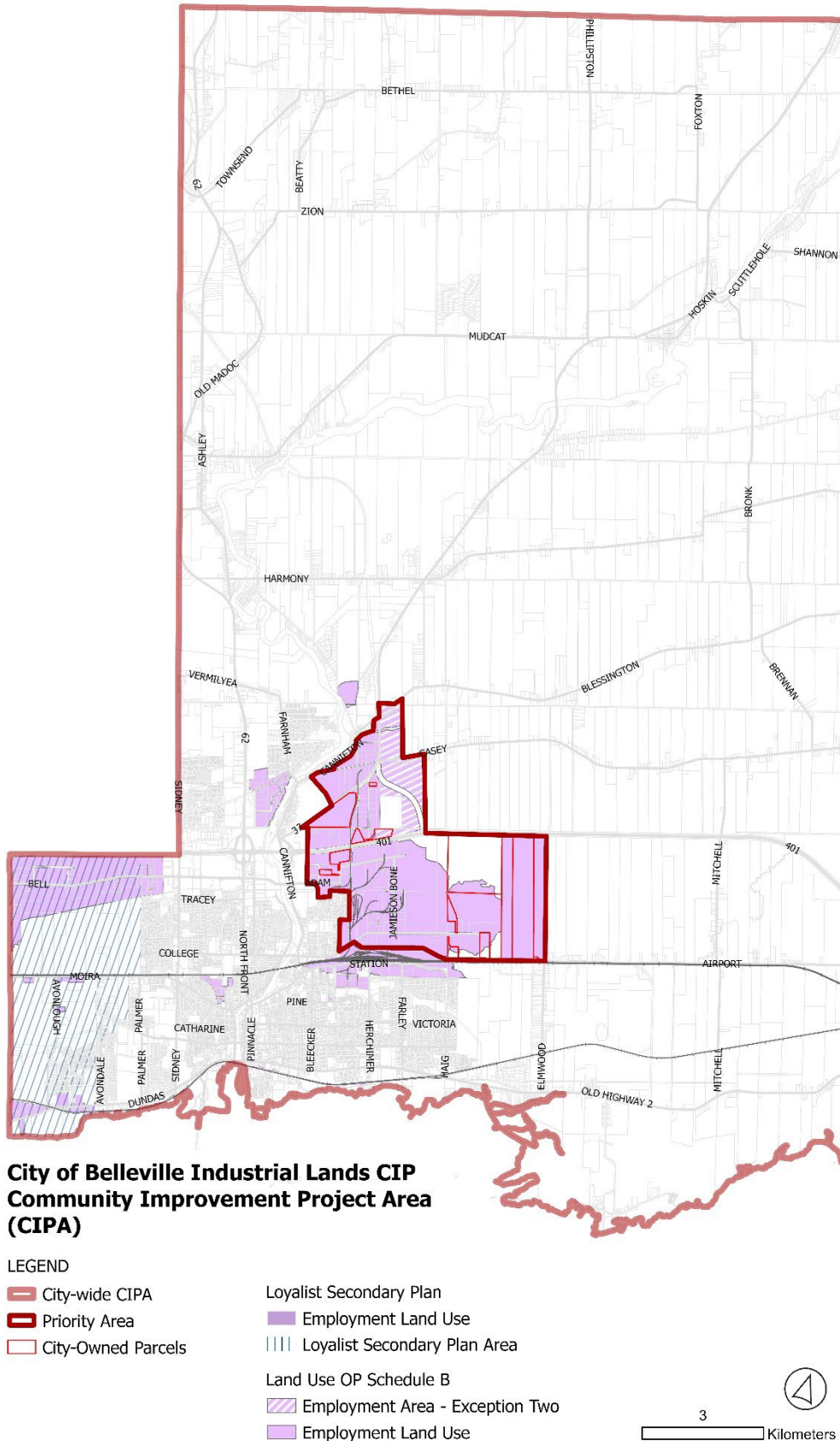
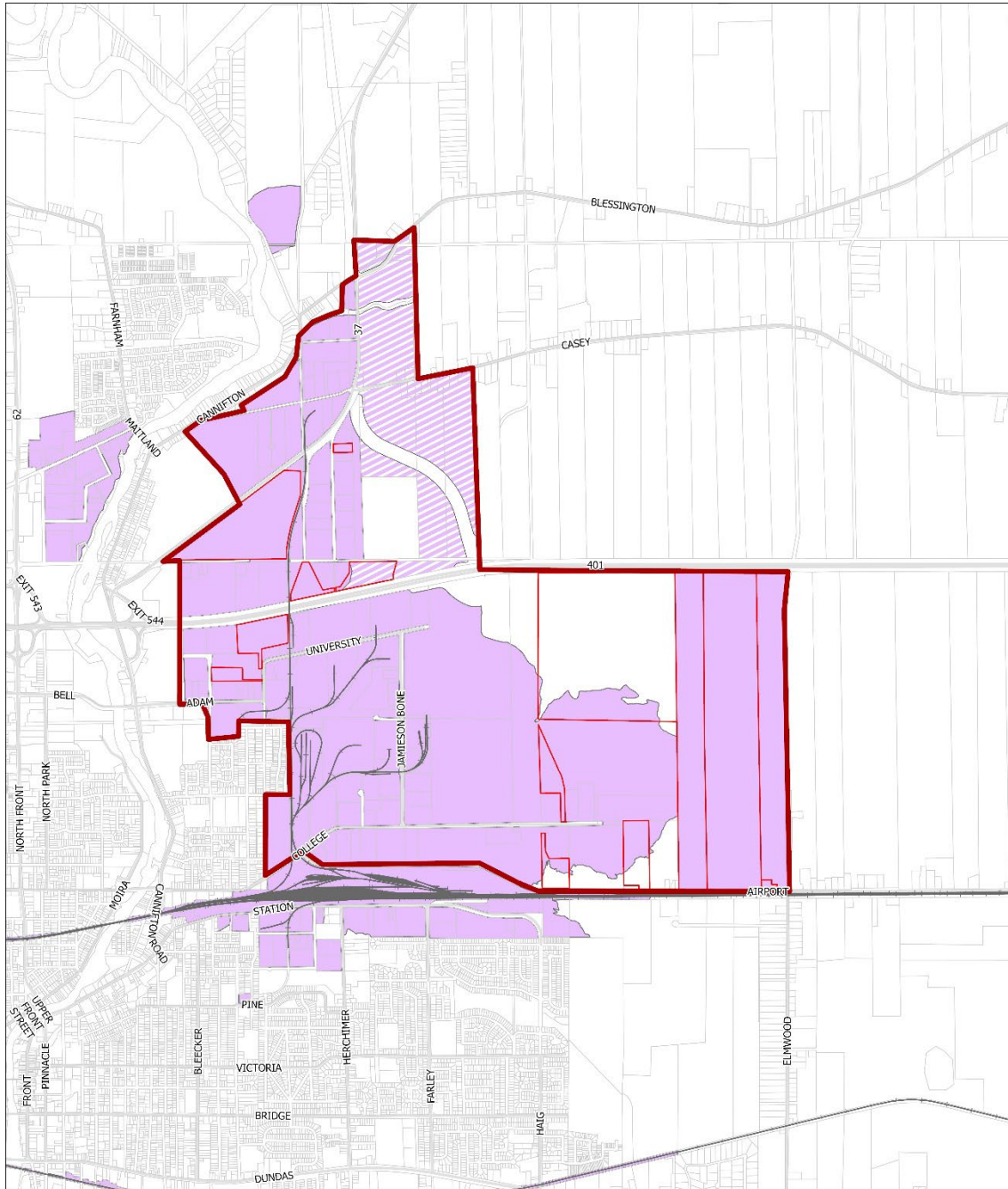


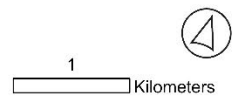
Exhibit 5. Employment Lands CIPA Priority Area



**City of Belleville Industrial CIP
Community Improvement Project: Priority Area**

LEGEND

- Priority Area
- City-Owned Parcels
- Land Use OP Schedule B
Employment Area - Exception Two
- Employment Land Use



5 Financial Incentive Programs

5.1 Program Applicability Summary

The following section provides a summary of the incentive programs available through this Community Improvement Plan (CIP). Detailed program descriptions, including eligibility criteria, application requirements, and implementation provisions, are provided in Appendix A.

The applicability of each program, based on location, target sectors, and landownership is summarized in the following exhibit.

Exhibit 6. Program Applicability Summary Matrix

Incentive Program	Applicability			Employment Lands Outside of Priority Area
	Employment Lands within Priority Area			
		Target Sectors on Private Lands	Non-Target Land Uses	
Program 1: Tax Increment Equivalent Rebate (TIER)		✓ (Highest Level of support)	✓ (Base level of support)	Not Eligible
Program 2: Development Charge (DC) Rebate		✓ (Highest level of Support)	✓ (Base level of Support)	Not Eligible
Program 3: Development Charge (DC) Deferral Interest Rebate		✓	✓	✓
Program 4: Planning Fees and Building Permit Rebate		✓	✓	✓
Program 5: Employment Lands Landscape Improvement Rebate		✓ (only applies to existing development)	✓ (only applies to existing development)	✓ (only applies to existing development)

General Note – Target Sectors:

Should development within a designated target sector occur outside the defined Priority Areas, such development shall remain eligible for the same program benefits and maximums as if it were situated within the CIPA Priority Area. This provision reflects the expectation that most target sector investment will occur within the Priority Area.



Combining Programs

The following matrix outlines the allowable combinations among incentive programs offered through this CIP. It is designed to provide clarity for applicants and administrators regarding which programs may be accessed concurrently. While Program 1 (TIER) has limited compatibility, and is only combinable with Program 3, Programs 2 through 5 may be more freely combined to support eligible industrial development projects. This framework ensures transparency, encourages strategic use of incentives, and aligns with the CIP’s goal of facilitating targeted investment while maintaining program integrity.

Exhibit 7. Program Combination Matrix

Program	Can Combine With
Program 1 – Tax Increment Equivalent Rebate	Program 3
Program 2 – DC Rebate	Program 4, Program 5
Program 3 – DC Deferral Interest Rebate	Program 1, Program 4, Program 5
Program 4 – Planning Fees & Building Permit Rebate	Either Program 2 or Program 3, and Program 5
Program 5 –Landscape Improvement Rebate	Either Program 2 or Program 3, and Program 4

5.2 Program 1: Tax-Increment Equivalent Rebate (TIER)

Program Purpose

The Tax-Increment Equivalent Rebate (TIER) is designed to support New Development in the Priority Area. Industrial property owners are eligible for a rebate offsetting the increased tax associated with the change in property valuation following redevelopment (the incremental property tax increase).

Over the 5-year program period, the total maximum rebate value available under this program is applicable as follows (per Exhibit 6 Program Applicability Summary):

- Target sectors on private lands within the Priority Area will be eligible for a maximum rebate of up to \$1 million (over the 5 years).
- Non-target sectors on private lands within the Priority Area with a minimum scale of development of 10,000 sq. m will be eligible for a maximum rebate of up to \$500,000 (over the 5 years).
- Specifically for City-owned and sold lands within the Priority Area, Council will determine, at its discretion, whether, and to what extent, assistance may exceed the maximum level of assistance, for target sectors based on the merits of the application.

Eligibility Criteria

You are eligible to apply if:

- Your property is located within the CIPA Priority Area.
- Your property is zoned General Industrial (IN1) or Service Industrial (IN2).
- Your property is and will remain assessed by MPAC as being an industrial tax class.
- You are a property owner or developer seeking development/redevelopment of industrial properties. Expansion of existing operations through an expansion of the building or the development of an additional building on site is not eligible. The intent of this program is to target new, inward investment on either new greenfield sites or through comprehensive redevelopment of existing developed sites.

To Receive the Incentive

- You have completed the project including all remediation such that development can occur, property reassessment occurs, and higher taxes paid on the property.
- The City reimburses the landowner for all eligible costs by way of an annual rebate equivalent to a pre-determined portion of the Municipal Portion of the incremental property tax increase over an established “base” assessment and tax liability.
- The requirements of the successful applicant to access the TIER will be laid out in the appropriate legal agreement, the timing of the execution of which is at the discretion of the City based on the specifics of each project.

Additional Considerations

- Applicants who receive approval under Program 2: Development Charge (DC) Rebate are not eligible to participate in Program 1: Tax Increment Equivalent Rebate.
- There is a limit of one rebate per property, regardless of whether development is phased.
- The landowner/developer pays for the full cost of development as well as the resulting annual increase in property tax, which is then reimbursed per the approved application and corresponding legal agreement.
- The maximum amount of the rebate in any year is limited to the value of the work undertaken under eligible costs in that year or the increase in municipal property tax on the property compared to the base (before redevelopment) property tax, whichever is less. Eligible costs not reimbursed in the year they are incurred can be rolled over to subsequent years.

5.3 Program 2: Development Charge (DC) Rebate

Program Purpose

The objective of this program is to provide assistance for the development and redevelopment of sites by further reducing the cost of development related to Development Charges (DCs). The maximum rebate value available under this program is applicable as follows:

- Target sectors will be eligible for a rebate of up to a maximum of 50% reduction of DCs levied by the City or up to a maximum \$250,000 (whichever is less).
- Non-target sectors will be eligible for a rebate of up to a maximum of 25% reduction of DCs levied by the City or up to a maximum of \$125,000 (whichever is less).

Eligibility Criteria

You are eligible to apply if:

- Your property is located within the CIPA Priority Area.
- Your property is zoned General Industrial (IN1) or Service Industrial (IN2).
- You are a property owner or developer seeking development, redevelopment and/or expansion of industrial properties.
- Your property, upon completion of development, must be assessed as industrial for taxation purposes

To Receive the Incentive

- You have paid in full the required Development Charges associated with the development at issuance of building permits; and
- The City will rebate payment of the eligible portion/amount of the Development Charges no later than 3 months following building permit.

Additional Considerations

- If the property is assessed otherwise as commercial, the maximum assistance under the program is reduced to \$25,000. The City will, in its sole and absolute discretion, determine the likelihood of assessment as non-industrial prior to approving any application for DC support. Should the property be ultimately assessed as Industrial within 24 months of substantial completion, the City will adjust the funding at this time commensurate with the provisions of this program for properties assessed as industrial.
- Applicants who receive approval for Program 1: Tax Increment Equivalent Rebate (TIER) are not eligible to participate in either Program 2: Development Charges Rebate or Program 3: Development Charge (DC) Deferral Interest Rebate.

- The landowner or developer pays 100% of the Development Charges. This cost is reimbursed to the property owner or developer, in the form of a rebate
- This program applies only to Development Charges imposed by the City of Belleville. It does not apply to Education Development Charges, where applicable.

5.4 Program 3: Development Charge (DC) Deferral Interest Rebate

Program Purpose

This Development Charge Deferral Interest Rebate Program is designed to encourage industrial development by deferring the cost of development related to Development Charges and providing a rebate against interest accrued, from such deferral.

This program provides for the deferral of 100% of the City of Belleville’s applicable Development Charges levied on industrial developments for a maximum of eighteen (18) months after the issuance of building permit. Further, the program covers the interest generated as a result of deferral of Development Charges which is accrued over 18 months up to a maximum dollar amount (defined below), whichever occurs first. The prevailing interest rate applied to the deferral of charges is determined by the City and as prescribed by the Development Charges Act, 1997.

The maximum rebate value available under this program is applicable as follows:

- Target sectors in the Priority Area will be eligible for a rebate of up to a maximum of \$250,000.
- Non-target sectors in the Priority Area will be eligible for a rebate of up to a maximum of \$100,000.
- Non-target sectors outside of the Priority Area will be eligible for a rebate of up to a maximum of \$50,000.

Eligibility Criteria

You are eligible to apply if:

- Your eligible Employment Land property is located anywhere within the CIPA.
- The scale of development subject to the DC charge is a minimum of five thousand (5,000) square metres.
- You are a property owner or developer seeking development, redevelopment and/or expansion of industrial properties.
- Your property, upon completion of development, must be assessed as industrial for taxation purposes.

To Receive the Incentive

- You have paid in full the required Development Charges associated with the development no later than eighteen (18) months after the building permit is issued.
- The City will rebate the equivalent eligible portion of interest accrued from the deferral of City Development Charges.

Additional Considerations

- Target sector properties located in the Priority Area that are assessed commercial for taxation purposes, will have a reduced maximum of \$75,000. All other commercially assessed properties are ineligible.
- This program applies only to Development Charges imposed by the City of Belleville. It does not apply to Education Development Charges, where applicable.
- The interest generated by this deferral is applied to the applicant's account and a rebate is provided from the CIP reserve fund.

5.5 Program 4: Planning Fees & Building Permit Rebate

Program Purpose

This program offers industrial property owners, the opportunity to achieve a rebate of applicable planning and building permit fees associated with major renovation, expansion or development of new buildings, up to a maximum dollar amount:

- Planning Fees rebate up to a maximum of \$7,500 per property or the cost of the combined eligible planning fees, whichever is less.
- Building Permit Fees rebate up to a maximum of \$25,000 per property or the cost of the combined eligible building permit fees, whichever is less.

Eligibility Criteria

You are eligible to apply if:

- Your eligible Employment Land property is located anywhere within the CIPA.
- You are a property owner or developer seeking development of industrial properties.

To Receive the Incentive

- You have paid in full the planning fees and/or building permit fees associated with the development.

- You have received planning approval, after which the City will rebate the applicable portion of eligible planning fees.
- You have completed construction and achieved Final Completion of the work, after which the City will rebate the applicable building permit fees.

Additional Considerations

- Although the building permits fees are rebated, they are not waved outright. Fees are to be paid in advance and are to be reimbursed upon successful completion of the construction (as determined by the City)
- Fees associated with any other municipal processes, or outside agencies are not subject to the rebate.

5.6 Program 5: Employment Lands Landscape Improvement Rebate

Program Purpose

This external landscape improvement-specific rebate is intended to promote improvement in the appearance, aesthetics and curbside appeal of industrial properties. To the extent these measures can also improve vehicular and pedestrian circulation and include more effective, informative and consistent signage, this is also a desired outcome. Funding includes a matching grant of up to 50% of eligible landscape improvement costs or a maximum grant of \$20,000 per property, whichever is less. The minimum grant is \$5,000 per property. Projects that do not meet this minimum based on 50% matching funding are not eligible.

Eligibility Criteria

You are eligible to apply if:

- Your eligible Employment Land property is located anywhere within the CIPA.
- You are a property owner or tenant of an existing industrial operation.

To Receive the Incentive

- The City has received your Complete Application in writing, prior to the commencement of any work being undertaken.
- You have completed the landscape construction project, after which the City will review and provide the eligible rebate.

Additional Considerations

- Eligible costs are expected to range from minor existing landscaping enhancements to more substantial measures to support improved aesthetics, pedestrian access, hardscaping and site entrance features, among other goals.
- Costs associated with materials, labour, equipment and professional fees related to external, site-related improvement works generally described as property landscape enhancements are eligible.
- Without limiting the generality of the foregoing, the City will prioritize those site improvements which involve durable site improvements (hardscaping, accessibility improvements, lighting, etc.) rather than those focused primarily on plantings.
- The City will also prioritize the installation of permeable hard-surface treatment such as permeable pavement and asphalt to improve infiltration and help achieve groundwater source protection.

6 Governance of the CIP

6.1 CIP Administration

Role of Economic Development Staff

The implementation and ongoing management of the CIP will be the responsibility of staff within the Economic Development Division. Staff will oversee key operational activities to ensure the efficient administration of the CIP and its programs.

Staff Education and Interdepartmental Collaboration

A variety of municipal departments will contribute to educating developers, business owners, and property owners about the available programs under the CIP. Economic Development, Engineering and Development Services, Environmental Services, and Corporate Communications staff will direct interested parties to relevant information and guide them through the process as needed.

Marketing and Promotion

Marketing efforts to promote the CIP will be led by Economic Development, with support from Engineering and Development staff. This collaboration is especially important during application discussions and pre-submission meetings, ensuring stakeholders are aware of program opportunities and requirements.

Pre-Application Consultation

Economic Development staff will organize and host pre-application consultation meetings with prospective applicants. During these meetings, proposals will be reviewed, eligibility confirmed, and relevant program options discussed. Staff from other departments will provide input as necessary to support the applicant's understanding of the process and available options.

Application Review and Approval Process

- **Financial and Administrative Management:** Staff are responsible for the intake and initial screening of applications, as well as monitoring the distribution of available funding from the CIP capital account.
- **Coordination of Evaluation Committee:** Pre-screened applications will be forwarded to the Evaluation Committee in a timely manner for further review. Staff will also organize regular committee meetings as needed to facilitate application review.
- **Preparation of Reports:** Staff will prepare application review and recommendation reports for Council consideration to support informed decision-making.
- **Legal Agreements:** Staff will prepare and execute legal agreements as necessary for approved applications, ensuring compliance with CIP requirements.

Performance Monitoring and Reporting

To ensure effective oversight of the CIP, where necessary staff may conduct site visits to photograph and assess completed improvements, verifying that works are consistent with approved applications and otherwise in compliance with all municipal policies. Per general eligibility requirements, any property that is not compliant with City by-laws and policies, is ineligible for support.

Annual performance of the CIP itself will be tracked and reported to Council via a formal staff report.

Evaluation Committee

As part of administering the CIP, the City of Belleville will form an Evaluation Committee responsible for reviewing each application. The Evaluation Committee should comprise staff members from the following departments:

- Economic Development Division:
 - Committee Chair: Director/Manager or designate;
 - CIP Program Officer: Staff member from Economic Development Division;
- Engineering and Development Services Department (1 or more representatives); and
- Finance Department (1 or more representatives).

In addition to the core Evaluation Committee members, the review process will also include input from relevant subject matter experts within municipal departments as necessary. These experts may be called upon to provide written or verbal assessments on specific aspects of an application, depending on the requirements of the project under consideration. For instance, the Environmental Services Department may offer guidance regarding servicing or environmental conditions pertinent to a proposed property enhancement. Similarly, staff from other sections, such as the Building Section, may contribute insights based on the unique characteristics of the application.

It is important to note that these additional personnel are not required to serve as voting members of the Committee. Their involvement is intended to ensure that all technical and regulatory considerations are thoroughly addressed during the review process.

The primary purpose of the Evaluation Committee is to provide comprehensive, cross-departmental oversight for applications seeking financial support under this CIP. This oversight is designed to confirm that all approved applications have undergone a rigorous vetting process with respect to several key criteria:

- Ensuring alignment with current municipal planning, economic development, and other applicable policies.
- Verifying adherence to municipal by-laws and established property standards.
- Assessing the value for money in terms of the use of public funds.
- Evaluating the reasonableness of project timing, the scale of associated costs, and the overall likelihood of project success.

The Committee will assess submissions and make recommendations for Council approval, which is required for all projects under the CIP.

6.2 Application Intake & Approval Process

Application intake for the City of Belleville’s Community Improvement Plan (CIP) will be conducted on an ongoing, first-come-first-served basis. This approach is designed to ensure that planned investments by applicants are not delayed due to fixed intake deadlines, enabling applicants to submit their projects without concern for missing set dates. However, it is essential that all applicants meet the complete application requirements to be considered under this system. Incomplete submissions will be returned to the applicant for correction and resubmission. If the City continues to find that applications do not meet the necessary information criteria, the City retains the discretion to reject the application.

All applications will be pre-screened by City staff for completeness and eligibility. As part of the initial screening process, and in determining which programs the City will support for each applicant, the Finance Department will assess each application for financial merit—specifically evaluating the impact of the proposed project on the City’s financial position. Once a Complete Application is provided, the Evaluation Committee will oversee the comprehensive evaluation process.

Funding for successful applications will be allocated from the CIP reserve fund, subject to annual program funding limits, program reductions, increases or program termination at the sole discretion of the City. Funding is assigned in the year when the application is formally approved, regardless of whether the actual disbursement of funds occurs in the following calendar year.

The intake and approval process consists of five steps: pre-application consultation, pre-screening by the City to determine basic eligibility, submission of application, evaluation of complete application (including financial merit review), approval, and payment. Each step is outlined below:

- 1 Pre-Application Consultation**
 - Prospective applicants can identify their projects by completing an online request on the City's website that outlines the nature of the project.
 - Before work commences on providing a Complete Application, the applicant will meet with City staff to discuss the scope of work, program requirements, and eligibility. Applicants are expected to meet the City's submission requirements as laid out in the relevant application forms. If the project is not eligible, the City will advise in writing.
- 2 Submit Application**
 - Applicants will submit a Complete Application. This includes the application form and ALL supporting documents plus other supplemental information as may be requested by City Staff.
 - The City will confirm whether the application is deemed complete.
- 3 Evaluation of Complete Application**
 - Complete Applications will be evaluated by the Evaluation Committee to ensure compliance with the City’s CIP objectives, property and building standards/permits, by-laws and policies.

- The Evaluation Committee may request additional information and/or request a site visit.
- Applicant notified of Recommendation to Council.

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Approval

- The nature of approval is specific to each program, with some comprising an upfront rebate payment, others comprising a deferral of fees, and others tax increment support. For upfront rebates, a formal rebate agreement will be required between the applicant and the City. Conditional approvals of Development Charges deferral interest and Tax Increment Support will be communicated in writing, outlining the process that is required to finalize approval of funding.
- Where the application is for Tax Increment Support and Development Charges deferral, approval is in principle until all conditions of development are met.

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Payment

- Timing of works which are the subject of the application are the responsibility of the applicant.
- Disbursement of funding will be in accordance with the provisions of the individual program in question.

6.3 City Discretion in Providing Assistance

In administering the Employment Lands CIP, the City of Belleville will retain sole discretion in determining the applicability of incentive programs, and amounts granted, for each prospective applicant. Applicants are not entitled to apply for all available programs, nor may they select between programs at their own discretion. Instead, City staff will review the details of each proposed project and identify the most appropriate program to support its objectives. This ensures that incentives are applied in a manner consistent with the intent of the CIP, the City's broader economic development goals, and the principles of fairness and transparency in program delivery.

It is essential to note that applicants are not permitted to receive funding through both the Development Charges Rebate and the Tax Increment Equivalent Rebate (TIER). The City will exercise its discretion in determining which program, if any, is most appropriate for a proposed development, based on the project's characteristics and alignment with the objectives of this CIP. This approach prevents duplication of benefits, promotes the efficient and responsible use of municipal resources, and provides applicants with a clear and consistent process. By affirming the City's authority in assigning program eligibility, the CIP eliminates potential misunderstandings and underscores that incentives are a targeted policy instrument to achieve specific community improvement goals, rather than a selection of benefits from which applicants may freely choose.

6.4 Evaluation & Next Steps

Before any formal application review begins, the City will first confirm whether a property or project is eligible under this CIP. Applications involving ineligible uses—such as commercial or institutional facilities, or developments located on lands not zoned for Industrial purposes—will not advance to evaluation, even if they are situated within otherwise eligible areas. This early screening step ensures that only qualifying projects move forward in the process.

Once eligibility has been established, the evaluation process begins with the submission of a Complete Application. A Complete Application is one that includes the prescribed form together with all supporting documentation and information requested by the City. Incomplete submissions will not be considered until all required materials are provided.

The City’s evaluation will focus on the overall merits of the proposed project. This includes assessing the likelihood that the project will proceed to completion without undue delay, whether it represents a stable and enduring industrial use, and whether there is any risk of conversion to non-industrial purposes such as commercial activity. In addition, the City will weigh several broader considerations, including:

- Alignment with priority economic sectors identified in the Employment Lands Strategy, including Manufacturing/Advanced Manufacturing; Professional, Scientific, and Technical Services/Business Services; Transportation and Warehousing/Logistics; Research and Development/“Knowledge-based” Sectors; and Agri-Business and Food Manufacturing;
- Evidence that the proposed use will remain industrial in the medium to long term;
- Demonstrated potential for higher future value and return on public investment, measured through indicators such as gross floor area, employment creation, or other sector-specific benchmarks; and
- The project’s contribution to the City’s long-term tax base and economic stability.

The purpose of this evaluation framework is to ensure that incentives are directed toward projects that best advance the objectives of the CIP and deliver meaningful, lasting benefits to the community. Notwithstanding these criteria, the City reserves full discretion in determining the type, amount, duration, and timing of any funding awarded under the programs contained in this CIP.

6.5 Review & Update of the CIP

The Community Improvement Plan (CIP) will be implemented over a five (5) year period, commencing from the date of its official launch. An internal interim review of the Plan will be conducted after 24 months (2 years) of being operational to assess progress and address any emerging issues.

Formal Review at Year Five

A comprehensive formal review will take place in the fifth year to determine whether each program within the CIP has successfully achieved its stated goals and objectives. This review will focus on the following key elements:

- **Effectiveness of Funding and Organizational Structure:** An evaluation of the financial resources allocated to the CIP and the organizational framework supporting its implementation will be conducted to determine how effectively these components have facilitated the Plan’s objectives.
- **Review/Evaluation Team Composition and Operations:** The structure and functioning of the Review/Evaluation Team will be examined to ensure that the team’s composition and operational procedures adequately support the Plan’s evaluation requirements.
- **Staff and Resource Administration:** The ability of staff and other resources to administer, monitor, and market the CIP will be assessed, with a focus on identifying strengths and areas for improvement in these processes.

Annual Baseline Monitoring

Baseline monitoring of the CIP will be conducted on an annual basis to provide ongoing assessment of individual program uptake and the extent of private sector investment leveraged through each approved funding allocation. This process will enable the City to track the effectiveness of the CIP in stimulating investment and achieving its intended outcomes.

Appendix A: Program Details

Program 1: Tax Increment Equivalent Rebate

Rationale and Objective(s)

The Tax Increment Equivalent Rebate (TIER) program is designed to support New Development in the Priority Area.

This rebate focuses on net municipal 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 5 years or the dollar limit of eligible costs whichever is reached first, or earlier at the discretion of the City), the City realizes the full extent of the property taxes.

The rebate is based on the “Reimbursing Developer” approach. The property owner/developer pays for the full cost of development or redevelopment, as well as the resulting annual increase in property tax. Thereafter, the City reimburses the Owner or assigned recipient by way of an annual grant equivalent to the approved Municipal Portion of the incremental property tax increase over an established “base” assessment.

Benefits

- Leverages increased property tax assessment and helps reduce financial costs of property development for eligible types of development.
- The City benefits by the resulting revaluation and increase in taxes liable on the property over the long term.
- This program supports the City’s objectives to create jobs and support the new development and intensification of Employment Lands within the target sectors.

Target Group

Private sector landowners/developers who are actively seeking the development/redevelopment of properties within the Priority Area for Employment Land Use

Eligibility

- Property is located within the CIPA Priority Area.
 - Property is zoned General Industrial (IN1) or Service Industrial (IN2).
 - Project involves the new development redevelopment industrial properties. Expansion of existing operations through an expansion of the building or the development of an additional building on site is not eligible. The intent of this program is to target new, inward investment on either new greenfield sites or through comprehensive redevelopment of existing developed sites.
 - Property is and will remain assessed by MPAC as being an industrial tax class.
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**Program
Specifics and
Limitations**

This program leverages the increased assessment and property taxation generated by site (re)development to reduce the financial costs of property development:

- Providing a rebate against only the Municipal Portion of the property tax for a property; and
- Limiting such grants to annual payments for a maximum period of 5 years or equivalent to the maximum cost of development/ redevelopment whichever is less.

The grant will be provided on a “staircase” basis, with reduction in the amount of grant as a percentage of the municipal tax increment, as follows:

Year 1: 50%

Year 2: 40%

Year 3: 30%

Year 4: 20%

Year 5: 10%

Over the 5-year program period, the total maximum rebate value available under this program is applicable as follows:

- Target sectors on private lands within the Priority Area will be eligible for a rebate of up to \$1 million (over the 5 years).
- Non-target sectors on private lands within the Priority Area with a minimum scale of development of 10,000 sq. m will be eligible for a rebate of up to \$500,000 (over the 5 years).
- Specifically for City-owned and sold lands within the Priority Area, Council will determine, at its discretion, whether, and to what extent, assistance may exceed the maximum level of assistance, for target sectors based on the merits of the application.

This program only applies to the City of Belleville portion of the tax rate. For greater clarity, this program does not apply to the Education Portion of the tax rate.

Eligible Costs

- Eligible project costs supported under this program include (but are not limited to) the following works related to new Employment uses constructed:
 - Site development and infrastructure work including demolition and disposal off-site, improvement or reconstruction of existing on-site public infrastructure (water services, sanitary and storm sewers, other);
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- New Construction;
 - Costs associated with the assessment of environmental conditions and the remediation of environmental contamination, and environmental protection;
 - Design and engineering directly related to the design, development and commissioning of the completed building(s);
 - Eligible costs exclude both construction financing and long-term debt financing principal and interest costs.
 - All submitted costs will be subject to review and approval by the City of Belleville.
 - 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).
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Approval Process

All applications for financial program support must include the following details:

- (i) Site plan/floor plans for development, redevelopment, expansion, renovation and/or rehabilitation; and
- (ii) Estimated costs of construction and all other eligible costs as defined in this Plan. Given the nature of the grant program as achievable only on completion and revaluation of the property, the City of Belleville will enable the approval in principle for accessing this grant subject to achieving necessary conditions prior to final approval.

The City reimburses the Owner or assigned recipient by way of an annual grant equivalent to the agreed Municipal Portion of the incremental property tax increase over an established “base” assessment value and Tax Liability¹. This defined increment is calculated after the reduction of:

- Any phase-in agreements to soften tax increases that may exist through existing policy or programs;
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¹ Tax Liability means the annual real property taxes levied by the City of Belleville including the Municipal and Education Portions of the taxes. The grant includes only the Municipal Portion.

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

Grant approval is required in principle prior to the commencement of construction/development. It should be noted that the City may approve a level of funding that is lower than the maximum increment provided for under this program.

The City of Belleville will determine the existing “base” assessment for the property – this will normally be defined as being either at the time of approval in principle of the application for Tax Increment Equivalent Rebate support or an alternate date as recommended by the Treasurer or designate of the City of Belleville.

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 final project completion. At project completion, the remaining years of the grant (as applicable) will be based on the assessed property value provided by the Municipal Property Assessment Corporation (MPAC) in each subsequent year.

The TIER is operationalized through a legal agreement placed on title. This agreement specifies the obligations of both the successful applicant and the City, including the amount of annual grant.

Final approval of grant funding comprises:

- a) Achievement of conditions as stated in the Tax Increment Equivalent Rebate Agreement;
- b) Submission and verification of eligible costs as required;
- c) Receipt of assessed value of the property by MPAC in each year; and
- d) Final approval of amount of grant by Council.

Annual verification of the grant is based on assessment and payment of taxes by property owner.

The Commencement Date for this program (for purposes of calculating the increment) will be at the discretion of the City of Belleville 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.

**Other
Restrictions**

- In circumstances where, during the TIER implementation period, the property is re-assessed in part or in whole, as non-industrial, the City retains the right to terminate the TIER.
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- Applicants who receive approval under Program 2: Development Charge (DC) Grant are not eligible to participate in the TIER program.
 - There is a limit of one rebate per property, regardless of whether development is phased.
 - The City of Belleville 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 City;
 - As necessary, the City may amplify or adjust the application and approval protocols associated with this program.
 - The City may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the City.
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Program 2: Development Charge (DC) Rebate

Rationale and Objective(s)	The objective of this program is to provide assistance for the development and redevelopment of sites by further reducing the cost of development related to Development Charges (DCs).
Benefits	Reduced DCs will help to facilitate development and redevelopment efforts, and the City will benefit through development which raises assessment and activity in the Employment Areas.
Target Group	Private sector industrial landowners or developers seeking development and redevelopment of Eligible Properties in the CIPA Priority Area.
Eligibility	<ul style="list-style-type: none"> • Property is located within the CIPA Priority Area. • Property is zoned General Industrial (IN1) or Service Industrial (IN2). • Project relates to the development, redevelopment and/or expansion of industrial property. • - • The property, upon completion of development, must be assessed as industrial for taxation purposes.
Program Specifics and Limitations	<ul style="list-style-type: none"> • The maximum rebate value available under this program is determined by the sectoral classification of the proposed operation: <ul style="list-style-type: none"> ○ Target sectors will be eligible for a rebate of up to a maximum of 50% reduction of DCs levied by the City or up to a maximum \$250,000 (whichever is less). ○ Non-target sectors will be eligible for a rebate of up to a maximum of 25% reduction of DCs levied by the City or up to a maximum of \$125,000 (whichever is less). • Council has discretion to allocate the maximum grant amount where a project is deemed to have significant benefit to the local economy. • Payment of the DC grant should be no later than 3 months following the issuance of the building permit. At its discretion, the City may determine whether payment can be made at an earlier date or at the time of development charge payment by the applicant.

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- Unless otherwise notified by the City in response to individual applications for financial support under this program, the grant excludes any application to the Education Development Charge.

Approval Process

- The landowner or developer pays 100% of the DC at the time of building permit (per current Provincial legislation). This cost is reimbursed to the landowner or developer, in the form of a rebate based on the in-force DC rates.
- The General Application Process outlined in Section 6 of the CIP also applies.

Other Restrictions

- If the property is assessed otherwise as commercial, the maximum assistance under the program is reduced to \$25,000. The City will, in its sole and absolute discretion, determine the likelihood of assessment as non-industrial prior to approving any application for DC support. Should the property be ultimately assessed as industrial within 24 months of substantial completion, the City will adjust the funding at this time commensurate with the provisions of this program for properties assessed as industrial.
 - Applicants who receive approval for Program 1: Tax Increment Equivalent Rebate are not eligible to participate in Program 2: Development Charges Grant.
 - The City 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 City.
 - As necessary, the City may amplify or adjust the application and approval protocols associated with this program.
 - Grants are for DC charges 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 City.
 - If during the course of construction, the applicant is in default of relevant By-laws or payments to the City, and fails to remedy this within a reasonable period determined by the City, the applicant will be required to repay the DC grant in part or in whole at the discretion of the City.
 - If the applicant is in tax arrears in any subsequent year, regarding this or other properties in its ownership in the City, the applicant will, at the discretion of the City, be required to repay part or the entire DC grant as determined by the City.
 - These obligations will be confirmed by the execution of an agreement between the successful applicant and the City in a form acceptable to the City.
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- 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 City retains the right to cancel the disbursement of funds.
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Program 3: Development Charge (DC) Deferral Interest Rebate

Rationale and Objective(s)	<p>This Development Charge Deferral Interest Rebate Program is designed to encourage industrial and commercial development by deferring the cost of development related to Development Charges and providing a grant against the interest accrued from such deferral.</p> <p>Industrial uses are not subject to the recent changes in the Development Charges Act (Section 26) that enable deferral of charges through installment payments.</p>
Benefits	<ul style="list-style-type: none"> • By postponing the payment of DCs, developers and property owners are able to manage their capital and cash flow more effectively during the initial stages of constructing new industrial floor space. • New development increases property assessments, which can lead to a broader tax base. • Additionally, the initiative encourages the transformation of vacant lands into productive uses, thereby supporting economic growth and revitalization within the municipality.
Target Group	<p>Private sector landowners or developers seeking development of properties for industrial use anywhere in the CIPA.</p>
Eligibility	<ul style="list-style-type: none"> • Property is zoned General Industrial (IN1) or Service Industrial (IN2). • Project relates to the development, redevelopment and/or expansion of Industrial property. • The scale of development subject to the DC charge is a minimum of five thousand (5,000) square metres. • Your property, upon completion of development, must be assessed as industrial for taxation purposes • The property, upon completion of development, must be assessed as industrial for taxation purposes.



**Program
Specifics and
Limitations**

- This program provides for the deferral of 100% of the City of Belleville’s applicable Development Charges levied on industrial developments for a maximum of eighteen (18) months after the issuance of building permit.
- Further, the program covers the interest generated as a result of deferral of Development Charges which is accrued over 18 months or up to a maximum dollar amount (defined below), whichever occurs first. The prevailing interest rate applied to the deferral of charges is determined by the and as prescribed by the Development Charges Act, 1997i.
- The maximum rebate value available under this program is determined by the sectoral classification of the industry and/or the location of the property:
 - Target sectors in the Priority Area will be eligible for a rebate of up to a maximum of \$250,000.
 - Non-target sectors in the Priority Area will be eligible for a rebate of up to a maximum of \$100,000.
 - Non-target sectors outside of the Priority Area will be eligible for a rebate of up to a maximum of \$50,000.
- Full payment of the City Development Charge will be due no later than eighteen (18) months after the building permit is issued.
- Where the City deems a longer Development Charges deferral appropriate, eligibility for interest rebate funding under this CIP remains limited to a maximum deferral period of eighteen (18) months.
- The interest generated by this deferral is applied to the applicant’s account and a rebate is provided from the CIP reserve fund.
- This Development Charge Deferral Interest Rebate Program applies only to Development Charges imposed by the City of Belleville. It does not apply to Education Development Charges collected by the City on behalf of the School Boards, where applicable.

**Approval
Process**

- The General Application Process outlined in Section 6 of the CIP applies.
 - Information collected under the Development Charge Act for calculating the charge forms part of the application for program assistance.
 - Applications comprise a completed CIP application form. A Complete Application is deemed as such only by review of the
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application by the City and the inclusion of all information required by the City.

- A Complete Application is then evaluated by the City's CIP Evaluation Committee.
- Payment of approved funding under the DC deferral interest program is dependent on the applicant also meeting the terms of the DC deferral agreement under the Development Charges Act.

**Other
Restrictions**

- Approved applications for properties located in the Priority Area that are subsequently assessed as commercial, will have the maximum level of assistance reduced to \$75,000 for applications involving target sectors. All other approved applications that are assessed commercial will be ineligible.
 - The City of Belleville 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 City.
 - As necessary, the City may amplify or adjust the application and approval protocols associated with this program.
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Program 4: Planning Fees & Building Permit Rebate

Rationale and Objective(s)	This program offers Employment Land property owners, the opportunity to achieve a rebate of applicable planning and building permit fees associated with major renovation, expansion or development of new buildings, up to a maximum dollar amount.	
Benefits	Assistance supports the City of Belleville’s goal of pursuing a broad base of industry, business and services. The result of such investment includes: <ul style="list-style-type: none"> • Redevelopment of underutilized lands; • Increases in taxable assessment; and • New industries and diversification of employment. 	
Target Group	Private sector property owners and/or developers seeking development of Industrial properties anywhere in the City.	
Eligibility	<ul style="list-style-type: none"> • Property is located anywhere within the CIPA. • Property is zoned General Industrial (IN1) or Service Industrial (IN2). • Project relates to the development, redevelopment and/or expansion of industrial property. • 	
Program Specifics and Limitations	Planning Fees Grant:	<ul style="list-style-type: none"> • A rebate equivalent to the eligible planning fees as itemized by the applicable fee schedule of the City of Belleville at the time of application. • Eligible planning fees include zoning by-law amendments, site plan approval, minor variance and consent to sever. • Maximum total rebate of \$7,500 per property or the cost of the combined eligible planning fees, whichever is less. Limit of one rebate per property (or combined properties if subject to the same application) over the duration of the plan. • The planning fees grant only covers those fees levied by the City, as eligible in this program. It does not cover fees associated with the completion of



Building Permit Fees Rebate:

- A rebate equivalent to the eligible building permit fees for new builds or major renovations as itemized by the applicable fee schedule of the City of Belleville at the time of application.
- Maximum rebate of \$25,000 per property or the cost of the combined eligible building permit fees, whichever is less. Limit of one rebate per property (or combined properties if subject to the same application) over the duration of the plan.
- The Building Permit Fee Rebate only covers those Building Permit fees levied by the City as applicable to any industrial development.

required studies for planning approvals, legal costs, or Ontario Municipal Board (OMB)-related activities.

Approval Process

- The General Application Process outlined in Section 6 of the CIP applies.
- The applicant pays all planning and development permit fees as required and at the times required. These fees are reimbursed to the applicant, per the approved amount of grant once relevant approvals are in place:
 - Planning fee grant – disbursed at time of planning approval;
 - Building permit grant – disbursed at the time of Final Completion of the works to the satisfaction of the City.
- The City will not provide funding for the fees if the application for planning approval in question or building permit is refused.

Other Restrictions

- The City of Belleville 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 City.
 - As necessary, the City may adjust the application and approval protocols associated with this program.
 - During the CIP period, additional applications for planning approval above and beyond the approvals subject to an initial application, will be considered. Similarly, additional application for building permit grants arising from subsequent additional works, will also be considered.
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Program 5: Employment Lands Landscape Improvement Rebate

Rationale and Objective(s)	This external landscape improvement-specific grant is intended to promote improvement in the appearance, aesthetics and curbside appeal of industrial properties located across the City. To the extent these measures can also improve vehicular and pedestrian circulation and include more effective, informative and consistent signage, this is also a desired outcome of the program.
Benefits	Improvement to an older property stock through external landscape enhancement to improve the overall aesthetic appeal of industrial properties across the City.
Target Group	Private sector property owners and/or tenants (with written consent to apply) of existing industrial developments anywhere in the City.
Eligibility	<ul style="list-style-type: none"> • Property is located anywhere within the CIPA. • Property is zoned General Industrial (IN1) or Service Industrial (IN2). • Project relates to an existing industrial operation or expansion of existing industrial operation.
Program Specifics and Limitations	<ul style="list-style-type: none"> • Matching grant of up to 50% of eligible landscape improvement costs or a maximum grant of \$20,000 per property, whichever is less. • The minimum grant is \$5,000 per property. Project applications including matching assistance of less than \$5,000 will not be considered.
Eligible Costs	<p>Costs associated with materials, labour, equipment and professional fees related to external, site-related improvement works generally described as property landscape enhancements.</p> <p>Eligible costs are expected to range from minor existing landscaping enhancements to more substantial measures to support improved aesthetics, pedestrian access, hardscaping and site entrance features, among other goals.</p> <p>Without limiting the generality of the foregoing, the City will prioritize those site improvements which involve durable site improvements (hardscaping, accessibility improvements, lighting, etc.) rather than those focused primarily on plantings. The City may also prioritize the installation of permeable hard-surface treatment such as permeable pavement and asphalt to improve infiltration.</p>



The following work is ineligible:

- Building improvements (excluding attached lighting designed to improve appearance of forecourts, pedestrian walkways and parking areas);
- Applications that are limited to vegetation planting only;
- Applications for which more than 25% of the costs pertain to parking pad improvements or the addition of parking spaces;
- On-site asphalt repair and resurfacing save and except for surface treatment measures that involve permeable materials;
- Repair and replacement of existing culverts unless part of a broader site improvement plan; and
- Work which is deemed by the City to comprise repair and maintenance of existing landscaped areas.

Approval Process

- The General Application Process outlined in Section 6 of the CIP applies.
- Applications comprise a completed application form supported by two (2) written quotations for the work to be carried out and supporting design plans (if identified the City as required on an individual application basis). A Complete Application is deemed as such only by review of the application by the City and the inclusion of all information required by the City.
- A Complete Application is then evaluated by the City's CIP Evaluation Committee.
- The Landscape Improvement Grant is disbursed upon Final Completion to the satisfaction of the City of Belleville. When work has been completed, the applicant must submit copies of all paid invoices for approved work.

Other Restrictions

- The program is restricted to one (1) successful application per property for the initial five (5) year duration of the CIP, regardless of any change in ownership of the property during the plan period.
 - The City 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 City.
 - As necessary, the City may amplify or adjust the application and approval protocols associated with this program.
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- The City may refuse an application if it deems project feasibility to be limited or for any other reason, at the sole discretion of the City.
 - 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 City retains the right to delay (pending correction of building work), withhold or cancel the disbursement of funds.
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Appendix B: Glossary of Terms

Base Assessment means property assessments by the Municipal Property Assessment Corporation (MPAC). MPAC establishes current value assessments and classifications for all properties in Ontario. Municipalities determine revenue requirements, set municipal tax rates, and collect property taxes to pay for municipal services.

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.

CIPA Priority Area means a sub-area within the City-wide Community Improvement Project Area (CIPA) where incentive programs apply, as identified in the CIP.

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” (Ontario Planning Act, Section 28).

Complete Application is a completed application with all required supporting materials as requested by the City of Belleville such that the application can then be forwarded to the Evaluation Committee for its review.

Development means the creation of a new lot, a change in land use, the alteration of lands to accommodate a building or structure, or the construction of buildings and structures requiring approval under the *Planning or Building Code Act*, but excluding activities that maintain infrastructure or works subject to the *Drainage Act*. (City of Belleville Official Plan, Section 9.5 Definitions).

Development Charges are fees levied on development to help finance the infrastructure required to service growth. Under the *Development Charges Act, 1997*, as amended, local municipal councils may pass a By-law imposing development charges. A charge imposed pursuant to the City of Belleville Development Charges By-law (No. 2021-201).

Education Portion means taxes arising from that element of the total tax rate set annually, which is collected by the Province of Ontario to support the provincial school By-laws.

Eligible Costs includes all capital cost categories under Program Assistance from the municipality 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 Property is property located in the Community Improvement Project Area (CIPA) and of an Employment nature. Any such property must be in accordance with the zoning in effect for lands contained in the CIPA.

Employment Lands means lands that “are intended to serve as the major concentrations of industrial activity and employment in the City and include manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

Industrial Use 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 or an agricultural use.” (City of Belleville Development Charges By-law No. 2021-201). This definition is used alongside the definition of permitted uses under Industrial Zoning and both are sub-ordinate to the definition of Employment Lands as per the PPS (2024).

Further, the use of “industrial” refers interchangeably with Employment Land and is used in a range of contexts to describe the City’s economic development priorities centred around industrial development. The term “industrial” is also used to refer to an assessment class for property taxation.

Intensification means “the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.” (PPS).

MPAC means the Municipal Property Assessment Corporation.

Municipal Portion means taxes arising from that element of the total tax rate, set annually, which supports expenditures by the municipality.

New Development refers to the construction of buildings and infrastructure on lands that have not previously been developed, including greenfield sites within designated Employment Lands, as well as the redevelopment (not expansion) of existing properties for industrial purposes.

Non-Residential means the development meets the definition of “non-residential” under the Development Charges By-law (No. 2021-201): “a building or structure used for other than a residential use”.

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.

Phase I ESA is the study conducted to determine the likelihood that one or more contaminants have affected all or part of a property. The specific requirements for carrying out a Phase I ESA are set out in Part VII of the [Ontario Regulation 153/04](#)

Phase II ESA is the study conducted to determine the location and concentration of one or more contaminants in the natural environment. The specific requirements for carrying out a Phase II ESA are set out in Part VIII of [the Ontario Regulation 153/04](#)

Program Assistance means all or any of the programs contained in and provided for by the CIP.

Record of Site Condition (RSC) is a document filed electronically in the Environmental Site Register (ESR). It is a report documenting the results of one or more Environmental Site Assessments (ESAs) of a property conducted or supervised by a Qualified Person. (For a more detailed definition refer to [Ontario Regulation 153/0](#))

Redevelopment means “the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.” (PPS).

Remediation Plan means Remediation Works and any Risk Management Plan developed for the Lands.

Risk Assessment means site investigation and other actions undertaken by a Qualified Person for Risk Assessment in accordance with the Ministry of the Environment guideline entitled *Procedures for the use of Risk Assessment under Part XV.1 of the Environmental Protection Act*.

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 Municipal Portion of the tax liability in those instances where program assistance is limited to the Municipal Portion of taxation as provided for in the CIP.

Tax Increment Rebate Agreement means an agreement, with the force of law, that establishes the terms of the tax assistance program and the obligations of both the applicant and the municipality, as well as remedies for default by the applicant.

Tax Liability means the annual real property taxes levied by the municipality including the Municipal and Education Portions of the taxes.

TIER means Tax Increment Equivalent Rebate as provided for under Section 28(7) of the Ontario Planning Act.