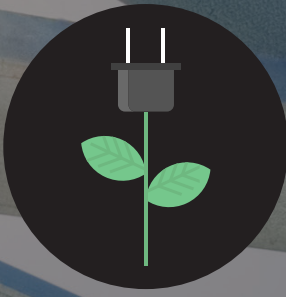


City of Greater Sudbury  
**Employment Land  
Community  
Improvement Plan**



Centrally located in northeastern Ontario, Greater Sudbury is a regional hub for employment, education, culture and business. With a rich mix of suburban, rural and wilderness environments Greater Sudbury is a great place to live, play, work and invest.

As part of the City of Greater Sudbury's commitment to supporting economic growth, the Employment Land Community Improvement Plan (CIP) supports sustainable improvements and enhancements to existing and future developments to help new businesses succeed and existing businesses grow.

The CIP provides financial incentives to property owners or tenants with projects that strengthen and diversify the community's industrial sectors through increased employment and investment.

Property owners wishing to expand or establish businesses on employment lands within Greater Sudbury are encouraged to contact Economic Development staff to discuss eligibility.

### **Available Incentive**

The Employment Land CIP is in the form of a Tax Increment Equivalent Grant (TIEG) for eligible projects within Greater Sudbury. The TIEG Program applies to municipal property taxes on an eligible project. The City may provide a tax increment equivalent grants to eligible, completed projects within the boundaries of the City of Greater Sudbury, based on their economic performance and provided that the project creates an increase in assessment and an increase in property taxes upon its completion. Payments for approved projects will cease after a pre-determined period of time; three, five, seven or ten-year period, based on scoring.

This program may be combined with other incentive programs offered by the City or other levels of government.

### **Eligibility**

Applicants to the program must be an owner or a tenant with permission from the owner of a property located within the municipal boundaries of Greater. Applicants must be able to provide evidence that the project will result in job creation or retention and economic benefits for the community.

The project must be eligible for a qualifying building permit and must be based on an expansion or new development with a construction value of at least \$1 million.

### **Evaluation Process**

Points will be awarded for economic performance, construction value and the number of jobs created or retained. Projects will receive additional points if they are located in one of eight strategic employment areas or if they are considered a strategic industry. A maximum of 25 points can be scored by any one project with 15 points for economic performance; 5 points for being in a strategic employment area and 2-5 points if the project is categorized as a strategic industry.

The maximum number of years that any individual project can benefit from the TIEG is 10 years, achieved with 20+ points. 8-11 points will result in a 3-year TIEG, 12-14 will be a 5-year TIEG and 15-19 points will be a 7-year TIEG.

The number of points received by a project will decide the term of the TIEG.

<b>SCORING MATRIX</b>	
<b>A. Construction Value</b>	
\$1,000,000-\$1,999,999	1 point
\$2,000,000-\$9,999,999	2 points
\$10,000,000-\$39,999,999	3 points
\$40,000,000+	4 points
<b>B. Full-time Jobs Created or Retained</b>	
1-9	5 points
10-19	6 points
20-34	7 points
35-50	8 points
51-74	9 points
75-100	10 points
100+	11 points
<b>C. Strategic Employment Areas</b>	
In one of the 8 strategic Employment Areas as shown on Schedules A1 to A8	5 points
<b>D. Strategic Industries – Category A</b>	
Meets with the definition of Clean Tech or Life Sciences	5 points
<b>E. Strategic Industries – Category B</b>	
Meets the definition of Tourism/Film and Television	2 points
<b>(A+B+C+D+E) Score generates TIEG amount</b>	
0-7 points	No grant
8+ points	3 year TIEG
12+ points	5 year TIEG
15+ points	7 year TIEG
20+ points	10 year TIEG

## CIP Boundary and Strategic Employment Areas

While the entire City of Greater Sudbury is designated as the Employment Land Community Improvement Plan project area and all projects within the boundaries can apply to the CIP, applications within the designated Strategic Employment Areas have been identified as having strong economic growth potential through the City's recently completed Employment Land Strategy and may provide additional points through the evaluation process.

