

INDUSTRIAL CIP REVIEW

| Municipality (POP 2021 Census) | CIP Area | DC | Tax Increment Grant (TIG) | Fees & Permits |
|-----------------------------------|---|--|---|--|
| WITHIN ESSEX COUNTY | | | | |
| Amherstburg (POP 23,524) | Applies to fully serviced lands in the Downtown core, plus vacant industrial lands north of downtown. | DC Grant: Applicants successful in obtaining industrial TIG would also be eligible to receive a grant to offset: <ul style="list-style-type: none"> up to 100% of the Development Charge Fees that are owing to the municipality. | TIG: intended to attract new industrial development to Amherstburg and would provide a grant equivalent of up to 100% of the municipal property tax increase created by the project for up to 10 years after project completion for eligible projects. To be eligible for this CIP grant the new industrial development (or the expansion of an existing industrial building) must create a minimum of 60 new permanent full time jobs in a manufacturing and/or logistics facility and must make a minimum investment of \$1,000,000. | Fees & Permits Grant: Applicants successful in obtaining industrial TIG would also be eligible to receive a grant to offset: up to 100% of the value of Building Permit and Planning Fees related to the construction of new and/or the expansion of eligible industrial and commercial building projects, to a maximum grant of \$20,000 per eligible project. |
| Essex (POP 21,216) | Only applies to Industrial and Commercial Developments with the Colchester and County Rd 50 Area. | DC Exemption: Eligible projects can receive a grant up to the equivalent of the municipal wide services component of the development charges. | TIG: Provides a grant equivalent to the municipality's annual incremental tax increase from an eligible development project that increases the assessed value of the property. Grant is equal to 100 percent of the incremental property tax increase payable to the Town is given for each of the first 5 years. | |
| Lakeshore (POP 40,410) | Has a CIP focused on Downtown Commercial development. | | | |
| Leamington (POP 29,680) | Has a CIP focused on Downtown Commercial development. | | | |
| Tecumseh (POP 22,986) | Has a CIP focused on Downtown Commercial development. | | | |
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| Windsor (POP 229,660) | | DC Exemption: Eligible projects can receive a grant up to 100% of the DCs. | TIG: Targeted sectors will be eligible to receive a grant for up to 100% of the tax increment generated from the investments made. Must create a minimum of 50 new manufacturing jobs or more than 20 jobs in other targeted sectors. | |
| Chatham-Kent (POP 104,316) | | | TIG: For employment uses with a minimum of \$1,000,000 in eligible costs, applicants can receive a grant equal to 100 percent of the municipal tax increase for up to 5 years. For major employment projects with a minimum of \$10,000,000 in eligible costs, the grant can be provided for up to 10 years. | |