



## Municipality of Machin

75 Spruce Street  
PO Box 249  
Vermilion Bay, ON  
P0V 2V0  
807-227-2633

# Tax Increment Grant

As part of the Community Improvement Plan (CIP), this grant is to stimulate private investment and to promote the undertaking of building improvements and permanent infrastructure development on commercial and industrial lands by effectively deferring part of the increase in property taxation.

This grant excludes the education portion of the tax bill. The Municipality of Machin is only able to rebate the Municipal portion of the tax bill.

The grant is based on the assessed value at the date of the application.

The Grant will be disbursed in accordance with the yearly percentage rebates upon completion of the CIP project improvement and submission of paid final invoices.

For industrial, commercial development or redevelopment:

The grant is provided over 3 years, where the tax increase is paid back to the applicant as follows: 75% rebate in Year 1, 50% rebate in Year 2, 25% rebate in Year 3.

Non-resident properties must be owned or otherwise controlled (directly or indirectly) by an individual who is a resident of Canada, a partnership (general or limited liability) that is controlled by individuals who are residents of Canada or a Canadian Controlled Private Corporation, as defined under the *Income Tax Act* of Canada.

Notwithstanding these considerations, the Municipality of Machin reserves the right to determine eligibility for non-resident properties, including the exclusion of any proponent that otherwise meets the eligibility requirement under the program.

Applicable project areas are all commercial and industrial developments located within Community Improvement Project Area A or Area B. (See map on website under CIP)

Minimum of \$50,000 must be spent to be eligible.

Eligible improvements are improvements that will lead to an increase in the property's assessed value by improving the physical condition of the building and/or property in a manner that is consistent with the CIP's intent. The construction of new buildings is an eligible activity.

The Applicant must pay full amount of property taxes for each year. If the tax bill is not paid in full, the Municipality will cancel all future grants and collect past grants made as Part of the Community Improvement Plan.

Grant amount is established after the final inspection of improvements in accordance with the Ontario Building Code and the Municipal Property Assessment Corporation (MPAC) has established a new assessment value based on the building permit for the CIP project. The subject property shall not be in a position of tax arrears or any other obligations towards the Municipality. (EG. Water bill in arrears, etc.)

The grant will not be provided based on a graduated reassessment by MPAC if such a reassessment is performed before the completion of the project.

Any costs incurred prior to approval of the application are deemed ineligible. There is no retroactive funding.

Please see [www.visitmachin.com](http://www.visitmachin.com) for more details under the Community Improvement Plan.



MUNICIPALITY OF MACHIN  
 P. O. Box 249, 75 Spruce Street  
 Vermilion Bay, ON P0V 2V0

Phone: 807-227-2633  
 Fax: 807-227-5443  
[www.visitmachin.com](http://www.visitmachin.com)

## Application for Tax Increment Grant

### For use by Principal Authority

Application number:	<input type="checkbox"/> Community Improvement Project Area A <input type="checkbox"/> Community Improvement Project Area B <input type="checkbox"/> Other
Date received:	Roll number:
Taxes in good standing	Any other obligations owed to Municipality

### A. Project information

Business Name:			
Building number, Street name		Unit number	Lot/con.
Municipality	Postal code	Plan number/other description	

### B. Description of proposed work (a minimum of \$50,000 must be spent)

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### C. Applicant is: Owner Agent If the owner is not the applicant, is written consent from the owner provided?

Last name	First name	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number (       )	Fax (       )	Cell number (       )	

<b>D. Owner (if different from applicant)</b>			
Last name	First name	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number (        )	Fax (        )	Cell number (        )	
<b>E. Is the property within the Project Area?</b>			
<input type="checkbox"/> Area A	<input type="checkbox"/> Area B	<input type="checkbox"/> Other (specify)	
<b>F. Are quotes for work attached?</b>			
<input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>G. Which years are applied for?</b>			
<b>H. Is there a copy of the building application attached?</b>			
<input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>H. Application Acknowledgement</b>			
I am aware that a minimum of \$50,000 must be spent to be eligible..	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
I am aware that all property accounts with the Municipality must be paid in full and the subject property is under no obligations towards the Municipality.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
I am aware that I must pay full amount of property taxes and the tax grant is disbursed upon completion of the works and reassessment by MPAC.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
<b>I. Declaration of applicant</b>			
I _____ declare that:			
(print name)			
<ol style="list-style-type: none"> <li>1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.</li> <li>2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.</li> </ol>			
_____		_____	
Date		Signature of applicant	