

## Employment Land Community Improvement Plan – Program Amendments

Presented To:	Planning Committee
Meeting Date:	July 14, 2025
Type:	Public Hearing
Prepared by:	Keith Crigger Economic Development
Recommended by:	Chief Administrative Officer
File Number:	N/A

## Report Summary

This report provides an update regarding the proposed program refinements to the Employment Land Community Improvement Plan (ELCIP), following direction from the Planning Committee on April 28, 2025.

## Resolution

THAT the City of Greater Sudbury approves the proposed amendments to the Employment Land Community Improvement Plan as outlined in the report entitled “Employment Land Community Improvement Plan – Program Amendments,” from the Chief Administrative Officer, presented at the Planning Committee Meeting of July 14, 2025.

## Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The ELCIP directly supports the City's economic and environmental objectives:

- **Strategic Plan Goal 1.4:** Incentivize growth through community improvement plans.
- **Strategic Plan Goals 2.1 & 2.3:** Encourage business growth and development readiness.
- **CEEP Goal 1:** Promote compact, complete, and sustainable communities.

By supporting clean technology, life sciences, and other priority sectors, the program contributes to a cleaner, healthier environment through reduced emissions and sustainable design incentives.

## Financial Implications

There are no financial implications associated with this report.

## Background

In August 2022, Council approved an Employment Land Strategy (ELS) to foster economic growth and

support a diversified economy now and into the future. The strategy will ensure that the City is well positioned to respond to Employment Land needs by considering future trends, projected demand, land supply, municipal services, incentives and other tools to support future growth and economic changes.

To support projected economic growth and development, the ELS called for an incentive program. In 2023, Greater Sudbury adopted the Employment Land Community Improvement Plan (ELCIP) which provides a Tax Increment Equivalent Grant (TIEG) program that supports the expansion of existing industrial businesses and attraction of new businesses that meet certain scoring criteria.

Council directed staff to initiate the Planning Act amendment process to prepare and implement program refinements to the Employment Land Community Improvement Plan as outlined in the report entitled "Employment Land Community Improvement Plan – Program Review 2025" from the Chief Administrative Officer, presented at the Planning Committee Meeting of April 28, 2025. This report responds to Council's direction and summarizes the review process and proposed amendments.

Public consultation is summarized below, with no concerns to note. These changes to the program aim to clarify eligibility, strengthen evaluation metrics, and enhance alignment with the City of Greater Sudbury's strategic priorities. Specifically, this report details changes to the program's scoring matrix, eligibility thresholds, and evaluation procedures.

### ***Public Consultation***

The statutory notice of the Public Hearing was provided by newspaper, and by mailout to agencies and industry stakeholders. The City published an Over-To-You website on the proposed ELCIP in early June, and advertised the Public Hearing through the City's various social media accounts. At the time of writing this report, no formal comments were received.

## **Summary of Proposed Program Amendments**

The current ELCIP guidelines are available: ELCIP Program Report  
Following public consultation aligned with the Official Plan process, the proposed amendments specific to the TIEG guidelines (Appendix A) include:

### **1. Glossary of Terms**

An updated glossary has been developed to define eligible uses, job classifications, industry definitions, design criteria, and geographic zones (Appendix C). Staff recommends the adoption of this glossary within the program guidelines, replacing the current Definitions section found in Appendix A. These would be included in the application package to add further program clarity and consistency.

### **2. Updated Eligibility Criteria**

To ensure alignment with the goals of the Employment Land Community Improvement Plan (ELCIP), projects would be required to meet the following minimum eligibility criteria:

- A total construction value of \$1 million or greater, and
- The creation of a minimum of 10 new Full-Time Equivalent (FTE) jobs within the City of Greater Sudbury.

These criteria apply to both local and foreign direct investment (FDI) applicants. Projects without a confirmed tenant at time of application, such as those constructed on speculation, are not eligible under ELCIP due to the requirement for demonstrable employment outcomes.

Economic Development staff seek opportunities with companies, developers and investors for pre-

consultations to support early-stage industrial development through site selection services, market research, and connections to potential tenants or suitable programs.

### 3. Updated Assessment Criteria

Projects will be evaluated on a 100+ point scoring matrix across two categories:

*A. Economic Impact* – This is the base assessment criteria for every application.

Construction Value: 1 point for every \$1 million

New Jobs Created: 1 point for every 2 full-time equivalent (FTE) position

*B. Strategic Alignment* – These represent additional points that may be allocated to projects that align with City of Greater Sudbury strategic priorities.

- By location:

Employment Land Area – 1 additional year of tax increment equivalent grant (TIEG) if project is located within designated areas in the Employment Land Strategy

Intensification Area – 5 additional points for location in an intensification zone identified in the Nodes & Corridors Strategy (where the use is compatible).

- By industry:

Strategic Industries – Up to 10 additional points in strategic sectors, including clean tech, advanced manufacturing, agrifood, audiovisual and life sciences

Diversification & Innovation – Up to 10 additional points for alignment with economic diversification and innovation priorities.

- By design:

Design Standards – Up to 10 additional points for Leadership in Energy and Environmental Design (LEED) or other recognized or accredited quality design indicators

#### Tax Increment Equivalent Grant (TIEG) Calculation

Total scores will continue to determine the duration and percentage of the Tax Increment Equivalent Grant. Proposed changes include a gradual tax phase-in to transition longer-term TIEGs into full taxation. By changing the scoring matrix from a range to proportionate system, a range of projects would be supported on a 100+ point system in a directly proportionate amount.

Proposed TIEG Calculation:

<b>Total Score</b>	<b>Length of TIEG</b>	<b>Annual Tax Rebate Breakdown</b>
10 points or less	Ineligible	No grant – project does not qualify
11–20 points	1 year TIEG	100% rebate of annual municipal tax increase (Year 1 only)
21–30 points	2-year TIEG	100% rebate of annual municipal tax increase (Years 1–2)
31–40 points	3-year TIEG	100% rebate of annual municipal tax increase (Years 1–3)
41–50 points	4-year TIEG	100% rebate of annual municipal tax increase (Years 1–4)
51–60 points	5-year TIEG	100% rebate of annual municipal tax increase (Years 1–5)
61–70 points	6-year TIEG	100% rebate (Years 1–5), then 90% rebate in Year 6
71–80 points	7-year TIEG	100% rebate (Years 1–5), 90% in Year 6, 80% in Year 7
81–90 points	8-year TIEG	100% rebate (Years 1–5), 90% (Year 6), 80% (Year 7), 70% (Year 8)

91–100 points	9-year TIEG	100% rebate (Years 1–5), 90% (Year 6), 80% (Year 7), 70% (Year 8), 60% (Year 9)
Over 100 points	10-year TIEG	100% rebate (Years 1–5), 90% (Year 6), 80% (Year 7), 70% (Year 8), 60% (Year 9), 50% (Year 10)

### Flexibility in TIEG Terms

The total eligible TIEG amount will be based on the score assigned according to the scoring matrix, with Council approval. However, applicants may request that the approved total be distributed over a longer period at a reduced annual rate, provided the total grant value remains unchanged. This flexibility supports project financing and tenant lease alignment without increasing municipal risk, reflecting feedback from industry consultations.

### ***Conformity with Official Plan and Provincial Policy***

#### *City of Greater Sudbury Official Plan*

The ELCIP supports the Official Plan objectives by:

- Encouraging development on designated employment lands.
- Promoting efficient land use and infrastructure optimization.
- Supporting job creation, private investment, and economic diversification.
- Advancing sustainable, compact, and complete communities.

The amendments enhance the City's ability to direct growth toward strategically located, serviced employment areas, consistent with long-term land use and economic development goals.

#### *Provincial Policy Statement (PPS) 2024*

The ELCIP aligns with PPS policies supporting economic development through strategic land use planning:

- Policy 2.8.1. b : “Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses”
- Policy 2.8.1.d: “Encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities.”

The TIEG incentivizes private investment on serviced employment lands via a risk-mitigated funding model tied to property tax increases, advancing PPS objectives for a competitive, diversified economy.

#### *Growth Plan for Northern Ontario*

The Growth Plan emphasizes targeted investments in employment lands and infrastructure to support economic development:

- Section 3.2: Promotes development and redevelopment of employment lands to stimulate growth and job creation.
- Section 4.3: Highlights the importance of aligning infrastructure investments with economic priorities to attract and retain businesses.

These provisions reinforce ELCIP's focus on using community improvement planning tools to attract investment, support jobs, and enhance competitiveness.

### ***Implementation Steps***

Pending direction of the Council, staff will:

- Complete the Planning Act process (prepare by-law for adoption, issue notice, appeal period, etc.)
- Publish updated ELCIP guidelines and application package.

- Deliver outreach to economic development partners, developers, and industry groups.
- Provide applicant support including pre-application consultations and guidance on the new guidelines and application.
- Begin evaluating applications using the new matrix effective Q3 2025.

### **Conclusion**

These refinements build on an already successful program, reinforcing Greater Sudbury's commitment to strategic, performance-based incentives that support long-term job creation, industrial revitalization, and economic transformation. The revised program offers clear criteria, improved transparency, and stronger alignment with Council's sustainable growth agenda.

### **Appendix:**

Appendix A: Proposed Program Revisions – reflecting proposed changes in marked up version

Appendix B: Maps of Strategic Areas

Appendix C: Glossary of Program Terms and Assessment Methods

## **Resources Cited**

1. *Growth Plan for Northern Ontario* (Ministry of Northern Development)  
<https://www.ontario.ca/document/growth-plan-northern-ontario>
2. *Provincial Policy Statement, 2024* (Ontario)  
<https://www.ontario.ca/document/provincial-policy-statement-2024>
3. "Employment Land Community Improvement Plan – Program Review 2025" report presented at the April 28, 2025 Planning Committee Meeting <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=56915>
4. "Employment Land Community Improvement Plan – Request for adoption" report presented at the June 26, 2023 Planning Committee meeting <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=49917>
5. "Employment Land Community Improvement Plan", report presented at the March 28, 2023 Finance and Administration Committee Meeting <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=48918>
6. "[Employment Land Strategy](https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=47318)", report presented at the August 9, 2022 Finance and Administration Committee <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=47318>
7. "Community Improvement Plan Process and Funding", report presented at the September 14, 2021 Council Meeting <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=41791>
8. *Nodes & Corridors Strategy*, City of Greater Sudbury (2016)  
[greatersudbury.ca/do-business/planning-and-development/planning-and-development/nodes-and-corridors-strategy/nodes-and-corridors-strategy-2016/](https://greatersudbury.ca/do-business/planning-and-development/planning-and-development/nodes-and-corridors-strategy/nodes-and-corridors-strategy-2016/)
9. *Community Climate Change Adaptation Plan*, City of Greater Sudbury (2023)  
<https://www.greatersudbury.ca/live/environment-and-sustainability1/climate-action/climate-action-pdfs/community-climate-change-adaptation-plan-cccap/>

# Appendix A: Proposed Program Revisions

## EMPLOYMENT LAND COMMUNITY IMPROVEMENT PLAN

---

### 1.0 PLAN BACKGROUND

#### 1.1 Introduction

With the emergence of new clean-tech and battery electric vehicle sectors and the focus on critical minerals in Canada and around the world, Greater Sudbury is on the cusp of an unprecedented time of potential growth for our community as the global nerve centre for green mining expertise and innovation; in fact the community's mining supply & service sector is already leading the world's transition to electrification of mining.

Existing CIPs within Greater Sudbury have been successful in fostering redevelopment and the creation of new housing within strategic areas, and the new Employment Land CIP will enhance the efforts of the City to attract investment by providing potential investors with a significant incentive to support growth and expansion of existing businesses, and to attract new developments. CIPs have proven successful in other Ontario communities and will help Greater Sudbury remain competitive in our business attraction efforts.

Staff presented the City of Greater Sudbury Employment Land Strategy (ELS) to the City's Finance and Administration Committee on August 9, 2022. The ELS provides key recommendations to ensure that Greater Sudbury is well positioned to be investment-ready and able to support and attract industrial, commercial and institutional development and job growth over the next 25 years. The Employment Land Community Improvement Plan is a recommendation of the Employment Land Strategy.

An Employment Land CIP will have a number of benefits, which include:

- **Increased Employment Opportunities:** The Employment Land CIP will help add jobs to the community to grow our population and tax base.
- **Increased Investment:** The Employment Land CIP will help our current industry grow to the level they require to maintain their competitive positions. The Mining Supply & Service sector is seeking to grow operations in both number of full-time employees and square footage to existing facilities. Many in this sector are now deciding whether to proceed with the expansions in Sudbury or move to other strategic locations. These expansions will attract new businesses and investment to the city, providing a much-needed boost to the local economy.
- **Leveraged Financial Incentives:** Financial incentive programs from Federal and Provincial agencies such as FedNor and the Northern Ontario Heritage Fund often evaluate projects based on the other levels of government support they are leveraging. The CIP will allow the City to bolster the financial incentive packages offered to investment opportunities and clearly signal that the CGS is also supporting investment in the community.
- **Increased Tax Revenue:** the Employment Land CIP will attract new investments which grow tax assessment and increase the local tax base, helping to fund essential public services such as healthcare, education, and public safety.
- **Environmental Benefits:** By incentivizing investments in Clean Tech and Life Sciences particularly, our Employment Land CIP can create cleaner, healthier communities by reducing pollution and improving air and water quality.

Greater Sudbury is in a competitive position based on our established cluster of mining sector and services industry and our higher, more affordable quality of life as compared to major metropolitan areas in southern Ontario. Further, the changing landscape of industry to include sectors such as battery electric vehicles and their subsequent supply needs will effectively leverage the expertise, innovations and supply chain

accessible in Greater Sudbury. The Employment Land CIP will allow Greater Sudbury to leverage these community benefits and industry assets to attract new investment and encourage existing business growth.

## **2.0 Official Plan Conformity**

Section 15 of “The City of Greater Sudbury Official Plan” provides for the use of Community Improvement Plans within the City. Additionally, section 15.2 of the Official Plan designates the entire City of Greater Sudbury as a Community Improvement Project Area. The Official Plan states that the objectives of Community Improvement Plans are to:

- a. Enhance the quality of the physical and social environment through the development, redevelopment, preservation and rehabilitation of certain areas of the City;
- b. Undertake comprehensive community improvement programs with respect to identified projects or designated community improvement areas; and,
- c. Increase employment, economic activity and investment in the City.

This CIP meets all the objectives set out in the Official Plan.

## **2.1 Project Area Description and Boundaries**

The Community Improvement Plan Area, which is established by municipal by-law, includes all lands within the City of Greater Sudbury. To be eligible for the financial program outlined in this plan, properties must be within municipal boundaries at the time of application.

In keeping with the intent to encourage development and redevelopment of employment-related uses, to be eligible for a grant program, a building permit must be issued for an eligible project.

To be eligible for the additional points related to location, the project must be located in the Strategic Employment Areas (Appendix B, Schedule A) or in a node or corridor as defined by the Nodes & Corridors Strategy (Appendix B, Schedule B). The Employment Land Strategy identified these areas as having the maximum potential to achieve the land supply requirements for serviced and available industrial land. The Nodes and Corridors Strategy identified these areas as priorities for intensification and growth. An assessment of land use compatibility between the proposed use and sensitive land uses may be required in order to be eligible for the program.

Expansion of Strategic Employment Areas or Intensifications Areas boundaries as shown on Schedules A1-8 and Schedules B1-4 will only be considered if consistent with policies in the Official Plan and in alignment with water and wastewater servicing availability.

## **3.0 Greater Sudbury’s Employment Land Community Improvement Plan**

Section 28 (7) of the Planning Act, and Section 106 (3) of the Municipal Act, 2001, provides municipalities the following authority: for the purpose of carrying out a community improvement plan that has come into effect, “the municipality may make grants or loans to registered owners, assessed owners and tenants of lands and buildings within the community improvement project area, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole or any part of the cost of rehabilitating such lands and buildings in conformity with the community improvement plan.”

In summary, the only tools available are either a grant or a loan. However, there are many applications of this grant or loan which can be used on a case-by-case basis to encourage development or redevelopment within the project area.

## **3.1 Overall concept**

The City of Greater Sudbury 2019-2027 Strategic Plan sets out several strategic objectives, including Asset

Management and Service Excellence. This goal speaks to The City's priorities to reinforce infrastructure for new development. Through objective 1.4, Council has directed staff to develop an employment land strategy and community improvement plan that links infrastructure and economic development and ensures that the City has an adequate supply of serviced employment land and an incentive framework in place to stimulate investment, development and job creation.

The objectives of this Community Improvement Plan is to:

1. Stimulate investment, development and job creation.
2. Create and retain employment opportunities, including industrial.
3. Grow the municipal assessment base.
4. Grow the municipal property tax revenue.
5. Take advantage of existing infrastructure.

### **3.2 Encouraging Development and Redevelopment of Employment Lands**

The City of Greater Sudbury may use its legislative authority pursuant to Section 28 of the Planning Act to enact by-laws designating the Employment Land Community Improvement Plan areas. The entire City of Greater Sudbury is designated as the Employment Land Community Improvement Plan project area. Applications within the Strategic Employment Areas included in Attachment A are eligible to score additional points as outlined in the scoring matrix. In doing so, the City is making the Tax Increment Equivalent Grant Program financial incentive available to approved eligible properties.

This program provides the greatest return on investment for the City and has been assessed/proven to be of most value to both new business seeking to relocate or establish within a municipality and existing businesses wishing to expand.

These incentive programs can also be used in conjunction with new or existing financial incentive programs such as the brownfield programs as part of the new Greater Sudbury Community Improvement Plan.

#### **3.2.1 General Requirements Applying to all Programs**

All financial incentive programs described herein are subject to the following general requirements. These requirements are not intended to be exhaustive. The City reserves the right to include other reasonable requirements and conditions on a project-specific basis.

1. To be eligible, projects must be for an eligible use as determined through a building permit. Notwithstanding this requirement, it is at the discretion of the Director of Economic Development whether a project qualifies for the incentive program provided through this CIP.
2. Applicants must submit a Business Case in support of the application.
3. Works commenced prior to submitting an application are ineligible. Works commenced after submitting an application, but prior to application approval, are done so at the Applicant's risk.
4. The financial incentives described herein may be used in combination with any other program offered by the City and/or any other level of government and/or association.
5. To be eligible, a project must have a minimum estimated construction value of \$1,000,000, demonstrate the creation of at least 10 full-time equivalent jobs and be issued a building permit for an eligible use, which is consistent with the program's intent of encouraging development and redevelopment of employment-related uses.



6. Approved grants may be made to the registered owner, assessed owner or tenants of land and buildings within the community improvement plan areas and, subject to City approval, are assignable to a third party to whom such an owner or tenant has assigned the right to receive a grant.
7. Ineligible properties will not be brought forward for Council's consideration.
8. At its sole discretion, Council may sell municipal property within a community improvement plan area, in this case consisting of lands within the municipal boundary, at below fair market value for industrial or strategic industry purposes to achieve the goals of the Community Improvement Plan.
9. The City may consider phasing incentives for large, multi-phase redevelopment projects, where it can be clearly demonstrated that the provision of the phased incentive does not exceed the eligible costs associated with any particular phase of development and/or redevelopment.
10. The total amount of all municipal financial incentives provided to an approved eligible property will not exceed the eligible costs to develop that property. Per the Planning Act, as amended from time to time, eligible costs may include the costs 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.
11. The City may receive applications that exceed the maximum program amounts outlined in this Community Improvement Plan. At its sole discretion, the City may provide incentives that are greater than the amounts outlined herein, provided that all other applicable criteria are met.
12. In the case of a conflict of the provisions outlined in this CIP, the most stringent provision shall apply, unless otherwise permitted in the CIP.
13. All approved works and improvements shall conform to all relevant provincial legislation including, but not limited to, the Environmental Protection Act and the Ontario Building Code.
14. All approved works and improvements shall conform to all relevant municipal by-laws, standards, policies and procedures including, but not limited to, the Official Plan and the Zoning By-law.
15. For the purposes of clarity, approval for the financial incentive program included herein does not relieve a proponent from the need to obtain any other required municipal, federal, provincial and/or public agency approval associated with the proposed project.
16. City staff, officials and/or agents of the City may inspect any approved eligible property that is subject of a financial incentive program application.
17. The City reserves the right to peer review/audit any studies and/or works approved under a financial incentive program, at the expense of the Applicant.
18. The City is not responsible for any costs incurred by an Applicant in relation to any of the above financial incentive programs.
19. The eligible property will not be in a position of tax arrears at the time of application.
20. If the Applicant is in default of any program requirement, or any other requirement of the City, the City may delay, reduce or cancel its financial incentive program approval. Should the owner or tenant of the approved eligible property default on any condition in the by-law or agreement, the grants, plus interest, will become payable to the City in full.
21. Outstanding work orders and/or orders or requests to comply, and/or other charges from the City (including tax arrears) must be satisfactorily addressed prior to the issuing of any financial incentive.

22. The City may discontinue any financial incentive program at any time. Notwithstanding this, approved eligible properties will continue to receive approved municipal financial incentives, subject to compliance with the requirements set out herein and any associated by-law and/or agreement.
23. The City is not bound to accept any application. The City of Greater Sudbury reserves the right to consider any, none or all of the applications, to accept applications in whole or in part, and to elect not to proceed with this process at any given time.
24. Eligibility to the program does not guarantee funding of projects.
25. Applications will be evaluated according to adopted policies and by-laws of the City of Greater Sudbury. The City will have regard to its Climate Emergency Declaration and also reserves the right to evaluate applications based on additional criteria developed from time to time, including the right to require Applicants to submit a more in-depth second phase evaluation. Applicants may be contacted by the City of Greater Sudbury during the evaluation process to clarify their application or to provide further information.
26. Applicants may be required to provide the City of Greater Sudbury with additional information to demonstrate their creditworthiness and business track record.
27. The Recipient will not assign this Agreement, or the Grant or any part thereof, without the prior written approval of the City, which approval shall not be unreasonably withheld by the City but may be subject to such terms and conditions as the City may reasonably impose. Without limiting the generality of the foregoing the City will require the assignor and assigned to enter into an assignment and assumption agreement with the City.

#### **3.2.1.1. General Implementation Applying to CIP Approvals**

1. CIP Approvals shall be implemented by municipal by-law, outlining the recipient, the general description of project, the financial incentives and maximum amounts of grants.
2. CIP Approvals shall be further implemented by agreement or other document necessary to set out the terms on which the grants and/or loans will be provided.
3. The agreement or other necessary document shall be signed by the recipient within 6 months of the passing of the implementing by-law. The expiration of this timeline shall constitute a lapsing of the City's approval.
4. Projects, where approved, shall be completed within 24 months of the signing of the agreement. The Director of Economic Development may extend the agreement, by one year only.
5. Notwithstanding paragraph 4, the Director of Economic Development may approve a longer timeline for larger projects. Once this agreement is executed, the Director of Economic Development may extend said agreement, by one year only.

#### **3.3.1.2 Performance-Based Payment Deferral and Reinstatement**

1. In projects with multi-year or phased implementation—such as developments where construction or hiring commitments are staged over time—annual grant payments may be conditional upon meeting specific performance metrics. If the recipient does not meet the required metrics in a given year, the corresponding grant payment for that year will be deferred. The total value of the grant remains unchanged; however, the year(s) for which metrics are not met will not be paid out as scheduled.
2. Recipients who subsequently meet the required metrics may be eligible for a one-time reinstatement of previously deferred year(s), restoring the full original term of the grant. This one-time opportunity is subject to the approval of the Director of Economic Development and demonstration of sustained compliance with the program's objectives.

3. If, after this deferral period, it is determined that the project will ultimately not achieve its originally projected scope, the agreement may be reassessed and the remaining term proportionally adjusted. The scoring matrix may be used as a guiding tool to evaluate overall performance, inform term reductions, and determine continued eligibility

### **3.3.1 Tax Increment Equivalent Grant Program**

#### **Purpose:**

The TIEG program will foster investment in the City by providing significant incentive to support growth and expansion of existing businesses as well as attract new developments. The program provides grants equivalent to the incremental increase in municipal property tax assessment and revenue resulting from property improvements such as, but not limited to, new construction. Bridging the difference between the tax rates prior to development/ redevelopment and the post redevelopment tax rate has been found to be the most effective incentive for encouraging development.

#### **Description:**

In keeping with the intent to encourage development and redevelopment of employment related uses, to be eligible a project must have a minimum estimated construction value of \$1,000,000 and a building permit must be issued for an eligible use.

The City may provide grants to the owner or tenant of an eligible property to help offset costs associated with its rehabilitation, reuse, development and redevelopment of the property, provided that that the improvements to the property result in an increase in assessment and property tax.

The grants will be provided after the improvements to the property are complete and after the reassessment of the property by the Municipal Property Assessment Corporation (MPAC) has demonstrated an increase in the assessed value of the property.

All costs associated with the improvement/development and the requirements of this Program are to be borne by the Applicant, including construction, design, development charges, administration fees, appraisals, inspections, Municipal Property Assessment Corporation (MPAC) post development assessment estimates, legal and registration fees, where applicable.

The value of the grant provided is equal to the incremental increase in property assessment and municipal property tax resulting from the improvements. The grant is provided to the owner (registered or assessed), tenant or assigned third party, after the taxes have been paid in full for the calendar year to which the application for the annual instalment applies.

The pre and post improvement assessment and tax values will be used to calculate the incremental increase in municipal property tax revenue and the total value of the grant.

#### **3.3.1.1 TIEG Scoring**

The maximum number of years that any individual project can benefit from under the TIEG is 10 years. The scoring will determine the term length of the TIEG. In all years of the program, the grant to the property owner/tenant is equal to the associated TIEG amount. The grant ceases thereafter.

#### **Requirements for the TIEG:**

The TIEG application must be accompanied by:

- A post-development reassessment value prepared by the Municipal Property Assessment Corporation (MPAC) or accredited third party.

- photos in the required format depicting the current condition of the eligible property
- business case, plans, reports, estimates, contracts and other information in the required format necessary to understand the proposed development concept for the eligible property, and to ensure conformity with the Official Plan and the objectives of the CIP

The following table describes the scoring criteria used to evaluate proposals. A glossary of terms and assessment methods is provided in Appendix C to facilitate the process of scoring applications.

<b>SCORING MATRIX</b>	
<b>ECONOMIC IMPACT</b>	
<b>A. Construction Value</b>	
1 point for every \$1,000,000	
<b>EMPLOYMENT</b>	
<b>B. Full-time Jobs Created</b>	
1 point for every 2 new FTE created	
<b>STRATEGIC ALIGNMENT</b>	
<b>C. Strategic areas</b>	
Employment Land Area: 1 additional year of TIEG if project is located within designated areas in the Employment Land Strategy. Intensification Area: Up to 5 points for location in a compatible intensification zone identified in the Nodes & Corridors Strategy.	
<b>D. Strategic industries</b>	
Up to 10 additional points for significance to strategic industry	
<b>E. Design standards</b>	
Up to 10 additional points for level of design standards	
<b>F. Economic diversification and innovation</b>	
<b>(A+B+C+D+E+F) Score generates TIEG amount</b>	

<b>Total Score</b>	<b>Length of TIEG</b>	<b>Annual Tax Rebate Breakdown</b>
10 points or less	Ineligible	No grant – project does not qualify
11–20 points	1 year TIEG	100% rebate of annual municipal tax increase (Year 1 only)

21–30 points	2-year TIEG	100% rebate of annual municipal tax increase (Years 1–2)
31–40 points	3-year TIEG	100% rebate of annual municipal tax increase (Years 1–3)
41–50 points	4-year TIEG	100% rebate of annual municipal tax increase (Years 1–4)
51–60 points	5-year TIEG	100% rebate of annual municipal tax increase (Years 1–5)
61–70 points	6-year TIEG	100% rebate (Years 1–5), then 90% rebate in Year 6
71–80 points	7-year TIEG	100% rebate (Years 1–5), 90% in Year 6, 80% in Year 7
81–90 points	8-year TIEG	100% rebate (Years 1–5), 90% (Year 6), 80% (Year 7), 70% (Year 8)
91–100 points	9-year TIEG	100% rebate (Years 1–5), 90% (Year 6), 80% (Year 7), 70% (Year 8), 60% (Year 9)
Over 100 points	10-year TIEG	100% rebate (Years 1–5), 90% (Year 6), 80% (Year 7), 70% (Year 8), 60% (Year 9), 50% (Year 10)

- See Section 3.2.1 for further general financial incentive requirements.
- Grants are not permitted to be transferred or assigned to another party without prior written approval of the City.

#### **4.0 Municipal Leadership Actions:**

The financial incentive program contained in this Plan is designed to indirectly encourage private sector development of employment land in Greater Sudbury. However, as noted in the Employment Land Strategy, there are several actions that the City should undertake to directly promote employment and industrial land development in Greater Sudbury. The Municipal Leadership Actions are designed to complement the incentive program by limiting risk and generating enhanced market demand for industrial land and interest on the part of the private sector in using the available incentive programs.

The City of Greater Sudbury may utilize the full range of actions permitted under Section 28 of the Planning Act and other provincial legislation to implement the Municipal Leadership Actions within the Community Improvement Project Area, including:

- i) acquisition, holding, clearance, grading or other preparation of land for community improvement;
- ii) construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the community improvement plan; and
- iii) sell, lease, or otherwise dispose of any land and buildings acquired or held by it in conformity with the community improvement plan.

#### **Property Acquisition**

The City of Greater Sudbury may facilitate the consolidation of land within the City boundaries in conformity with the Community Improvement Plan. Additionally, the City of Greater Sudbury may acquire, hold, clear, grade or otherwise prepare the land for community improvement as defined by this CIP. Within the strategic employment areas the City may also prepare studies to support the development of the land, including but limited to: geotechnical studies, servicing feasibility studies, and environmental studies.

Additionally, the City of Greater Sudbury may choose to reconstruct, repair, rehabilitate or improve buildings on land that it acquires or holds to further the objectives of this CIP.

#### **Property Disposition**

The City of Greater Sudbury may dispose of municipally owned land or buildings within the Community

Improvement Project Area in conformity with the Community Improvement Plan. Additionally, the City of Greater Sudbury may sell, lease or otherwise dispose of any land and buildings that it acquired or held provided that the end use of the property and/or buildings remains in conformity with this CIP.

The City of Greater Sudbury may choose to dispose of municipally owned property or buildings at less than market value to facilitate the development, redevelopment or adaptive reuse of the property and/or buildings.

### **Ensuring Adequate Supply of Employment Land**

The availability of a suitable range of serviced employment lands is a key site selection factor that companies consider in selecting a community for relocation or expansion. The Provincial Policy Statement (PPS) acknowledges the importance of having an adequate supply of land for employment uses and the infrastructure that supports it. The PPS requires municipalities to promote economic development and competitiveness by:

- Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses that support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- Planning for, and protecting and preserving employment areas for future and current uses; and
- Ensuring the necessary infrastructure is provided to support current and projected needs.

The City of Greater Sudbury plays a critical role in ensuring that there is an adequate supply of “shovel ready” employment lands. The incentive, activities and actions outlined in this CIP will be used to support and facilitate the provision of a suitable range of serviced employment land.

### **5.0 Monitoring, Review and Amendments:**

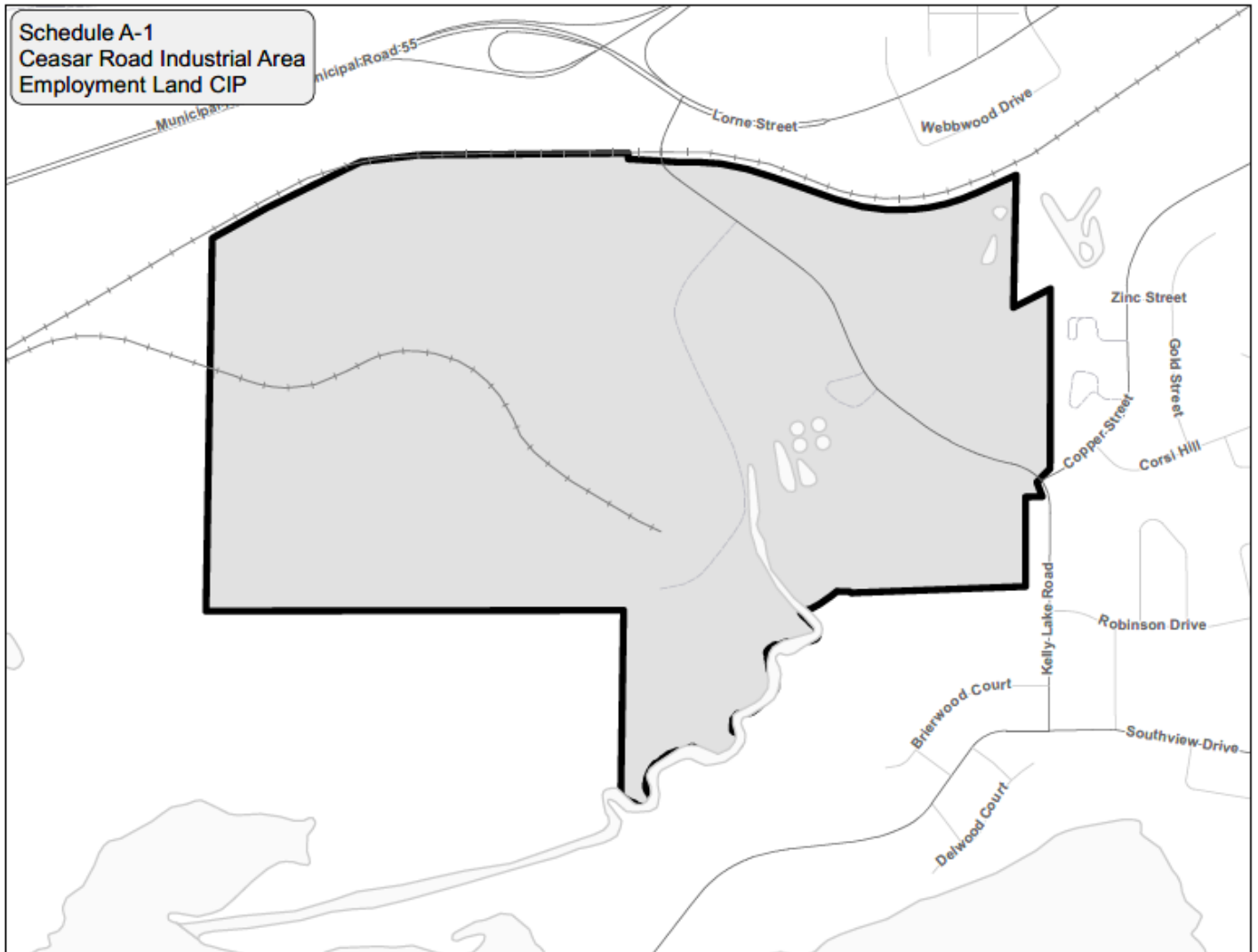
The Plan will be monitored on an ongoing basis to track progress relative to its goals and objectives. The monitoring program could be structured around several indicators, as outlined below. Information on these indicators would be collected at the individual project level and aggregated. This aggregated information would be used as the basis for an annual report to Council. To the extent possible, these annual reports would also address the environmental and social effectiveness of the Plan. The annual reports would also be used to inform decisions relating to adjustments to this Plan, as well as budget decisions relating to any of the financial incentive programs described herein.

Minor and technical amendments (e.g., correcting typographical errors) may be made without Council approval. Major and substantive amendments may be made by amendment, subject to the statutory process under the *Planning Act*, which includes public consultation and Council approval. Notwithstanding this, the City may discontinue any of the programs contained in this Plan without amendment. The addition of new programs not expressly referenced herein requires an amendment.

<b>PROGRAM</b>	<b>INDICATOR</b>
TIEG Program	<ul style="list-style-type: none"><li>• Number of applications received</li><li>• Increase in assessment value of participating properties</li><li>• Estimate and actual amount of municipal tax assistance/grants provided</li><li>• Hectares or acres of land redeveloped</li><li>• Space (sq.ft. or sq.m.) rehabilitated or constructed</li><li>• \$ value of private sector investment leveraged</li><li>• Number of new jobs created</li></ul>

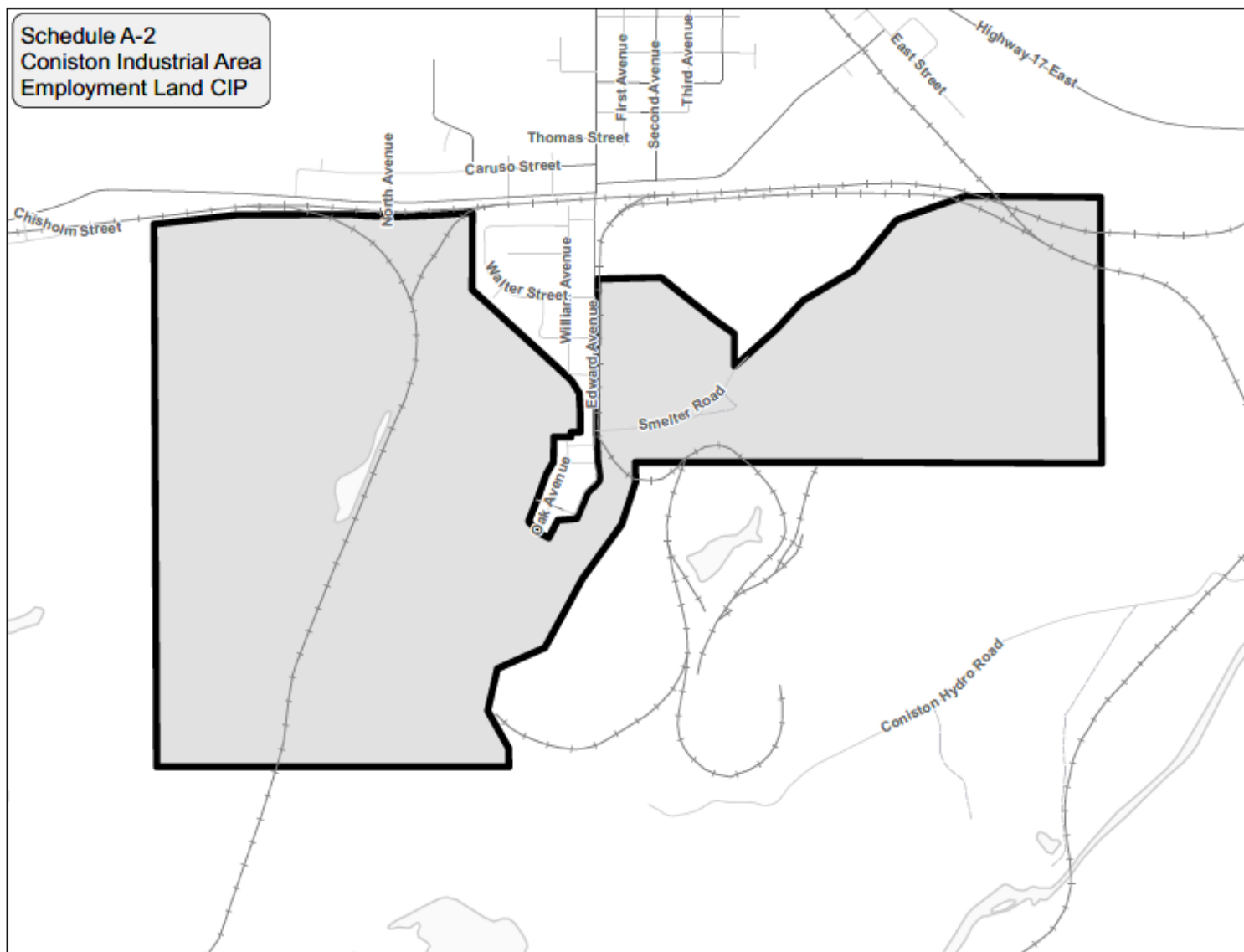


## Appendix B: Maps of Strategic Areas

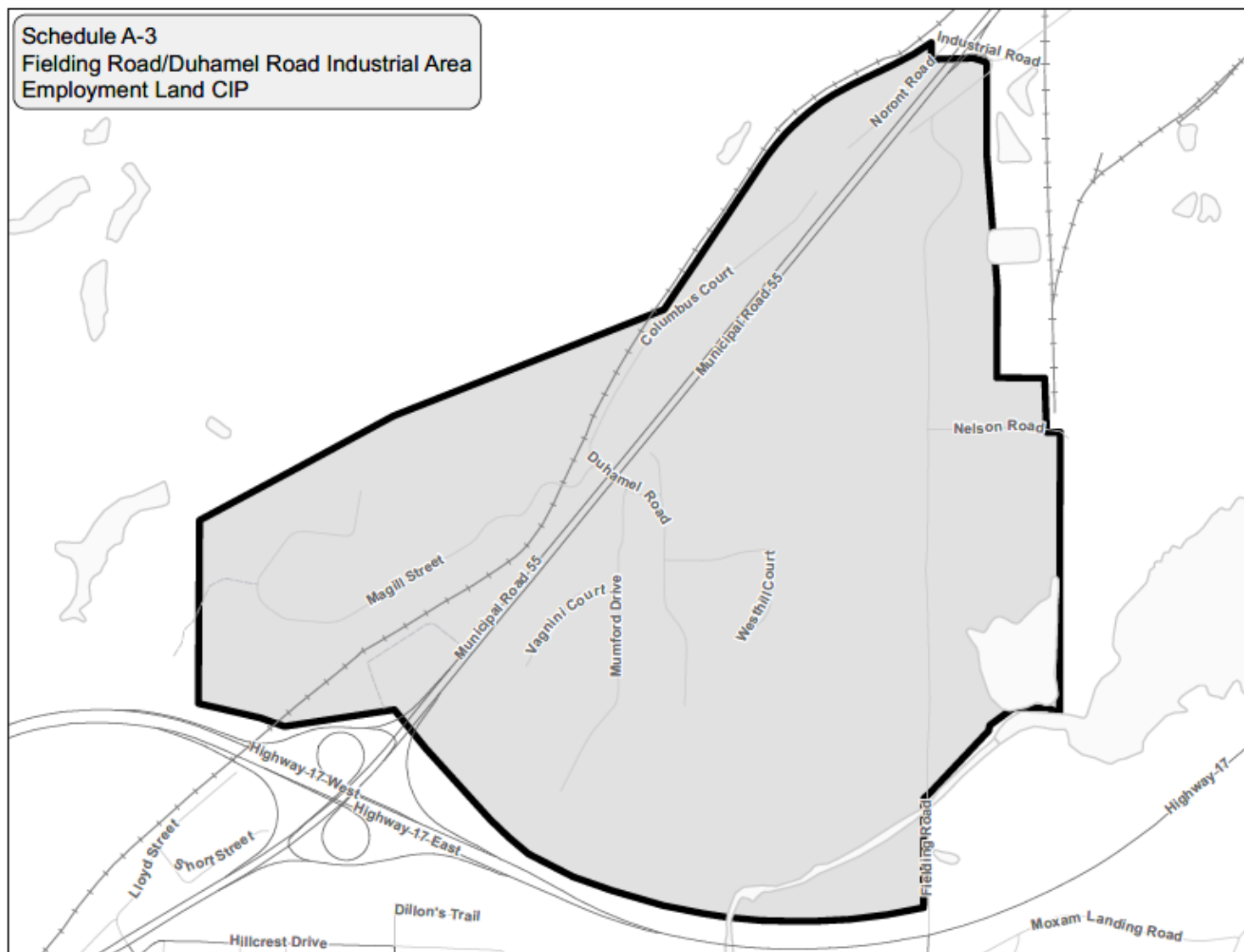




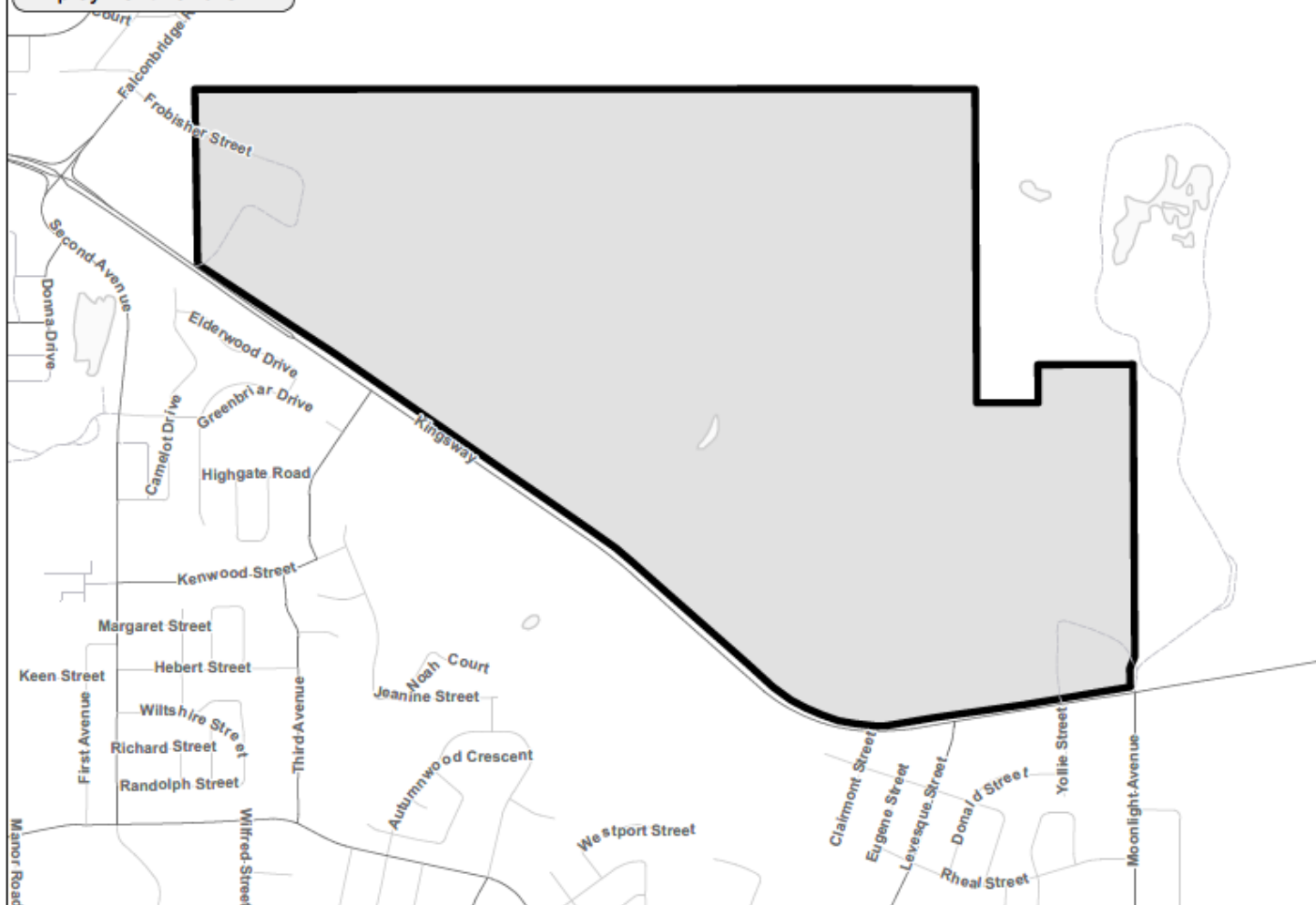
Schedule A-2  
Coniston Industrial Area  
Employment Land CIP



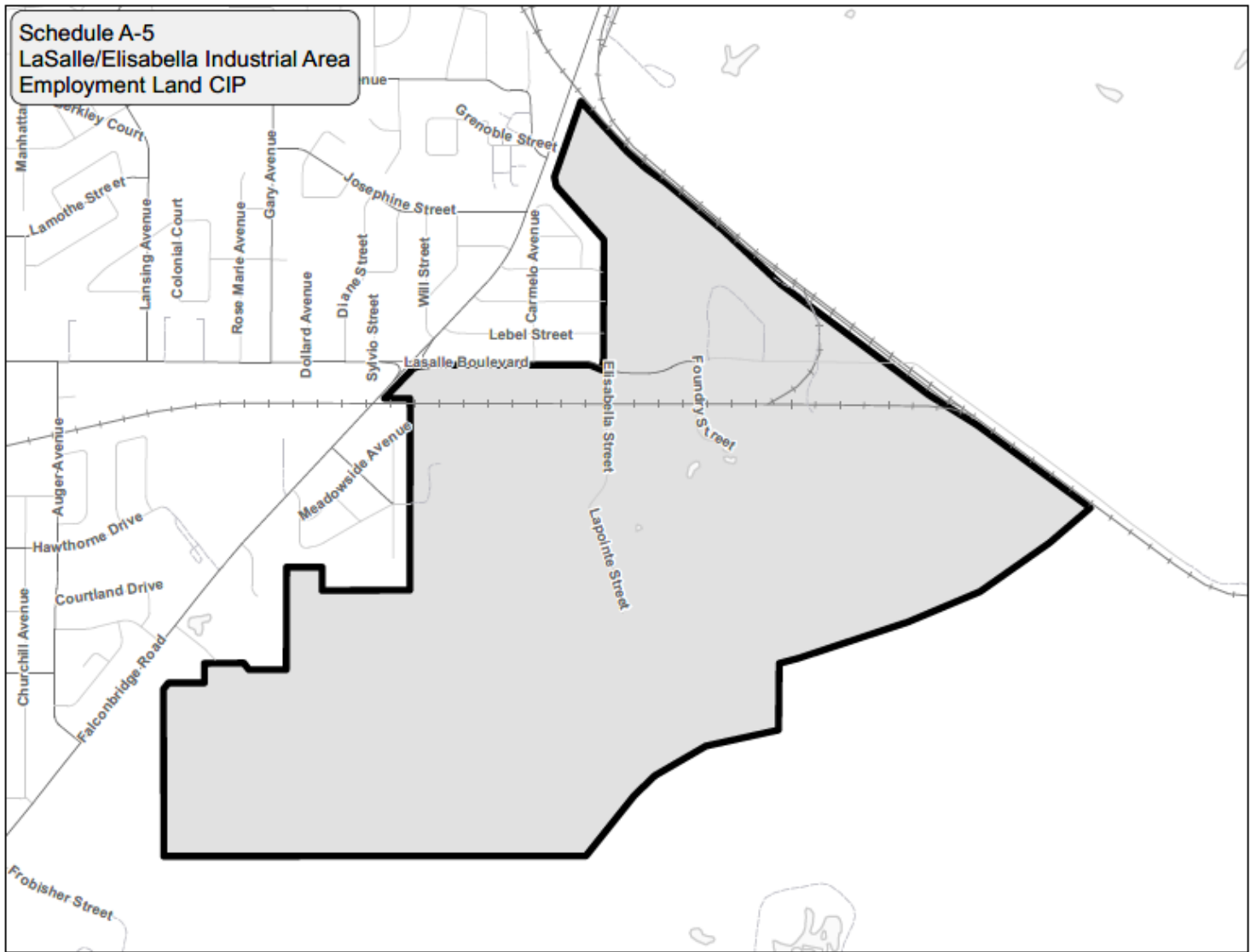
Schedule A-3  
Fielding Road/Duhamel Road Industrial Area  
Employment Land CIP



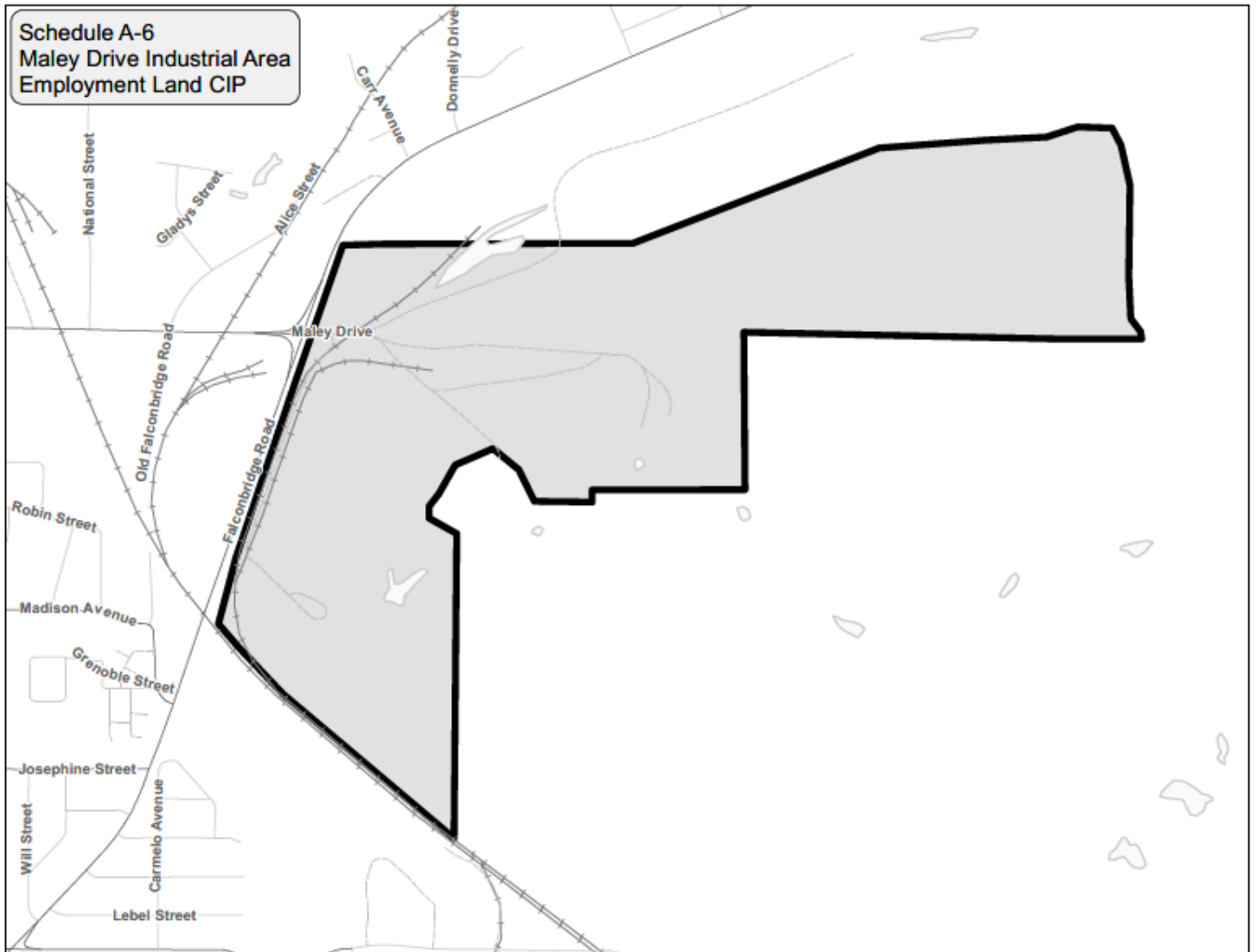
Schedule A-4  
Kingsway Industrial Area  
Employment Land CIP



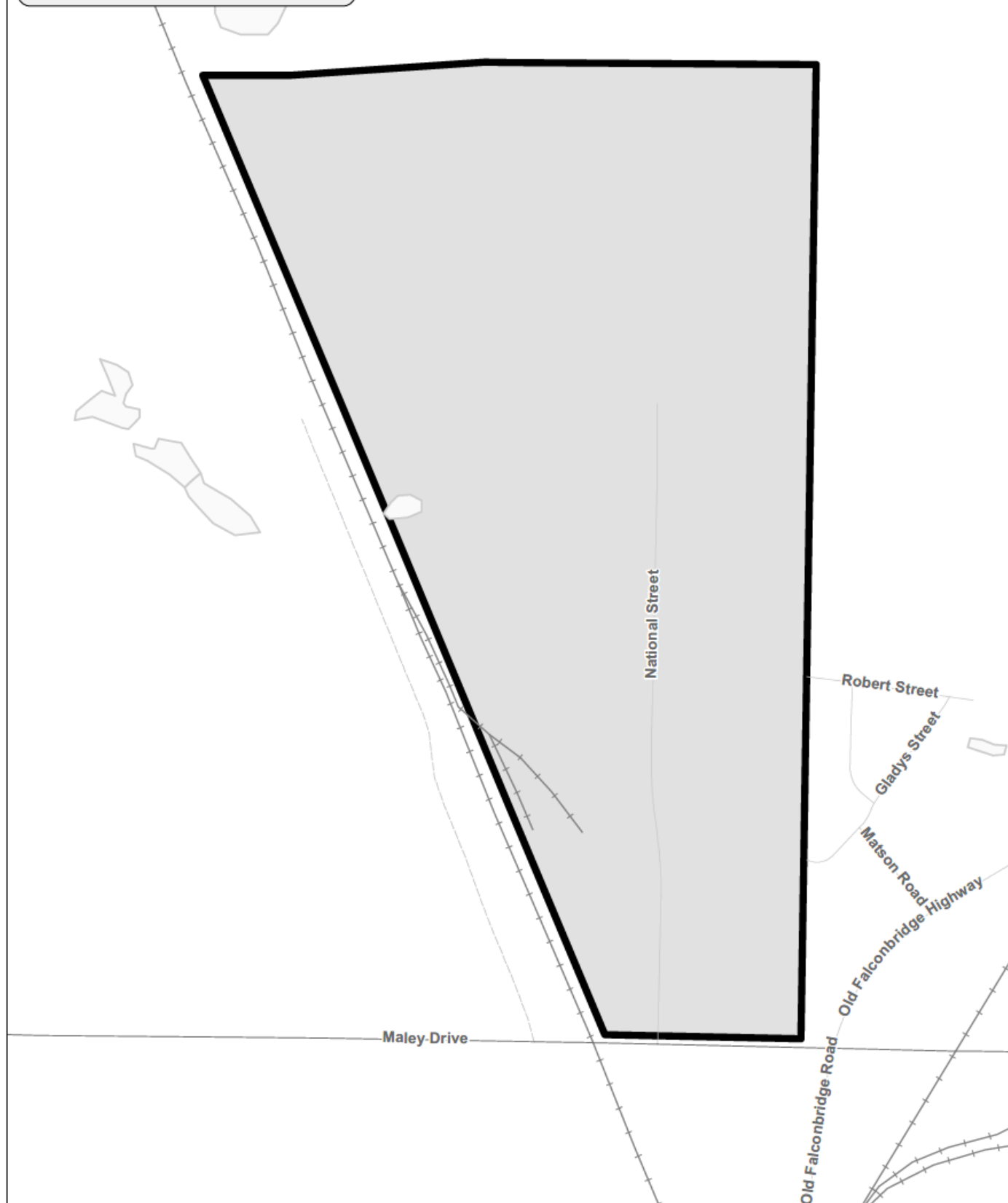
**Schedule A-5**  
**LaSalle/Elisabella Industrial Area**  
**Employment Land CIP**



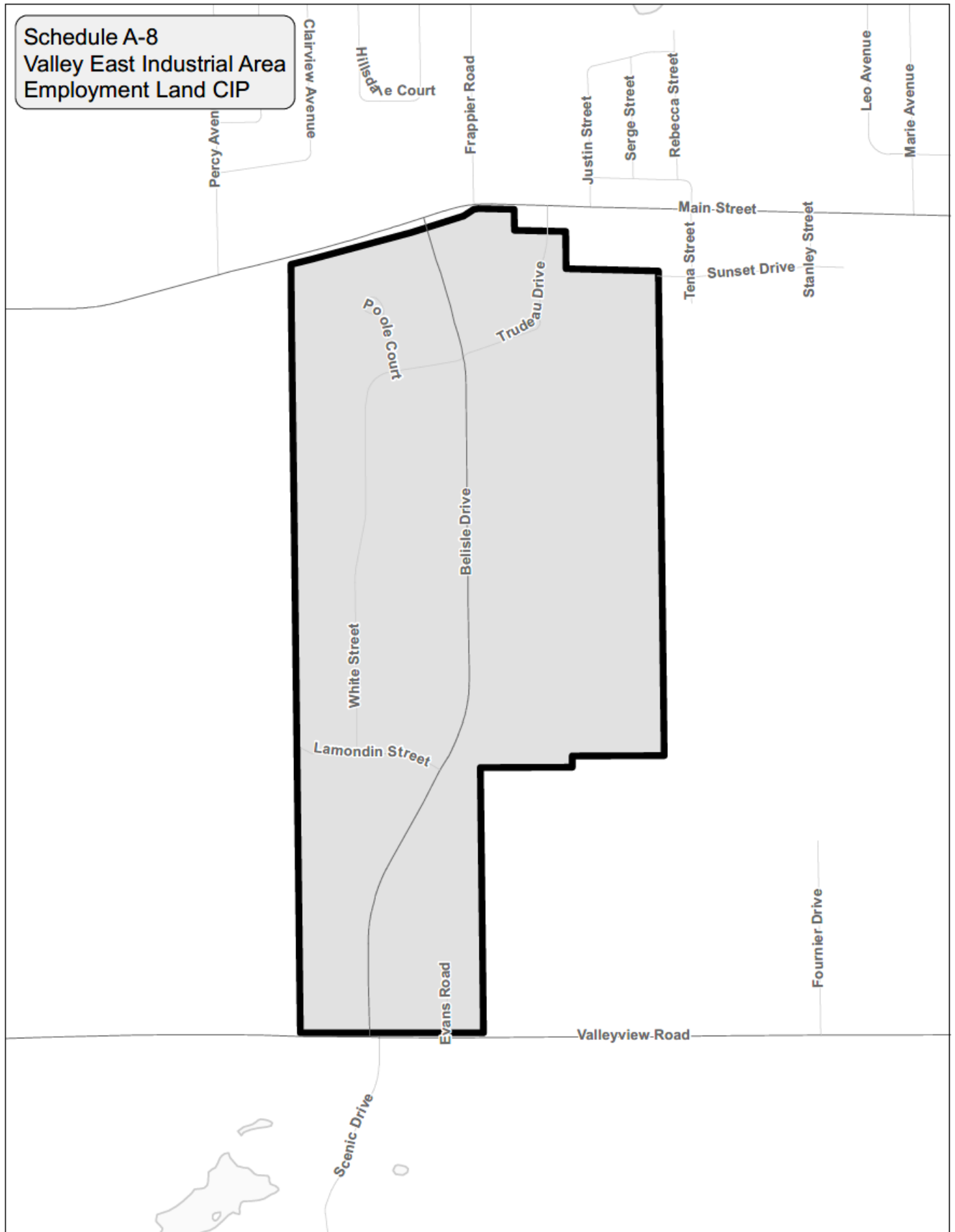
**Schedule A-6  
Maley Drive Industrial Area  
Employment Land CIP**



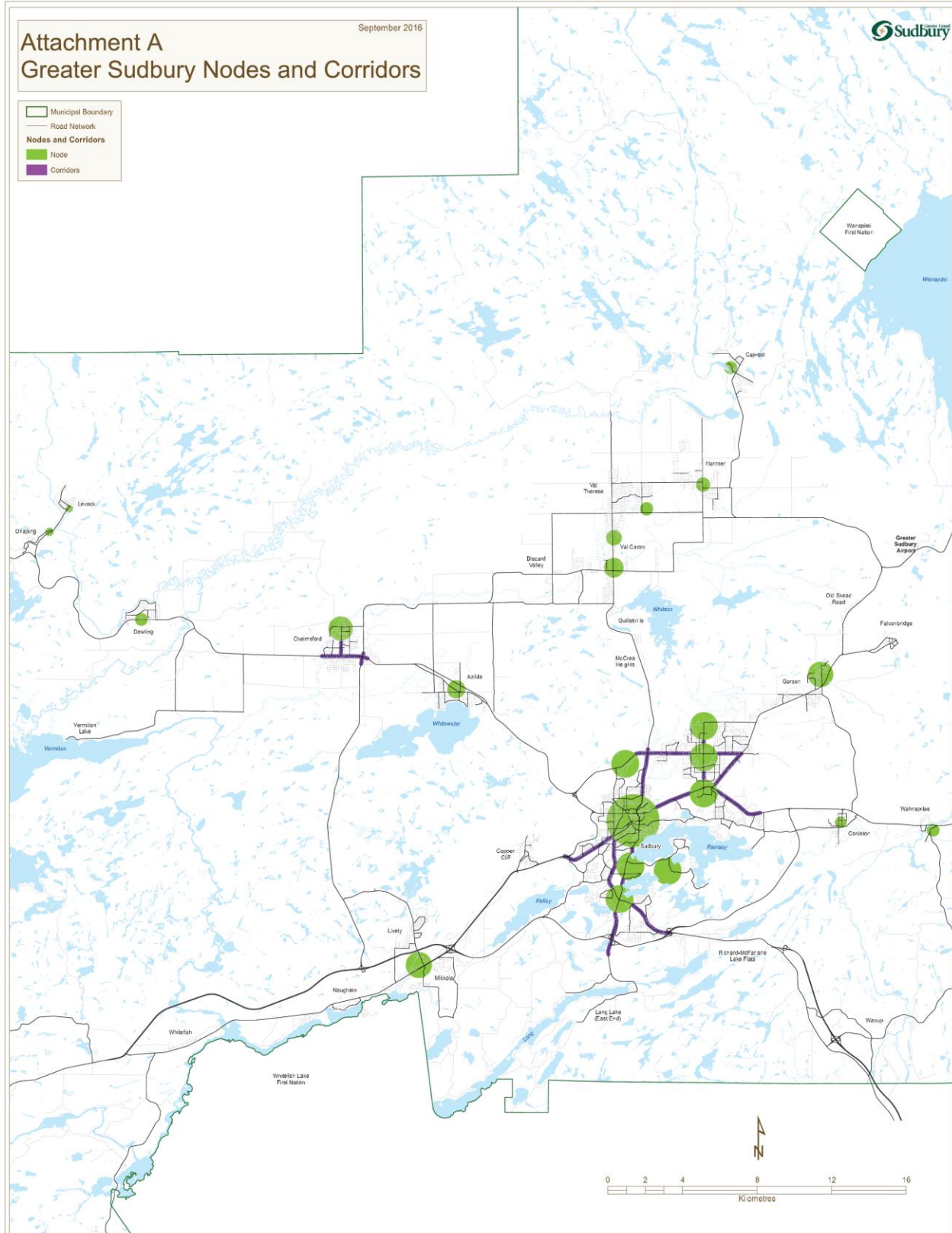
Schedule A-7  
National Street Industrial Area  
Employment Land CIP



Schedule A-8  
Valley East Industrial Area  
Employment Land CIP

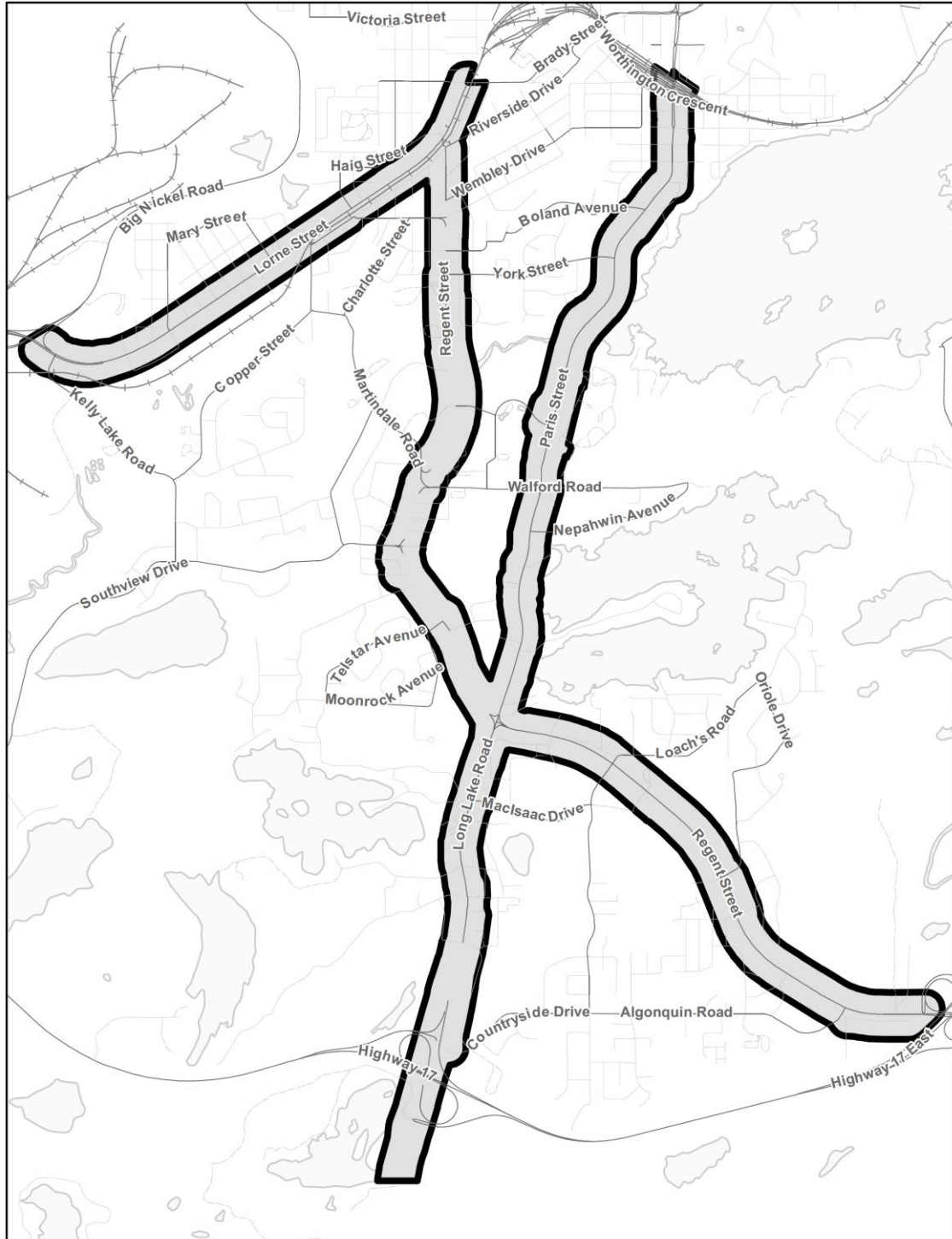


**Schedule B-1**  
**Strategic Core Areas**  
**Nodes & Corridors**

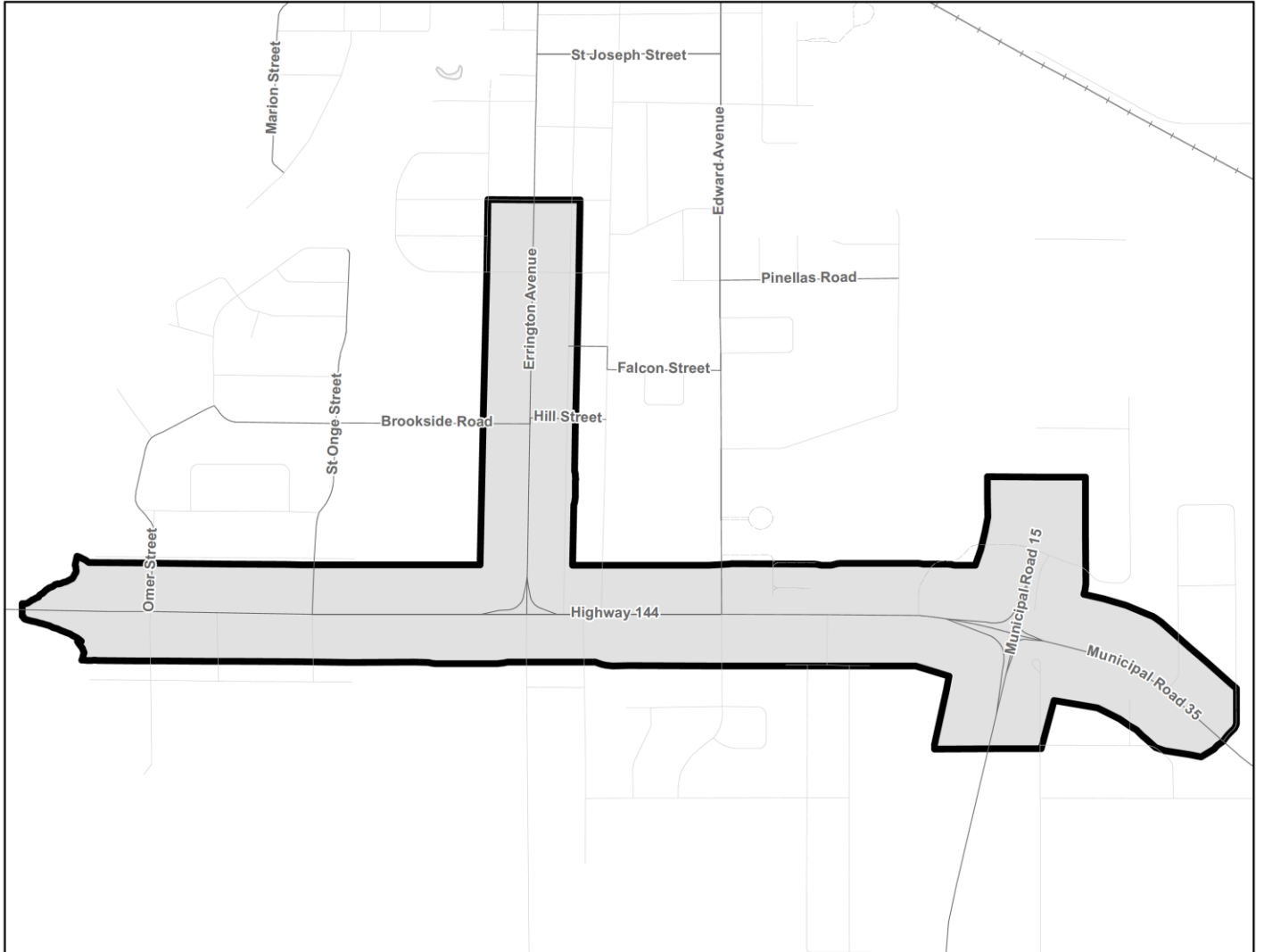




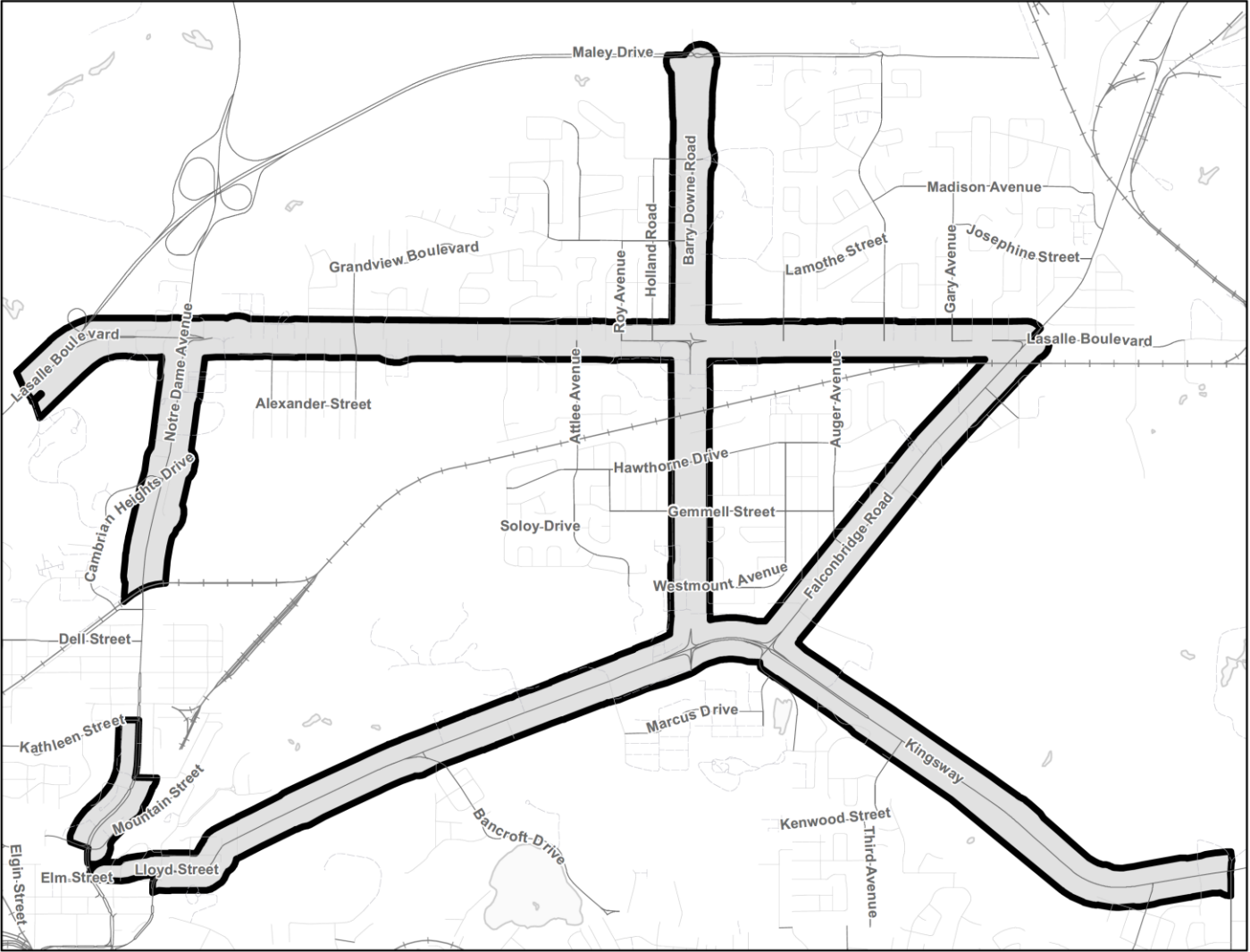
**Schedule B-2**  
**Strategic Core Areas**  
**South Corridor**



**Schedule B-3**  
**Strategic Core Areas**  
**Chelmsford Corridor**



Schedule B-4  
Strategic Core Areas  
Sudbury North Corridor



## Appendix C: Glossary of Program Terms & Assessment Methods

### Value

**Construction Value:** Refers to the total cost associated with constructing a building or structure as defined in the Building Permit. This typically includes:

- Site preparation (excavation, grading, demolition)
- Structural work (foundation, framing, roofing, exterior walls)
- Building systems (HVAC, electrical, plumbing, fire suppression)
- Interior finishes (flooring, drywall, paint, millwork)
- Fixed equipment permanently affixed to the building (e.g., elevators, built-in machinery)

**Project Value:** Includes the construction value as well as additional costs not covered under construction, such as:

- Movable equipment and furniture
- Design, legal, and financing fees
- Land acquisition costs
- Considerations related to ongoing operations and community impact

Validation Source: Assessment based on building permit application, contractor documentation, MPAC valuation, broker opinion of value and other relevant assessment sources.

### Employment

**Full-Time Equivalent (FTE) Jobs:** Refers to the number of working hours representing one full-time employee annually (typically 1,560 hours per year). Different industries have unique staffing structures that affect FTE calculations.

**FTE Jobs Created:** The number of new full-time equivalent jobs created directly by the project. Construction and temporary contract roles are not included.

Validation Source: Applicant employment and business plans including verified staffing projections and follow-up through post-occupancy monitoring.

### Land Areas

**Employment Lands:** Lands designated in the Employment Land Strategy (ELS). The Strategic Employment Areas include Ceasar Road Industrial Area, Coniston Industrial Area, Fielding Road/Duhamel Road Industrial Area, Kingsway Industrial Area, LaSalle/Elisabella Industrial Area, Drive Industrial Area, National Street Industrial Area, and Valley East Industrial Area as shown on Schedules A1 through A8 of the ELS.

**Intensification Lands:** Lands designated as intensification areas prioritized in the Nodes & Corridors Strategy.

Validation Source: Municipal zoning and datasets.

### Strategic Industries

**Life Sciences:** Includes businesses dedicated to advancing human health, biotechnology, and medical innovation. Eligible permanent infrastructure projects support:

- Biotechnology

- Pharmaceuticals
- Medical Devices
- Biomedical Technologies
- Life Systems Technologies
- Nutraceuticals & Cosmeceuticals
- Environmental Sciences
- Patient Care Facilities

**Clean Technology:** Includes businesses deploying innovative solutions that reduce environmental impact and support a low-carbon economy. Eligible infrastructure may support:

- Renewable energy generation
- Energy efficiency improvements
- Waste diversion and circular economy initiatives
- Water management systems
- Sustainable agriculture

**Agrifood Production & Technology:** Includes businesses enhancing food production and processing through sustainable technology and innovation. Eligible projects include:

- Agrifood processing and manufacturing
- Vertical farming
- Controlled Environment Agriculture (CEA)
- Agri-tech solutions

**Audio-Visual (AV):** Includes businesses involved in the production of film, television, and digital media content. Eligible permanent infrastructure includes:

- Production studios and post-production facilities
- Digital media and animation studios
- Sector support infrastructure

**Advanced Manufacturing:** Encompasses infrastructure supporting high-value, tech-driven production across:

- Battery electric vehicle components
- Mining equipment and parts
- Advanced machining and metal fabrication
- Process automation and robotics
- Circular manufacturing

## **Design Criteria**

### **LEED Certification:**

- Certified/Silver: +5 points
- Gold: +7 points
- Platinum: +10 points

*or*

### **Design Criteria:**

- Meets 1 of 5: +3 points
- Meets 2 of 5: +4 points
- Meets 3 of 5: +5 points
- Meets 4 of 5: +6 points
- Meets 5 of 5: +7 points

### **Sustainable Transportation:**

- Bicycle parking, change rooms, or EV chargers (1 per 500 m<sup>2</sup> GFA)

- Shower/change room facilities for buildings over 20,000 m<sup>2</sup>

**Public Realm & Community Integration:**

- Pedestrian access to public street or transit
- Off-street trails linking to community network
- Main entrance facing the street with direct access

**Energy Efficiency & Renewable Energy:**

- Exceed OBC energy efficiency by 10%
- On-site renewable energy systems
- Recyclable waste facilities
- Energy modeling or signed engineer commitment

**Stormwater Management & Landscaping:**

- Stormwater features (bioswales, permeable pavement)
- Native drought-tolerant species
- Stormwater site plan

**Sustainable Materials & Construction:**

- 30% recycled/regionally sourced materials
- Low-carbon structural materials

Validation Source:

- Submission review of site plans and servicing drawings
- Internal due diligence via circulation of information by Economic Develop to relevant CGS departments and through the SPART process
- Final project reporting using as-built drawings, contractor declarations, site photos, and third-party certifications (e.g., LEED, Passive House)

**Economic Diversification & Innovation**

**Market Uniqueness & Competitive Landscape:**

- No local competitors: +10 points
- Few competitors: +7 points
- Moderate competition with differentiation: +5 points
- High competition: +0 points

**New Industry Entry & Sector Diversification:**

- First in Sudbury: +10 points
- Underserved industry: +7 points
- Innovation in existing industry: +5 points
- Standard industry: +0 points

**Regional Economic Impact & Supply Chain Gaps:**

- Creates new supply chain link: +10 points
- Strengthens existing link: +7 points
- Minimal impact: +5 points
- No impact: +0 points

Validation Source: assessment of applicant business plan

## **Appendix D: Draft Amending By-law**

### **DRAFT BY-LAW 2025-XXXX JULY 14, 2025**

#### **A BY-LAW OF THE CITY OF GREATER SUDBURY TO ADOPT AMENDMENT NO.1 TO THE CITY OF GREATER SUDBURY EMPLOYMENT LAND COMMUNITY IMPROVEMENT PLAN**

**WHEREAS** Subsections 28(4), 28(5) and 17(22) of the Planning Act, R.S.O. 1990, c.P13 authorizes the Council of a municipality to adopt a Community Improvement Plan and any amendments to it;

**AND WHEREAS**, the Employment Land Community Improvement Plan for the City of Greater Sudbury was adopted by City Council on August 15, 2023 by By-law 2023-125;

**AND WHEREAS**, the City of Greater Sudbury has complied with the requirements of Sections 28 and 17 of the Planning Act, R.S.O. 1990, c.P.13 for the purposes of this amendment;

**AND WHEREAS**, Council of the City of Greater Sudbury has, by By-law 2023-124, designated parts of the City of Greater Sudbury as a Community Improvement Project Area for the purpose of the City of Greater Sudbury Employment Land Community Improvement Plan;

**AND WHEREAS**, the Council of the City of Greater Sudbury deems it desirable to amend the Employment Land Community Improvement Plan for the City of Greater Sudbury;

#### **NOW THEREFORE THE COUNCIL OF THE CITY OF GREATER SUDBURY HEREBY ENACTS AS FOLLOWS:**

1. Amendment No. 1 to the City of Greater Sudbury Employment Land Community Improvement Plan attached hereto as Schedule 'A' is hereby adopted.

**READ AND PASSED IN OPEN COUNCIL** this xxxx day of xxxx, 2025.

## **PART A – THE PREAMBLE**

### **A.1 Background**

In August 2022, Council approved an Employment Land Strategy (ELS) to foster economic growth and support a diversified economy. To support projected economic growth and development, the ELS called for an incentive program. The City of Greater Sudbury's Employment Land Community Improvement Plan (ELCIP) was adopted by City Council and came into effect on August 15, 2023. The Employment Land Community Improvement Plan is designed to provide financial incentives for development led by the private sector through a Tax Increment Equivalent Grant (TIEG). As per Council direction, a review of the program has been undertaken and the City of Greater Sudbury would like to amend the program guidelines.

### **A.2 Purpose**

This Amendment amends the City of Greater Sudbury Employment Land Community Improvement Plan to align the incentives offered through these programs with those offered through the recently updated Greater Sudbury Community Improvement Plans and the strategic direction of Council.

These changes to the program aim to clarify eligibility, strengthen evaluation metrics, and enhance alignment with the City of Greater Sudbury's strategic priorities. Changes pertain to the program's scoring matrix, eligibility thresholds, and evaluation procedures.

### **A.3 Location**

This Amendment applies to the entirety of the City of Greater Sudbury.

### **A.4 Basis**

The Planning Act allows municipalities to use powers afforded through Section 28(7) of the Act to provide grants, loans and tax increment financing to registered or assessed owners or tenants of lands and buildings within designated areas. These powers allow the City the opportunity to develop innovative approaches to providing financial incentives for development and redevelopment led by the private sector and municipal community improvement initiatives.

### **Summary of Changes**

The current Tax Increase Equivalent Grant Program which provides a tax rebate to property owners based on the anticipated municipal portion of the property taxes that will be realized as a result of the (re)development will be revised. The proposed Employment Land CIP presents amendments related to the assessment of eligible projects, including:

- Replacing "Industrial Use" with "Eligible Use" and introducing clear definitions to attract investment across high-impact sectors aligned with provincial and federal priorities, such as life sciences, clean technology, agrifood production and technology, audio-visual and advanced manufacturing.
- Adjusting criteria to align grant terms with investment size, scope and job creation thresholds.
- Introducing additional scoring measures to recognize projects aligned with strategic intensification areas, economic diversification, innovation, and sustainable design.
- Introducing a structured approach for reintroducing municipal taxes over longer term grant periods.



Other changes are housekeeping amendments to update the Employment Land Community Improvement Plan.

## **PART B – THE AMENDMENT**

All of this part of Schedule ‘A’, entitled ‘Part B – the Amendment’, consisting of the following text, constitutes Amendment No.1 to the City of Greater Sudbury Employment Land Community Improvement Plan.

### **DETAILS OF THE AMENDMENT**

The City of Greater Sudbury Employment Land Community Improvement Plan is hereby amended, as follows:

1. Replacing the paragraphs of Section 2.1 Project Area Description and Boundaries with the following:

“The Community Improvement Plan Area, which is established by municipal by-law, includes all lands within the City of Greater Sudbury. To be eligible for the financial program outlined in this plan, properties must be within municipal boundaries at the time of application.

In keeping with the intent to encourage development and redevelopment of employment-related uses, to be eligible for a grant program, a building permit must be issued for an eligible project.

To be eligible for the additional points related to location, the project must be located in the Strategic Employment Areas (Appendix B, Schedule A) or in a node or corridor as defined by the Nodes & Corridors Strategy (Appendix B, Schedule B). The Employment Land Strategy identified these areas as having the maximum potential to achieve the land supply requirements for serviced and available industrial land. The Nodes and Corridors Strategy identified these areas as priorities for intensification and growth. An assessment of land use compatibility between the proposed use and sensitive land uses may be required in order to be eligible for the program.

Expansion of Strategic Employment Areas or Intensifications Areas boundaries as shown on Schedules A1-8 and Schedules B1-4 will only be considered if consistent with policies in the Official Plan and in alignment with water and wastewater servicing availability.”

2. Replacing the third paragraph of Section 3.2 Encouraging Development and Redevelopment of Employment Lands with the following:

“These incentive programs can also be used in conjunction with new or existing financial incentive programs such as the brownfield programs as part of the new Greater Sudbury Community Improvement Plan.”

3. Replacing two parts of Section 3.2.1 General Requirements Applying to all Programs with the following:

- 3.2.1.1 To be eligible, projects must be for an eligible use as determined through a building permit. Notwithstanding this requirement, it is at the discretion of the Director of Economic Development whether a project qualifies for the incentive program provided through this CIP.

3.2.1.5 To be eligible, a project must have a minimum estimated construction value of \$1,000,000, demonstrate the creation of at least 10 full-time equivalent jobs and be issued a building permit for an eligible use, which is consistent with the program's intent of encouraging development and redevelopment of employment-related uses.

4. Adding a new section 3.2.2 Performance-Based Payment Deferral and Reinstatement

"In projects with multi-year or phased implementation—such as developments where construction or hiring commitments are staged over time—annual grant payments may be conditional upon meeting specific performance metrics. If the recipient does not meet the required metrics in a given year, the corresponding grant payment for that year will be deferred. The total value of the grant remains unchanged; however, the year(s) for which metrics are not met will not be paid out as scheduled.

Recipients who subsequently meet the required metrics may be eligible for a one-time reinstatement of previously deferred year(s), restoring the full original term of the grant. This one-time opportunity is subject to the approval of the Director of Economic Development and demonstration of sustained compliance with the program's objectives.

If, after this deferral period, it is determined that the project will ultimately not achieve its originally projected scope, the agreement may be reassessed and the remaining term proportionally adjusted. The scoring matrix may be used as a guiding tool to evaluate overall performance, inform term reductions, and determine continued eligibility."

5. Replacing the Scoring Matrix in Section 3.3.1 Tax Increment Equivalent Grant Program with the following:

"The following table describes the scoring criteria used to evaluate proposals. A glossary of terms and assessment methods is provided in Appendix C to facilitate the process of scoring applications.

SCORING MATRIX	
ECONOMIC IMPACT	
A. Construction Value	
1 point for every \$1,000,000	
EMPLOYMENT	
B. Full-time Jobs Created	
1 point for every 2 new FTE created	
STRATEGIC ALIGNMENT	
C. Strategic areas	
Employment Land Area: 1 additional year of TIEG if project is located within designated areas in the Employment Land Strategy.	
Intensification Area: Up to 5 points for location in a compatible intensification zone identified in the Nodes & Corridors Strategy.	
D. Strategic industries	
Up to 10 additional points for significance to strategic industry	

E. Design standards	
Up to 10 additional points for level of design standards	
F. Economic diversification and innovation	
(A+B+C+D+E+F) Score generates TIEG amount	

Total Score	Length of TIEG	Annual Tax Rebate Breakdown
10 points or less	Ineligible	No grant – project does not qualify
11–20 points	1 year TIEG	100% rebate of annual municipal tax increase (Year 1 only)
21–30 points	2-year TIEG	100% rebate of annual municipal tax increase (Years 1–2)
31–40 points	3-year TIEG	100% rebate of annual municipal tax increase (Years 1–3)
41–50 points	4-year TIEG	100% rebate of annual municipal tax increase (Years 1–4)
51–60 points	5-year TIEG	100% rebate of annual municipal tax increase (Years 1–5)
61–70 points	6-year TIEG	100% rebate (Years 1–5), then 90% rebate in Year 6
71–80 points	7-year TIEG	100% rebate (Years 1–5), 90% in Year 6, 80% in Year 7
81–90 points	8-year TIEG	100% rebate (Years 1–5), 90% (Year 6), 80% (Year 7), 70% (Year 8)
91–100 points	9-year TIEG	100% rebate (Years 1–5), 90% (Year 6), 80% (Year 7), 70% (Year 8), 60% (Year 9)
Over 100 points	10-year TIEG	100% rebate (Years 1–5), 90% (Year 6), 80% (Year 7), 70% (Year 8), 60% (Year 9), 50% (Year 10)

6. Replace the Definitions in their entirety in section 3.3.1.1 TIEG Scoring to be replaced by the Glossary of Terms in Appendix C.
7. Update Section 4.0 Municipal Leadership Actions by deleting the word “industrial” under program indicators

## **COMPONENTS OF THE AMENDMENT:**

**PART A** – The preamble does not constitute part of this Amendment.

**PART B** – The Amendment, consisting of the following text, constitutes Amendment No. 1 to the City of Greater Sudbury Employment Land Community Improvement Plan.