

Building Permit Fee Program

Residential

Rationale and Objective	To encourage residential development on vacant serviced lots and provide options for the creation of new residential housing within close proximity to existing residential areas.
Benefits	Increased to residential construction on currently vacant property and the expansion of residential properties.
Legislative Provision	<i>Planning Act Part IV R.S.O. 1990 and Municipal Act 365.1 R.S.O. 2001 c. 25</i>
Target Group	Individuals and developers intent on building new residential or multi-residential structures
Program Specifications and Limitation	<p>Applicable to privately owned lots within the plan of subdivision described as M77 or to un-serviced property which is adjacent to serviced property.</p> <p>The cost of the building permit shall be determined as per the Town of Rainy River's Miscellaneous User Fee By-law. The municipality may consider granting back 50% of the permit upon the substantial completion of construction in an effort to promote the construction of new residential structures on serviced lots or new developments.</p> <p>Substantial construction shall be determined in consultation with the Chief Building Official.</p>
Eligibility	<p>Applicable to existing serviced municipal lots within Subdivision Plan M77.</p> <p>This is a stand-alone program cannot be combined with any other municipal incentive program.</p>
Approval Process	<p>Application shall be made to the Property Committee detailing the intended final use of the property such as a personal dwelling or rental unit.</p> <p>Written applications will be reviewed by the Committee and recommendation with regard to approval or rejection forwarded to Council for discussion and decision.</p> <p>Upon approval by Council an agreement of terms will be signed by both parties and shall be filed on title at the local Land Registry Office.</p>
Duration	Available for two years following the transfer of property. Extension of deadlines will be considered in extenuating circumstances, but will require a reduction of the grant being offered on the property sale, i.e. a six month extension would result in a reduction to the municipality grant by half and a one year extension would result a removal of the grant amount completely.
Other Restrictions	All construction must be approved by the Chief Building Official as per the <i>Ontario Building Code</i>

Fiscal Implications	The building permit fee would not be fully realized, however there is an anticipated increase in the number of buildings constructed along with additional tax revenue upon the construction of structures on currently vacant lots.
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Commercial and Industrial

Rationale and Objective	To encourage commercial and industrial development
Benefits	Increased or expansion of commercial and industrial enterprises while utilizing vacant privately owned property.
Legislative Provision	<i>Planning Act Part IV R.S.O. 1990 and Municipal Act 365.1 R.S.O. 2001 c. 25</i>
Target Group	Existing and potential business entrepreneurs
Program Specifications and Limitation	<p>Applicable to privately owned lots located along Atwood Avenue and Fourth Street.</p> <p>The cost of the building permit shall be determined as per the Town of Rainy River's Miscellaneous User Fee By-law. The municipality may consider granting back 50% of the permit upon the substantial completion of construction in an effort to promote the construction of new residential structures on serviced lots or new developments.</p> <p>A completed business plan incorporating the construction or expansion of a commercial structure and the anticipated benefits shall be filed as part of the application. Additionally, a site plan indicating the location of structures within the site shall be filed with the application as well as on title at the local Land Registry Office.</p>
Eligibility	<p>Any entrepreneurs who can provide the necessary planning and financing for a construction project.</p> <p>This is a stand-alone program cannot be combined with any other municipal incentive program.</p>
Approval Process	<p>Application shall be made to the Property Committee detailing the intended final use of the property along with a business plan, financing guarantee, site plan, and approved applicable Federal and Provincial business licensing.</p> <p>Written applications will be reviewed by the Committee and recommendation with regard to approval or rejection forwarded to Council for discussion and decision.</p> <p>Upon approval by Council an agreement of terms will be signed by all parties and shall be filed on title at the local Land Registry Office.</p>
Duration	Available for two years following the transfer of property. Extension of deadlines will be considered in extenuating circumstances, but will require a reduction of

	the grant being offered on the property sale, i.e. a six month extension would result in a reduction to the municipality grant by half and a one year extension would result a removal of the grant amount completely.
Other Restrictions	All construction must be approved by the Chief Building Official as per the <i>Ontario Building Code</i>
Fiscal Implications	The purchase price listed in the Disposition of Land Policy would not be fully realized, however there is an anticipated increase in the number of lot sales along with additional tax revenue upon the construction of structures on currently vacant lots.