



**DOWNTOWN COMMUNITY IMPROVEMENT PLAN
PROGRAM APPLICATION**

(under Section 28 of the Planning Act, RSO 1990, c. P. 13,
and By-law No. 44-2005, as amended)



Planning and Development Services
65 Harwood Avenue South
Ajax ON L1S 2H9

Tel. 905-683-4550
Fax. 905-686-0360
www.ajax.ca

FOR TOWN USE ONLY	
File Number	Date of Receipt

1. Owner/Applicant/Agent

	Mailing Address	Telephone	Facsimile	E-mail
Registered Owner		()	()	
Applicant, Primary Consultant, Agent or Solicitor		()	()	

2. Details of the Subject Lands

Municipal Address			Assessment Roll #/PIN #	
Frontage (m)	Area (m ²)	Buildable Area (m ²)	Average Depth (m)	Average Width (m)

3. Current Planning Status

Land Use Designation in the Town of Ajax Official Plan	
Existing Zoning	

4. General Submission Requirements

Liens, Notices and Conformity	Yes	No
Is the property in arrears or subject to outstanding liens?		
Is the property the subject of any Work Orders, Notices to Comply or pending By-law infractions?		
Does the work to be undertaken conform to the Town of Ajax Official Plan, Zoning By-law and all applicable guidelines?		

5. Programs

Please check all programs that are being applied for. Note that there are eligibility requirements for each program.

Program	Description
<input type="checkbox"/> Rehabilitation Grant Program	The <i>Rehabilitation Grant Program</i> provides financial relief in the form of tax grants to property owners who undertake rehabilitation/improvement of their properties that results in a re-valuation and tax increase for eligible residential and/or commercial/office development. (Go to Section 5.1)
<input type="checkbox"/> Planning and Development Fees Grant Program	The <i>Planning and Development Fees Grant Program</i> – offsets, in whole or in part, the cost of specific planning and development fees for residential and/or commercial/office (re)development. (Go to Section 5.2)
<input type="checkbox"/> Development Charge Exemption / Grant Program	The <i>Development Charge Exemption / Grant Program</i> offers development charge exemptions or reductions for all eligible residential and/or commercial/office (re)development proposals. (Go to Section 5.3)
<input type="checkbox"/> Reduced Parkland Dedication Requirements Program	The <i>Reduced Parkland Dedication Requirements Program</i> will offer parkland dedication reductions for all eligible residential (re)development proposals within the Downtown Community Improvement Project Area. (Go to Section 5.4)

5.1 Rehabilitation Grant Program

The Rehabilitation Grant Program deals with improvements to buildings or property, which is of sufficient size and cost to result in a re-assessment of the property.

Submission Requirement	Yes	No
I have included a copy of the Building Permit application (and any related Demolition Permit application) for the proposed new building construction, including drawings detailing the proposed work expected to result in an increase in assessment.		
The gross site development area of my property is in excess of 0.5 hectares or includes a minimum of 1,000 square metres of new commercial/office Gross Floor Area.		
I have submitted a business plan.		
I agree to co-operate with the Municipal Property Assessment Corporation to facilitate a post-improvement assessment of the property following project completion.		
I agree to provide a post-improvement assessment by a certified quantity surveyor should MPAC be able to undertake a post-improvement assessment in a timely fashion.		
I agree to the funding of an independent audit should the Town not agree with the findings of the post-improvement assessment.		

Please provide the information below:

Information Requirement	
Latest valuation of Town of Ajax property taxes paid (i.e. Base Rate)	\$
Date of last Town of Ajax property taxes paid	(year)
Estimated date of project completion	(dd / mm / yy)
Date of Building Permit application	<input type="checkbox"/> Attached (dd / mm / yy)
Date of Demolition Permit application	<input type="checkbox"/> Attached (dd / mm / yy)
Estimated Date of Permit Issuance	(dd / mm / yy)
Estimated Date of Project Occupancy	(dd / mm / yy)
Expected Date of Re-assessment	(mm / yy)

5.2 Planning and Development Fees Grant Program

Indicate whether the subject land is being processed under the following planning and building applications and the applicable fees for each:

Application Type	Fee
Official Plan Amendment	\$
Draft Plan of Subdivision or Condominium	\$
Zoning By-law Amendment	\$
Land Division (Severance)	\$
Minor Variance	\$
Sign Permit	\$
Demolition Permit	\$
Building Permit for new Residential and/or Commercial/Office construction	
(80% of the Building Permit Fee)	\$
Total Fees Requested to be Waived:	\$

The will Town be collecting fees that are covered by the Planning and Development Fees Grant Program and the Development Charge Exemption/Grant Program upfront and then reimbursing the applicant upon completion of the project.

5.3 Development Charge Exemption / Grant Program

Please include all required information below.

Submission Requirement	Yes	No
One (1) copy of the Building Permit application detailing the work to be undertaken (including floor area calculations and the number/type of any proposed residential dwelling units) as well as an itemized breakdown of the development charges normally required to be paid.		
The work to be undertaken is new construction or the adaptive re-use of an existing structure where the payment of development charges would normally apply.		

Please provide the project and eligibility information below:

Full Exemptions	
<input type="checkbox"/>	The project is an office development consisting of 2 or more storeys in an office building.
<input type="checkbox"/>	The project is a commercial development consisting of retail/personal service located in a non-residential mixed use building having 2 or more storeys of offices, and the Gross Floor Area of the retail / personal service component that does not exceed the office component.
<input type="checkbox"/>	The project is a commercial development within a residential mixed-use building comprising a minimum of 6 storeys in height, and the Gross Floor Area of the commercial uses does not exceed an amount equal to 30% of the total residential Gross Floor Area.
<input type="checkbox"/>	The project is a high density residential development at a density not less than 90 units per net hectare.
Partial Exemptions	
<input type="checkbox"/>	The project is a medium density residential development equal to or greater than 25 units per net hectare, but less than 90 units per net hectare with parking as follows: <ul style="list-style-type: none"> <input type="checkbox"/> Surface parking (50% Reduction) <input type="checkbox"/> Underground Parking (75% Reduction)

Ajax Development Charge Reduction Calculation				
	Commercial	Office	High Density Residential	Medium Density Residential
Gross Floor Area/Units				
Standard Per Unit/gfa Development Charge	\$	\$	\$	\$
Total Before Development Charge Reduction	\$	\$	\$	\$
Requested Town of Ajax Development Charge Reduction	\$	\$	\$	\$
Total Development Charge Exemption/Reduction Requested				\$

5.4 Reduced Parkland Dedication Requirements Program

Please provide the following information below:

Submission Requirement	Yes	No
Parkland dedication requirements apply to the project.		
Parkland obligations will be provided in the form of cash payment in lieu of parkland dedication.		
I have provided an appraisal of the value of the land (if cash-in-lieu is proposed)		

6. Affidavit and Sworn Declaration of Owner or Application

I agree that all studies submitted in support of this application may be made available for public review, pursuant to the Municipal Freedom of Information and Protection of Privacy Act. I agree to reimburse the Town of Ajax for any costs associated with the preparation of studies required to evaluate the application by qualified consultants, and any costs which may be incurred before the courts and tribunals arising from the disposition of this application. I hereby certify that all statements contained within this application are true and agree to allow Town staff reasonable access to the property.

Declared before me at the _____ of _____

In the _____ of _____

this _____ day of _____, 20_____

Commissioner of Oaths

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Signature of Registered Owner

Date

Personal information contained on this form is collected under the authority of the Planning Act, RSO 1990, c. P13, as amended, and the applicable implementing Ontario Regulation, and will be used to evaluate the application for the Downtown Community Improvement Plan Program. Questions about the collection of personal information should be directed to the Records Manager/FOI Coordinator, 65 Harwood Avenue South, Ajax, Ontario, L1S 2H9, (905) 683-4550, ext. 3343.

If you have any comments on the format or content of this application form, please complete a Customer Feedback Form, which is available at Planning and Development Services, Town of Ajax.