



**PICKERING VILLAGE COMMUNITY IMPROVEMENT PLAN
REDEVELOPMENT INCENTIVE PROGRAM APPLICATION**
(under Section 28 of the Planning Act, RSO 1990, c. P. 13)

PV-CIP

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

Tel. 905-683-4550
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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		()	()	
Agent or Primary Consultant		()	()	
Correspondence relating to this application should be sent to (select one only): <input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Agent or Primary Consultant		The applicant is: <input type="checkbox"/> Owner <input type="checkbox"/> Lessee of Land or Tenant <input type="checkbox"/> Prospective Owner		
If the applicant is not the Owner, the Owner must consent to the proposed Application. <input type="checkbox"/> Separate letter of Authorization Attached		Owner's Signature: Date:		

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

Existing Official Plan Designation	
Existing Zoning	
Designated under Part IV or Part V of the <i>Ontario Heritage Act</i> or Listed on the Town of Ajax Heritage Inventory	

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 (Heritage Conservation District Plan, Pickering Village Land Use Planning and Urban Design Study)?		

5. Date of Pre-consultation with Planning Staff: _____

6. Approximate Date of Work Completion: _____

7. Programs

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

Program	Description
<input type="checkbox"/> Redevelopment Tax Rebate Program	The <i>Redevelopment Tax Rebate Program</i> provides tax rebates that would offset increase in municipal taxes that are the result of an increase in property assessment due to redevelopment. (Go to Section 7.1)
<input type="checkbox"/> Planning and Development Fees Rebate Program	The <i>Planning and Development Fees Rebate 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 7.2)
<input type="checkbox"/> Development Charge Exemption / Reduction Program	The <i>Development Charge Exemption / Reduction Program</i> offers development charge exemptions or reductions for all eligible residential and/or commercial/office (re)development proposals. (Go to Section 7.3)
<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 Community Improvement Plan Area. (Go to Section 7.4)

7.1 Redevelopment Tax Rebate Program

The Redevelopment Tax Rebate 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	N/A
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 0.15 hectares; the development is a minimum 2 storey building with ground floor comprising any of the following uses: retail stores, restaurants, art gallery, place of entertainment, museum, convenience store, or bank; and a minimum of 60% of required parking supply is in the form of underground parking and/or appropriate above ground deck parking.			
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 not 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 <input type="checkbox"/> N/A (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)

7.2 Planning and Development Fees Rebate 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
	Draft Plan of Condominium	\$
	Zoning By-law Amendment	\$
	Land Division Application	\$
	Minor Variance	\$
	Site Plan Approval	\$
	Site Plan Amendment	\$
	Sign Permit	\$
	Building Permit (80% of the Building Permit Fee)	\$
	Building Permit (100% for Priority Sites inclusive of providing 60% underground or above ground deck parking)	\$
	Total Fees Requested to be Reimbursed:	\$

The Town will collect all fees that are covered by the Planning and Development Fees Rebate Program upfront and then reimburse the applicant upon satisfactory completion of the project.

7.3 Development Charge Exemption / Reduction 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:

<input type="checkbox"/>	50% exemption for eligible new commercial/residential or commercial/office multi-storey development consisting of two or more storey's with the ground floor comprised of any of the following uses: retail stores, restaurants, art gallery, place of entertainment, museum, convenience store or bank.
<input type="checkbox"/>	50% exemption of the Town's development charges for new development which provides a minimum of 60% of required on-site parking as underground parking and/or above ground deck parking that is appropriately designed to fit in with the proposed development and streetscape.
<input type="checkbox"/>	Full rebate of the Town's Development Charges for projects that satisfy both criteria.

The Town shall determine whether a full or partial exemption will be approved at the time of Building Permit application OR collect all applicable development charges upfront at the time of building permit application, and then issue a rebate once final inspection and sign-off by the Town has occurred.

Ajax Development Charge Reduction Calculation			
	Commercial	Office	Mixed Use
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			\$

7.4 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)		

8. 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 Pickering Village 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.