

# Bruce County Tax Increment Equivalent Funding (TIEF) Program

## Purpose

The Bruce County TIEF Program is designed to support local municipal Tax Increment Equivalent Funding (TIEF) programs developed through Community Improvement Plans. The program matches local municipal TIEF programs through grants that help offset the cost of development.

## Authority

Under **Section 28(7.2)** of the *Planning Act* and **Section 6.17.4** of the *Bruce County Official Plan*, Bruce County Council is authorized to provide grants or loans to local municipalities for the purpose of implementing local Community Improvement Plans (CIPs).

Bruce County does **not** have authority to enact a County-wide CIP; however, the County can financially participate in local CIP programs through this enabling program.

## Program Summary

Where a lower-tier municipality has established a TIEF program that supports residential or non-residential development through a Community Improvement Plan, Bruce County may:

- Provide matching TIEF grants to the local municipality based on the incremental increase in the County portion of property taxes after development.
- Contribute funding based on the assessed increase in property value, as determined by MPAC, after project completion.

## Eligibility Requirements

### Applicant Eligibility

- Must have a successful application to a local municipal TIEF program under an approved Community Improvement Plan.
- Must enter into a formal agreement with the local municipality confirming their participation.
- Project must align with County Council priorities as outlined in Council's Strategic Plan, or associated plans (e.g. Housing Action Plan, Economic Development Strategic Plan, etc.)

### Program Conditions

- Grants will be paid only after:
  - The project is completed,
  - MPAC has reassessed the property,
  - The applicant has paid full annual taxes to both County and municipality,
  - The County portion of tax increase is calculated.

- The grant cannot exceed the total redevelopment cost of the incremental County tax increase.
- Bruce County will rely solely on MPAC's reassessment to determine grant values and may set a pre-determined maximum total grant during agreement negotiation.

## Application Process

1. Step 1: Apply to Local TIEF Program
  - Secure approval and agreement from the local municipality under its CIP.
2. Step 2: Submit County Application
  - Provide a copy of the approved local TIEF application and agreement.
  - Include site plan, MPAC assessment data (once available), and signed agreement.
3. Step 3: Evaluation and Agreement
  - Bruce County staff will evaluate applications and develop a Council report with the following:
    - Alignment to County priorities
    - Financial impact to the County
    - Number and status of active grants
    - Recommendation for Council consideration
  - County Council will make the decision on whether to provide TIEF funding to a specific project.
  - If Council is supportive of providing funding, a formal agreement with the local municipality will be prepared. The agreement between the County and Municipality will outline terms, maximum values, and annual payment schedule for the TIEF grant.
  - Council shall provide direction for the Clerk and Warden to authorize the agreement on behalf of the County, once an agreement has been entered into by the local municipality.
4. Staff will prepare an annual report for Council outlining the County's participation in approved grants, including the financial impact and status of the project.

## Monitoring:

County staff will regularly review and monitor the program. After operating for two years, or sooner as needed, staff will bring forward a report to County Council evaluating how the program is working and propose any required changes.