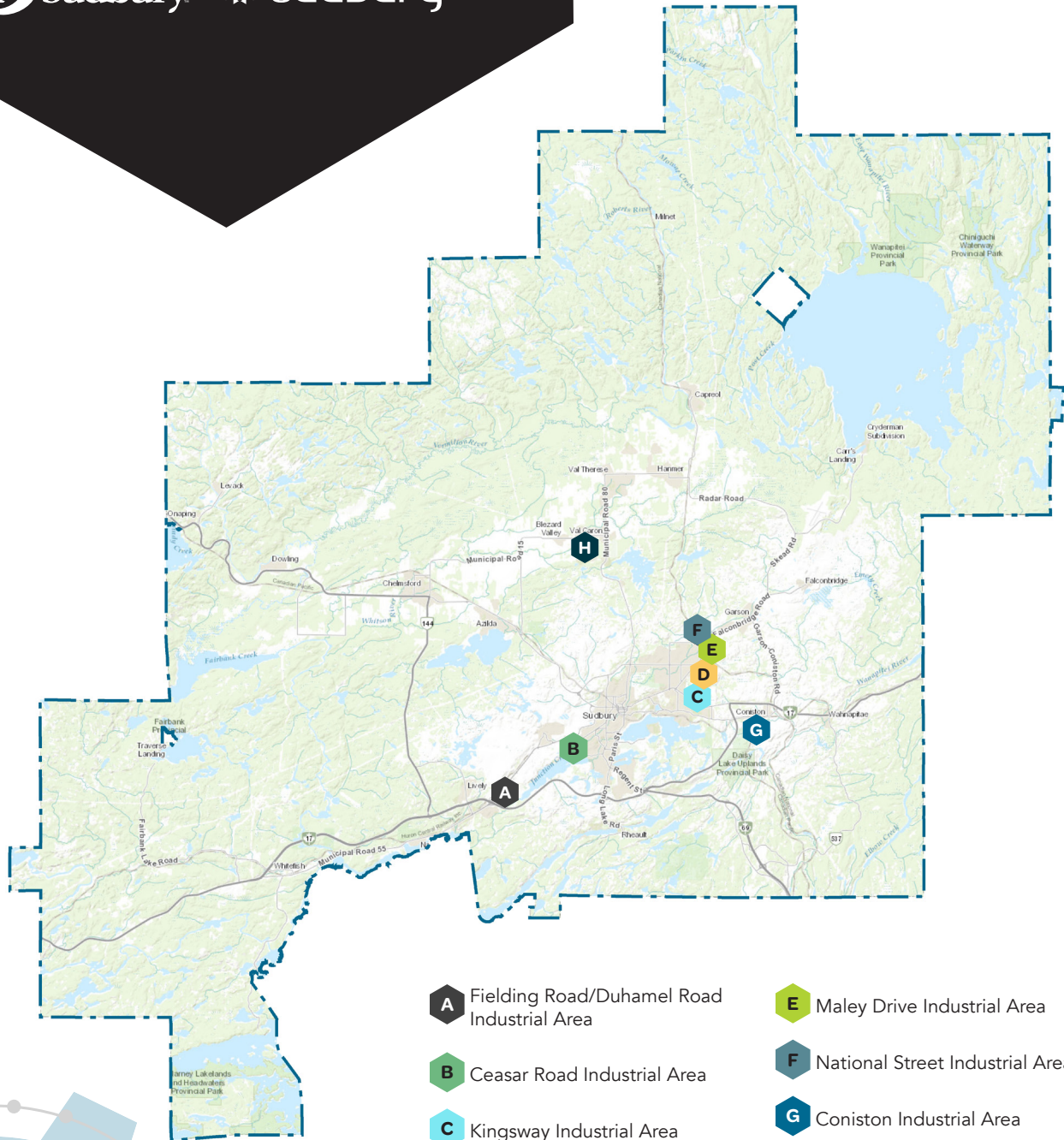


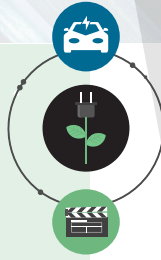
City of Greater Sudbury Employment Land Community Improvement Plan



As part of the City of Greater Sudbury's commitment to supporting economic growth, The Employment Land Community Improvement Plan (ELCIP) is designed to diversify and strengthen the local economy by supporting business growth and new investment on designated employment lands in Greater Sudbury.



- A** Fielding Road/Duhamel Road Industrial Area
- B** Caesar Road Industrial Area
- C** Kingsway Industrial Area
- D** LaSalle/Elisabella Industrial Area
- E** Maley Drive Industrial Area
- F** National Street Industrial Area
- G** Coniston Industrial Area
- H** Valley East Industrial Area



The ELCIP provides financial incentives to property owners with projects that strengthen and diversify the local economy through increased employment and investment.

Eligible projects may receive incentives through a Tax Increment Equivalent Grant (TIEG). A TIEG offsets the increase in municipal property taxes resulting from a rise in assessment value of a property, following a new build, redevelopment or improvement. Through this program, applicants may receive a grant equivalent to up to 100% of the municipal portion of the tax increment generated by the completed project. Grants may be provided for a period ranging from one to ten years, depending on the assessment and program evaluation criteria.

This incentive may also be combined with other programs offered by the City or other levels of government.

Strengthening our economy through incentives that unlock business growth.

Program Eligibility

- Applicants must be registered landowners
- Project must be a new development or expansion with a minimum construction value of \$1M within the municipal boundaries of Greater Sudbury
- Project must create economic benefits through investment and job creation with a minimum of 10 new Full-Time Equivalent jobs
- Projects that align with the strategically targeted industries listed below, and demonstrate strong potential for economic growth and job creation, will be given priority:
 - Advanced Manufacturing
 - Agrifood Production and Technology
 - Audio-Visual
 - Clean Technology
 - Life Sciences
- Projects in other sectors that demonstrate comparable economic impact and community benefit may also be considered
- Applicants must submit a post-development cost estimate prepared by a qualified third-party professional
- Property must be in good standing with all municipal departments
- A program application must be submitted before any construction begins or any building permit is issued
- Projects located within strategic employment and intensification areas identified in the Employment Land Strategy and the Nodes & Corridors Strategy will be prioritized

Interested in applying? Please reach out to our team at develop@greatersudbury.ca today to learn more. Applications will be provided to qualifying property owners after consultation with our team.