

Overview

Norfolk County is a rural municipality located in southwestern Ontario on Lake Erie.

Being home to a flourishing agricultural base and some of the most fertile land in Ontario, Norfolk County has become "Ontario's Garden". The agricultural industry continues to be a driving force behind our local economy. Norfolk is a top producing area for farm fresh produce in Ontario and the most diversified agricultural region in Canada.

Combining the best of urban and rural life, Norfolk offers excellent recreation, shopping and investment opportunities. Due to our proximity to Lake Erie, Norfolk County is popular amongst cottagers, boaters and day-trip tourists, particularly in the summer months.

Norfolk County's extensive and relatively untouched natural environment has provided a variety of eco-tourism opportunities. Everything you want can be found here!



What are the Business Incentives?

Norfolk County has developed a suite of financial incentives to stimulate investment in all areas of the county. Property owners and tenants located in Norfolk County can apply for grants and interest-free loans under a number of programs.

Available Programs

Study / Pre-Development Incentives
Building / Property Improvement
Tax Increment



Are you eligible?

- Application must be submitted prior to the commencement of any work., incentives will not be offered retroactively.
- Non-residential buildings are eligible properties.
- Total value of grants and loans received shall not exceed the cost of rehabilitating the land and buildings.
- All work approved must comply with all municipal policies and standards, including zoning, design guidelines (if any), heritage matters and will be subject to Ontario Building Code.
- Any outstanding work orders registered against the property must be satisfied prior to, or as part of the proposed work.
- All taxes, utilities and any other municipal financial obligations must be up to date.
- Norfolk County Council may discontinue or cancel a program at the sole discretion of Council.

Application Form at:

norfolkbusiness.ca
185 Robinson Street, Suite 200
Simcoe, ON N3Y 5L6

Phone: 519-426- 5870 ext. 1264
Fax: 519-427-5901
E-mail: business@norfolkcounty.ca

Community Improvement Plan Business Incentive Programs



Tourism & Economic Development
norfolkbusiness.ca

CIP Business Incentives Programs

Study / Pre-Development Incentives:

Architectural and Design Grant—to offset costs associated with preparing the necessary plans and drawings that will outline the extent of the improvements being applied for; only applies for approvals related to other approved grant programs in the CIP; a one-time grant, per property, based on a 50/50 matching contribution of the applicant to a maximum of \$1,500.

Environmental Site Assessment (ESA) Grant—to promote the undertaking of Phase II and Phase III ESA's; a one-time grant, per property, based on a 50/50 matching contribution of the applicant to a maximum of \$15,000.

Planning Application Fee and Building Permit Fee Grant—stimulates and encourages development and property improvements by providing assistance with associated costs; only applies for approvals related to other approved grant programs in the CIP; a grant of 50% of planning and building permit fees to a maximum of \$3,000 in building permit fees and a maximum of \$1,000 in planning application fees.



Come to the Norfolk County office to obtain all applicable permits for your project prior to commencing your job.



Building / Property Improvement Incentives:

Agricultural Buildings and Facilities Improvement Program—provides assistance for the conversion and re-use of existing agricultural buildings for new or expanded value-added agricultural activities; available in the agricultural areas; maximum loan amount is \$20,000 interest free, based on a 50/50 matching contribution; loans include a grant of 25% of the total loan amount conditional on full repayment of the repayable portion.

Building Façade Improvement Program—assists property owners of existing buildings to maintain their long-term viability and for vacant properties to increase marketability in order to secure tenants; available in the urban, hamlet and lakeshore areas; maximum loan amount is \$15,000 interest free based on a 50/50 matching contribution; loan includes a grant of 50% of the total loan amount conditional on the full repayment of the repayable portion.

Structural Improvement Grant—offsets the costs associated with structural improvements to the interior of buildings for existing commercial operations; a one-time grant, per property, based on a 50/50 matching contribution of the applicant to a maximum of \$5,000.

Residential Conversion / Rehabilitation Grant—assists with the conversion of unused or underused upper floor or rear floor space to new residential or commercial units; available in the urban, hamlet and lakeshore areas; a one-time grant, per property, based on a 50/50 matching contribution of the applicant to a maximum of \$4,000 per unit, to a maximum of \$8,000.

Landscaping, Signage and property Improvement Grant—provides assistance for upgrading the open areas associated with the property; a one-time grant, per property, based on a 50/50 matching contribution of the applicant to a maximum of \$2,000.



Tax Increment Incentive:

Property Tax Increment Grant—Phases in any tax increase resulting from the property improvements by taking the difference between the municipal portion of property tax prior to the improvements and the municipal portion after the improvements; only applies for approvals related to other approved grant programs in the CIP.



CIP Application Process

STEP 1

Pre-Application Consultation
Applicants meet with Norfolk County staff to discuss scope of work, program requirements and eligibility.

STEP 2

Submission
Applicants submit a completed application which includes the application form, at least 2 quotes from contractors and any other supporting documents that may be required (drawings, tax assessment information).

STEP 3

Review and Evaluation
Norfolk County staff evaluate the application to confirm compliance with bylaws and policies. Staff will visit the site to take photos of pre-improved property.

STEP 4

Approval
Upon staff approval of the application, the applicant will be required to enter into a formal Grant/Loan Agreement with Norfolk County. A press release will be issued outlining the approval, to help promote the program.

STEP 5

Construction and Payment
Construction may only begin after the Grant/Loan Agreement has been signed and all applicable permits have been issued. The grant or loan will be paid once the project has been fully completed and inspected.