



The Val Rita-Harty Opportunity

ABOUT THE PROPERTY

The former church is the ideal location for a microbrewery. It features over 4,000 square feet of space on the main floor, a balcony, and 2,000 square feet in the basement. There are a number of programs along with incentives and grants available to help develop this property.



INCENTIVES

- Entrepreneurial Grant Program
- Municipal Property Sales Grant
- Building & Planning Application Rebate
- Property Tax Increment Grant

LOCATION

Val Rita-Harty is located adjacent to Kapuskasing and Timmins is just a two-hour drive away. The Timmins Victor M. Power Airport serves over 200,000 passengers annually with ten daily flights to Billy Bishop City Airport (YTZ) and Toronto Pearson International Airport (YYZ).

MUNICIPAL TAXES (2019)

Commercial	2.271597%
Light Industrial	2.630085%



WATER & SEWER RATES

Water
Industrial: Case by case

Sewer
Industrial: Case by case



Alain Robichaud
Economic Development Officer



ASKING PRICE \$0

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MICRO BREWERY



QUICK FACTS

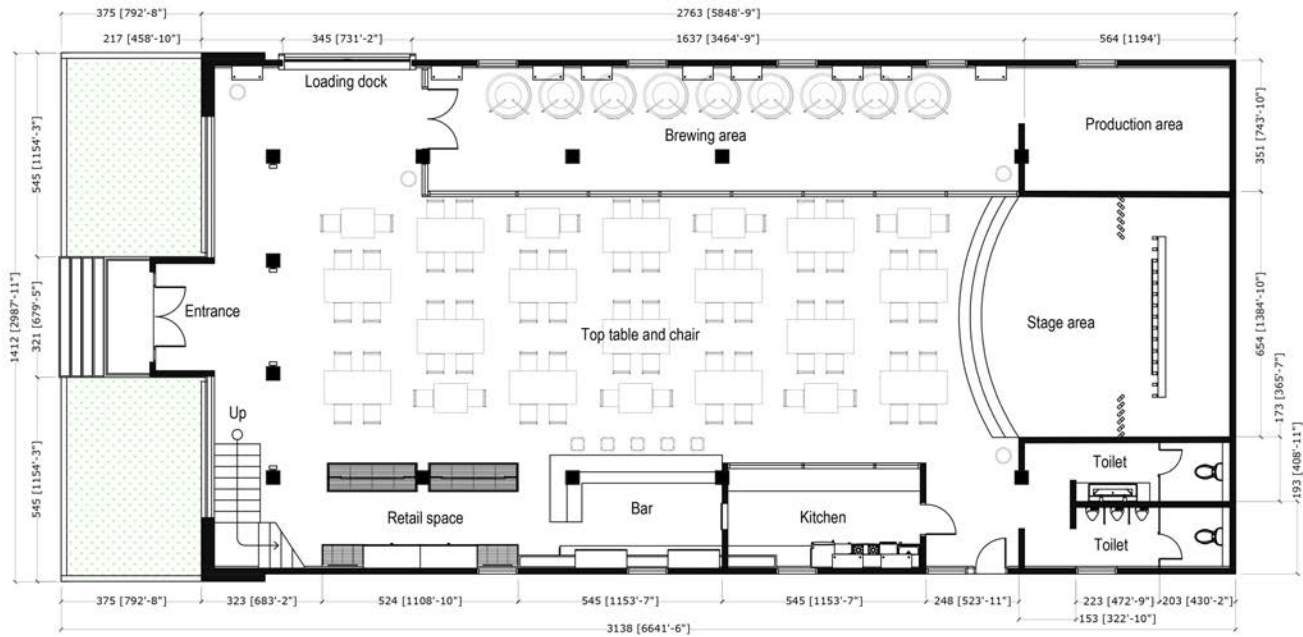
- ◆ Total Square Footage = 6,000 SF
- ◆ Municipal Water & Sewer
- ◆ Natural Gas
-



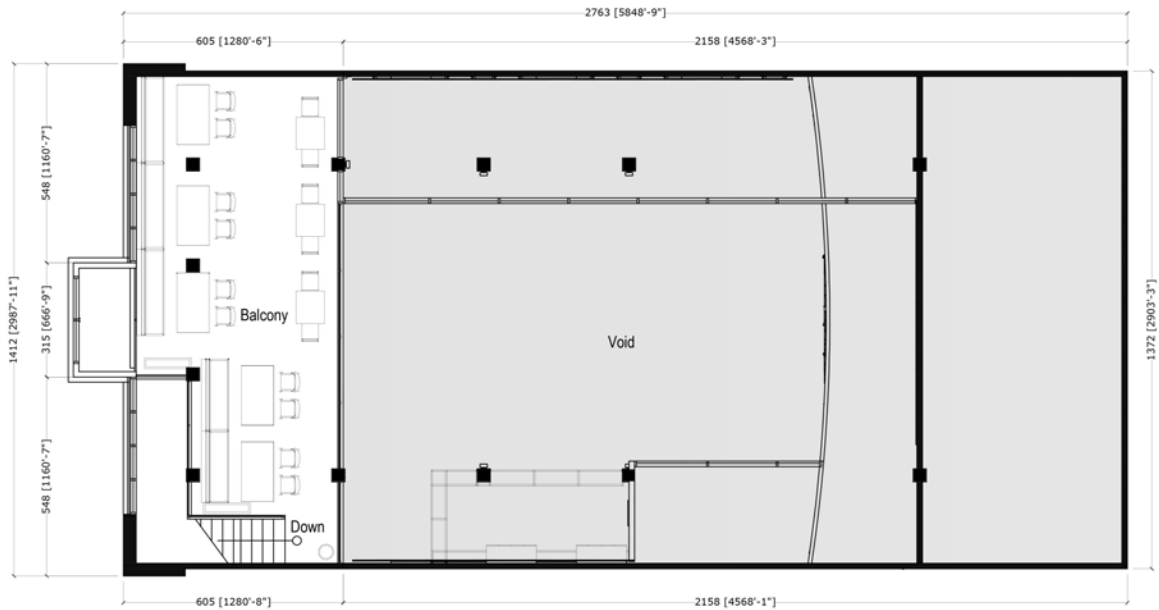
ELIGIBLE
FOR CIP INCENTIVES







1st Floor Plan
 Micro Brewery
 Scale 1 : 100



2nd Floor Plan
 Micro Brewery
 Scale 1 : 100



INCENTIVES

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NEW HOUSING DEVELOPMENT PROGRAM

Municipal Property Sales Grant

PURPOSE

To stimulate private investment in properties by selling municipally-owned properties (residential building lots) for less than market value.

GRANT AMOUNT & DISBURSEMENT

Council will consider the sale of municipally-owned property at up to 90% less than market value.

Property Tax Increment Grant

PURPOSE

To stimulate private investment and to promote the undertaking of new housing construction

GRANT AMOUNT & DISBURSEMENT

The grant provided over 5 years, where the tax increase is paid back to the applicant as follows:

- 100% rebate in year 1
- 80% rebate in year 2
- 60% rebate in year 3
- 40% rebate in year 4
- 20% rebate in year 5

The owner is paying based on the full assessed amount in year 6.

Building & Planning Application Rebate

PURPOSE

To stimulate private investment in properties by reducing applicable municipal fees related to a CIP improvement project which leads to the construction of a new dwelling or home renewal and accessibility

GRANT AMOUNT & DISBURSEMENT

Building Permit Fees: up to 100% reduction in building permit fees; up to a maximum of \$2,500

Zoning By-law Amendment Application Fee: up to 100% reduction in building permit fees; up to a maximum of \$1,000

Minor Variance Application Fee: up to 100% reduction in building permit fees; up to a maximum of \$500

Demolition Permit Fees: up to 100% reduction in demolition permit fees; up to a maximum of \$500

ELIGIBLE COSTS

Grant applies to:

- Building permit fees for residential improvements related to a CIP improvement including new construction, retrofits and accessibility projects
- Planning Application fees for zoning by-law amendments and minor variances
- Demolition permit fees for demolitions related to CIP improvements

There are a number of other incentives and grants available through the provincial and federal government. Consult the last section to learn more.



ENTREPRENEURIAL GRANT PROGRAM



INCENTIVES

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Entrepreneurial Grant

PURPOSE

To stimulate private and public sector investment within the CIP area. Intent is to encourage new business development or the expansion of existing businesses

GRANT AMOUNT & DISBURSEMENT

The total amount of financial assistance provided by the Township shall be up to 10% of eligible costs up to a maximum of \$5,000.

ELIGIBLE COSTS

Eligible costs include but are not limited to construction (including new buildings or improvements to existing facilities), site servicing and the acquisition of furniture, equipment and other chattels. Expenditures must be for capital costs only for establishing a new business or expanding an existing business.

There are a number of other incentives and grants available through the provincial and federal government. Consult the last section to learn more.



Alain Robichaud

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CONTACT



TAXES, UTILITY RATES & PLANNING FEES

Municipal Taxes

Rate

Residential	2.193932 %
Multi-Residential	2.413325 %
Commercial	1.590118 %
Commercial Vacant	2.271597 %
Industrial	2.630085 %
Light Industrial	2.630085 %
Farmland	0.548484 %



WATER & SEWER RATES

Water

Residential: \$860 / year
Industrial: Case by case

Sewer

\$225 - \$240 / year





LOW CORPORATE TAXES

Combined Federal & Ontario Tax Brackets and Tax Rates

Taxable Income	Taxable Income		Canadian Dividends	
	Marginal Rate	Capital Gains	Eligible	Marginal Rate
first \$43,906	20.05%	10.03%	-6.86%	8.89%
over \$43,906 up to \$47,630	24.15%	12.08%	-1.20%	13.61%
over \$47,630 up to \$77,313	29.65%	14.83%	6.39%	19.93%
over \$77,313 up to \$87,813	31.48%	15.74%	8.92%	22.04%
over \$87,813 up to \$91,101	33.89%	16.95%	12.24%	24.81%
over \$91,101 up to \$95,259	37.91%	18.95%	17.79%	29.43%
over \$95,259 up to \$147,667	43.41%	21.70%	25.38%	35.76%
over \$147,667 up to \$150,000	46.41%	23.20%	29.52%	39.21%
over \$150,000 up to \$210,371	47.97%	23.98%	31.67%	41.00%
over \$210,371 up to \$220,000	51.97%	25.98%	37.19%	45.60%
over \$220,000	53.53%	26.76%	39.34%	47.40%



ELECTRICITY RATES

Time-of Use Demand Periods and Prices

Delivery (Density)

Fixed charge (\$/month)

Smart Metering Entity Charge

Distribution volume charge (metered usage - ¢/kWh)

Transmission connection charge (adjusted usage - ¢/kWh)

Transmission network charge (adjusted usage - ¢/kWh)

Adjustment Factor

Regulatory Charges

Standard Supply Admin Charge

Rural rate protection charge (adjusted usage - ¢/kWh)

IESO Wholesale market service rate (adjusted usage - ¢/kWh)

***Electricity Rates Effective January 1, 2018**

Service Provider: Hydro One
1-888-664-1122
www.hydroone.com

	Off-Peak	Mid-Peak	On-Peak
	6.5¢	9.4¢	13.2¢
	Urban	High	Normal
	\$24.78	\$33.77	\$19.83
	\$0.57	\$0.57	\$0.57
	0.94¢	2.30¢	0.44¢
	0.47¢	0.47¢	0.44¢
	0.67¢	0.64¢	0.62¢
	1.057	1.076	1.105
	\$0.25	\$0.25	\$0.25
	0.05¢	0.05¢	0.05¢
	0.30¢	0.30¢	0.30¢

NATURAL GAS RATES

Current gas prices for commercial and industrial clients are based on daily consumption volumes and location of business. Visit Union Gas' website for more information

Residential Rates

Gas Used	15.2864¢/m ³
Gas Price Adjustment	3.2233¢/m ³
Transportation	2.7635¢/m ³
Transportation Price Adjustment	-0.8601¢/m ³
Storage	6.3957¢/m ³
Storage Price Adjustment	0.0000¢/m ³

Delivery

First 100 m ³	9.4319¢/m ³
Next 200 m ³	9.1920¢/m ³
Next 200 m ³	8.8127¢/m ³
Next 500 m ³	8.4645¢/m ³
All Over 1,000 m ³	8.1768¢/m ³
Delivery Price Adjustment	0.2239¢/m ³
Monthly Charge	\$21.00

*Natural Gas Rates Effective January 1, 2019

Commercial Rates

Gas Used	15.2864¢/m ³
Gas Price Adjustment	3.2233¢/m ³
Transportation	2.5335¢/m ³
Transportation Price Adjustment	-0.9001¢/m ³
Storage	4.5568¢/m ³
Storage Price Adjustment	0.0000¢/m ³

Delivery

First 1,000 m ³	7.9474¢/m ³
Next 9,000 m ³	6.4618¢/m ³
Next 20,000 m ³	5.7910¢/m ³
Next 70,000 m ³	5.2318¢/m ³
All Over 100,000 m ³	3.1133¢/m ³
Delivery Price Adjustment	-0.0018¢/m ³
Monthly Charge	\$70.00

BUSINESS INCENTIVES NORTHERN ONTARIO



NORTHERN ONTARIO HERITAGE FUND CORPORATION (NOHFC)

Northern Business Opportunity Program - Business Expansion Projects

Description: Eligible for existing Ontario businesses that intend to expand and/or retain their operations within Northern Ontario to improve competitiveness, grow revenues and create jobs.

Northern Business Opportunity Program - Film & Television Industry Projects

Description: NOHFC provides assistance in the form of a conditional grant - funding is based on the project level of spending in Northern Ontario and on employment and training opportunities for Northern Ontario residents.

Northern Business Opportunity Program - New Investment Projects

Description: NOHFC will provide assistance in the form of a conditional grant or a combination of a conditional grant and term loan/incentive term loan on a case-by-case basis to competitive businesses that currently do not have a presence in Ontario.

Northern Business Opportunity Program - Small Business Start-up Projects

Description: Incentive for new or existing businesses that intend to commence operations resulting in an economic development advantage for Northern Ontario.

Northern Community Capacity Building Program - Community Capacity Building Initiatives

Description: The Community Capacity-Building Program helps northern communities develop the capacity to promote, attract, and support economic growth in the existing and emerging priority economic sectors identified in the Growth Plan for Northern Ontario.

Northern Community Capacity Building Program - Event Partnership

Description: The NOHFC will consider partnering with organizations that are staging events that promote economic development in Northern Ontario. Applications must demonstrate that the event will facilitate: job creation and retention, investment attraction, tourism.

Northern Innovation Program - Applied Research & Technology Development Projects

Description: The purpose of this program stream is to assist Northern Ontario businesses to undertake applied research or pre-commercialization activities required to further develop their new technologies and move them to market.

Northern Innovation Program - Industrial Research Chairs

Description: The purpose of this program stream is to establish and enhance research capacity at Northern Ontario universities, colleges, and research institutes.

Northern Innovation Program - Opportunity Assessment Projects

Description: The purpose of this program stream is to help Northern Ontario businesses with identifying opportunities for new technology development projects and to provide them with vital decision-making information on the overall feasibility of the proposed project.

Northern Innovation Program - Pilot Demonstration & Commercialization Projects

Description: The purpose of this program stream is to help Northern Ontario businesses with reducing the technical and financial risks associated with scaling-up and demonstrating their new and innovative technologies.

Northern Ontario Internship Program

Description: Funding is available for organizations located in Northern Ontario to hire new entrants into the workforce, those transitioning to a new career, the unemployed and underemployed.

Strategic Infrastructure Program

Description: This program helps a region or community advance economic development opportunities and support investment through strategic infrastructure.



BUSINESS INCENTIVES NORTHERN ONTARIO

FEDNOR

Targeted Manufacturing Initiative for Northern Ontario Operational Assessments

Description: FedNor assistance for existing Northern Ontario manufacturers to conduct operational assessments to identify a company's strengths and weaknesses. This can lead to improved overall manufacturing processes, reduced operational costs and sustainable growth.

Targeted Manufacturing Initiative for Northern Ontario Productivity Improvements

Description: FedNor assistance for existing Northern Ontario manufacturers to upgrade and improve capital equipment used in manufacturing processes, including information and communications technology, to improve their competitiveness and productivity.

Youth Internships - Private Sector Program

Description: Supports full-time employment of recent graduates of post-secondary institutions up to 12 months in Northern Ontario.

Innovation

Description: Funding available for activities related to applied research and development (R&D) with commercial market potential, and, activities that enable organizations and SMEs to increase the level of innovation, productivity, quality and competitiveness.

Community Futures Program (Kirkland & District Community Development Corporation)

Description: FedNor's Community Futures (CF) Program, supports 24 Community Futures Development Corporations (CFDCs) in Northern Ontario. CFDCs offer a wide variety of programs and services supporting community economic development and small business growth.

EXPORT

Mining Supply and Services Export Assistance Program

Description: Two multifaceted projects are planned to help Northern Ontario mining supply and services companies penetrate new markets and increase their revenue streams.

OTHER

Economic Development Initiative (EDI)

Description: In Northern Ontario, the Economic Development Initiative (EDI) provides funding for projects that encourage economic growth in the region's Francophone communities and that capitalize on economic opportunities.

Rural Economic Development (RED)

Program Description: The Rural Economic Development Program invests in projects that support sustainable rural economies and community partnerships, under the priorities of health-care services, community revitalization and economic development, and skills enhancement.

Productivity & Innovation Centre

Description: Provides financial support to small and medium-sized enterprises (SMEs) toward third party productivity assessments. These assessments aim to identify ways in which SMEs can increase their productivity in different areas of their operations.

Innovation Initiatives Ontario North (IION)

Description: IION assists innovative Small to Medium Sized Enterprises with funding for technology or equipment purchases related to productivity, prototype or process improvements, sales and marketing, product development or business enhancements.

BUSINESS INCENTIVES NORTHERN ONTARIO



OTHER

North Eastern Ontario Communications Network (NEOnet)

Description: NEOnet is a not-for-profit organization that is proudly supported by FedNor. NEOnet was established in 1999 and has since acted as the region's information and communication technology (ICT) champion.

Rural Agri-Innovation Network

Description: The Rural Agri-Innovation Network (RAIN) is dedicated to the needs of agricultural organizations, producers, suppliers and agri-entrepreneurs in Northern Ontario; to enhance the industry by providing a collaborative infrastructure and network that enhances stakeholder capabilities and business growth.

Nishnawbe Aski Development Fund

Description: NADF is a not-for-profit Aboriginal Financial Institution serving entrepreneurs, businesses and communities in Northern Ontario. They offer a variety of services to support Aboriginal business and economic development, including financing, business support and training.



BUSINESS INCENTIVES PROVINCIAL & FEDERAL



EXPORT

Foreign Buyer Financing - Export Development Canada

Description: The Rural Economic Development Program invests in projects that support sustainable rural economies and community partnerships, under the priorities of health-care services, community revitalization and economic development, and skills enhancement.

HIRING & TRAINING

Mitacs Funding Programs

Description: Programs to benefit from research collaborations with skilled graduate and post-graduate students; funding begins at \$15,000.

Ontario Exporters Fund

Description: Provides small and medium-sized businesses with up to \$80,000 (up to 50% of salary) in the form of a non-repayable grant to hire a dedicated Export Manager.

Employment Ontario (Employment Options Emploi)

Description: Employment Ontario can help employers train their staff and find the talent they need. Take advantage of funding, programs and federal tax incentives to help hire and train employees for your business, not-for-profit or public-sector organization.

Canada-Ontario Job Grant Program

Description: provides funding to individuals identified by employers in need of skill improvement. The grant covers up to two-thirds of eligible training costs, up to a maximum of \$10,000 per individual.

INNOVATION and R&D

Industrial Research Assistance Program (IRAP)

Description: Offered through the National Research Council provides financial support to qualified small and medium-sized enterprises (less than 500 employees) in Canada to help them undertake technology innovation.

Scientific Research and Experimental Development Tax Incentive Program

Description: Tax incentive program that encourages Canadian businesses to conduct research and development in Canada. Combined with various provincial R&D programs, this can reduce your after-tax cost of every \$100 in R&D spending to between \$37 and \$61.

DIGITAL MEDIA

Ontario Creates

Description: The Ontario Media Development Corporation offers a range of tax credits and funding programs applicable to businesses in book and magazine publishing, film and video, interactive media, and music.

Digital Main Street

Description: Digital Main Street (DMS) is a program focused on assisting main street businesses with their adoption of technology. The Digital Service Squad Grant Program will provide training, advisory support and a grant to support the Digital Service Squads across Ontario.



BUSINESS INCENTIVES PROVINCIAL & FEDERAL

CLEAN TECHNOLOGY & ENERGY CONSERVATION

IESO - Conservation Fund

Description: The IESO offers a number of funding and support programs aimed at helping Ontario-based businesses conserve energy, including the Conservation Fund.

LIFE SCIENCES

Ontario Centres of Excellence

Description: OCE supports unconventional, highly innovative research with the potential to affect the drug discovery process, with grant funding up to \$300,000 available over a two-year period.

ENTREPRENEURSHIP

Entrepreneurship Grants & Programs

Description: A wide range of Ontario government grants and support programs for start-ups run by youth (under 30 years of age), which provide young entrepreneurs with mentorship, training and resources, and funding up to \$250,000.



MEET THE TEAM

The Municipality of Val Rita-Harty is led by a progressive Council, and senior management and economic development personnel.



Johanne Baril

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**Come Launch
your Business
in Val Rita-
Harty, Ontario,
Canada**