

**Appendix II
Interim Financial Incentive Program for New Long-Term Care Homes and Hospice
Development in Peel**

**Region of Peel
Interim Development Charge Financial Incentive Program**

Objective

Long-Term Care (LTC) and Hospice facilities provide key services as part of Ontario's health care system. This pilot program is to support the Region of Peel's efforts to promote safe, enhanced and innovative accommodations for Peel senior residents by providing DC deferral and future grant-in-lieu of development charges to LTC and hospice developments that meet the terms and conditions set out in the program framework.

Definitions

"not-for-profit organization" means a corporation without share capital, dedicated to purposes other than pursuing a profit and includes both charitable and non-charitable organizations;

"Long-term Care" means, a long-term care home within the meaning of subsection 2(1) of the *Long-Term Care Homes Act, 2007*;

"Hospice" means a healthcare facility providing end of life care.

Program Framework Highlights

Key Application

Applications for grants will only be available to a not-for-profit organization.

Extended DC Deferral

A DC deferral agreement shall be entered between the Region and the landowner with terms and conditions satisfactory to the Chief Financial Officer and Commissioner of Corporate Services.

Funding is outside of the DC By-law

A DC Incentive Reserve be established with a seed funding of \$4 million be transferred from the Tax Rate Stabilization Reserve and future annual contribution be reviewed and approved by Council through annual budget process. The Region may choose to adjust the timing of grant payment to align with reserve financial position.

Funding Stacking

The use of grant may be focused on developments with funding matching/stacking from the local municipality, but not mandatory.

Further Eligibility Criteria

- a) Applies to not-for-profit organizations for long-term care home and hospice development projects which qualify as such under Section 26.1 subsection 2 paragraph 2 of the DC Act.

**Appendix II
Interim Financial Incentive Program for New Long-Term Care Homes and Hospice
Development in Peel**

- b) The post-development property is exempt from taxation under section 3 of the *Assessment Act, 1997*.
- c) The applicant must provide the Region with a copy of documents required by the Region which may include their approved Ministry agreement(s) identifying the project as long-term care home or hospice by a not-for-profit organization, documents with specifics about fundings available from the federal and provincial governments, as well as other documents requested by the Region.

Process and Grant Payment

Application and Agreement

- a) The landowner needs to submit a formal application subject to conditional approval of the Regional Treasurer
- b) The program application is open to those LTC and Hospice developments that currently have an existing DC deferral agreement with the Region
- c) A DC deferral agreement may be entered between the Region and the landowner with terms and conditions satisfactory to the Chief Financial Officer and Commissioner of Corporate Services

Payment

- a) Grant payment may be made following development charges installment payment schedule set out in the DC deferral agreement.
- b) Payment of the grant would not occur until after at least the first occupancy of the building as defined under section 26.1(3) of the DC Act
- c) Should the commencement of the grant installments be delayed, DCs may continue to be deferred, at zero per cent interest, as long as the development continue to meet the eligibility criterion and remains a long-term care or hospice development.
- d) Only the portion of DC payable that is not funded by Federal or Provincial funding
- e) Maximum grant amount after Federal and Provincial funding is as follows:

	Grant Amount	
	Up to 100%	Up to 50%
Eligible developments	Hospice Developments; and Public not-for-profit developments under hospitals such as Trillium Health Partners or William Osler Health System	Other not-for-profit long term care developments

Administrative Amendments

- a) The Chief Financial Officer and Commissioner of Corporate Services is authorized to make administrative amendments to this program and including grant payment timing, any additional terms and conditions as may be deemed necessary to protect the Region's financial interests and administer the program.