

THE MUNICIPALITY OF LAMBTON SHORES

Report PL 18-2024

Council Meeting Date: July 16, 2024

TO: Mayor Cook and Members of Council

FROM: Ken Bulgin, Planner

RE: 2024 Community Improvement Plan Application Recommendation

RECOMMENDATION:

THAT Report PL 18-2024, relating to a Community Improvement Plan Application, submitted by Bonnie Doone Manor be received; and

THAT a \$5,000.00 Property Improvement Grant be approved to support a project to be completed by Bonnie Doone Manor under the Community Improvement Plan.

SUMMARY

In response to *TR Report 01-2024 – 2024 Draft Operation and Capitol Budget* that was presented to Council on January 15, 2024, Council approved the inclusion of \$50,000 for the Community Improvement Plan (CIP), in the 2024 Budget. On February 27, 2024, Council approved the 2024 Budget including the \$50,000 for the CIP, to be funded through the Lambton Shores Vibrancy Fund. This report provides Council, as the final approval authority, with a funding allocation recommendation from the Community Improvement Plan Review Committee.

BACKGROUND

CIP is a planning and economic development tool that municipalities use to facilitate broad community revitalization goals through grants or loans to private property owners and tenants.

The municipality's CIP features a range of incentive-based programs that include grants and tax incentives to businesses and agencies to support a wide variety of economic development objectives in the community.

The consulting firm NPG Planning Solutions was contracted in September 2022 to provide services related to the development of a Community Improvement Plan. The work, largely conducted from January through October of 2023, consisted of a background review of the municipality, stakeholder engagement, and a variety of consultation initiatives, including an open house and statutory public meeting.

As a result of this process, the CIP was drafted and ultimately approved, with adoption by by-law, by Council on December 19, 2023.

The approved Incentive Programs along with the maximum municipal contributions are summarized in the chart below. Complete details and descriptions for each program have been included as an attachment to this report.

Incentive Program	Maximum Funding
Façade Improvement Grant Program	\$5,000
Building Restoration, Renovation, or Improvement Grant Program	\$7,500
Accessibility Improvement Grant Program	\$5,000
Energy Efficiency and Retrofit Grant Program	\$5,000
Property Improvement Grant Program	\$5,000
Patio Grant Program	\$2,500
Commercial Area Housing Grant Program	\$10,000
Destination Infrastructure Grant Program	\$500
Development Charge Grant Program	Project Specific
Tax Incremental-Equivalent Grant Program	Project Specific
Environmental Site Assessment Program	\$15,000/study, \$25,000/total

DISCUSSION

The Community Improvement Plan Review Committee met on June 20, 2024 to review the complete application to confirm eligibility and determine a funding recommendation for Council.

Each CIP application requires the submission of an application form, detailed work plans, drawings of the desired upgrades and two cost estimates for the proposed work. The amount of funding recommended by Municipal Staff is based on the lower of the two quotes submitted by the applicant.

If this application for funding is approved, the applicant will be required to enter into a Financial Incentive Program Agreement. The applicant may commence community improvement works once required approvals and permits are secured. Payment of a grant, in accordance with the Financial Incentive Program Agreement, will be issued upon successful completion of the approved works. The applicant will be required to provide the Plan Administrator with final supporting documentation, which may include but is not limited to: site visit and inspection, photographic evidence and/or documentation of the completed works satisfactory to the Municipality, invoices for all eligible work done and proof of payment to contractors.

Application Summary

Application CIP 01/2024 – 16 Government Road, Grand Bend (Bonnie Doone Manor)

Incentive Program(s): Property Improvement Grant Program

Bonnie Doone Manor is located on the east side of Government Road in Grand Bend (see Attachment 1). The Hotel is situated along the Lake Huron Shoreline offering accommodations that include 11 rooms and a cottage. The applicant is seeking to install new wrought iron fence along the perimeter (inside the property line) of the hotel facing Lake Huron to improve aesthetics. The fence would span approximately 110 feet partially encompassing a parking area (entrances would remain open with no gates) and would replace an existing planting strip (see Attachment 2).

Total Funding Recommended: \$5,000.00

Total Estimated Cost of Project: \$11,582.50

Services

The lot is serviced by municipal water along Lakeshore and utilizes a private sewage disposal system. The County of Lambton Building Services Department has reviewed the application and has indicated they have no concerns as it relates to the private sewage system onsite and its continued use.

ALTERNATIVES TO CONSIDER

None at this time.

RECOMMENDED ACTIONS

That the CIP Application by Bonnie Doone Manor be approved.

FINANCIAL IMPACT

Staff recommend that Council approve the application for a total of \$5,000.00 from the 2024 approved budget of \$50,000.00. Once executed, the agreement requires the project to be completed by December 31, 2025. Applicants may request an extension through the Plan Administrator. Designated funds will only be provided to applicants following the successful completion of the project and successful inspection by the Municipality.

CONSULTATION

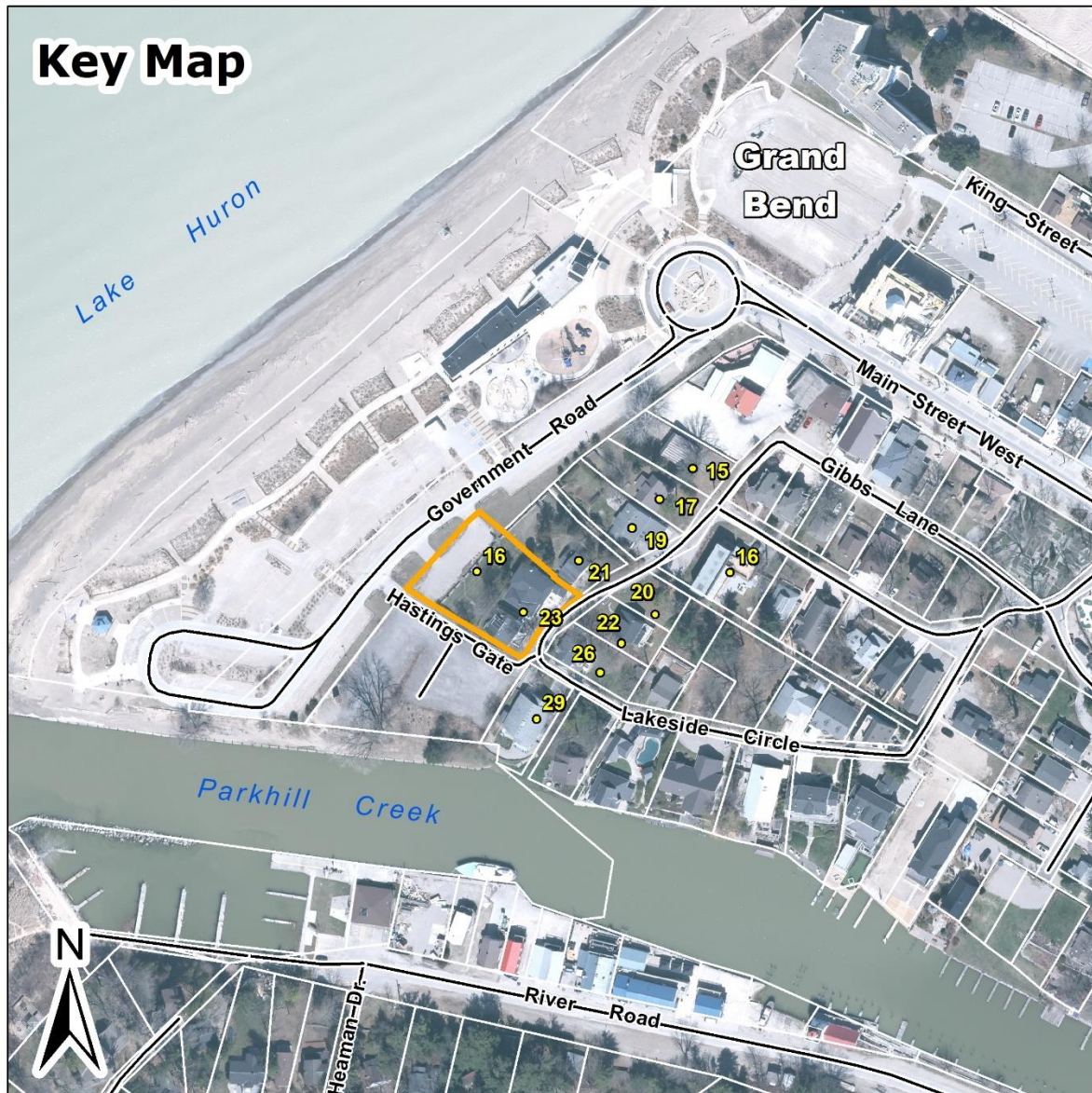
Stephen McAuley, CAO

Ashley Farr, Director of Community Services

Sean Smith, Emergency and Protective Services Department

Sam Shannon, Infrastructure Manager

ATTACHMENT 1: LOCATION MAP



SUBJECT PROPERTY

APPLICANT: Bonnie Doone Manor (Grand Bend) Limited
LOCATION: CON LRW PART LOT 1 PLAN 4 LOTS 12 & 13 PART LT 11 PTS
BEING RP25R3597 PARTS 6 & SEE NTE
geographic Township of Bosanquet
23 Lakeside Circle (aka: 16 Government Road), Grand Bend, Lambton Shores
FILE: CIP_01-2024

