

## Lambton Shores Community Improvement Plan Incentive Programs

### Façade Improvement Grant Program

The Façade Improvement Grant Program is intended to support the rehabilitation, repair and/or improvement of buildings and façades on the part of property owners and tenants, along with the improvement of signage, and the installation of pedestrian-scaled, attractive signage. A Façade Improvement Grant will match 50% of the cost of improvement with up to \$5,000 in grant funding being available per project, for up to a maximum of \$10,000 of the project cost being matched.

1. Only one grant will be provided per property within a period of five (5) years.
2. The following can be considered as façade improvements:
  - Installation or replacement of awnings;
  - Installation and improvement of signage;
  - Installation or upgrading of exterior lighting features;
  - Re-pointing of brick masonry;
  - Exterior painting (not including painting of brick);
  - Replacement of doors or windows on the front façade of the building;
  - Restoration of original architecture features for which a building is deemed to have heritage value;
  - Replacement or repair of existing architectural features; and,
  - Other improvements as agreed to by Lambton Shores Staff.
3. Program Specific Eligibility Requirements include:
  - All general eligibility criteria outlined in Section 6.2 apply;
  - The façade improvement must be visible from a public realm;
  - Only commercial buildings, office buildings, institutional buildings, and *mixed-use* buildings are eligible for this grant;
  - Single detached dwellings and other buildings where the sole use is residential are not eligible for this grant;
  - All grants shall be subject to receiving the required approvals or permits, as required by Municipal By-laws and any applicable Provincial or Federal laws; and,
  - The *applicant* will be required to submit at least two cost estimates from licensed contractors, including a breakdown of costs.
  - The *applicant* will be required to submit receipts of eligible items.
4. This program does not include the following improvements:
  - Brick painting;
  - Covering brick with siding and,
  - Interior renovations.

## Building Restoration, Renovation, or Improvement Grant Program

The Building Restoration, Renovation, or Improvement Grant intends to stimulate investment in interior building renovations or building expansions which are intended to improve the viability of older commercial buildings. This grant will help property owners overcome financial barriers related to renovations, improvements, or refurbishment of existing buildings. The Building Restoration, Renovation, or Improvement Grant will match 50% of the cost of improvement with up to \$7,500 in grant funding being available per project, for up to a maximum of \$15,000 of the project cost being matched. Priority for this Financial Incentive Program will be given to properties in Arkona, Forest and Thedford that are designated as Downtown Commercial in the Official Plan. Priority will also be given to properties listed in Appendix A of the Lambton Shores Official Plan or designated under Part IV or Part V of the *Ontario Heritage Act* on a case-by-case basis subject to available funding. Properties listed in Appendix A of the Lambton Shores Official Plan are included in Appendix B to this CIP.

1. Only one grant will be provided per property within a period of five (5) years.
2. The following can be considered as building restorations, renovations, or improvements:
  - Renovations, restorations or improvements to ground floor vacant space to provide or enhance commercial spaces, including restaurants, retail, professional offices, personal or professional services, cultural facilities, educational services, etc.;
  - Conversion of existing ground floor commercial space to better suit a new commercial use (e.g. restaurant to retail);
  - Restoration of original architecture features for which a building is deemed to have heritage value;
  - Improvements that will bring the building into compliance with *Ontario Building Code* standards; and,
  - Other improvements as agreed to by Lambton Shores Staff.
3. Program Specific Eligibility Requirements include:
  - All general eligibility criteria outlined in Section 6.2 apply;
  - Buildings must be open to the public or provide for local employment;
  - All grants shall be subject to receiving the required approvals or permits, as required by Municipal By-laws and any applicable Provincial or Federal laws; and,
  - The *applicant* will be required to submit at least two cost estimates from licensed contractors, including a breakdown of costs.
  - The *applicant* will be required to submit receipts of eligible items.
4. This program does not include the following improvements:
  - New developments;
  - Non-permanent or moveable components such as appliances, furnishings, interior signage and light fixtures;

- Restoration, renovation or improvement to residential buildings; and,
- Decorative and finishing elements and materials, such as painting, finished flooring surfaces, drywall, shelving, counters/bars, and similar elements.

### Accessibility Improvement Grant Program

The Accessibility Improvement Grant promotes improvements to buildings which result in the removal of physical barriers and greater accessibility to persons with disabilities. The Accessibility Improvement Grant will match 50% of the cost of improvement with up to \$5,000 in grant funding being available per project, for up to a maximum of \$10,000 of the project cost being matched.

1. Only one grant will be provided per property within a period of five (5) years.
2. The following can be considered as accessibility improvements:
  - Wheelchair Ramps;
  - Automatic Doors;
  - Guards and/or Handrails;
  - Repairs to pathways/accessible stairs;
  - Entry way widening; and,
  - Other improvements as agreed to by Lambton Shores Staff.
3. Program Specific Eligibility Requirements include:
  - All general eligibility criteria outlined in Section 6.2 apply;
  - Only eligible for commercial, office and *mixed-use* properties;
  - Buildings must be open to the public or provide for local employment;
  - The *applicant* will be required to submit at least two cost estimates from licensed contractors, including a breakdown of costs;
  - The *applicant* will be required to submit receipts of eligible items; and,
  - All grants shall be subject to receiving the required approvals or permits, as required by Municipal By-laws and any applicable Provincial or Federal laws.
4. The program does not include the following improvements:
  - Structural improvements;
  - Energy efficiency improvements; and,
  - General improvements to structures that do not improve accessibility for individuals.

### Energy Efficiency and Retrofit Grant Program

The Energy Efficiency and Retrofit Grant is intended to improve the safety and efficiency of existing commercial and *mixed-use* buildings located within the CIPA. The program applies to upgrades for structural, electrical, or other utilities for the purpose of improving the energy efficiency of a building. The Energy Efficiency and Retrofit Grant will match

50% of the cost of improvement with up to \$5,000 in grant funding being available per project, for up to a maximum of \$10,000 of the project cost being matched.

1. Only one grant will be provided per property within a period of five (5) years.
2. The following can be considered as eligible for the energy efficiency and retrofit grant:
  - Basic building controls, including smart thermostats, demand control ventilation, or other smart controls as approved by Lambton Shores, that result in energy savings;
  - Building envelope improvements, including ENERGYSTAR certified windows and doors;
  - Replacement of existing heating systems with ENERGYSTAR systems;
  - Replacement of existing hot water systems with recognized energy efficient systems;
  - Installation of Electric Vehicle (EV) charging stations;
  - Insulation upgrades to attics, exterior walls, exposed floors, and basements; and,
  - Other improvements as agreed to by Lambton Shores Staff.
3. Program Specific Eligibility Requirements include:
  - All general eligibility criteria outlined in Section 6.2 apply;
  - The *applicant* will be required to submit at least two cost estimates from licensed contractors, including a breakdown of costs;
  - The *applicant* will be required to submit receipts of eligible items;
  - Buildings must be open to the public or provide for local employment; and,
  - All grants shall be subject to receiving the required approvals or permits, as required by Municipal By-laws and any applicable Provincial or Federal laws.
4. The program does not include the following:
  - Lighting improvements; and,
  - Replacement of heritage defining features.

### Property Improvement Grant Program

The Property Improvement Grant offers grants to facilitate improvements that contribute to the aesthetic appearance and character of private non-residential properties. This includes landscape considerations such as landscaping improvements to surface parking areas and pedestrian movement connections. The Property Improvement Grant will match 50% of the cost of improvement with up to \$5,000 in grant funding being available per project, for up to a maximum of \$10,000 of the project cost being matched.

1. Only one grant will be provided per property within a period of five (5) years.
2. The following can be considered examples of property improvement:

- Replacement of sod with new sod or alternative ground cover treatments with native plant species;
  - Planting of trees, shrubs, plants and beds;
  - Naturalization and greening of surface parking areas;
  - Installation of permanent benches, bicycle parking, rest areas and planters, provided they are in a front or exterior side yard and are adjacent to and immediately accessible from the sidewalk;
  - Construction of screening methods for parking areas which are visible from the street; and,
  - Other developments or redevelopment as agreed to by Lambton Shores Staff.
3. Program Specific Eligibility Requirements include:
- All general eligibility criteria outlined in Section 6.2 apply;
  - Applications shall comply with relevant community design guidelines as applicable;
  - Properties that are visible from the public realm and that contribute to the streetscape will be a requirement for the property improvement grant;
  - The *applicant* will be required to submit at least two cost estimates from licensed contractors, including a breakdown of costs;
  - The *applicant* will be required to submit receipts of eligible items; and,
  - All grants shall be subject to receiving the required approvals or permits, as required by Municipal By-laws and any applicable Provincial or Federal laws.
4. The program does not include:
- Any hardscaping which includes concrete;
  - Expansions of existing parking areas;
  - Landscaping initiatives located in the rear yard or an area which is not visible from the public realm; and,
  - Landscaping improvements to exclusively residential buildings.

## Patio Grant Program

Outdoor patios are becoming a stronger piece of the restaurant experience and can provide many benefits to streetscapes including the creation of a more pedestrian oriented area. The Patio Grant will match 50% of the cost of improvement with up to \$2,500 in grant funding being available per project, for up to a maximum of \$5,000 of the project cost being matched.

1. Only one grant will be provided per property within a period of five (5) years.
2. The following improvements are eligible for the Patio Grant:
  - Construction costs related to the creation of new patio areas;
  - Propane/gas/electrical heaters;
  - Temporary side walls/weather buffers;

- Temporary fencing for the patio space;
  - Permanent improvements to patio spaces on private property that serve a business use for patrons; and,
  - Other developments or redevelopment as agreed to by Lambton Shores Staff.
3. Program specific eligibility requirements include:
- All general eligibility criteria outlined in Section 6.2 apply;
  - The Patio Grant is only eligible to commercial businesses operating a restaurant or café;
  - The *applicant* must comply with municipal parking requirements in the Lambton Shores Zoning By-law;
  - All grants shall be subject to receiving the required approvals or permits, as required by Municipal By-laws and any applicable Provincial or Federal laws;
  - The *applicant* will be required to submit at least two cost estimates from licensed contractors, including a breakdown of costs for all improvements that require contracting; and,
  - The *applicant* will be required to submit receipts of eligible items.
4. The program does not include the following:
- Maintenance costs of existing property elements, such as lighting or windows; and,
  - Patio improvements for residential or industrial uses.

### Commercial Area Housing Grant Program

The Commercial Area Housing Grant is designed to stimulate residential development within the CIPA. The grant is intended to provide financial assistance for converting existing vacant space into new residential units, renovations to existing residential units, or construction of new units via building additions. The Commercial Area Housing Grant will match 50% of the cost of improvement with up to \$10,000 in grant funding being available per project, for up to a maximum of \$20,000 of project being matched.

1. Only one grant will be provided per property within a period of five (5) years.
2. The following are eligible for the grant:
  - Construction of new residential units above existing or future commercial space;
  - Converting existing vacant space into residential units;
  - Renovations that increase the number of residential units; and,
  - Other developments or redevelopment as agreed to by Lambton Shores Staff.
3. Program specific eligibility requirements include:
  - All general eligibility criteria outlined in Section 6.2 apply;
  - Works completed prior to applying are ineligible for funding;

- Housing must be located above grade;
  - The *applicant* will be required to submit at least two cost estimates from licensed contractors, including a breakdown of costs for all improvements that require contracting;
  - The *applicant* will be required to submit receipts of eligible items;
  - All grants shall be subject to receiving the required approvals or permits, as required by Municipal By-laws and any applicable Provincial or Federal laws; and,
  - The *applicant* must comply with municipal zoning provisions/permissions.
4. The program does not include the following:
- Improvements to create additional residential uses in residential or industrial zones; and,
  - Construction of new residential buildings.

### Destination Infrastructure Grant Program

The Destination Infrastructure Grant is intended to invest in destination infrastructure that positively contributes to the public realm. The Destination Infrastructure Grant will match 50% of the cost of improvement with up to \$500 in grant funding being available per project, for up to a maximum of \$1,000 of project being matched.

1. Only one grant will be provided per property within a period of five (5) years.
2. The following improvements are eligible for the Destination Infrastructure Grant:
  - Permanent installation of outdoor art;
  - Streetscape beautification (ex. banners, benches, garbage/recycling receptacles, greenspace/park enhancements); and,
  - Other developments or redevelopment as agreed to by Lambton Shores Staff.
3. Program specific eligibility requirements include:
  - All general eligibility criteria outlined in Section 6.2 apply;
  - Public art must meet municipal standards (review and approval process)
  - The proposed improvements must be consistent with the urban design goals of Lambton Shores;
  - The *applicant* will be required to submit receipts of eligible items; and,
  - The proposed improvements must be located on private lands, buildings, or structures.
4. The program does not include the following:
  - Structural improvements for buildings; and,
  - Any improvements not visible from a public street.

## Development Charge Grant Program

The purpose of this grant program is to help with the development and redevelopment of sites by providing a grant to assist with the cost of Development Charges within the CIPA. A Full or partial grant of the applicable Development Charges will help facilitate development and redevelopment efforts within the CIPA. The Owner or developer pays 100% of the Development Charge. This cost, to a maximum of 100%, is reimbursed to the Owner or developer, in the form of a grant based on the in-force Development Charge rates at the time of application.

1. Only one grant will be provided per property within a period of five (5) years.
2. The following are eligible for the Development Charge Grant:
  - Redevelopment of vacant or underutilized commercial buildings, industrial buildings, or *mixed-use* buildings which are subject to Lambton Shores Development Charges;
  - Development or redevelopment of residential units above grade; and,
  - Other developments or redevelopment as agreed to by Lambton Shores Staff.
3. Program Specific Eligibility Requirements include:
  - All general eligibility criteria outlined in Section 6.2 apply;
  - All building types shall be eligible for this grant, provided that a residential, commercial or office development is being proposed and is within the CIPA;
  - The *applicant* will be required to submit receipts of eligible items; and,
  - This grant is subject to receiving required approvals or permits, as required by Municipal By-laws and any applicable Provincial or Federal laws.
4. The program does not include the following:
  - Redevelopment of vacant or underutilized commercial buildings or land for residential use only.

## Tax Increment-Equivalent Grant Program

The purpose of the Tax Increment-Equivalent Based grant is to stimulate investment by providing a grant equal to the tax increase due in the Lambton Shores portion of property taxation because of a redevelopment or rehabilitation project of a commercial or *mixed-use* building. The tax increment does not include any increase or decrease in municipal taxes due to a general tax rate increase or decrease, or a change in assessment for any other reason.

1. Only one Tax Increment-Equivalent Grant Program Agreement will be provided per property within a five (5) year period.
2. The Tax Increment-Equivalent Grant Program will be provided for approved projects on a declining basis over a 5-year period. The following is the percent of



taxes that the program would cover for the increase in municipal taxes relating to the increase in assessment value from the property improvements.

- Year 1 = 100%;
  - Year 2 = 80%;
  - Year 3 = 60%;
  - Year 4 = 40%;
  - Year 5 = 20%;
  - After the 5<sup>th</sup> year, the Owner will be responsible for paying the full amount of property taxes.
3. The following are eligible for the Tax Increment-Equivalent Grant Program:
- Adaptive reuse or redevelopment of a property to suit a new commercial use or convert the commercial property to a *mixed-use* property which creates at least 3 residential units above grade;
  - Major additions to a commercial property or the addition of at least 3 residential units above grade, involving an increase of at least 25% of the existing gross floor area;
  - Any combination of the above; and,
  - Construction of a new building for commercial or mixed use.

### Environmental Site Assessment Grant Program

The purpose of this program is to promote the undertaking of environmental site assessments so that better information is available with respect to the type of contamination and potential remediation costs on brownfield properties. The Municipality will provide grant equivalent to up to 50% of the cost of an eligible environmental site assessment, remedial action plan or risk assessment. Maximum grant amounts are as follows:

- Maximum of 2 studies per property;
  - Maximum eligible cost of \$15,000 per environmental study (\$30,000 dollar project cost);
  - \$25,000 is the total grant amount for a property.
1. Only one grant will be provided per property for the duration of this CIP.
  2. The following can be considered examples of eligible projects:
    - Phase I/II ESA,
    - Designated Substance and Hazardous Materials Survey,
    - Remedial Work Plan, and
    - Risk Assessment.
  3. Program Specific Eligibility Requirements include:
    - All general eligibility criteria outlined in Section 6.2 apply;

- The *applicant* will be required to submit at least two cost estimates from licensed contractors, including a breakdown of costs; and
- The *applicant* will be required to submit receipts of eligible items.