



# COMMUNITY IMPROVEMENT PLAN

Municipality of South Huron



2026

## Table of Contents

|      |                                                                                                 |    |
|------|-------------------------------------------------------------------------------------------------|----|
| 1.0. | Introduction .....                                                                              | 4  |
|      | The Purpose of a Community Improvement Plan .....                                               | 4  |
|      | Legislation.....                                                                                | 4  |
|      | Planning Act, R.S.O. 1990 c.P.13 .....                                                          | 4  |
|      | Provincial Planning Statement (2024).....                                                       | 5  |
|      | County of Huron Official Plan .....                                                             | 6  |
|      | South Huron Official Plan .....                                                                 | 6  |
|      | Ontario Heritage Act, R.S.O 1990, c. O.18 .....                                                 | 8  |
| 2.0. | Background Information .....                                                                    | 9  |
| 3.0. | Goals .....                                                                                     | 9  |
|      | Engagement with Business Community .....                                                        | 9  |
|      | Incentive Programs: .....                                                                       | 9  |
|      | Redevelopment Initiatives: .....                                                                | 9  |
|      | Improvement of Commercial and Tourism Sectors: .....                                            | 9  |
| 4.0. | Community Improvement Project Area .....                                                        | 9  |
| 5.0. | Community Improvement Programs .....                                                            | 10 |
|      | 5.1. Façade and Signage Improvement and Rear Parking Lot Grant (Mainstreet Revitalization)..... | 10 |
|      | 5.2. Accessibility Improvement Grant.....                                                       | 12 |
|      | 5.3. Energy Efficiency and Retrofit Grant/Building Climate Change Adaptation Grant              | 13 |
|      | 5.4 Additional Residential Unit & Additional Farm Labour Housing Grant.....                     | 14 |
|      | 5.5 Building Renovation, Restoration or Improvement Grant .....                                 | 15 |
| 6.0. | Implementation.....                                                                             | 16 |
|      | Administration.....                                                                             | 16 |
|      | Staff Resources .....                                                                           | 16 |
|      | General Eligibility Requirements.....                                                           | 16 |
|      | Application Process .....                                                                       | 18 |

|                                                               |    |
|---------------------------------------------------------------|----|
| Payment of Grant.....                                         | 19 |
| CIP Implementation and Review.....                            | 20 |
| Application Intake Process .....                              | 20 |
| 7.0 Major Redevelopment Tax Increment Equivalent Rebate ..... | 22 |
| Appendix A - Schedule A of the Official Plan.....             | 23 |
| Appendix B - Background Information .....                     | 24 |
| Appendix C - Application Form.....                            | 26 |

## **1.0. Introduction**

The Municipality of South Huron was amalgamated in 2001. The municipality was formed with the Town of Exeter and the townships of Stephen and Usborne. The municipality's population is spread out amongst the rural communities of Centralia, Crediton, Dashwood, Elimville, Huron Park, Kirkton, Mount Carmel, Shipka, Winchelsea and Woodham along with the primary settlement areas of Exeter and Greater Grand Bend. South Huron is home to various businesses offering different goods and services as well as a robust agricultural presence.

### **The Purpose of a Community Improvement Plan**

A Community Improvement Plan (CIP) is a planning tool for municipalities that is used to focus on built and developed areas of need. It's a framework that aims to set the blueprint for revitalizing, sustaining and enhancing certain areas that are defined as Community Improvement Project Areas. The CIP will allow the Municipality of South Huron to direct funds to private properties to beautify, revitalize and/or redevelop.

This CIP provides crucial strategies for the Municipality of South Huron to encourage growth within commercial downtown areas, among local industries, agricultural facilities, tourism businesses as well as support the creation of additional residential units. Using relevant reports, the CIP establishes goals and objectives and uses financial incentive programs to achieve them. This Plan utilizes a long-term approach to revitalize South Huron; it is expected that measured incremental improvements will add up to more visible changes over time.

### **Legislation**

#### **Planning Act, R.S.O. 1990 c.P.13**

*Ontario's Planning Act, R.S.O. 1990*, includes direction for the creation and delivery of CIPs.

Section 28 (1) defines community improvement as “the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary”

Section 28 (1) also defines what a community improvement project area is; “a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement,

unsuitability of buildings or for any other environmental, social or community economic development reason.”

Section 28 (2) states that a municipality may “by by-law, designate the whole or any part of an area covered by such an official plan as a community improvement project area.”

Section 28 (6) says that once a CIP has come into effect a municipality may,

- a) “construct, repair, rehabilitate or improve buildings on land acquired or held by it in the community improvement project area in conformity with the community improvement plan, and sell, lease or otherwise dispose of any such buildings and the land appurtenant thereto;
- b) sell, lease or otherwise dispose of any land acquired or held by it in the community improvement project area to any person or governmental authority for use in conformity with the community improvement plan.”

Section 28 (7) provides the ability for the municipality to make grants or loans in conformity with the CIP.

Section 28 (7.1) provides eligible costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities.

Section 28 (7.3) provides that the total of the grants and loans made in respect of particular lands and buildings under subsections (7) and (7.2) and the tax assistance as defined in section 365.1 of the *Municipal Act, 2001*, that is provided in respect of the lands and buildings shall not exceed the eligible cost of the community improvement plan with respect to those lands and buildings.

### **Provincial Planning Statement (2024)**

The 2024 Provincial Planning Statement (PPS) provides direction on matters of provincial interest relating to land use planning and development. The PPS generally promotes:

- i. Building healthy communities;
- ii. Providing accessible and natural settings for recreation;
- iii. Promoting efficient development and various land uses;
- iv. Improving accessibility;
- v. Ensuring that necessary infrastructure is available;
- vi. Promoting intensification and redevelopment, including brownfield sites;
- vii. Providing opportunities for economic activities within prime agricultural sites;

- viii. Conserving heritage resources;
- ix. Supporting green design; and,
- x. Encouraging residential intensification

### **County of Huron Official Plan**

The County Official Plan provides direction to municipalities when developing their own official plans. The official plan recognizes community improvement plans and their importance to a community.

As stated in Section 3.3; “Local Municipalities are encouraged to develop and/or revise existing Community Improvement Plans to support investment in projects to benefit the community such as downtown revitalization, accessibility and affordable housing.”

Section 7.3.2 states, “Consider Community Improvement Plans as a tool to promote the provision of affordable housing.”

### **South Huron Official Plan**

The South Huron Official Plan provides a framework to guide land use decisions throughout the municipality. This CIP must conform to the policies of the Official Plan. Policies relevant to the preparation of a CIP are below.

### **Section 11 of the Official Plan.**

#### **Introduction**

Community improvement activities are intended to improve the existing condition of the built form through municipally driven incentive-based programs. Tools are available to the Municipality of South Huron through the *Planning Act* and the *Municipal Act* to stimulate community improvement, rehabilitation and revitalization. This could be accomplished through the preparation of a Community Improvement Plan within a designated project area.

#### **Goals**

For community improvement, the following goals are adopted.

1. To encourage, support and aid in the co-ordination of private efforts to rehabilitate and/or redevelop property, which will have a positive impact on the well-being of the community, such as downtown revitalization, intensification, heritage preservation, affordable housing, high quality urban design and brownfield redevelopments.
2. To improve the physical appearance and environmental condition of the community.
3. To foster community pride, and

4. To attract business investment and new residents into the municipality.

## **Policies**

To achieve the community improvement goals, the following policies are adopted:

### **Legislative Basis**

a) Council may pass a by-law designating a Community Improvement Project Area under Section 28 of the *Planning Act, RSO 1990*, as amended. The boundary of the Community Improvement Project Area may be the whole of the Municipality of South Huron, or any part thereof.

b) The Municipality may develop a comprehensive program for the preservation, rehabilitation, reuse and redevelopment of an area through the preparation of one or more Community Improvement Plans within the Municipality.

c) Under Section 28 of the *Planning Act, RSO 1990*, as amended, the Municipality has the authority to issue grants, loans or other permitted financial incentives to eligible properties in conformity with the Community Improvement Plan.

### **Project Area Selection Criteria**

In determining the location of a Community Improvement Project Area and preparation of a Community Improvement Plan, one or more of the following conditions shall exist:

a) Buildings (including façades), structures, and / or properties which are of heritage or architectural significance in need of preservation, restoration, repair, rehabilitation or redevelopment,

b) Built or natural heritage resources in need of preservation or renewal,

c) Areas where elements of the natural heritage or parks system present opportunities for municipal improvements that would encourage redevelopment and improved recreational facilities for the community,

d) Non-conforming or incompatible land uses or activities,

e) Deficiencies in physical infrastructure or community facilities and services,

f) Lack of public and private parking facilities, including bicycle parking.

g) Areas susceptible to flooding and requiring protection,

h) An inadequate mix of housing types,

i) Known or perceived environmental contamination (i.e. brownfields),



- j) Poor visual quality, including streetscape and design (ie. Lack of trees, benches, public art, and poor lighting),
- k) High industrial or commercial vacancy rates,
- l) Any other relevant social, economic, or environmental reason, and / or
- m) Demonstrated support by residents and taxpayers of the area.

### **Action**

Community Improvements shall be implemented in the following ways:

- a) Designation of Community Improvement Project Areas,
- b) Preparation of Community Improvement Plans,
- c) The acquisition of land and/or buildings by the Municipality, as permitted under Section 28(3) of the Planning Act
- d) Encouraging maintenance, rehabilitation, redevelopment of areas containing deficient or deteriorated buildings, land use conflicts, environmental contamination, deficient municipal services, or economic instability,
- e) Creation, approval and enforcement of a property standards by-law.
- f) To continue to support the Chamber of Commerce and Exeter Business Improvement Area (BIA) organizations in their efforts to maintain strong and vibrant commercial sectors, and
- g) The establishment of financial programs to stimulate private sector redevelopment and rehabilitation that addresses identified economic, social, housing, or environmental needs through:
  - i. Provision of public funding programs, such as grants and loans, and
  - ii. Application for financial assistance and participation in programs from senior levels of government, and
  - iii. The use of private donations.
- h) Designation of buildings or districts under the Ontario Heritage Act

### **Ontario Heritage Act, R.S.O 1990, c. O.18**

Under Section 39 of the Ontario Heritage Act, a municipal council may pass by-laws providing for grants and/or loans to the owner of a heritage property designated under Part IV of the Act for the purpose of paying for all or part of the costs associated with altering the



property. CIPs commonly contain goals and incentive programming related to the preservation or enhancement of heritage buildings and properties within the community.

## **2.0. Background Information**

Historically, past CIPs have been created for more specific reasons, such as improving the Exeter streetscape or facilitating affordable housing. This CIP aims to improve all of South Huron, taking various background reports into account. See Appendix “B” for background information and a list background reports.

## **3.0. Goals**

These goals reflect a focus on economic growth, community aesthetic, infrastructure, housing, and environmental sustainability. They are designed to ensure that the municipality is attractive for future investments and improves the quality of life for residents.

### **Engagement with Business Community**

Support the Chamber of Commerce and Exeter Business Improvement Area (BIA) to maintain robust commercial sectors.

### **Incentive Programs:**

Use financial incentive programs to boost private sector redevelopment, which includes providing public funding through grants or rebates.

### **Redevelopment Initiatives:**

Encourage major redevelopment and expansion of new and existing commercial and industrial spaces. This includes initiatives like the Major Redevelopment Tax Increment Equivalent Rebate (TIER) program to attract investment.

### **Improvement of Commercial and Tourism Sectors:**

Focus on revitalizing and beautifying commercial and tourist areas through programs like the Façade and Signage Improvement Grant.

## **4.0. Community Improvement Project Area**

The South Huron Community Improvement Project Area includes all the lands within the Municipal boundary. The Project area is shown in Schedule “A” of the consolidated Municipality of South Huron Official Plan, 2024 and provided in Appendix “A” of this CIP.

The programs authorized in this CIP may be carried out within the CIP project area.

## **5.0. Community Improvement Programs**

The municipality will provide several incentive programs within the CIP. The programs are designed to achieve the goals and objectives stated in Section 3.0 above. The programs have been chosen based on the previous CIP, Council direction, relevant reports (Appendix “B”) as well as staff research and analysis of community needs. The Application form can be found in Appendix “C”.

### **5.1. Façade and Signage Improvement and Rear Parking Lot Grant (Mainstreet Revitalization)**

The Façade and Signage Improvement Grant Program supports the revitalization and enrichment of commercial business storefronts. The purpose of the grant is to cover a portion of the project costs for exterior improvements to the public-facing facades of existing commercial and industrial buildings.

Agriculture properties which are open to the visiting public, and which represent value-added agriculture activity (i.e. farm retail outlet) are also eligible.

This grant is to be used by property owners and tenants to revitalize, restore and rehabilitate building facades to recommend attractive, enhanced improvements to buildings that are eligible. Improvements must fit with the character of the community and meet heritage requirements, where designated.

The Rear Parking Lot Grant Program supports parking for owners, tenants, and employees in the rear yards of the commercial businesses and residential units within the Historic Core as identified in the Official Plan, as amended. Additional parking spaces and/or the revitalization of existing parking spaces will free up spaces on main street for patrons and visitors.

It is encouraged to submit joint applications to facilitate a connected network of shared parking lots.

The Municipality reserves the right to defer or reject applications where adjacent or nearby property owners choose not to participate in shared use agreements, and this inhibits legal access to the applicant’s property.

#### **Eligible Projects**

- a) New signage installation and replacement of existing business signs;

- b) Exterior painting, cleaning and/or restoration of existing masonry;
- c) Repairs, replacement or restoration of windows and doors which utilize the same size and shape as the original historic opening;
- d) Replacement of external building features; (awnings, cornices, cupolas, etcetera)
- e) Installation and replacement of exterior lighting (encouraged to upgrade to energy efficient options and must be Darksky compliant);
- f) Landscaping and vegetative beautification efforts (i.e. tree planting, vegetative planters, etcetera);
- g) Rear Parking Lot Improvements
  - o Cost of materials to surface and mark parking areas
  - o Professional fees for engineering or landscaping design, land surveyor or other design consultants, if the construction is completed.
- h) Other similar projects may be approved by South Huron staff;
- i) Permit and/or application fees

#### **Façade and Signage Improvement and Rear Parking Lot Grant Details**

The municipality may provide up to a maximum of \$10,000 or 50% of the eligible project costs, whichever is less. A maximum dollar value for the grant will be determined annually given the amount of funding made available for community improvement each year. The grant will be payable following the completion of the work to the satisfaction of municipal staff.

Reference the CIP Application Form for more details regarding application submission.

## **5.2. Accessibility Improvement Grant**

Improving accessibility and eliminating barriers in our communities is a key focus for the commercial and industrial businesses in the Municipality of South Huron. The Accessibility Improvement Grant is designed to help cover part of the costs associated with enhancing property accessibility in South Huron, targeting both exterior and interior barriers to meet or exceed provincial accessibility laws and standards. This effort aims to make South Huron an inclusive community for people of all ages and abilities. By prioritizing accessibility, we not only assist individuals with disabilities but also enhance access for seniors, families with young children, delivery drivers, and patrons.

The Accessibility Improvement Grant promotes improvements to buildings and areas that will result in greater accessibility and reduced barriers. The grant aligns with South Huron's aim to make a community for people of all ages and abilities.

### **Eligible Projects**

- a) Barrier Free ramps;
- b) Installation of power operated doors;
- c) Installation of handrails for barrier free assistance;
- d) New or upgrades to pathways/exterior walks (or other accessibility features);
- e) Widening of the primary entrance for barrier free access;
- f) Other similar projects may be approved by South Huron Staff.
- g) Application fees and/or Professional Fees (I.E. Accessibility Audit, Architect, Engineer)

### **Accessibility Improvement Grant Details**

The municipality may provide up to a maximum of \$10,000 or 75% of the eligible project costs, whichever is less. A maximum dollar value for the grant will be determined annually given the amount of funding made available for community improvement each year. The grant will be payable following the completion of the work to the satisfaction of municipal staff.

Reference the CIP Application Form for more details regarding application submission.

### **5.3. Energy Efficiency and Retrofit Grant/Building Climate Change Adaptation Grant**

The Municipality of South Huron seeks to combat climate change and support business owners to adapt to the risks of climate change. The Energy Efficiency and Retrofit Grant /Building Climate Change Adaptation Grant aim to do just that while promoting the improvement of energy efficiency and conservation for commercial and industrial properties.

#### **Eligible Projects**

- a) Replacement of interior and exterior lighting with energy efficient (LED) lighting
- b) Replacement of insulation with a higher R-value/more efficient insulation.
- c) Retrofit of existing buildings for energy efficiency and resource conservation
  - a. HVAC equipment – must be more efficient than existing
  - b. Installation of low flush toilets
  - c. Installation of grease interceptors (as per the Ontario Building Code),
- d) Rain Gardens that will assist in the quality of storm water entering the lateral storm sewer collection system;
- e) Installation or repair of landscaping features that will increase the soft permeable surfaces to help with water control and runoff;
- f) Alternative energy sources (i.e. rooftop solar panels, geo-thermal system);
- g) Retrofit of existing plumbing to divert storm water from entering the municipal sanitary sewer system;
- h) Application fees and/or Professional Fees (I.E. Energy Audit, Architect, Engineer).

#### **Energy Efficiency and Retrofit Grant Details**

The municipality may provide up to a maximum of \$10,000 or 50% of the eligible project costs for projects, whichever is less. A maximum dollar value for the grant will be determined annually given the amount of funding made available for community improvement each year. The grant will be payable following the completion of the work to the satisfaction of municipal staff.

Reference the CIP Application Form for more details regarding application submission.

## **5.4 Additional Residential Unit & Additional Farm Labour Housing Grant**

The Additional Residential Unit (ARU) and Additional Farm Labour Housing (AFLH) Grants are intended to provide financial assistance in support of establishing new residential units. Through this grant the Municipality will encourage further diversification of the housing base, allowing for more attainable options, where appropriate, and providing the increased availability of rental housing.

### **Eligible Projects**

The ARU Program provides a one-time grant to help offset project costs for the construction of:

- a) up to two ARU's within an existing principal dwelling unit,
- b) construction of an addition to a dwelling unit to support an ARU,
- c) an ARU within an existing or new detached accessory structure,
- d) installation of services (water and/or sanitary) for above-mentioned ARU's,
- e) Application fees and/or Professional Fees (I.E. Architect/Designer, Engineer).

The AFLH Grant program provides a one-time grant to help offset project costs for the construction of:

- a) AFLH in a new or existing structure on an agricultural zoned property,
- b) the installation of services (water and/or sanitary) for AFLH,

Application fees and/or Professional Fees (I.E. Architect/Designer, Engineer)

### **ARU and AFLH Grant Details**

The municipality may provide up to a maximum of \$10,000 or 50% of the eligible project costs, whichever is less. A maximum dollar value for the grant will be determined annually given the amount of funding made available for community improvement each year. The grant will be payable following the completion of the work to the satisfaction of municipal staff.

Reference the CIP Application Form for more details regarding application submission.

## **5.5 Building Renovation, Restoration or Improvement Grant**

The Building Renovation, Restoration or Improvement Grant may be available to eligible applicants to assist with improvements to existing buildings that may otherwise be considered cost prohibitive. This incentive targets private sector investment in interior building renovations that are intended to improve the viability of commercial or industrial buildings.

The Municipality of South Huron recognizes that there may be buildings in our settlement areas that need repairs to have them available for lease. This program is intended to support improvements to private property to meet the current Fire Code and Building Code to provide for safe uses. The purpose of the Program is to offer incentives to commercial and industrial property owners or tenants who are proposing projects that renovate, restore, improve and update a building or structure and accomplish more than one of the following:

- a) Addresses structural integrity to ensure a safe floor system;
- b) Improvement of fire suppression and/or fire safety;
- c) Repair, replace or install fire separations;
- d) Renovation and/or restoration to mixed use commercial/residential structures in the downtown core areas;
- e) Application fees and/or Professional Fees (I.E. Architect/Designer, Engineer).

### **Building Renovation, Restoration or Improvement Grant Details**

The municipality may provide up to a maximum of \$10,000 or 50% of the eligible project costs, whichever is less, for building improvements, renovation or restoration costs. A maximum dollar value for the grant will be determined annually given the amount of funding made available for community improvement each year. The grant will be payable following the completion of the work to the satisfaction of municipal staff.

Reference the CIP Application Form for more details regarding application submission.



## **6.0. Implementation**

### **Administration**

By offering financial incentive-based programs, we anticipate invoking positive change in our communities through a public-private collaborative effort. The municipal-driven and financial incentive-based programs described in Section 5 of this Plan are funded by the Municipality of South Huron; however, opportunities to source external public and private funding will be pursued whenever possible. The financial incentive programs are funded by municipal budget allocations, reviewed annually or on an as-required basis.

The CIP Administrator will be the Chief Building Official or designate.

### **Staff Resources**

The South Huron CIP will require resources and staff time to implement. Staff will respond to inquiries and handle applications.

Staff duties include but are not limited to:

- Responding to inquiries about the CIP;
- Scheduling pre-consultation meetings (when required);
- Receiving applications;
- Collecting and maintaining data relating to applications;
- Reviewing applications, preparing reports, entering into an agreement with the applicant;
- Administering grant payments for approved projects;
- Tracking the progress of approved projects and the financial health of the CIP;
- Marketing the available incentive programs within the South Huron CIP.

The Applications found under Appendix “C” must be filled in completely and correctly, for the staff to deem it acceptable to proceed with the review process.

### **General Eligibility Requirements**

The following General Eligibility Requirements are applicable to incentive programs 5.1 to 5.5 and must be met for an applicant to participate in any of the Financial Incentive Programs. The General Eligibility Requirements must be read in association with program specific eligibility requirements and program details as outlined below:

1. A CIP application form must be submitted and approved prior to commencing any construction.

Notwithstanding the above paragraph, if a project has started with all approvals in place and through the course of construction issues arise pertaining to need to upgrade structure of the building, or the need for the installation, repair or replacement of a fire separation, this program could be utilized.

If any part of the construction commenced without the required approvals (Building Permit) being obtained, the project is ineligible to receive any CIP funding.

2. Permits and approvals must be obtained as required. These will be identified by the CIP Administrator once the project has been identified via the process below.

Application Fees (Building permits and planning approvals) and professional fees may be eligible costs. – See “Eligible Projects” within subsection 5.1-5.5.

3. Eligible applicants must be either the owner of the property, an agent for the owner, or the tenant of a property to whom the owner has provided written consent for the application. Should a property be sold between the time of approval and completion of the project, the approved grant will be forfeited unless the applicant provides a written request for the grant to be transferred to the new owner; these decisions will be at the sole discretion of the municipal staff CIP Administrator. If the approval is to the tenant and the tenant provides proof, they are still a legal tenant, the approval will remain in effect.

4. The owner must not have outstanding tax arrears and must be in good standing with regard to taxation and any other municipal financial obligation at the time of application and throughout the duration of the project construction period as identified within the Community Improvement Plan.

5. Community improvement works associated with a grant program application must be in accordance with all municipal by-laws, policies, procedures, standards, and guidelines to be approved. Existing and proposed land uses must be in conformity with the policies and standards provided by the Municipality’s Official Plan, and Zoning By-law

6. Applications are awarded based on one legal property per year.

To clarify, if an individual owns multiple buildings or suites within a single property, that individual may apply annually per property, not per building/suite on said property.

7. Community improvement works undertaken and completed that are associated with an approved incentive program application must be consistent with the project description contained in the application form and supporting materials, and with the program agreement. Should the completed work not be consistent with the original project description to the satisfaction of the CIP Administrator, the CIP Administrator may delay,

reduce, or cancel the approved incentive program benefits, and may require repayment of any of the incentive program benefits, at the discretion of the CIP Administrator.

8. The incentive programs listed in sections 5.1 to 5.5 available within CIP can be combined with any other program within one application. When multiple incentive programs are requested, the maximum available grant for all combines incentive programs is \$20,000 or 50%, whichever is less.

Further, this municipal funding may be stacked with any other available program (local distribution, provincial, federal) provided the total assistance does not exceed the eligible project cost. If funding is stacked, this information must be disclosed with the stacked funding sources and amount(s) provided to the CIP administrator with the final invoices.

### **Application Process**

#### **Step 1:**

Applicants are requested to meet with the CIP Administrator, or designate, prior to the submission of their application. The purpose of this consultation meeting is to discuss and confirm application requirements, program eligibility, proposed scope of work, project timing, supporting documentation requirements, etc.

#### **Step 2:**

Submission of a complete application must include the required application form, and any supporting documentation required by the CIP Administrator. Additional documents may include but are not limited to:

- photographs of the existing building condition;
- historical photographs and/or drawings if applicable;
- a site plan, if proposed exterior works (I.E. barrier free ramp)
- Construction drawings (Architectural, and/or Structural, Mechanical) depending on the proposal – this will be identified during the pre-consultation meeting.
- Details of the proposed work including a work plan for the improvements;
- two (2) cost estimates/quotes for eligible work provided by licensed contractors.
  - The following costs are **ineligible** for rebates:
    - Labour provided by the applicant;
    - Expenses prior to the approval of the application;
    - General maintenance and repair costs.

### Step 3:

Staff will review the application for alignment with the CIPs specific program criteria. Based on the review, a decision to approve or deny the application will be determined and said decision will be provided to the applicant in writing with reasoning, if applicable.

Applications involving a property designated under the *Ontario Heritage Act* or adjacent to a property designated under Part V of the *Ontario Heritage Act* will be reviewed by both the CIP Review Team as well as the Municipal Advisory Heritage Committee.

If a permit through the Heritage Act is required, said permit will have to be provided prior to the approval of the CIP application.

### Step 4:

Once the application has been reviewed, and is acceptable, the CIP Administrator will recommend to the CAO that the agreement outlining the terms, duration, default, and any other provisions of the incentive program, is provided to the applicant for their review and signing. Once the applicant has signed the agreement and returned to the Municipality, the CAO will execute the agreement via delegated authority.

Once executed, copies of the agreement will be provided to all parties involved.

South Huron Council will be kept apprised on the number of applications received and amount of grants provided on an annual basis.

### Step 5:

Once the agreement is executed, the applicant has eighteen (18) months to complete the project as approved. No variations from the approved project are permitted without written approval from the CIP Administrator.

### Step 6:

Once the project is complete, the applicant must provide the CIP Administrator with copies of the paid receipts for the work involved in the approved project. Provided the project is completed as approved and to the satisfaction of the CIP Administrator, the Municipality's Treasurer will issue payment to the applicant.

### **Payment of Grant**

Grant payment will be provided upon the successful completion of the project, in its entirety, pending the submission of paid receipts and the approval of the CIP Administrator that the project was completed as approved. Should the actual costs be less than the quote provided at the time of application, the Municipality retains the right to lower the

amount of the grant to the amount indicated within the Financial Incentive Program. Should the actual costs be greater than the quote provided at the time of the application, the Municipality is under no obligation to change the amount of the grant as approved.

Applicants have eighteen (18) months to complete the project from the time of approval or will forfeit the grant. In the case of an unforeseen circumstance, the applicant may apply in writing to the CIP Administrator for consideration of an extension to this timeline; this decision will be at the sole discretion of CIP Administrator. At the discretion of the CIP Administrator the scope of project work is permitted to change provided the original intent of the project is maintained.

In the event that any portion of the approved project remains incomplete, as determined by the Municipality, on the final completion date and an extension was not requested or granted, neither the funding nor any portion thereof shall be payable by the Municipality and the Municipality shall not be liable for any loss, costs or damages arising as a result of the applicant's failure to obtain funding due to the failure to complete the approved project within the project completion timeframe. No grant payment will be made at any time prior to the completion of the planned project in its entirety.

### **CIP Implementation and Review**

The CIP shall remain in effect until Council amends or repeals the By-law. Amendments to the CIP may be required to: modify the geographic area (i.e., the Community Improvement Project Area) to which Financial Incentive Programs apply; change the eligibility requirements of a program included in the CIP; or add a new municipal driven or financial-incentive program. An amendment to the South Huron CIP will not be required to discontinue or cancel any of the programs identified.

The CIP will be reviewed by the CIP Administrator and CAO on an annual basis to ensure the Plan meets the needs of the community.

Programs and incentives offered under the CIP may vary from year to year at the discretion of Council, based on recommendations from CIP Administrator and CAO. The programs in this CIP will be administered through South Huron Council and overseen by the CIP Administrator. Program guidelines affirming eligibility requirements and application forms will be established by the CIP Administrator once funding is allocated to a Program.

### **Application Intake Process**

Applications will be received on a first come, first served basis to the limit of the available funding for that year. The CIP Administrator may establish a cutoff for the submission of applications, and all applications will be received and evaluated in accordance with this deadline. If projects are not submitted by the defined application date it will be at the

discretion of the CIP Administrator, based on funding resources, if project proposals will be accepted later in the calendar year.

Consecutive allowance for a program is allowed; however, an applicant and/or property who has not been approved before will be given precedence - One application per year is permitted per property.

The CIP Administrator or designate will review all applications and supporting materials and may conduct a site visit to ensure that proposed projects meet general eligibility requirements and that submissions are complete. Applicants will be notified if their submission is incomplete or ineligible. The CIP Administrator will notify applicants of the decision.

For applications that are approved, a Financial Incentive Program Agreement will be prepared and executed between the Municipality and successful applicant. Any program commitments may be cancelled if work is not completed by the completion date indicated in the Financial Incentive Program Agreement. The Financial Incentive Program Agreement Template can be referenced in Appendix “C”.

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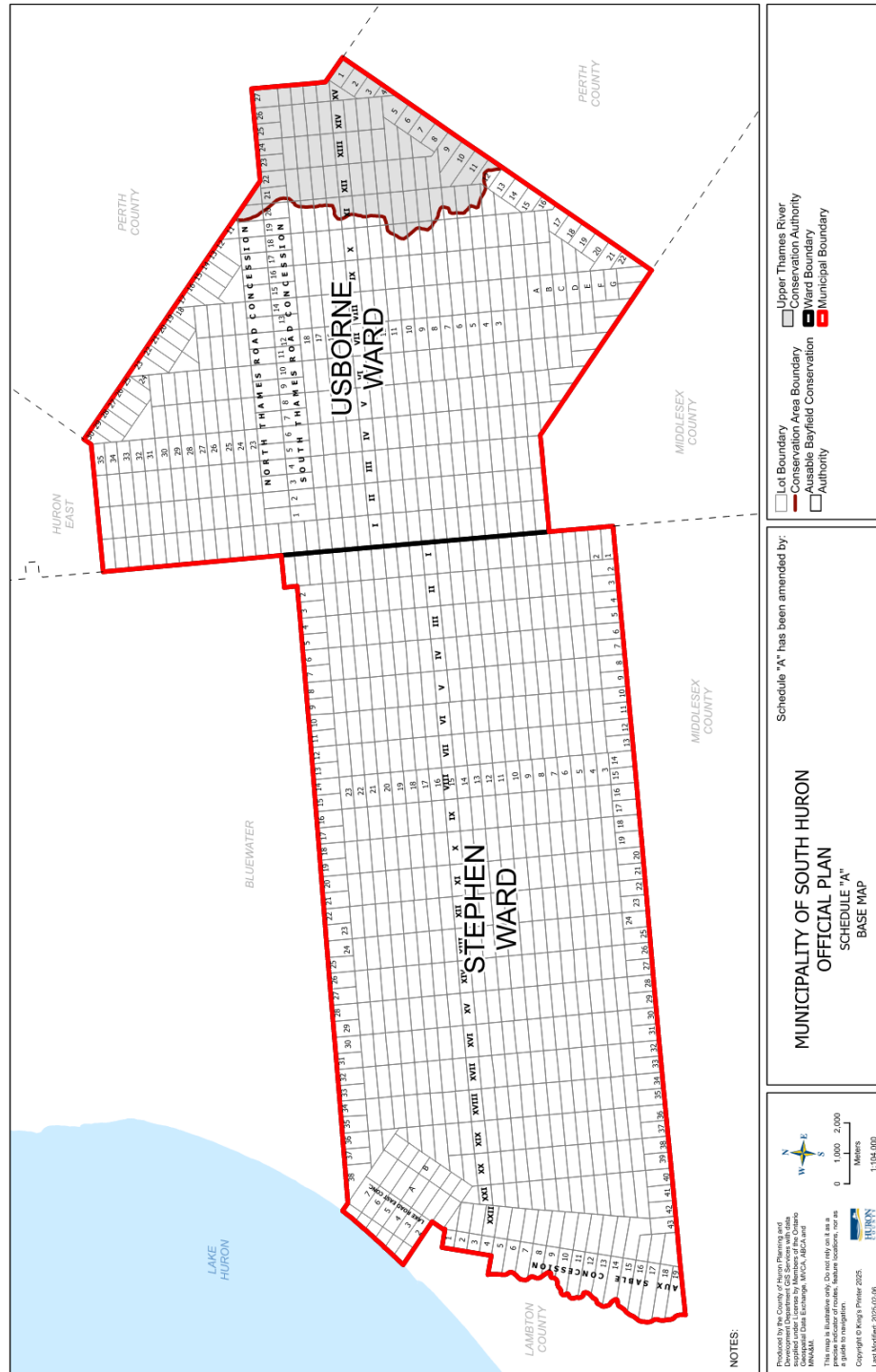
## **7.0 Major Redevelopment Tax Increment Equivalent Rebate**

A Tax Increment Equivalent Rebate (TIER) program is a financial incentive tool offered through the Municipality's Community Improvement Plan (CIP) to encourage significant private-sector investment, economic growth. The program provides a time-limited rebate of a portion of the municipal property tax increase generated by eligible development or redevelopment projects. By sharing a portion of the incremental tax revenue in the early years of a project, the Municipality helps offset upfront development costs while ultimately benefiting from a substantially increased tax base over the long term.

The TIER program is intended to support major, transformative projects that demonstrate a construction value of approximately \$25 million and result in a measurable increase in employment within the community. Eligible developments are expected to contribute to the Municipality's economic development objectives by expanding the non-residential tax base, creating permanent jobs, and attracting strategic industries. The program is designed to remain competitive with other jurisdictions while ensuring that municipal incentives are directed toward projects that generate significant and lasting community benefits.

Participation in either one of the programs is subject to a formal application, presentation to Council and approval process, including the submission of a detailed justification report demonstrating the financial need for the incentive and the anticipated economic impact of the project. All applicants must enter into a legally binding agreement with the Municipality that outlines performance requirements, (investment thresholds and employment targets for ICI developments), as well as provisions to ensure accountability, such as annual reporting and potential claw backs in the event of non-compliance. Developers are encouraged to contact the Municipality early in the planning process to discuss eligibility, program requirements, and application procedures.

# Appendix A - Schedule A of the Official Plan





## **Appendix B - Background Information**

### **Exeter Community Improvement and Streetscape Design Plan**

A community improvement plan for Exeter was adopted in 2012, which had a focus on Exeter's Main Street and streetscape design. It included a façade improvement program, that intended to enhance the overall appearance of the façade in a manner that contributed to the streetscape. This plan has served its purpose well, improving and enhancing the downtown; however, it is restricted to only Exeter and is primarily exterior improvements. This CIP will apply to a more extensive area of South Huron and include a variety of grants to help improve the community.

### **Age-Friendly Community Plan**

An age-friendly community plan was formally adopted in July of 2018. The plan supports and enables older people to enjoy good health and participate fully in their communities. The plan outlined these goals;

- A. Update Council on the status of the Age-Friendly Community Committee recruitment process;
- B. Update Council on the status of the Municipality's implementation of the Age-Friendly Community Plan; and,
- C. Outline new age-friendly initiatives for implementation in 2020.

### **Community Safety and Well-Being Plan**

In June of 2021, South Huron formally adopted the Community Safety and Well-Being (CSWB) Plan. The plan highlights the fact that complex issues cannot be addressed solely on an incident response basis, the local service providers play a critical role. The CSWB Plan includes representatives from school boards, boards of health, social and community services and other local service providers.

### **Exeter Walkability Workshop**

The Exeter Walkability Workshop took place on November 2, 2011. The participants identified areas of improvement within Exeter.

The areas of improvement include:

- More crosswalks – specifically courtesy crossings;
- Wayfinding signs and clearer signs for public infrastructure (such as public washrooms);

- Street furniture;
- Develop parking in unused areas of the downtown;
- Define the separation between pedestrian and vehicle space;
- Add pedestrian refuges to crosswalks;
- Increased budget for plowing; and,
- Improved lighting.

### **South Huron Corporate Climate Change Adaptation Strategy**

The Municipality of South Huron adopted the adaptation strategy on September 8, 2020. It is intended to be a living document, and was developed through the effort of municipal staff, Council, members of the Climate Change Adaptation Advisory Committee, stakeholders and members of the public. A total of 75 impacts were identified related to various themes. Goals were created to allow the Municipality to be resilient to the impacts of a changing climate.

The goals include:

1. Integrating climate change adaptation into municipal planning, asset management and operations;
2. Supporting municipal and community resilience awareness and action;
3. Ensuring community readiness and a coordinated response to extreme weather events;
4. Reducing risks to buildings, properties and people from flooding;
5. Minimizing disruption to municipal service delivery;
6. Reducing health and safety risks to municipal workers and community members from extreme temperatures;
7. Protecting and enhancing the natural landscape to mitigate impact; and,
8. Strengthening the resiliency of municipal infrastructure and facilities.

## **Appendix C - Application Form**

[PDF Attached]



## Community Improvement Plan Grant Application

*Applicants are encouraged to review the South Huron Community Improvement Plan prior to submitting a grant application (visit [www.southhuron.ca](http://www.southhuron.ca)).*

*Please note that a consultation meeting with the Municipality's staff is suggested prior to submitting an application. Please contact the municipality at (519) 235-0310 x 241 or [cip@southhuron.ca](mailto:cip@southhuron.ca) to discuss your proposed project and set up a consultation meeting.*

### Select which grant(s) you are applying for:

- ☐ 5.1 Façade/Signage and Rear Parking Lot Grant (Mainstreet Revitalization)
- ☐ 5.2 Accessibility Improvement Grant
- ☐ 5.3 Energy Efficiency and Retrofit Grant/Building Climate Change Adaptation Grant
- ☐ 5.4 Additional Residential Units & Additional Farm Labour Housing Grant
- ☐ 5.5 Building Renovation, Restoration or Improvement Grant

**Address of subject property:** \_\_\_\_\_

**Legal description of subject property:** \_\_\_\_\_

**Assessment Roll Number:** \_\_\_\_\_

**Business Name (if applicable):** \_\_\_\_\_

### Applicant(s) Information

**Name:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Town:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Cell:** \_\_\_\_\_

**Fax:** \_\_\_\_\_ **Email:** \_\_\_\_\_

### Registered owner(s) of the subject property (if different from above)

**Name:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Town:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_

**Cell:** \_\_\_\_\_ **Email:** \_\_\_\_\_

Please provide a detailed description of your project, including anticipated timelines for completion.

Please provide detailed cost estimates for your project. Supporting materials such as drawings and construction quotes may be attached to this application.

| <u>Item</u> | <u>Details</u> | <u>Cost</u> |
|-------------|----------------|-------------|
|             |                |             |
|             |                |             |
|             |                |             |
|             |                |             |
|             |                |             |

Total Project Cost\$\_\_\_\_\_

I solemnly declare that the information contained in this application form is complete and true. I acknowledge that this application is subject to review and does not guarantee that funding will be granted for the proposed project.

\_\_\_\_\_

\_\_\_\_\_

Applicant’s SignatureDate