

Community Improvement Plan

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Purpose of a CIP



- To allow for municipal incentives to stimulate private sector investment in the community
- To provide a framework for achieving community improvements to rehabilitate and revitalize project areas
- To finance private sector projects through different programs including municipal budgeting for fee rebates or grants

Commercial and Industrial Programs

Commercial Expansion Grant

To assist with the expansion of existing commercial and industrial uses.

Eligible costs:

Newly created gross floor area

\$20 per square foot to a maximum of \$7,500

Tourism Activation Grant

To encourage investment in tourism operations.

Eligible costs:

Tourism accommodations, recreational experience development, public restrooms, digital adaptation, event infrastructure

50% up to a maximum of \$7,500

Multi-Residential Programs

Eligibility Criteria for Multi-Res

- Low Density Residential: A minimum of 3 dwelling units which may include any combination of single detached dwellings, semi-detached dwellings, row houses, and town houses.
- Apartment: A minimum of 5 dwelling units within one structure.

New Multi-Residential Dwelling Grant

To encourage multi-residential housing development to increase the number of new dwelling units in the City.

Eligible costs:

Development of new multi-residential dwellings

\$1,000 per new dwelling unit up to a maximum of 20 units or \$20,000

Multi-Residential Renovation Grant

To stimulate investment in the existing housing stock in multi-residential apartment buildings.

Eligible costs:

Renovation and upgrades to existing dwelling units

\$500 per unit to a maximum of \$10,000

Universal Programs

Application and Permit Fee Rebate

Planning Application Fees:
75% reduction, except legal costs,
up to a maximum of \$1,500.

Building Permit Fees:
100% reduction, up to a maximum
of \$10,000.

Signage Permit Fees:
100% reduction, up to a maximum
of \$200.

Demolition Permit Fees:
100% reduction, up to a maximum
of \$3,000.

Feasibility and Design Study Grant

Feasibility studies for
redevelopment or adaptive re-
use of buildings or vacant land.

Eligible costs:

Soil analysis, M&E evaluation,
concept plans, market analysis,
architectural drawings,
engineering plans, any other plan
as determined.

50% up to a maximum of \$5,000

Environmental Site Assessment Grant

Promote the undertaking of
environmental studies.

Eligible costs:

Phase I and Phase II ESA,
remedial work plans, risk
assessments

50% up to a maximum of \$10,000

Universal Programs

Planning and Design Grant

To offset the costs associated with preparing the necessary plans and drawings for works related to another CIP incentive.

Eligible costs:

Architectural, landscaping, or site plans

75% up to a maximum of \$1,500

Structural and Accessibility Improvement Grant

To promote the undertaking of building accessibility improvements.

Eligible costs:

Accessible entrances, internal accessibility

75% up to a maximum of \$5,000

Building Façade Improvement Grant

To stimulate investment by updating building façades.

Eligible costs:

Restoration of brick, exterior painting, modifications to entryway, replace/repair of exterior lighting, or architectural details.

50% up to a maximum of \$17,500

Universal Programs

Signage and Awnings

To assist with updating signage.

Eligible costs:

Removal of damaged signs,
erection of new permanent
signage, lighting improvements

50% up to a maximum of \$2,000

Landscape and Property Improvements Grant

To stimulate investment in
upgrading landscaping and
parking areas.

Eligible costs:

50% up to a maximum of
\$5,000 for plant materials

50% up to a maximum of
\$10,000 for paving

Property Tax Increment Grant

The effect of this grant would
be to phase in any tax increase
relating to a revised property
assessment resulting from the
property improvements.

100% rebate in Year 1

75% rebate in Year 2

50% rebate in Year 3

25% rebate in Year 4

CIP Application Process

