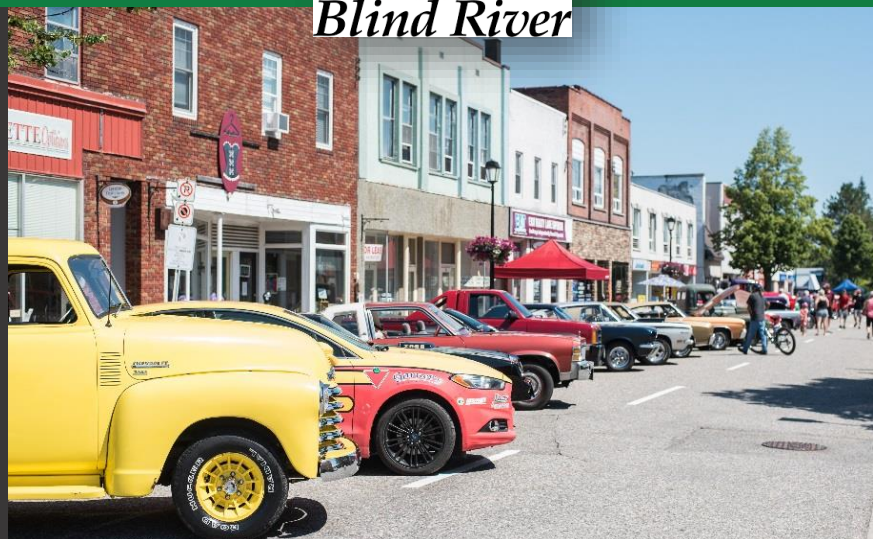




Blind River Community Improvement Plan



cip@blindriver.ca

705.356.2251 x210

LANDSCAPING & PROPERTY IMPROVEMENT GRANT



Eligibility Criteria & Program Requirements

Grants shall be provided for the rehabilitation and/or construction of patios, gardens, trees & shrubs, walkways, park benches, bicycle racks, waste receptacles, fountains, retaining walls, fencing, outdoor lighting, and any other outdoor landscape related improvements.

Only commercial, mixed-use, institutional, industrial properties and Residential Third Density Zone (R3) zoned properties are eligible for this grant. For clarity, properties zoned Residential First Density Zone (R1) and Residential Second Density Zone (R2) are not eligible for this grant. A grant for a total of half (50%) of the construction costs, to a maximum of \$5,000.

The maximum amount of a grant for professional landscape architectural services shall not exceed 50% of the grant that is calculated for eligible construction costs.

As a condition of grant application, the Town may require the applicant to submit for approval professional design/architectural drawing(s) which shall be in conformity with Downtown Design Guidelines, as well as impact studies such as traffic studies.

The grant will be payable upon completion of the works.



Purpose

To encourage an appealing pedestrian environment by supporting improvements to the aesthetics of outdoor landscaping on private properties, improving their aesthetics, and providing better pedestrian connections and seating.

Program Details

A grant of 50% to a maximum of \$5,000 of the costs for improving outdoor landscaping and property improvement on private property in the Community Improvement Areas.



ACCESSIBILITY GRANT

Purpose

The purpose of the Accessibility Grant is to improve the accessibility to existing buildings in accordance with the Accessibility for Ontarians with Disabilities Act, 2005.

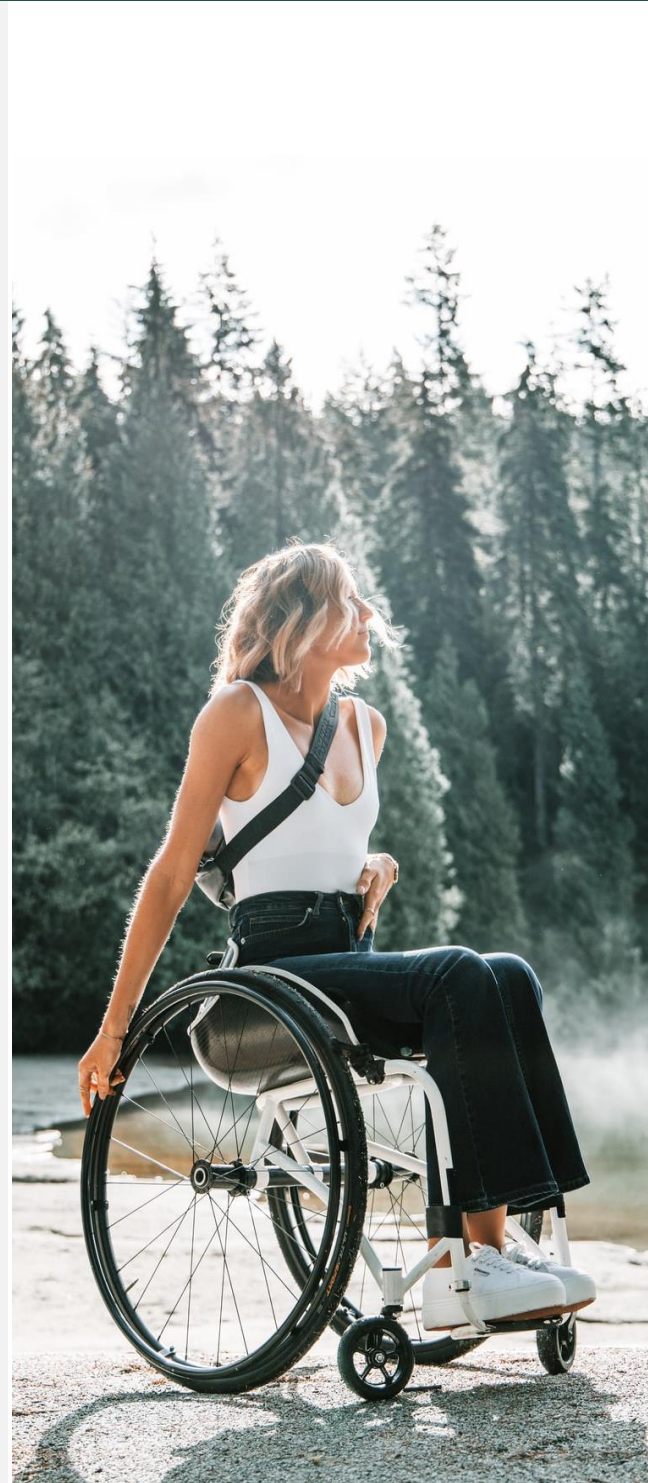
Program Details

A grant of 50% to a maximum of \$2,500 is available to assist property owners, tenants, or assignees to encourage the provision of accessibility to existing buildings. Examples include customized portable ramps.

Property owners or businesses within the CIP project area are eligible to apply for funding to renovate existing buildings to make them accessible according to the Accessibility for Ontarians with Disabilities Act, 2005.

Eligibility Criteria & Program Requirements

Only commercial, mixed-use, institutional, industrial properties and Residential Third Density Zone (R3) zoned properties are eligible for this grant. For clarity, properties zoned Residential First Density Zone (R1) and Residential Second Density Zone (R2) are not eligible for this grant.



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Reflect

Does your store make you smile?
Do you take pride in your space?

Think about adding a unique decoration so people to stop, look, and spend.

Updates can be thoughtful without being expensive



BUILDING FAÇADE DESIGN & IMPROVEMENT PROGRAM



Eligible Improvements

The following renovation/restoration projects will be considered to be eligible projects under this program:

- ✓ repair or replacement of exterior facades including cladding materials, windows, and doors
- ✓ brick cleaning façade treatments, such as power washing
- ✓ repair or repainting of façade masonry and brickwork. The maintenance of brick facades will be encouraged
- ✓ installation, repair or replacement of architectural details and features
- ✓ installation, repair or replacement of awnings or canopies
- ✓ façade restoration, including painting and cleaning
- ✓ installation of lighting
- ✓ installation of exterior decorative lighting and upgrading of fixtures
- ✓ redesign of business front
- ✓ installation/improvement of signage (as permitted by the Sign By-law/ Town's Property Standards By-law and the Ontario Building Code and Regulations)
- ✓ landscaping, including plant materials (to a maximum of 15% of the approved grant amount)
- ✓ professional design services required to complete eligible work
- ✓ other similar improvement projects may be approved that demonstrate improvement to the quality of the property

Purpose

To promote the rehabilitation, restoration and improvement of the front, rear and side facades of commercial, institutional and mixed-use buildings in Community Improvement Project Areas, including retail storefront display areas and signage. To encourage aesthetic improvements to buildings and properties, that reflect the Town's theme, and contribute to a vibrant, attractive and welcoming environment.

Design

A grant of 50% to a maximum of \$1,000 will be available to fund the cost of preparing architectural plans for building façade improvements.

In addition, a grant of 50% to a maximum of \$1,000 will be available to fund the cost of preparing a site plan suitable for approval by the Town in accordance with the Property Standards, Sign By-law, Design Guidelines and regular site plan requirements.

These grants would be paid at 50% (to a maximum of \$500 each) upon completion of design, and the remaining 50% after implementation.

BUILDING FAÇADE DESIGN & IMPROVEMENT PROGRAM

Primary Façade Improvement Grant

The Town will provide a grant of 50% (to a maximum of \$5,000) of the costs to assist with improvements to buildings. The grant would be structured to provide additional funding at a rate of \$1,000 per additional storey, up to a maximum of \$6,000. The grant would include building materials, labour and professional fees.

Secondary Façade Improvement Grant

Funding is available for improvements to each exterior side and rear of buildings that front onto a street and back onto a lane. The Town will provide a grant of 50% (up to \$1,500) of the costs per exterior or rear building face. Where buildings exceed two stories, the grant may be increased by an additional \$500 per storey.

Program Requirements

Designs for eligible projects must be prepared by a qualified professional. The grant will be conditional on the Town approval of the architectural plans, to ensure that the guidelines outlined in the Blind River Community Improvement Plan are implemented. Only commercial, mixed-use, institutional, industrial properties and Residential Third Density Zone (R3) zoned properties are eligible for this grant. For clarity, properties zoned Residential First Density Zone (R1) and Residential Second Density Zone (R2) are not eligible for this grant.

Eligible façades include both front and side facades (for corner properties).

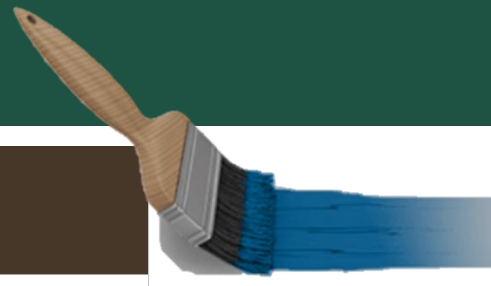
Rear façade improvements will be considered secondary for the purposes of allocating funds. The improvement grant may not be used solely for window improvements.

Grants would be paid upon completion of the work in accordance with the agreement between the City and the landowner.

Only commercial, mixed-use, institutional, industrial properties and Residential Third Density Zone (R3) zoned properties are eligible for this grant. For clarity, properties zoned Residential First Density Zone (R1) and Residential Second Density Zone (R2) are not eligible for this grant



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MATERIALS

1. Materials, particularly at ground level, shall be durable and detailed in a manner that provides interest to pedestrians.
2. The colour scheme for all projects shall be suitable to the streetscape, Blind River's natural environment and the building's style. Design and colours should reflect the range of colours and tones present in the surrounding environment with neutral, darker tones for major surfaces and materials, and brighter colours utilized for building detailing such as window and door trim.
3. Unpainted clear anodized aluminium window frames, door frames and doors are not recommended.
4. Side and rear elevations facing a street shall be of similar colours and materials as the front facades (excepting fireproof walls required as part of the Building Code).
5. Reflective-coated or mirrored glass is not acceptable (except Low E coatings to reduce energy use).
6. The use of salvaged and refurbished materials in new building projects is encouraged. Salvaged materials can add character to the building and can be used effectively as architectural details. Examples of common salvaged materials include: beams and posts, wood flooring, wood paneling, doors and frames, cabinetry and furniture, masonry products, decorative items such as mantels and ironwork.
7. Consider the incorporation of building materials with recycled content as a means of reducing the use of virgin materials and solid waste. Some common recycled products include: metals, concrete, masonry, ceramic tile and insulation. Ensure the recycled materials perform equally or better than virgin materials in terms of strength, maintenance and durability.
8. Encourage the use of regionally manufactured building materials (supports local economy, reduces transportation costs and environmental impacts).
9. Renewable materials are encouraged to help reduce the use and depletion of finite raw materials and long-cycle renewable materials (for example: bamboo flooring, cotton batt insulation, sunflower seed board, wool carpet).

The choice of appropriate materials and colours is very important. A selective and innovative use of materials and colours will create unified and interesting streetscapes. Predominant building materials should be from raw materials present in the regional area and ones that reflect the forestry history and heritage of Blind River. While no standard colour scheme is proposed the overall colour schemes of buildings should strike a balance. Strong colours should be used to highlight features while the major portions of buildings should be in 'natural' tones.

ROOFING MATERIALS

- ✓ slate or slate like materials (black, grey or greenish hues)
- ✓ heavy gauge interlocking asphalt shingles (red, green, dark brown, dark grey)
- ✓ metal: dark colours or treated copper. Metal roofs with standing seams, intermediate control creases and fabricated of a sufficiently heavy gauge of metal to control deformation.
- ✓ grey, brown or black ballast or exposed membrane for flat roofs
- ✓ other roofing materials made from recycled materials that emulate cedar shakes or asphalt shingles that shall have a minimum Class B Underwriters Laboratory Canada fire rating
- ✓ treated cedar shingles or shakes treated for fire resistance shall have a minimum Class B Underwriters Laboratory Canada fire rating.
- ✗ untreated cedar shingles or shakes
- ✗ large areas of glass
- ✗ uncoated (clear) aluminium or galvanized metal

WALL FINISHES

- ✓ wood siding, stained or weathered
- ✓ real stone
- ✓ manufactured, cultured stone that emulates real stone may be permitted
- ✓ high quality cultured stone may be used with no repetition in pattern or obvious boundaries between "tiles" of cultured stone
- ✓ stucco finishes may be approved if they are complemented with appropriate detailing
- ✓ cementitious fibre board or "Hardiplank" materials that are installed in the same manner as wood siding and not installed in sheets
- ✓ architecturally designed concrete blocks may be considered
- ✓ brick may be considered
- ✗ tiles
- ✗ glass curtain walls
- ✗ metal

The CIP consists of various financial incentive programs that have been created to stimulate Blind River private sector redevelopment, with a priority on the Town's downtown. Applicants may use individual incentive programs or combine multiple complementary programs for a single site or development, unless otherwise stipulated under the individual programs. The purpose, description, and eligibility requirements for each "financial" incentive program are outlined within the CIP Program Overview and Guidelines. Eligible projects may also be augmented with other federal and provincial funding programs. Only commercial, mixed-use, institutional, industrial properties and Residential Third Density Zone (R3) zoned properties located within the designated CIP Project Area is eligible. For clarity, properties zoned Residential First Density Zone (R1) and Residential Second Density Zone (R2) are not eligible for this grant.

PLANNING & BUILDING FEE GRANT

Purpose

To encourage infill development and redevelopment that is context-sensitive, attractive, and desirable, this incentive program waives any associated planning approval and building permit fees for the landowner/ developer.

Although this incentive is not included under Section 28 of the Planning Act, the waiving of building permit fees is permitted under Section 7 of the Ontario Building Code Act.

This grant reduces the administrative costs associated with the planning and building applications required to undertake improvements to private property. This grant is not intended for greenfield development or development through Consent to Sever applications.

Program Details

The Town will provide a grant equivalent to the cost of the Town's planning application and building permit fees for approved projects in accordance with Section 69 of the Planning Act and the Town's Tariff of Fees By-law.

Requirements: Any property or business owner who undertakes redevelopment of lands and/or buildings in the CIP project area is eligible for this grant. The owner would be responsible for all mapping and registration costs for agreements and plans where applicable

This program will provide a grant equal to 100% of the fee paid on planning and development applications. The Planning Fees Grant will be paid once all construction is complete and the Town has conducted all final inspections pertinent to all permits eligible for grants.

- ✓ Planning Fee Grant: A grant to a maximum of \$1,500 may be provided to cover the cost of minor variance applications, zoning by-law amendment applications, or site plan applications. The grant may equal 100% of the Town's fees, provided it does not exceed \$1,500.
- ✓ Building Fee Grant: A grant to a maximum of \$1,500 may be provided to cover the cost of building permit fees or demolition permit fees. The grant may equal 100% of the Town's fees, provided it does not exceed \$1,500.



PLANNING & BUILDING FEE GRANT

Eligibility Criteria, Costs, & Program Requirements

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program requirements, and subject to the availability of funding as approved by Town Council:

The following types of planning and development applications and building permits are considered eligible for this program:

- ✓ Building Permit
- ✓ Demolition Permit
- ✓ All Planning Act applications (Minor Variances, Zoning By-law Amendments, etc.)
- ✓ Site Plan Control and Development Agreements
- ✓ Plan of Subdivision/Condominium
- ✓ Sidewalk Café Permit
- ✓ Sign Permit
- ✓ Encroachment Agreement

Other permits issued by the Town that are not listed above, but which advance the purpose of this program, may be considered.



TAX INCREMENT EQUIVALENT GRANT

Purpose

To stimulate investment by effectively deferring part of the increase in property taxation because of adaptive reuse, building rehabilitation, and retrofit works.

Program Details

Grants shall be equal to a declining percentage of the municipal tax increase resulting from the improvements and shall be paid to the owner each year for a maximum of 2 years. In year one (1), the amount of the grant shall equal up to 100% of the tax increment and shall decrease by 50% per year until it reaches 0%.

“Municipal taxes” under this Program refers only to the general portion of the total taxes paid and will not include education taxes levied.

Eligibility Criteria & Program Requirements

The Tax Increment Equivalent Grant is offered to eligible property owners only where the property assessment increases as a result of development, redevelopment, or major improvement, and there is a subsequent increase in municipal property taxes. For the purposes of calculating this grant, municipal property taxes include the municipal portion of the taxes only, and do not include education or any other special charges.

Grants shall be provided upon successful completion of the work, as approved by Council, and payment in full of the property taxes including the taxes for the incremental assessment increase. The amount of the grant in the first year cannot be calculated until the incremental assessment has been determined by the Municipal Property Assessment Corporation (MPAC) and provided to the municipality, which may take up to two years. Grants for subsequent years shall be paid annually to property owners within three (3) months of payment of the full property tax.

The Tax Increment Equivalent Grant shall not be paid and shall not accumulate for any year when taxes remain unpaid by the due date. Any failure to pay taxes in any year shall disqualify the owner for further grant payments.

Example Scenario

A hypothetical property pays \$2,500 in annual municipal property taxes this year. If the property is redeveloped and a reassessment results in municipal property taxes of \$5,000 annually, the tax 'increment' is \$2,500 (i.e. $\$2,500 + \$2,500 = \$5,000$). In the first year after re-assessment, the applicant would be eligible for a grant of \$2,500, representing 100% of the tax increment. In the second year after re-assessment, the applicant would be eligible for a grant of \$1,250, representing a decrease of 50% from the previous year. The next year, the grant would expire. This example assumes that all eligibility criteria are met.

TAX INCREMENT EQUIVALENT GRANT

Funding Information

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program requirements, and subject to the availability of funding as approved by Town Council:

1. As a condition of grant application, the Town may require the applicant to submit a business plan, prepared to the satisfaction of the Town, in relation to an application for the Tax Increment Equivalent Grant.
2. To be eligible for the Tax Increment Equivalent Grant, the property shall be improved such that the amount of work undertaken results in an increase of at least \$500 in the assessed value of the property, or the improvement involves more than 25% of the existing gross floor area.
3. In order to determine the suitability of the Tax Increment Equivalent Grant, prior to submitting an application for the program, eligible applicants may be required to estimate the total potential value of the tax increment, based on current assessment values and anticipated investment.
4. If the total value of the Tax Increment Equivalent Grant is significantly less than the applicant's estimated value, at the sole discretion of the Town, the applicant may be given the opportunity to withdraw their application for the Tax Increment Equivalent Grant program, and submit an application for one or more of the other incentive programs in this Plan as may be applicable to the project.
5. Should an eligible applicant be approved for the Tax Increment Equivalent Grant, and if the subject property is sold, in whole or in part, before the original grant period lapses, the original owner may not be entitled to receive the remaining grant payments, in accordance with the terms of the program agreement. The payments are also non-transferrable to the new owner, unless specifically stipulated as part of the CIP Financial Incentive Program Agreement executed between the original owner and the Town.
6. The Tax Increment Equivalent Grant cannot be combined with any other grant or rebate in this Plan.
7. The property owner is responsible for the entire cost of the development or redevelopment project.