



# Community Improvement Plan

Feb 27, 2017

CIP Program was started in 2014



Building on the strengths of the Belle River-On the Lake BIA, the CIP is an exciting opportunity to enhance this community's unique character by promoting redevelopment, revitalization and beautification.

Why apply? Business and property owners, within the CIP approved area, who are thinking of property improvement may apply for the various financial incentives which provide a range of opportunities and flexibility.

Contact the Town of Lakeshore Planning Department at 519-728-2818 to see if your project is eligible and for further details.

More information is also available on the Lakeshore Website  
<http://lakeshore.ca/lakeshore-1/planning#CIP2>

The Website has all the details: CIP Design Guidelines, Pamphlet, Chart of the Programs, the CIP Map and the CIP Application! The town will help you complete the application.

The most important thing you need to know: Applications need to be submitted PRIOR to the commencement of the project!

## 2014-1-CIP - 575 Notre Dame

Façade Improvement Program by Owner

Stacked Stone and Stucco



## 2014-2-CIP - 523 Notre Dame

Façade Improvement Program by Owner

Casa Mia Ristorante – New Siding and Stone Façade



## The 8 Financial Incentive Programs:

1. Development Charges Grant Back - receive up to 100% of development charges for underutilized sites and redevelopment of downtown and waterfront
2. Planning Application and Permit fee Grant Back - 50% of planning application fees, 50% of building fees up to \$1000, Site plan application, Zoning by-law amendment, minor variance, consents, building, demolition and /or sign permits
3. Cash-in-lieu of Parkland or Parkland Dedication Exemption - 25% up to \$5000, redeveloping land for commercial purposes
4. Exemption from Parking - exemptions from or reduction in parking requirements
5. Property Tax Increment Grant - to stimulate investment in re-development projects providing a rebate for the town portion of tax increases
6. Façade Improvement - up to 50% of renovation costs up to \$5000 to improve building façade or façade signage
7. Accessibility - up to 75% of construction costs up to \$1,500 to improve accessibility
8. Public Art Grant - up to \$1000 for murals on public art on public or private properties, “waterfront theme”

## 2015-5-CIP - 575 Notre Dame

Façade Improvement Signage by Tenant – We Got It  
New Awning and Signage



## 2015-6-CIP - 554 Notre Dame

Accessibility & Façade Improvement Program by Owner  
New siding, windows and doors



## 2015-7-CIP - 554 Notre Dame

Façade Improvement Signage by Tenant – EC Computers  
New Signage for the Façade Upgrade



## APPLICATION PROCESS

1. Application Submission - Applicants are required to have a pre-application consultation meeting with Lakeshores Planning Services staff in order to determine program eligibility; Applicants submit completed applications including 3 quotes for the work and photos; Planning staff review application to make sure it meets eligibility and applicant will be notified if submission is incomplete; there is no fee to apply.
2. Application Review & Evaluation - CIP Committee reviews and evaluates applications and supporting documentation; Planning, Fire and Building Staff perform a onsite visit and inspection of the building; The CIP committee makes a recommendation regarding the application
3. Grant Approval-Should the application be approved, a Financial Incentive Program Agreement may be required, which outlines the terms, duration, default and any other provisions of the program; property owner(s) or authorized agents sign the agreement
4. Payment - Owner (s) or agents provide proof that the project is complete and request payment (invoices, proof of payment of contractors, photos ,etc) Payment will be issued as specified in the agreement with the Municipality by Financial Services.

## 2015-8-CIP - 481 Notre Dame

Façade Improvement Program by Owner – Source for Sports-Siding, Stacked Stone and Overhang



## 2016-9-CIP - 220 Ouellette St

Accessibility & Façade Improvement Sign by Owner – Moe Mailloux Financial Services – Windows, Door, Stucco and Stone



## 2016-10-CIP - 481 Notre Dame

Façade Improvement Signage by Owner – Source for Sports – New Signage and Lights



**LAKESHORE COUNCIL BUDGETS**  
**\$20,000 EACH YEAR!**

Apply now to ensure funding success!



**APPLICATION REQUIREMENTS**

1. Completed Application form by owner or tenant with authorization of owner - which is only available on paper to complete by hand but at the suggestion of the BIA the town will revise and simply the application as well as allow it to be downloaded and completed on your computer.
2. Supporting documentation as identified in the pre-application meeting (proposal, conceptual elevation plan, material list or samples, colours of the street oriented façade, exterior lighting)
3. Photographs of the existing property and building
4. Three reliable cost estimates for eligible work from qualified contractors
5. Property must be up to date and in good standing with respect to the Municipal financial obligations
6. Any additional forms of funding must be identified at the time of the application.

**2016-11-CIP - 511 Notre Dame**

Façade Improvement Program by Owner- Hands for Health - Siding and Stacked Stone



**2016-12-CIP - 504 Notre Dame**

Permit Grant, Accessibility & Façade Improvement Signage by The Royal Canadian Legion # 399

New Siding, Porch and Ramp and Cement



