

Grant and Incentive Programs

Façade Improvement Grant Program

This program supports the rehabilitation, repair and/or improvements 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.

{ match 50% of the cost of improvement with up to \$5,000 in grant funding available per project

Building Restoration, Renovation or Improvement Grant Program

This program 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.

{ match 50% of the cost of improvement with up to \$7,500 in grant funding available per project

Accessibility Improvement Grant Program

This program promotes improvements to buildings which result in the removal of physical barriers and greater accessibility to persons with disabilities.

{ match 50% of the cost of improvement with up to \$5,000 in grant funding available per project

Patio Grant Program

This program aims to support the creation or improvements of a restaurant or cafe's outdoor patio.

{ match 50% of the cost of improvement with up to \$2,500 in grant funding available per project

Energy Efficiency and Retrofit Grant Program

This program improves 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.

{ match 50% of the cost of improvement with up to \$5,000 in grant funding available per project

Property Improvement Grant Program

This program facilitates 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.

{ match 50% of the cost of improvement with up to \$5,000 in grant funding available per project

Commercial Area Housing Grant Program

This program 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.

{ match 50% of the cost of improvement with up to \$10,000 in grant funding available per project

Destination Infrastructure Grant Program

This program is intended to invest in destination infrastructure that positively contributes to the public realm.

{ match 50% of the cost of improvement with up to \$500 in grant funding available per project

Development Charge Grant Program

This program helps with the development and redevelopment of sites by providing a grant to assist with the cost of Development Charges.

{ up to 100% reimbursement in a grant based on the in-force Development Charge rates at the time of application

Environmental Site Assessment Grant Program

This program promotes 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.

{ provides a grant equivalent to 50% of the cost of an eligible environmental site assessment, remedial action plan or risk assessment

- Maximum of 2 studies per property
- Maximum eligible cost of \$15,000 per environmental study (\$30,000 project)
- Maximum of \$25,000 grant per property

Tax Increment-Equivalent Grant Program

This program provides 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.

{ Percent of taxes covered for the increase in municipal taxes due to increased assessment value from improvements:

- Year 1 / 100%	- Year 3 / 60%	- Year 5 / 20%
- Year 2 / 80%	- Year 4 / 40%	

Goals of the Lambton Shores CIP

The primary goals of the Lambton Shores Community Improvement Plan (CIP) are:

- Improve the physical and visual quality of buildings and spaces within targeted commercial cores
- Improve the energy efficiency and accessibility of buildings within targeted commercial cores
- Reduce the number of vacant or underdeveloped buildings and sites in targeted commercial cores
- Encourage innovative improvement to existing properties in commercial cores
- Create new housing units above commercial businesses in commercial cores
- Attract new economic investment to create more jobs and increase municipal tax revenue



Program Application Process

Schedule a **Pre-Consultation Meeting** with the Applicant and Municipality



Applicant prepares and submits a complete application



Municipality confirms application is complete



Application review and sent to Council for approval



Financial Incentive Program Agreement is prepared and executed



Undertake all construction activities



Notify the Municipality of construction completion



Municipality undertakes a site visit and review of the project



Municipality pays grant in accordance with the Agreement

Schedule a Pre-Consultation Meeting with our Economic Development Coordinator:

Natalie Core

ncore@lambtonshores.ca
519-243-1400 ext. 8612
lambtonshores.ca/CIP

More details and conditions can be found in the official Community Improvement Plan document



COMMUNITY IMPROVEMENT PLAN

The Municipality of Lambton Shores has adopted a **Community Improvement Plan** aimed at assisting in the economic development and urban design of targeted commercial cores in Lambton Shores.

The Community Improvement Plan offers **ten grant programs** and **one tax incentive program**.



THE MUNICIPALITY OF

LAMBTON SHORES

lambtonshores.ca/CIP