

Southgate Community Improvement Plan - Overview of Financial Incentive Programs

Financial Incentive Programs		Description	Type of Support & Budget for Funding	Type of Project Eligible Work/Upgrades Costs	Grant Eligibility
1	Tax Increment Equivalent Grant	To encourage desirable and attractive infill development & redevelopment in Downtown Dundalk & Holstein. To also support new commercial and industrial development in the urban and rural areas of the Township to create jobs and business growth where the proper zoning uses are in place.	To cover a the municipal portion of the property tax that results from the increase to the property assessment as a result of the improvements. The increase of the new municipal taxation on the property based buildings will be transitioned with annual increases of 10% imposed each year over the 10 year period. Budget Allocation of Grant -General Taxation	Structural, interior renovations, electrical, plumbing, heating, air conditioning, improvement or reconstruction of municipal service connections for water, sanitary or stormwater, conversion of upper storey commercial property into attainable or affordable residential space, facade, signage or streetscaping improvements, energy efficiency, engineering, architect, professional planner or a combination of these costs.	> Cannot be combined with other CIP grants or programs for the same project. > If the building improvements create an increase in the property/building assessed value, the amount of grant cannot exceed 50% of eligible improvement costs. >Paid after work has been completed
2	Buildings & Land Improvement Grant	To encourage the rehabilitation, repair and/or improvement of existing buildings & lands for commercial, office, industrial, agriculture investments in value added processing to support on farm retail or mixed use spaces.	Maximum \$50,000 or 50% of the eligible costs (whichever is less). Budget Allocation of Grant -CIP Reserve & Façade Reserve funds available	Building entrance modifications to provide barrier-free accessibility, repair/replacement of roof, structural repairs to walls, ceilings, floors, foundation, upgrades of plumbing and electricity for retail, office or upper floor affordable residential space.	> Cannot be combined with other CIP grants for Façade, Building & Signage Grant. >Property tax payments must be current. >Paid after work has been completed
3	Façade & Building Improvement Grant	To encourage the rehabilitation, repair and/or improvement of existing buildings & façades.	Maximum \$5,000 or 50% of eligible costs (whichever is less) Budget Allocation of Grant -Façade Reserve & CIP Reserve funds available	Repair/Restoration or replacement of façade masonry, brickwork, installing awnings/canopies and painting as part of the overall improvements to the building	>Issuance of a building permit where required as part of the application. >Paid after work has been completed
4	Signage Improvement Grant	To encourage the improvement of present signage on buildings and the installation of pedestrian-scaled, attractive signage.	Maximum \$2,500 or 50% of eligible costs (whichever is less). Budget Allocation of Grant -Façade Reserve funds available.	Repair/Restoration or replacement of signage on the building façade including lighting.	>Commercial, office and mixed-use properties in downtown area qualify for grants >Can be combined with other CIP grants >Paid after work has been completed.
5	Property, Landscaping & Parking Area Improvement Grant	To encourage improvement of landscapes, parking areas, pedestrian connections, sidewalks cafes/patios on private business properties.	Maximum \$3,500 or 50% of eligible costs (whichever is less). Budget Allocation of Grant -CIP Reserve funds available.	Outdoor property improvements by re-sodding grass, repair/replace driveway, adding parking areas, install/improve sidewalk café/patio, on property pedestrian walkways, tree planting, benches, planters, and/or design work by a landscape architect.	>Commercial, office and mixed-use properties in downtown area qualify for grants >Can be combined with other CIP grants >Paid after work has been completed.
6	Accessibility and Public Health & Safety Improvement Grant	To promote improvement of business properties including access ramps, entryway widening, levelling or repairs to pathways and stairs. To facilitate improvements to a property as a result of a declared emergency such as plexi glass, patio's and decks.	Maximum \$3,500 or 50% of eligible costs (whichever is less). Budget Allocation of Grant -CIP Reserve funds available or partnering with applicant to secure accessibility funding from external sources to support the project.	Installation of new automatic doors, wheelchair access ramps, widening of public entryways, levelling of repairs to patways/accesses and stairs.	>Commercial, office and mixed-use properties in downtown area qualify for grants >Can be combined with other CIP grants >Paid after work has been completed.
7	Destination Infrastructure Grant	To encourage local stakeholders, community organizations and municipalities to upgrade and invest in destination infrastructure.	Maximum capital improvement is \$5,000 or 50% of the eligible costs (whichever is less). Maximum signage, wayfinding signage, outdoor art or street beautification is \$2,500 or 50% of the eligible costs (whichever is less). Maximum for conversion of vacant lands to parks or green space is \$2,500 or 50% of the eligible costs (whichever is less). Budget Allocation of Grant -CIP Reserve funds available, as well as Recreation or EcDev Department project funding.	Capital improvements of attractions like trails, waterfront, parking, washrooms, stages,lookouts, signage for visitor experience & directional, outdoor art, converting vacant lands to parks/green space, streetscapeand beautification with banners, benches, waste recepticles, seasonal decorations.	Grants are paid upon completion of the all the improvements within the project.

Financial Incentive Programs		Description	Type of Support	Type of Project Eligible Work/Ugrades Costs	Grant Eligibility
8	Planning Fee Grant	To encourage sensitive, attractive and desirable infill of new development and redevelopment for changes of use.	Maximum \$2,500 or 50% of eligible costs (whichever is less). Budget Allocation of Grant -Planning Dept Rebate	To cover the costs of minor variances, zoning by-law amendments or site plan applications.	100% of planning fees, but grant cannot exceed 50% of the eligible costs. The grant is paid as a rebate after fees are paid in full.
9	Building Permit Fee Grant	To encourage sensitive, attractive and desirable infill development and redevelopment of existing buildings.	Maximum \$2,500 or 50% of eligible costs (whichever is less). Budget Allocation of Grant -Building Dept Rebate	To cover the costs building permit fees.	100% of building permit fees, but grant cannot exceed 50% of the eligible costs. The grant is paid as a rebate after fees are paid in full.
10	Development Charges Grant	To assist property owners with financing the cost of the development process.	Equal to 100% of the municipality's portion of the development charges to a maximum of \$10,000. Budget Allocation of Grant -DC Rebate	To cover development charges.	>For redevelopment of commercial, office or mixed use spaces or major additions to increase by a least 25%. Also to convert upper storey spaces to attainable or affordable housing.
11	Housing Rehabilitation and Conversion Grant	To assist with the rehabilitation of a previous multi-residential units or the conversion of upper floor commercial/residential/mixed-use building space into affordable residential units.	Maximum \$50,000 or 50% of the eligible costs (whichever is less). Budget Allocation of Grant -CIP Reserve funds available.	Entrance upgrades to provide barrier-free accessibility, roof repairs or replacement, structural repairs, plumbing, electrical, interior designs to improve living conditions to bring into compliance, to convert to multiple units in the upper floor residential space.	Grants are paid upon completion of the all the improvements within the project. The amount of grant paid out will be based the percentage portion of the converted space that is recognized as affordable
12	Startup Space Leasehold Improvement Grant	To assist new businesses and startup companies to set up shop by providing grants for the financing of non-temporary interior leasehold and accessibility improvements.	Maximum \$5,000 or 50% of the eligible costs (whichever is less). Budget Allocation of Grant -CIP Reserve funds available.	General building repairs and upgrades of the internal and external parts of the building, including machinery & equipment bolted to the floor, any demolition to remove fixtures, structural and non-conforming or hazardous, new or improvements to signage, install or repair interior lighting, accessibility improvements and restoring of historic features.	Grants are paid upon completion of the all the improvements within the project. Require to submit contractor cost estimate of the project work. Buildings to qualify for this grant must have a minimum at least 2 storeys. Work must be completed within 12 months from the date of grant approval.
13	Environment Study Grant	To encourage the completion of studies with respect to the environmental conditions of properties.	50% of the cost to complete the study to a maximum of \$5,000 per property. Budget Allocation of Grant -CIP Reserve funds available.	Phase II & Phase III Environmental Site Assessment (ESA), remedial work plan and/or a risk assessment plan.	Grants are paid upon completion of the all the project plan work. Can be combined with some of the other CIP grants. Must have a Phase I ESA completed to qualify for property tax
14	Brownfield Property Tax Assistance	To encourage the cleanup and redevelopment of these properties.	The municipality may defer or cancel all or a portion of municipal property taxes during the period of site remediation. The municipality may apply to the Minister of Finance on behalf of the property owner to defer or cancel the education portion of the property taxes. Budget Allocation of Grant -General Taxation or partnering with applicant to secure some remediation funding from external sources to support the project.	Costs related to reducing the concentration of contaminants on, in or under the subject property to permit a record of site conditions to be filed in the Environmental Site Registry. Tax Assistance period shall not extend beyond 18 months and the date the Record of Site Conditions when it is filed with the Ministry. The amount of tax assistance being equal to not more than the eligible remedial costs.	Property tax assistance is limited to the rehab and development period of the project. Must have a Phase II ESA completed to qualify for property tax assistance. The decision for tax assistance is the sole decision of the municipality with the condition of completing a business plan and feasibility study.
15	Surplus Lands & Buildings	Township lands and buildings that are deemed to be surplus to the needs of the municipality will be offered through a Request for Proposal (RFP) process.	Subject to the specific project. Budget Allocation of Costs -General Taxation if any sale or disposal of land costs apply.	Affordable & attainable housing projects will be given top priority, as well as land & buildings could be awarded at a reduced cost of possibly no cost based on community benefit	Submission of Request for Proposals when issued by the Township of Southgate which will be for consideration by the municipal Council.

Note: All Southgate Community Improvement Plan grants funded under a Southgate CIP or Façade Reserve cannot exceed the amount of funding in the reserve fund.