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Township of South Stormont Community Improvement Plan & Brownfield Strategy


Sierra Planning and Management
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1 Introduction

1.1 Plan Context

Economic development and community revitalization in the Township of South Stormont remains a strategic priority of the Council, and has been the focus of a number of initiatives. The Township's Economic Development Strategic Plan (2006) emphasized promoting economic growth and development, and supporting business retention and expansion to promote the standard of living for residents. These goals were echoed by the South Stormont-South Dundas Business Retention and Expansion Program (BR&E) (2007-2008) that highlighted the need for public-private cooperation and partnership in improving the business climate within the Township.

This CIP complements the Township's Economic Development Strategic Plan and BR&E, and acts as an implementation mechanism to promote private sector investment in South Stormont. To help achieve the vision and objectives of these studies, this CIP promotes the improvement of existing commercial space and (re)development of underutilized/unutilized lots. The CIP is part of a broader commitment of the Township to enhance the principle assets of its communities, in particular its waterfront, lifestyle advantages and quality of public spaces. The CIP offers financial incentive programs for private Owners that are designed to 1) improve existing retail and commercial areas 2) facilitate and encourage the creation of additional, secondary uses within the Township and 3) enhance the aesthetics and character of key retail strips within the communities of South Stormont.

In general, a Community Improvement Plan is focused on private ownership commercial and residential stock and is a tool available to municipalities under Section 28 of the Ontario *Planning Act (R.S.O. 1990, c. P.13)* to help facilitate revitalization and redevelopment efforts in defined target areas that are in decline or in need of improvement.

1.2 Location Context

The largest communities within South Stormont are Ingleside, Long Sault, Rosedale Terrace, and St. Andrew's West. Smaller communities within the Township include Newington, Bonville, Lunenburg and Osnabruck Centre. The Community Improvement Project Area (CIPA) delineated by this Community Improvement Plan and Brownfield Strategy, includes areas within each of these communities.

South Stormont has a rich collective history. Two of the Township's communities – Ingleside and Long Sault were planned entirely to house relocated residents from the ten 'lost villages' that were permanently submerged by the creation of the St. Lawrence Seaway. Several streets in these towns are named after the lost villages, providing both residents and visitors with a tangible link to this history. Other communities in South Stormont, situated within the Township's picturesque countryside, embody the best of rural living.

The location of the South Stormont Community Improvement Project Area (CIPA) within the context of the Township is shown in Schedule C.

1.3 The CIP Process

A Community Improvement Plan (CIP) is a vehicle for developing a range of programs and tools to facilitate property enhancement, redevelopment and revitalization within prescribed areas. ACIP can provide direction for both public and private realm investments. To achieve the best results for the Township of South Stormont (also referred herein as the Township), the implementation of this CIP is predicated on private investment in concert with a longer term strategy of public sector investment in civic and streetscape enhancements.



1. **Issues Identification:** An assessment of local economic development, planning and policy priorities and property investment needs of local business and property owners, real estate and socio-economic dynamics, services and built character (retail mix, building stock etc.) of South Stormont communities is necessary to create a best fit between the commercial needs and opportunities identified and financial incentives designed to promote commercial sustainability. This represents a continuum of research which was successfully initiated with the Township’s Business Retention and Expansion (BR&E) project of recent date.
2. **Defining Community Improvement Project Areas:** A Community Improvement Project Area (CIPA) (within which CIP Program Assistance can occur) is required and is subject to public review in order to identify the areas of the Township within which property-based financial incentives can occur.
3. **A Community Improvement Plan (CIP):** The Plan herein represents a detailed planning document which outlines the form and scope of programs, eligible areas and property types and established detailed protocols for receipt and evaluation of applications for funding support by property owners. The plan is based on a five (5) year term and includes a monitoring plan to assess performance during the life of the Plan.

Separate and apart from the Plan itself, the implementation of the programs will be based on an application process and creation of a standing evaluation committee. Recommendations regarding the composition of the evaluation committee are provided in this Plan. The application form, brochure of available programs and other guidelines as may be created from time to time, are not contained in this document but form part of the overall Plan. Budgetary allocations to implement the Plan on an annual basis will be determined by Council at its discretion.

2 Rationale & Goals of the CIP & Brownfield Strategy

The most recent statistics published by the United Counties of Stormont, Dundas and Glengarry in January 2013, indicate minimal population change within the United Counties, with some household growth. The majority of future population growth that is projected to occur is targeted within the two communities of Ingleside and Long Sault. Land supply remains healthy throughout the United Counties.

Within this context, this Community Improvement Plan (CIP) and Brownfield Strategy is intended to promote long-term economic viability and quality of life in South Stormont. The emphasis of this CIP is to ensure the ongoing sustainability of existing commercial nodes throughout the Township. Encouraging more intensive forms of residential development in proximity to these nodes is an important component in achieving this. The CIP is a vehicle through which infill and mixed-use residential development can be encouraged, increasing the local customer base for commercial nodes.

The goals for this CIP and Brownfield Strategy support those of the South Stormont Economic Development Plan, and the Business Retention and Expansion (BR&E) Program of 2007/08. Specifically, the BR&E Program called for both public and private realm investments including the beautification of plazas and public realms, improvements to entrances and gateways, and business training and development.

2.1 Community Improvement Plan

Rationale: Drawing on the strategic goals of the South Stormont Economic Development Plan, and BR&E Program, the rationale for this CIP is to promote long-term economic viability and quality of life in South Stormont through improvements to the public and private realm, and strategies to improve business attraction and development.

Strategic Goals:

1. Promote the social, economic, and physical enhancement of target zones, and to improve neighbourhood amenities;
2. The development of South Stormont's main axes as vibrant community destinations which meet the needs of both residents and visitors;
3. Promote investment in the private building stock of South Stormont as a key element of economic development in its own

Guiding Principles from South Stormont Economic Development Strategic Plan

Strategic Goal 1: Maintain the basic supports for a favourable business climate and a healthy community.

Strategic Goal 2: Promote growth and development for residents and businesses.

Strategic Goal 3: Support business retention and expansion in the following primary economic sectors:

- Tourism;
- Industry and large businesses;
- Retail commercial, offices and small businesses;
- Services;
- Residential development; and
- Home based businesses

Strategic Goal 4: Cooperate with other economic development partners for regional and international marketing and business development.

right and as a complement to public investment in streetscape and other public realm, recreation, and other municipal capital facilities as may occur over time;

4. Promote the expansion of the existing population base of South Stormont communities by encouraging the development of a wide range of residential formats including units of higher density, and the conversion of second floor commercial premises into residential uses;
5. Coupled with private investment initiatives, South Stormont should continue to benefit from public realm improvements that complement the goals of this CIP by improving the aesthetic appeal of the main streets, and providing clear and uniform signage to better direct visitors to local businesses and attractions;
6. Improve over time the overall quality of life in South Stormont through ensuring the vitality and viability of its communities via a range of residential, civic, commercial, and institutional uses; and
7. Encourage regeneration, building stock enhancement, and longevity, to maintain the areas as viable service centres.

2.2 Brownfield Strategy

The development of a Brownfield Strategy for the Township of South Stormont serves to address a range of issues as follows:



Strategic Goals:

1. Encourage the redevelopment of contaminated lands to return them to uses (mixed-use residential or commercial) that will enhance the economic and social vitality of communities in South Stormont;
2. Encourage private sector reinvestment in existing infrastructure and services within South Stormont communities; supporting the longevity of the existing building stock, businesses and services in the area;
3. Enhance environmental conditions through identification of contaminated lands and their remediation;
4. Through redevelopment and/or improved utilization of underused, derelict or vacant properties, ensure existing hard and soft services are better utilized. This represents an ongoing return on existing investment in municipal infrastructure; and
5. In so doing, the Municipality will profit from higher assessment, higher taxation, and potentially higher user fees, for services.

3 CIP Legislative Framework & Policy Rationale

3.1 Planning Act Provisions for Community Improvement Plans

In this section, any references to ‘the Act’ relate to the Planning Act.

Municipalities with community improvement policies in their official plans have the authority under Section 28 of the Ontario Planning Act to designate a Community Improvement Project Area (CIPA), and to adopt a Community Improvement Plan (CIP). The definitions of “**Community Improvement**”, “**Community Improvement Plan**”, and “**Community Improvement Project Area**” are included in the sidebar.

Through a CIP, municipalities may provide “grants or loans, in conformity with the Community Improvement Plan, to registered Owners, assessed Owners and tenants of lands and buildings within the Community Improvement Project Area (Planning Act, Section 28(7))”.

Grants or loans between upper and lower-tier municipalities:

(7.2) The council of an upper-tier municipality may make grants or loans to the council of a lower-tier municipality and the council of a lower-tier municipality may make grants or loans to the council of the upper-tier municipality, for the purpose of carrying out a community improvement plan that has come into effect, on such terms as to security and otherwise as the council considers appropriate, but only if the Official Plan of the municipality making the grant or loan contains provisions relating to the making of such grants or loans. 2006, c. 23, s. 14 (8).

At present, the Official Plan of the United Counties, Section 8.14.5 relating to community improvement planning allows lower tier municipalities to undertake community improvement planning. It does not authorize the United Counties to participate by making grants or loans to the lower tiers for the purposes of community improvement planning. It is the intent of this Plan that the involvement of the United Counties in the award of grants and/or loans to approved applications for program support should be sought through discussions with the United Counties. The involvement of the United Counties in making grants or loans to the Township for direct participation in the CIP will necessitate an

Definitions under Section 28(1) of the Ontario Planning Act

“**Community Improvement**” means the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a Community Improvement Project Area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable, or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary;

“**Community Improvement Plan**” means a plan for the community improvement of a Community Improvement Project Area;

“**Community Improvement Project Area**” means a municipality or an area within a municipality, the community improvement of which in which the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason. R.S.O. 1990, c. P.13, s. 28 (1); 2001, c. 17, s. 7 (1, 2); 2006, c. 23, s. 14 (1).

official plan amendment to the Official Plan of the United Counties of Stormont, Dundas and Glengarry.

3.2 Provincial Policy Statement (PPS), 2005

Provincial Policy Statements (PPS) are issued by the Government of Ontario to provide direction on matters of provincial interest as it relates to planning and development. The latest PPS was issued in 2005 and is currently under review. The PPS (2005) supports the provincial goal of enhancing the quality of life for all Ontarians in addition to improved land use planning and management. Section 1.1.1 supports the development and maintenance of healthy and safe communities by:

- a) “promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs.”

Specifically as it relates to community development in Settlement Areas, Section 1.1.3 states “planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including Brownfield Sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs (Provincial Policy Statement 1.1.3.3).”

Section 1.7.1 of the PPS further supports the goals of this CIP whereby long-term economic prosperity should be supported by:

- b) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- c) promoting the redevelopment of Brownfield Sites;
- f) providing opportunities for sustainable tourism development.”

3.3 Municipal Act Provisions for CIP Grants and Loans

In this section, any references to ‘the Act’ relate to the Municipal Act.

The following sections of the Ontario *Municipal Act* (2001) are relevant to the implementation of Community Improvement Plans:

- Section 106(1) prohibits municipalities from engaging in bonusing – the practice of providing direct or indirect assistance to manufacturing, industrial or commercial businesses through the use of financial incentives. However, a municipality exercising its

authority to implement a Community Improvement Plan under Section 28 of the *Planning Act* is exempt from this section (*Municipal Act*, Section 106(3)).

- Section 365.1(2) is also exempt from Section 106(1), allowing municipalities to pass by-laws that cancel “all or a portion of the taxes for municipal and school purposes levied on one or more specific Eligible Properties, on such conditions as the municipality may determine.” This section applies to brownfields. Cancelling taxes for school purposes requires written approval by the Minister of Finance.
- Section 365.2 permits local municipalities – despite the prohibition set out in Section 106 – to provide tax reductions or refunds with respect to eligible heritage properties.

3.4 The United Counties of Stormont, Dundas and Glengarry Official Plan

The Official Plan was adopted by County Council on July 18, 2005, and was later approved with modifications by the Minister of Municipal Affairs and Housing on August 18, 2006. Section 3.06.06 of the United Counties’ Official Plan addresses Commercial Areas, Main Streets and Downtowns. The following policies provide a supportive framework for implementing the CIP:

- Communities shall be designed to create distinctive downtowns or main streets or nodes characterized by mixed use development e.g. residential, commercial and public service facilities.
- Redevelopment and revitalization of downtowns and main streets shall be encouraged through measures such as façade improvements, beautification programs, conversions and commercial intensification and investments in public infrastructure.
- Streetscape elements for downtowns and main streets should include special consideration to creating ‘people places’ and safe environments for pedestrians and persons with disabilities. These elements should include safe crossing areas, sidewalks, street furniture (such as benches, waste receptacles, bicycle stands, signage, information kiosks, newspaper and mail boxes), lighting (height and style of lighting should reflect character of the settlement area), street trees or decorative plantings, green spaces and focal or gathering points. Heritage buildings should be clearly identifiable and incorporated into the streetscape.
- Highway oriented commercial uses in the settlement areas or rural area should be directed to strategic locations on major intersections where such uses benefit from exposure to large volumes of traffic. Areas for outdoor storage, parking, loading, and waste receptacles should be visually screened or appropriately located in such a way as to not detract the traveling public or negatively affect other nearby land uses, particularly sensitive land uses.

3.5 Official Plan Amendment 5: South Stormont Waterfront Development

The Waterfront Area is located along the entire waterfront of the Township, and includes part of the settlement areas of Ingleside and Long Sault. The Official Plan Amendment aims to enhance the quality of the public realm, and guide future development and property decisions in the Waterfront Area through prioritizing the needs of pedestrians and the tourist economy. The following guidelines in the Official Plan Amendment support the goals of this CIP:

- An interesting variety of main street retail uses will be encouraged to extend along the Heritage Parkway (SDG County Rd. 2) and the abutting commercial streets, creating a strong pedestrian link with the waterfront;
- The commercial districts will accommodate a mix of commercial, institutional and residential uses that enhances the surrounding community;
- Well-designed development is key to preserving the visual appearance of the waterfront. The following measures should be encouraged in Commercial Areas:
 - Enhance lighting with pedestrian scale lighting along sidewalks and pedestrian amenity areas (entry plazas)
 - Encourage shared parking at the rear groups of properties
 - Consider canopies or other weather protection over entrances
 - Plant trees and provide landscaping
 - Examine ways to integrate a residential component into commercial development
- A special emphasis will be placed on reforestation by protecting and significantly adding to the areas street trees;
- Strategically-placed benches, waste containers and bike racks that are pedestrian friendly should be part of any future streetscape improvements.

4 The Long-Term Vision

The key goal of this CIP and Brownfield Strategy is to ensure the ongoing sustainability of communities in South Stormont. Given the relatively slow projected population growth for the area, emphasis needs to be on upgrading existing facilities. Much of this infrastructure is a combination of publically owned assets and private business holdings, requiring collaboration and communication amongst these groups to achieve optimal results. Improvements must form a part of a cohesive long term vision that is supported by both the public and private realm.

There is significant potential for public realm improvements that will complement the programs proposed within this CIP and Brownfield Strategy. Previous plans for the Waterfront side of Long Sault included a combination of landscaping improvements and the addition of recreational facilities. Such improvements have the potential to improve the quality of life for local residents, and the role and function of downtowns, by making waterfront areas both more accessible and usable.

Figure 1: Previously Proposed Waterfront Improvements: IBI Group 2010



Landscaping and facility improvements need to be complemented by investment in public signage that clearly identifies services, amenities and sites of interest.

Any new signage investment should use a unified branding strategy that clearly communicates the identity of South Stormont. This will better highlight any private realm improvements, and improve the integration of local commercial assets with other sites of interest within the community.

Strategies by TD Graham and Associates propose more uniform gateway and way-finding signage that adheres to the singular brand – ‘Upper Canada Region’. These strategies have the potential to better communicate the identity of South Stormont communities, and more effectively direct visitors to local businesses and other sites of interest. The success of this strategy in terms of its ability to draw visitors to commercial facilities is in part predicated on private realm investments that create attractive retail spaces.

Attractive retail spaces are created through effective landscaping, pedestrian friendly facilities, and attractive facades. Landscaping improvements include for example walkways, better demarcation of spaces, planters along walkways and trees and other foliage to create visual points of interest within parking lots. These attributes – creating clear distinction between pedestrian areas and vehicular areas - encourage shoppers to visit, and visit more regularly. It also appeals to prospective investors in new businesses as well as tourists accessing the shops in the commercial districts.

Facades and signage should be designed to provide a clear, unified and aesthetically pleasing experience for visitors. Businesses must stand out, but be clearly recognizable as one element within a broader retail offer.

Based on these best practices, the community of Iroquois in South Dundas has begun the process of upgrading existing landscaping within retail plazas through the simple addition of trees and shaped curbs into a plaza parking lot. The trees provide differentiation to an otherwise visually unappealing landscape. They also work to break up the parking lot, thereby slowing traffic and improving the pedestrian friendliness of the space. Existing retail plazas in Long Sault and Ingleside have the potential to adopt these best practices with the assistance of programs offered in this CIP. Given the public ownership of the plaza parking lots, these private property improvements will be

Figure 2: Uniformly branded Way-finding signage recommended by TD Graham and Associates



Long Sault: A municipally owned lot separating the plaza from the main county road.



Example of improving a basic and functional community shopping plaza through design treatment: York Mills Plaza, Toronto.

most effective when integrated with public realm investments in the parking areas as described herein.



Figure 3: Ingleside Plaza – Present Day Site



Figure 4: Sketch of Proposed Improvements

INGLESIDE PLAZA: THE VISION:

- Uniform in Design and Architecturally Interesting Façade;
- Walkway extension and paving;
- Addition of planters and trees.



Figure 5: Ingleside Plaza - The Long-term Vision



Figure 6: Long Sault Plaza - The Long-term Vision



Figure 7: Long Sault Plaza – Present Day Site

LONG SAULT PLAZA: THE VISION:

- Walkway extension and paving;
- New space created for outdoor entertainment
- Addition of planters and trees;
- Updated, uniform façade.

5 Brownfields Legislative Framework & Policy Rationale

Brownfields are abandoned, vacant, derelict, or underutilized commercial and industrial properties, usually provided with urban services, where past actions have resulted in actual or perceived contamination. The tools implemented through the CIP's Brownfields Strategy will provide financial assistance to Owners of sites with either perceived or actual environmental contamination by reducing or eliminating the costs associated with site assessment and remediation.

By bringing contaminated lands back into productive use, the CIP's Brownfields Strategy contributes to the Province's goals for brownfield redevelopment and the Township's intent to foster a progressive approach to community and economic development within an environmentally friendly context.

"Redeveloping brownfields is good for communities. By reusing the land to make way for places like houses, offices, schools and recreation centres, brownfield redevelopment encourages intensification and the use of existing infrastructure, and stimulates neighbourhood rejuvenation."

- Ministry of Municipal Affairs and Housing

The identification and redevelopment of brownfields is prioritized by planning policies at a range of levels:

"Brownfield redevelopment also benefits the environment by improving air, water and soil quality, and by facilitating more sustainable development patterns that can protect valuable green spaces and agricultural lands."

- Ministry of Municipal Affairs and Housing

5.1 Brownfield Statute Law Amendment Act, 2001

The *Brownfields Statute Law Amendment Act* of 2001 revised a number of Ontario statutes with the specific purpose of providing regulatory and financial support to remediation of contaminated lands. There were essentially three pillars of the legislative framework involving changes to the *Environmental Protection Act (EPA)*, the *Planning Act*, and the *Municipal Act*. Together these and other legislative revisions provided scoped changes which affect the treatment of contaminated lands in terms of

environmental orders (regulatory matters), gave protections to property owners, municipalities and fiduciary interests, and provided alternative means of financial support through the Ontario property tax system.

5.2 Provincial Policy Statement (PPS), 2005

The PPS requires the following policies to be pursued with respect to brownfield redevelopment:

1.1.3.3: Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account

existing building stock or areas, including Brownfield Sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.6.2: The use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public service facilities.

1.7.1: Long-term economic prosperity should be supported by:

c. promoting the redevelopment of Brownfield Sites;

3.2.2: Contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

5.3 The United Counties of Stormont, Dundas and Glengarry Official Plan

The Official Plan of the United Counties of Stormont, Dundas and Glengarry provides a detailed set of planning policies that reflect provincial, county and local interests. The Official Plan supports and encourages the redevelopment of brownfield properties through the following policies:

2.02.6 Development is susceptible to naturally occurring hazards (flooding, erosion, unstable slopes, and unstable soils) and to human-made hazards (contaminated sites, mineral extraction operations) and some areas of unstable slopes. ... Human-made hazards include sites contaminated by past or current industrial, commercial or waste management activities and past producing mineral extraction operations. Remediation will be the basis for restoring “Brownfield” and other sites for useful land uses.

3.06.07: 6. Infilling will be encouraged on vacant lots of record or on ‘brownfields’ or on underutilized sites.

8.14.5: Community Improvement

1. A Local Municipality may, subject to the provisions of the *Planning Act*, carry out physical improvements within the community. In establishing a Community Improvement Area, consideration shall be given to the following matters:
 - G. The presence of older industrial lands (‘Brownfield’) that exhibit deficiencies but provide opportunities for redevelopment.
2. A Local Municipality may implement measures for community improvement including, but not limited to:
 - I: Considering the use of property tax or other financial or other incentives for the redevelopment of ‘Brownfield’ or older industrial or commercial areas or other areas considered suitable for redevelopment.

6 Dynamics of Investment Opportunities

6.1 Analysis of Existing Investment Dynamics and Opportunities

This CIP and Brownfield Strategy aim to encourage and facilitate development within South Stormont, with a particular focus on the main commercial nodes of each community. Within these nodes there exists significant investment opportunity that falls within the scope of the CIP-financed programs.

6.2 Commercial Centres

Commercial nodes within South Stormont include retail strips fronting onto main roads, and retail plazas in the larger communities of Ingleside and Long Sault. Retail strips fronting onto main roads are found in most South Stormont communities, and provide convenience shopping opportunities for local residents. These centres have the potential to increase their economic contribution to the local community, and to function within the broader tourism framework of the Township of South Stormont.

The larger plazas in Ingleside and Long Sault house a broader range of retail facilities that service all communities within South Stormont. Located in close proximity to SDG County Rd. 2 – a popular tourist route in summer months – these facilities have significant potential to become key features within the Township’s broader tourism strategy.

6.3 Brownfields

As a primarily rural Township, South Stormont has not experienced significant industrial and/or commercial decline, and accordingly has not inherited a substantial inventory of Brownfield Sites. Two sites that are currently disused within the CIPA are the north-east corner of Long Sault Drive and SDG County Rd. 2 in Long Sault, and the disused grocery store on Main Street in Newington. These sites are identified on the following maps. This CIP assumes that other yet identified Brownfields are present and potentially or likely exist in commercial areas, and other disturbed or previously used lands elsewhere in the project areas.

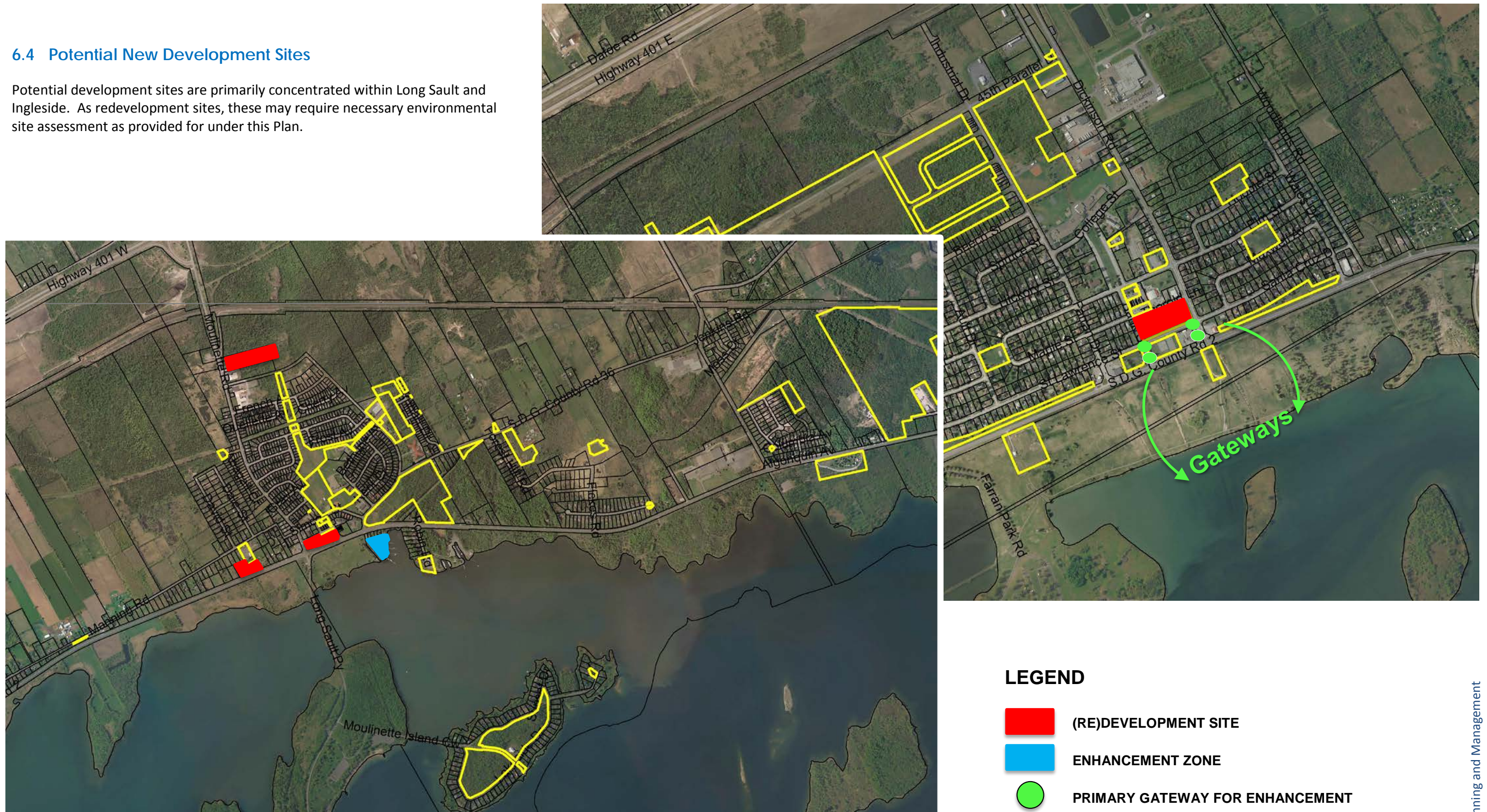


Figure 8: Potential Brownfield Site: Long Sault

Figure 9: Potential Brownfield Site: Newington

6.4 Potential New Development Sites

Potential development sites are primarily concentrated within Long Sault and Ingleside. As redevelopment sites, these may require necessary environmental site assessment as provided for under this Plan.



LEGEND

- (RE)DEVELOPMENT SITE
- ENHANCEMENT ZONE
- PRIMARY GATEWAY FOR ENHANCEMENT

(RE)DEVELOPMENT SITES

Potential (re)development sites are concentrated in the vicinity of SDG County Rd. 2. Long Sault has two prospective sites along this arterial road – one opposite the Long Sault Plaza (zoned Highway Commercial), and one slightly further west of the Long Sault Parkway (zoned General Commercial). The lot opposite the Long Sault Plaza is partially owned by the Township of South Stormont. Their location directly on SDG County Rd. 2 makes these sites highly desirable for future commercial development.

Another property identified as a potential redevelopment site in Long Sault is located north of SDG County Rd. 2 closer to Highway 401 and the railway line. This property is zoned as general industrial.

The potential development site in Ingleside is located slightly north of SDG County Rd. 2 however it has excellent visibility from the road. Zoned as Highway Commercial, the site is located opposite the Ingleside Plaza and is currently owned by the Township.

ENHANCEMENT ZONE

The Long Sault Marina has been identified as a zone of potential enhancement. Current uses within the marina include a launch ramp, boat storage, repairs, and wash, and a restaurant. Zoned as Tourist Commercial, and located directly off of SDG County Rd. 2, the site has significant potential for commercial enhancement and potential development of new tourism assets.



Long Sault Marina

GATEWAY FOR ENHANCEMENT



Gateway for Enhancement: Ingleside Plaza

Zoned as Highway Commercial, Ingleside Plaza has the potential to act as a gateway that draws commercial activity into the plaza and surrounding area. Enhancements to the existing plaza could be supported by additional improvements to lands to the east and west of the site, and the municipally-owned land directly south. Such enhancements could include improved way finding signage, coupled with the addition of supporting retail and/or multi-unit residential development that increases the density and amenities of this area.

7 Community Improvement Area

The Official Plan for the United Counties of Stormont, Dundas and Glengarry provide the following guidance in the context of delineating Community Improvement Areas, and subsequent Community Improvement Project Areas.

8.14.5: Community Improvement – Section 28

1. A Local Municipality may, subject to the provisions of the *Planning Act*, carry out physical improvements within the community. In establishing a **Community Improvement Area**, consideration shall be given to the following matters:

- A. The extent or deficiencies in **public services, public service facilities or infrastructure**.
- B. Building stock, including municipal buildings, which do not meet a Local Municipality's **Property Standards By-law**.
- C. The presence of vacant buildings/lands that could be developed redeveloped or converted to another use.
- D. The opportunity to expand the supply of housing.
- E. The need to improve the streetscape or aesthetics of an area.
- F. The presence of incompatible land uses.
- G. The presence of older industrial lands ('Brownfield') that exhibit deficiencies but provide opportunities for redevelopment

For the purposes of this Plan and in association with the above criteria, all **Urban Settlement Areas** and all **Rural Settlement Areas** including areas immediately adjacent thereto shall be considered as Community Improvement Areas. Outside of **Urban Settlement Areas** and **Rural Settlement Areas**, all existing industrial, commercial, institutional sites, extractive resource operations, salvage yards, public service facilities, waste disposal sites and County Road frontages shall be considered as Community Improvement Areas. Additional Community Improvement Areas may be designated on the Land Use Schedules by amendment to this Plan. All Community Improvement Areas shall be eligible for the establishing of one or more Community Improvement Project Areas.

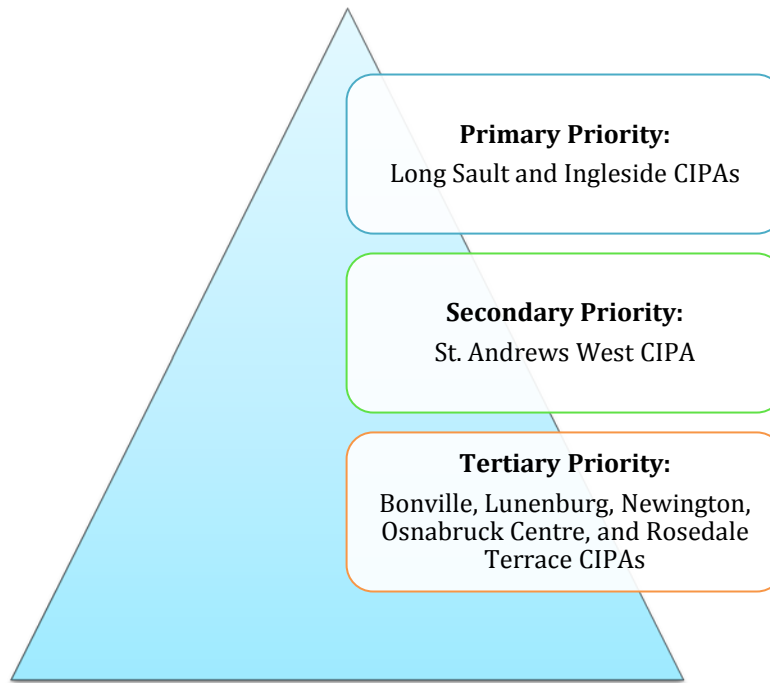
2. A Local Municipality may implement measures for community improvement including, but not limited to:

- A. The designation of Community Improvement Project Areas by by-law and the preparation of Community Improvement Plans for one or more project areas.
- B. Scheduling community improvement projects in accordance with municipal budgets.

7.1 Community Improvement Project Area (CIPA) Boundary Defined

The Official Plan of the United Counties of Stormont, Dundas, and Glengarry defines all urban and rural settlement areas to be Community Improvement Areas, as well as all existing industrial, commercial, institutional sites, extractive resource operations, salvage yards, public service facilities, waste disposal sites and County Road frontages. Within these Community Improvement Areas, a local municipality may create one or more Community Improvement Project Area (thereafter referred to as CIPAs). The CIPAs defined within this document delineate the boundaries within which eligible properties qualify for CIP programs.

The distinct communities of South Stormont reflect differing investment opportunities. To reflect this, the CIP designates a CIPA for each of these settlement areas. Schedule C provides maps that identify each of these CIPAs. These CIPAs are organized into three categories of priority:



Applications for CIP Program Assistance will be accepted only for Eligible Properties that fall within the defined CIPA boundaries.

7.2 Primary Priority Area: Long Sault and Ingleside CIPAs

Long Sault and Ingleside are the largest settlement areas within the Township of South Stormont. Both settlement areas front onto SDG County Road 2 which functions as the primary commercial corridor for the Township. During summer months the SDG County Road 2 is a popular alternative route for tourists travelling along the Toronto-Montreal corridor. Existing commercial activity within Long Sault and Ingleside is concentrated along SDG County Road 2.

Long Sault Plaza and Ingleside Plaza are the central nodes of commercial activity within this priority area. Both have significant potential to act as defined, attractive gateways that will draw both consumers and new businesses into the settlement areas. Both plazas face similar challenges, including a need to modernize the existing facades, and also complementary public realm investment given the nature of land ownership patterns within and around the plazas. There is also potential in both areas to increase the density of existing land uses, and encourage the development of new commercial and/or mixed-use buildings. This will help to define these plazas and their surrounding lands as shopping destinations for both residents of the Township, and tourists during the summer months.

The defined CIPA for Long Sault extends slightly north of the plaza to encompass multi-unit residential land uses that can play a key role in creating a higher-density, more aesthetically pleasing and better defined commercial district. The Long Sault Marina is also included in the CIPA, acknowledging that it has potential to function as an anchor within a revitalized commercial district. The CIPA also runs east and west of Long Sault Plaza along SDG County Road 2 to encourage the development of a more cohesive commercial strip along this frequently travelled route.

The defined CIPA for Ingleside is centred on the Ingleside Plaza, stretching east/west along SDG County Road 2, and north/south along Dickinson Drive. Both roads function as routes that connect major settlement areas within the United Counties, and bring traffic down from Highway 401 to the Long Sault Parkway. Properties along these roads are zoned as Highway Commercial, and have potential to increase in density and/or upgrade their exterior facades. Sites further north in the CIPA are largely underdeveloped and have significant potential to act as a northern anchor for an upgraded shopping district.

7.3 Secondary Priority Area: St. Andrews West

The settlement area of St. Andrews West boasts a rich history, and many significant buildings and monuments. St. Andrews Church has one of the oldest cemeteries in Ontario, and is also the final resting place of John Sandfield MacDonald, the first Premier of Ontario, and Simon Fraser. The Church itself is of historic and architectural significance, noted as one of the oldest stone churches in the Province. The church and associated buildings function as an anchor for commercial activity in St. Andrews West and contribute to the historic character of the area.

The main commercial node in St. Andrews West is located around the intersection of St. Andrews Road (SDG County Rd. 138) and King Road. Existing commercial businesses are located primarily along St. Andrews Road to the north and south of King Road. These businesses are

housed exclusively in detached properties with varying degrees of historic significance and aesthetic appeal. The CIPA boundary for St. Andrews West targets this existing commercial strip along St. Andrews Road.

Key challenges in this CIPA include:

- Creating a more defined 'core' that anchors commercial development in St. Andrews West;
- Increasing the cohesiveness of the commercial district through more prominent signage and facades, and encouraging development of greater density in keeping with the historic character of the area;
- Greater investment in existing commercial buildings to emphasize the historic character of the area.

New and existing businesses within the CIPA have significant potential to build on the historic character of this commercial strip. St. Andrews Road is a relatively well travelled road that connects other communities in South Stormont to both Highway 401, and the larger settlement areas of Long Sault and Ingleside.

7.4 Tertiary Priority Area: Bonville, Lunenburg, Newington, Osnabruck Centre, and Rosedale Terrace

The CIPAs of Bonville, Lunenburg, Newington, Osnabruck Centre, and Rosedale Terrace, are focused on the main commercial intersection within each of these settlement areas. Existing commercial activity in these CIPAs is typically confined to the four corners of the main intersection, and is limited to two or three businesses. All businesses within these CIPAs are housed in single occupancy detached buildings.

Given the relatively small population base of these settlement areas, expansion of commercial activity may be challenging. Regardless, these CIPAs represent an opportunity for existing businesses to take advantage of their scenic rural setting, and create more defined commercial areas within each community. More importantly, the CIP can help sustain existing properties and businesses as viable income producing investments. Most existing commercial buildings are aesthetically pleasing and have significant potential to improve the overall character of the main streets of these settlement areas. Newington has an added opportunity in the form of a potential brownfield site within its CIPA that, with appropriate redevelopment, could act as an anchor to the local commercial corner.

8 Financial Incentive Programs

8.1 Overview of Financial Incentive Programs

For the purposes of CIP funding, only properties located in the CIPA (identified in Section 7) are eligible for program support. To qualify for funding, any property must comply with screening criteria related to its location (within a CIPA as defined in this Plan), conformity with municipal by-laws and Provincial regulations, as well as any other applicable law of regulation identified by the Township. All properties under application for funding must be in good standing with respect to payment of property taxes.

Additionally, all Owner-occupied housing is excluded from the CIP programs. However, Multi-unit Residential buildings (of six or more units) are eligible for receiving assistance under certain CIP funding programs. Eligible applications for CIP funding are categorized into three levels of priority as outlined in Section 7.1. Applications received for properties in each CIPA will be prioritized for funding, in part, according to the prioritization of the CIPAs – primary, secondary and tertiary priority areas.

The following suite of programs is intended to promote and support the goals of the CIP. These programs are designed to encourage long-term private sector actions involving property and landscape enhancement, and property rehabilitation and development. Because any property owner seeking to access each of these programs may only do so contingent on meeting the necessary eligibility under each program, programs are likely to be accessed at different times in the development process. Given this, and in the interests of providing a level of certainty to would-be recipients of those programs which are “back-ended” (i.e., the tax-based supports) Council in its discretion reserves the right to approve a property for access to a suite of programs (as applicable) in principle at the time of initial application review. In recognizing the stepped nature of program support, Council will approve in principle all programs to which a site is initially eligible, deferring final approval of support under each program until detailed eligibility criteria have been met.

The following suite of programs is in effect for the initial five-year period of the CIP. However Council retains the right, in its sole and absolute discretion, to extend, revise or alter this CIP beyond the five-year horizon, at any time during the five-year operational period of the Plan, subject to the objectives of Council and the satisfactory performance of the Plan in the opinion of Council:

1. Building Improvement Grant Program;
 - Stream A: Façade, Landscape and Signage Improvement
 - Stream B: Building Restoration, Renovation and Improvement
2. Planning and Related Fees Grant Program;
3. Tax-Based Redevelopment Grant (TIG) Program;

Brownfields Program Component:

4. Environmental Site Assessment (ESA) Grant Program;
5. Environmental Remediation Tax Assistance Program.

8.2 Incentive Program Summaries

The full schedule of program details for each CIP incentive program can be found in Schedule A. This section provides summaries of program specifics and implementation details for each of the financial incentive programs offered through the CIP, and should be read in conjunction with the full schedules.

8.3 Program 1: Building Improvement Grant Program

We envisage single-owner applications under each Stream (A and B) of Program 1, however joint applications creating more synergy and effect are encouraged under both streams.

Stream A: Façade, Landscape and Signage Improvement

Description Under the Façade, Landscape and Signage Improvement Grant Program, matching grants may be offered to eligible property owners within the defined CIPA for façade improvements or signage development or street front (publicly accessible parts of private properties) landscape improvements or any combination of these 3 categories of property enhancement.

The grant is meant to be applied for improvements and upgrades to the street fronts of properties but it may also be applied to the rear or side of a property only in cases where the rear or side of a property is facing a street, public park, other public gathering space or parking area that is accessible to the general public.

Program Specifics

- Matching grant of up to 50% of Eligible Costs or a maximum grant of \$7,500 per property, whichever is less;
- The minimum grant is \$2,500 per property. **Project applications for matching assistance of less than \$2,500 will not be considered.**

Program Stream A (façade, landscape and signage) excludes all residential property save and except where residential use exists as an upper floor use in commercial premises. This Stream does include formerly residential buildings now used, in part or in whole, for commercial use.

Implementation Specifics Façade, Landscape and Signage Improvement Grants disbursed as follows:

- a) 60% on Substantial Completion;
- b) 40% on Final Completion.

Eligible Costs include (but are not limited to): costs associated with the enhancement, replacement and rehabilitation of commercial/retail doors, windows, and façades, signage replacement/enhancement and hard landscape improvements. A detailed list of eligible cost examples is available in Schedule A.

Stream B: Building Restoration, Renovation and Improvement

Description This grant has the potential to leverage significant private sector investment in interior building renovations and improvements, and help address the costs involved with a range of matters, such as:

- Building, fire and other code compliance;
 - Expansion/additions;
 - Retrofitting existing space (such as second floors);
 - Potentially additional on-site development.
-

Program Specifics

The grant is available for non-residential properties only with the exception of commercial properties with existing or potential upper floor residential use.

The grant is equivalent to a proportion of the work value and on a matching funds basis to a maximum of 50% of Eligible Costs or the following maximum amounts, whichever is less:

- Secured Interest-free Loan**
- Maximum grant of \$20,000 per property (minimum grant of \$10,000 per property);
 - Grant is a secured loan, forgivable over 5 years at an annual rate of 20%.
-

Conditions of approval will be established by the Township and may extend to any reasonable consideration to ensure the interests of the Township as funder are upheld. Generally, all approvals under this program will require that construction commence within 6 months of achieving building permit, and Final Completion within 18 months. Council may at its discretion adjust these requirements based on the particular circumstances of the construction project which may necessitate approvals from other agencies and/or delays in construction which are not in the control of the applicant to

overcome.

Where the property is sold or interest in the property is transferred to another entity within the 5-year Loan Forgiveness period, the remaining principal of the grant (after annual forgiveness) is repayable to the Township. Upon sale or transfer, all outstanding loan obligations remain payable to the Township based on the approved loan repayment agreement signed by both the Township and the applicant upon receipt of Program Assistance. Year 1 of the repayment period commences upon Final Completion of the project.

Applicants will be required to enter into an agreement as to the above terms and conditions of the grant and loan elements of the program.

Implementation Specifics

Eligible Costs include (but are not limited to): costs associated with materials, labour, equipment, insurance, regulatory approvals and professional fees related to internal building works, including major fit-up to meet the future needs of tenants. In addition, the program includes external property improvements, and the development of additional gross floor area, parking and other works not included in the Building Façade, Landscape and Signage Grant Program.

Building Restoration, Renovation and Improvement Grants will be disbursed as follows:

- a) 10% on approval;
 - b) 80% on Substantial Completion;
 - c) 10% on Final Completion.
-

8.4 Program 2: Planning Fees and Building Permit Grant

Description

This program offers property owners with plans to develop new non-residential and new Multi-Unit Residential properties (with six (6) or more units), a reduction in applicable planning and building permit fees. Reduced planning and building permit fees may, in concert with other program support, help encourage new development efforts through reducing initial regulatory costs.

Program Specifics

Planning Fees Grant:

- 75% reduction in planning fees combined from all planning fees as itemized by the applicable fee schedule of the Township of South Stormont at the time of application.
- Maximum total grant of \$2,000 per property or 75% reduction in combined planning fee costs, whichever is less;
- Limit of one grant per property.

Building Permit Fees Grant:

- 75% reduction in building permit fees for new builds or major renovations as itemized by the applicable fee schedule of the Township of South Stormont at the time of application.
- Maximum grant of \$5,000 per property or 75% reduction in building permit fee costs, whichever is less.

Grant covers:

- Planning application fees for: Zoning By-law and Official Plan amendments; Site Plan Agreement; Minor Variance; Application for Consent, Part Lot Control Agreement and Subdivision/Condominium Agreement. The Grant is limited only to those fees outlined in the Township's current Fees and Charges By-law at the time of application, and is always limited to the grant maximums available under this program.
- Building permit fees for: Residential (OBC Group C) Value Calculations for Apartment Buildings and Condominiums, Office and Personal Services (OBC Group D), Mercantile (OBC Group E) Value Calculations and Demolition Permits.

Implementation Specifics

The applicant pays for all planning and development permit costs as required and at the times required. These costs are reimbursed to the applicant, in the form of a grant, based on the following schedule:

- Official Plan Amendments (at building permit);
- Zoning By-law Amendment (at building permit);
- Site Plan Agreement (grant after Agreement is executed);
- Minor Variance (at approval); and
- Building Permit (at Substantial Completion).

Fiscal Implications

The grant is funded from the CIP reserve fund. The Township incurs the costs of administration and any other overhead costs related to reviewing and processing the application. The applicant pays all required fees and permits in advance of receiving the grant assistance. The requirement to pay building permit fees at the required rate is therefore retained. The payment of the grant is specifically to defray in part the cost of these fees and is provided pursuant to provisions of the *Ontario Planning Act R.S.O. 1990, Section 28(7)*.

8.5 Program 3: Tax-based Redevelopment Grant (Tax Increment Grant (TIG)) Program

Description	<p>A Tax Increment Grant (TIG) leverages the increased assessment and property taxation generated by site redevelopment to reduce the financial costs of property rehabilitation and redevelopment by:</p> <ul style="list-style-type: none"> • Providing a grant equivalent to the Municipal Portion of the property tax (excluding Sewer) for a given property; and • Limiting such grants to annual payments for a maximum period of 10 years or equivalent to the maximum cost of eligible costs, whichever is less. <p>This program will be restricted to individual property owners by virtue of the grant being a function of individual property enhancements and increased assessment value. Notwithstanding, where property owners have co-ordinated efforts or joint funded combined improvements on their properties, resulting in a more significant scale of investment overall, this program offers an effective and appropriate means to support the investment by each owner and the synergy created.</p>
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Program Specifics	<table border="1"> <tr> <td style="vertical-align: top;">Non-Residential</td> <td> <ul style="list-style-type: none"> • The maximum amount of the grant is 80% of the annual Tax Increment over the agreed base assessment and property Tax Liability. The maximum duration is 10 years. </td> </tr> <tr> <td style="vertical-align: top;">Multi-Unit Residential (6 or more units)</td> <td> <ul style="list-style-type: none"> • For multi-unit residential development, 80% of the annual municipal Tax Increment is available to be provided as a grant for comprehensive (re)development. </td> </tr> </table>	Non-Residential	<ul style="list-style-type: none"> • The maximum amount of the grant is 80% of the annual Tax Increment over the agreed base assessment and property Tax Liability. The maximum duration is 10 years. 	Multi-Unit Residential (6 or more units)	<ul style="list-style-type: none"> • For multi-unit residential development, 80% of the annual municipal Tax Increment is available to be provided as a grant for comprehensive (re)development.
Non-Residential	<ul style="list-style-type: none"> • The maximum amount of the grant is 80% of the annual Tax Increment over the agreed base assessment and property Tax Liability. The maximum duration is 10 years. 				
Multi-Unit Residential (6 or more units)	<ul style="list-style-type: none"> • For multi-unit residential development, 80% of the annual municipal Tax Increment is available to be provided as a grant for comprehensive (re)development. 				

Policy and program support by the United Counties of Stormont, Dundas and Glengarry does not yet exist to enable a County TIG component. Accordingly, applications under this CIP for tax increment grants under Program 3 will be eligible for the County tax increment only if County approval of its contribution to the program is achieved.

The minimum increase in assessment for which the use of this program of tax-based grants is permitted is \$750,000 and will remain at this minimum for the duration (5 years) of the CIP.

Generally, smaller-scale rehabilitation projects not involving significant additional floor space amounting to an increase in assessment above the minimum will be considered under the Building Restoration, Renovation and Improvement Program (Program 1 Stream B).

Implementation Specifics

The grant is based on the “Reimbursing Developer” approach. The property owner/developer pays for the full cost of renovation, rehabilitation or redevelopment as well as the resulting annual increase in property tax. The Township reimburses the Owner or assigned recipient by way of an annual grant equivalent to the agreed Municipal Portion of the incremental property tax increase over an established “base” assessment and Tax Liability. This defined increment is net (that is to say calculated only after the reduction of Tax Liability) as a result of the following:

- Any phase-in agreements to soften tax increases that may exist through existing policy or programs;
- Or the tax rebates granted to charitable organizations as Owners or tenants; and
- Any other rebate which lessens to overall initial (pre-Program 4) Tax Liability of the property.

All applicants seeking to access this program must achieve approval in principle for TIG funding before commencing eligible works. Application for TIG funding received by the Township only after the eligible capital expenditures for the property have commenced and which are claimed as a basis for access to this program, will be disallowed.

Eligible Costs would be determined at the discretion of Council, however, in general, Eligible Costs include (but are not limited to):

- Site development and infrastructure work including demolition and disposal off-site, improvement or reconstruction of existing on-site public infrastructure (water services, sanitary and storm sewers, other);
- Major building rehabilitation, significant renovation and rehabilitation;
- Costs associated with the assessment of environmental conditions and the remediation of environmental contamination, and environmental protection. **Under the Tax-based Redevelopment Grant (TIG), projects involving redevelopment of contaminated/potentially contaminated lands are eligible for Program Assistance to help alleviate costs associated with the remediation and rehabilitation of Brownfield Sites;**
- New construction;
- Design, engineering, legal, insurance, and other professional fees (at the discretion of the Township of South Stormont) directly related to the design and development and commissioning of the completed building(s);

- Eligible Costs exclude both construction financing and long-term debt financing principal and interest costs.

The Township of South Stormont will determine the existing “base” assessment for the property – this will normally be defined as being either at the time of approval of the application for TIG support or the day prior to remediation of the site (if contaminated) or the day prior to construction, as determined by the Township and based on the assessment and tax class at that time). The Township may, at its discretion, establish an alternative date for purposes of establishing the base assessment and property Tax Liability. Where a project is phased over several years the grant will be based on the property re-assessment and taxable status of the project in each of the interim years before project completion. At project completion, the grant (as applicable) will be based on the assessed property value provided by MPAC.

**Recommended
Annual Budget**

This grant focuses on net municipal taxation gain which represents unrealized revenue if the development or enhancement of the property had not occurred. At the end of the grant program (a maximum of 10 years or the dollar limit of Eligible Costs whichever is reached first, or earlier at the discretion of the Township), the Township realizes the full extent of the property taxes.

The potential exists for net fiscal impacts to the Township arising from what is effectively a deferral of tax revenues. The Township, as part of its approval process, will determine whether there is any likelihood that the Township’s interests are not served by the provision of a grant based on the estimate of short or longer-term net municipal fiscal impact.

Brownfields Component:

The Environmental Site Assessment (ESA) Grant Program (Program 4) and the Environmental Remediation Tax Assistance Program (Program 5) along with the Tax-based Redevelopment Grant (TIG) Program (Program 3) constitutes Program Assistance for Brownfield redevelopment under this Community Improvement Plan. The following program builds on Program 3 by offering deferral and subsequent cancellation of both the Township property tax and Provincial Education property tax.

The provisions of Program 5, however, are restricted in their application to remediation costs associated with the clean-up of contaminated lands. Program 3 (Tax-Based Redevelopment Grant) can be applied to the subsequent (and eligible) development costs associated with a remediated property.

In the course of administering this program, the likelihood of participation of the United Counties in providing tax deferral and cancellation in concert with the Township and the Province (via the Minister of Finance) will be addressed based on discussions with the United Counties. The potential benefit of the deferral and cancellation of the entire property tax bill for an individual property for a limited period (three (3) year maximum) is most appropriately considered for contaminated sites where the costs of remediation are often a significant barrier to investment.

8.6 Program 4: Environmental Site Assessment Grant Program

Description	This program encourages the redevelopment of otherwise 'risky sites' (i.e. Brownfields) by providing properties for which a Phase I ESA exists with further assistance to specify the extent and nature of environmental contamination through a Phase II ESA. The grant is geared to private landowners/developers for the renovation/ redevelopment or re-use of the property. The Township will benefit from having contaminated and otherwise complicated sites remediated and developed for their highest and best use.
Program Specifics	<ul style="list-style-type: none"> • Maximum grant of up to \$10,000 or 50% of the cost of the ESA, whichever is less. • Maximum assistance per property of one (1) study.

Implementation Specifics

The grant is based on the “Reimbursing Developer” approach. The property owner/developer pays for the full cost to undertake the Phase II ESA. The Municipality will reimburse Owner for the cost of the study.

The Township of South Stormont has identified sites of potential interest in which contaminated sites are either known to be contaminated or are perceived to be contaminated. All such sites located within the Community Improvement Project Areas are eligible under this program and are priority candidates for this program, as well as other key redevelopment sites which may be identified by Council from time to time. As regards program support for contaminated lands, there is no priority ranking of the CIPAs. Each CIPA is equally prioritized.

Eligible Costs include Phase II ESA Remedial Action Plans. Requirements of Regulation 153/04, as amended by Regulation 511/09, to the *Environmental Protection Act* apply in all circumstances.

Access to funding under this program is predicated on the total combined assistance toward the cost of the ESA from all public sources not exceeding 50%. Municipal funding will be the funding of last resort where other public sources exist.

Notwithstanding, the Municipality retains the right to fund to the maximum allowable grant under this program in addition to other known public sources should the merits of the application warrant such, in the opinion of Council.

By virtue of the grant, the Township will obtain the right to hold, disseminate, distribute and otherwise utilize the findings of the report in its discretion for purposes of promoting the development of the property at any time in the future.

8.7 Program 5: Environmental Remediation Tax Assistance Program

Description A program to encourage the redevelopment of sites which involve the remediation of contaminated soil/buildings and/or other environmental risk management plans eligible for assistance under Regulation. The Environmental Remediation Tax Assistance Program offers the cancellation of property tax increases that result from the remediation and subsequent redevelopment of contaminated sites.

The basis for this program is the Provincial ***Brownfield Financial Tax Incentive Program (BFTIP)*** which enables qualifying properties to receive tax assistance in the form of a deferral of both the Educational Portion of the property tax on a matching basis with the Municipal Portion of the tax for a specified period, following which the deferred taxes are officially cancelled.

The Township of South Stormont stands to benefit from having contaminated land remediated to Greenfield status, and hence achieve an enhanced land value and range of development possibilities.

- Program Specifics**
- The program provides for an annual deferral of the municipal/general portion of the property tax increase that results from the remediation and subsequent redevelopment of a contaminated site.
 - Matching financial assistance for the Education Portion of property taxation is provided upon application to the Ontario Minister of Finance by the Township, and approved by the Minister of Finance.
 - The details of any tax assistance will be identified in a municipal by-law which establishes the date of commencement and expiration of the tax assistance. Municipal and Provincial tax assistance can be commenced at any time as specified by the By-law, subject to approval and any conditions imposed by the Minister of Finance with respect to the matching Education Portion.
 - Assistance cannot be applied retroactively if remediation occurs prior to the approval of the Township BFTIP By-Law.

Implementation Specifics

Eligible sites include:

- All sites within the CIPA are eligible for program support.
- Properties with an existing Phase II ESA which indicates that site conditions do not meet the standards (under the *Environmental Protection Act*) necessary to permit filing of a Record of Site Condition in order to enable Building Permits to be issued for approved development.
- Eligible Costs include but are not limited to:
 - Phase II Environmental Site Assessments;
 - Risk Assessments and risk management plans;
 - Remedial action plans and other costs (including legal fees) related to achieving a Record of Site Condition acknowledged by the Ministry of Environment and its approval of a certificate of Property Use;
 - Environmental remediation and related costs including fill and grading to replace contaminated soils;
 - Demolition/removal of existing structures/infrastructure due to requirements for remediation as well as the costs of improving or replacing such infrastructure as deemed reasonable at the discretion of Council;
 - Insurance premiums for Cost Cap Insurance and Pollution Legal Liability (PLL) Insurance and interim financing costs (interest and financing fees) related to Eligible Costs; and
 - Eligible Costs as adjusted by conditions of matching assistance provided by the Ontario Minister of Finance.
- Long-term debt financing costs are not eligible.

Successful applications for financial assistance involving tax-based assistance will necessitate a site-specific brownfield redevelopment funding agreement between the Township and the applicant for Program 5. This agreement will establish the magnitude of the anticipated Eligible Costs as well as provide for mechanisms to verify actual costs as eligible under the Plan.

9 Implementation

9.1 Evaluation Committee Composition and Application Intake Process

An Evaluation Committee for the South Stormont CIP is to be comprised of the following:

- CAO/Clerk, Township of South Stormont
- Manager of Building and Development, Township of South Stormont
- Economic Development and Planning Staff, Township of South Stormont
- Chief Building Official, Township of South Stormont
- One (1) member of Council
- One (1) member of the Chamber of Commerce

The Evaluation Committee will be coordinated by the Manager of Building and Development whose primary is to manage the implementation of the CIP and coordinate the activities of the Evaluation Committee. Application intake will occur on a rolling, open ended basis without deadline over the 5 year plan period to help facilitate development intentions on the part of property owners/developers in a timely fashion. The Evaluation Committee will meet monthly and will forward recommendations to Council via a staff report. Council will make the final approval decisions on all applications.

All applications that require annual funding under Programs 1, 2 and 4, will be accepted, evaluated and determined on a 'first-come first-served' basis. All funds committed in any one year (based on calendar years) will be assumed to be drawn down from the annual funding limit for the CIP as whole (not including Programs 3 and 5) during the year of approval for funding, even where funds are disbursed in the following calendar year. Applications are encouraged for projects which are eligible for funding under more than one program.

However, Council reserves the right to limit access to funding from multiple programs if, in its determination, there is a degree of overlap of funding that is not an appropriate use of scarce resources or the value of individual project funding is deemed to unduly limit the availability of community improvement funding to other projects in the municipality. At all times, the principle of matched funding necessitates that Council will not fund more than 50% of eligible costs or stated funding caps, whichever is less. Council also has the right to extend, revise or alter this CIP beyond the initial five-year horizon subject to the objectives of Council and the performance of the plan in the opinion of Council.

Changes to the provisions of this CIP which are considered to represent a material change which necessitates a formal amendment to the Plan include the following:

1. Changes to the boundary of the geographic area subject to the CIP;
2. The addition of new programs of financial assistance operationalized within this CIP;
3. An extension to the approved term (duration) of the CIP;
4. A significant, order of magnitude increase in the maximum amount of financial assistance offered as part of the guidelines for funding contained in this plan; and

5. A significant change in the eligibility criteria for access to program support under this CIP.

9.2 General Eligibility Requirements

The following are General Eligibility Requirements that must be met by all applications before being considered by the Evaluation Committee. **The General Eligibility Requirements must be read in association with the program-specific eligibility requirements detailed in Schedule A.**

The decision to fund and the amount of funding will be generally determined through the application of minimum criteria which measure each application based on the quality of the proposed property enhancement and/or development project. Eligibility will be on a discretionary basis and based on the merits of each application. Screening criteria include:

- Only eligible properties located within the boundary of the South Stormont, as defined in Section 7 and in Schedule C, are eligible for financial incentive programs offered under this CIP;
- Applications received for properties in each CIPA will be prioritized for funding, in part, according to the prioritization of the CIPAs – primary, secondary and tertiary priority areas.
- Applications which are in default of any By-law of the Township of South Stormont as well as applicants with any property tax arrears, or who are involved in ongoing litigation with the Township will be screened from further consideration, until such time as these defaults are remedied;
- All applicants shall also be in good standing with regard to any other municipal fees and levies liable on the property. Applicants will be given the opportunity to reinstate their applications once tax arrears and outstanding municipal bills have been cleared.
- Under Section 28(7) of the *Planning Act*, eligible applicants must be either a registered property owner, assessed property owner or a tenant of a property to whom the Owner has assigned consent to receive assistance under the CIP.
- Eligibility will be on a ‘first-come first-served’ basis. In addition the decision to fund and the amount of funding will generally be determined through the application of minimum criteria which measure each application based on the quality of the proposed property enhancement and/or development project. Such criteria will be determined by the Evaluation Committee and adjusted from time to time as required. The development of these criteria and their use in the evaluation of applications which have successfully passed the screening test will be at the sole discretion of the Evaluation Committee in performing its mandate under this Plan.
- Applications for projects eligible for funding under more than one program are encouraged. The Committee and/or Council reserves the right to limit access to funding

from multiple programs if, in its determination, there is some of overlap in funding that is not an appropriate use of funds. Furthermore, the Committee and/or Council reserves the right to limit funding so all funding from all public sources does not exceed 50% of the eligible project costs.

The decision by Council to fund property enhancement through the instrument of this CIP is entirely at the discretion of the Council of the Township of South Stormont. The Council reserves the right to determine the level of funding which shall be received by an applicant, whether to fund at all or in part, and what conditions, obligations and other requirements are attached to funding allocations.

Additionally, Council reserves the right to amend the process of application and evaluation, at any time and for any reason, without the requirement to amend the approved Community Improvement Plan. If during the course of construction, the applicant is in default of relevant By-laws or payments to the Township, and fails to remedy this within a reasonable period determined by the Township, the applicant will be required to repay any received grant assistance in part or in whole at the discretion of the Township. Such a requirement will be a condition of approval of funding, signed and acknowledged by the applicant.

9.3 Monitoring Program

The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and a detailed review in Year 5) to determine whether each program has met the goals of the South Stormont Community Improvement Plan. At the end of each year of each program, a published estimate of private sector investment leveraged by each approved funding allocation (by application) should be provided. The overall CIP should be monitored as follows.

General Baseline Data

At the inception of the South Stormont CIP, general baseline data should be gathered through the following actions (contingent on staff resources):

- **Growth in Land/Property Development:** Building on baseline vacancy mapping, the Township should develop an inventory of vacant land/premises. This vacancy inventory should be monitored, updated and compared annually to assess scale and growth in new land development.
- **Assessed Property Values:** A database containing the current assessed value of the properties located within the Community Improvement Project Areas should be developed to provide a baseline to compare the growth in property assessment in the later years of the Plan.

General Variables:

For each approved incentive program, the following general variables should be measured and recorded: the number of applications submitted and the number of successful applications; and qualitative assessment as to the quality of improvements when work is completed.

Program-Specific Variables

CIP Program	Program-specific Variables
1a: Façade, Landscape and Signage Improvement Grant Program	Total amount of funds disbursed by type of improvement (Façade, Landscape and Signage); Total cost of façade, landscape and signage improvements.
1b: Building Restoration, Renovation & Improvement Program	Total amount of grant; Total amount and cost of work; Type of work (building code compliance, conversion, etc.).
2: Planning and Related Fees Grant Program	Total amount of the planning fees reductions; status of applications and resulting development value (if any).
3: Tax-based Redevelopment Grant (TIG) Program	Total amount of the tax increment; Total value of construction; Number of residential units (if applicable); Total square footage of commercial and residential space constructed; Increase in assessed property value.
4: Environmental Site Assessment (ESA) Grant Program	Total amount of grants dispersed.
5: Environmental Remediation Tax Assistance Program	Total amount of the property tax deferred; Total value of construction; Number of residential units (if applicable); Total square footage of commercial and residential space constructed; Increase in assessed property value.

Schedule A: Schedule of Detailed Programs

Schedule A: Schedule of Detailed Programs

This schedule forms part of the South Stormont Community Improvement Plan (CIP) and Brownfield Strategy.

PROGRAM 1: BUILDING IMPROVEMENT GRANT PROGRAM

STREAM A: FAÇADE, LANDSCAPE AND SIGNAGE IMPROVEMENT

Rationale and Objective(s)	Intended to encourage private sector property owners to implement aesthetic improvements to their property façades, front lot landscaped areas and signage that otherwise may not occur due to cost-related issues.
Benefits	<ul style="list-style-type: none"> • Façade, landscape and signage improvement will contribute to streetscape revitalization and will enhance the attractiveness of South Stormont’s commercial areas. • Private space design improvements in conjunction with public realm improvements may contribute to business attraction and retention, residential and tourism development, and enhance civic pride.
Legislative Provision	Section 28(7) of the <i>Planning Act</i> (R.S.O. 1990, c. P.13) provides for grant assistance “for the purpose of carrying out a municipality’s Community Improvement Plan.”
Target Group	Property owners excluding all residential property save and except where residential use exists as an upper floor use in commercial premises. This stream does include formerly residential buildings now used, in part or in whole, for commercial use.
Program Specifics and Limitations	<ul style="list-style-type: none"> • Matching grant of up to a maximum of 50% of Eligible Costs or a maximum grant of \$7,500, whichever is less, per property; • Minimum grant of \$2,500 per property. <u>Project applications for matching assistance of less than \$2,500 will not be considered.</u>

<p>Eligibility</p>	<ul style="list-style-type: none"> • Private property within the CIPAs excluding all residential property, save and except where residential use exists as an upper floor use in commercial premises; • Former residential buildings now used, in part or in whole, for commercial use in located within the CIPA; • This program <u>excludes</u> single-family Owner-occupied residential dwellings. • Private property owners for costs associated with materials, labour, equipment and professional fees related to external building works specifically for façade improvement or signage development and implementation or street front landscape improvements. • Eligible façades include both the front and side façades (the latter only in cases where the side of a property is facing a street or public park or public gathering space). Rear façade improvement is excluded except in cases where the rear of a property is facing a street or public park or public gathering space or parking area that is accessible to the general public. In all cases, rear façades are secondary for purposes of allocation of funding under this program. • The General Eligibility Requirements outlined in Section 9 of the CIP also apply.
<p>Approval Process</p>	<ul style="list-style-type: none"> • The General Application Process outlined in Section 9 of the CIP applies. • The Township of South Stormont does not at this time have detailed Design Guidelines, by which to measure the suitability of a proposed façade, signage and landscape improvement. Given this, the onus will be on the applicant to provide full details of the proposed improvements including, at the request of the Township, a detailed manifest of proposed work, materials to be used, design graphics (as provided by contractors) and any other information as required to fully evaluate the merits of the application. • Façade, Landscape and Signage Improvement Grants disbursed as follows: <ul style="list-style-type: none"> ○ 60% on Substantial Completion; ○ 40% on Final Completion.
<p>Duration</p>	<ul style="list-style-type: none"> • Program application duration – 5 years. • The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the Community

	Improvement Plan.
Other Restrictions	<ul style="list-style-type: none"> • The Township of South Stormont has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Township. • As necessary, the Township may amplify or adjust the application and approval protocols associated with this program. • The Township may refuse an application if it deems project feasibility to be limited or for any other reason, at the sole discretion of the Township. • If the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation, the Township retains the right to delay (pending correction of building work), withhold or cancel the disbursement of funds.
Other Government/Non-Profit Organization Investment	<ul style="list-style-type: none"> • Applicants who identify other sources of financial assistance for exterior building renovations will be given preference in the allocation of funds. The Township of South Stormont retains the right to limit funds to reflect impacts of other sources of funding.

Examples of Eligible Costs

Examples of Eligible Costs:

- Enhancement, replacement and rehabilitation of commercial/retail doors, windows, and facades;
- Restoration of existing façade and surfaces (woods, tuck pointing, cleaning);
- New surface materials (e.g. stucco);
- Architectural design fees;
- Enhancement or replacement of existing exterior lighting fixtures;
- Improvements and enhancements to street front landscaping and signage;
- Rear and side yard façade improvements designed specifically to enhance the look and appearance of these elevations of the property and yard areas where accessible by the public;
- Creation of approved sidewalk patio and hard landscape improvements;
- Development of walkways for improved building access (including standards as stipulated under the *Ontarians with Disabilities Act, 2001, S.O. 2001, c. 32*);
- Re-grading/re-paving of front yards and rear/side yards in public view;
- Costs associated with the production and installation of signage for eligible property; and
- Other similar enhancements and improvements that may be approved.

STREAM B: BUILDING RESTORATION, RENOVATION AND IMPROVEMENT

<p>Rationale and Objective(s)</p>	<p>Matching funding of interior renovations to commercial and commercial mixed-use (commercial-at-grade) to promote functional improvements, change of use as permitted under zoning (or as may be amended through Zoning By-Law Amendment application); and</p> <p>Program designed to promote re-use of buildings, use of second floors of commercial premises and sustainable use of buildings capable of providing a competitive location for commercial and mixed-use development.</p> <p>Property improvements can include any identified and eligible improvements to the building, its structure, building systems, and major internal fit-up.</p>
<p>Benefits</p>	<p>This grant has the potential to leverage significant private sector investment in interior building renovations and improvements, and help address the costs involved with a range of matters, such as:</p> <ul style="list-style-type: none"> • Building, fire and other code compliance; • Expansion/additions; • Retrofitting existing space (such as second floors); • Accessibility for disabled persons (as per the <i>Ontarians with Disabilities Act, 2001, S.O. 2001, c. 32</i>); • Significant exterior improvements not related to façade treatments, such as the development of off-street; and • Potentially additional on-site development. <p>The Township of South Stormont stands to benefit from building improvements resulting in higher property assessment.</p>
<p>Legislative Provision</p>	<p>Section 28(7) of the <i>Planning Act</i> (R.S.O. 1990, c. P.13) provides for grants and loan assistance “for the purpose of carrying out a municipality’s Community Improvement Plan.”</p>
<p>Target Group</p>	<p>Property owners of private non-residential properties within the CIPA boundaries, only with the exception of commercial properties with existing or potential upper floor residential use.</p>
<p>Program Specifics and Limitations</p>	<p>The grant is equivalent to a proportion of the work value and on a matching funds basis to a maximum of 50% of Eligible Costs:</p> <p><u>Secured Interest-free Loan:</u></p> <ul style="list-style-type: none"> • Maximum grant of \$20,000 per property (minimum grant of \$10,000 per property); • Grant is a secured loan, forgivable over 5 years at an annual rate of 20%. <p>Conditions of approval will be established by the Township and may extend to</p>

	<p>any reasonable consideration to ensure the interests of the Township as funder are upheld. Generally, all approvals under this program will require that construction commence within 6 months of achieving building permit, and Final Completion within 18 months. Council may at its discretion adjust these requirements based on the particular circumstances of the construction project, which may necessitate approvals from other agencies and/or delays in construction which are not in the control of the applicant to overcome.</p> <p>Where the property is sold or interest in the property is transferred to another entity within the 5 year Loan Forgiveness period, the remaining principal of the grant (after annual forgiveness) is repayable to the Township. Upon sale or transfer, all outstanding loan obligations remain payable to the Township based on the approved loan repayment agreement signed by both the Township and the applicant upon receipt of Program Assistance. Year 1 of the repayment period commences upon Final Completion of the project.</p> <p>Applicants will be required to enter into an agreement as to the above terms and conditions of the grant and loan elements of the program.</p>
<p>Eligibility</p>	<ul style="list-style-type: none"> • Property owners of private non-residential properties within the CIPA boundaries, only with the exception of commercial properties with existing or potential upper floor residential use. • For those applications which pass the application screening process, eligibility will be determined through the application of criteria, developed and adjusted from time to time by the Evaluation Committee. These objectives will seek to relate each application to the goals and objectives of the CIP. In general terms, the following criteria will be used as a basis for determining the amount of funding: <ul style="list-style-type: none"> ○ Location and scale of the property; ○ Long-term viability of the property (long term use versus shorter term use); ○ Highest and Best use of the site; ○ Quality and extent of submitted plans, cost schedules, and, in the case of additional development, business case rationale, if any provided; ○ Existence or otherwise of professional quotes from multiple contractors (minimum 3) operating at arm's length from the applicant; ○ Estimated timing of works to be completed. ○ Final criteria will be determined by the Evaluation Committee upon commencement of the CIP. ○ The General Eligibility Requirements outlined in Section 9 of the CIP also apply.

<p>Approval Process</p>	<ul style="list-style-type: none"> • The General Application Process outlined in Section 9 of the CIP applies. • Building Restoration, Renovation and Improvement Grants disbursed as follows: <ul style="list-style-type: none"> ○ 10% on Approval; ○ 80% on Substantial Completion; ○ 10% on Final Completion.
<p>Duration</p>	<ul style="list-style-type: none"> • Program application duration – 5 years. • The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the Community Improvement Plan.
<p>Other Restrictions</p>	<ul style="list-style-type: none"> • The Township of South Stormont has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Township. • As necessary, the Township may amplify or adjust the application and approval protocols associated with this program. • The Township may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Township. • If the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation, then the Township has the right to delay (pending correction of the building works), withhold or cancel the disbursement of funds.
<p>Other Government/Non-Profit Organization Investment</p>	<ul style="list-style-type: none"> • Applicants who identify other sources of financial assistance for interior building renovations will be given preference in the allocation of funds. The Township retains the right to limit funds to reflect impacts of other sources of funding.
<p>Examples of Eligible Costs</p>	<ul style="list-style-type: none"> • Eligible Costs include (but are not limited to): costs associated with materials, labour, equipment, financing, insurance, regulatory approvals and professional fees related to internal building works, including major fit-up to meet the future needs of tenants. In addition, the program includes external property improvements, and the development of additional gross floor area, parking and other works not included in the Building Façade, Landscape and Signage Grant Program.

- The program is intended to be a flexible interest free loan and forgivable loan program to assist property owners with undertaking long-term investment in their properties to ensure their functionality and attractiveness as income producing properties.

PROGRAM 2: PLANNING FEES AND BUILDING PERMIT GRANT PROGRAM

Rationale and Objective(s)	This program offers property owners with plans to develop new non-residential, mixed-use (commercial at-grade) and new Multi-unit Residential properties, a reduction in applicable planning application and building permit fees.
Benefits	Reduced planning and building permit fees may, in concert with other program support, help encourage new development efforts through reducing initial regulatory costs.
Legislative Provision	Authority for municipalities to impose fees and charges come under Section 391 of the <i>Municipal Act, 2001 (S.O. 2001, c. 25)</i> . Section 28(7) of the <i>Planning Act (R.S.O. 1990, c. P.13)</i> provides for grant assistance.
Target Group	Property owners with plans to develop new non-residential and new Multi-Unit residential properties (with six (6) or more units) within the defined CIPAs.
Program Specifics and Limitations	<p><u>Planning Fees Grant:</u></p> <ul style="list-style-type: none"> • 75% reduction in planning fees combined from all planning fees as itemized by the applicable fee schedule of the Township of South Stormont at the time of application. • Maximum total grant of \$2,000 per property or 75% reduction in combined planning fee costs, whichever is less; • Limit of one grant per property. <p><u>Building Permit Fees Grant:</u></p> <ul style="list-style-type: none"> • 75% reduction in building permit fees for new builds or major renovations as itemized by the applicable fee schedule of the Township of South Stormont at the time of application. • Maximum grant of \$5,000 per property or 75% reduction in building permit fee costs, whichever is less. • The Township has discretion to exceed this if major/comprehensive site redevelopment is proposed. • Grant covers: <ul style="list-style-type: none"> ○ Planning application fees for: Zoning By-law and Official Plan amendments; Site Plan Agreement; Minor Variance; Application for Consent, Part Lot Control Agreement and Subdivision/Condominium Agreement. ○ Building permit fees for: Residential (OBC Group C) Value Calculations for Apartment Buildings and Condominiums,

	Office and Personal Services (OBC Group D), Mercantile (OBC Group E) Value Calculations and Demolition Permits.
Eligibility	<ul style="list-style-type: none"> • This program is applicable to property owners with plans to develop new non-residential and new Multi-Unit residential properties (with six (6) or more units) within the defined CIPAs. • This program excludes single-family Owner-occupied residential dwellings. • Eligibility will be determined through the merits of each individual application and generally on the basis of likelihood of development to occur and in a manner which is consistent with the goals and objectives of the CIP. • With specific regard to cost of building permit fees, preference will be given to those projects most likely to result in the highest increase in assessment, as determined by the Evaluation Committee in its sole discretion. • Grants do not absolve an applicant of the responsibility for funding studies and site technical reviews, or other executing actions in order to remove conditions of approval as may be required by the Township. • The General Eligibility Requirements outlined in Section 9 of the CIP also apply.
Approval Process	<ul style="list-style-type: none"> ○ The schedule for payment of the grant is as follows: The applicant pays for all planning and development permit costs as required and at the times required. These costs are reimbursed to the applicant, in the form of a grant, based on the following schedule: <ul style="list-style-type: none"> ○ Official Plan Amendments (at building permit); ○ Zoning By-law Amendment (at building permit); ○ Site Plan Agreement (grant after Agreement is executed); ○ Minor Variance (at approval); and ○ Building Permit (at Substantial Completion). ○ All other fees (at the discretion of the Township or otherwise at Building Permit issuance). ○ Site visits by staff may be required in order to ensure that the project has been completed to the Township’s satisfaction before the building permit grant can be disbursed. ○ The Township of South Stormont will determine whether any

	<p>application is approved for the full amount of the grant (75% of planning/building permit fees or the maximum total grant value whichever is less) or a lesser amount.</p> <ul style="list-style-type: none"> ○ The planning fees grant will be disbursed to the applicant within 3 months of the trigger dates listed above. In the case of building permit grants, grants are payable at Substantial Completion and only after the building works have been completed to the satisfaction of the Chief Building Official (CBO) of the Township of South Stormont. ○ The General Application Process outlined in Section 9 of the CIP also applies.
Duration	<ul style="list-style-type: none"> ● Program application duration – 5 years. ● The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the Community Improvement Plan.
Other Restrictions	<ul style="list-style-type: none"> ● The Township of South Stormont has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Township. ● As necessary, the Township may amplify or adjust the application and approval protocols associated with this program. ● The Township may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Township.
Fiscal Implications	<ul style="list-style-type: none"> ● The grant is funded from the CIP reserve fund. The Township incurs the costs of administration and any other overhead costs related to reviewing and processing the application. The applicant pays all required fees and permits in advance of receiving the grant assistance. The requirement to pay building permit fees at the required rate is therefore retained. The payment of the grant is specifically to partially defray the cost of these fees and is provided pursuant to provisions of the <i>Ontario Planning Act R.S.O. 1990, Section 28(7)</i>.

PROGRAM 3: TAX-BASED REDEVELOPMENT GRANT (TIG) PROGRAM

<p>Rationale and Objective(s)</p>	<p>A Tax Increment Grant (TIG) leverages the increased assessment and property taxation generated by site redevelopment to reduce the financial costs of property rehabilitation and redevelopment by:</p> <ul style="list-style-type: none"> • Providing a grant equivalent to the Municipal Portion of the property tax for a given property (excluding Sewer); and • Limiting such grants to annual payments for a maximum period of 10 years or equivalent to the maximum cost of rehabilitation, renovation and/or redevelopment.
<p>Benefits</p>	<ul style="list-style-type: none"> • Leverages increased property tax assessment and helps reduce financial costs of property redevelopment or major rehabilitation. • The Township benefits by the resulting revaluation and increase in tax liable on the property over the long-term.
<p>Legislative Provision</p>	<p>Section 28(7) of the <i>Planning Act (R.S.O. 1990, c. P.13)</i>.</p>
<p>Target Group</p>	<p>Private sector landowners/property owners who are actively seeking rehabilitation, renovation, redevelopment or re-use of property and provide:</p> <ul style="list-style-type: none"> • Site plan/floor plans for rehabilitation, renovation, or redevelopment; • Estimated costs of renovation, rehabilitation or redevelopment; and • Given the nature of the grant program as achievable only on completion and revaluation of the property, the Township of South Stormont will enable the approval in principle for accessing this grant subject to necessary conditions. This approval in principle can be provided at the same time as approval for other programs of assistance is provided. <p>This program will be restricted to individual property owners by virtue of the grant being a function of individual property enhancements and increased assessment value. Notwithstanding, where property owners have coordinated efforts or joint funded combined improvements on their properties, resulting in a more significant scale of investment overall, this program offers an effective and appropriate means to support the investment by each owner and the synergy created.</p>
<p>Program Specifics and Limitations</p>	<p>Non-Residential:</p> <ul style="list-style-type: none"> • The maximum amount of the grant is 80% of the annual Tax Increment over the agreed base assessment and property Tax Liability. The maximum duration is 10 years.

	<p>Multi-unit Residential (6 or more units):</p> <ul style="list-style-type: none"> For residential development, 80% of the annual municipal Tax Increment is available to be provided as a grant for comprehensive (re)development. <p>The minimum increase in assessment for which the use of this program of tax-based grants is permitted is \$750,000 and will remain at this minimum for the duration (5 years) of the CIP.</p> <p>Generally, smaller-scale rehabilitation projects not involving significant additional floor space amounting to an increase in assessment above the minimum will be considered under the Building Restoration, Renovation and Improvement Program (Program 1 Stream B).</p>
<p>Eligibility</p>	<ul style="list-style-type: none"> Tax Increment Grant available for non-residential properties, and multi-unit residential properties containing six (6) or more units within the CIPAs. This program support excludes single-family Owner-occupied residential dwellings. Minimum of \$750,000 of renovation/rehabilitation or new construction. Eligible renovation and rehabilitation costs will be determined as final by the Township of South Stormont by reference to the submitted schedule of development related costs. Final eligibility will be determined through the demonstrated success of the project through all stages of application (as required) for planning approval, building permit issuance and building code compliance, construction, occupancy, financial viability (as evidenced by the capacity of the Owner to pay all required property taxes on the property) and finally revaluation by the Ontario Municipal Property Assessment Corporation (MPAC). The General Eligibility Requirements outlined in Section 9 of the CIP also apply. In addition, where payments to contractors remain outstanding and the withholding of payment is not agreed to by the contractor or otherwise where liens exist on the property for unpaid services, the Tax Increment Grant will not be payable.
<p>Approval Process</p>	<ul style="list-style-type: none"> All applicants seeking to access this program must achieve approval in principle for TIG funding before commencing eligible works. Application for TIG funding received by the Township only after the eligible capital expenditures for the property have commenced and which are claimed as a basis for access to this program, will be disallowed.

- The grant is based on the “Reimbursing Developer” approach. The property owner/developer pays for the full cost of renovation, rehabilitation or redevelopment as well as the resulting annual increase in property tax. The Township reimburses the Owner or assigned recipient by way of an annual grant equivalent to the agreed Municipal Portion of the incremental property tax increase over an established “base” assessment and Tax Liability. This defined increment is net (that is to say calculated only after the reduction of Tax Liability) as a result of the following:
 - Any phase-in agreements to soften tax increases that may exist through existing policy or programs;
 - Or the tax rebates granted to charitable organizations as Owners or tenants; and
 - Any other rebate which lessens to overall initial (pre-Program 3) Tax Liability of the property.
- The Township of South Stormont will determine the existing “base” assessment for the property – this will normally be defined as being either at the time of approval of the application for TIG support or the day prior to remediation of the site (if contaminated) or the day prior to construction, as determined by the Township and based on the assessment and tax class at that time). The Township may, at its discretion, establish an alternative date for purposes of establishing the base assessment and property Tax Liability. Where a project is phased over several years the grant will be based on the property re-assessment and taxable status of the project in each of the interim years before project completion. At project completion, the grant (as applicable) will be based on the assessed property value provided by MPAC.
- Final approval of grant funding in each year occurs after:
 - Conditions as stated in the Tax Increment Grant Agreement have been fulfilled;
 - Submission of Eligible Costs as required;
 - Receipt of assessed value of the property by MPAC in each year; and
 - Final approval of amount of grant by Council.
- For multi-phase/multi-year projects, approval is based on completion and final costing of each phase, and revaluation in each year by MPAC.
- The commencement date for Program 3 (for purposes of calculating the increment) will be at the discretion of Township of South Stormont following discussions with the applicant based on the merits of the development project and resulting estimates of Tax Increment grant created by the development project over time.
- The General Application Process outlined in Section 9 of the CIP

	also applies.
Duration	<ul style="list-style-type: none"> • Program application duration – 5 years. • The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the Community Improvement Plan.
Other Restrictions	<ul style="list-style-type: none"> • The Township of South Stormont has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Township; • As necessary, the Township may amplify or adjust the application and approval protocols associated with this program. • The Township may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Township.
Fiscal Implications	<ul style="list-style-type: none"> • This grant focuses on net municipal taxation gain which represents unrealized revenue if the development or enhancement of the property had not occurred. At the end of the grant program (a maximum of 5 years or the dollar limit of Eligible Costs whichever is reached first, or earlier at the discretion of the Township), the Township realizes the full extent of the property taxes. • The potential exists for net fiscal impacts to the Township arising from what is effectively a deferral of tax revenues. The Township, as part of its approval process, will determine whether there is any likelihood that the Township’s interests are not served by the provision of a grant based on the estimate of short-term net municipal fiscal impact.
Eligible Costs	<p>Eligible Costs would be determined at the discretion of Council, however, in general, Eligible Costs include (but are not limited to):</p> <ul style="list-style-type: none"> • Site development and infrastructure work including demolition and disposal off-site, improvement or reconstruction of existing on-site public infrastructure (water services, sanitary and storm sewers, other); • Major building rehabilitation, significant renovation and rehabilitation; • Costs associated with the assessment of environmental conditions

and the remediation of environmental contamination, and environmental protection. **Under the Tax-based Redevelopment Grant (TIG), projects involving redevelopment of contaminated/potentially contaminated lands are eligible for Program Assistance to help alleviate costs associated with the remediation and rehabilitation of Brownfield Sites;**

- New construction;
- Design, engineering, legal, insurance, and other professional fees (at the discretion of the Township of South Stormont) directly related to the design and development and commissioning of the completed building(s); and
- Eligible Costs exclude both construction financing and long-term debt financing costs principal and interest costs.

PROGRAM 4: ENVIRONMENTAL SITE ASSESSMENT (ESA) GRANT PROGRAM

Rationale and Objective(s)	Program to encourage the redevelopment of otherwise 'risky sites' (i.e. Brownfields) by providing properties for which a Phase I ESA exists with further assistance to specify the extent and nature of environmental contamination through a Phase II ESA. Grant is geared to private landowners/developers for the renovation/ redevelopment or re-use of the property.
Benefits	The Municipality stands to benefit from having contaminated and otherwise complicated sites coming into highest and best use.
Legislative Provision	Section 28(7) of the <i>Planning Act (R.S.O. 1990, c. P.13)</i> .
Target Group	Private sector owners of properties within the CIPA boundaries which have an existing Phase I ESA.
Program Specifics and Limitations	<ul style="list-style-type: none"> • Maximum grant of up to \$10,000 or 50% of the cost of the ESA, whichever is less. • Maximum assistance per property of: Maximum of 1 study per property.
Eligibility	<ul style="list-style-type: none"> • Property must have an existing Phase I ESA with requirement for Phase II ESA Remedial Action Plan in order to be eligible for grant. Requirements of Regulation 153/04, as amended by Regulation 511/09, to the Environmental Protection Act apply in all circumstances. • The Township of South Stormont has identified sites of potential interest in which contaminated sites are either known to be contaminated or are perceived to be contaminated. All such sites located within the Community Improvement Project Areas are eligible under this program and are priority candidates for this program, as well as other key redevelopment sites which may be identified by Council from time to time. As regards program support for contaminated lands, there is no priority ranking of the CIPAs. Each CIPA is equally prioritized. • The General Eligibility Requirements outlined in Section 9 of the CIP also apply.
Approval Process	<ul style="list-style-type: none"> • The grant is based on the "Reimbursing Developer" approach. The property owner/developer pays for the full cost to undertake the Phase II ESA. The Municipality will reimburse Owner for the cost of the study. • Retained consultants must confirm estimated and actual cost of conducting the study (the final cost of the study at completion).

	<ul style="list-style-type: none"> • Approval is provided and payment issued following verification of submitted costs. • The General Application Process outlined in Section 9 of the CIP also applies. • By virtue of the grant, the Township will obtain the right to hold, disseminate, distribute and otherwise utilize the findings of the report in its discretion for purposes of promoting the development of the property at any time in the future.
<p>Other Government/Non-Profit Organization Investment</p>	<ul style="list-style-type: none"> • Access to funding under this program is predicated on the total combined assistance toward the cost of the ESA from all public sources not exceeding 50%. Municipal funding will be the funding of last resort where other public sources exist. • Notwithstanding, the Municipality retains the right to fund to the maximum allowable grant under this program in addition to other known public sources should the merits of the application warrant this, in the opinion of Council.
<p>Duration</p>	<ul style="list-style-type: none"> • Program application duration – 5 years. • The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the Community Improvement Plan.
<p>Other Restrictions</p>	<ul style="list-style-type: none"> • The Township of South Stormont has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Township. • As necessary, the Township may amplify or adjust the application and approval protocols associated with this program. • The Township may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Township.
<p>Eligible Costs</p>	<p>Eligible Costs include Phase II ESA Remedial Action Plans. Requirements of Regulation 153/04, as amended by Regulation 511/09, to the Environmental Protection Act apply in all circumstances.</p>

PROGRAM 5: ENVIRONMENTAL REMEDIATION TAX ASSISTANCE PROGRAM

<p>Rationale and Objective(s)</p>	<p>Program to encourage the redevelopment of sites which involve the remediation of contaminated soil/buildings and/or other environmental risk management plans eligible for assistance under Regulation. The Environmental Remediation Tax Assistance Program offers the cancellation of property tax increase that result from the remediation and subsequent redevelopment of contaminated sites.</p> <p>The basis for this program is the Provincial Brownfield Financial Tax Incentive Program (BFTIP) which enables qualifying properties to receive tax assistance in the form of a deferral of both the educational portion of the property tax on a matching basis with the Municipal Portion of the tax for a specified period, following which the deferred taxes are officially cancelled.</p>
<p>Benefits</p>	<p>The Township of South Stormont stands to benefit from having contaminated land remediated to Greenfield status and hence enhance land value and the range of development possibilities.</p>
<p>Legislative Provision</p>	<p><i>Ontario Municipal Act, Section 365.1, as amended and Ontario Regulation 274/04.</i></p>
<p>Target Group</p>	<p>Private sector property owners/developers seeking rehabilitation, renovation or redevelopment of a property within the CIPA, which at the date of site assessment fails to meet the standards of the <i>Ontario Environmental Protection Act</i> to permit a Record of Site condition to be filed in the Ontario Ministry of the Environment’s Environmental Site Registry (i.e. a contaminated site in need of remediation or risk management to enable a Record of Site Condition (RSC) to be acknowledged by the Ontario Ministry of the Environment to permit the intended use of the property.</p>
<p>Program Specifics and Limitations</p>	<ul style="list-style-type: none"> • The program provides for an annual deferral of the municipal/general portion of the property tax increase that results from the remediation and subsequent redevelopment of a contaminated site. • Matching financial assistance for the Education Portion of property taxation is provided upon application to the Ontario Minister of Finance by the Township and approval by the Minister of Finance. • Matching Education Portion tax assistance is limited to the earlier of a 36-month consecutive period or the date that tax assistance equals the costs of remediation necessary to permit filing of a Record of Site Condition and the cost of complying with any certificate of Property Use issued under <i>Section 168.6</i> of the <i>Environmental Protection Act</i>. • The details of any tax assistance will be identified in a municipal by-law which establishes the date of commencement and expiration of the tax assistance. Municipal and Provincial tax assistance can be commenced at any time as specified in the By-Law, subject to

	<p>approval and any conditions imposed by the Minister of Finance with respect to the matching Education Portion.</p> <ul style="list-style-type: none"> • Assistance cannot be applied retroactively if remediation occurs prior to the approval of the Township BFTIP By-Law. • Total tax assistance is limited to the Eligible Costs defined in this CIP. • Eligible Costs not reimbursed in the year in which they are incurred, can be rolled-over to subsequent years. The amount of tax assistance in any one year is limited to the lesser of: <ul style="list-style-type: none"> ○ The amount of eligible work carried out in that year; or ○ The amount of property tax which is deferred by the Township and Province of Ontario. • The amount of annual tax assistance is reduced by the amount of any outstanding property tax payable on the property. • Financial assistance under <i>Section 365.1</i> of the <i>Ontario Municipal Act</i> is cumulative with any other financial assistance for site remediation necessary to permit a Record of Site Condition to be filed and comply with any certificate of Property Use. • The impact of program support will vary according to the tax class of the assisted project/property.
<p>Eligibility</p>	<ul style="list-style-type: none"> • All sites within the Community Improvement Project Areas are eligible for program support. • Properties with an existing Phase II ESA which indicates that site conditions do not meet the standards (under the <i>Environmental Protection Act</i>) necessary to permit filing of a Record of Site Condition in order to enable Building Permits to be issued for approved development. • The General Eligibility Requirements outlined in Section 9 of the CIP also apply.
<p>Approval Process</p>	<ul style="list-style-type: none"> • The approval process requires several specific conditions to be met by applicant: <ul style="list-style-type: none"> ○ The application is submitted before a Record of Site Condition (RSC) is filed for a subject property; and ○ The property is demonstrated as being contaminated. Based on this the following general process will be followed: <ol style="list-style-type: none"> 1 Submission of Application for assistance (Registration of Intent specific to this program);

	<ol style="list-style-type: none"> 2 Evaluation of application by the CIP Evaluation Committee; 3 Confirmation of proposed development plans and submission of a Phase II ESA identifying likely costs of environmental clean-up. 4 Signing of a legal agreement which outlines all terms and conditions of assistance, and the obligations of each party during and following the period of tax assistance. This will be referred to as the Tax Assistance Program Agreement. 5 (Re)development must conform to Township’s development intents as stipulated by policies of the approved Official Plan and Zoning By-laws. 6 The Township will pass a By-law approving the deferral and subsequent cancellation of the Municipal Portion of the property tax pursuant to the specific limits on such assistance as contained in the approval of the application and subsequent legal agreement executed between the applicant and the Township of South Stormont. <p style="text-align: center;">BFTIP Application Process:</p> <ol style="list-style-type: none"> 7 The Township will draft an application for matching tax assistance under the BFTIP Program. 8 A copy of the draft Municipal By-law and Agreement will be forwarded to the Minister of Finance for consideration. Any restrictions or other conditions required by the Minister of Finance will be included in the Municipal By-law. 9 The matching assistance will come into effect if approved by the Minister. The Township will, if approved by the Minister, draft a By-law specific to the matching Education Portion of the property tax under the same terms and conditions as for the municipal component and as amended by the Minister of Finance. <ul style="list-style-type: none"> • The General Application Process outlined in Section 9 of the CIP also applies.
Duration	<ul style="list-style-type: none"> • Program application duration – 5 years.

	<ul style="list-style-type: none"> The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the Community Improvement Plan.
<p>Other Restrictions</p>	<ul style="list-style-type: none"> The Township of South Stormont has the right to review, expand or adjust any and all aspects of this grant program (including the purpose, method of application, approval protocols and funding etc.) from time to time and at any time, for any reason it deems fit at its sole discretion. The Township, at its discretion, may refuse an application if it deems project feasibility to be limited or for any other reason. This program is only to the benefit of the registered Owner of the subject property and cannot be assigned to another party. Assistance under this program terminates upon transfer of title. Where property is severed or subdivided, the termination of assistance applies to those parts of the original land holding which have be severed or subdivided to new Owners.
<p>Eligible Costs</p>	<p>Eligible Costs may include but are not limited to:</p> <ul style="list-style-type: none"> Phase II Environmental Site Assessments; Risk Assessments and risk management plans; Remedial action plans and other costs (including legal fees) related to achieving a Record of Site Condition acknowledged by the Ministry of Environment and its approval of a certificate of Property Use; Environmental remediation and related costs including fill and grading to replace contaminated soils; Demolition/removal of existing structures/infrastructure due to requirements for remediation as well as the costs of improving or replacing such infrastructure as deemed reasonable at the discretion of Council; Insurance premiums for Cost Cap Insurance and Pollution Legal Liability (PLL) Insurance and interim financing costs (interest and financing fees) related to Eligible Costs; and Eligible Costs as adjusted by conditions of matching assistance provided by the Ontario Minister of Finance. <p>Long-term debt financing costs are not eligible.</p> <p>Successful applications for financial assistance involving tax-based assistance</p>

will necessitate a site-specific brownfield redevelopment funding agreement between the Township and the applicant for Program 5. This agreement will establish the magnitude of the anticipated Eligible Costs as well as provide for mechanisms to verify actual costs as eligible under the Plan.

Schedule B: Glossary of Terms

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Bed and Breakfast Establishment shall mean a private dwelling designed to be used in part for the accommodation of the travelling or vacationing public with sleeping accommodations in a maximum of four (4) rooms and other related services and facilities within the occupant's dwelling (Township of South Stormont By-law No. 2011-100).

Building Permits are issued by the local body responsible for enforcing Ontario's Building Code and are required for the construction, renovation, demolition and certain changes of use of buildings.

Brownfield Site means developed or previously developed properties that may or may not be contaminated. They are usually, not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant (Provincial Policy Statement, 2005).

Community Improvement Plan (CIP) is a planning tool under Section 28 of the Ontario Planning Act which permits planning and financial assistance programs involving lands, buildings, loans, grants and tax assistance for designated Community Improvement Project Areas.

Community Improvement Project Area (CIPA) "means a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason (Ontario Planning Act, Section 28)."

Final Completion (i.e. project completion) is defined to mean the conclusion of proposed building/construction work in its entirety as well as subsequent final payments on all aspects of the project for which proof of payment may be provided by the applicant to the Township.

Education Portion means taxes arising from that element of the total tax rate set annually, which is collected by the Township of South Stormont on behalf of the Upper Canada District School Board, Catholic District School Board of Eastern Ontario, and the Conseil Scolaires, to support the Education Act.

Eligible Costs are as specifically detailed under each financial incentive program in Schedule A and Section 8 of this CIP. These include all capital cost categories for which the Owner is entitled to Program Assistance from the Township as may be approved and as may be provided for in the CIP and further specified in any Agreement that may be required to execute funding. Eligible Costs do not equate to the maximum levels of financial assistance under individual programs.

Eligible Properties are as specifically detailed under each financial incentive program in Schedule A and Section 8 of this CIP. These include all properties and/or categories of land-uses for which the Owner may be eligible for consideration for Program Assistance from the Township as may be approved and as may be provided for in the CIP. Unless otherwise specified, Eligible Properties are as follows:

- Multi-unit Residential properties with a minimum of 6 units;
- Former residential buildings now used, in part or in whole, for commercial use;
- Commercial Mixed-use properties – in particular, properties with commercial at-grade as well as Bed and Breakfast Establishments; and
- Commercial uses permissible with all categories of commercial zoning as per *The Corporation of the Township of South Stormont By-Law No. 2011-100* and amendments thereto; **with the exception of the following types of land use:**
 - Campground, Recreational;
 - Campground, Tourist;
 - Seasonal Camp;
 - Open Storage;
 - Dwelling, Park Model Trailers;
 - Dwelling; Accessory ('Dwelling Unit, Accessory' developments will be supported under this CIP, where such development supports mixed-use (residential above-grade));
 - Assembly Hall; and
 - Club, Non-profit.

Owned and rental residential dwellings, properties in industrial use and properties in agricultural use are not considered to be Eligible Properties for Program Assistance under this CIP.

Loan Forgiveness is defined as the incremental accretion of grant status of funds dispersed to approved applicants under Program 2: Building Restoration, Renovation and Improvement Grant. This translation from interest free loan to grant status (and hence non repayable to the Township) is earned on the basis of 20% at the end of each calendar year following the execution of the agreement. In the event of sale or transfer of interest of the property within the 5-year period, Loan Forgiveness ceases to accumulate and the remaining loan repayment is calculated on a prorated basis.

MPAC means the Municipal Property Assessment Corporation.

Multi-unit Residential property is shall mean a housing building containing six (6) or more dwelling units, but shall not include a townhouse; or a complex of housing buildings each containing six (6) or more dwelling units.

Municipal Portion means taxes arising from that element of the total tax rate, set annually, which supports expenditures by the Township of South Stormont.

Owner means the registered Owner of the Lands and includes any successors, assigns, agents, partners and any affiliated corporation. Financial assistance through tax-based funding is provided to the registered Owner of the property irrespective of any assignment of those funds to another party by the Owner under separate agreement between the Owner and a third party.

Program Assistance means all or any of the programs contained in and provided for by the CIP.

Substantial Completion refers to near completion of construction of a proposed building or other works as determined by the Township at its sole discretion.

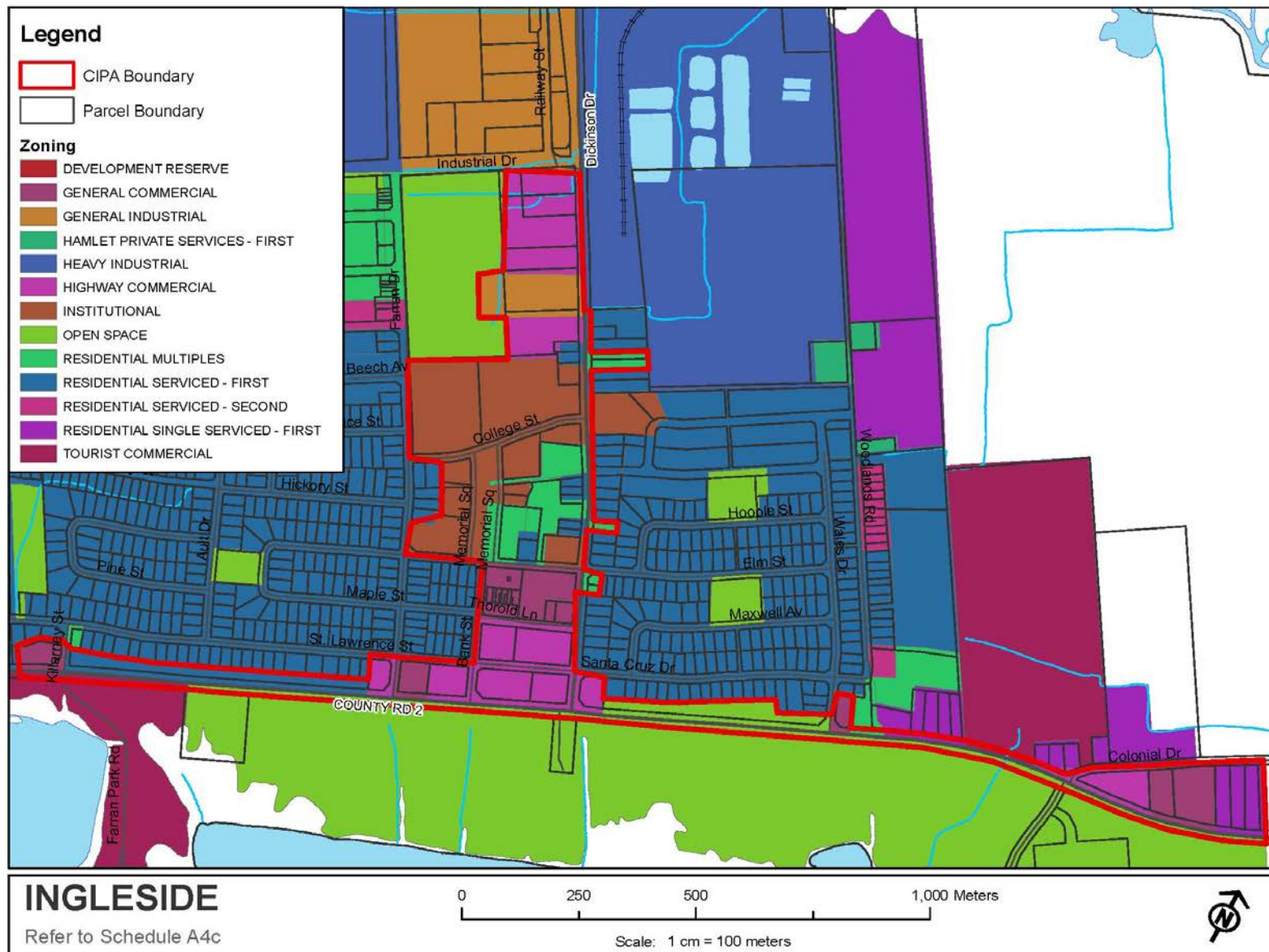
Tax Increment means the difference between the property Tax Liability for the lands in any year of the Program and the existing “base” Tax Liability. The Tax Increment is limited to the Municipal Portion of the Tax Liability in those instances where Program Assistance is limited to the Municipal Portion of taxation as provided for in the CIP.

Tax Liability means the annual real property taxes levied by the Township of South Stormont including the Municipal (upper and lower tier) and Education Portions of the taxes.

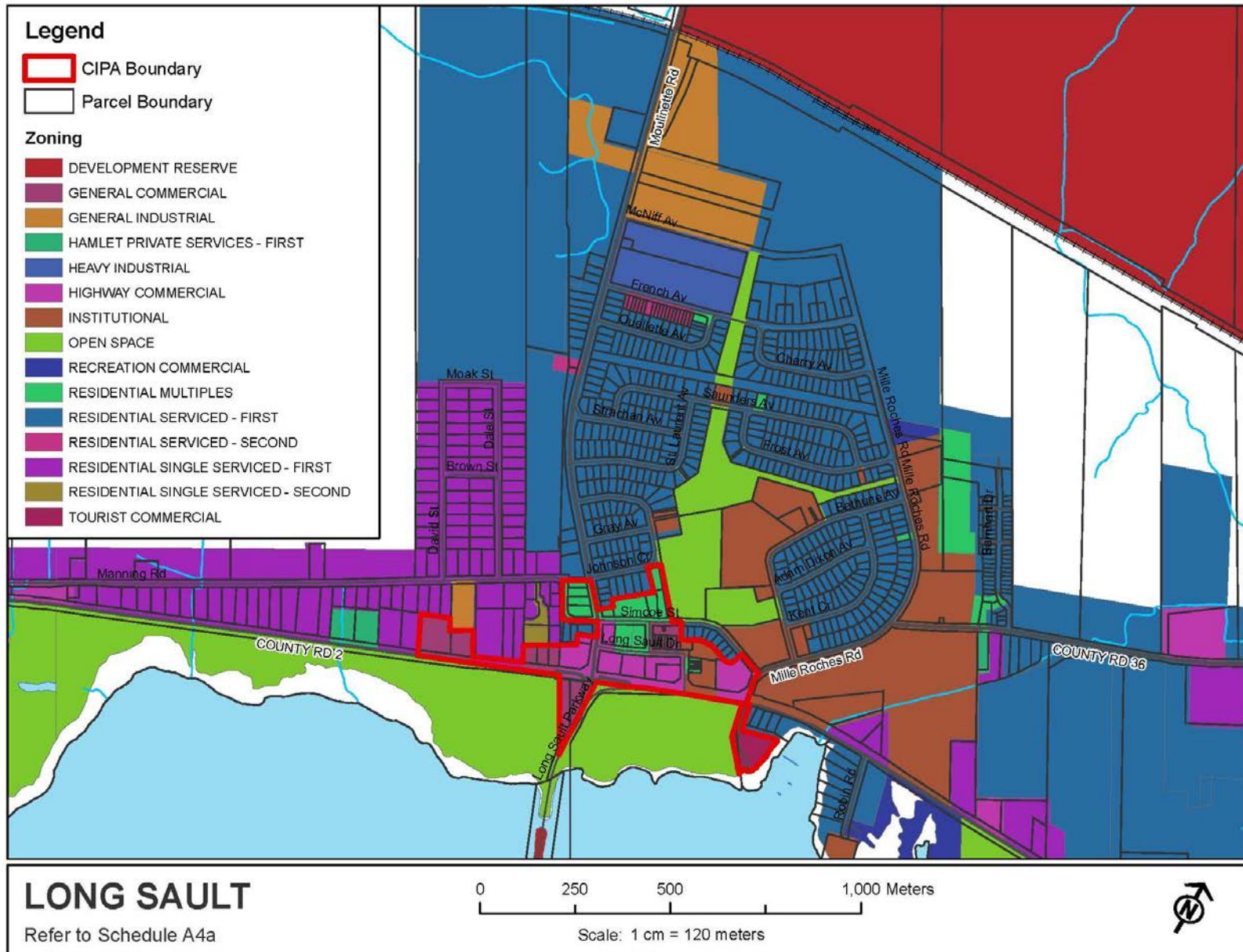
TIG means Tax Increment Grant as provided for under *Section 28(7)* of the *Ontario Planning Act*.

Schedule C: Community Improvement Project Area

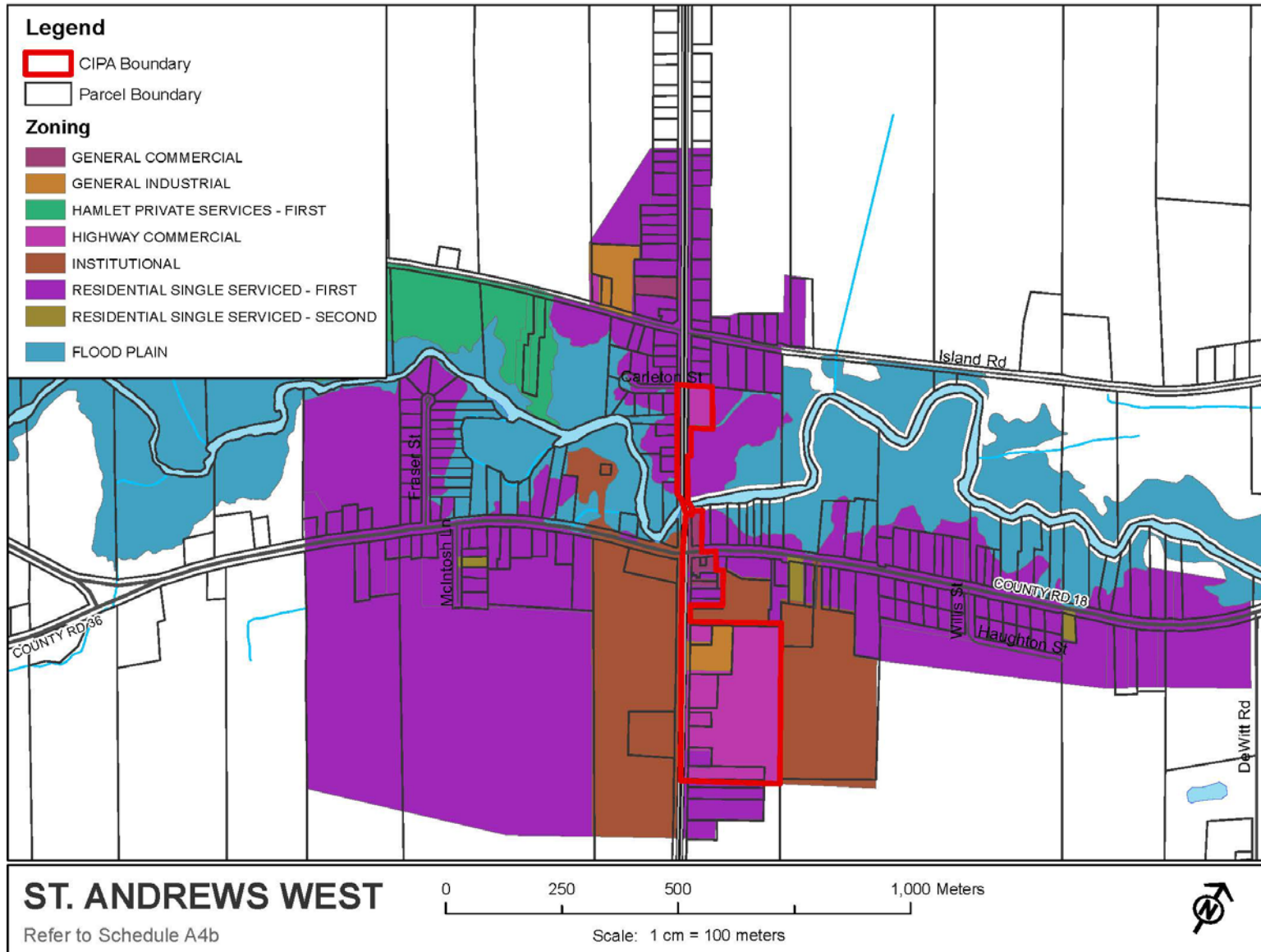
South Stormont Community Improvement Project Area (CIPA) Boundaries – Primary Priority Areas



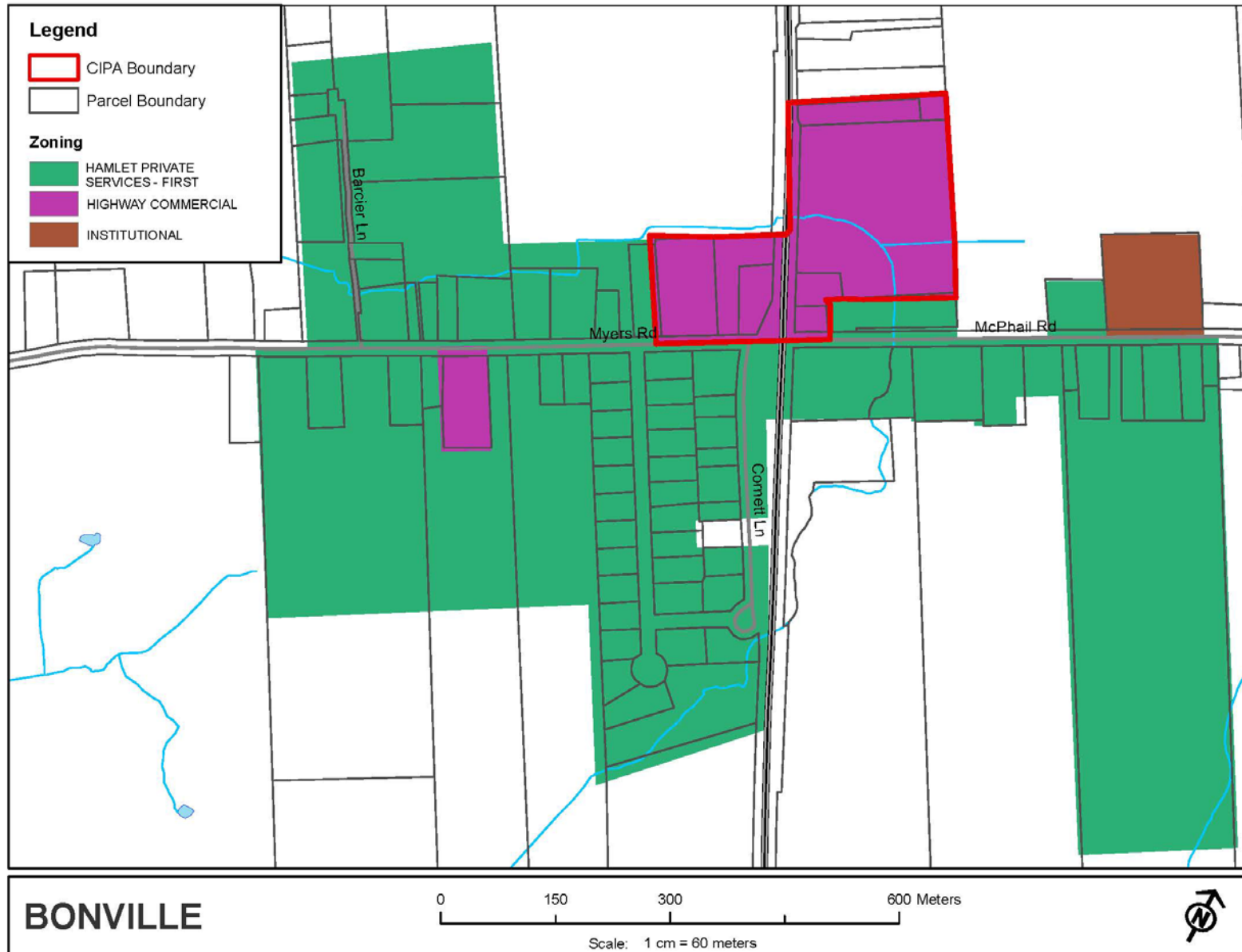
Schedule C: Community Improvement Project Area: Township of South Stormont Community Improvement Plan and Brownfield Strategy



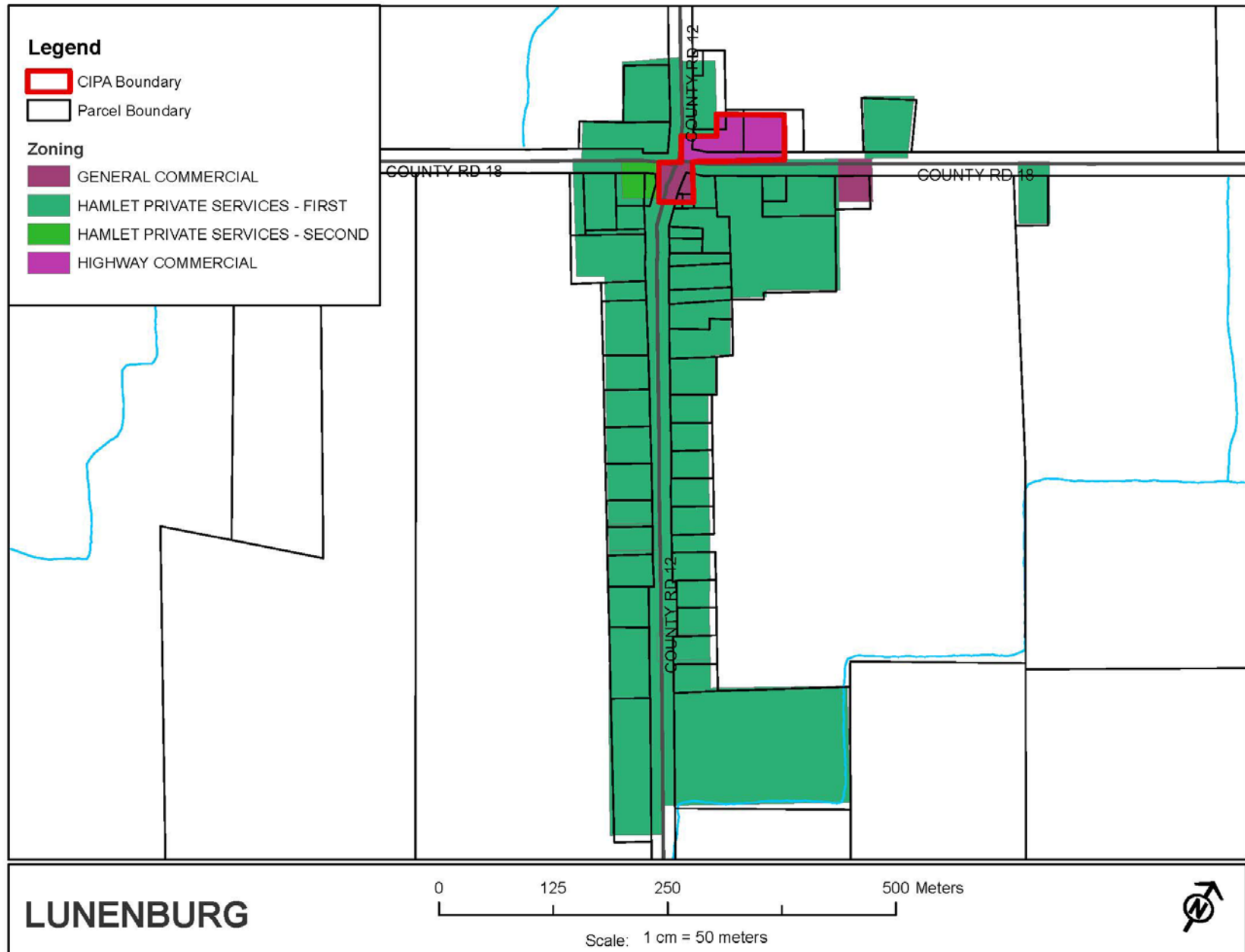
South Stormont Community Improvement Project Area (CIPA) Boundaries - Secondary Priority Area



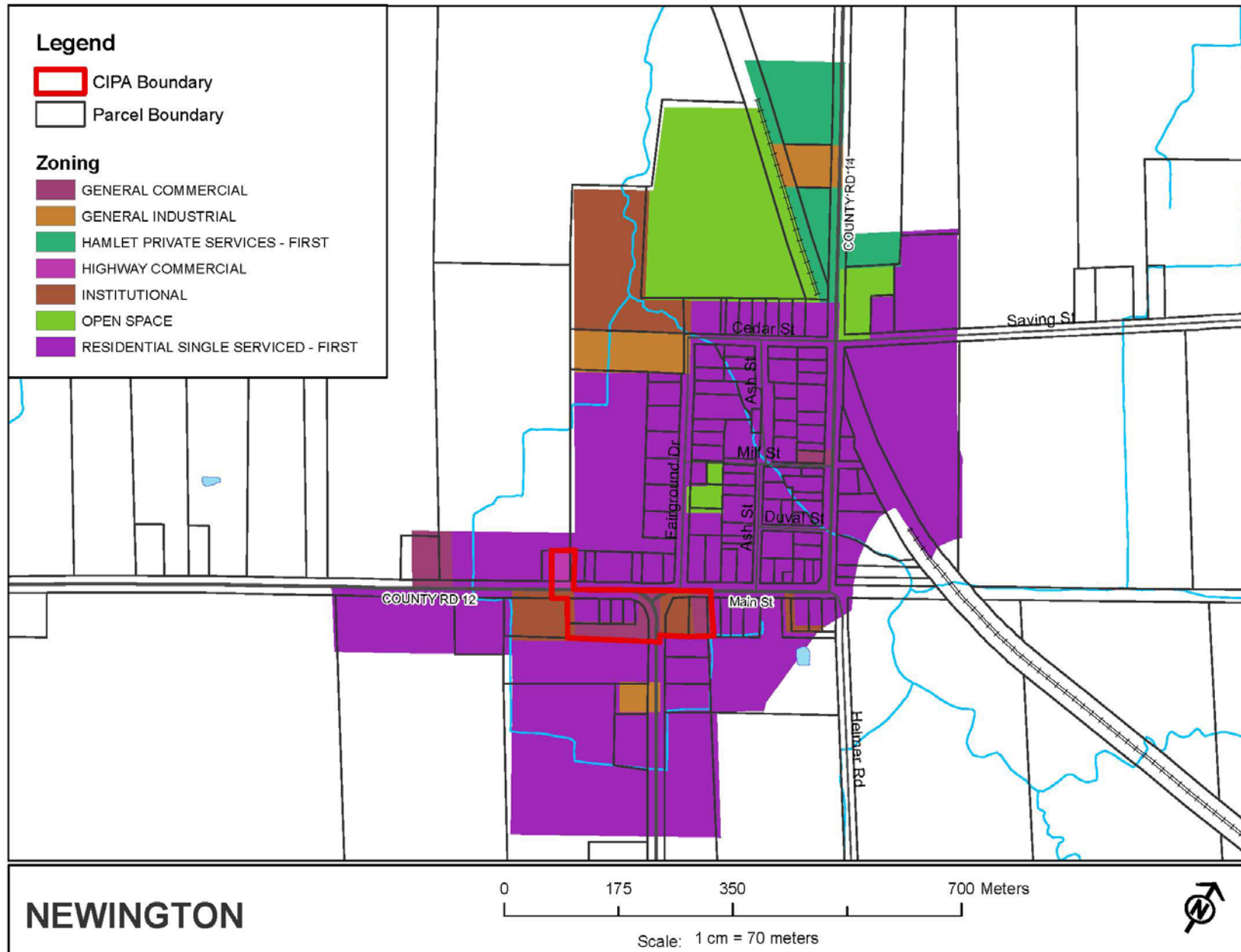
South Stormont Community Improvement Project Area (CIPA) Boundaries - Tertiary Priority Areas



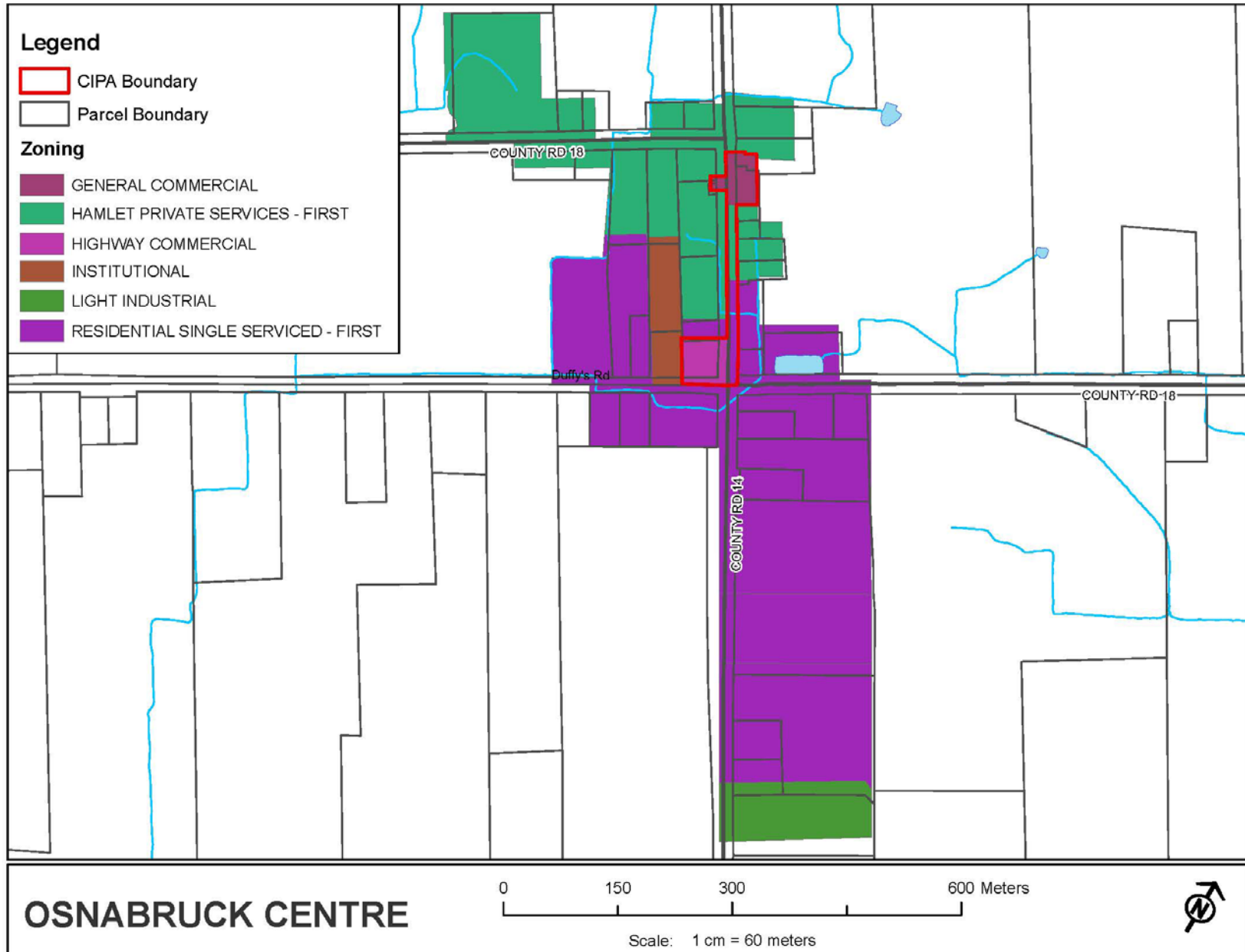
Schedule C: Community Improvement Project Area: Township of South Stormont Community Improvement Plan and Brownfield Strategy



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