

4.0 FAÇADE IMPROVEMENT GRANT

4.1 Building Façade Improvements

A one-time grant of up to 100 percent to a maximum of \$10,000.00 will be available of the costs to assist commercial building owners and tenants to improve a building façade and/or façade signs in accordance with the Façade Guidelines and the Sign By-law for the Township of Tay. This may include phasing improvements, over more than one budget year.

The Township may also waive the building permit fees for façade improvements that receive a grant via this Plan.

4.2 Grant Eligibility Requirements

Council shall appoint a Committee to review application for financial incentives. The Committee shall review all applications based on these eligibility requirements and the degree to which the project implements the Township's Façade Guidelines. Generally no improvements carried out prior to the approval of the application will be eligible for funding. Council may require that eligibility for grants be pre-approved.

To ensure that the efforts are genuine and worth while, the minimum amount of grant that should be applied for is \$500.00.

Grants would be available to a property owner or tenant occupying an assessed building in the Community Improvement Area upon satisfactory completion of the project. Assistance granted under any of the financial incentive programs to a particular property is not transferable to any other property.

The following types of businesses are generally not eligible to obtain the façade improvement grant: fast food chains, franchise businesses, financial institutions, liquor and beer stores, post offices, and adult entertainment establishments.

Building façade grants will be granted based on a primary grant for the building façade that forms the primary entrance to the building, and a secondary grant for a building side that faces the street.

Examples of façade improvements include: signage and associated lighting, awnings, storefront glass doors and transom windows, storefront windows where they replace non-storefront windows, installation of storefront cornice and building cornice, painting of woodwork, installation of base panels, masonry cleaning and re-pointing, restoration and stabilization and general renovation of storefronts.

Grants will not be made available for building insulation, modern style elements, eavestrough and interior work.

Priority may be given to the communities of Port McNicoll and Victoria Harbour and particularly for the properties at the key four corner intersections and moving outward from those locations at William and Richard in Victoria Harbour and Talbot and Forth Avenue in Port McNicoll.

For all applications, priority will be given to existing commercial businesses or buildings that are being renovated for commercial purposes. Priority may also be given for historic buildings used for commercial purposes.

Properties and buildings should not have any tax arrears, outstanding utility charges or any other legal claim, lien or order that may affect the title of the land.

Grants will be available to a property owner or tenant on the basis of one grant per building.

Applications that most succinctly achieve the goals and objectives of the Plan and Façade Guidelines will be favoured.

Applications that significantly improve the façade will be favoured.

Applications for facades that they are very visible in the community improvement area may be given priority.

Applications that include additional works to be implemented by the Owner or Tenant (partial fund of the project) outside of the grant and/or include sweat equity will be preferred.

Applications that include more than one façade element, for example: signage and lighting; or windows and awnings, may be favoured.

Applications that include landscaping and/or planters to be installed by the owner or tenant outside of the grant application may also be preferred.

The Property Tax Increment Grant will only be available where the property and building improvements undertaken result in an increase in the municipal share of the increased taxes and exceeds \$200.00 per year. The actual cost associated with an individual application may be subject to an independent audit at the request of the Township and at the expense of the property owner or tenant.

The total of the grants made in respect of particular lands and buildings under this Community Improvement Plan and the tax assistance as defined in Section 365.1 of the Municipal Act, 2001 that is provided in respect of the lands and building in this Community Improvement Plan shall not exceed the cost of rehabilitating the lands and building.

4.2.1 Grant Commitment

To obtain a commitment for a grant, the property owner or tenant must submit a detailed proposal and at least two estimates for consideration by the Community Improvement Committee, prior to commencement of the improved works.

The Community Improvement Committee is delegated the authority by Council to approve the grant.

The grant commitment will lapse if a notice of completion of the improvement works has not been within eight month of the date of the grant commitment. An extension of up to four months may be granted by the Community Improvement Committee following receipt of a written request by the property owner or tenant explaining the reasons for the extension and providing a new date of completion.

4.2.2 Letter of Undertaking

The property owner and tenant, where applicable, who receives a grant is required to execute a letter of undertaking which includes terms and condition of the grant.

The grant recipient is required to indemnify the Township against any claims, actions, demands and expenses that are made or brought about

against the recipient because of the recipient's failure to exercise reasonable care, skill or diligence in the performance of the improvement.

4.2.3 **Grant Payment**

The Town will pay the grant following receipt of a notice of completion of the works, and inspection by the Chief Building Official and the Chair of the Community Improvement Committee or a member of the Committee as designated by the Chair.