



Township of North Huron

North Huron Community Improvement Plan Application

Package

In 2018 North Huron Council approved the development of a Community Improvement Plan (CIP) for the Wingham and Blyth main streets. In 2019 it was amended to add a second program and opportunity for applicants to apply for grants. The Project Area for the CIP was also expanded to include properties in Belgrave. In 2024, it was again amended to add five more programs and to include the entire municipality under the CIP areas.

We are now accepting applications for projects applicable to the Commercial Facade Improvement Grant Program, the Direct Grant for Structural Work Program, the Agri-Tourism Grant Program, the Development Charges Grant, the Planning Application, the Building Permit Fee, and Site Study Grant Program, the Tax Increment Equivalent Grant (TIEG) Program and Start-up Space Leasehold Improvement Grant Program and projects that seek to achieve the goals identified in the CIP.

Before completing an application form, applicants should read the North Huron Community Improvement Plan. Information on the grant programs is found in the General Eligibility Requirements in Section 8.1 The information from the CIP appendices for the above-mentioned programs Eligibility Criteria are included in this package.

Prior to submission of a complete Grant Application form, applicants are also required to arrange and participate in **a pre-application consultation meeting** with the Economic Development Officer or designate in order to discuss and confirm application requirements, program eligibility, proposed scope of work, project timing, supporting documentation, and other requirements.

The application intake period is open until funding runs out, with each new funding period starting on January 1st. Please visit the North Huron Community Improvement page on the website to see if the program still has funding.

We are excited about this project and the benefits it will bring to our community. With collaboration, shared investment, and a unified vision, together we can build better communities and continued interest in our commercial areas.

Submit Applications to:
Ritu Bhardwaj, Economic Development Officer for
the Township of North Huron
rbhardwaj@northhuron.ca
Box 90, 274 Josephine St., Wingham ON, N0G 2W0
519-357-3550 x130



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COMMUNITY IMPROVEMENT PLAN GRANT PROGRAM- INFORMATION

Please retain for your records

PURPOSE OF THE GRANT

This grant may only be used for the purposes of community features and commercial façade or structural improvements as indicated on the application form. The improvements must also be eligible for grant approval under the terms of the program.

The grant assignment is non-transferable between properties, property owners, authorized tenant or another individual or corporation.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION PRIVACY ACT

Applications made under the terms of this program are made publicly available.

PAYMENT OF THE GRANT

Applicants of approved projects will be notified in writing and will be required to enter into an Execution Agreement with the Township. The payment of the grant will be disbursed by cheque made payable to the owner/tenant (named applicant) following:

- Completion of approved improvements in its entirety
- Proof of payment of all invoices (copies stamped paid)
- Confirmation that taxes are paid current
- Compliance with all terms and conditions of the application procedure, inspection procedures and completion of work within the prescribed time frame that is eighteen (18) months from the approval date of the application

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LIMITATIONS OF LIABILITY AND INDEMNIFICATION, FURTHER CONDITIONS

Staff, officers and agents shall be saved harmless arising out of any actions or approvals granted, or any building code infractions of the Township of North Huron associated with the completed work.

The Township of North Huron shall be entitled to at any time impose such additional terms and conditions on the use of the grant which, in its sole discretion, it deems appropriate.

GRANT REPAYMENT

The grant recipient (applicant) must repay the whole or any portion of the grant, if the recipient (applicant):

- Knowingly provides false information on the application form, or throughout the process of the application.
- Uses grant monies for anything other than approved works forming part of the application.
- Breaches any terms or conditions of the grant.

UNUSED PORTIONS OF THE APPROVED GRANT

The Township of North Huron may withhold any portion of the grant above the final construction costs if the final cost differs from the estimates provided with the application.

Proper accounting procedures must be used in relation to the payment of invoices for improvements and works constructed under the terms of the grant.



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Description of Terms and Conditions

If the grant application is approved, the applicant will receive information detailing the terms and conditions of the grant and listing permits etc. that may be required.

Requirements that frequently appear:

Building Permits

Are required for various types of construction/ renovation to facades i.e. stucco. Building Permits may also be required for awnings or replacing windows and/or doors.

Sign Permits

Are required for various types of signs including awnings with lettering. Signs must also be in conformity with the current Sign By-Law.

Road Occupancy Permits

Are often required to temporarily close access to municipal sidewalks or lane ways in order to provide safety to the public. Contact the Public Works Department.

Encroachment Agreements

If an improvement to a property is located entirely or partly in, on under or above the Township's property, an Encroachment Agreement may be required.

Note: Building Permits, Sign Permits, Road Occupancy Permits, and Encroachment Agreements must be obtained prior to the commencement of work.

Who can complete the Renovations?

Many repairs and renovations to buildings - including stucco, siding, masonry work, framing, replacement of windows, etc.- must be completed by a contractor/contracting business that has their Trade License to engage in the business of carrying out repairs or renovations of buildings.

ESA (Electrical Safety Authority) License -most electrical work requires the services of a licensed electrical contractor.

Please note that Building Code, Fire Code, or Property Standards Violations must be rectified and property taxes must be paid in full prior to grant monies being advanced for completed work and that no grant funds will be paid out until the condition is met.



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Are you applying for the:

Façade Improvement Grant

If yes, please review the Façade Improvement Grant Eligibility Criteria and check off the applicable improvements from the list. Submit with the remainder of the application below.

Direct Grant for Structural Work

If yes, please review the Direct Grant for Structural Work Eligibility Criteria and complete the criteria calculations by filling out the applicable sections and totaling the score and leverage ratio. Submit with the remainder of the application below.

Agri-Tourism Grant

If yes, please review the Agri-Tourism Grant Eligibility Criteria and check off the applicable work from the list. Submit with the remainder of the application below.

Development Charges Grant

If yes, please review the Development Charges Grant Eligibility Criteria and check off the applicable work from the list. Submit with the remainder of the application below.

Planning Application, Building Permit Fees, and Site Study Grant

If yes, please review the Planning Application, Building Permit Fees, and Site Study Grant Eligibility Criteria and check off the applicable work from the list. Submit with the remainder of the application below.

Tax Increment Equivalent Grant

If yes, please review the Tax Increment Equivalent Grant Eligibility Criteria and check off the applicable work from the list. Submit with the remainder of the application below.

Start-up Space Leasehold Improvement Grant

If yes, please review the Start-up Space Leasehold Improvement Grant Eligibility Criteria and check off the applicable work from the list. Submit with the remainder of the application below.

Please submit one application per property or a project within a given calendar year. While some properties may contain multiple building façades, grants are only issued on a per property basis.

Tax Increment Equivalent Grant (TIEG) Eligibility Criteria

The time period for the TIEG program is subject to the Council's discretion up to a maximum of 5 years per project, or until eligible remediation and redevelopment costs have been offset, whichever comes first. This Tax Increment Equivalent Grant (TIEG) program provides tax assistance to private land owners in order to encourage private sector investment in residential, commercial, and industrial properties or buildings.

The TIEG program will provide tax assistance equal to all or a portion of the municipal property tax increase (increment) following the completion of a project owned by a private landowner that has resulted in an increase in the assessed property value. To qualify, property owners or tenants must satisfy one of the following conditions:

1. Remediation purposes to assist in bringing existing buildings up to current Ontario Building Code standards;
2. Eligible applicants will only include the registered owner/assessed owner of the subject property. Tenants will not be eligible for this grant.
3. Development or redevelopment of a vacant property for residential, commercial, retail, office, industrial, or a mix of uses.
4. Costs associated with the redevelopment of a property for the purpose of a new eligible uses.
5. Costs associated with the restoration or improvement of an existing building to accommodate additional eligible use.
6. The conversion or adaptive reuse of property to accommodate an eligible use such as affordable housing, commercial, retail, office, industrial, or a mixed-use.
7. The expansion of a building that results in an increase to the gross floor area of an eligible use.
8. The project must be new construction and located within North Huron.
9. The development must be medium or high-density purpose-built apartments or rental housing.
10. This program is available to both nonprofit and charitable organizations, and market/for-profit housing developers, or partnerships between them.
11. Projects must have received Site Plan Control approval and have submitted a building permit application.
12. Projects can be under construction but must not have been issued an Occupancy Permit by Building Services.
13. The property owner must agree to enter into an agreement with the Township of North Huron respecting the terms, duration, and default provisions of the incentive(s) to be provided.
14. The property under consideration shall not be in a position of property tax arrears.
15. Other types of projects may also be considered eligible, at the discretion of the CIP Committee and/or Council.



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Owner Information

Name of Owner	
Contact Name	
Mailing Address	
City & Postal Code	
Telephone Number	
Cell Number	
Email	
If Corporation or Partnership, Date of Incorporation/ Registration of Business	
Name of Registered Shareholders/Partners (include percentages of ownership)	

Applicant Information* (Only complete this section if the applicant is not the owner)

Is the applicant the owner of the property?	<i>If yes, please do not complete this section.</i>
Name of Applicant	
Contact Name	
Mailing Address	
City and Postal Code	
Telephone Number	
Cell Number	
Email	



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Property Information

Property Address	
Is the property designated under the Ontario Heritage Act?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
Name of Business	
Nature of Business	

Work Estimates

Please attach one (1) independent contractor estimate for each component of the proposed improvement. Grant will not necessarily be awarded based upon the lowest bid. Contractors must provide a copy of their WSIB Clearance Certificate with the estimate. Please attach additional pages if necessary.

Contractor and Contact Info	
Estimated Cost	
Estimated Cost	
Total Grant Requested (\$)	



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Description of Proposed Improvements

Please provide a written description of the proposed improvements and the community benefit they will provide (attach a second page if necessary). Attach the following items: (1) photographs of the existing condition of the property; (2) historical photographs and/or drawings of the property (if possible); (3) building drawings prepared by a professional, (4) a work plan for the improvements; and (5) a cost estimate for eligible work provided by a licensed and insured contractor. Please attach additional pages if necessary.

Signature of Owner/Authorized Agent; Affidavit or Sworn Declaration Date of Application Submission

I, _____, solemnly declare that the information contained in this application is true, and that the information contained in the documents that accompany this application is true.

Applicant's Signature

Date

*Authorization:
If the applicant is not the owner of the land that is the subject of this application, written authorization of the Owner that the applicant is authorized to make the application must be included in this application.*

The personal information on this form is collected under the legal authority of the Planning Act, Section 28. The personal information will be used for determining your eligibility for a grant.



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COMMUNITY IMPROVEMENT PLAN GRANT PROGRAM

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION

I, _____, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize _____, to make this application on my behalf.

Name of Owner (Please Print)

Signature of Owner

Date

CONSENT OF THE OWNER TO USE AND DISCLOSURE OF PERSONAL INFORMATION

I, _____, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Name of Owner (Please Print)

Signature of Owner

Date

Commissioner