



Haldimand County

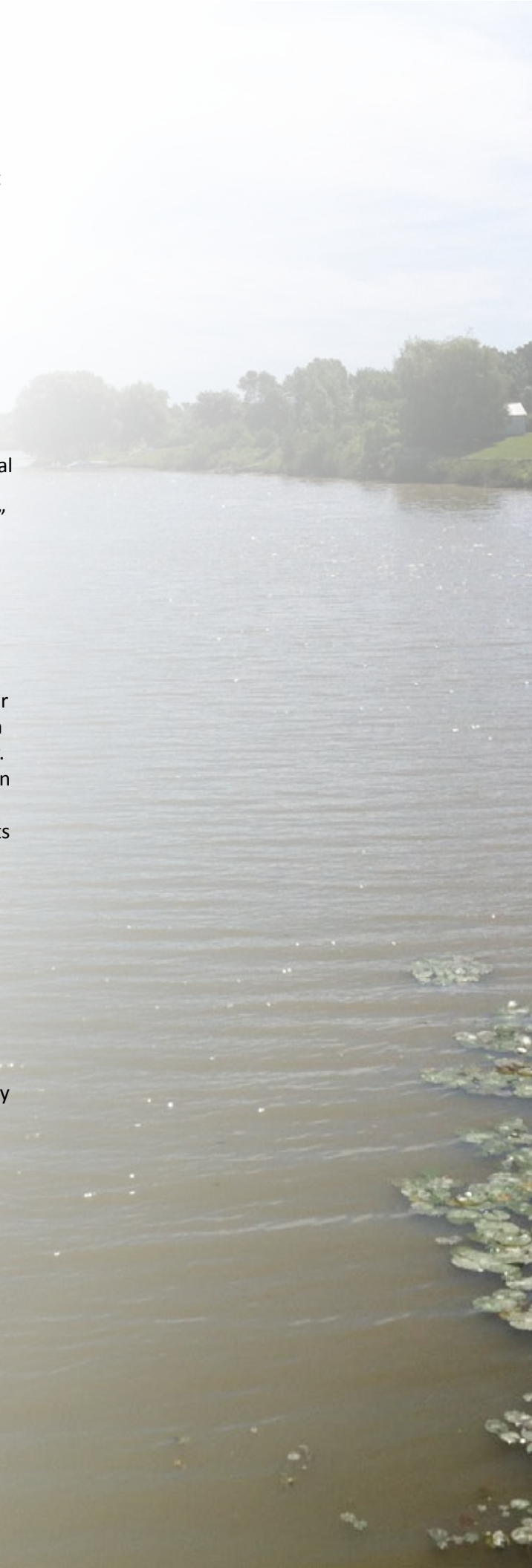
Rural Business and Tourism
Community Improvement Plan

August 2013

Preamble: Growing Our Local Economy by Creating Economic Opportunity

The following Rural Business and Tourism Community Improvement Plan is meant to add a financial component to the existing business support offered by Haldimand County. Stemming from the County's Corporate Strategic Pillars, namely Growing our Local Economy by Creating Economic Opportunity, this document builds on previous efforts undertaken by the County to encourage growth of Haldimand's strategic economic development objectives. Tourism and Value-Added Agriculture have been identified as key areas of economic growth and diversification. Zoning reforms completed by the County in 2010 were meant to encourage Value-Added Agriculture thus creating new on-farm experiences in conjunction with other developing tourism opportunities. Additional endeavours by Haldimand County include business support initiatives, such as: marketing programs like "Harvest of Haldimand," industry workshops, and other actions meant to raise the profile of Haldimand as a tourism destination.

The Rural Business and Tourism Community Improvement Plan provides an entire suite of financial incentives to address specific challenges to the development of these industries. This is achieved by limiting program eligibility geographically and by types of use. For example, the lack of Commercial Roofed Accommodations has been identified as a weakness to tourism development within the County. By offering incentives geared to Commercial Roofed Accommodation operators, the County helps encourage these types of enterprises. Value-Added Agriculture, and Places of Assembly such as restaurants also receive specific grant support meant to address specific challenges such as costs incurred to satisfy the Ontario Building Code. Programs are geographically-restrictive, limiting the scope of financial support to a select range of projects/developments within key target areas (including Hamlets). Tailored CIP support is the result of recognition that each target zone within the Community Improvement Project Area (within which programs of the CIP will operate) plays a distinct, varied yet critical role in the economic development of the County. In particular, the role Hamlets have as tourist service centres creates a rationale to ensure a complimentary and pleasing range of commercial development as well as aesthetic and built form.



The following table summarizes how the Rural Business and Tourism Community Improvement Plan addresses the Strategic Economic Development Objectives of Haldimand County.

Strategic Economic Development Objective	Geography Applicable	Types of Programs	Grant Purpose
Improving the Quality of the Built Environment in Rural Settlements	Hamlet Target Zones – All Commercial Uses	Facade and Signage Grant, Permit Fees Grant	<ul style="list-style-type: none"> To facilitate private sector exterior improvements.
Supporting Value-Added Agricultural Uses and Experiential Uses (as Defined)	Agricultural Areas	Signage Grant, Building Renovation Grant, Development Charges, Permit Fees Grant OR Tax-based Redevelopment Grant	<ul style="list-style-type: none"> To support the reuse of farm structures for Value Added Agriculture activities and uses. To assist with marketing of Value Added Agriculture for tourism. To recognize costs associated with Ontario Building Code compliance for public use structures.
Supporting the Addition of Commercial Roofed Accommodation (as Defined)	Urban Areas outside of the Downtown Areas CIPA Hamlets On-Farm Accommodation	Facade and Signage, Building Renovation, Development Charges and Permit Fees OR Tax-based Redevelopment Grant	<ul style="list-style-type: none"> Key need for tourism growth. Recognizes Ontario Building Code issues to convert.
Renovations/Expansions to Existing Buildings to Support Specific Key Tourism-supportive Uses <ul style="list-style-type: none"> Restaurants/Markets Place of Assembly related to Culture, Recreation and Arts Attractions – i.e. live theatre 	Hamlets – specific commercial uses	Building Renovation, Development Charges and Permit Fees OR Tax-based Redevelopment Grant	<ul style="list-style-type: none"> Ontario Building Code challenges for restaurants and public use. Promotes investment in new/expanded tourist draws.
Preserving Heritage Buildings – Commercial uses	Hamlets Agricultural Areas Urban Areas outside of the Downtown Areas CIPA	Heritage Grant - commercial	<ul style="list-style-type: none"> To help off-set the additional costs of construction to preserve heritage features.



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1 Introduction

This Community Improvement Plan (CIP) is intended to promote long-term economic sustainability and quality of life in Haldimand County's rural communities. The Plan represents part of the broader context of economic development and land use planning that the County has embarked upon in recent years, and for which Provincial policy is in full support.

The Rural Business and Tourism Community Improvement Plan (also referred to as the CIP) encompasses all of the areas of the County within the Official Plan with the exception of the Downtown Areas as defined in the Downtown Areas CIP. This CIP therefore includes the remaining Urban Areas of the principal settlements in the County. While these Urban Areas are not rural and the issues impacting their growth and change are not the same as those in the Hamlets and agricultural areas, the specific aims of the Rural Business and Tourism CIP have important links to the Urban Areas.

As the Background Issues and Rationale Report which precedes this CIP demonstrates, the economy of the County's rural areas is closely linked to the urban centres which represent service centres, market towns and industrial areas. As service centres, the towns collectively provide tourism services and hosting infrastructure. It is in this regard, that the CIP includes measures for promoting the investment and reinvestment in the Commercial Roofed Accommodation sector within both the rural and urban environments.

In the future, the Rural Business and Tourism CIP and the existing Downtown Areas CIP may represent opportunities, contingent on the successful implementation of the former, to be combined into a single, County-wide comprehensive CIP targeted on specific building, land use and business activities.

The two CIPs – for Downtown and the rural areas should be treated as a comprehensive whole, with synchronization of organizational structure for implementing both CIPs. While each Plan addresses different issues, and program specifics differ, the essential aim of each Plan is the same and their success should be measured accordingly.

1.1 Official Plan Provisions for CIP

Only municipalities with community improvement policies in their Official Plans have the authority under the Planning Act to designate a CIPA and to prepare a CIP. The 2006 Haldimand County Official Plan (approved in 2009 by the Province) amalgamates and replaces the Official Plans for the former Region of Haldimand-Norfolk, the former Towns of Dunnville and Haldimand and the former City of Nanticoke. A mandate for this CIP is clearly articulated in the County Official Plan.

Section 8 of Haldimand County Official Plan (2006) provides that community improvement programs:

Section 8.i.1 *“Reduce or eliminate deficiencies in municipal, social, recreational and physical facilities and services by bringing them to an acceptable community standard;*

Provide a framework to guide the expenditure of public funds on community improvement activities;

Foster a climate favourable to private investment and provide guidance in the rehabilitation or redevelopment of property; and;

Encourage the preservation, rehabilitation, renewal and reuse of heritage resources.”

Section 8.i.5 of the Official Plan allows the County to implement the following with regard to community improvement:

“Designation of Community Improvement Areas by By-law;

Preparation of a Community Improvement Plan for a Community Improvement Area;

Construct, repair, rehabilitate or improve buildings or land acquired or held by the County in a Community Improvement Area, in conformity with Community Improvement Plans;

Evaluate development and redevelopment applications within Community Improvement Areas having regard for the objectives of community improvement in that area;

Utilize available Federal and Provincial government programs to assist with community improvements and property rehabilitation, where appropriate.”

Community improvement needs in the rural areas is a primary focus of this Plan which therefore necessitates an Official Plan Amendment (OPA).

1.2 Building on the Success of the Downtown CIP

The Rural Business and Tourism Community Improvement Plan builds on the existing precedent of the Haldimand Downtown Areas CIP whereby there already exists a successfully functioning monitoring, administrative and fiscal structure/organization which may be expanded/enhanced to facilitate the implementation of the CIP.

Since the implementation of the Downtown Areas CIP in 2008, seventy-one (71) applications have been approved as of May 2013. Fifty-six (56) projects of the 71 approved applications have been completed. The majority of the approved applications have involved projects located in Caledonia and Hagersville.

The total construction value of CIP projects to date is \$2,947,848. For every public dollar granted by the County through the Downtown Areas CIP incentive programs, approximately \$6 of private sector investment was generated.

Exhibit 1: Performance of the Haldimand County Downtown Areas CIP based on the Value of Grants Approved (as of May 2013)

Financial Incentive Program	Actual Granted
▪ Application and Permit Fees Refund	\$88,519
▪ Downtown Housing Grant	\$68,997
▪ Heritage Improvement Grant	\$20,000
▪ Façade Improvement Grant	\$351,749
Total Value of CIP grants provided by the County	\$529,265
Total Construction Value of CIP Projects	\$2,947,848
Grant Values as a percentage of Construction Values	18%
Total Construction Value of CIP Projects	\$2,947,848

2 Rationale

Haldimand's Official Plan outlines specific criteria for selecting of community improvement project areas (CIPAs) within residential, commercial, industrial and/or waterfront areas. The Official Plan (OP) does not provide specific criteria for selecting a CIPA within agricultural areas. An amendment to the Official Plan is required to define more precisely the intent of this CIP. The Official Plan Amendment will be implemented as a precursor to the operationalization of this Plan.

Some of the existing criteria for designating CIPAs contained in the OP are also relevant to the rural areas of County, including:

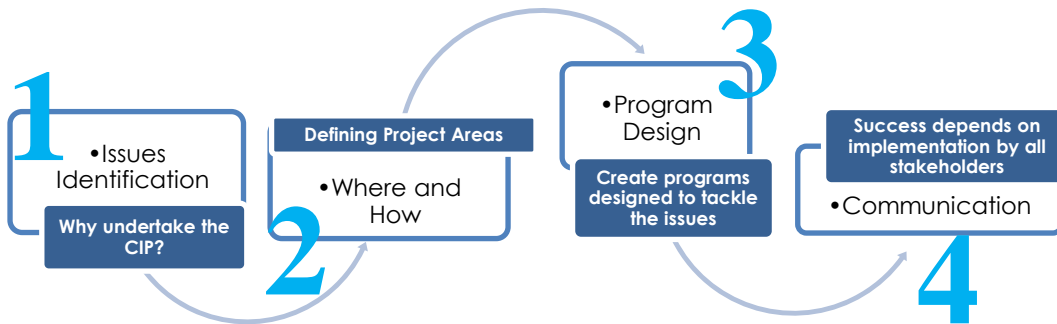
- Housing stock in need of rehabilitation;
- Vacant development parcels and sites with future redevelopment potential;
- Deficiency and/or deterioration in a range of municipal hard services;
- Demonstrated interest in community improvement by the private sector and reflected commitment and endorsement of people who live and/or do business in the area;
- Presence of brownfield or greyfield sites;
- Drainage issues that need to be addressed; and
- Symptoms of physical, functional and/or economic decline in the form of buildings in need of rehabilitation, a decrease in retail sales, high vacancy rate or declining tax base.

The CIP does not anticipate a focus on rehabilitation of the residential housing stock, and is centered on several key objectives as follows:

1. Recognition of the important role that can be played by Haldimand County's rural areas in providing tourism experiences, products and services, and Commercial Roofed Accommodations;
2. In the face of changes to the business of agricultural production, involving economies of scale, amalgamation of holdings, and severance of surplus farm houses from farm holdings, there is a *bona fide* need to create opportunities for a more diversified structure of agricultural production.

2.1 The CIP Process

A four-phased process for developing the Rural Business and Tourism Community Improvement Plan (CIP) for Haldimand County was employed:



- 1 Foundational to the development the CIP is the assessment of the potential value and demand for financial programs via an investigation of local economic development, planning and policy priorities and property investment needs of local business and property owners.
- 2 Building on the phase one assessment as well as field reviews and a photographic inventory of existing building and retail conditions; the Community Improvement Project Area (CIPA) boundary (within which CIP program assistance can occur) was delineated.
- 3 Deliverables of the latter phases on the project call for the development of the CIP for approval by County staff and Council inclusive of: detailed program protocols, a recommended funding plan and monitoring program.
- 4 Strategies to communicate the objective/programs of the CIP will be developed in consultation with County staff; whereby application forms and program information materials are developed to clearly and simply communicate the objectives of the CIP to property and business owners.

2.2 Ongoing Policy Goals and Initiatives

The goals of the CIP should be seen as part of a wider strategy for rural economic development and diversification in Haldimand County which has involved:

- The encouragement and development of Value-Added Agriculture via zoning reforms to Area By-laws for Haldimand, Nanticoke and Dunnville; and

- Planning priorities to re-vitalize the agricultural industry and enhance retail and commercial opportunities in Haldimand County via crop diversification and agri-tourism (see Exhibit 2).

A review of the County Official Plan, Economic Development Strategy and various recreation/leisure and tourism strategies (as outlined in Exhibit 2) shows the Rural Business and Tourism Community Improvement Plan (CIP) will be situated within a supportive policy landscape that emphasizes that rural economic development should be facilitated via Value-Added Agriculture, tourism, agri-tourism and recreational (nature-based) opportunities.



Tourism development opportunity in Byng, Haldimand County



Vats inside the Bains Roads Cider Company, Haldimand County. The company would like to explore other Value-Added ventures

Exhibit 2: Summary of Landscape of Policy Goals for Haldimand County – Statutory and Non-Statutory

STATUTORY	NON-STATUTORY
<p>Haldimand County Official Plan (2009)</p> <p>Goal: Outline a framework guiding land use changes until 2026.</p> <p>Priorities:</p> <ul style="list-style-type: none"> ▪ To maintain and expand appropriate sectors (particularly agriculture) to ensure a strong corporate community; ▪ To enhance growth opportunities while maintaining and enhancing appropriate levels of service; and ▪ To establish opportunities for leisure and explore opportunities for strategically maximizing built and natural leisure resources. 	<p>Economic Development Strategic Plan (2006)</p> <p>Goal: To prioritize key areas of focuses for the future of the local economy in Haldimand County.</p> <p>Priorities:</p> <ul style="list-style-type: none"> ▪ Re-vitalize the agricultural industry and community in Haldimand County; ▪ Enhance retail and commercial opportunities in Haldimand County; and ▪ Foster healthy and vibrant industrial activities in Haldimand County. <p>Strategic Master Plan for Leisure Services and Facilities (2006)</p> <p>Goal: To support leisure opportunities and the protection of lands for future development of recreational amenities which do not conflict with natural environment or intended land uses.</p> <p>Priorities:</p> <ul style="list-style-type: none"> ▪ Identify and explore opportunities to improve physical connectivity between rural and urban communities – such as the establishment of a County-wide trail route.
<p>Zoning By-Law Amendment (2010)</p> <p>Goal: To make general amendments to the Area By-laws for Haldimand, Nanticoke and Dunnville and better facilitate opportunities for Value-Added Agriculture.</p> <p>Priorities: Promote and expand opportunities to develop:</p> <ul style="list-style-type: none"> ▪ Farm Stand Operations; ▪ On-Farm Store/Markets ▪ Commercial Processing; and ▪ Experiential Activities (e.g. Bed and Breakfasts, farm vacations) on existing agricultural operations) 	<p>Haldimand Trails Master Plan (2009)</p> <p>Goal: To outline plans for the long-term (beyond 2015) development of a comprehensive County-wide trail system for Haldimand County.</p> <p>Priorities:</p> <ul style="list-style-type: none"> ▪ To create “a continuous network of trails connecting people and places of interest in Haldimand County” (which will traverse through the priority Hamlets) to surrounding counties; and ▪ To attract a range of cycling enthusiasts and visitors, increasing day-visit ‘stop-over’ potential in the County. <p>Haldimand County Lakeshore Action Plan (2011)</p> <p>Goal: To outline a ten-year integrated strategy for the development of the County’s lakeshore.</p> <p>Priorities:</p> <ul style="list-style-type: none"> ▪ To support tourism market development, recreation and sustainable growth management; and ▪ To support shoreline enhancement and related economic opportunities. <p>RTO1/Southwestern Ontario Tourism Corporation (SWOTC) Agri-tourism Strategy (2011)</p> <p>Goals: To understand the opportunities provided by agri-tourism operations to the tourism sector in the RTO1 region.</p> <p>Priorities:</p> <ul style="list-style-type: none"> ▪ To review of local agri-tourism initiatives; and ▪ To identify key product and experience development potential. <p>RTO1/Southwestern Ontario Tourism Corporation (SWOTC) Market Development Strategy (2011):</p> <p>Goal: To understand the current tourism market within RTO1 and to provide recommendations for tourism product development.</p> <p>Priorities:</p> <ul style="list-style-type: none"> ▪ Increased visitation and total tourism receipts; ▪ Business attraction and retention and employment opportunities; and ▪ Focus on the County’s strengths – water and natural areas, camping.

Relevant definitions under Section 28(1) of the 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 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).

3 Legislative and Policy Framework

3.1 Planning Act Provisions for Community Improvement Plans

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, hereafter referred to as CIPA, and to prepare and adopt a Community Improvement Plan (CIP). The definitions of “community improvement,” “community improvement plan,” and “community improvement project area” can be viewed in the sidebar.

In implementing the CIP, municipalities may also 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)).” Eligible costs include those “related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities (Planning Act, Section 28(7.1)).”

3.2 Provincial Policy Statement (PPS), 2005

Status: Last approved 2005; currently undergoing 5-year review

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.

The following section in the PPS directly supports the goals of this CIP, whereby long-term economic prosperity should be supported by:

- 1.7.1 b) Maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;**
- f) Providing opportunities for sustainable tourism development;**
- g) Promoting the sustainability of the agri-food sector by protecting agricultural resources and minimizing land use conflicts;**
- h) Providing opportunities for increased energy generation, supply and conservation, including alternative energy systems and renewable energy systems.**

The PPS seeks to promote smart growth in rural areas in keeping with current or future servicing standards and infrastructure, and contemplates development that provides both opportunities for economic development and sustainable tourism development which complements the agricultural community such as agri-tourism opportunities.

3.3 Municipal Act Provisions for CIP Grants and Loans

Status: Last amended in 2011; consolidated in 2012

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 the prohibition provided by Section 106(1) (*Municipal Act*, Section 106(3)).
- Section 365.1(2) is also exempt from Section 106(1) and allows municipalities to pass by-laws that cancel “all or a portion of the taxes for municipal and school purposes levied on one or more specified 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 Haldimand County Official Plan

Status: Approved by Council in 2006, approved by Province in 2011

In addition to provisions for community improvement (Section 8 of the County OP, as reviewed in Section 1.1. of this document), the CIP is undertaken within the context of supporting the following strategic directions:

Economy	“Maintaining, stimulating and expanding appropriate sectors of the County’s economy are of primary importance to ensure a strong corporate community. Agriculture has played a key role in the development of Haldimand County and continues in its role as a sector of primary importance.”
Growth Management	“Enhancing growth opportunities while maintaining and enhancing appropriate levels of service in both physical infrastructure and social services”



Fisherville Greenhouses: specialty crops are an agricultural resource of Haldimand County



Operations at Blueberry Knoll Farm in Haldimand County

Leisure, Culture & Heritage

“Establishing ... establishing opportunities for leisure and exploring the County’s heritage and history...The opportunities for strategically maximizing our built and natural leisure resources need to be explored.”

As it relates to the use/development of agricultural lands, **Section 3.a.5** and **Section 3.a.6** permits compatible uses with agriculture (e.g. soil or wildlife conservation and resource-oriented activities) and Value-Added services/activities (e.g. retail sale of agricultural products).

Permissible secondary agricultural land uses according to **Section 3.a.7** of the County Official Plan include small-scale carpentry, Bed and Breakfasts as well as home based-businesses (in accordance with **Section 5.J.**) The scale of secondary/Value-Added operations should not exceed the needs of the surrounding agricultural community.

3.5 Greater Golden Horseshoe Area Growth Plan - Haldimand County Growth Conformity Exercise

The development and prosperity of Haldimand’s Hamlet areas is vital to the County’s growth objectives. As part of the County’s Growth Plan conformity exercise (completed and Ministry approved in 2010), an intensification target of 32% was established. The target relates to development that is to take place within the identified built boundaries of the County’s settlement areas (i.e. Urban Areas and designated Hamlets). Commencing in 2015, 32% of all new housing units must be constructed within the built boundaries of the County’s settlement areas. As such, any incentives to encourage mixed-uses within the Hamlets will contribute to the County meeting its obligations under the Growth Plan.

3.6 Zoning By-Laws¹

Approved by Council in 2010; currently in effect

Between 2009 and 2010, Haldimand County underwent a review of Area By-Laws for Haldimand, Nanticoke and Dunnville, to respond to concerns that the regulations are “limited in the scope of opportunities for value-added agriculture”. Area By-laws allow for a range of Value-Added Agricultural activity such as farm-stands, on-farm stores/markets, farm-related processing and Experiential Activities. General amendments in 2010 to the Zoning By-Laws allowed for an increase in the allowable gross floor area for on-farm stores/markets and limited expansion of commercial processing operations.

¹ Report PED-PD-29-2010 of the General Manager of Planning And Economic Development For Consideration By Council in Committee (2010)

3.7 Importance of a Sympathetic Policy Environment

The County and its partners in the utilities and public institutions together comprise of important employers, land owners and property managers, and together comprise significant capital and expenditures in the County. It is important the decisions made above and beyond the Rural Business and Tourism Community Improvement Plan, relating to broader functions of the County and providing services to the residents and undertaking capital projects, are developed in a way which complements policies of rural development.



Farm stand at Richardson's Farm in Dunnville area



Planned Development: Retail building at Blueberry Knoll Farm used to sell Value-Added farm products. Plans to expand the facility is an example of kind of project financial Incentive programs of the CIP may support

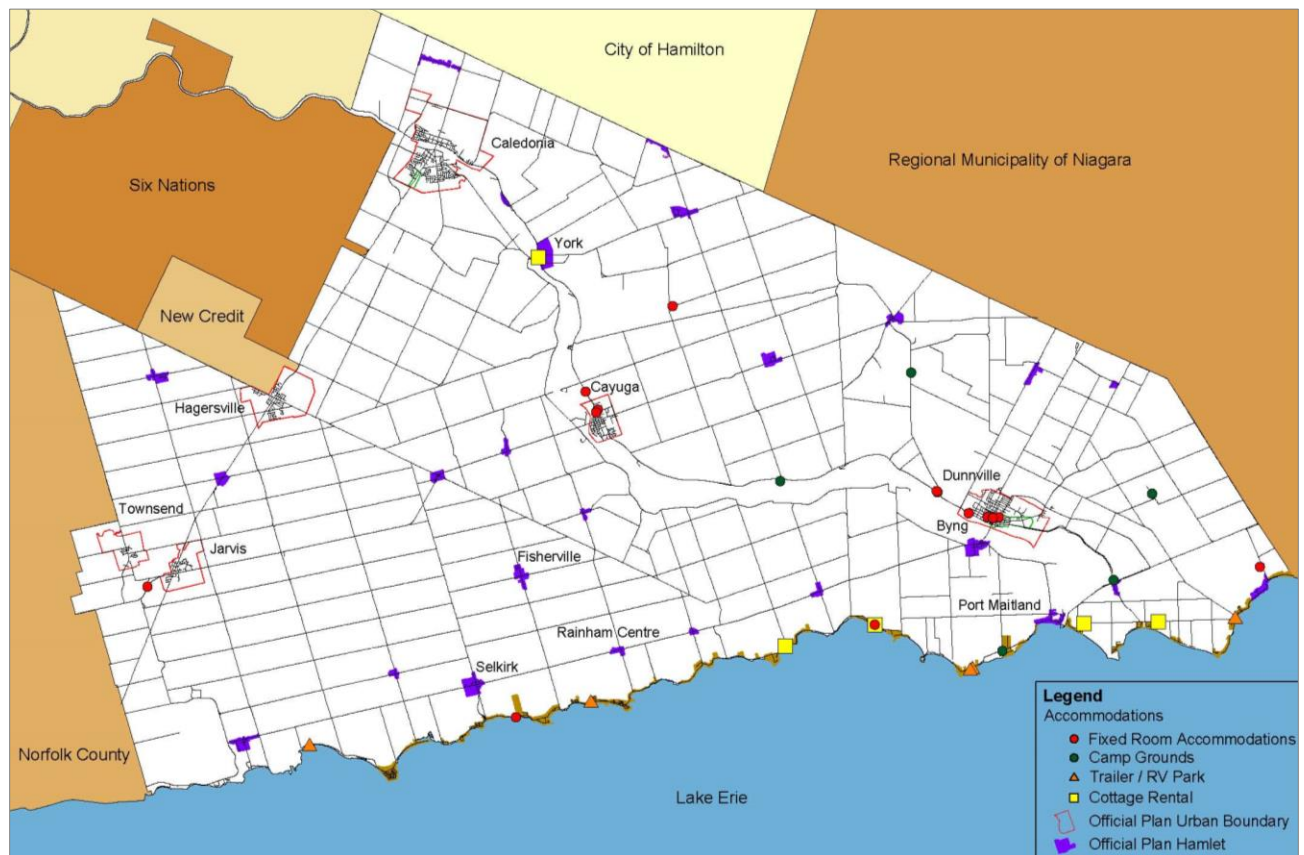
4 Dynamics of Investment Opportunities in Haldimand County

4.1 Analysis of Existing Investment Dynamics and Opportunities

Programs of the CIP have the potential to help address some of the priorities for/challenges to commercial, agricultural and tourism development and investment; providing a range of financial incentives which support aesthetic redevelopments, infrastructure improvements and expansion of tourism related and agricultural property in rural/hamlet areas of the County. The implementation of the CIP is opportune as:

- The County's limited Commercial Roofed Accommodation base (consisting of 134 fixed rooms) coupled with a large supply of campgrounds creates seasonality in Haldimand's Commercial Roofed Accommodations market, limiting year-round tourism activity. Programs of the CIP (e.g. Building Restoration, Renovation and Improvement Grants) support the development of the rural Commercial Roofed Accommodations in the County;

Exhibit 3: Commercial Roofed Accommodations in Haldimand County



Source: Mapping, Sierra Planning and Management; GIS Data, Haldimand County

- The rural and Hamlet Area is home to almost half of the County's population and the County's agricultural economy; yet minimal projected population growth² in the area and a decrease in farming establishments³ is problematic. However, on a positive note, the County welcomes more than 600,000 visitors each year who are looking for tourism related activities within the rural and Hamlet Area. Where growth and investment is occurring, the CIP is a financial tool which lends support to maintaining and achieving a sustainable rural economy by further developing tourism opportunities in the County.
- Some Hamlets have a larger commercial and tourism presence than others. Sweets Corners, South Cayuga, Sims Lock and Moulton Station have no identifiable commercial businesses, while some Hamlets contain unique tourism, cultural and recreational assets such as Port Maitland, Rainham Centre, and York. .
- Several of the smaller hamlets including Port Maitland, Nanticoke and Fisherville, have several main street properties which present considerable opportunity for improvement;
- There are many Heritage designated properties located in the County. Incentivizing commercial operations at these properties will ensure residents and tourists alike have access to these historical and culturally significant buildings.
- The age of much of the existing commercial building stock further hampers the likelihood of renewed investment – incentivizing investment in the redevelopment of older building stock to address inefficient layout and size, and older building and construction systems is needed; and
- The development of the CIP runs concurrent with various tourism development activities in the County (e.g. the Halidmand Lakescape redevelopment and other agri-tourism activities). Ongoing public realm and visitor attraction initiatives present a prime opportunity for commercial investment in Haldimand County.



Commercial Roofed Accommodation in Port Maitland in need of exterior façade improvements



Development Potential: Golden Horseshoe Antique Society building in York



Selkirk: Building in need of new use and exterior façade improvements

² Hemson Consulting (2009) Haldimand County Development Charges Background Study

³ Census of Agriculture (2006 and 2011)

4.2 Matching CIP Program Support to the Needs and Opportunities for the County

The essential premise of the programs developed under the CIP is that they should relate precisely to the needs and opportunities for change in the rural areas. Based on consultations with property owners that have occurred as part of the CIP development process, each program is designed in such a way as to be a flexible tool for supporting a range of investment over time:

1. Investment in Value-Added Agriculture and Experiential Activities;
2. Investment in the Commercial Roofed Accommodations sector in both an agricultural setting and urban setting;
3. Focus on tourism development in hamlets and broader on-farm experiences for the visiting public in rural areas; and
4. Investment in the built environment of the Hamlets to ensure ongoing sustainability, as well as preventing dilapidation and vacancy of important, often iconic, structures within the Hamlets. Maintaining the aesthetic well-being of the Hamlets is key to the prospects for successful tourism.
5. Support restaurants, markets and places of assembly related to culture, recreation and arts in Hamlets by helping offset costs to comply with Ontario building Code and Health Unit regulations.
6. Preserving Heritage Buildings by investing in heritage features and encouraging commercial uses.

4.2.1 Alignment between the CIP and the County's Tourism Strategy

The County has identified several opportunities for tourism development over the past several years. The CIP is tightly aligned with these opportunities. Identified opportunities include:

Cycling Strategy – includes the development of routes, public awareness campaign, signage and educational opportunities for businesses wishing to become cyclist friendly.

Harvests of Haldimand – a regional food promotion initiative that identifies through signage and marketing those restaurants/retailers that use and sell locally grown product as well as those who produce said product. Also included are those such as equestrian farms that offer agriculture/rural type experiences.

Outdoor Adventure – promotion of outdoor activities along the Grand River and shores of Lake Erie as well as along recreational trails and routes. Included are public facilities that may be used to launch watercraft and points at which the public may access parks and waterfront.

Birding – the County is known as a wonderful bird watching area within southern Ontario. As part of this initiative, areas and facilities for partaking in this activity are promoted. The County has also identified capital improvements to County-owned lands to facilitate the growth of this leisure activity.

Tourism and Agriculture Wayfinding Signage program – in an effort to support and grow both tourism and agriculture businesses the County launched a wayfinding signage program in 2012. The goal is to assist visitors in locating and marketing businesses that are located outside of the County's Urban Areas. The program builds on the Provincial Tourism-Oriented Directional Signage program.

Lakeshore Improvements – the County, EDA Collaborative and Sierra Planning and Management developed the Lakescape Action Plan to guide improvements to County-owned assets along the shores of Lake Erie in 2011. Over the short to medium-term the County is undertaking significant capital upgrades in two key County-owned assets: 1) Summerhaven and 2) Port Maitland. The goal is to promote tourism while and the same time enhance the public realm for residents. Completed work includes the development of pedestrian bridges, accessible pathways, furniture, shade structures etc.

The Rural Business and Tourism CIP aligns with these and other strategies in that it incentivizes complementary and strategic private investment so that both public and private sectors are aligned in overarching goals for the County.

5 Community Improvement Project Area

5.1 Community Improvement Project Area (CIPA) Boundary Defined

The Rural Business and Tourism CIPA is defined in Exhibit 4 and comprises the geographic area within which the programs of financial support will operate as directed through this CIP. Haldimand County will only accept applications for financial assistance for development or property enhancement projects for properties located in the CIPA for the five-year duration of this CIP.

In general, the Haldimand County Rural Business and Tourism CIPA is defined as the area encompassing:

- The agricultural area of the County (as identified in Exhibit 4) and entire Hamlet areas (with the exception of a portion of Selkirk as it is included within the Downtown Area CIP) (see Schedule B for a definition of Hamlets); and includes
- The Urban Areas of Caledonia, Cayuga, Dunnville, Hagersville, Jarvis and the Hamlet area of Selkirk that are located outside of the Downtown Area CIPA boundary (see Exhibits 5-6).

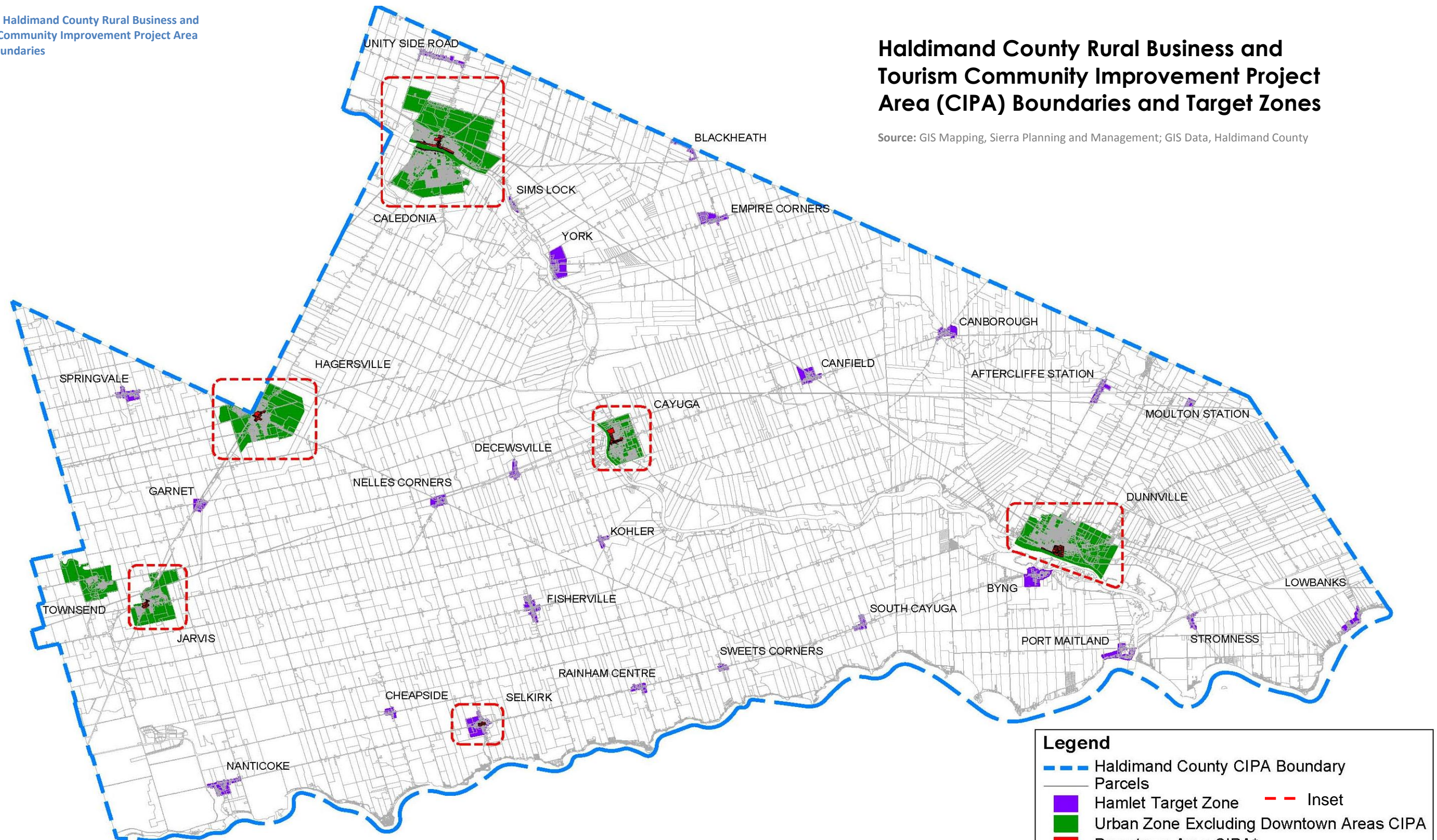
As it relates to those portions of the Urban Areas that are located outside of the Downtown Area CIPA boundary, financial incentive programs of this CIP will only support the development of Commercial Roofed Accommodations.

Areas of the Hamlet of Selkirk that are located outside of the Downtown Area CIPA boundary area are eligible for the full scope of program support offered to Hamlets under this CIP.

Exhibit 4: Haldimand County Rural Business and Tourism Community Improvement Project Area (CIPA) Boundaries

Haldimand County Rural Business and Tourism Community Improvement Project Area (CIPA) Boundaries and Target Zones

Source: GIS Mapping, Sierra Planning and Management; GIS Data, Haldimand County



SCHEDULE 1:
CIP TARGET ZONES



Legend

- Haldimand County CIPA Boundary
- Parcels
- Hamlet Target Zone
- Urban Zone Excluding Downtown Areas CIPA
- Downtown Area CIPA*
- Agricultural / Rural Target Zone
- Inset

Note: Future boundaries of Downtown Areas CIP subject to the provisions of that plan

Target Zones in Caledonia, Cayuga and Dunnville encompassed in the Haldimand County Rural Business and Tourism Community Improvement Project Area (CIPA)

Source: GIS Mapping, Sierra Planning and Management;
GIS Data, Haldimand County

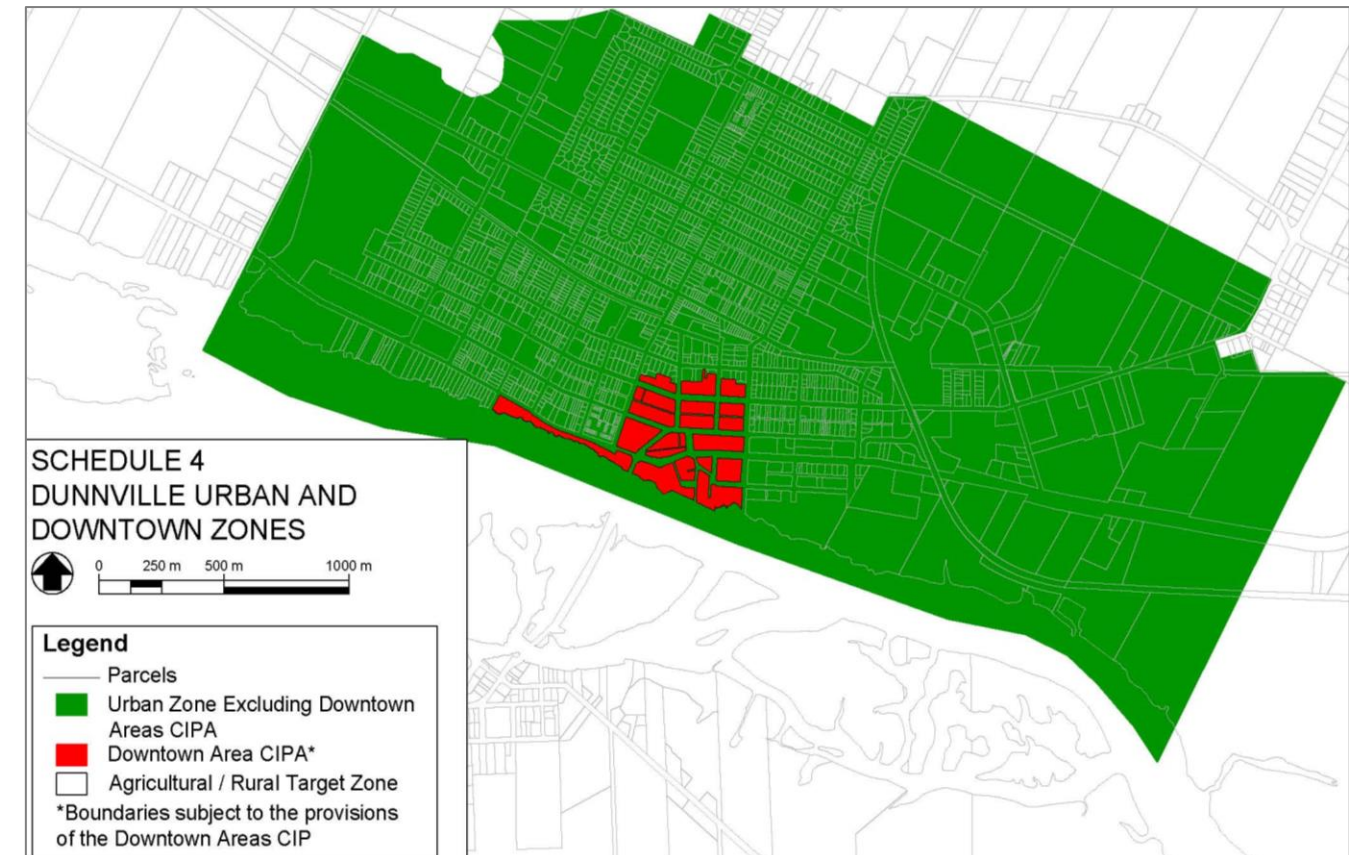
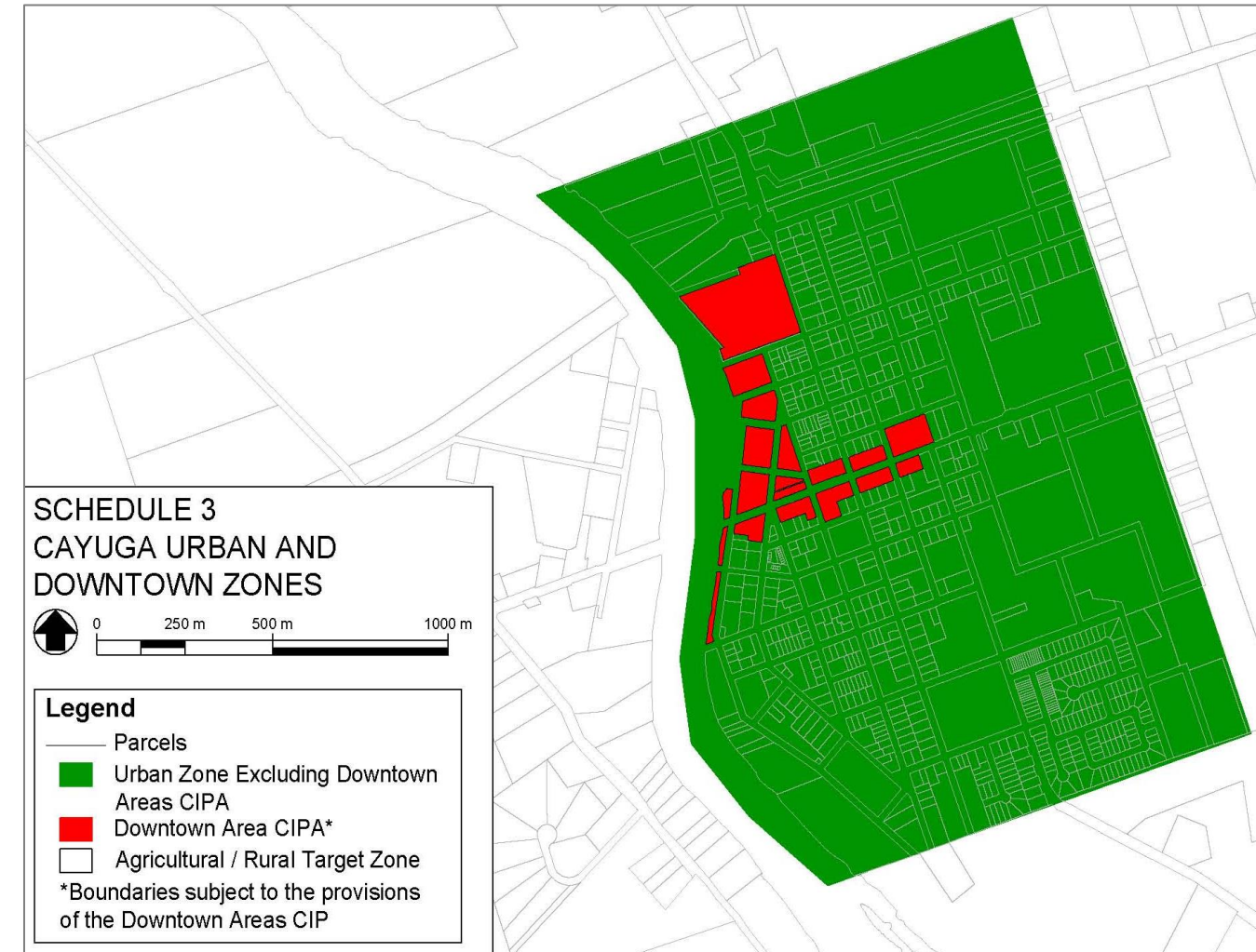


Exhibit 5: Target Zones in Caledonia, Cayuga and Dunnville encompassed in the Haldimand County Rural Business and Tourism CIPA

Target Zones in Hagersville, Jarvis and Selkirk encompassed in the Haldimand County Rural Business and Tourism Community Improvement Project Area (CIPA)

Source: GIS Mapping, Sierra Planning and Management; GIS Data, Haldimand County

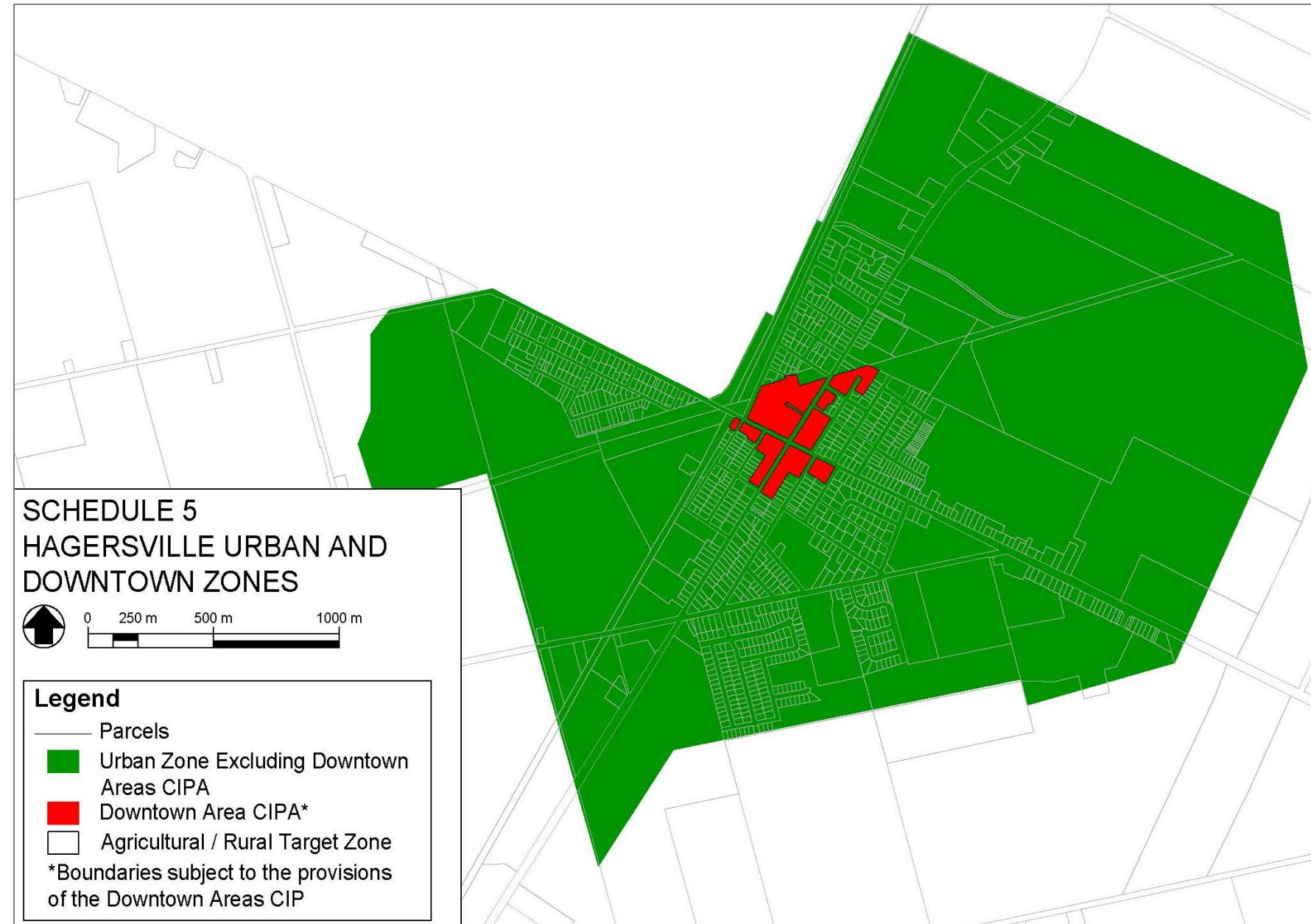
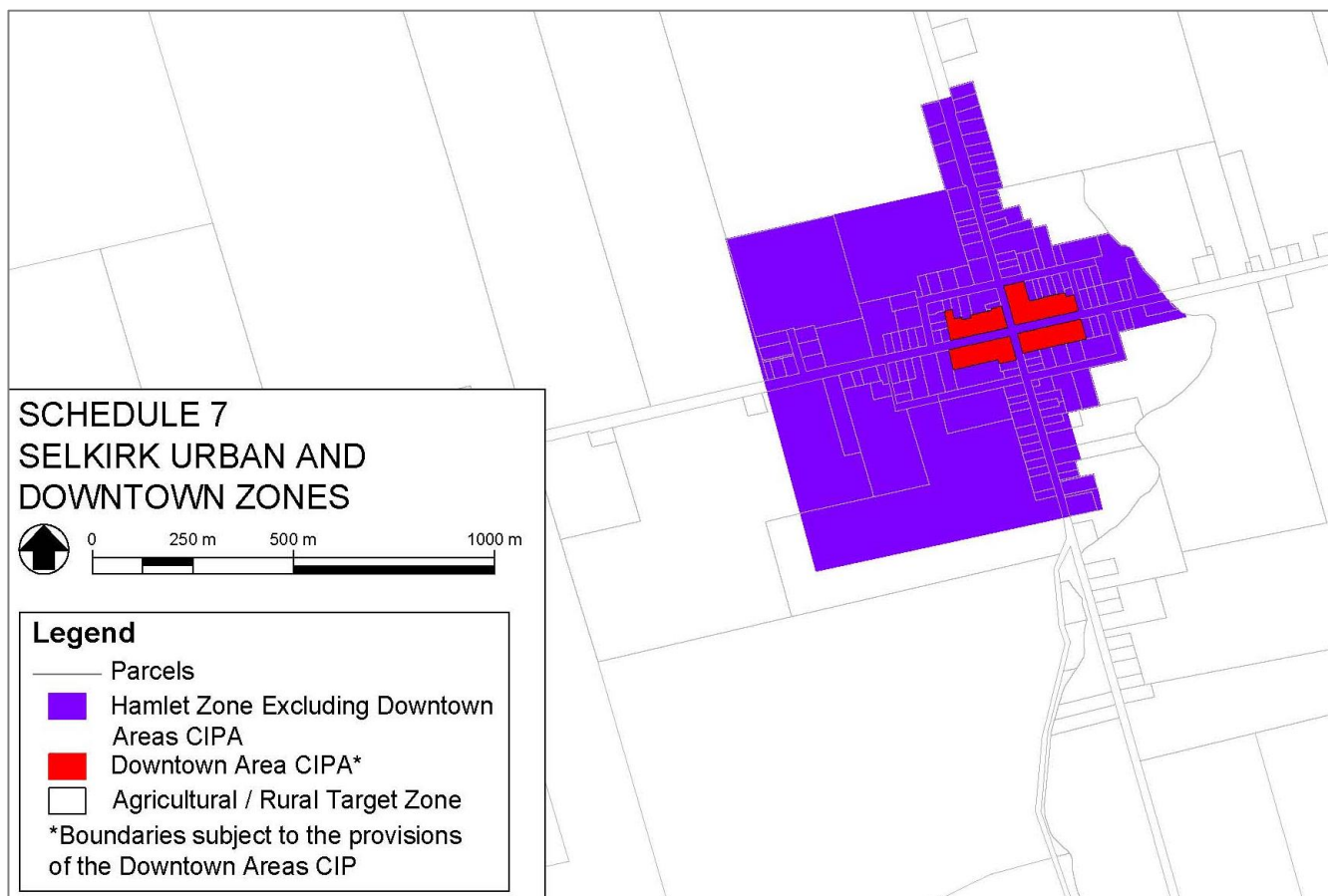
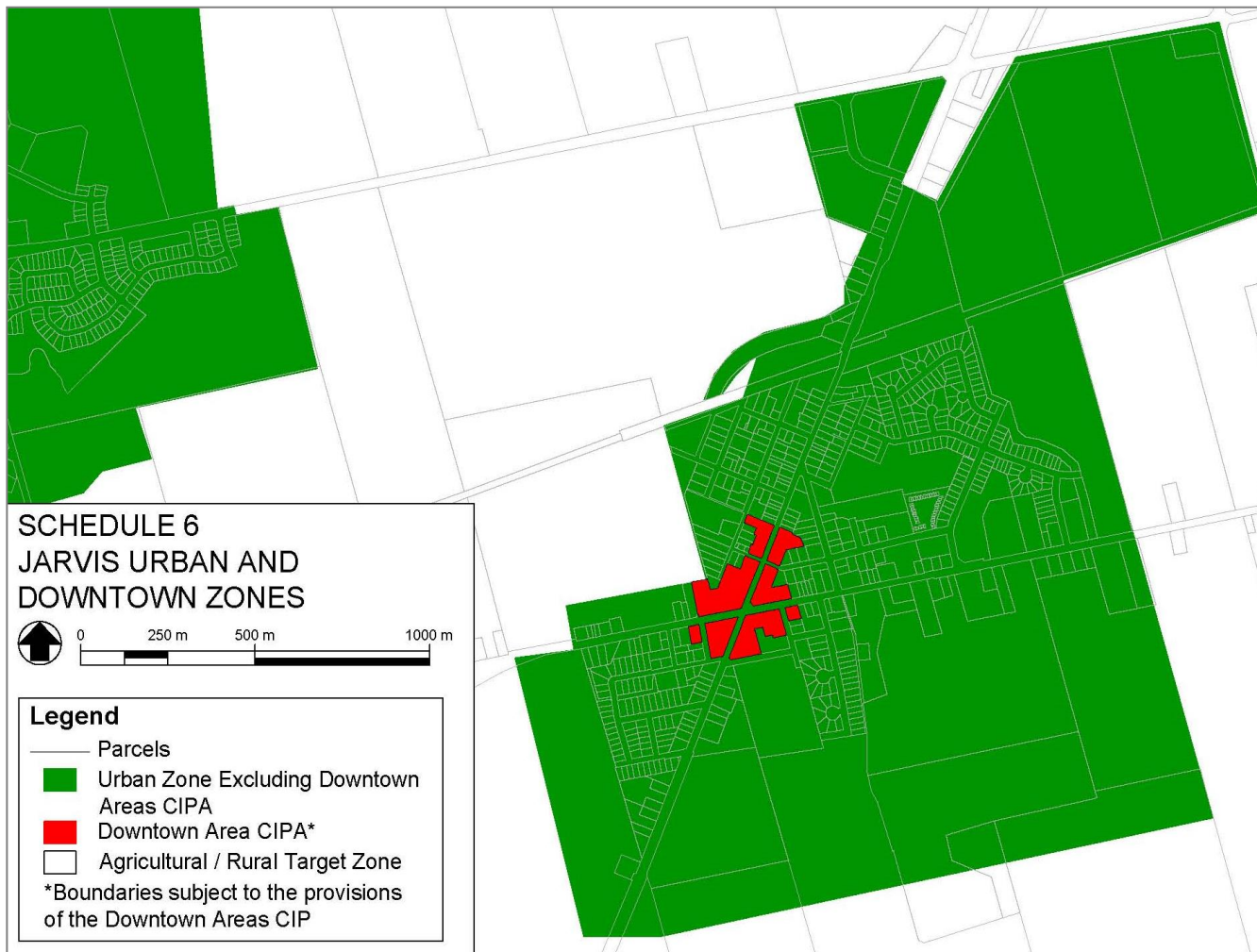


Exhibit 6: Target Zones in Hagersville, Jarvis and Cayuga encompassed in the Haldimand County Rural Business and Tourism CIPA

6 Incentive Programs

6.1 Overview of Financial Incentive Programs

- Access to these financial programs differs between each of the target areas as identified in Section 5.0 of this CIP;
- Within each target area, all geographic areas will have equal eligibility
- Where appropriate to do so, the eligibility standards, form and scale of assistance, and organization of the programs within the CIP will follow those of the Downtown Areas CIP;
- The intent of the programs is not to enable a general eligibility for any and all property improvements in the rural areas, Hamlets and Urban Areas outside of the downtowns; rather, the intent is to promote commercial enterprise that supports tourism and agricultural diversification in these areas as may be permitted by the Official Plan and implementing County Zoning By-Law;
- In the case of the Urban Areas excluding the Downtown Areas (as defined in the Downtown Areas CIP), the financial incentives of the Rural Business and Tourism CIP apply only to Commercial Roofed Accommodation;
- **All Residential Housing/Residential Housing projects (i.e. dwellings exclusively for owner-occupied or tenant residential use)** are excluded from support under the CIP programs except for mixed-used buildings in the Hamlets. Where development entails the utilization of a heritage residence (designated under Part IV of the Ontario Heritage Act) for commercial enterprise; such projects are supported under this CIP.
- The implementation of this Plan will include the potential for approving access to some or all of the programs for applications with merit, on the basis of approval in principle.

The following suite of programs is intended to promote and support the goals of the CIP and the County. These programs are designed to encourage long-term private sector actions involving property enhancement, rehabilitation and development. Because these programs differ in how they apply, over what length of time, and at what stage of the development and post-development period, it may be important to approve access to the suite of programs (as applicable) ***in principle to provide the necessary level of certainty for the property owner.*** Approval in principle does not obviate the need to meet the specific eligibility criteria of the individual programs but it does provide at the outset an indication of the County's intent for multi-program support for development projects which benefit the community.

In recognizing the potentially 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 series of programs are in effect for the initial five-year period of the CIP (2013-2017), 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 Façade, Landscape and Signage Improvement Grant;
- 2 Building Restoration, Renovation and Improvement;
- 3 Development Charge, Planning Fees and Building Permit Grant;
- 4 Commercial Roofed Accommodations and Value-Added Agricultural Development Tax-Increment Grant; and
- 5 Heritage Property Commercial Use Grant.

6.2 Process for Subsequent Amendments

Amendments to this CIP are not anticipated at this time; however, amendments may be necessary during the course of implementing the CIP. Changes to the Plan will constitute formal amendments requiring pre-consultation with the Ministry of Municipal Affairs and Housing (MMAH) and public consultation pursuant to the provisions of the Ontario Planning Act where these include:

1. A change or expansion in the geographic area to which financial or land programs outlined in a CIP apply;
2. A change in the eligibility criteria;
3. The addition of new municipal assistance programs involving grant, loans, tax assistance or land;
4. An increase to financial incentives to be offered within a municipal CIP program; or



Byng gas station and garage in need of exterior improvements including signage. Redevelopment property



Farmer's Market and Bakery at Richardson's Farm in Haldimand County

5. An extension to the approved term of duration of the CIP.

6.3 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. The eligible land uses, as well as the form and scale of assistance, varies according to each target area.

Program 1: Façade, Landscape and Signage Improvement Grant

Description	<p>Under the Façade, Landscape and Signage Improvement Grant, matching grants may be offered to eligible property owners within the defined target areas of the CIPA for façade improvements, signage development or landscape improvements to parts of the property bordering public rights of way or which are otherwise part of the (commercial) public entry onto private land holdings or which occupy significant view corridors and vistas.</p> <p>This program includes funding for external (façade) improvements, landscape improvements and property signage enhancements. Signage grants can assist with the design and placement of on-site signage for agri-tourism or other Value-Added/Agriculture-related uses and Experiential Activities. In the agricultural/rural area the landscape grant is applicable only to agricultural or commercial buildings open to the public.</p> <p>Applications can be made for façade improvement (as allowed) <u>and/or</u> signage improvement in conjunction with landscape improvements. Grant assistance <u>will not</u> be offered for landscape improvements only. In order to receive funds for landscaping, applications must include signage or facade improvements.</p>
Program Specifics	<p>Agricultural/ Rural Areas:</p> <ul style="list-style-type: none"> • Matching grant of up to 50% of Eligible Costs up to a maximum grant of \$10,000 per property; • Landscaping improvements will be funded to a maximum 15% of the total grant; • Façade improvement is limited to Commercial Roofed Accommodation and agricultural or commercial buildings which are open to the visiting public and which represent Value-Added Agricultural activity; <hr/> <p>Hamlets:</p> <ul style="list-style-type: none"> • Matching grant of up to 50% of Eligible Costs up to a maximum grant of \$10,000 per property; • Landscaping improvements will be funded to a maximum 15% of the total grant; • Program applicable only to Commercial Roofed Accommodation, commercial and mixed-use buildings; <hr/> <p>Urban Areas outside the Downtown Area CIPA:</p> <ul style="list-style-type: none"> • Matching grant of up to 50% of Eligible Costs up to a maximum grant of \$10,000 per property; • Landscaping improvements will be funded to a maximum 15% of the total grant; • Grant program eligibility is limited to Commercial Roofed Accommodation; • Façade and Landscape enhancement can include front, side and rear yard enhancements depending on whether the property is a corner lot, or the rear yard is adjacent to public space or otherwise occupies a significant view corridor.
Implementation Specifics	<p>Eligible Costs include (but are not limited to): costs associated with the enhancement, replacement and rehabilitation of commercial/retail doors, windows, and façades. A detailed list of eligible cost examples is available in Schedule A.</p>

Recommended Annual Budget	Annual budget allocations to the Façade, Landscape and Signage Improvement Grant Program will be at the sole discretion of Council and will be determined and announced on an annual basis as part of the County's budget process.
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Program 2: Building Restoration, Renovation and Improvement

Description	<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"> • Re-purposing agricultural buildings for farm-related commercial or industrial occupancy (building, fire and other code compliance including public occupancy load-related building enhancement); • Expansion/additions; • General Retrofitting; and • Potentially additional buildings on-site (small-scale) (e.g. for enhanced commercial uses).
Program Specifics	<p>Agricultural/ Rural Areas:</p> <ul style="list-style-type: none"> • Matching grant of up to 50% of Eligible Costs up to a maximum grant of \$25,000 per property; • Renovated and new agricultural, commercial or industrial use buildings on agricultural properties.
	<p>Hamlets:</p> <ul style="list-style-type: none"> • Matching grant of up to 50% of Eligible Costs up to a maximum grant of \$25,000 per property; • Restricted to conversion of vacant, residential, or underutilized space to use as: a restaurant, market or Place of Assembly related to arts, culture, and/or recreation; <p>OR</p> <ul style="list-style-type: none"> • Rehabilitation of existing, or conversion of space for Commercial Roofed Accommodations.
	<p>Urban Areas outside the Downtown Area CIPA:</p> <ul style="list-style-type: none"> • Matching grant of up to 50% of Eligible Costs up to a maximum grant of \$25,000 per property; • Rehabilitation of existing, or conversion of space for Commercial Roofed Accommodations.
Implementation Specifics	<p>Eligible Costs include (but are not limited to): costs associated with materials, labour, equipment, internal building works, including major fit-up to meet the future needs of tenants or activities/uses. 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.</p> <p>The grant is repayable to the County if the Owner relinquishes through sale or otherwise within a period of 3 years, his or her interest in the property for which a grant was disbursed.</p>
Recommended Annual Budget	<p>Annual budget allocations to the Building Restoration, Renovation and Improvement Grant Program will be at the sole discretion of Council and will be determined and announced on an annual basis as part of the County's budget process.</p>

Program 3: Development Charge, Planning Fees and Building Permit Grant

Description

a) Development Charge (DC) Grant

The objective of this program is to provide assistance for the development and redevelopment of sites by further reducing the cost of development related to Development Charges. Reduced Development Charges will help facilitate development and redevelopment efforts; and the County will benefit from development which raises assessment and activity within the Rural Business and Tourism Community Improvement Project Area.

Development Charges (DCs) are attributable to net additional gross floor area (GFA) constructed and are further defined in Haldimand County By-Law 1289-12. There are important exemptions to the By-Law for purposes of levying DCs on new development. This includes certain exemptions for industrial expansion (where expansion by 50% or less of existing GFA is exempt). This also includes exemption in full for certain classes of development including non-residential agricultural buildings which are not industrial or commercial in nature, enlargement of an existing dwelling unit and the creation of up to two additional dwelling units.

b) Planning Fees and Building Permit Grant

This program offers property owners with plans to initiate new or expand existing Value-Added agricultural property developments (related to experiential and/or tourism activities or farm-related commercial uses on agricultural properties) a grant equivalent to the cost of related approvals.

The program also includes the reduction in building and sign permit fees; and additionally serves to encourage the development of new commercial and mixed-use properties within the County's agricultural/rural and Hamlet areas.

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

a) Development Charge Grant

- **100%** reduction of Development Charges by way of a grant equivalent to the full cost of County DCs;
- No maximum dollar amount;
- Applicable to Value-Added Agricultural development that is not exempt from DCs (i.e. any building which is assessed as being industrial or commercial), Commercial Roofed Accommodations in entire Rural Business and Tourism Community Improvement Project area and commercial and mixed-use development in Hamlets.

b) Planning Fees and Building Permit Grant

Planning Application Related Fees Grant:

- **Agricultural/Rural Areas:** 100% reduction in planning fees related to the development of Commercial Roofed Accommodation as well as Value-Added/Agriculture-related commercial uses on agricultural properties.
- **Hamlets:** 100% reduction in planning fees related to the development of Commercial Roofed Accommodation, commercial or mixed-use properties.
- **Urban Areas outside of Downtown Areas CIPA:** 100% reduction in planning fees related to investment in

Commercial Roofed Accommodation.

Building Permit Fees Grant:

- **Agricultural/Rural Areas:** 100% reduction in building permit fees for new builds or major renovations as part of Commercial Roofed Accommodation, Value-Added agricultural or Agriculture-related commercial activity.
- **Hamlets and Urban Areas outside of Downtown Areas CIPA :** 100% reduction in building permit fees for construction and renovation of commercial or mixed-use buildings in Hamlets, and Commercial Roofed Accommodation in both Hamlets and Urban Areas.

Grant Covers:

- Minor Variance and Site Plan approval application fees.
- Building permit fees, plumbing permit fees, sewage system permits and sign permits.

Implementation Specifics

a) Development Charge Grant

The Owner or developer pays 100% of the Development Charge. This cost, to a maximum of 100%, is reimbursed to the Owner or developer, in the form of a grant based on the in-force Development Charge rates at the time of application.

DCs are payable in full on the date that building permit is issued (where DCs are to be applied to such building or structure). Payment of the DC grant (to a maximum of 100% of the applicable Development Charge) will be at the time of occupancy of the building (occupancy defined per the Ontario Building Code Act.

b) Planning Fees and Building Permit Grant

The Planning Fee Grant funds will be disbursed at building occupancy to ensure incentives lead to the actual implementation of the project. The Building Permit Fee Grant will also be similarly back-ended to ensure pay-out of the grant only on completion of the project.

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

- Minor Variance and Site Plan approvals (at building occupancy as permitted by the Chief Building Official pursuant to the Ontario Building Code Act, Division C Administrative Provisions, Part 1 General, Section 1.3.3 Occupancy of Buildings);
 - Building Permit (at building occupancy as permitted by the Chief Building Official pursuant to the Ontario Building Code Act, Division C Administrative Provisions, Part 1 General, Section 1.3.3 Occupancy of Buildings);
 - Plumbing permit fees, sewage system permits and sign permits (at the time of approval).
-

**Recommended
Annual Budget**

Cost of DC Grant and the Planning Fees and Building Permit Grant should be funded from the CIP Reserve Fund.

Program 4: Tax-based Redevelopment Grant (TIG)

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 County Portion of the property tax 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 rehabilitation, renovation and/or redevelopment. This program is geared toward large-scale projects. <p>Applicants receiving the TIG will not be eligible for any additional incentive programs offered through the CIP. Should an applicant withdraw an application for the TIG program, the applicant may then be eligible to reapply for other financial incentive programs subject to CIP funding availability and, as applicable, Council approval of such reapplication.</p>
Program Specifics	<ul style="list-style-type: none"> • The maximum amount of the grant is 50% of the annual County tax increment is available to be provided as a grant for the development, redevelopment, expansion or major renovation resulting in a property assessment increase for property. • Annual grants of 50% with discretion to extend beyond this based on the merits of the application as determined by the County acting in its sole discretion. At all times, the rate of assistance will not exceed 90% of the County Portion of the annual property tax. Extension over and above the 50% rate will only be considered where the County determines that a higher rate of assistance is warranted by virtue of the public benefits associated with the project. • Agricultural/Rural Areas: Eligibility is restricted to Value-Added/Agriculture-related activity and Commercial Roofed Accommodations. • Hamlets: Eligibility is restricted to Commercial Roofed Accommodations, restaurants, markets or other Places of Assembly related to arts, culture, and/or recreation. • Urban Areas outside of the Downtown Areas CIPA: Eligibility restricted to Commercial Roofed Accommodations.

Implementation Specifics

The grant is based on the “Reimbursing Developer” approach. The property owner/developer pays for the full cost of construction and project completion including all additional design and other costs necessary to deliver the building. The Owner also pays the resulting annual increase in property tax. The County reimburses the Owner or assigned recipient by way of an annual grant equivalent to the agreed County 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.

If a property is sold, in whole or in part, before the original grant/reimbursement period lapses, the original Owner is not entitled to receive the remaining payments. The original Owner, at the discretion of the County, may be required to repay any grant payments made prior to sale of the property.

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 infrastructure (e.g. sanitary, drainage, other);
- Major building rehabilitation, significant renovation and rehabilitation;
- If relevant, costs associated with the assessment of environmental conditions and the remediation of environmental contamination, and environmental protection;
- New construction;
- Design, engineering, legal, insurance, and other professional fees (at the discretion of the County) 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 interest costs.

Haldimand County will determine the existing “base” assessment for the property – this will normally be defined as being at the time of approval of the application and is based on the assessment and tax class at that time. However, the County may, at its discretion, establish an alternate 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 County 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 County as determined at the time of approval of program support), the County realizes the full extent of the property taxes.

Program 5: Heritage Property Commercial Use Grant

Description The Heritage Property Commercial Use Grant offers eligible applicants grants for the enhancement, restoration and/or preservation of Heritage Properties for commercial uses within the designated Rural Business and Tourism Community Improvement Project Area. Properties designated under Part IV of the Ontario Heritage Act are eligible for this grant program. In addition, properties that demonstrate significant heritage value and are directly tied to one of the activities this CIP promotes (Value-Added Agriculture, Commercial Roofed Accommodation and tourism) are also eligible. In this regard the onus is on the applicant to demonstrate heritage value and consult with the Municipal Heritage Committee.

Program Specifics Grants may be provided to eligible applicants for a total value of 50% of construction costs to a maximum of \$10,000.

Where improvements/restoration is being made to a heritage building with significant public/street presence and/or is clearly visible along and located adjacent the Grand River, the maximum grant amount may be increased to \$15,000.

This program is available to all Heritage Properties located in the following target areas:

- Agricultural/Rural Areas;
- Hamlets; and
- Urban Areas excluding the Downtown Areas.

A separate and similar program exists for the Downtown Areas CIP. The Heritage Property Commercial Use Grant in the rural areas and remaining Urban Areas represents an extension of the Downtown program and a recognition of the importance of Heritage Properties to the quality of life, culture, identity and tourism potential of the County.

Implementation Specifics Prior to submitting an application, a consultation meeting will be scheduled with the County's Heritage and Culture Unit (Community Partnerships and Development Division) and the applicant to determine the suitability of an application to the program; in order to identify the nature of intended community improvement work and receive guidance on work to improve and restore the heritage features of the property.

The following improvement and restoration projects are **Eligible Costs** for Heritage Property Commercial Use Grant:

- Works which preserve, restore and enhance elements specified in the Reasons for Designation within the designating By-law, or identified by the County's Heritage and Culture Unit;
- Repair to original siding and roofing materials;
- Removal of modern building materials and/or the (re)construction of significant architectural features for the replacement and (re) construction of documented original building materials and features;
- Cleaning of Masonry buildings; and
- Other similar repairs/improvements as may be approved.

Heritage Property Commercial Use Grants are subject to an agreement to protect, restore, or enhance the heritage features of a property.

Applications approved for the Heritage Property Commercial Use Grant are eligible for the Façade, Landscape and Signage Improvement Grant (Program 1) as well as applications for the Heritage Property Commercial Use Grant may be, at the discretion of Council, eligible for the Building Restoration, Renovation And Improvement Grant (Program 2) in so far as aspects of the proposed development work are outside of the parameters of eligibility for this program.

6.4 Summary of CIP Program Support

The following table summarizes the range and scope of program support offered under the Rural Business and Tourism Community Improvement Plan:

	Eligible Properties/Projects	Eligible Costs (Non-exhaustive)	Grant Amount
Façade, Landscape and Signage Improvement Grant	<p>Agricultural/Rural Areas: Commercial Roofed Accommodation and agricultural or commercial buildings which are open to the visiting public and which represent Value-Added Agricultural activity.</p> <p>Hamlets: Commercial Roofed Accommodation, commercial and mixed-use buildings.</p> <p>Urban Areas outside the Downtown Areas CIPA: Commercial Roofed Accommodation <u>only</u>.</p>	<ul style="list-style-type: none"> • Replacement and rehabilitation of commercial/retail doors; • Enhancement, windows, and façades • Signage Improvements 	<p>Grant valued at 50% of eligible costs to a maximum of \$10,000;</p> <p>Landscaping improvements will be funded to a maximum 15% of the total grant.</p>
Building Restoration, Renovation and Improvement Grant	<p>Agricultural/Rural Areas: Renovated and new agricultural and commercial or industrial use buildings on agricultural properties.</p> <p>Hamlets: Restaurants, markets, and other Places of Assembly related to arts, culture, and recreation.</p> <p>Commercial Roofed Accommodations across the Rural Business and Tourism CIPA.</p>	<ul style="list-style-type: none"> • Building, fire and other code compliance • Expansion/additions; • General Retrofitting; • Potentially additional on-site development (small-scale). 	<p>Grant valued at 50% of eligible costs to a maximum of \$25,000.</p>
Development Charge, Planning Fees and Building Permit Grant	<p>Development Charge Grant:</p> <ul style="list-style-type: none"> • Rural/Agricultural Areas: Value-Added Agricultural development that is not exempt from DCs (i.e. any building which is assessed as being industrial or commercial). • Hamlets: Commercial Roofed Accommodation, commercial or mixed- 	N/A	<p>Grant valued at 100% of Development Charges. No maximum dollar amount.</p>

	Eligible Properties/Projects	Eligible Costs (Non-exhaustive)	Grant Amount
	<p>use properties.</p> <ul style="list-style-type: none"> • Urban Areas outside the Downtown Areas CIPA: Commercial Roofed Accommodation <u>only</u>. 		
	<p>Planning Fees and Building Permit Grant:</p> <ul style="list-style-type: none"> • Rural/Agricultural Areas: Commercial Roofed Accommodation, Value-Added or Agriculture-related commercial uses on agricultural properties. • Hamlets: Commercial Roofed Accommodation, commercial or mixed-use properties. • Urban Areas outside the Downtown Areas CIPA: Commercial Roofed Accommodation <u>only</u>. 	<ul style="list-style-type: none"> • Minor Variance; • Site Plan approval; • Building Permit fees; • Plumbing permit fees; • Sewage system permits; and • Sign permits 	<p>Grant valued at 100% of eligible <u>Planning and Building Permit Fees</u>.</p>
Tax-based Redevelopment Grant (TIG)	<p>Agricultural/Rural Areas: Value-Added/Agriculture-related activity and Commercial Roofed Accommodations.</p> <p>Hamlets: Commercial Roofed Accommodations; restaurants, markets or other Places of Assembly related to arts, culture, and/or recreation.</p> <p>Urban Areas outside of the Downtown Areas CIPA: Commercial Roofed Accommodations.</p>	<ul style="list-style-type: none"> • Site development and infrastructure work including demolition; • Major building rehabilitation; • New construction; and • Design, engineering, legal, insurance, and other professional fees. 	<p>The maximum amount of the grant is 50% of the annual County tax increment for a maximum duration of 10 years.</p> <p>At the County’s sole discretion, annual rebates of up to 90% of the County’s portion of the property tax increase may be negotiated.</p>
Heritage Property Commercial Use Grant	<p>All Heritage Properties located within the Rural Business and Tourism CIPA.</p>	<p>Improvement work to preserve, restore and enhance historic character/architectural elements of Heritage Properties which have/are being utilized for commercial enterprise.</p>	<p>Grant valued at 50% of construction costs to a maximum of \$10,000.</p> <p>Grant maximum may be increased to \$15,000 for properties with significant public/street presence.</p>

General Application and Approval Process:

1. Pre-application consultation meeting;
2. Completion of Application Form and any supporting materials required by the County;
3. Screening of applications to ensure compliance with minimum eligibility requirements of the program as stated in Section 7.3;
4. Evaluation of accepted applications by the Evaluation Committee;
5. The Evaluation Committee/Council may, at its discretion for Programs 2, 3 and 4, require signing of a legal agreement which outlines all terms and conditions of assistance, and the limitations of assistance;
6. Prior to release of program funds, Haldimand County will require proof of all costs submitted by the applicant. This will include final invoices for all costs related to the eligible works and may include a site visit by County officials and/or staff.

Additional Requirements are provided for under each program. See Schedule A.

7 Implementation

7.1 Evaluation Committee Composition and Application Intake Process

The Evaluation Committee for the Haldimand County Rural Business and Tourism CIP is to be comprised of the following divisions:

- Economic Development and Tourism;
- Building and By-law;
- Planning and Development;
- Engineering and Infrastructure;
- Finance;
- Emergency Services;
- Community Development and Partnerships (as required);
- Support Services (as required); and
- Clerks (as required).

The Evaluation Committee is to be led by a dedicated member of staff whose primary responsibility is to manage the implementation of the CIP (see Section 7.2. for further detail) and coordinate the activities of the Evaluation Committee.

Application intake will occur on a rolling basis in order to facilitate a timely response to the development and rehabilitation requests of property owners/developers. The Evaluation Committee will meet as needed and forward approval recommendations to Council via staff report, if the value of a grant is over \$5,000. Council will make the final approval decisions on such applications. Grants for projects valuing under \$5,000 may be approved by the General Manager of Planning and Economic Development.

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. At all times, the principle of matched funding necessitates that the Committee and/or Council will not fund more than 50% of eligible costs or stated funding caps, whichever is less.

Funding limits are as described under each individual program.

Once an application has been approved, a representative of the Committee will meet with the successful property owner to review the terms and

conditions of the grant. 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.

7.2 Staff Resources

For the financial, operational and administrative efficiency of CIP program, it is envisaged that the Evaluation Committee will be supported by a dedicated staff person to address the implementation of both the Downtown Areas CIP and Rural Business and Tourism CIP. Currently the implementation of the Downtown Areas CIP is managed by an Economic Development and Tourism Division Staff member.

7.3 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 General Eligibility Requirements include the following:

- Properties which are in tax arrears at the time of application or applicants who have outstanding municipal bills (water, wastewater and other additional billings from the County) are ineligible for consideration under this program. All applicants shall also be in good standing with regard to any other County 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;
- 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 measures 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 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;
- The Evaluation Committee will also screen from further consideration any application which is in default of any By-law of Haldimand County.

- Lands/properties subject to an application should be of a legal land use, whether of legal non-conforming use or as per zoning as specified in the County Official Plan. Only properties of legal land use will be eligible for financial incentive programs offered under the CIP;
- Only properties located within the boundary of the Haldimand County Rural Business and Tourism CIPA, as defined in Section 5.1 of this Plan, are eligible for financial incentive programs offered under the CIP;
- Applicants who are involved in ongoing litigation with the County are ineligible for consideration;
- Applications for projects without the necessary Planning Approvals will be ineligible for consideration;
- 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; and
- Projects to construct, repair, rehabilitate or improve residential buildings or land are ineligible to receive assistance under the CIP.

The decision by Committee and/or Council to fund property enhancements through the instrument of this CIP is entirely at the discretion of Evaluation Committee and/or the Council of Haldimand County. The Evaluation Committee and/or 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.

Further, the Evaluation Committee and/or Council reserve 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.

8 Monitoring Program

The CIP 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 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.

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.

Exhibit 7: Program-Specific Variables

CIP Program	Program-specific Variables
Façade, Landscape and Signage Improvement Grant	Total amount of funds disbursed by type of improvement (façade, landscape and/or signage); Total cost of façade, landscape and signage improvements.
Building Restoration, Renovation and Improvement Grant	Total amount of grant; Total amount and cost of work; Type of work (building code compliance, conversion, etc.).
Development Charge, Planning Fees and Building Permit Grant	Total amount of Development Charges that have been reduced; Total value of construction; Total square footage of space constructed.
Tax-based Redevelopment Grant (TIG)	Success measured by the likelihood of such agreements being implemented within a reasonable period of time contingent on MPAC revaluation.
Heritage Property Commercial Use Grant	Total amount of grant; Total amount and cost of work; Type of work.

Overall CIP Performance Measures:

- Overall take-up of each program and the number of unsuccessful applications;
- Total amount of committed funding annually;
- Total amount of private-sector investment that resulted;
- Applicant satisfaction with application process and communication materials and protocols;
- In Year 3, evaluate the effectiveness of the organizational and funding structure of the CIP process, composition and operation of the evaluation committee, amount of staff resources and other resources to administer, monitor and market the Plan.

Schedule A:

Program Details

Schedule of Program Details

This schedule forms part of the Rural Business and Tourism Community Improvement Plan (CIP).

Program 1: Façade, Landscape and Signage Improvement Grant

<p>Rationale and Objective(s)</p>	<p>Intended to encourage rural, Hamlet and specific urban (private sector) property owners to implement aesthetic improvements to their property façades, publicly viewable or accessible landscaped areas and signage. Investment in these improvements is considered essential to promote a range of economic development goals: rural economic diversification including agri-tourism and other Value-Added Agricultural uses, sustainability of commercial and tourism uses in Hamlets, and the creation of a viable commercial accommodations plant within the County.</p> <p>The grant is designed to promote façade, landscape and signage improvements at a public to private investment ratio of 1:1 (which represents the minimum eligibility of the project subject to the maximum grant per property), with a targeted total property investment leverage from all potential programs considerably in excess of this.</p>
<p>Benefits</p>	<ul style="list-style-type: none"> • Potential to leverage private sector investment in moderate building improvements which have a direct benefit to the aesthetics, viewsheds and visitor experience of Haldimand’s rural areas. • Façade, landscape and signage improvement will contribute to streetscape revitalization in the Hamlets. • Targeting Commercial Roofed Accommodation will ensure that this sector is supported County-wide through the provisions of the County’s CIPs.
	<p>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.”</p>
<p>Target Group</p>	<p>Private sector property owners of:</p> <ul style="list-style-type: none"> • Commercial Roofed Accommodation and agricultural or commercial buildings which are open to the visiting public and which represent Value-Added Agricultural activity; • Commercial Roofed Accommodation, commercial and mixed-use properties in the Hamlets; and • Commercial Roofed Accommodation in the Urban Areas outside of the Downtown Areas Community Improvement Project Area (CIPA).

Program Specifics and Limitations

- Under the Façade, Landscape and Signage Improvement Grant Program, matching grants may be offered to eligible property owners within the target areas of the Rural Business and Tourism CIPA for façade improvements, signage development and street front/publicly-accessible parts of private properties landscape improvements.
- The grant 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 space or public gathering space or in those areas of agricultural properties which are open to the visiting public.
- Grant applications can be made for façade improvement (as allowed) and/or signage improvement in conjunction with landscape improvements. **Grant assistance will not be offered for landscape improvements only.** In order to receive funds for landscaping, applications must include signage or facade improvements.

For Agricultural/Rural Properties:

- Matching grant of up to 50% of eligible costs up to a maximum grant of \$10,000 per property;
- Landscaping improvements will be funded to a maximum 15% of the total grant;
- Façade improvement is limited to Commercial Roofed Accommodation and agricultural or commercial buildings which are open to the visiting public and which represent Value-Added Agricultural activity.

For Hamlets:

- Matching grant of up to 50% of eligible costs up to a maximum grant of \$10,000 per property;
- Landscaping improvements will be funded to a maximum 15% of the total grant;
- Applicable only to Commercial Roofed Accommodation, commercial and mixed-use buildings.

For Urban Areas outside of Downtown Areas CIPA:

- Matching grant of up to 50% of eligible costs up to a maximum grant of \$10,000 per property;
- Landscaping improvements will be funded to a maximum 15% of the total grant;
- Grant program eligibility is limited to Commercial Roof Accommodation only;
- Facade and Landscape enhancement can include front, side and rear yard

Schedule A: Schedule of Program Details

	<p>enhancements depending on whether the property is a corner lot, or the rear yard is adjacent to public space or otherwise occupies a significant view corridor.</p> <p>Applicants should demonstrate that the intended results of the improvements by way of the submission of plans, elevations and details of materials pertaining to each project under application.</p>
<p>Eligibility</p>	<ul style="list-style-type: none"> • Per Target Areas and uses identified above. • 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 landscape improvements consistent with program specifics described above. • Eligible façades include the front, side and in special instances the rear façades (side and rear only in cases where the side or rear of a property is facing a street, park or public gathering space or in the case of agricultural properties, the rear and sides of the property form part of the public access). In all cases, rear façades are secondary for purposes of allocation of funding under this program. • The General Eligibility Requirements outlined in Section 7.3 of the CIP also apply.
<p>Approval Process</p>	<ul style="list-style-type: none"> • The General Application Process outlined in Section 7.1 of the CIP applies. • All applications should include sufficient detail so as to enable the County to effectively understand and visualize the proposed property enhancements. The original form, massing, materials, and architectural vernacular of the buildings will be taken in to consideration in evaluating the proposed enhancements. • At the discretion of Haldimand County, design expertise may be required to assess the merit of individual applications.
<p>Duration</p>	<ul style="list-style-type: none"> • Program application duration – 5 years (2013-2017). • 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 County of Haldimand 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

Schedule A: Schedule of Program Details

	<p>of the County.</p> <ul style="list-style-type: none"> • As necessary, the County may amplify or adjust the application and approval protocols associated with this program. • The County may refuse an application if it deems project feasibility to be limited or for any other reason, at the sole discretion of the County. • 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 County retains the right to delay (pending correction of building work), withhold or cancel the disbursement of funds.
<p>Fiscal Implications</p>	<p>Annual budget allocations to the Façade, Landscape and Signage Improvement Grant Program will be at the sole discretion of Council and will be determined and announced on an annual basis as part of the County’s budget process.</p>
<p>Other Government/Non-Profit Organization Investment</p>	<p>Applicants who identify other sources of financial assistance for exterior building renovations will be given preference in the allocation of funds. The County of Haldimand retains the right to limit funds to reflect impacts of other sources of funding.</p>
<p>Examples of Eligible Costs</p>	<p>Examples of Eligible Costs:</p> <ul style="list-style-type: none"> • Enhancement, replacement and rehabilitation of commercial/retail doors, windows, awnings and facades; • Restoration of existing façade and surfaces (woods, tuck pointing, cleaning, painting); • Restoration or replacement of architectural detailing; • Signage and on-site way-finding; • Creation of approved sidewalk patio; • Enhancement, replacement or addition of exterior lighting fixtures; • Improvements and enhancements to street front landscaping; • Pathways, planting, minor grading as part of landscaping in and around agricultural premises open to the public (see Program 2 for other types of eligible expenditure available under that program) • Other external enhancements as may be deemed acceptable by the County of Haldimand in its sole and absolute discretion.

Program 2: Building Restoration, Renovation and Improvement

<p>Rationale and Objective(s)</p>	<ul style="list-style-type: none"> • Matching funding of interior renovations to Commercial Roofed Accommodation, commercial and mixed-use properties to promote functional improvements, change of use as permitted under zoning (or as may be amended through Zoning By-Law Amendment application); and • Funding designed to be flexible and responsive to needs for building improvement/small-scale additions determined by the property owner rather than by a prescriptive and restrictive grant program. It is anticipated that the program will assist in the rehabilitation of existing agricultural buildings or their adaptation specifically for commercial (including tourism) and industrial uses or other Value-Added/ Agriculture-related activities such as on-farm retail. • Property improvements can include any identified and eligible improvements to the building, its structure, building systems, and major internal fit-up. As examples, this could include expansion of premises, major systems overhaul such as electrical system, and accessibility for disabled persons. • Program can also be used for significant exterior improvements not related to façade treatments, such as the development of off-street parking or additional buildings on-site.
<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"> • Re-purposing agricultural buildings for farm-related commercial or industrial occupancy (building, fire and other code compliance including public occupancy load-related building enhancement); • Expansion/additions; • General Retrofitting and conversion of existing space; • Potentially additional buildings on-site (small-scale) (e.g. for enhanced commercial uses).
<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>Private sector property owners of non-residential properties within the Haldimand County Rural Business and Tourism Community Improvement Project Area (CIPA).</p>
<p>Program Specifics and</p>	<p>The program is specifically designed to promote the development of non-</p>

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<p>Limitations</p>	<p>traditional agricultural activities including on-farm retail, specialty or craft-based production of new culinary products, agri-tourism and other innovations. The program is not applicable to normal capital expenditures on building repair and maintenance required for continuance of the core (and historic) agricultural or agricultural support activities on the property.</p> <p>The program is available as a grant 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 Grant:</u></p> <ul style="list-style-type: none"> • Maximum grant of \$25,000 per property (maximum amount subject to the discretion of the County).
<p>Eligibility</p>	<ul style="list-style-type: none"> • All agricultural, commercial and industrial use buildings on agricultural properties used for Value-Added Agricultural purposes and Experiential Activities; • Conversion of space from vacant, residential or underutilized space for use as a restaurant, market or Place of Assembly related to arts, culture and recreation in the Hamlets; • Commercial Roofed Accommodation in the Agricultural/Rural areas, Urban Areas outside of the Downtown Areas Community Improvement Project Area (CIPA) and in the Hamlets. • Program eligibility excludes Residential Housing. • 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 including maximizing the leverage of private investment from the use of public investment and effectively spreading incentive funding throughout the County over the life 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); ○ 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 2) 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

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	<p>commencement of the CIP.</p> <ul style="list-style-type: none"> • The General Eligibility Requirements outlined in Section 7.3 of the CIP also apply.
Approval Process	The General Application Process outlined in Section 7.1 of the CIP applies.
Duration	<ul style="list-style-type: none"> • Program application duration – 5 years (2013-2017). • 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 County of Haldimand retains 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 County. • As necessary, the County may amplify or adjust the application and approval protocols associated with this program. • The County may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the County. • The County retains the right to delay (pending correction of the building works), withhold or cancel the disbursement of funds in those instances where the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation.
Fiscal Implications	Annual budget allocations to the Building Restoration, Renovation and Improvement Grant Program will be at the sole discretion of Council and will be determined and announced on an annual basis as part of the County’s budget process.
Other Government/Non-Profit Organization Investment	Applicants who identify other sources of financial assistance for interior building renovations will be given preference in the allocation of funds. The County retains the right to limit funds to reflect impacts of other sources of funding.
Examples of Eligible Costs	Eligible Costs include (but are not limited to): costs associated with materials, labour, equipment, 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 Façade, Landscape and Signage Grant Program.

The program is intended to primarily support commercial property owners with undertaking long-term investment in their properties to ensure their functionality and attractiveness as income-producing properties as well as on-farm holdings.

The capacity of this grant to assist in the improvement of the range and number of Commercial Roofed Accommodation in the County will be subject to monitoring on an annual basis.

Program 3: Development Charge, Planning Fees & Building Permit Grant

<p>Rationale and Objective(s)</p>	<p>a) Development Charge (DC) Grant</p> <p>To provide assistance for the development and redevelopment of sites by further reducing cost of development related to Development Charges.</p> <p>b) Planning Fees and Building Permit Grant</p> <p>This program offers property owners with plans to initiate new or expanded Value-Added Agricultural (related to experiential and/or tourism activities or farm-related commercial uses) or commercial uses on agricultural properties for which Planning Approval is required, a grant equivalent to a portion of the cost of such approvals. The program also serves to encourage the development of new commercial and mixed-use properties within the County’s agricultural/rural and Hamlet areas.</p> <p>Planning Approval covers a range of specific land use planning consents, approvals, discharges and other administrative functions which are subject to the payment of processing fees.</p> <p>Separately, the program includes a grant equivalent to a specified portion of the building permit fees in effect for development within the target areas of the CIP.</p> <p>Reduced planning and building permit fees may, in concert with other program support, help encourage new development efforts through reducing initial regulatory costs.</p>
<p>Benefits</p>	<p>a) Development Charge Grant</p> <p>Reduced Development Charges will help facilitate development and redevelopment efforts; and the County will benefit from development which raises assessment and activity within the Rural Business and Tourism Community Improvement Project Area.</p> <p>b) Planning Fees and Building Permit Grant</p> <p>Incentive Program 3 will utilize the schedule of fees in effect at the time of approval of the application for program assistance.</p> <ol style="list-style-type: none"> 1. Pursuant to Bill 124 (<i>Building Code Statute Law Amendment Act, 2002</i>) building permit fees are based on a cost-recovery model; 2. The regime of Planning Approvals processing fees currently in effect in Haldimand County is based on partial cost recovery of administrative and processing costs. <p>All applications for development are required to pay these fees; accordingly, as an incentive to development in the County for land uses prescribed in this Plan, these fees can be reduced.</p>

<p>Legislative Provision</p>	<p>a) Development Charge Grant</p> <p>It is recommended to use Section 28 (7) of <i>Planning Act</i> enabling grants paid to property owners for reasons of community improvement whereby the grant can be equivalent up to 100% of the Development Charge, without eliminating the liability of the owner to pay the full amount of the charge pursuant to the Development Charge By-Law in effect at the time and relevant provincial legislation.</p> <p>b) Planning Fees and Building Permit Grant</p> <p>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.</p>
<p>Target Group</p>	<p>a) Development Charge Grant</p> <p>Private sector landowners or developers seeking development and redevelopment of properties within the Community Improvement Project Area (CIPA).</p> <p>b) Planning Fees and Building Permit Grant</p> <p>Private sector property owners engaged in development, renovation, re-use or expansion of agricultural properties for Value-Added Agricultural and related commercial uses, commercial and mixed-use properties in the Hamlets as well as Commercial Roofed Accommodation across the Rural Business and Tourism Community Improvement Project Area (CIPA).</p>
<p>Program Specifics and Limitations</p>	<p>a) <u>Development Charge Grant For Non-residential Development:</u></p> <ul style="list-style-type: none"> • Maximum of 100% reduction of Development Charges; • No maximum dollar amount. <p>b) <u>Planning Fees and Building Permit Grant</u></p> <p>Planning Application Related Fees Grant:</p> <ul style="list-style-type: none"> • Agricultural/Rural: 100% reduction in planning fees related to the development of Commercial Roofed Accommodation as well as Value-Added/Agriculture-related commercial uses on agricultural properties. • Hamlets: 100% reduction in planning fees related to the development Of Commercial Roofed Accommodation, commercial or mixed-use properties. • Urban Areas outside of Downtown Areas CIPA: 100% reduction in planning fees related to investment in Commercial Roofed Accommodation.

	<p>Building Permit Fees Grant:</p> <ul style="list-style-type: none"> • Agricultural/Rural: 100% reduction in building permit fees for new builds or major renovations as part of Commercial Roofed Accommodation, Value-Added Agriculture or Agriculture-related commercial activity. • Hamlets and Urban Areas outside of Downtown Areas CIPA: 100% reduction in building permit fees for construction and renovation of commercial or mixed-use buildings in Hamlets, and Commercial Roofed Accommodation in both Hamlets and Urban Areas. <p>Other Permits Grant</p> <ul style="list-style-type: none"> • At the discretion of the County, the 100% grant for eligible projects may be extended to cover any of the following fees payable as a result of significant renovation, redevelopment or new build: <ul style="list-style-type: none"> ○ Plumbing permits; ○ Sewage System permits; and ○ Signage permits. <p>Grant covers:</p> <ul style="list-style-type: none"> • Planning application fees related to Site Plan approval for new development/ additions and Minor Variance. Development Review fees are excluded from the grant program. • Building permit fees cover the categories of fees as contained in <i>Haldimand County's User Fees and Charges By-Law 1246-11, Schedule N</i>. The effective Schedule for purposes of this CIP is that which is approved and in force during the time of approval of the application for program support. This is specifically defined as being at the time of final approval (as contrasted with approval in principle) of support under Program 3.
<p>Eligibility</p>	<p>a) Development Charge Grant</p> <ul style="list-style-type: none"> a) Only properties in the Community Improvement Project Area (CIPA) are eligible for this program. b) Preference will be given to those projects most likely to result in the highest increase in assessment. c) Applicable only to Value-Added Agricultural and experiential activity development that is not exempt from DCs (i.e. any building which is assessed as being industrial or commercial), Commercial Roofed Accommodations in the entire Rural Business and Tourism Community Improvement Project Area, commercial and mixed-use

	<p>projects in the Hamlets</p> <p>d) Grants are for Development Charge fees only and do not absolve an applicant of the responsibility for funding studies and site technical reviews, or executing actions to remove other conditions of approval as may be required by the County.</p> <p>e) The General Eligibility Requirements outlined in Section 7.3 of the CIP also apply.</p> <p>b) Planning Fees and Building Permit Grant</p> <ul style="list-style-type: none"> • Eligible properties include: 1) Value-Added Agricultural or Agriculture-related commercial uses on agricultural properties 2) commercial and mixed-use properties in the Hamlets; and 3) Commercial Roofed Accommodation across the Rural Business and Tourism Community Improvement Project Area. • With specific regard to foregone cost of building permit fees, preference will be given to those projects which, in the view of the Evaluation Committee, are most likely to meet the goals and objectives of the CIP. Such will be determined by the Evaluation Committee in its sole discretion. • 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. • Grants for planning and building permit fees do not absolve an applicant of the responsibility for funding studies and site technical reviews, or executing other actions in order to remove conditions of approval as may be required by the County. • The General Eligibility Requirements outlined in Section 7.3 of the CIP also apply.
<p>Approval Process</p>	<p>a) Development Charge Grant</p> <ul style="list-style-type: none"> • The landowner or developer pays 100% of the Development Charge. This cost is reimbursed to the landowner or developer, in the form of a grant based on the in-force Development Charge rates at the time of application based on the following schedule: <ul style="list-style-type: none"> ○ Payment of the DC grant (to a maximum of 100% of the applicable Development Charge) will be at the time of occupancy of the building (occupancy defined per the Ontario Building Code Act. • The General Application Process outlined in Section 7.1 of the CIP

	<p>also applies.</p> <p>b) Planning Fees and Building Permit Grant</p> <ul style="list-style-type: none"> • The Planning Fee Grant funds will be disbursed at building occupancy to ensure incentives lead to the actual implementation of the project. The Building Permit Fee Grant will also be similarly back-ended to ensure pay-out of the grant only on completion of the project. • 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"> ○ Minor Variance and Site Plan approval (at building occupancy as permitted by the Chief Building Official pursuant to the Ontario Building Code Act, Division C Administrative Provisions, Part 1 General, Section 1.3.3 Occupancy of Buildings); ○ Building Permit (at building occupancy as permitted by the Chief Building Official pursuant to the Ontario Building Code Act, Division C Administrative Provisions, Part 1 General, Section 1.3.3 Occupancy of Buildings); ○ Plumbing permit fees, sewage system permits and sign permits (at the time of approval). • Site visits by staff may be required in order to ensure that the project has been completed to the County’s satisfaction before the Building Permit Grant can be disbursed. • Haldimand County will determine whether any application is approved for the full amount of the grant or a lesser amount; • The General Application Process outlined in Section 7.1 of the CIP also applies.
Duration	<ul style="list-style-type: none"> • Program application duration – 5 years (2013-2017). • 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"> • Haldimand County 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 County;

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	<ul style="list-style-type: none">• As necessary, the County may amplify or adjust the application and approval protocols associated with this program.• The County may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the County.• 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 County retains the right to cancel the disbursement of funds.
Fiscal Implications	Cost of DC Grant and the Planning Fees and Building Permit Grant should be funded from the CIP Reserve Fund.

Program 4: Tax-Based Redevelopment Grant (TIG)

<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 County Portion of the property tax 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 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 development, redevelopment or major rehabilitation. • The County 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 who are actively seeking rehabilitation, significant renovation, redevelopment or development of the property and provide:</p> <ul style="list-style-type: none"> (i) Site plan/floor plans for rehabilitation, renovation, or redevelopment; (ii) Estimated costs of renovation, rehabilitation or redevelopment; and (iii) Given the nature of the grant program as achievable only on completion and revaluation of the property, Haldimand County 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>Program approval that is granted in principle will require the applicant to demonstrate intent to acquire relevant Planning Approvals. Any assistance is conditional on this and other regulatory compliance. In the case of Value-Added Agricultural uses, the assistance provided to defray tax increases must be on the basis of the intended use of the property (once complete) being permitted under existing Zoning By-laws for Haldimand (By-Law No. 1-H 86), Nanticoke (By-Law No. NE 1-2000) and Dunnville (By-Law No. 1-DU 80).</p>

Schedule A: Schedule of Program Details

	<p>Further, at the discretion of Council, the Legal Agreement executed between the County and the Owner will obligate the owner to maintain the building for the approved use. If the use ceases or is replaced by a different use as determined by the County, the County may terminate program support.</p>
<p>Program Specifics and Limitations</p>	<ul style="list-style-type: none"> • The maximum amount of the grant is 50% of the annual County tax increment is available to be provided as a grant for the development, redevelopment, expansion or major renovation resulting in a property assessment increase for property. • Annual grants of 50% with discretion to extend beyond this based on the merits of the application as determined by the County acting in its sole discretion. At all times, the rate of assistance will not exceed 90% of the County Portion of the annual property tax. Extension over and above the 50% rate will only be considered where the County determines that a higher rate of assistance is warranted by virtue of the public benefits associated with the project. <p>Applicants receiving TIG funding will not be eligible for any additional incentive programs offered through the CIP. Should an applicant withdraw an application for the TIG program, the applicant may then be eligible to reapply for other financial incentive programs subject to CIP funding availability and, as applicable, Council approval of such reapplication.</p>
<p>Eligibility</p>	<p>Agricultural/Rural Areas: eligibility is restricted to Value-Added/Agriculture-related activity and Commercial Roofed Accommodations.</p> <p>Hamlets: eligibility is restricted to Commercial Roofed Accommodations, restaurants, markets or other Places of Assembly related to arts, culture, and/or recreation.</p> <p>Urban Areas outside of the Downtown Areas CIPA: eligibility restricted to Commercial Roofed Accommodations.</p> <p>Only projects for the (re)development of Value-Added Agricultural uses, Commercial Roofed Accommodation or commercial/mixed-use within the Agricultural/Rural and Hamlet areas are eligible for this program.</p> <ol style="list-style-type: none"> a) Program support excludes all other property land uses and tax classifications. b) Eligible renovation and rehabilitation costs will be determined as final by the County by reference to the submitted schedule of development-related costs.

	<p>c) 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).</p> <p>d) The General Eligibility Requirements outlined in Section 7.3 of the CIP also apply.</p>
<p>Approval Process</p>	<ul style="list-style-type: none"> • The grant is based on the “Reimbursing Developer” approach. The property owner/developer pays for the full cost of construction and project completion including all additional design and other costs necessary to deliver the building. The Owner also pays the resulting annual increase in property tax. The County reimburses the Owner or assigned recipient by way of an annual grant equivalent to the agreed County 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: <ul style="list-style-type: none"> ○ 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. • The County will not entertain applications for retroactive access to the program which involve applications made after construction is complete. • Haldimand County will determine the existing “base” assessment for the property – this will normally be defined as being at the time of approval of the application and is based on the assessment and tax class at that time. However, the County may, at its discretion, establish an alternate 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: <ul style="list-style-type: none"> a) Conditions as stated in the Tax Increment Grant Agreement have been fulfilled;

Schedule A: Schedule of Program Details

	<ul style="list-style-type: none"> b) Submission of eligible costs as required; c) Receipt of assessed value of the property by MPAC in each year; and d) Final approval of amount of grant by Council. <ul style="list-style-type: none"> • 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 4 (for purposes of calculating the increment) will be at the discretion of the County 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 7.1 of the CIP also applies.
Duration	<ul style="list-style-type: none"> • Program application duration – 5 years (2013-2017). • 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 County 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 County; • As necessary, the County may amplify or adjust the application and approval protocols associated with this program. • Haldimand County may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the County. • If a property is sold, in whole or in part, before the original grant/reimbursement period lapses, the original Owner is not entitled to receive the remaining payments. The original Owner, at the discretion of the County, may be required to repay any grant payments made prior to sale of the property.

Schedule A: Schedule of Program Details

Fiscal Implications	<p>This grant focuses on net County 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 County as determined at the time of approval of program support), the County realizes the full extent of the property taxes.</p> <p>The potential exists for net fiscal impacts to the County arising from the effective deferment of tax revenues. The County, as part of its approval process, will determine whether there is a likelihood that the County's interests are not served by the provision of a grant based on the estimate of short-term net municipal fiscal impact.</p>
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">c) Site development and infrastructure work including demolition and disposal off-site, improvement or reconstruction of existing on-site infrastructure (e.g. sanitary, drainage, other);d) Major building rehabilitation, significant renovation and rehabilitation;e) If relevant, costs associated with the assessment of environmental conditions and the remediation of environmental contamination, and environmental protection;f) New construction;g) Design, engineering, legal, insurance, and other professional fees (at the discretion of the County) directly related to the design and development and commissioning of the completed building(s). <p>Eligible Costs exclude both construction financing and long-term debt financing interest costs.</p>

Program 5: Heritage Property Commercial Use Grant

Rationale and Objective(s)	The Heritage Property Commercial Use Grant offers eligible applicants grants for the enhancement, restoration and/or preservation of Heritage Properties for commercial uses within the designated Rural Business and Tourism Community Improvement Project Area.
Benefits	The program will encourage the preservation and maintenance of Heritage Properties in the County which are of importance to the quality of life, culture, identity and tourism potential of the County; from which, the County will to benefit.
Legislative Provision	Section 28(7) of the <i>Planning Act (R.S.O. 1990, c. P.13)</i> .
Target Group	Private sector landowners or developers seeking enhance, restore and preserve of Heritage Properties and/or heritage significant properties for commercial use within the Agricultural/Rural area, Hamlets and Urban Areas excluding the Downtown (CIPA) Areas.
Program Specifics and Limitations	<p>Grants may be provided to eligible applicants for a total value of 50% of construction costs to a maximum of \$10,000.</p> <p>Where improvements/restoration is being made to a heritage building with significant public/street presence and/or is clearly visible along and located adjacent the Grand River, the maximum grant amount may be increased to \$15,000.</p>
Eligibility	<p>Properties designated under Part IV of the Ontario Heritage Act are eligible for this grant program. In addition, properties that demonstrate significant heritage value and are directly tied to one of the activities this CIP promotes (Value-Added Agriculture, Commercial Roofed Accommodation and tourism) are also eligible. In this regard the onus is on the applicant to demonstrate heritage value and consult with the Municipal Heritage Committee.</p> <p>Heritage Property Commercial Use Grants are subject to an agreement to protect, restore, or enhance the heritage features of a property.</p> <p>Applications approved for the Heritage Property Commercial Use Grant Program are not eligible for the Façade, Landscape and Signage Improvement Grant Program (Program 1). However, applications for the Heritage Property Commercial Use Grant Program may be, at the discretion of Council, eligible for the Building Restoration, Renovation and Improvement Grant (Program 2) in so far as aspects of the proposed development work are outside of the parameters of eligibility for this program.</p>

Schedule A: Schedule of Program Details

<p>Approval Process</p>	<p>Prior to submitting an application, a consultation meeting will be scheduled with the County’s Heritage and Culture Unit and the applicant to determine the suitability of an application to the program; in order to identify the nature of intended community improvement work and receive guidance on work to improve and restore the heritage features of the property.</p> <p>The General Application Process outlined in Section 7.1 of the CIP applies.</p>
<p>Duration</p>	<p>Grants will be provided upon successful protection, restoration, or enhancement of the heritage features of the property to the satisfaction of the County.</p> <p>Grants will only be provided on a one-time basis to each eligible applicant for each approved project.</p>
<p>Other Restrictions</p>	<p>Haldimand County 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 County.</p> <p>As necessary, the County may amplify or adjust the application and approval protocols associated with this program.</p> <p>The County may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the County.</p>
<p>Fiscal Implications</p>	<p>Cost of the Heritage Property Commercial Use Grant Program should be met by the CIP capital funding reserve.</p>
<p>Eligible Costs</p>	<p>The following improvement and restoration projects are Eligible Costs for Heritage Property Commercial Use Grant:</p> <ul style="list-style-type: none"> • Works which preserve, restore and enhance elements specified in the Reasons for Designation within the designating By-law, or identified by the County’s Heritage and Culture Unit; • Repair to original siding and roofing materials; • Removal of modern building materials and/or the (re)construction of significant architectural features for the replacement and (re) construction of documented original building materials and features; • Cleaning of Masonry buildings; and • Other similar repairs/improvements as may be approved.

Schedule B:

Glossary of Terms

Glossary of Terms

Agricultural uses: means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish: aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures including accommodation for full-time labour when the size and nature of the operation requires additional employment (Source: Haldimand County Official Plan 2006, Provincial Policy Statement 2005).

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are small scale and directly related to a farm operation and are required in proximity to a farm operation (Source: Haldimand County Official Plan 2006, Provincial Policy Statement 2005).

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.

Commercial Roofed Accommodations: Defined as year-round, permanent fixed-roof accommodations including hotels/motels/Bed and Breakfasts. This does not include cottage rentals, camp grounds or trailer grounds/parks.

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)."

County Portion: means taxes arising from that element of the total tax rate, set annually, which supports expenditures by Haldimand County.

Development Charges are fees levied on new development to help finance the infrastructure required to service new growth. Under the *Development Charges Act, 1997*, as amended, local municipal councils may pass a by-law imposing development charges.

Downtown Areas: Urban Areas which form the Community Improvement Project Area (CIPA) in the Haldimand County Downtown Areas Community Improvement Plan (CIP).

Education Portion: means taxes arising from that element of the total tax rate set annually, which is collected by the Province of Ontario to support the provincial school By-Laws.

Eligible Costs: are as specifically detailed under each financial incentive program in Schedule A and Section 6.2 of this CIP. These include all capital cost categories for which the Owner is entitled to Program Assistance from Haldimand County 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.

Experiential Activities: Activities or events directly associated with agriculture and which consist of adding a component of information, education or entertainment to an existing agricultural operation. Experiential activities may include but are not limited to: farm tours, farm vacations, farm amusement including petting zoo, carriage rides, hay or corn mazes, haunted barns or hay rides and other similar uses and dining facility in which food products produced primarily as part of the farm operation or surrounding farms are prepared and served is also permitted in conjunction with an experiential activity.

Hamlets: As per the Haldimand County Official Plan (2006), there are 25 designated Hamlets within Haldimand County. Traditionally, these Hamlets have developed as residential, social and commercial centres serving the surrounding agricultural community. Designated Hamlets in Haldimand County are:

- Attercliffe Station
- Blackheath
- Byng
- Canborough
- Canfield
- Cheapside
- Decewsville
- Empire Corners
- Fisherville
- Garnet
- Kohler
- Lowbanks
- Moulton Station
- Nanticoke
- Nelles Corners
- Port Maitland
- Rainham Centre
- Selkirk
- Sims Lock Road
- South Cayuga
- Springvale
- Stromness
- Sweets Corners
- Unity Side Road
- York

The designated boundaries of these Hamlets are shown on Schedules “C.1” to “C.25”.

Heritage Properties: Refer to properties which are designated under Part IV of the Ontario Heritage Act.

MPAC: means the Municipal Property Assessment Corporation.

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.

Place of Assembly: a building or part thereof, utilized by a gathering of persons for civic, political, travel, religious, social, educational, recreational or like purposes, or for the consumption of food or drink.

Planning Approval: Refers to a range of official County land use planning consents, approvals, discharges and other administrative functions which are subject to the payment of processing fees and are legally required prior to property development and building construction.

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

Residential Housing: means dwellings exclusively for owner-occupied or tenant residential use. This does not include Bed & Breakfast establishments.

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 County Portion of the tax liability in those instances where program assistance is limited to the County Portion of taxation as provided for in the CIP.

Tax Increment Grant Agreement: means an agreement, with the force of law, that establishes the terms of the tax assistance program and the obligations of both the applicant and Haldimand County, as well as remedies for default by the applicant.

Tax Liability: means the annual real property taxes levied by Haldimand County including the County and Education Portions of the taxes.

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

Urban Areas: As defined by the Haldimand County Official Plan (2006), Urban Areas in the County consist of Caledonia, Cayuga, Dunnville, Hagersville, Jarvis and Townsend, which are shown on Schedule “A” and specifically identified on Schedules “B.1” through “B.6” of the County Official Plan (2006). The Urban Areas are generally communities where municipal water and sewage services exist. The majority of residential and commercial growth of the County will occur in these communities.

Value-Added Agriculture/Agricultural Uses: Is defined as land uses that add value to farm products which may be permitted on farms provided they are located in the farm building complex and primarily serve the surrounding rural and agriculture community. These uses may include processing, preserving, storing and packaging of farm products and outlets for the retail sale of agricultural products from the farm operation on the property. Facilities that add value to farm products may be used co-operatively; however, the scale of operations may not exceed the needs of the surrounding agricultural community. The size of the building or facility for these uses will be limited in the implementing zoning by-law (*Source: Haldimand County Official Plan 2006*).