



Community Improvement Projects (CIPs)

May 2025

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Methodology

In **Perth County** there are four lower-tier municipalities and two independent municipal governments.

Lower tier municipalities:

- ❖ Municipality of North Perth (population center – Listowel)
- ❖ Municipality of West Perth (population centre – Mitchell)
- ❖ Township of Perth East (population centre – Milverton)
- ❖ Township of Perth South (population centre – Sebringville)

Independent municipal governments:

- ❖ St. Marys
- ❖ Stratford

In **Huron County** there are nine lower-tier governments:

- ❖ Municipality of South Huron (population centre – Exeter)
- ❖ Municipality of Huron East (population centres – Seaforth/Brussels/Vanastra)
- ❖ Town of Goderich
- ❖ Municipality of Central Huron (population centre – Clinton)
- ❖ Municipality of Bluewater (population centre – Bayfield)
- ❖ Township of North Huron (population centres – Wingham/Blyth)
- ❖ Township of Ashfield-Colborne-Wawanosh
- ❖ Municipality of Howick
- ❖ Municipality of Morris-Turnberry
- ❖ Indicates the municipalities and townships where community CIP policies were reviewed and reported on.

Approach

The CIP policy review included locating the CIP document from the community’s website, reviewing the document and reporting on:

- CIP areas.
- The Incentive Programs.
- The incentive Program details such percentage of eligible costs, maximum amount of grants and where applicable the time period and percentage for a *Tax Increment Equivalency Grant (TIEG)*.
- Other information.

City of Stratford

For the City of Stratford, the information gathered was obtained from a housing consultant for the city. A CIP had been presented to the previous Council, and it was not approved. In Stratford’s 2025-26 approved budget there is an amount of \$150,000 for CIPs. It’s expected that a reworked CIP policy will be presented to Council for approval in 2025. The details of the proposed CIP are in this report.

CIP Budgets and reserves

If CIP budget amounts, for fiscal year 2025-26, and CIP reserves are available from a web-search, they are shown in this report.

St. Marys

Community Improvement Plan 2021

CIP approved 2025-26 budget: \$25,000

CIP Project Areas

- Downtown St. Mary's.
- Industrial Areas.
- Residential Areas.

Financial Incentive Programs

- 1. Façade and Signage Improvement Grant**
 - 50% of eligible project costs.
 - \$8,000 maximum (\$10,000 on specific conditions).
- 2. Building and Site Improvement Grant**
 - 50% of eligible project costs.
 - \$8,000 maximum.
- 3. Commercial Conversion and Expansion Grant**
 - \$8,000 maximum.
- 4. Downtown Rental Housing Grant**
 - 50% of eligible project costs.
 - \$5,000 per unit maximum.
- 5. Accessory Dwelling Unit Grant**
 - 50% of eligible project costs.
 - \$10,000 maximum (interior or exterior accessory dwelling unit).
- 6. POPS and Public Art Grant**
 - 50% of eligible project costs.
 - \$5,000 maximum.
- 7. Sidewalk Café and Outdoor Patio Grant**
 - 50% of eligible project costs.
 - \$5,000 maximum.
- 8. Design and Study Grant**
 - 50% of eligible project costs.
 - \$5,000 maximum.
- 9. Planning Application and Building Permit Fee Rebate Grant**
 - 50% of eligible fees required by Town related to the project/property.

3. **Tax Increment Equivalency Grant (TIEG)**
 - Grant period of 10 years for the Municipal portion of the tax increment.
 - Year 1 (100%), Year 2 (90%) declining by 10% each year.
4. **Development Charge Rebate Program**
 - Development fee waiver.
 - Based on the number of attainable dwelling unit to a maximum value of 100%.
5. **Commercial and Rent Housing Conversion and Expansion Grant**
 - Up to \$20 per square foot of converted or expanded floor space.
 - 50% of eligible project costs.
 - \$10,000 maximum per project/property.
 - \$20,000 maximum per project/property if sustainable/green criteria met.

West Perth

West Perth Affordable Housing Community Plan

CIP not yet approved by Council

CIP approved 2025-26 budget: N/A

CIP Project Areas

- Future residential and employment intensification.
- Residential, trade centre and employment areas.

Municipal Programs (draft)

1. **Additional Residential Units Dwelling Unit Advertising Program**
 - Creation of webpage ‘hub’ for information related to ADUs.
 - Consider a mapping exercise identifying residential lost for potential ADUs.
2. **County Tax Incentive Equivalency Grant (TIEG) Program**
 - Cancellation of all taxes (excluding provincial taxes) over a grant period.
3. **Residential Rental Registry**
 - Create a system to track the number of rentals in the Municipality and to gather data and show trends over time.
4. **Strategic Land Banking Program**
 - A general program that permits the Municipality to become involved in property acquisition, property investment and public/private partnerships to rehabilitate property with the intention of providing more housing options.
5. **Surplus Land Grant Program**

The purpose is to identify lands that are determined to be surplus to the needs of the Municipality that will be offered through an RFP for development purposes.

Financial Incentive Programs (draft)

- 1. Planning and Building Permit Fee Grant**
 - 50% of eligible project fees required by Municipality related to project.
 - \$5,000 maximum per project/property.
- 2. Development Charge Rebate Program**
 - Development fee waiver.
 - To a maximum value of 100%.
- 3. Additional Residential Unit Grant Program**
 - 50% of eligible project costs.
 - \$10,000 maximum per property.
 - \$15,000 maximum per project/property if sustainable/green criteria met.
- 4. Commercial and Rental Housing Conversion and Expansion Grant**
 - Up to \$20 per square foot of converted or expanded floor space.
 - 50% of eligible project costs.
 - \$10,000 maximum per project/property.
 - \$20,000 maximum per project/property if sustainable/green criteria met.
- 5. Tax Increment Equivalency Grant (TIEG)**
 - Grant period of 10 years (up to 15 years for sustainable buildings) for the Municipal portion of the tax increment.
 - Year 1 (100%), Year 2 (90%) declining by 10% each year.
- 6. Brownfield Financial Tax Incentive Program (Provincial)**
 - Cancellation of all or part of the municipal portion of educational taxes during rehabilitation.

Stratford

Proposed CIP not yet presented to Council

CIP approved 2025-26 budget: \$150,000

Community Improvement Plan Program

Tax Increment Equivalency Grant (TIEG)

- Grant period of 10 years for the Municipal portion of the tax increment.
- Year 1 (100%), Year 2 (90%) declining by 10% each year.

Heritage CIP

- Details to be determined.

Perth East and Perth South

Perth East and Perth South do not have a CIP or a draft CIP in place as of 2025.

Perth County in its Official Plan has a *Schedule B Land Use Designations* maps for the towns in the lower-tiers without independent CIPs in place. The *Land Use Designations* include:

- Open space
- Natural environment
- Recreation
- Neighborhood
- Urban Mixed Use
- Corridor Commercial
- Employment
- Institutional
- Floodplain

Goderich

Affordable Housing Community Improvement Plan

CIP approved 2025-26 budget: ?

CIP Project Areas

- The entire town of Goderich.

Municipal Programs

1. Secondary Dwelling Unit Advertising Program

- To raise public awareness of existing permissions regarding secondary dwelling units.
- Website 'hubs' for information related to development.

2. Lobbying for Partnerships

- A drive to increase the development of attainable housing by exploring private/public partnerships and to explore available Federal and Provincial grants and loans.

3. County TIEG Program Partnership

- Work with Huron County to adopt matching CIP Tax Incremental Equivalency Grant.

4. CIP Applicant Recognition Award

- To raise awareness of CIP and to highlight the success of the program.

5. Surplus Land Grant

- The purpose is to identify lands that determined surplus and that will be offered through an RFP process for development.

6. Strategic Property Acquisition, Investment and Partnership Program

This general program allows the Municipality to become involved in property acquisition, investment and private/public partnerships to rehabilitate properties.

Financial Incentive Programs

1. Design & Study Grant

- 50% of eligible project costs.
- \$10,000 maximum per property.

2. Planning & Building Permit Fees Grant

- 50% of eligible project fees required by Municipality related to project.
- \$5,000 maximum per project/property.

3. Development Charge Forgiveness Grant

- Development charge waver.
- Maximum waver is 100% of the applicable development fees.

4. Tax Increment Grant (TIG)

- Grant period of 10 years (up to 15 years for sustainable buildings) for the Municipal portion of the tax increment.
- Year 1 (100%), Year 2 (90%) declining by 10% each year.

5. Brownfield Financial Tax Incentive Grant (Provincial)

- Cancellation of all or part of the municipal portion of educational taxes during rehabilitation.

North Huron

Community Improvement Plan

CIP approved 2025-26 budget: ?

CIP Project Areas

The entire township of North Huron.

Community Improvement Programs

1. Commercial Façade Improvement Grant Program

- 50% of eligible improvement costs.

- \$8,000 maximum.
- 2. Direct Grant for Structural Work Program**
 - 50% matching grant.
 - \$8,000 maximum grant amount.
- 3. Argi-Tourism Grant Program**
 - 50% of eligible projects costs.
 - \$10,000 maximum.
- 4. Development Charges Grant Program**
 - For residential housing there must be at least 10 units (apartment or multi-unit).
 - 50% of the development charges to a maximum of \$10,000 can be deferred over four years. Example:
 - $DC = \$30,000 \times 50\% = \$15,000$. Maximum = \$10,000. Year 1-4 payments = \$2,500.
- 5. Planning Application, Building Permit Fees, And Site Study Grant Program**
 - 50% of eligible project fees.
 - \$5,000 maximum.
- 6. Tax Increment Equivalent Grant (TIEG) Program**
 - Grant period of 5 years to all or portion of the Municipal property tax increase.
 - Year 1 (100%), Year 2 (80%), Year 3 (60%), Year 4 (40%), Year 5 (20%).
- 7. Start-up Space Leasehold Improvement Grant**
 - 50% of eligible project costs.
 - \$5,000 maximum.

Note: All CIPs payments are subject to the approval of Council.

Huron East

Community Improvement Plan

CIP approved 2025-26 budget: ?

CIP Project Areas

- All lands within the municipal boundary.
- Seaforth and Brussels have defined commercial, industrial and future development areas.
- Vanastra has defined commercial/industrial focus areas.

Community Improvement Programs

- 1. The Façade Improvement Grant**
 - 50% of eligible project costs.

- Can be used in conjunction with Municipality’s Heritage Designated Property Tax Reduction and Loan Program.
- 2. Signage Improvement Grant**
 - 50% of eligible project costs.
 - 3. Property Improvement Grant**
 - 50% of eligible project costs.
 - 4. Agri-Business Innovation Grant**
 - 50% of eligible project costs.
 - 5. Sidewalk Café and Outdoor Patio Grant**
 - 50% of eligible project costs.
 - 6. Historic Property Improvement Grant**
 - 50% of eligible project costs.
 - 7. Accessibility Improvement Grant**
 - 50% of eligible project costs.
 - 8. Environmental Stewardship and Energy Efficiency Grant**
 - 50% of eligible project costs.
 - Projects must meet LEED certification standards.
 - 9. Vacant and Underutilized Properties Conversion/Expansion Grant**
 - 50% of eligible project costs.
 - Conversion of existing vacant upper story or ground floor space into rental dwellings.
 - Seven other scenarios where this grant applies.
 - 10. Building Improvement Grant**
 - 50% of eligible project costs.
 - Addressing safety issues, improving property standards or architectural significance, and preserving or enhancing employment opportunities.
 - 11. Major Redevelopment Tax Incremental Equivalent Grant**
 - Grant period of up to 10 years maximum to all or portion of the Municipal property tax increase (Council’s discretion).
 - Upgrading building code, accessibility enhancements, vacant property for mix uses, and adaptive reuse (commercial, retail, office, industrial, mixed uses).
 - 12. Start-up Space Leasehold Improvement Grant**
 - 50% of eligible project costs.
 - 13. Planning Application, Building Permit Fee and Site Study Grant**
 - 50% of eligible project fees.
 - There are nine different fees that are eligible for this grant.
 - 14. Residential Conversion, Rehabilitation and Intensification Grant**
 - 50% of eligible project costs.
 - 15. Rental Housing Grant**
 - 50% of eligible project costs.
 - Construction of new rental units and renovation or improvement of existing unit related to exterior/functional design.
 - 16. Additional Residential Unit Grant**

Central Huron

Façade Grant Program Policy

Façade Grant approved 2025-26 budget: ?

1. Façade Grant Program

- Grants to improve the facades of commercial property.
- 50% of the cost to improve the appearance of the façade.
- \$5,000 maximum.

South Huron

CIP Policy In Draft

In April 2024, South Huron Council authorized CIP consultations on:

- Additional Residential Units/CIPA Housing Program.
- Main Street revitalization Program.
- Energy Efficiency and Retrofit Program.
- Building Restoration, Renovation, or Improvement Program.

The South Huron municipal website list the project status as “In Progress” with no further updates.

Financial Impact

- Annual budgets are shown to be \$35,000 once the CIP policy is approved.
- \$280,000 is in the reserves for CIPs.

The Municipality of Lampton Shores (Grand Bend)

CIP approved 2025-26 budget: ?

CIP Project Areas

- Grand Bend designated areas – downtown commercial, commercial and mixed use.

Incentive Programs

1. Façade Improvement Grant Program

- 50% of eligible cost improvements per project.

- \$10,000 maximum.
 - 1 grant per property.
- 2. Building Restoration, Renovation or Improvement Grant Program**
 - 50% of eligible cost improvements.
 - \$7,500 maximum per project.
 - Priority given to downtown areas as per Official Plan or designated as *Ontario Heritage*.
 - 3. Accessibility Improvement Grant Program**
 - 50% of eligible cost improvements.
 - \$5,000 maximum per project.
 - 1 grant per property within a 5-year period.
 - 4. Energy Efficiency and Retrofit Grant Program**
 - 50% of eligible project costs.
 - \$5,000 maximum per project.
 - 1 grant per property within a 5-year period.
 - 5. Property Improvement Grant Program**
 - 50% of eligible cost improvements.
 - \$5,000 maximum per project.
 - 1 grant per property within a 5-year period.
 - 6. Patio Grant Program**
 - 50% of eligible project costs.
 - \$2,500 maximum per project.
 - 1 grant per property within a 5-year period.
 - 7. Commercial Area Housing Grant Program**
 - 50% of eligible project costs.
 - \$10,000 maximum per project
 - 1 grant per property within a 5-year period
 - 8. Destination Infrastructure Grant Program**
 - 50% of eligible project costs.
 - \$500 maximum per project.
 - 1 grant per property within a 5-year period.
 - 9. Development Charge Grant Program**
 - 100% maximum reimbursement grant.
 - 1 grant per property within a 5-year period.
 - 10. Tax Increment Equivalent Program**
 - Grant period of 5 years.
 - Year 1 (100%), Year 2 (80%), Year 3 (60%), Year 4 (40%), Year 5 (20%).
 - 11. Environmental Site Assessment Grant Program**
 - 50% of eligible environmental site assessment costs.
 - Maximum 2 studies per property.
 - \$15,000 maximum per study.
 - \$25,000 maximum per property.