



Township of Tay

## Community Improvement Plan

### Façade Grant Program

First impressions count. You have to get customers to take notice before they will come through the door.

#### What is the program?

A one-time grant of up to 100 percent to a maximum of \$10,000.00 will be available to commercial building owners and tenants to improve a building façade in accordance with the Community Improvement Plan (CIP).

Building Permit fees for façade improvements that receive approval of the Committee can also be waived by the Committee, in accordance with the CIP.

#### Who can apply?

Owners and tenants (with the permission of the Owner) of buildings in the Community Improvement Area.

#### Who reviews Applications?

A Community Improvement Plan Committee appointed by Council will review and approve grant applications.

#### When will applications be reviewed?

The Township is striving to receive and review the first round of applications for 2008 by June 30<sup>th</sup>. A second round of applications received after this date will be reviewed and approved as budget allows. The Committee may make recommendations that some applications be forwarded for approval in the 2009 budget.

#### Grant Eligibility Requirements

Generally no improvements carried out prior to the approval of the application will be eligible for funding. Council may require that eligibility for grants be pre-approved.

Grants would be available to a property owner/tenant occupying an assessed building in the Community Improvement Area upon satisfactory completion of the project.

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

Examples include:

- signage and associated lighting,
- awnings,
- storefront glass doors,
- transom windows,
- storefront windows where they replace non-storefront windows,
- installation of storefront cornice and/or building cornice,
- painting of woodwork,
- installation of base panels,
- masonry cleaning and re-pointing, and
- general renovation of storefronts.

#### What will make my application favoured by the Committee?

➤ Priority may be given to the communities of Port McNicoll and Victoria Harbour, particularly for the four corner intersections of William and Richard in Victoria Harbour and Talbot and Forth Avenue in Port McNicoll.

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

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

✓ Applications significantly improving the façade will be favoured.

✓ Applications for properties that they are highly visible in the community improvement area may be given priority.

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

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

✓ Applications that include landscaping such as window boxes, planters, hanging baskets to be installed by the owner outside of the grant application may also be preferred.

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

For More Information or an application, please visit the Community Improvement Plan and the Façade Guidelines on the Township of Tay website at [www.tay.township.on.ca](http://www.tay.township.on.ca) or contact the Planning Department at 705-534-7248.

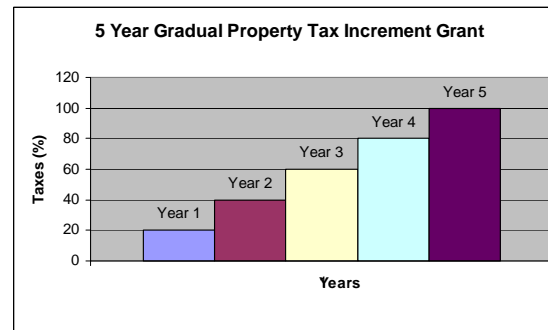
## Five Year Gradual Property Tax Increment Grant

### What is the program?

In order to encourage investment in the Community Improvement Plan areas, the Township has implemented a tax rebate program that would phase in the increased municipal tax burden that is the result of renovations, reconstructions or development of commercial buildings.

This grant may not be provided to residential properties within the Community Improvement Area, but may apply to the whole of a property that provides commercial space on the main floor of the building and residential use at the back and/or above.

The grant phases in the increase in taxes as a result of the development gradually at a rate of 20% annually over five (5) years.



## Tips to a Successful Storefront

- **Supports sidewalk activities such as window shopping.**
- **Expresses individuality as well as unity with the commercial area.**
- **Preserve historical architecture and promote heritage resources and folklore.**
- **Newer entries respect the sizing and spaces of historic buildings.**
- **Storefront windows have large sheets of clear glass and flyer free to allow view into the business.**
- **Storefront Doors are glass to allow view into the business.**
- **Signage and windows are clutter free.**
- **Transom windows and base panels are preserved or added.**
- **The storefront is composed of quality materials with fine detailing.**
- **Includes planters and hanging baskets give a welcoming appearance.**