

Community Improvement Plan (CIP) Proposed Program Suite Summary

Program & Area	Description	Assistance	Strategic Alignment	Notes
<b>UPDATED:</b> <b>Façade Improvement Program</b>  <b>Area:</b> Downtown Georgetown, Downtown Acton & Hamlets	Grant to promote façade improvements and to encourage private sector property owners to implement aesthetic improvements to their property(ies) that otherwise may not occur.	50% cost matching  \$15,000 per property  Top-up for heritage properties	<input checked="" type="checkbox"/> Accessibility <input type="checkbox"/> Affordable Housing <input type="checkbox"/> Agriculture/Agri-Business <input checked="" type="checkbox"/> Arts & Culture <input type="checkbox"/> Brownfield Redevelopment <input type="checkbox"/> Climate Change <input type="checkbox"/> Employment <input checked="" type="checkbox"/> Heritage <input checked="" type="checkbox"/> Storefront/Main Street Revitalization	<p>This change from the current program repeals Amendment No. 2 of the CIP that extended the program to the entire Urban Area and retains the Downtowns as applicable sub-areas. This change also includes the Hamlets as an applicable sub-area and removes Georgetown Community Node (GCN). By doing so, the Town is focusing on targeting key improvement areas to provide the most impact.</p> <p>Eligible areas are now scoped by zoning to Downtowns (DC 1&amp;2) and Hamlets (HC &amp; HCC).</p>
<b>UPDATED:</b> <b>Building and Property Renovation Program</b>  <b>Area:</b> Downtown Georgetown, Downtown Acton & Hamlets	Grant (forgivable loan) to encourage the significant renovation of existing commercial, heritage and other non-residential buildings on the Mainstreet, including the conversion of upper floor space to residential and/or office use. To promote functional improvements, accessibility, energy efficiency and consumption reduction, and upgrades to older building stock.	50% cost matching  \$30,000 per property  Secured loan forgivable over 5 years at an annual forgiveness rate of 20%	<input checked="" type="checkbox"/> Accessibility <input checked="" type="checkbox"/> Affordable Housing <input type="checkbox"/> Agriculture/Agri-Business <input type="checkbox"/> Arts & Culture <input type="checkbox"/> Brownfield Redevelopment <input checked="" type="checkbox"/> Climate Change <input checked="" type="checkbox"/> Employment <input checked="" type="checkbox"/> Heritage <input checked="" type="checkbox"/> Storefront/Main Street Revitalization	<p>This program combines three of the building improvement loan and grant programs in the current CIP into a comprehensive forgivable loan program to streamline processes and simplify messaging.</p> <p>This change also repeals Amendment No. 2 of the CIP, with eligible areas now scoped by zoning to Downtowns (DC 1&amp;2) and Hamlets (HC &amp; HCC) to encourage major improvements to key areas.</p>
<b>UPDATED:</b>	Grant (forgivable loan) towards the	50% cost matching	<input checked="" type="checkbox"/> Accessibility	This program encourages diversified farm usage and improvements

<p><b>Agricultural Building Renovation Program</b></p> <p><b>Area:</b> Rural Area</p>	restoration, renovation, and improvement of existing agricultural buildings for ‘value-added’ agricultural uses. Supports on-farm diversification.	<p>\$25,000 per project</p> <p>secured loan forgivable over 5 years at an annual forgiveness rate of 20%</p>	<div><input type="checkbox"/> Affordable Housing</div> <div><input checked="" type="checkbox"/> Agriculture/Agri-Business</div> <div><input type="checkbox"/> Arts &amp; Culture</div> <div><input type="checkbox"/> Brownfield Redevelopment</div> <div><input checked="" type="checkbox"/> Climate Change</div> <div><input type="checkbox"/> Employment</div> <div><input checked="" type="checkbox"/> Heritage</div> <div><input checked="" type="checkbox"/> Storefront/Main Street Revitalization</div>	<p>by incentivizing “value-added” projects. Restoration and improvements to facades will now be an eligible cost.</p> <p>This is changing from a loan program to a grant (forgivable loan) program and is now strictly cost-matching (50/50) and funding maximums increased.</p>
<p><b>NEW: Commercial Property Accessibility and Energy Efficiency Retrofit Program</b></p> <p><b>Area:</b> Town-wide for commercial properties</p>	<p>Grant program that assists existing commercial and mixed-use buildings with the financing of accessibility improvements and energy retrofits. Includes two streams:</p> <div><div>1. Accessibility Improvements</div><div>2. Energy Retrofit</div></div>	<p>50% cost matching</p> <p><u>Stream 1:</u> \$5,000 per project</p> <p><u>Stream 2:</u> \$7,500 per project</p>	<div><input checked="" type="checkbox"/> Accessibility</div> <div><input type="checkbox"/> Affordable Housing</div> <div><input type="checkbox"/> Agriculture/Agri-Business</div> <div><input type="checkbox"/> Arts &amp; Culture</div> <div><input type="checkbox"/> Brownfield Redevelopment</div> <div><input checked="" type="checkbox"/> Climate Change</div> <div><input type="checkbox"/> Employment</div> <div><input type="checkbox"/> Heritage</div> <div><input checked="" type="checkbox"/> Storefront/Main Street Revitalization</div>	<p>This new program is designed as a capital alternative to the Building and Property Renovation program open to all commercial businesses Town-wide.</p> <p>The streams will be marketed as separate programs to encourage uptake of these improvements.</p> <p>To support the additional funding required for the accessibility stream, the Accessibility Committee is supporting a re-allocation of funding from the Accessibility Fund.</p> <p>As the plans for the Low Carbon Transition Study continue, the Energy Retrofit program may be expanded and amended, as appropriate.</p>
<p><b>UPDATED: Environmental Site Assessment (ESA) Program</b></p> <p><b>Area:</b> Town-wide</p>	Grant program that assists in further specifying the extent and nature of environmental contamination through a Phase II ESA study and development of any Remediation Action Plan.	<p>\$20,000 per study</p> <p>2 studies per project</p> <p>\$35,000 per project</p>	<div><input type="checkbox"/> Accessibility</div> <div><input checked="" type="checkbox"/> Affordable Housing</div> <div><input type="checkbox"/> Agriculture/Agri-Business</div> <div><input type="checkbox"/> Arts &amp; Culture</div> <div><input checked="" type="checkbox"/> Brownfield Redevelopment</div> <div><input type="checkbox"/> Climate Change</div> <div><input checked="" type="checkbox"/> Employment</div> <div><input type="checkbox"/> Heritage</div> <div><input checked="" type="checkbox"/> Storefront/Main Street Revitalization</div>	The current program has been well utilized and successful at encouraging remediation of brownfield properties. This program is recommended to continue with funding maximums increased from \$22,500 per project to \$35,000 per project.
<p><b>UPDATED: Multi-stream Tax Increment Equivalent</b></p>	Leverages increased property tax assessment and helps reduce financial costs of property	<p><u>Streams 1-3:</u> 50% of municipal property tax</p>	<div><input type="checkbox"/> Accessibility</div> <div><input checked="" type="checkbox"/> Affordable Housing</div> <div><input type="checkbox"/> Agriculture/Agri-Business</div>	This program combines the existing revitalization and brownfields tax incentive programs into a comprehensive multi-stream TIEG that is streamlined and scoped to meet public interest goals.

<p><b>Grant (TIEG) Program</b></p> <p><b>Area:</b> <u>Streams 1 &amp;4:</u> Town-wide</p> <p><u>Stream 2:</u> Downtowns</p> <p><u>Stream 3:</u> Employment Areas</p>	<p>(re)development that meets strategic public/Town interests/ goals.</p> <p>Supports the Town’s objectives related to economic development, affordable housing, environmental improvements, productive re-use of brownfields, and continued investment in the historic downtowns of Acton and Georgetown. Includes four streams:</p> <ol style="list-style-type: none"><li>1. Brownfields</li><li>2. Downtown Commercial</li><li>3. Employment</li><li>4. Affordable rental housing</li></ol>	<p>increment</p> <p>10 years or dollar limit of eligible costs, whichever is reached first</p> <p><u>Stream 4:</u> 100% of municipal property tax increment</p> <p>10 years or dollar limit of eligible costs, whichever is reached first</p>	<p><input type="checkbox"/> Arts &amp; Culture</p> <p><input checked="" type="checkbox"/> Brownfield Redevelopment</p> <p><input type="checkbox"/> Climate Change</p> <p><input checked="" type="checkbox"/> Employment</p> <p><input type="checkbox"/> Heritage</p> <p><input checked="" type="checkbox"/> Storefront/Main Street Revitalization</p>	<p>Eligible projects include standalone office in the Premier Gateway.</p>
<p><b><i>UPDATED:</i> Planning Fees and Building Permit Grant</b></p> <p><b>Area:</b> Downtown Acton &amp; Georgetown, Georgetown Community Node (GCN3 only), Georgetown GO Station Secondary Plan Area, South Acton Special Study Area, Employment Areas</p>	<p>This program offers property owners with plans to develop new non-residential and new affordable rental housing, a grant equivalent to a reduction in applicable planning and building permit fees. Such a grant may, in concert with other program support, help encourage new development efforts through reducing initial regulatory costs.</p>	<p>50% cost matching</p> <p><u>Planning Fees:</u> \$4,000 per property</p> <p><u>Building Permit Fees:</u> \$10,000 per property</p>	<p><input type="checkbox"/> Accessibility</p> <p><input checked="" type="checkbox"/> Affordable Housing</p> <p><input type="checkbox"/> Agriculture/Agri-Business</p> <p><input type="checkbox"/> Arts &amp; Culture</p> <p><input checked="" type="checkbox"/> Brownfield Redevelopment</p> <p><input type="checkbox"/> Climate Change</p> <p><input checked="" type="checkbox"/> Employment</p> <p><input type="checkbox"/> Heritage</p> <p><input checked="" type="checkbox"/> Storefront/Main Street Revitalization</p>	<p>This program combines the existing Brownfields Parkland Dedication Reduction program and Manufacturing Expansion Fund (MEF) into a comprehensive municipal fee rebate program for priority projects.</p>
<p><b><i>NEW:</i> Non-Residential Development Charge</b></p>	<p>This program provides a grant to cover a portion of the interest charged through the Town’s non-</p>	<p>Grant for interest up to \$10,000</p>	<p><input checked="" type="checkbox"/> Accessibility</p> <p><input type="checkbox"/> Affordable Housing</p> <p><input type="checkbox"/> Agriculture/Agri-Business</p>	<p>This program streamlines and builds upon the Town’s non-residential DC deferral policy (CL-2012-0002) to further incentivize key developments in Halton Hills by including a grant portion that pays</p>

<p><b>(DC) Deferral – Interest Grant</b></p> <p><b>Area:</b> Town-wide for non-residential priority projects</p>	<p>residential DC deferral policy (CL-2012-0002) for the significant (re)development of key sites.</p>		<p><input checked="" type="checkbox"/> Arts &amp; Culture <input checked="" type="checkbox"/> Brownfield Redevelopment <input checked="" type="checkbox"/> Climate Change <input checked="" type="checkbox"/> Employment <input checked="" type="checkbox"/> Heritage <input checked="" type="checkbox"/> Storefront/Main Street Revitalization</p>	<p>the interest-bearing on the deferrals.</p>
<p><b>NEW:</b> <b>Affordable Housing Development Charge (DC) Related Program</b></p> <p><b>Area:</b> Town-wide for affordable housing rental housing</p>	<p>To stimulate the development of affordable rental housing in Town. Program consists of a 20 year DC deferral, no interest (mirroring Halton Region’s DC policy)</p>	<p>20 year deferral (equal payments commencing at BP issuance), no interest</p>	<p><input type="checkbox"/> Accessibility <input checked="" type="checkbox"/> Affordable Housing <input type="checkbox"/> Agriculture/Agri-Business <input type="checkbox"/> Arts &amp; Culture <input checked="" type="checkbox"/> Brownfield Redevelopment <input type="checkbox"/> Climate Change <input type="checkbox"/> Employment <input type="checkbox"/> Heritage <input type="checkbox"/> Storefront/Main Street Revitalization</p>	<p>This new program mirrors the Halton Region’s DC deferral policy for affordable rental housing to allow for a streamlined and complementary approach. It will be implemented via the Town’s ongoing DC By-law review.</p>
<p><b>KEEP:</b> <b>Environmental Remediation Tax Cancellation Assistance Program</b></p> <p><b>Area:</b> Brownfields identified by the Town only</p>	<p>Cancellation of property tax increase (which result from remediation and redevelopment) for eligible properties as an incentive for environmental rehabilitation. Under the Brownfields Financial Tax Incentive Program (BFTIP) municipalities can get provincial education property tax assistance to match municipal property tax assistance so that a property owner can clean up eligible brownfield properties under the provisions of Section 365.1 of the <i>Municipal Act, 2001</i>.</p>	<p>Matching tax assistance is limited to the earlier of 3 years or the date that tax assistance equals the costs of remediation necessary to permit filing of a Record of Site Condition</p> <p>Specific assistance outlined in municipal by-law</p>	<p><input type="checkbox"/> Accessibility <input type="checkbox"/> Affordable Housing <input type="checkbox"/> Agriculture/Agri-Business <input type="checkbox"/> Arts &amp; Culture <input checked="" type="checkbox"/> Brownfield Redevelopment <input type="checkbox"/> Climate Change <input type="checkbox"/> Employment <input type="checkbox"/> Heritage <input type="checkbox"/> Storefront/Main Street Revitalization</p>	<p>This program is unchanged and will be included to take advantage of the provincial program. Given the administratively burdensome nature of this program, eligible projects will be identified and advanced at the Town’s discretion.</p>