

***NOTE: The maximum value available for the incentive programs below is based on a matching contribution from the Regional Municipality of Niagara (i.e a maximum grant of \$500 equates to \$250 from the City and \$250 from the Region). The City will make application on behalf of the applicant for Regional monies that are available.**

Planning (architect/landscape architect) Fee Grant

A one-time grant of 50 per cent to a maximum of \$500 will be available toward the cost of the preparation of architectural plans for building façade improvements. The grant would be conditional on the architect being approved by the City to ensure that the guidelines outlines in this report are implemented at the design stage of the development.

Also, a one-time grant of up to 50 per cent to a maximum of \$500 will be available toward the cost of the preparation of a site plan suitable for approval by the City in accordance with the Property Standards By-law, Sign By-law and regular site plan requirements.

Façade Improvement Grant

A one-time grant of 50 per cent, to a maximum of \$10,000, of the costs to assist commercial building owners in the CIP area improve a building façade on the Main Street frontage in accordance with the Olde Humberstone Community Improvement Plan, Urban Design and Streetscape Guidelines. Grants for buildings in excess of two stories will be structured to provide additional funding at a rate of \$2,000 per additional storey, once the grant exceeds the maximum \$10,000. The grant includes building materials, labour and professional fees.

Secondary Grant

A one-time grant of 50 per cent, up to a maximum of \$5,000, of the costs will be available for improvements per exterior side and rear building face where the building fronts onto a side street and/or backs onto a shared parking area. Where buildings exceed two stories, the grant may be increased by an additional \$1,000 per storey. The grant includes building materials, labour and professional fees and will be paid upon satisfactory completion of the work.

Sidewalk Café Grant

A one-time grant of 50 per cent, to a maximum of \$2,000, of the costs will be available to assist restaurant owners in the CIP area to create or improve a sidewalk café. The grant includes building materials, labour and professional fees.

Application and Permit Fees Rebate

Note: These are not CIP incentive programs but are intended to augment the grants and loan program under Section 28 of the *Planning Act*.

Where a property owner or business is undertaking improvements to lands and buildings in accordance with the Olde Humberstone Community Improvement Plan, Urban Design and Streetscape Guidelines, the City shall waive 50% of the normal application fees for the approved projects in accordance with the provisions of Section 69 of the Planning Act and the City of Port Colborne Tariff of Fees By-law:

Site Plan Approval:	\$1,000
Zoning By-law Amendment:	\$1,250
Minor Variance:	\$265

In the case of building permits, the property owner will be reimbursed up to 50 per cent, to a maximum of \$500 of the fee. The applicant will be responsible for all mapping and registration costs for agreements where applicable.

Property Tax-Increment Grant

Where property improvements are undertaken in a manner that is outlined in the Olde Humberstone Community Improvement Plan, Urban Design and Streetscape Guidelines and result in increased assessment, the City of Port Colborne will provide a grant equal to the property tax increase resulting from the development for up to a maximum of three (3) years following the increase in the assessment. The grant will be equal to the municipal portion of the increased taxes between the three years that have resulted only from the property improvements that have been undertaken in accordance with the Olde Humberstone Community Improvement Plan, Urban Design and Streetscape Guidelines.

Where the property is identified as a Brownfield by the City, Staff will assist the property owner in obtaining a matching Provincial Grant under the Brownfields Financial Tax Incentive Program.

Mixed Use Intensification Grant

A grant of up to 50 per cent of the costs, up to a maximum of \$3,000, will be provided for creating a new residential unit within a new building within the Community Improvement Area. The unit must be created in accordance with the requirements of the building code and the requirements of the Zoning By-law, as may be amended, and must have at least 90% of the ground floor as a commercial use. Grants will be paid in equal installments over three (3) years. The second and third installments will only be available should the residential unit remain in as a residential use throughout the duration of the grant period.

A grant of up to 50 per cent of the costs, up to a maximum of \$1,000 will be provided for the rehabilitation of an existing residential unit located above or behind an existing commercial use in the CIP area in order to increase the marketability of the unit through improvements to plumbing, electrical, accessibility, security or other improvements required to meet the current standards of the building code.

Sign Replacement Grant

A grant of 50 per cent, up to \$2,000, will be available toward the cost of replacing an existing sign that does not comply with the sign design guidelines outlined in the Olde Humberstone Community Improvement Plan, Urban Design and Streetscape Guidelines. Grants will be paid in equal installments over three years. The second and third installments will only be available should the business/sign remain in the CIP Area.

Affordable Housing Grant/Loan

A grant of 50 per cent, up to \$2,000 will be available toward the cost of creating each new, affordable housing unit in the CIP Area. Grants will be paid after two (2) years of operation of the affordable housing unit. To be considered "Affordable Housing", the City will define the requirements prior to grant approval based on provincial criteria on an annual basis.

Shared Parking Grant

A grant of up to 50 per cent of the costs will be available for creating rear lot, paved, shared parking in the CIP Area, at a rate of up to \$500 per parking space, plus up to \$1,000 per each 10 metre (length) of access laneways. Property owners must enter into a shared parking agreement for rear lot access in order to be considered for the grant. The grant will be payable upon completion of the works.

Parking Lot Improvement Grant

A grant of 50 per cent, up to \$3,000 will be provided to improve existing parking areas adjacent to public streets. Improvements will include surfacing, marking and landscaping in accordance with the Olde Humberstone Community Improvement Plan, Urban Design and Streetscape Guidelines.