



T O W N S H I P O F

GREATER MADAWASKA

Community Improvement Plan



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Introduction

The Township of Greater Madawaska is committed to supporting revitalization, attainable housing, and economic development across the Township. By-law 23-2026 adopted the Township's Community Improvement Plan (CIP) under Section 28 of the Planning Act. Through this by-law, the entire Township was designated as a Community Improvement Project Area. The CIP provides a framework for financial incentives to encourage private-sector and community investment in attainable housing, business revitalization, tourism, accessibility, energy efficiency, and environmental sustainability. The Plan also recognizes the Township's role as a tourism and recreation destination within Renfrew County and supports investments that enhance visitor experiences and strengthen the local tourism economy.

What is a Community Improvement Plan?

A Community Improvement Plan (CIP) is a planning and economic development tool available to municipalities under Section 28 of the *Planning Act*. A CIP allows a municipality to designate a Community Improvement Project Area and implement programs that encourage redevelopment, investment, and improvements to lands and buildings. Through a CIP, municipalities can offer financial incentives such as grants, loans, or tax-based programs to help stimulate private sector investment and achieve broader community planning objectives.

Community Improvement Plans are commonly used to address a range of community priorities, including revitalization of commercial areas, redevelopment of underutilized or vacant properties, improvement of existing buildings, environmental remediation of contaminated sites, and the creation of new housing and employment opportunities. By providing targeted financial incentives, municipalities can help reduce barriers to development and encourage property owners and businesses to invest in projects that contribute to the long-term health and vitality of the community.

A CIP is also an important implementation tool for municipal policy. It must align with the municipality's Official Plan and broader strategic objectives, and it helps translate planning goals into practical action. Through the programs offered in a CIP, municipalities can support economic development, improve community appearance and functionality, strengthen the tax base, and enhance residents' quality of life.

Ultimately, a Community Improvement Plan is intended to foster partnerships between the municipality, property owners, businesses, and community organizations. By working collaboratively and strategically directing investment, a CIP helps communities guide growth, revitalize key areas, and support sustainable long-term development.

Purpose

The purpose of this Plan is to:

- Establish a clear framework for community improvement and financial incentives.
- Reduce barriers to attainable and affordable housing development.
- Support local business and tourism growth through façade, signage, accessibility and agri-tourism programs.
- Align Township program priorities with the County of Renfrew Helping Your Place Excel (HYPE) Program, enabling funding partnerships.
- Promote investment that enhances sustainability, accessibility, and community well-being.

This Plan aligns with the Township's 2023–2026 Strategic Plan, advancing goals related to affordable and attainable housing, economic development, tourism, sustainability, and community wellness. It supports the Township's Grow Greater Together vision by encouraging planned growth, sustainable investment, and local revitalization that strengthen both the economy and quality of life for residents.

Community Improvement Plan Area

This Plan applies to all lands within the Township of Greater Madawaska and formally designates the Township as a Community Improvement Project Area under Section 28 of the *Planning Act*. Pursuant to Section 28(2) of the *Planning Act*, the Council of the Township of Greater Madawaska hereby designates the entire geographic area of the Township as the Community Improvement Project Area.

Basis of the Plan

A Community Improvement Plan (CIP) is a planning tool authorized under Section 28 of the *Planning Act* that enables municipalities to support community revitalization, investment, and redevelopment through targeted programs and incentives. The preparation of a CIP must be consistent with the *Planning Act* and aligned with the policy direction of the Township's Official Plan, as well as other relevant municipal strategies and studies.

For the Township of Greater Madawaska, the CIP provides a framework to encourage investment in housing, local businesses, and economic development initiatives while supporting improvements that strengthen the community and local economy. This section outlines the policy context and rationale for preparing a Community Improvement Plan for the Township.

Legislative Authority

The Community Improvement Plan (CIP) has been prepared in accordance with the *Planning Act*, which provides municipalities with the legislative authority to establish community improvement programs.

Section 28 of the Planning Act enables Council to designate a Community Improvement Project Area (CIPA) by by-law and to adopt a Community Improvement Plan for that area. The CIP must align with the community improvement policies of the Township's Official Plan and the powers provided under the *Planning Act*. In addition, Section 28(7) of the Act specifies that any incentive program established through a CIP cannot provide grants that exceed the eligible costs of a project.

The Municipal Act, 2001 also limits municipalities from providing financial assistance, or "bonusing," to commercial or industrial enterprises under subsections 106(1), (2), and (3). However, these restrictions do not apply where financial incentives are provided through a Community Improvement Plan that has been adopted in accordance with the *Planning Act*.

The following is a breakdown of applicable regulations and policy governing the Township's ability to implement a CIP:

1. Planning Act

Section 28 of the Planning Act defines community improvement as:

"...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 therefore, as may be appropriate or necessary."

A community improvement plan is defined in the *Planning Act* as "a plan for the community improvement of a community improvement project area".

Certain initiatives are permitted under the *Planning Act* within a Community Improvement Area, such as:

- Council may acquire, hold or clear land (28[3]),
- Construct, repair, rehabilitate or improve buildings on land acquired or held by the Municipality, or it may sell or dispose of land in conformity with the community improvement plan (28[6]),
- Make grants or loans (28[7-8]) to register owners or tenants of land in the community improvement area to pay for eligible costs associated with community improvement. Eligible costs include costs related to environmental assessments, remediation, development, redevelopment, construction or reconstruction of

lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities.

2. Provincial Planning Statement (PPS) 2024

While the PPS does not specifically require municipalities to prepare Community Improvement Plans, several policies support the use of municipal tools and programs that encourage reinvestment, redevelopment, and economic growth within existing communities.

Efficient Use of Land and Infrastructure

The PPS directs municipalities to promote development patterns that make efficient use of land and existing infrastructure. Policies encourage redevelopment, intensification, and the revitalization of built-up areas. Community Improvement Plans can support these objectives by helping offset costs associated with redevelopment and improvements to existing properties.

Housing Supply and Diversity

The PPS encourages municipalities to increase housing supply and support a range and mix of housing options. Incentive programs established through a CIP may help remove financial barriers associated with creating new housing units, redeveloping existing sites, or improving housing stock.

Economic Development and Competitiveness

The PPS promotes economic development by encouraging municipalities to support a diverse and resilient local economy. Programs offered through a CIP can support business reinvestment, tourism development, and improvements to commercial areas, helping communities remain competitive and attractive for investment.

Revitalization and Redevelopment

The PPS supports the revitalization of existing communities and the redevelopment of underutilized lands. Community Improvement Plans are commonly used as a tool to assist with brownfield remediation, building improvements, and the revitalization of downtowns or commercial areas.

In summary, Community Improvement Plans are consistent with the objectives of the Provincial Planning Statement by supporting intensification, redevelopment, housing supply, economic development, and the efficient use of land and infrastructure within existing communities.

3. County of Renfrew Official Plan

Section 17.4 of the County of Renfrew's Official Plan states:

- (1) *Lower-tier community improvement projects are undertaken for the purpose of upgrading, redeveloping and rehabilitating the physical environment of older neighbourhoods, recreational areas, commercial centres, industrial areas, agricultural areas, affordable housing and environmental improvements.*

The Community Improvement policies of this Plan are enabling policies under the Planning Act. The entire County of Renfrew is designated as a Community Improvement Area for which detailed Community Improvement Plans may be prepared. Community Improvement Plans are created for various situations where there is an identified community need. The implementing and project specific Community Improvement Plan Project Area by-laws may be passed by a local Council pursuant to the provisions of this Plan and in accordance with the provisions of the Planning Act. This provision of financial assistance in a Community Improvement Plan will be at the discretion of a local Council. Improvement Plans can be adopted for the following criteria:

- a) A need to improve municipal services, such as roads, sidewalks, street lighting, parking, sewers, water supply, parks and recreation, community facilities, the waterfront areas or streetscaping. Improvements may apply to some or all of the listed services.*
- b) The cleanup and redevelopment of brownfield properties (if applicable) will be facilitated.*
- c) The phasing of improvements corresponds to the timing of improvements by the County and/or senior governments and is within the financial capability of the local municipality.*
- d) Improving a significant number of buildings in an area showing signs of deterioration and need of repair.*
- e) Improving the visual appearance or aesthetics of the overall streetscape.*
- f) Improving and strengthening the economic base of the community.*
- g) Addressing an environmental concern.*
- h) Addressing incompatible land uses.*
- i) Improving the affordable housing stock.*
- j) Heritage conservation.*

- (2) *A regulation approved by the Province is required for the County to be able to implement a Community Improvement Plan. The implementing and project specific Community Improvement Plan Project Area by-laws may be passed by County Council pursuant to the provisions of this Plan and in accordance with the provisions of the*

Planning Act. The intent of the Community Improvement Plan policies at the County level is to achieve and maintain a standard of physical infrastructure and associated facilities that form the foundation of development, including:

- i. Infrastructure that is within the County's jurisdiction,*
- ii. Land and buildings within and adjacent to existing or planned transportation corridors that have the potential to provide a focus for higher density, mixed-use development and redevelopment, and*
- iii. Affordable housing.*

The proposed CIP is consistent with the direction set out in the County Official Plan.

Community Consultation

A statutory public meeting was held on March 12, 2026, at 3:00 p.m., during which Council provided members of the public with an opportunity to provide feedback on the Community Improvement Plan. No members of the public attended or provided comments at the meeting.

The community was also engaged through an online survey made available via the Township's website and social media platforms on January 15, 2026, and remained open until March 11, 2026.

Businesses were provided with detailed information on the Plan and were asked to submit comments.

The findings of the surveys and public input have been used to inform the vision and goals of the Plan and the CIP programs.

CIP Vision & Goals

Vision

The Township of Greater Madawaska will support a vibrant and resilient community by encouraging investment in housing, businesses, and local economic development. Through strategic incentives and partnerships, the Community Improvement Plan will help attract new investment, strengthen existing businesses, enhance community amenities, and support sustainable growth that reflects the Township's character and long-term vision.

The CIP is intended to build on the Township's strengths, including its natural environment, tourism opportunities, local businesses, and strong sense of community, while supporting improvements that enhance quality of life for residents and visitors alike.

Goals

To achieve the vision of the Community Improvement Plan, the following goals have been established:

- **HOUSING**
Encourage Investment in Housing
Support the development of new housing opportunities and the improvement of existing residential properties to help meet local housing needs and support community growth.
- **ECONOMIC DEVELOPMENT**
Strengthen Local Businesses and Entrepreneurship
Encourage the establishment, expansion, and improvement of local businesses by providing incentives that support reinvestment, modernization, and business growth.

Support Economic Development and Tourism
Promote investment that strengthens the local economy, enhances tourism opportunities, and builds on the Township's unique recreational and natural assets.
- **COMMUNITY REVITALIZATION**
Revitalize and Improve Existing Properties
Encourage the rehabilitation, redevelopment, and improvement of existing buildings and properties to enhance the appearance, functionality, and long-term value of the community.

Encourage the Development of Underutilized Lands
Promote the redevelopment of vacant or underutilized lands and buildings to support efficient use of land and create new opportunities for housing, business, and community amenities.
- **SUSTAINABILITY**
Promote Environmental Sustainability and Climate Resilience
Support projects that improve environmental performance, reduce greenhouse gas emissions, enhance natural features, and contribute to long-term environmental sustainability.
- **PARTNERSHIPS**
Strengthen Community Partnerships
Encourage collaboration between the Township, property owners, businesses, and community partners, including the County of Renfrew, to support investment and community improvement initiatives.

Financial Incentive Programs

The financial incentive programs within the Community Improvement Plan (CIP) were developed to help realize the vision and goals identified above. The programs within the CIP are as follows:

- Accessibility Improvement Grant
- Landscaping & Parking Enhancement Grant
- Planning & Building Fee Rebates

- Tax Increment Financing
- Façade Improvement Grant
- Building Improvement/Restoration Grant
- Signage Improvement Grant
- Brownfield Remediation Assistance (BRA)
- Brownfield Tax Increment Equivalent Grant (BTIEG)
- Agri-Tourism, On-Farm Diversified Uses & Rural Business Development Grant
- Environmental / Climate Action Projects Grant
- Study & Design Grant
- Trails Improvement Grant

General Program Requirements

All incentive programs in this Community Improvement Plan are subject to the general requirements and the individual requirements specified for each program. The general and program-specific requirements contained are not necessarily exhaustive, and the Township reserves the right to include other requirements and conditions as deemed necessary on a property-specific basis.

General program requirements are as follows:

- An application for any financial incentive program contained in the CIP:
 - Must be submitted to the Township prior to the application for a building permit
 - Must include plans, drawings, studies, reports, costs and/or other studies, details and information as may be required by the Township to satisfy the Township with respect to project eligibility, design, performance and conformity with the CIP.
- Review and evaluation of the application and supporting materials against program eligibility requirements will be done by Township Staff and recommended to Council, who will make the decision to approve, deny or defer the application.
- Eligibility will be based on the allocated funds to the CIP on an annual basis, and after one initial intake period that occurs each year, the applications will be dealt with on a first-come, first-serve basis. Applicants may receive partial funding if remaining program funds are insufficient to meet the full grant request.
- All applications submitted by tenants must be signed and approved by the owner. An application for funding will not be considered if the tenant does not have authorization to complete the work.
- All grants will be provided *after the project has been completed* to the satisfaction of the Township and after all required documentation has been submitted. Applicants must (1) pay for all costs associated with the project upfront, (2) provide copies of paid invoices and receipts, and (3) provide proof that the work has been completed. Township staff may inspect completed work prior to issuing payment.

- As a condition of approval, the applicant may be required to enter into a Grant Agreement with the Township. This Agreement will specify the terms, duration and default provisions of the incentive to be provided. This Agreement is also subject to approval by Council.
- The Township reserves the right to audit the costs of any and all works that have been approved under any of the financial incentive programs, at the expense of the applicant.
- The Township is not responsible for any costs incurred by an applicant in relation to any of the programs, including, without limitation, costs incurred in anticipation of a grant.
- If the applicant is in default of any of the general or program specific requirements, or any other requirements of the Township, the approved grant may be delayed, reduced or canceled, and the applicant may be required to repay part or all of the approved grant.
- If the applicant has previously defaulted on municipal payments or program requirements, Council maintains the authority to refuse a grant/financial incentive.
- The applicant will have one (1) year from the time of approval of the application to submit the required information to receive their grant payment. The applicant may apply for an extension in writing. Failure to meet the one (1) year requirement, and where no extensions have been given, the application will be deemed to have been denied, and no grants will be given.
- The Township may discontinue any of the programs contained in the CIP at any time, but applicants with approved grants will still receive said grant, subject to meeting the general and program specific requirements in the allotted time.
- All proposed works approved under the incentive programs shall conform to provincial laws and Township guidelines, by-laws, policies, procedures and standards.
- All works completed must comply with the description of the works as provided in the application form and contained in the grant agreement, if required, with any amendments as approved by the Township.
- All construction and improvements made to buildings and/or land shall be made pursuant to a Building Permit, and/or other required permits, and constructed in accordance with the Ontario Building Code and all applicable zoning requirements and planning approvals.
- Where required by the Township, outstanding work orders, and/or orders or requests to comply, and/or other charges from the Township must be satisfactorily addressed prior to grant approval or payment.
- The property subject to CIP application, and any other property and/or properties linked to the applicant and/or property owner(s), must be in good standing at the time of the application and throughout the entire length of the grant commitment, including but not limited to property taxes, status of Building Permit(s), etc.
- Township staff, officials, and/or agents may inspect any property that is the subject of an application for any of the incentive programs offered by the Township.

- The total of all grants and tax assistance provided in respect of the particular lands and buildings for which an applicant is making the application under the programs contained in this CIP and any other applicable CIPs shall not exceed the eligible costs of the improvements to those particular lands and buildings under all applicable CIPs.
- An approved application permits Township Staff, Officials and/or agents of the Township the right to announce approved financial grants once the work has commenced or as agreed upon by the Township and the applicant.
- Proponent agrees to provide annual reporting documentation, if requested, for the entirety of their tax increment period.

Administration and Monitoring

The Community Improvement Plan (CIP) will be administered by the Township of Greater Madawaska. Township staff will be responsible for the review, evaluation, and administration of applications submitted under the programs identified in this Plan. A Review Committee will consider and approve applications made under the Program. The Review Committee shall provide periodic summaries on a bi-annual basis.

Township staff may consult with other departments, agencies, or professional advisors where necessary to evaluate applications and confirm eligibility. Council retains the authority to approve funding allocations through the municipal budgeting process.

The Township may also work collaboratively with external partners, including the County of Renfrew, to coordinate available incentive programs and maximize funding opportunities for eligible projects. The Township staff reserve the right to establish administrative procedures, application forms, and program guidelines to support the implementation of the CIP.

Financial Incentive Program Budget

Financial incentives offered through this Community Improvement Plan are subject to the availability of funding approved annually by Township Council.

Council will determine the amount of funding allocated to each of the CIP programs as part of the Township's annual budgeting process. Applications will typically be requested once per year, to correlate with the County of Renfrew's process. Applications submitted outside of that timeframe will be reviewed on a first-come, first-served basis, subject to available funding and program eligibility.

The Township reserves the right to limit the number of grants approved in any given year and may adjust funding allocations among programs to respond to community priorities and demand.

Application Process

Applicants interested in participating in a CIP incentive program must submit a completed application form and supporting documentation to the Township prior to undertaking any eligible work.

Applications must include sufficient information for the Township to evaluate the proposal, including:

- Project description
- Scope of work
- Estimated project costs
- Supporting drawings, studies, or plans where applicable
- Proof of property ownership or authorization from the property owner

Township staff will review applications to confirm eligibility and may request additional information where necessary. Where required, the Township may require the applicant to enter into a grant agreement outlining the terms and conditions associated with the incentive program.

Grant Payment

Unless otherwise specified in individual program requirements, grants will generally be issued after the approved work has been completed and verified by the Township.

Applicants will typically be required to:

- Pay project costs upfront
- Provide copies of paid invoices and receipts
- Demonstrate that all work has been completed in accordance with the approved application
- Ensure that all municipal accounts, including property taxes, are in good standing

Township staff may inspect the completed work prior to issuing grant payments.

Monitoring and Evaluation

The Township will monitor the implementation and effectiveness of the Community Improvement Plan to ensure that it is achieving its intended objectives.

Monitoring will include tracking:

- Number of applications submitted and approved
- Types of projects undertaken
- Total value of private investment generated
- Amount of funding allocated through CIP programs
- Economic development outcomes, including new businesses, redevelopment projects, and improvements to properties
- Amount of funding received by the County to match funds allocated through CIP programs

Staff will report on CIP program outcomes to Council on an annual basis, in advance of setting the next year's budget. Monitoring results may also be used to determine whether adjustments to the CIP programs are required.

Amendments to the Community Improvement Plan

The Township may review and update the Community Improvement Plan from time to time to ensure that it continues to respond to community needs and economic development priorities. Minor program adjustments that do not materially alter the intent of the Plan may be made through administrative updates. More significant amendments may require formal Council approval in accordance with the *Planning Act*.

Discontinuation of Programs

The Township may discontinue or modify any incentive program contained within this Community Improvement Plan at any time. However, any approved applications and executed agreements will continue to be honoured in accordance with the terms and conditions established at the time of approval.

Implementation and Partnership Strategy

While financial incentives are an important component of the Community Improvement Plan, the success of the Plan will also depend on the Township's leadership in supporting investment, building partnerships, and promoting opportunities within the community.

The Township of Greater Madawaska recognizes that community improvement is most successful when municipal initiatives are aligned with private sector investment and community participation. In addition to the financial incentive programs outlined in this Plan, the Township will undertake a range of actions to support the implementation of the CIP and encourage investment within the Community Improvement Project Area.

Promotion and Awareness

The Township will actively promote the Community Improvement Plan and the incentive programs available through it. This may include providing clear information on the Township's website, developing informational materials, and engaging directly with property owners, businesses, and community organizations.

Outreach efforts may also include meetings with local business owners, tourism operators, and community stakeholders to ensure potential applicants understand the available programs and how to participate.

Partnerships

The Township will continue to collaborate with key partners to support investment and economic development opportunities within the community. Partnerships may include collaboration with:

- The County of Renfrew
- Local tourism and business organizations
- Community groups and non-profit organizations
- Provincial and federal funding agencies

These partnerships can help leverage additional funding opportunities, coordinate economic development initiatives, and maximize the impact of community improvement efforts.

Aligning with Helping Your Place Excel (HYPE)

The County of Renfrew's Regional Incentive Program, delivered through the Helping Your Place Excel (HYPE) Program, is designed to support economic development and community investment across the County. The program provides financial incentives that complement local municipal Community Improvement Plans, providing municipalities financial support in the delivery of their CIPs, allowing local CIP dollars to stretch further. The HYPE program reimburses the municipality up to 50% of their CIP approved project allocations within the limits of the program specific categories.

Applications are first reviewed and approved by the local municipality and are then forwarded to the County of Renfrew for consideration of the County's HYPE program, which if approved, supports the municipalities investment. Approved CIP Projects only receive funding from the Municipality, HYPE funding reimburses the municipality for up to 50% of their CIP allocation in support of the successful CIP project.

Applications are evaluated by a Review Panel consisting of County planning and economic development staff, who assess whether projects align with the HYPE Program guidelines and priorities. Subject to the availability of funding, applications that meet the program criteria may be approved. Where demand exceeds available funding, applications may be prioritized based on factors such as overall economic impact, alignment with County priorities, and the fair distribution of funding across the region.

Funding for approved HYPE initiatives is provided directly to the local municipality, reimbursing the municipality up to 50% of the grant paid in accordance with its Community Improvement Plan.

The County accepts applications for HYPE funding annually, directly through the municipalities with CIP programs, during an initial three-week intake period. If funding remains available after the initial intake period, additional applications may be considered on a first-come, first-served basis.

By aligning the Township's Community Improvement Plan with the HYPE Program, eligible projects in Greater Madawaska allow the municipality to leverage County funding opportunities which directly increase the available funds for further CIP projects, allowing for increased community investment and economic development.

Supporting Economic Development

The Township will work to create an environment that supports business growth, tourism development, and new investment opportunities. This may include working with property owners and businesses to identify redevelopment opportunities, supporting agri-tourism initiatives, and promoting the Township's natural and recreational assets.

By encouraging investment that aligns with the Township's strategic priorities, the CIP can help strengthen the local economy and support long-term community prosperity.

Municipal Coordination

The Township will coordinate internally across municipal departments to support the efficient administration of the Community Improvement Plan. This includes ensuring that planning approvals, building permits, and other municipal processes are aligned with the CIP's objectives.

Where possible, Township staff will assist applicants in navigating the development process and identifying appropriate incentive programs.

Monitoring and Program Adjustments

The Township will monitor the implementation of the Community Improvement Plan to ensure the programs achieve their intended objectives.

Monitoring may include tracking the number and type of projects supported through the CIP, the level of private investment generated, and the overall impact of the programs on community improvement and economic development.

Based on this monitoring, the Township may review and adjust programs over time to ensure they remain effective and responsive to community needs.

Breakdown of Incentive Programs

The following pages break down the various incentives programs that form part of this Community Improvement Plan.

Attachment: Community Improvement Plan
 Breakdown of Incentive Programs Based on Initiative

Table 1: Housing Programs

Program	Purpose / Eligible Works	Grant Value / Rebate	Key Conditions	Stacking (HYPE)
Accessibility Improvement Grant	Support installation of ramps, automatic doors, and accessibility upgrades.	50% of eligible costs up to \$5,000 per project	Must meet AODA standards.	Yes
Planning & Building Fee Rebate	Reduce financial barriers to attainable and affordable housing by rebate or waiving applicable Township fees.	100% rebate of eligible Township planning and building fees, up to \$5,000 per project	Applies only to new attainable or affordable housing projects meeting CMHC or HYPE definitions	No
Tax Increment Financing	Offset or relieve tax increases from improvements	5-year term, may provide up to 100% of the local municipal tax increment in Year 1, gradually decreasing over time	Applies only to new attainable or affordable housing projects meeting CMHC or HYPE definitions	No

Attachment: Community Improvement Plan
Breakdown of Incentive Programs Based on Initiative

Table 2: Business & Revitalization Programs

Program	Purpose / Eligible Works	Grant Value / Rebate	Key Conditions	Stacking (HYPE)
Façade Improvement Grant	Improve building exteriors to enhance commercial areas.	50% of eligible costs up to \$10,000 per project	Must comply with Township design standards.	Yes
Building Improvement/Restoration Grant	Improve aesthetics and bring buildings up to Ontario Building Code and/or Fire Code standards.	50% of eligible costs, to a maximum of \$10,000	Must meet OBC and FC requirements.	Yes
Signage Improvement Grant	Modernize and improve business signage.	50% of eligible costs up to \$2,500 per project	Must meet sign by-law and branding guidelines.	Yes
Accessibility Improvement Grant	Support installation of ramps, automatic doors, and accessibility upgrades.	50% of eligible costs up to \$5,000 per project	Must meet AODA standards.	Yes
Landscaping & Parking Enhancement Grant	Improve safety, beautification, and site functionality through landscaping or parking upgrades.	50% of eligible costs up to \$5,000 per project	Must enhance accessibility or site safety.	Yes
Tax Increment Financing	Offset or relieve tax increases from improvements	5-year term, may provide up to 100% of the local municipal tax increment in Year 1, gradually decreasing over time	Large-scale rehabilitation or redevelopment of buildings. Must align with CIP goals.	No
Planning & Building Fee Rebate	Reduce development barriers by rebating eligible Township planning and building fees associated with business expansion, building rehabilitation, or redevelopment projects.	100% rebate of eligible Township planning and building fees, up to \$5,000 per project	Large-scale rehabilitation or redevelopment of buildings. Must align with CIP goals.	No
Brownfield Remediation Assistance (BRA)	To encourage the remediation and reinvestment of underutilized or contaminated properties so they can be safely redeveloped.	50% of the eligible cost up to \$15,000 per project.	Environmental contamination must be confirmed through a Phase II Environmental Site Assessment	Yes
Brownfield Tax Increment Equivalent Grant (BTIEG)	Encourage brownfield redevelopment by reimbursing a portion of the property tax increase resulting from site cleanup and redevelopment.	5-year term, up to a maximum of \$15,000 per year.	Environmental contamination must be confirmed through a Phase II Environmental Site Assessment	Yes

Attachment: Community Improvement Plan
 Breakdown of Incentive Programs Based on Initiative

Table 3: Economic Development & Sustainability Programs

Program	Purpose / Eligible Works	Grant Value / Rebate	Key Conditions	Stacking (HYPE)
Agri-Tourism, On-Farm Diversified Uses & Rural Business Development Grant	Encourage diversification, farm-gate retail and tourism-related upgrades.	50% of eligible costs up to \$7,500 per project	Must contribute to local economic development.	Yes
Environmental / Climate Action Projects Grant	Promote projects that provide natural environmental gain, reduce greenhouse gas emissions or other pollutants.	50% of eligible costs up to \$10,000.	Must demonstrate measurable environmental benefits.	Yes
Study & Design Grant	Support preliminary design, feasibility or environmental studies advancing eligible projects.	50% of study costs up to \$1,500 per project	Must align with CIP goals and demonstrate implementation potential.	Yes
Trails Improvement Grant	Promote the development, preservation, management and expansion of trails, especially those connecting to regional trail networks.	50% of eligible costs, to a maximum of \$10,000	Must enhance public access, safety, or usability of an existing or proposed trail that contributes to the Township's recreational trail network.	Yes

Municipal grants may be stacked with County of Renfrew HYPE funding where eligible, subject to annual budget availability.