



**Town of the Blue Mountains Community Improvement Plan - Programs Available to Property Owners**

<b>Program Name</b>	<b>Purpose</b>	<b>Eligible Uses and Properties</b>	<b>Eligible Costs</b>
<b>3.6 Building &amp; Façade Signage Program</b>	To promote improvements to building façade, including signage.  Encourages restoration of heritage buildings and historic attributes	Commercial, mixed-use, residential, employment & institutional uses within Downtown, Harbour, Hamlet, Commercial, Urban Employment area, and Marsh St/Bruce St corridor.	-Various repairs/ replacements of storefront windows and doors, façade masonry, painting, cleaning, brickwork, cornices, parapets, eaves, awnings, canopies, lighting/upgrading etc.  -Architectural/ design fees
<b>3.7 Building Improvement &amp; Renovation Program</b>	To promote the improvement of existing commercial, office and mixed-use and institutional buildings	Commercial, mixed-use, residential, and institutional uses within Downtown, Harbour, Hamlet, Commercial corridor, and Marsh St/Bruce St corridor.  Rural and agricultural lands to be considered	-Interior or exterior works related to bringing the building to OBC or Fire Code -May include fire protection systems, repairs to walls, ceilings, floors, roofs & foundation. --Water, flood & weatherproofing. -Repair/replacement of windows & doors. -Upgrading plumbing & electrical services -Installation or alteration of window openings -Improvements to heating & ventilation systems.
<b>3.8 Tax Increment Equivalent Program</b>	To promote the rehabilitation and redevelopment of existing properties & buildings. Encourage new development with infill and intensification	Commercial, mixed-use, residential, and institutional uses within the Downtown, Harbour, Hamlet, Commercial, Craigleith Village Commercial & Craigleith Village Residential	-Development or re-development of a commercial office, institutional, mixed-use, or multi-residential building (containing at least four units), which results in an increased assessed value & taxes -Includes adaptive uses, additions, infrastructure, environmental assessments, and energy efficiency improvements
<b>3.10 Municipal Fees Grant Program</b>	To offset cost of Town and County planning application fees & building permit fees incurred through development application & approval process	Commercial, mixed-use, residential, and institutional uses in Downtown, Harbour, Hamlet, Commercial, Craigleith Village Commercial, and Craigleith Village Residential	Will reimburse a portion of the eligible costs including planning application and building permit fees
<b>3.11 Property Enhancement and Improvement Program</b>	To make improvements to private properties for the mutual enjoyment of the public and private	Commercial, mixed-use, residential, employment and institutional uses within Downtown, Harbour, Hamlet, Commercial corridor, urban	-Landscaping improvements abutting a public street, including landscaping services, planters, walkways, benches, refuse receptacles, etc., located on private property but contribute to the public

	Encourages improvements to landscaping, parking areas, bicycle parking, laneways and permanent outdoor eating areas and other similar considerations	employment area and the Marsh St/Bruce St	-Fencing, gates, or other permanent vertical elements, bicycle parking or similar related infrastructure -Outdoor seating areas/sidewalk cafes adjacent to a sidewalk or public street -Parking improvements -Enhancements to pedestrian sidewalks
<b>3.12 Energy Efficiency Improvement Program</b>	Encourage building retrofits and upgrades that improve energy efficiency. Promote building improvements related to energy efficiency and savings	Commercial, mixed-use, residential, and institutional uses within Downtown, Harbour, Hamlet, Commercial corridor, and Marsh St/Bruce St corridor	-Interior or exterior renos that result in third party certification or third-party energy efficiency standard approval that exceeds the OBC. -Includes replacement of doors, windows, insulation, heating, and other similar building elements, alternative energy generation, such as rooftop solar panels -Installation of a green roof
<b>3.13 Vacant Building Conversion or Expansion Program</b>	Assist in conversion of existing vacant space into new commercial, mixed-use or the expansion of eligible uses to increase the gross floor area	Commercial, mixed-use, residential, & institutional uses within Downtown, Harbour, Hamlet, Commercial corridor, and Marsh St/Bruce St corridor. Properties located in agri areas where agri-tourism, estate or farm winery is a permitted use shall be eligible for this program	-Conversion of non-conforming or vacant building space into new commercial, mixed-use, or secondary uses. On-farm diversified uses, such as value-added uses, home occupations, home industries, agri-tourism, farm markets etc. -Conversion of existing ground floor commercial space to better suit new commercial uses -Expansion of existing eligible uses to increase the gross floor area



**Town of the Blue Mountains Housing Within Reach – Community Improvement Plan and Programs available to Property Owners**

<b>Program Name</b>	<b>Purpose</b>	<b>Eligible Uses and Properties</b>	<b>Eligible Costs</b>
<b>3.8 Municipal Fees Grant or Loan Equivalent Program</b>	Help reduce costs associated with planning application and building permit fees through the development process. Program will reimburse a portion of planning applications and building permit fees	All properties with CIP project area	-Development of mixed-use or multi-residential buildings, vacant property, re-development of non-residential buildings, adaptive reuse of a property to suit a new mixed-use or multi-residential building that results in new additional attainable housing units -Major additions to an existing mixed-use or multi-residential building involving an increase of at least two additional attainable dwelling units or the professional services by an engineer, architect, or planner

<b>3.9 Downtown Apartment Rehabilitation or Conversion Program</b>	Facilitate the rehabilitation of an existing residential unit or conversion of commercial, residential, or mixed-use building into an attainable housing unit(s) in upper-storey or rear floor space of a building	Properties within the Downtown Area land use designation	<ul style="list-style-type: none"> <li>-Works related to OBC or Fire Code</li> <li>-Accessibility improvements to lobby or vestibule providing access to unit, washroom, interior doorway, or kitchen</li> <li>-Permanent finishing and decorative materials (i.e. painting, drywall, trim etc.)</li> <li>-Costs for professional engineer or architect</li> </ul>
<b>3.10 Additional Dwelling Unit Program</b>	To encourage additional dwelling units (ADUs) that are accessory to a single detached dwelling, semi-detached dwelling, duplex, or townhouse. Program provides financial assistance to improve, convert, legalize, or construct new attainable dwelling units	Single detached dwellings, semi-detached, duplex, or townhouses within the CIP area	<ul style="list-style-type: none"> <li>-Works related to OBC or Fire Code</li> <li>- Accessibility improvements to lobby or vestibule providing access to unit, washroom, interior doorway, or kitchen</li> <li>-Permanent finishing and decorative materials (i.e. painting, drywall, trim etc.)</li> <li>-Costs for professional engineer or architect</li> </ul>