



Staff Report

Strategic Initiatives

Report To: COW- Admin, Corp and Finance, SI, Comm. Services
Meeting Date: September 14, 2026
Report Number: SI.26.026
Title: Approval of Community Improvement Plan
Prepared by: Tim Hendry, Director of Strategic Initiatives and Lauren Potter,
Communications Coordinator

A. Recommendations

THAT Council receive Staff Report SI.26.026, entitled "Approval of Community Improvement Plan";

AND THAT Council approves the updated Community Improvement Plan, "Reaching our Peak" as presented;

AND THAT Council enact a by-law designating a municipality-wide Community Improvement Project Area for the purposes of the Community Improvement Plan, "Reaching our Peak";

AND THAT Council repeal the By-laws 2021-1, 2021-2, 2021-3 and 2021-4, which were enacted to adopt the previous Town-Wide Revitalization Community Improvement Plan and the Housing Within Reach Community Improvement Plan, together with any associated Community Improvement Project Area by-laws, upon the coming into force of the Community Improvement Plan, "Reaching our Peak";

AND THAT Council direct that all financial incentive programs established within the Community Improvement Plan, "Reaching our Peak", be activated upon implementation, subject to available funding within the approved Community Improvement Plan budget;

AND THAT Council retain approval authority for all Community Improvement Plan financial incentive applications at this time;

AND THAT Council direct staff to initiate implementation of the Community Improvement Plan "Reaching our Peak", with a target of opening applications by October 31. 2026.

B. Relationship to Strategic Plan

The updated Community Improvement Plan directly supports the Town's Corporate Strategic Plan by providing a flexible framework to encourage attainable housing, stimulate private-sector investment, strengthen local businesses, support agricultural and tourism diversification, and advance community revitalization efforts. By modernizing and expanding the Town's

financial incentive programs, the CIP helps reduce barriers to investment, improves program accessibility and administration, and provides Council with a strategic tool to respond to evolving community needs while advancing a broad range of housing, economic development, and organizational excellence objectives.

Objective: 2.1-Support the creation of diverse housing options across the affordability spectrum.

Initiative: 2.1.2 - Strengthen the community Improvement Plan and land use planning tools to support affordable housing development

Objective: 2.1 - Support the creation of diverse housing options across the affordability spectrum.

Initiative: 2.1.1 - Review and update, as required, the Town's Housing Action Plan to identify measurable initiatives, timelines, resource requirements and expected outcomes.

Objective: 1.5 - Prioritize continuous improvement of all core services.

Initiative: 1.5.2 – Continuously review core services and business functions for operational efficiencies and improvements.

Objective: 4.1 - Foster an “Open for business” environment for local business and industries.

Initiative: 4.1.1 - Review municipal policies, processes and bylaws for opportunities to reduce or eliminate barriers for local business success.

Objective: 4.2 - Promote economic diversification to build a resilient economy, including agriculture.

Initiative: 4.2.1 - Develop an agriculture subsector strategy as proposed in the Economic Development Action Plan to support agritourism, agri-food innovation and other business diversification opportunities within the agricultural sector.

C. Executive Summary

This report seeks Council endorsement and approval of the updated Community Improvement Plan (CIP) titled *Reaching our Peak*, which will replace the Town's existing Town-Wide Revitalization and Housing Within Reach CIPs. Following the completion of public engagement for the CIP Review project, the updated CIP is now being brought forward for Council approval and implementation. The updated CIP builds on the existing plans while broadening eligibility, improving program accessibility and strengthening incentives for attainable housing, economic development and community revitalization. It also introduces greater flexibility in program administration, helping ensure that the CIP can respond to evolving community needs, Council priorities and the Town's long-term vision.

D. Public Engagement

The proposed CIP was informed by an extensive engagement process that included resident surveys, stakeholder workshops, housing-focused consultation sessions, a community engagement event and a statutory public meeting. Feedback received throughout the process

helped shape the Plan's goals, objectives, eligibility criteria, incentive programs and administrative framework, ensuring the final document reflects local priorities and community needs.

Key themes identified through consultation included the need for greater flexibility, streamlined administration, stronger housing incentives, expanded support for agriculture and agritourism, improved program accessibility and enhanced performance monitoring. This feedback informed revisions to the final CIP. A detailed summary of comments received and corresponding responses is included as Attachment 3 to this report.

Additional information and project updates, including information on public engagement opportunities, have been shared through the Town's [Community Improvement Plan Review project page](#).

The topic of this Staff Report has been the subject of a [Public Meeting](#), which took place on **June 2, 2026**. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Tim Hendry, Director of Strategic Initiatives, si@thebluemountains.ca.

E. Background

Community Improvement Plans (CIPs) are planning and economic development tools available under the Planning Act that enable municipalities to encourage private-sector investment, support housing objectives, stimulate economic growth and advance community revitalization through targeted financial incentives.

In 2021, Town Council approved two CIPs: the Town-Wide Revitalization CIP and the Housing Within Reach CIP. Since their approval, the Town has completed four intake periods and received more than 38 applications. Of those, 35 received funding approval and 29 advanced to executed agreements. As of August 2026, the Town has issued \$241,186.28 in funding for completed projects, supporting total project costs of \$531,834.33 and leveraging approximately \$290,648.05 in private-sector investment.

Through the administration of the existing programs, staff identified opportunities to broaden the eligibility, improve program accessibility and better align program offerings with evolving Town priorities and community needs. In response, Council approved funding through the 2025 budget to undertake a comprehensive review and update of the Town's existing CIPs. Following a competitive procurement process, NPG Planning Solutions was retained to complete the review, with support from Tim Welch Consulting and Parcel Economics. The review included detailed analysis of housing needs, economic development opportunities, market conditions, municipal best practices and the effectiveness of the Town's existing incentive programs.

Development of the updated CIP was informed through stakeholder workshops, housing-focused consultation sessions, a community engagement event, a statutory public meeting and feedback received throughout the project.

The resulting Community Improvement Plan, *Reaching our Peak*, consolidates and builds upon the Town's previous CIPs through a single, comprehensive framework designed to support attainable housing, economic development, business revitalization, agriculture, agritourism and community improvement initiatives across the municipality.

F. Analysis

The proposed Community Improvement Plan represents a significant evolution of the Town's existing Community Improvement Programs. While the Town's previous Community Improvement Plans successfully supported business revitalization and housing initiatives, administration of the programs identified opportunities to improve flexibility, streamline administration, broaden eligibility, and better align available incentives with emerging community priorities. The updated Community Improvement Plan consolidates the Town's previous programs into a single framework that enables Council to strategically direct funding toward economic development, community revitalization and attainable housing objectives while maintaining flexibility to respond to changing market conditions and community needs.

The Plan responds to the Town's distinct housing, economic and community needs by strengthening support for affordable housing, existing businesses and new investment. It also recognizes the importance of tourism, agriculture and agritourism to the local economy, with incentives designed to support continued investment, growth and long-term vitality across the Town.

The updated CIP introduces a formal monitoring and evaluation framework designed to support evidence-based decision-making and continuous improvement. Annual reporting will provide Council with measurable information related to housing outcomes, economic development activity, private-sector investment and program performance, enabling informed decisions regarding future funding allocations, program activation and ongoing program refinement.

Financial analysis completed as part of the CIP review confirms that the proposed incentive programs improve project feasibility across all evaluated housing typologies. However, the analysis also demonstrates that municipal incentives alone are unlikely to overcome the broader financial challenges associated with developing attainable housing in The Blue Mountains. Instead, the greatest value of the CIP lies in its ability to reduce specific funding gaps, support projects that are nearing viability and enhance the effectiveness of other funding programs, partnerships and financing opportunities. In this context, the CIP is intended to serve as one component of a broader housing and economic development toolkit, helping to leverage investment and advance projects that align with Council's strategic priorities.

An outline of the major changes has been included as Attachment 2 to this report.

Options for Council

- Option 1: Approve the updated CIP as presented (recommended)

If approved, the updated CIP will provide Council with a modern, flexible and performance-based tool that can evolve alongside changing community needs, market conditions and strategic priorities.

- Option 2: Approve the updated CIP with modifications

Council may direct changes to specific programs, eligibility requirements, funding provisions or administrative components before approval. This could allow Council to address specific concerns, but may delay implementation depending on the extent of the changes

- Option 3: Do not approve the updated CIP and maintain existing CIPs

If the updated CIP is not approved, the Town would continue to operate under its existing Community Improvement Plans and would not realize the operational, administrative and program enhancements identified through the review process.

Next Steps

Subject to Council approval, the project team will begin implementation of the updated CIP, including finalizing administrative details, application processes, program guides and promotional materials.

Staff are targeting October 31, 2026, to launch the updated CIP and open applications on a rolling basis, subject to available funding.

At this time, Council approval authority for financial incentive applications will be retained. Should Council wish to consider delegated approval authority for specific programs in the future, a separate report outlining recommended delegation parameters and reporting requirements may be brought forward for consideration.

G. Community Impacts

Social Impacts

Approval of the CIP is anticipated to support positive social outcomes by encouraging the development of attainable housing and a broader range of housing options that respond to local needs. Incentives may also support improvements to the public realm, accessibility and community amenities, contributing to more vibrant, inclusive and complete communities.

Economic Impacts

The CIP is intended to stimulate private-sector investment by reducing financial barriers to eligible projects. Incentives will support business development and expansion, property improvement, agricultural and agritourism initiatives, housing development and community revitalization, contributing to local economic activity and long-term economic vitality.

Environmental Impacts

Approval of the CIP is anticipated to support positive environmental outcomes through incentives that encourage building reuse, adaptive redevelopment, brownfield remediation, sustainability improvements and energy-efficiency upgrades. Individual projects supported through the CIP will remain subject to all applicable planning, building and environmental approvals and regulations.

H. Financial Impacts

The Community Improvement Plan establishes a framework through which financial incentives may be offered to support economic development, community revitalization and attainable housing initiatives. Approval of this updated CIP does not commit Council to any expenditures, as every qualified application will come before council for formal consideration and approval.

Approximately \$1.25 million is currently available in the Town's CIP reserve, with additional funds scheduled to be transferred into the reserve as a result of land and property sales completed through 2026. These funds are intended to be directed towards housing-related incentives within the CIP.

CIP applications will be considered subject to available funding and in accordance with the approval authorities established by Council.

Future funding allocations will continue to be reviewed through the annual budget process. Council retains the ability to adjust funding levels, activate or deactivate programs, and establish future program priorities based on community needs and program performance.

I. RACI (Responsible, Accountable, Consulted and Informed)

R: Tim Hendry, Director of Strategic Initiatives

A: Adam Smith, Chief Administrative Officer

C: Lauren Potter, Communications Coordinator, Shawn Postma, Manager of Planning

I: Tim Murawsky, Acting Director of Planning and Development Services; Corrina Giles, Town Clerk

J. Attached

1. NPG Consultant Presentation – CIP Project Summary
2. Summary of Major Changes & Incentive Program Chart
3. Public Meeting - Comment Matrix
4. Community Improvement Plan – Reaching Our Peak
5. Community Improvement Plan Adoption Bylaw

6. Community Improvement Plan Project Area Bylaw

Respectfully submitted,

Tim Hendry
Director of Strategic Initiatives

For more information, please contact:
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Report Approval Details

Document Title:	SI.26.026 Approval of Community Improvement Plan.docx
Attachments:	- 1. NPG Consultant Presentation - CIP Project Summary.pdf - 2. Summary of Major Changes and Incentive Program Chart.pdf - 3. Public Meeting - Comment Matrix.pdf - 4. Community Improvement Plan - Reaching Our Peak.pdf - 5. Community Improvement Plan - Draft Adoption By-law.pdf - 6. Community Improvement Plan - Draft CIPA Bylaw.pdf
Final Approval Date:	Sep 8, 2026

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Tim Hendry was completed by delegate Allan Gibbons

Tim Hendry - Sep 4, 2026 - 10:29 AM

No Signature found

Adam Smith - Sep 8, 2026 - 3:46 PM

Reaching our Peak: The Blue Mountains CIP

Council Meeting

September 14, 2026
Prepared by NPG Planning Solutions Inc.

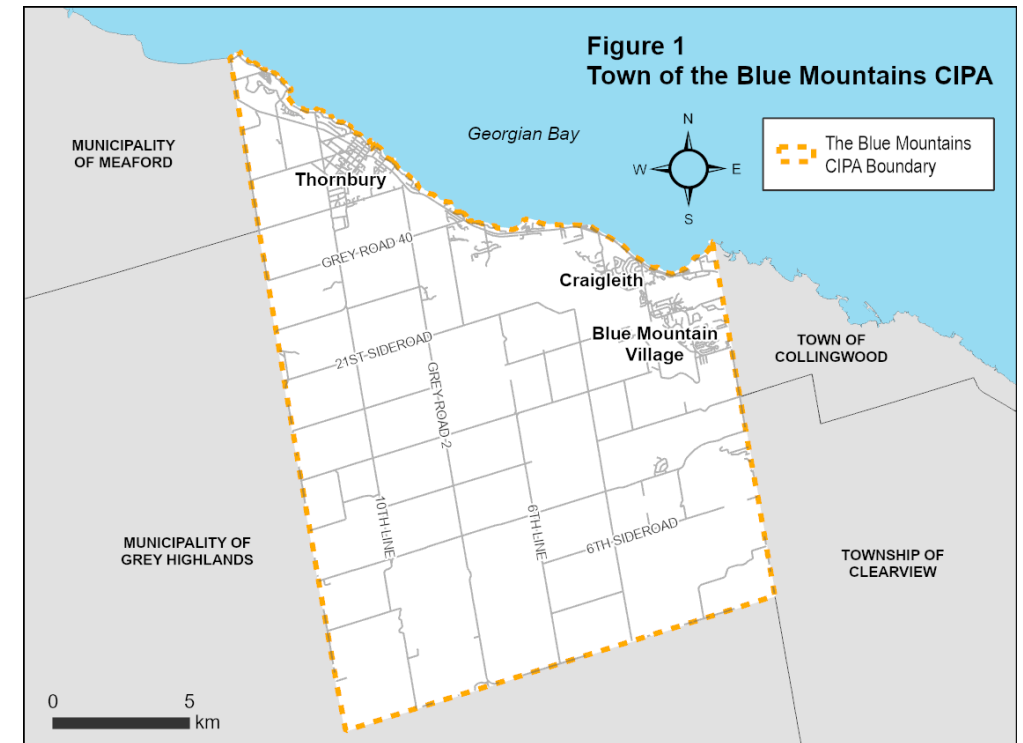
Reaching our Peak: The Town of The Blue Mountains CIP

The CIP is a planning tool to:

- Encourage **revitalization initiatives** and stimulate development and redevelopment in a Community Improvement Project Area (CIPA)

CIP outcome:

- Foster **sustainable investment** and **growth** so the Town remains economically prosperous, resilient and investment-ready



Background Studies

Studies Informing this CIP:

1. Background Review and Issues Memorandum
2. Technical Paper: Economic Trends and Technical Barriers
3. Technical Paper: Housing Needs and Trends Policy Directions Report
4. Financial Implementation Plan



What is a Community Improvement Plan?

What is a Community Improvement Plan (CIP)?

- A *Planning Act* tool that supports revitalization and development by offering [financial incentives](#) to eligible businesses and property owners within a designated Community Improvement Project Area

What can a CIP offer?

- Municipal financial incentives such as grants, loans, and tax-equivalent grants.
- Programs that support [community revitalization](#), including façade improvements, adaptive reuse of underutilized spaces, and energy-efficiency or accessibility upgrades.
- Programs can promote [affordable/attainable housing projects](#)

Who Benefits?

- The community, through improvements to the built environment and strengthened local economic activity.
- Businesses and property owners, through support for making strategic property improvements.

Community Engagement

Engagement Activities



Workshops

To engage with business owners, housing developers and non-profits



Online Survey

To understand current challenges to program uptake and community needs



Public Meeting

To gather feedback on draft CIP and proposed incentive programs

Key Engagement Findings



MAT Eligibility

Municipal Accommodation Tax (MAT) recipients should remain eligible for CIP funding



Streamline Process

Make it faster and easier to apply for funding and get approvals



Increase Funding

More program funding could contribute to viability for housing projects



Innovate

Consider innovative programs to sustain housing attainability and agritourism



Attainable vs. Affordable

Request for focus on "affordable" not just "attainable" housing support



Affordability Period

Stronger criteria and guidelines needed for affordability periods

CIP Approach

Align CIP with Town Goals

- Town of The Blue Mountains Official Plan (2025)
- Corporate Strategic Plan (2025)
- Economic Development Strategy (2021)

Update and Innovate CIP

- Expand geographic eligibility to broaden access and increase participation
- Update programs for current needs (funding levels and expanded areas of focus)
- Support agriculture-focused programs for on-farm diversified uses and agritourism
- Support for provision of:
 - Medical clinics
 - Rental housing
 - Attainable housing

CIP Programs

Program Streams:

1. Economic Development & Housing Focused Programs
2. Economic Development & Revitalization Programs
3. Housing Focused Programs

Programs will:

- ✓ Support existing businesses
- ✓ Attract new businesses & external investment
- ✓ Support agriculture and agritourism
- ✓ Create diverse housing options
- ✓ Increase housing supply across the affordability spectrum

Economic Development & Housing Focused Programs

Financial Incentive Programs	Commercial	Agricultural	Residential	Attainable Housing	Medical Facilities
Municipal Fees Grant Equivalent	✓	✓	✓	✓	✓
Sustainability and Climate Resilience Grant	✓		✓	✓	✓
Brownfield Tax Assistance Program	✓		✓	✓	✓
Development Charges Equivalent Program				✓	
Building Conversion or Expansion Grant	✓	✓	✓	✓	✓
Study & Design Program	✓		✓	✓	✓

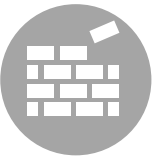
CIP Goals and Objectives



Maintain and enhance the Town's character as a **four-season destination** with a focus in core commercial areas



Support and sustain **local businesses** and contribute to overall economic viability.



Promote an **attractive, accessible, connected, and well-designed public** and private realm that meets the needs of residents and visitors.



Facilitate the development of **attainable** housing units throughout the Town



Increase the **diversity** of **housing types** and **tenures** over the long-term



Enhance the **long-term viability** and competitiveness of **agricultural and rural areas**

The **goals** are supported by targeted **objectives**, such as improved placemaking, encouraging the establishment of medical clinics, and supporting the Town's agricultural sector.

Proposed Incentive Programs

Economic Development & Housing

1. Municipal Fees Grant Equivalent
2. Sustainability and Climate Resilience Grant
3. Brownfield Tax Assistance Program
4. Development Charges Equivalent Program
5. Building Conversion or Expansion Grant
6. Study & Design Program

Economic Development & Revitalization

7. Building Improvement Renovation Grant
8. Building Façade and Signage Grant
9. Property Enhancement and Improvement Program
10. Destination Infrastructure Grant
11. *Start-up Space Improvement Program
12. *Agricultural Diversification and Tourism Program

Housing Focused

13. Tax Increment Equivalent Program
14. Downtown Apartment Rehabilitation or Conversion program
15. Attainable Housing Feasibility Program
16. *Attainable Rental Housing Grant
17. Additional Residential Unit Program
18. Surplus Land Program
19. Land Banking Policy

* Denotes a new program

Improved Administration

Improved Process

Council approval, but may delegate programs to staff for decisions



Results in streamlined approval process

Rolling intake for applications



Enhances access to funding
Better serves project timelines

Council activation and deactivation of funding



Enables Council to target specific goals and priorities each year or every few years

Attainable housing projects may receive funding prior to completion of works



Enhances project viability for attainable housing projects

Concierge Service enables prioritization of attainable housing projects



Contributes to greater opportunities for attainable housing developments

Notes on Administration

Monitoring

- Annual performance tracking to monitor results and output

Marketing

- Encourage on-going marketing strategy including social media, mailouts and press releases

CIP Revisions

- **Minor Adjustments (no plan amendment)** - changes to application processes, forms, website content, legal agreements, contracts and minor adjustments to clarify eligibility
- **Major Changes (triggering Planning Act requirements)** - modifications that alter the intent, scope, or legal structure of the CIP require Council approval.

Exceedances of Limits within the CIP

- **Potential to Exceed Funding Limits** in limited circumstances, if agreed to by Town Council, to provide additional support for attainable housing projects

Financial Implementation Plan

Financial Feasibility Analysis

- Funding adjustments strengthen under-utilized programs and align with provincial housing direction
- Program funding is competitive with comparator municipalities

Attainability vs Affordability

- **Attainable housing** in this CIP is defined as units priced **at or below 120% of CMHC Average Market Rent**, targeting modest-income and workforce households who are currently underserved. This definition is intentionally broader than the Town's Official Plan to support financially viable housing development.

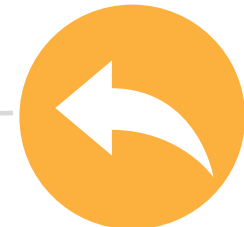
What's Next?

Public Meeting

Held June 2, 2026 for
public and Council

Council Adoption

Town Council will make a
decision on adoption the
final CIP



Open House

Held April 15, 2026
for public

Public Comments

Public comments
considered for final
CIP

Repeal Existing CIPs

Existing CIPs will be
repealed upon adoption of
the new CIP

Community Improvement Program – Summary of Major Changes

Consolidated and Flexible Framework

One of the most significant changes introduced through the updated CIP is the consolidation of the Town's existing Community Improvement Plans into a single framework. This approach simplifies program administration, creates a more streamlined experience for applicants and enables the Town to manage economic development, revitalization and housing objectives through a coordinated policy framework.

The updated CIP also introduces a more flexible implementation model. Rather than requiring formal amendments to respond to changing priorities, Council may activate or deactivate individual incentive programs based on community needs, available funding and strategic priorities. This approach provides the Town with greater agility while maintaining Council oversight of program funding and implementation.

Updated Goals and Objectives

The updated CIP establishes revised goals and objectives (Section 3) that reflect the Town's current housing, economic development and community revitalization priorities. The included incentive programs are structured to advance these objectives by using targeted municipal investment to stimulate private-sector investment, support business development and expansion, and increase opportunities for attainable housing.

The goals, objectives and financial incentives established through this CIP complement applicable Provincial and County policies and align with the Town's strategic and policy direction.

Updated & Expanded Incentive Programs

The updated CIP includes 19 incentive programs. Several existing programs have been retained and modernized to better reflect current market conditions and project needs, while new programs have been introduced to address emerging priorities and opportunities identified through the review process. These programs support a range of initiatives, including attainable housing development, adaptive reuse, sustainability improvements, business expansion, agricultural diversification, agritourism, downtown revitalization and destination infrastructure improvements.

Incentive programs within the Plan are separated into three categories:

- **Economic Development & Housing-Focused Programs:** Designed to strengthen the Town's economic development and provide greater focus on attainable housing.
- **Economic Development & Revitalization Programs:** Designed with an acute focus on the Town's economic development and revitalization goals.
- **Housing-Focused Programs:** Designed to provide greater focus on attainable housing and promote a broad range of housing types.

Collectively, the incentive programs are intended to leverage municipal investment to stimulate broader private-sector investment and support projects that advance Council priorities. The programs have been structured to support diverse project types ranging from small-scale residential improvements to larger attainable housing developments and strategic economic development projects.

A complete description of the incentive programs, including eligibility requirements and available financial incentives, is provided within Section 6 of the updated CIP.

Enhanced Administration and Governance

The updated CIP introduces several administrative improvements intended to improve program accessibility, flexibility and administration, including;

- **Plan Administrator:** Administration of the CIP will transition from Communications to the Senior Economic Development and Tourism Officer. Aligning administration with the Town's evolving economic development function will support proactive promotion of the programs, stronger relationships with local businesses and investors, and identification of opportunities to use CIP incentives to advance the Town's economic development and housing objectives.
- **Delegated Approval Authority:** The updated CIP provides Council with the ability to delegate approval authority for specific incentive programs or funding thresholds through a future Council resolution. While the CIP establishes this enabling framework, Council approval authority for all financial incentive applications will be retained at this time. Should Council wish to consider delegated approval authority in the future, staff may bring forward a separate report outlining recommended parameters, thresholds and reporting requirements.
- **Flexible Funding for Attainable Housing:** The CIP provides greater funding flexibility for eligible attainable housing projects, including Council discretion to approve funding above established program limits and the option for phased grant payments prior to project completion. These provisions recognize the scale and financing requirements of housing development and are intended to help address financial barriers to project delivery.

- **Rolling Application Intake:** Applications may be submitted on a rolling basis while funding remains available, providing applicants with greater flexibility to access incentives when projects are ready to proceed.
- **Program Activation and Deactivation:** Under the updated CIP, Council may determine which incentive programs are active in a given year. This provides flexibility to direct available funding towards changing priorities, respond to emerging community needs and adjust the program over time without requiring an amendment to the overall CIP.

While the updated CIP provides greater administrative flexibility, Council retains oversight of the program through annual budget approvals, establishment of funding levels, activation and deactivation of incentive programs and approval authorities established by Council. The CIP also permits Council to delegate approval authority for certain applications or programs where appropriate to improve efficiency and reduce approval timelines while maintaining overall accountability.

Monitoring and Continuous Improvement

A significant enhancement introduced through the updated CIP is the establishment of a formal monitoring and evaluation framework. The framework includes annual reporting on housing outcomes, economic development activity, private-sector investment leveraged, application activity, funding utilization and overall program performance. Key performance indicators have been established to track outcomes related to housing creation, attainable housing, employment, investment attraction and program administration.

The monitoring framework will enable the Town to measure whether CIP investment is contributing to increased housing creation, attainable housing opportunities, private-sector investment, employment and economic development activity, while also tracking program uptake and administrative performance.

Annual monitoring will be reported through a CIP report card that will be presented to Council and made publicly available, summarizing applications, approved projects, funding allocated and key outcomes, providing Council with the evidence to assess program effectiveness and make informed decisions regarding funding levels, program activation/deactivation and administrative adjustments.

TOWN OF THE BLUE MOUNTAINS COMMUNITY IMPROVEMENT PLAN (CIP)

CIP SUMMARY OF CHANGES

CIP PROGRAMS:

1. Municipal Fees Grant Equivalent
2. Sustainability and Climate Resilience Grant
3. Brownfield Tax Assistance Program
4. Development Charges Equivalent Program
5. Building Conversion or Expansion Grant
6. Study & Design Program
7. Building Improvement Renovation Grant
8. Building Façade and Signage Grant
9. Property Enhancement and Improvement Program
10. Destination Infrastructure Grant
11. Start-up Space Improvement Program (NEW PROGRAM)
12. Agricultural Diversification and Tourism Program (NEW PROGRAM)
13. Tax Increment Equivalent Program
14. Downtown Apartment Rehabilitation or Conversion Program
15. Attainable Housing Feasibility Program
16. Attainable Rental Housing Grant (NEW PROGRAM)
17. Additional Residential Unit Program
18. Surplus Land Program
19. Land Banking Policy

CIP PROGRAM CHANGE SUMMARIES:

1. Municipal Fees Grant Equivalent

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Purpose	Offsets Town/County planning and building permit fees.	Offsets Planning Act, Building Code, and Sign Permit fees.	No change.
Funding	100% of fees up to \$50,000.	100% of eligible project costs up to \$50,000.	No change.
Eligible Project Types	Very broad: commercial, mixed-use, residential, institutional; vacant property development; major additions; brownfields; remediation; professional services (15%).	Narrowed: commercial uses, on-farm diversified uses, mixed-use, ARUs, attainable housing; specific eligible fees (Zoning By-law Amendment, Site Plan Approval, Minor Variance	Location criteria removed, institutional uses, brownfield/remediation, major additions, professional services rebates included
Eligibility Criteria	Must meet Section 4.1; fees rebated only after Planning Act approval; Official Plan Amendments not eligible.	Must meet Section 6.1; must relate to commercial/on-farm diversified use or creation of a dwelling unit; consulting fees ineligible.	Updated to new CIP structure; more specific criteria provided; excludes consulting fees; ties eligibility to CIP goals.

2. Sustainability & Climate Resilience Grant (formerly Energy Efficiency Program)

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Purpose	Supports energy efficiency upgrades.	Expanded to include sustainability and climate resilience.	Purpose expanded to be more broad.
Funding	Grant: 50% up to \$5,000; Loan: 50% up to \$15,000.	50% up to \$10,000; no loan.	Funding increased; loan removed.
Eligible Project Types	Energy efficiency upgrades (HVAC, insulation, windows).	Broader: HVAC, insulation, solar, water-saving devices, smart controls, other sustainability improvements.	Expanded scope and projects.
Eligibility Criteria	Must meet Section 4.1.	Must meet Section 6.1.	Updated to new CIP structure.

3. Brownfield Tax Assistance Program

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Purpose	Supports remediation/risk assessment for contaminated sites.	Same.	No change.

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Funding	Up to 100% Town/County taxes; Town may apply for matching education tax.	Up to 100% Town/County taxes only.	Removed education tax matching option.
Eligible Project Types	Phase II Environmental Site Assessment (ESA) confirming contamination.	Same.	No change.
Eligibility Criteria	Detailed list: Phase III ESA, remediation, RSC prep, clean fill, controls, monitoring, insurance.	Generalized: must qualify as brownfield; Phase II ESA; remediation/risk management for RSC; soft costs excluded.	Simplified; removed soft costs;

4. Development Charges Equivalent Program

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Purpose	Offsets Development Charges (DC) to promote attainable housing development.	Same.	No change.
Funding	100% of DCs up to \$250,000.	Same.	No change.
Eligible Project Types	Any property in CIP area; minimum two attainable units.	All attainable housing developments in CIP area.	Clarified scope.

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Eligibility Criteria	Must meet Section 4.1; minimum two units; grant equals DC value; DCs used as basis only.	Must meet Section 6.1; minimum two units; attainability defined ($\leq 120\%$ AMR); must be maintained for 10 years with annual verification.	Updated to new CIP structure; added 10-year attainability requirement per CIP definition of attainable.

5. Building Conversion or Expansion Grant

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Purpose	Supports conversion of vacant space; includes on-farm diversified uses; offered as grant or loan.	Supports reuse of vacant/underutilized commercial/agricultural space; grant only.	Loan removed; included eligibility for underutilized commercial space.
Funding	Grant: 50% up to \$15,000; Loan: 50% up to \$30,000.	Grant: 100% up to \$20,000.	Funding increased; loan removed;
Eligible Project Types	Location-specific; commercial/mixed-use; agricultural; professional services (15%).	Broader: commercial, residential, mixed-use; on-farm housing; medical uses; other CIP-aligned improvements.	Location criteria removed; professional services removed; broader uses allowed.
Eligibility Criteria	Must meet Section 4.1; must align with design guidelines.	Must meet Section 6.1; residential must be above grade; soft costs ineligible; renovations not eligible.	Updated to new CIP structure; more specific; renovations

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
			excluded (referred to Building Improvement Renovation Grant);

6. Study & Design Program

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Purpose	Supports studies/design for economic development.	Same.	No change.
Funding	50% up to \$20,000.	Same.	No change.
Eligible Project Types	Location-specific; long list of study types.	Any study supporting economic development/redevelopment; broader list.	Location criteria removed; expanded study types.
Eligibility Criteria	Must meet Section 4.1; must align with design guidelines; environmental studies require Qualified Professional stamp.	Must meet Section 6.1; must be completed by qualified professionals; soft costs ineligible; non-profits may receive payment upon submission.	Updated to new CIP structure; increased flexibility; soft costs excluded;

7. Building Improvement Renovation Grant

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Purpose	Supports rehabilitation/repair; offered as grant or loan.	Supports rehabilitation/repair; grant only.	Loan removed.
Funding	Grant: 50% up to \$10,000 (\$15,000 for properties designated under the <i>Ontario Heritage Act</i>); Loan: up to \$40,000 (\$60,000 heritage).	Grant: 50% up to \$20,000; up to \$25,000 properties designated under the <i>Ontario Heritage Act</i> .	Funding increased; loan removed.
Eligible Project Types	Location-specific; detailed list of interior/exterior works; professional services (15%).	Broader: structural repairs, accessibility, servicing upgrades, fire protection, professional fees (15%), other CIP-aligned improvements.	Location criteria removed; added catch-all eligibility.
Eligibility Criteria	Must meet Section 4.1; must align with design guidelines.	Must meet Section 6.1; improvements must be permanent; must comply with Codes/by-laws; conversions/expansions excluded.	Updated to new CIP structure; more specific; permanent improvements required; conversions excluded (referred to Building Conversion or Expansion Grant).

8. Building Façade and Signage Grant

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Purpose	Supports façade restoration, heritage conservation, signage; offered as grant or loan.	Supports façade improvements, heritage, safety, vibrancy; grant only.	Loan removed.
Funding	Grant: 50% up to \$10,000; (\$15,000 for properties designated under the <i>Ontario Heritage Act</i>); additional \$5,000 for corner lots; Loan: 50% up to \$30,000.	Grant: 50% up to \$10,000; (\$15,000 for properties designated under the <i>Ontario Heritage Act</i>); additional \$5,000 for corner lots;	Loan removed; signage clarified; corner lot criteria added.
Eligible Project Types	Location-specific; façade elements; heritage restoration; signage.	Broader: façade improvements, heritage restoration, permanent patio infrastructure, signage.	Location criteria removed; masonry cleaning/painting ineligible.
Eligibility Criteria	Must meet Section 4.1; must align with design guidelines.	Must meet Section 6.1; improvements must be permanent.	Updated to new CIP structure; more specific criteria.

9. Property Enhancement and Improvement Program

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Purpose	Supports landscaping, active transportation, site improvements; offered as grant or loan.	Same purpose; grant only.	Loan removed.
Funding	Grant: 50% up to \$15,000 or \$500 per linear metre of lot frontage. Loan: 50% up to \$45,000 or \$1,000 per linear metre of lot frontage	Same.	No change.
Eligible Project Types	Location-specific; landscaping, patios, parking, pedestrian connections.	Broader: landscaping, active transportation, accessibility, patios, parking, pedestrian links, other CIP-aligned improvements.	Location criteria removed; eligible projects expanded.
Eligibility Criteria	Must meet Section 4.1.	Must meet Section 6.1.	Updated to new CIP structure.

10. Destination Infrastructure Grant

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Purpose	Supports destination infrastructure.	Supports destination infrastructure and expanded to emphasize four-season destination.	Broader purpose.
Funding	50% up to \$20,000.	50% up to \$25,000.	Funding increased.
Eligible Project Types	Location-specific; trails, waterfront, signage.	Broader: trails, waterfront, signage, wayfinding, public art, parks, streetscape.	Location criteria removed; eligible projects expanded.
Eligibility Criteria	Must meet Section 4.1.	Must meet Section 6.1.	Updated to new CIP structure.

11. Start-up Space Improvement Program (**NEW PROGRAM**)

12. Agricultural Diversification and Tourism Program (**NEW PROGRAM**)

13. Tax Increment Equivalent Program

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Purpose	Supports attainable housing through tax increment grants.	Same.	No change.
Funding	50% of tax increment for 10 years; loan option; caps.	100% of tax increment for 10 years; no loan; caps removed.	Major funding increase; loan removed.
Eligible Project Types	Mixed-use/multi-residential; major expansions; adaptive reuse; energy efficiency; infrastructure upgrades; professional services; ESA.	Mixed-use/multi-residential attainable housing; major expansions; adaptive reuse; energy efficiency; infrastructure upgrades.	Professional services and ESA removed.
Eligibility Criteria	Must meet Section 4.1; must maintain attainability.	Must meet Section 6.1; appraisal required; annual verification; excludes small-scale projects.	Updated to new CIP structure; added annual verification

14. Downtown Apartment Rehabilitation or Conversion Program

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Purpose	Facilitates rehabilitation of existing residential units or conversion of commercial, residential, or mixed-use space into attainable upper-storey or rear-of-building units; offered as grant or loan.	Supports rehabilitation of existing residential units and conversion of commercial, residential, or mixed-use space into attainable upper-storey or rear-of-building units; grant only.	Loan removed; purpose streamlined
Funding Amount	Grant: 50% up to \$15,000 per unit; Loan: 50% up to \$30,000 per unit.	50% of eligible costs up to \$15,000 per unit	Loan option eliminated.
Eligible Properties	Only properties in Downtown Area designation; only upper-storey or rear-portion space eligible; first-storey street-fronting space not eligible; standalone residential buildings not eligible.	Property must contain an existing commercial or mixed-use building; must create at least one new unit; works cannot create new GFA.	Location restriction removed; eligibility broadened to any commercial/mixed-use building (not only Downtown Area).
Eligible Project Types / Costs	Building Code/Fire Code compliance; accessibility upgrades; permanent finishes (up to 25%); professional engineer/architect fees (up to 15%).	Same core items: Building Code/Fire Code compliance; accessibility upgrades; permanent finishes (up to 25%); plus “other similar improvements” supporting CIP goals.	Professional services still eligible; added catch-all category for CIP-aligned improvements.

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Eligibility Criteria	Must meet Section 4.1; minimum one attainable unit; cannot create new area; cost estimate required from licensed contractor; Town may request second quote.	Must meet Section 6.1; minimum one new unit; cannot create new area; cannot be combined with Brownfield Tax Assistance or Underutilized Building Conversion programs.	Added compliance with Property Standards; added program-stacking restrictions; updated to new CIP section references.

15. Attainable Housing Feasibility Program

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Purpose	Supports feasibility studies for attainable housing.	Same.	No change.
Funding	100% up to \$25,000.	Same.	No change.
Eligible Project Types	Market analyses, pro formas, building condition assessments, capital plans.	Same; clarified list.	Clarified eligible studies.
Eligibility Criteria	Must meet Section 4.1; minimum two attainable units.	Must meet Section 6.1; minimum two units; attainability defined ($\leq 120\%$ AMR).	Added explicit definition.

16. Attainable Rental Housing Grant (**NEW PROGRAM**)

17. Additional Residential Unit Program

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Purpose	Supports creation of ARUs; offered as grant or loan;	Supports ARUs; grant only.	Loan removed.
Funding	Grant: 50% up to \$15,000; Loan: 50% up to \$30,000;	50% up to \$20,000.	Funding increased.
Eligible Project Types	OBC/Fire Code compliance; accessibility; finishes; professional services.	Location restrictions removed; Downtown Apartment Program exclusion removed.	Broader eligibility.
Eligibility Criteria	Must meet Section 4.1; must comply with Codes/by-laws.	Must meet Section 6.1; must comply with Codes/by-laws; cannot be used for STA.	Added Short Term Accommodation prohibition.

18. Surplus Land Program

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Purpose	Makes surplus land available for attainable housing.	Same.	No change.
Funding	Land may be provided at reduced/no cost.	Same.	No change.
Eligibility Criteria	Request for Proposal (RFP) based.	Same.	No change.

19. Land Banking Policy

Category	Existing CIP	Proposed CIP	Key Changes / Rationale
Purpose	Allows acquisition/disposal of land to support CIP goals.	Same.	No change.

Community Improvement Plan Review June 2, 2026 Statutory Public Meeting Input

Statutory Public Meeting Input

The Town of The Blue Mountains is preparing a new Community Improvement Plan (CIP) under the authority of the *Planning Act*. The CIP will provide financial incentives to support the goals and objectives of the Town's *Our Path Forward: 2026-2027 Corporate Strategic Plan* for strategic revitalization for businesses in core commercial and agricultural areas, as well as housing across the affordability spectrum.

A Statutory Public Meeting, as required under the *Planning Act*, was held at Town Hall with opportunity for virtual attendance on June 2, 2026. The Public Meeting is an opportunity for the community to provide input on the CIP in a public forum and in front of Council. The input provided by the public has been outlined below with corresponding responses from Town Staff and the Town's consultant project team.

Additional information regarding the Town's CIP Review can be found at the project page: <https://www.thebluemountains.ca/planning-building-construction/current-projects/strategic-projects-initiatives/community-improvement-plan-review>

Item	Comments Received By:	Comments / Concerns / Questions Summary:	Staff Response / Project Modifications
1	Terry Kosar (Carmichael Crescent)	- Expressed overall support of the CIP review project and excitement that the CIP presents an opportunity to convert an indoor swimming pool within their home into a 700 sq ft apartment with a separate side entrance - Asked for clarification on: - Affordable rental rates - Timeline for applying to the new CIP - Grant amounts under the new CIP for building Additional Residential Units (ARUs) - Submission criteria for completing CIP-related work under the new plan, specifically whether multiple quotes are required and if work must	- Noted. - Attainable rental rates are based on the CIP definition of attainable housing which is at or below 120% of the Canada Mortgage and Housing Corporation (CMHC) Average Market Rent (AMR) for the applicable unit type. CMHC AMR is released by annually in the Fall (link). To clarify, the CIP uses attainable rental rates. Affordable housing is more conducive to meeting the needs of low-income households while attainable housing helps meet the needs of modest wage workers who are working in the area. Both types of housing are necessary and meet

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Item	Comments Received By:	Comments / Concerns / Questions Summary:	Staff Response / Project Modifications
		be completed by a contractor rather than an applicant.	the needs of different groups, in the case of this CIP, the main focus is to incentivize the latter, noting that the incentives could also benefit more deeply affordable rental housing. Applications may be submitted at any time once the CIP is approved by council and after a pre-consultation meeting with town staff has been completed. It is advised applicants contact the Town to confirm funding prior to application submission. The proposed Additional Residential Unit Program provides 50% of total eligible costs to a maximum of \$20,000. It is noted the Additional Residential Unit program can be combined with other programs. General eligibility criteria is included within Section 6.1 of CIP. This section in addition to Program Specific Eligibility criteria outlines what must be submitted as part of an application.
2	Janet Findlay On behalf of the Blue Mountain Ratepayers Association (BMRA)	- Expressed support for the CIP review project, specifically modifications to: - Combine the two existing CIPs - Transition application intakes to an open timeframe - Discontinue loans - Recommended that projects receiving Municipal Accommodation Tax (MAT) funding should remain eligible for CIP funding.	- Noted. - The CIP has been amended to enable properties to receive funding for projects from both the Town's Municipal Accommodation Tax (MAT) program and the CIP to enhance support for non-profits. - The Town Official Plan distinguishes between, and defines, "affordable" housing and "attainable" housing. Affordable housing is more conducive to meeting the needs of low-income households while attainable

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	(320 Sunset Boulevard)	3. Expressed a need for more emphasis to be given to “affordable” housing (as defined by the Town’s Official Plan and the province) rather than “attainable” housing; indicating that attainable housing is less desirable, and if there is a need for both terms to be included, recommended that affordable housing projects should be prioritized over attainable housing projects. 4. Requested clarity in definitions for “affordable” and “attainable” housing; recommending that definitions should be consistent with the Town’s Official Plan. 5. Expressed concern about defining attainable housing as “rents at or below 120% of the CHMC Average Market Rent (AMR) for the applicable unit type” due to high local rental rates. 6. Noted that references to The Blue Mountains Housing Corporation should be removed as it no longer exists. 7. Questioned the maximum funding limits under the Development Charges Grant program (\$250,000), with the understanding that the province will be mandating full development charge exemption for affordable housing units. 8. Recommended stronger guidelines for affordability periods, including that: - o An affordability period should be applied to the Development Charges Grant program - o The affordability period be increased from 15 to 20 years 9. Requested that the new CIP consider non-market and permanent affordable housing options.	housing helps meet the needs of modest wage workers who are working in the area. Both types of housing are necessary and meet the needs of different groups across an income spectrum. The new CIP incentivizes attainable housing more broadly as defined in the CIP, however incentives would also benefit affordable rental housing. 4. The CIP addresses “attainable” housing as defined in Section 8, the Glossary of the CIP. It is recognized that the CIP definition of <i>Attainable</i> differs from the definition provided within the Town’s Official Plan. There is a need for low and moderately priced rental workforce housing within the Town. The attainable definition provided differs to help encourage financially viable rental housing to be built within the municipality. 5. There is a need for low and moderately priced rental workforce housing. The attainable definition of 120% or less of area CMHC reported average market rents will help encourage financially viable rental housing to be built. AMR represents the average rents paid for purpose-built rental units in the community, as reported annually by CMHC. Setting attainable rents at or below 120% of AMR provides a clear, transparent benchmark for moderately priced housing and reflects the rent levels typically required for new rental projects to be viable. 120% AMR is likely to result in greater success for attainable housing projects. 6. References to “The Blue Mountains Housing Corporation” have been removed.

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		10. Recommended considering opportunities for program alignment with Collingwood's CIP (currently under review) 11. Submission provided* included a table comparing existing CIP programs to new CIP programs and requested that a similar comparison table be included when presenting the final CIP for approval. *Full comment submission included as a separate attachment	7. Affordable housing units as defined by the Provincial Bulletin are exempt from Development Charges (DC) but attainable is not clearly defined and attainable rentals are not included in the Development Charges Act definition. This grant is for development projects that fall in the range between the affordable and attainable definition since they are not exempt from DCs. 8. Noted. The Development Charges CIP program holds the same reporting framework for attainable rents as the other CIP programs. Affordability must be maintained over ten years and will be confirmed by the Town once per year through the submission of supporting documentation, such as rent receipts, tenant income verification, or other materials. In addition, the condition to maintain affordability will be registered on the property's title. Originally, the Housing Within Reach had the CIP minimum attainability period being 15 years; the timeframe was reduced to 10 years to encourage more private sector participation in the CIP/attainable housing creation.. 9. Non-market and affordable housing options are eligible to apply for CIP funding. 10. The Town is aware that Collingwood is currently reviewing its CIP. While each municipality's context and priorities differ, relevant best practices and program updates from neighbouring communities informed this CIP review process. The Blue Mountains CIP is tailored

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			to local context and applies only within the Town's municipal boundaries. 11. Thank you, this will be taken into consideration.
3	Pamela Spence On behalf of the Blue Mountains Ratepayer Association (Craigleith)	- Expressed appreciation for the CIP review project, indicating that it is a positive step forward and with a few small adjustments, it will become a strong tool. - Recommended greater consistency in the use of "affordable" and "attainable" housing terms, including consistency with the Town's Official Plan terminology, and suggested using a single term to avoid confusion. - Noted that it should be made abundantly clear that Short Term Accommodations (STAs) do not qualify as housing for any of the residential or attainable housing programs. - Requested that clarified definitions of commercial, agricultural and downtown would be helpful - Expressed concern that there is a lack of emphasis placed on attainable housing in the draft CIP: 2/6 CIP goals address attainable housing 5/12 objectives address attainable housing 7/19 programs address attainable housing - Questioned whether proposed funding amounts would be sufficient to incentivize program uptake, using the example of a \$10,000 grant towards a \$500,000 project. - Requested clarification and revisions to the Development Charges Grant program with regard to provincial and federal legislation.	- Noted. - Please see Item 2, response #3 - Clarity regarding Short Term Accommodations have been included in the General Eligibility Requirements. - Thank you, this will be taken into consideration. - The CIP contains several key goals and objectives based on the Town's Corporate Strategic Plan and community revitalization priorities identified through community engagement. Support for the provision of attainable housing is one of several key CIP goals. However, a specific stream of CIP incentive programs have been provided to support attainable housing development. Ultimately, the success of the provision of attainable units is not related to how many goals, objectives or programs there are, but the variety, type and relevance of the programs. The offered programs will support development of a variety of attainable residential units across the Town. - Funding amounts within the Draft CIP have been prepared based on current funding amounts and a comparison of funding amounts across comparable municipalities. Through consultation with the development community, it is understood that attainable housing projects typically rely on a combination of

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Item	Comments Received By:	Comments / Concerns / Questions Summary:	Staff Response / Project Modifications
		6. Recommended stronger guidelines and criteria for affordability periods and monitoring, acknowledging that it will be an administrative challenge for Town staff. 7. Requested additional detail for the Tax Increment Equivalent program, noting that it has uncertain labor, tracking and costs associated. 8. Suggested that further clarity be provided for eligibility to stack and apply for multiple program streams. 9. Asked whether projects with subdivision agreements in place but not yet completed would be eligible to apply for grants/programs retroactively. 10. Requested clarification on how programs associated with the County would split payment and workload. 11. Expressed concern that available funding could be exhausted quickly and requested clarification on how the CIP funding pool would be replenished over time. 12. Requested clarification on internal administration of the CIP program, including: - Who is controlling the CIP - Which department, and who does the administrator report to - When tracking and reporting will start - Who approves the allocation of funds	funding sources to achieve overall project viability. In this context, the CIP serves as one component of a broader funding strategy rather than the sole driver of project feasibility. It provides a predictable and transparent municipal contribution, with flexibility for Council to exceed standard limits for attainable housing where appropriate. This approach allows the Town to support unique project needs while maintaining a responsible and sustainable funding framework. Further, MAT funding may also be eligible to provide additional financial support. 5. Please see Item 2, response #8. 6. Noted. 7. Tax Increment Equivalent Program inherently involves variable assessment changes and administrative tracking, and its structure reflects these uncertainties while remaining consistent with CIP best practices. Please see Section 6.4.1 of the CIP for more information. 8. All programs can be combined with the exception of the following: • Building Improvement Renovation Grant and Building Conversion • Downtown Apartment Rehabilitation or Conversion Program and Brownfield Tax Assistance Program • Downtown Apartment Rehabilitation Program and the Underutilized Building Conversion Expansion Program

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			9. Retroactive requests for funding will only be permitted within 30 days or less of project commencement. Refer to program-specific eligibility parameters for further eligibility requirements. 10. The CIP provides funding from the Town of The Blue Mountains. Projects are permitted to seek alternative funding from the County. 11. CIP funding pools are established through the Town's annual budget process, with Council determining the amount allocated to the CIP based on priorities and available resources. 12. a) The CIP is administered by the Town's Strategic Initiatives Department. The CIP Administrator reports to the Director of Strategic Initiatives. b) Reporting will start immediately following approval. c) Each CIP program identifies the approval authority for an application. The approval authority is delegated to staff for a more efficient process in many circumstances, but Council retains approval authority for larger funding amounts and certain programs.
4	Debbie Crosskill (Clarksburg)	1. Recommended replacing the term "attainable" with "affordable" throughout the CIP, noting that "affordable" is the term used by the federal and provincial governments and would reduce confusion for staff, Council and the public. 2. Expressed concern about the Town's financial capacity and availability of reserves to adequately fund and implement the proposed CIP programs.	1. Please see Item 2, response #3. 2. Funding for the CIP is provided through the Town's budget and is reviewed on an annual basis.

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Item	Comments Received By:	Comments / Concerns / Questions Summary:	Staff Response / Project Modifications
5	Jim Torrance (McMullen Court)	- Expressed concern about balancing the CIP's numerous priorities and objectives while ensuring available funding is sufficient to achieve meaningful outcomes. - Requested greater clarity on the relationship between the CIP and the Municipal Accommodation Tax (MAT) program, including: - Respective purposes - Areas of overlap - How funding will be coordinated to avoid duplication	- The CIP balances multiple community priorities; annual budget allocations and program flexibility to ensure available funding can be directed toward the most impactful initiatives while still supporting a broad range of objectives. Council also has the ability in the CIP to activate and deactivate CIP programs annually based on forecasted goals and priorities. This will be confirmed annually through a staff report to council. - The CIP has been amended to enable properties to receive funding for projects from both the MAT program and the CIP to enhance support for non-profits.
6	John Ardiel (Blue Mountains Townline, Clarkburg)	- Expressed overall support for the CIP review, noting that it has been long anticipated. - Acknowledged the challenge of developing a single program that addresses the diverse needs of the community. - Expressed hope for strong inclusion of agriculture and agritourism within the CIP, noting that these sectors were not eligible under the previous program.	- Noted - Noted - CIP Programs to support agribusiness and diversification have been added and expanded in the new CIP.
END			

Reaching our Peak: The Town of The Blue Mountains Community Improvement Plan

AUGUST 2026



NPG
PLANNING
SOLUTIONS

TWC
tim welch
consulting inc

Parcel

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1. Introduction

The Town of The Blue Mountains (the Town) is committed to building a strong and diverse local economy by supporting existing businesses, attracting new businesses and external investment, supporting agriculture and agritourism, and creating diverse housing options and increasing housing supply across the affordability spectrum. To support these Town priorities, the Town has prepared this Community Improvement Plan (CIP). A CIP is a planning and economic development tool that supports community revitalization and redevelopment efforts. This CIP replaces and builds on the Town's previous Community Improvement Plans, including the Housing Within Reach CIP and the Town-Wide Revitalization CIP, and has been developed through a comprehensive review and input gathered through stakeholder and community engagement.

This CIP is intended to support the strategic priorities and objectives established in the Town's Corporate Strategic Plan, *Our Path Forward: 2026-2027*. This CIP recognizes the distinct needs and characteristics of the Town and its commitment to supporting existing businesses and providing opportunities for new business growth. Given the Town's reputation as a four-season tourism destination and based on the importance of tourism to the Town's economy, this CIP provides incentives for all areas and communities within the Town to support the long-term vitality of the tourism sector. This CIP also acknowledges the importance of the agriculture and agritourism sectors to the local economy and provides incentive programs that support their growth, leveraging more than 11,000 hectares of productive farmland and advancing the Town's objective of fostering agritourism and agri-food innovation.

The incentive programs contained in this CIP are structured to advance the goals and objectives identified in Section 3 by providing targeted financial support that stimulates economic development, encourages community revitalization, and expands the availability of attainable housing options throughout the Town. For the purposes of this program, attainable is defined as housing with rents at or below 120% of the CMHC Average Market Rent (AMR) for the applicable unit type. This CIP considers the Town's

Benefits of a CIP

- Support the achievement of local priorities and Town initiatives such as those identified in the Town's Corporate Strategic Plan;
- Facilitate and coordinate the transition of targeted areas;
- Assist in off-setting project costs for private property owners; and,
- Stimulate and sustain economic growth and development.

unique economic drivers and diverse communities, and provides programs that ensure a coordinated and effective strategy for supporting economic resilience and housing attainability in the Town.

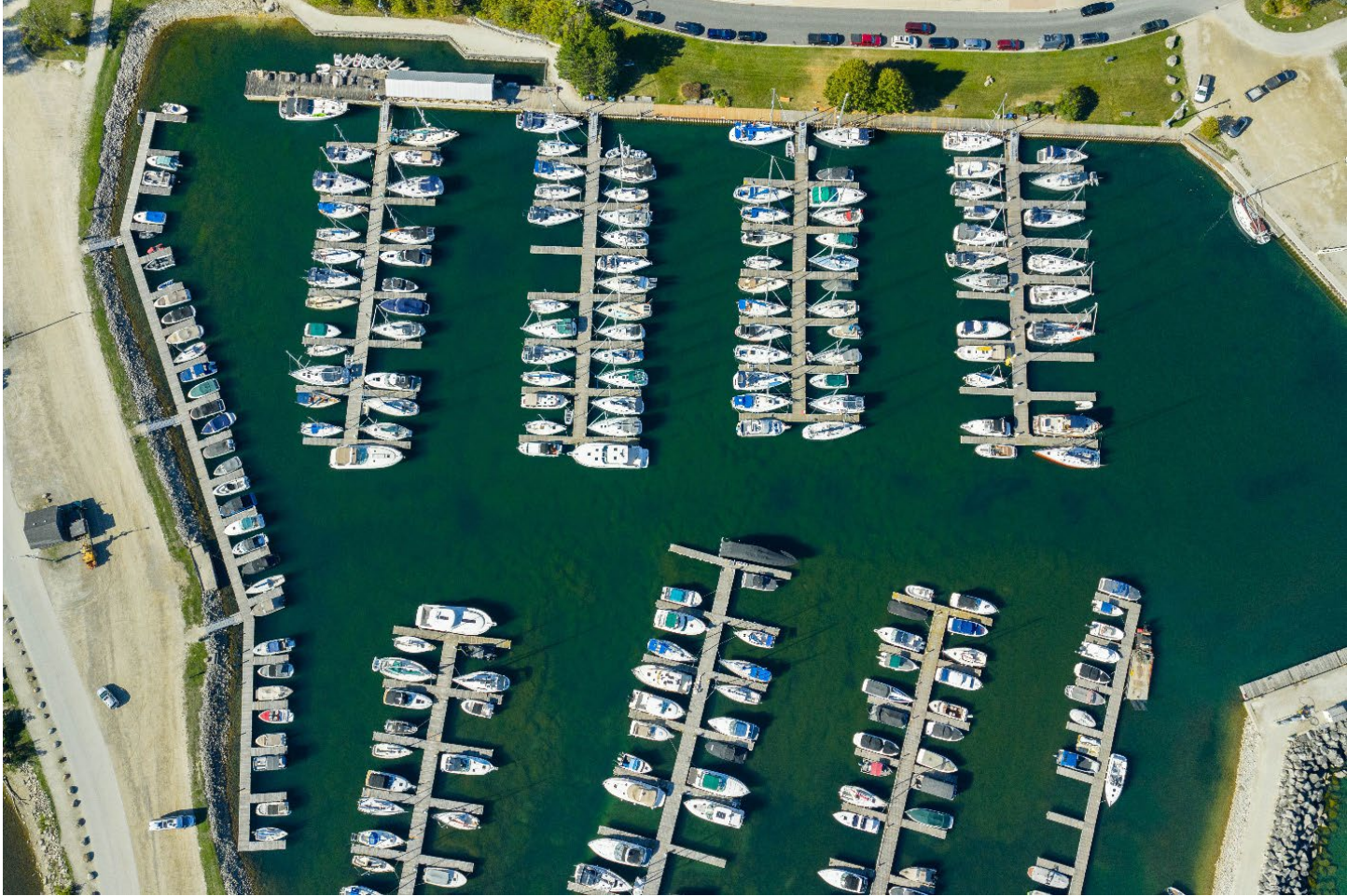
1.1 What is a Community Improvement Plan (CIP)

A CIP is a planning tool intended to encourage revitalization initiatives and stimulate development and redevelopment in a community. A CIP enables municipalities to provide financial incentives to property owners or tenants as part of CIP programs. These incentives may come in the form of tax assistance or grants for environmental, social or economic benefits within a Community Improvement Project Area (CIPA). A CIPA can be targeted to specific areas or can be an entire municipality. As described in Section 5, the entire Town is designated as a CIPA for the purposes of this CIP.

1.2 Purpose

The purpose of this CIP is to provide a framework for Town Council to offer financial incentives that support strategic revitalization for businesses in core commercial and agricultural areas, as well as housing across the affordability spectrum. Affordable housing is captured within the broader concept of attainability, and the CIP's focus is on supporting the delivery of attainable housing. Both affordable housing and attainable housing are necessary to meet the needs of different groups within the community. In the case of this CIP, the focus is to prioritize attainable housing, which can also benefit affordable housing initiatives. The financial incentives in this CIP are intended to achieve the goals and objectives outlined in Section 3. The goals, objectives and financial incentives in this CIP also complement the direction provided in relevant Provincial, County, and Town policy and strategic planning documents as outlined in Section 4. These policy and strategic planning documents, as well as stakeholder and community engagement, have informed the identification of the CIPA mapped in Section 5. The implementation and evaluation process for this CIP is outlined in Section 7, and a glossary of key terms is provided in Section 8.

The expected outcome of this CIP is to foster sustainable investment and growth that will allow the Town to remain economically prosperous, resilient and investment ready.



1.3 How to use this CIP

This CIP should be read and interpreted in its entirety, beginning with an understanding of the goals and objectives of the CIP in order to understand how projects contribute to community improvement and revitalization.

To assist the users, the following chart highlights which programs may be applicable to various projects and properties, subject to program eligibility requirements as detailed in Section 6.

Economic Development & Housing Focused Programs

Financial Incentive Programs	Commercial	Agricultural	Residential	Attainable Housing	Medical Facilities
Municipal Fees Grant Equivalent	✓	✓	✓	✓	✓
Sustainability and Climate Resilience Grant	✓		✓	✓	✓
Brownfield Tax Assistance Program	✓		✓	✓	✓
Development Charges Equivalent Program				✓	
Building Conversion or Expansion Grant	✓	✓	✓	✓	✓
Study & Design Program	✓		✓	✓	✓

Economic Development & Revitalization Programs

Financial Incentive Programs	Commercial	Agricultural	Residential	Attainable Housing	Medical Facilities
Building Improvement Renovation Grant	✓		✓	✓	✓
Building Façade and Signage Grant	✓	✓			✓
Property Enhancement and Improvement Program	✓	✓			✓
Destination Infrastructure Grant	✓	✓			✓
Start-up Space Improvement Program	✓				✓
Agricultural Diversification and Tourism Program		✓			

Housing Focused Programs

Financial Incentive Programs	Commercial	Agricultural	Residential	Attainable Housing	Medical Facilities
Tax Increment Equivalent Program				✓	
Downtown Apartment Rehabilitation or Conversion Program			✓	✓	
Attainable Housing Feasibility Program				✓	
Attainable Rental Housing Grant				✓	
Additional Residential Unit Program			✓	✓	
Surplus Land Program				✓	
Land Banking Policy				✓	

For detailed inquiries regarding project and program eligibility, it is recommended that an applicant consult with Town staff. Available funding for programs may vary based on Town Council's discretion and their opinion of the Town's community improvement needs. Applicants are therefore encouraged to consult with Town staff regarding funding well in advance of planned projects.

Requests for program funding that are submitted 30 days or more after project commencement will not be approved. For the purposes of this CIP, project commencement means the initiation of substantial on site construction activities, such as excavation, servicing, or foundation work, following the issuance of all required municipal approvals

1.4 Overview of this CIP

This Community Improvement Plan (CIP) is comprised of 7 parts and a glossary. The parts are described as follows:

- **Part 1: Introduction** – This part provides the context of the CIP and introduces the reader to the concept contained within it.
- **Part 2: Creation of the CIP** - This part details the steps that were taken to create the CIP, such as public engagement and community involvement.
- **Part 3: Goals and Objectives of the CIP** – This section outlines the stated goals and objectives that resulted from the public input.
- **Part 4: Enabling Legislation** – This section highlights the legislative framework that permits the creation and implementation of this CIP.
- **Part 5: Community Involvement Plan Area** – This part outlines the total area that this CIP encompasses.
- **Part 6: Financial Incentive Program** – This section describes the eligibility criteria and the programs that this CIP will implement.
- **Part 7: Implementation and Evaluation** – This part details how the CIP will be implemented and monitored by the Town.
- **Part 8: Glossary** – Outlines key terms used in this CIP.

2. Creation of the CIP

In Fall 2024, the Town of The Blue Mountains conducted a resident satisfaction survey. At the conclusion of the survey, residents were asked: “What is the single most important issue facing the Town of The Blue Mountains today?” There were 543 respondents to the question, and at 18%, the cost of living/housing affordability and the lack of attainable housing were the most frequently mentioned issues. In response, the Town of The Blue Mountains prepared an Action Plan outlining various actions either underway, planned or envisioned for expanding the attainable housing options in the Town. This CIP implements one such action by reviewing CIP feedback on existing programs to adjust programming to reflect current economic conditions impacting housing affordability, improve overall CIP uptake, and expanding program eligibility.

This review of the Town’s two previous CIPs, being the Housing Within Reach CIP and the Town-Wide Revitalization CIP, has resulted in the development of this comprehensive CIP and its focus on strengthening attainable housing incentive programs, supporting local businesses, and diversifying the local economy . This CIP aims to do so through initiatives that address the current economic challenges impacting both housing affordability and economic sustainability within the Town.

The development of this CIP included significant community engagement through a survey, stakeholder engagement workshops, an Open House meeting, and a Public Meeting. Summaries of those engagement sessions are included below.

The input provided by residents and stakeholders during these sessions has directly influenced the goals and objectives of this CIP and subsequently the incentive programs provided. This engagement ensures that the CIP reflects local priorities and provides tools that are both practical and widely supported across the community.



2.1 Stakeholder and Public Engagement

Two stakeholder workshop sessions were held to gather input from key representatives of the local business and housing sectors. Each session was structured as an open-dialogue discussion focused on identifying challenges, opportunities, and areas for improvement within the former CIPs. Participants were invited to share their experiences with current programs, highlight barriers to participation, and provide suggestions for strengthening future incentive offerings. The key themes and insights from these sessions are summarized below.

An in-person workshop focused on the Townwide Revitalization CIP was held on January 28, 2026. Attendees included local business owners, business group

representatives, and community organizations. The key takeaways from the workshop were:

- i. There is a need for increased funding for the new CIP programs;
- ii. Application and approval processes should be streamlined;
- iii. CIP eligibility requirements should be clarified;
- iv. There should be separate criteria for private development and non-profit organizations.

Two (2) Attainable Housing Workshop sessions were held. An in-person session took place on January 28, 2026, and a virtual session was held on February 19, 2026. Attendees included developers, builders, and non-profit housing groups in the Town. The key takeaways from the Attainable Housing Workshops are identified below:

- i. Expansion of the CIP eligibility area is warranted;
- ii. There is a lack of workforce housing, which should be addressed in the new CIP;
- iii. Sustaining and addressing long-term affordability in the Town should be a goal of the new CIP;
- iv. Opportunities for public-private partnerships are key in building attainable housing;
- v. Desire for faster planning approvals for new housing.

The goal of the sessions was to obtain relevant information on the issues associated with the current CIP programs from individuals/organizations that are most capable of delivering projects that can help to reach the goals of the CIP.

2.1.1 Community Engagement Session

A Community Engagement Session was held at the Town Hall on April 15, 2026. The engagement session included a formal presentation with opportunity for follow-up questions from attendees. Poster boards invited public comments on critical needs in the Town for businesses, attainable housing, agritourism and more. The following preliminary goals for the new CIP were presented:

1. Maintain and reinforce the Town's distinct character as a four-season destination with a focus on core commercial areas;
2. Support local businesses and contribute to overall economic viability;
3. Promote an attractive, accessible and well-designed public and private realm;
4. Facilitate attainable housing units throughout the Town.

In reviewing the proposed preliminary goals, community comments indicated a desire for increased community trail connectivity, growing and diversifying employment options, providing more essential services in Craighleith, supporting small home construction and streamlining attainable housing development.

In response to areas of the community that should be a focus for revitalization, comments included consideration of Craighleith village, Clarksburg, the harbour and waterfront area, Grey Road 21, and Georgian Trail. Notes also referenced accessibility needs for businesses, such as accessible ramps and washrooms. Critical needs to support attainable housing were indicated including the need for low-cost land, housing geared to income, rental needs, developers to build this housing, and opportunities to partner with groups like Habitat for Humanity.

Business needs highlighted by public comments included the need for more light industrial zoning, beach beautification, a business hub, expanded sidewalks and community safety through crossing lights in certain areas.

Suggestions for supporting farm businesses and agritourism included more signage for local farmers, encouraging local retailers to use local suppliers, priority for local products at markets, and opportunities for year-round vegetable production and sales outlets.



3. Goals and Objectives of the CIP

Applications for CIP programs will be evaluated to ensure consistency with the goals and objectives of this CIP, which are:

Goals	Objectives
1. Maintain and enhance the Town's distinct character as a four-season destination with a focus in core commercial areas	i. Enhance sense of place and community identity through placemaking and public realm improvements. ii. Promote the Town's diversified four-season tourism offerings through investments in tourism and recreational infrastructure.

Goals	Objectives
2. Support and sustain local businesses and contribute to long-term economic prosperity	i. Strengthen the Town's key commercial, tourism, and rural economic areas, including the downtowns of Thornbury, Clarksburg, and Craigleith, Heathcote and Ravenna, and Blue Mountain Village, as vibrant centres of economic activity. ii. Foster a wide range of community-serving commercial uses through the redevelopment of vacant or underutilized lands. iii. Provide opportunities to facilitate economic diversification within the Town's rural and agricultural areas. iv. Encourage the establishment and expansion of medical clinics, doctors' offices, and other health practices within key areas of the Town. v. Support the adaptive reuse or renovation of existing buildings to accommodate medical and health-service providers.
3. Promote an attractive, accessible, connected and well-designed public and private realm	i. Implement the Town's urban design guidelines so that development reflects local community feel. ii. Facilitate cohesive gateway and wayfinding signage throughout the Town that reflects the community's goals for local identity and supports tourism and commercial uses. iii. Promote an enhanced pedestrian environment through streetscape improvements and considerations for connectivity to existing trail systems. iv. Support enhancements to the private realm that improve building facades, display areas, signage, and landscaping.
4. Facilitate attainable housing options throughout the Town	i. Provide opportunities for housing at varying price points across the Town. ii. Encourage large-scale attainable housing development across the Town, especially in proximity to existing or planned transit. iii. Promote long-term housing attainability.
5. Increase the supply of a diverse range of housing types and	i. Support opportunities for long-term rental housing supply serving the local workforce. ii. Promote the renovation, repair or rehabilitation of underused or underutilized residential units.

Goals	Objectives
tenures over the long-term	iii. Facilitate a range of housing supply through infill, intensification, and mixed-use development.
6. Enhance the Long-Term Viability and Competitiveness of Agricultural and Rural Areas	i. Encourage private sector investment to enhance the economic vitality of the Town's rural and agricultural areas. ii. Support and strengthen the viability of the Town's thriving agricultural sector, including agricultural value-added, agritourism and facility improvement projects.

4. Enabling Legislation

It is important to acknowledge the legislative and policy framework that authorize the creation and implementation of this CIP. These frameworks also establish mandatory processes and requirements. This section outlines key legislation and policies that enable this CIP.

4.1 Planning Act

The *Planning Act* is the piece of Provincial legislation that establishes the rules and regulations for land use planning in Ontario and enables the implementation of Community Improvement Plans. The legislative authority to prepare a CIP is established under Section 28 of the *Planning Act*. Section 28 of the *Planning Act* defines a Community Improvement Plan and Community Improvement Project Area (CIPA), and permits their preparation where a municipality has Official Plan policies related to community improvement and its council has passed a by-law designating a CIPA.

4.2 Municipal Act

The *Municipal Act* establishes rules of governance for Ontario municipalities and enables municipal councils to pass by-laws.

Section 106(2) of the *Municipal Act* prohibits municipalities from providing financial assistance to businesses or other enterprises. However, Section 106(3) provides exemptions, which include authorized CIPs under Section 28 of the *Planning Act*.

4.3 Grey County Official Plan (2018)

Section 9.16 of the Grey County Official Plan establishes that local municipal councils may designate Community Improvement Project Areas and that the goal of these areas is to foster and coordinate the physical improvements and maintenance of older or neglected areas of a community for environmental, social, or community economic

reasons. This section further outlines that Community Improvement Project Areas are intended to achieve a variety of objectives, including the creation of attainable housing, promotion of on-farm business growth, economic growth, intensification in specific areas, and more.

4.4 Town of The Blue Mountains Official Plan (2016)

The Town's in-effect Official Plan was approved by Town Council in 2016. The Town's Official Plan is the principal policy document used to guide the Town's development and redevelopment, as well as to express its goals, objectives, and key environmental and economic priorities.

Section E3.5 of the Official Plan speaks directly to community improvement and states CIPs within the Town are intended to renew and improve the built environment by enhancing safety, optimizing existing services, upgrading infrastructure, and creating attractive, pedestrian-friendly public spaces. The following specific goals related to community improvement are also provided:

- a) To preserve, rehabilitate, and redevelop the existing built environment;*
- b) To maximize the use of existing public infrastructure, facilities, and amenities;*
- c) To coordinate private and public community improvement activities;*
- d) To promote development and redevelopment that is sustainable in nature;*
- e) To guide the Town in setting priorities for municipal expenditure respecting community improvement projects;*
- f) To participate, wherever possible, in Federal and/or Provincial programs to facilitate community improvement;*
- g) To reconcile existing land use conflicts and minimize future land use conflicts;*
- h) To provide new affordable housing (2022 Town OP only).*

4.5 Town of The Blue Mountains Official Plan (Draft June 2025)

The Town is currently updating its Official Plan to align with new policy directions by the County and Province. As of the writing of this report, the Town's draft Official Plan (draft Official Plan) has been submitted to the County of Grey for review and approval but is not in force and effect.

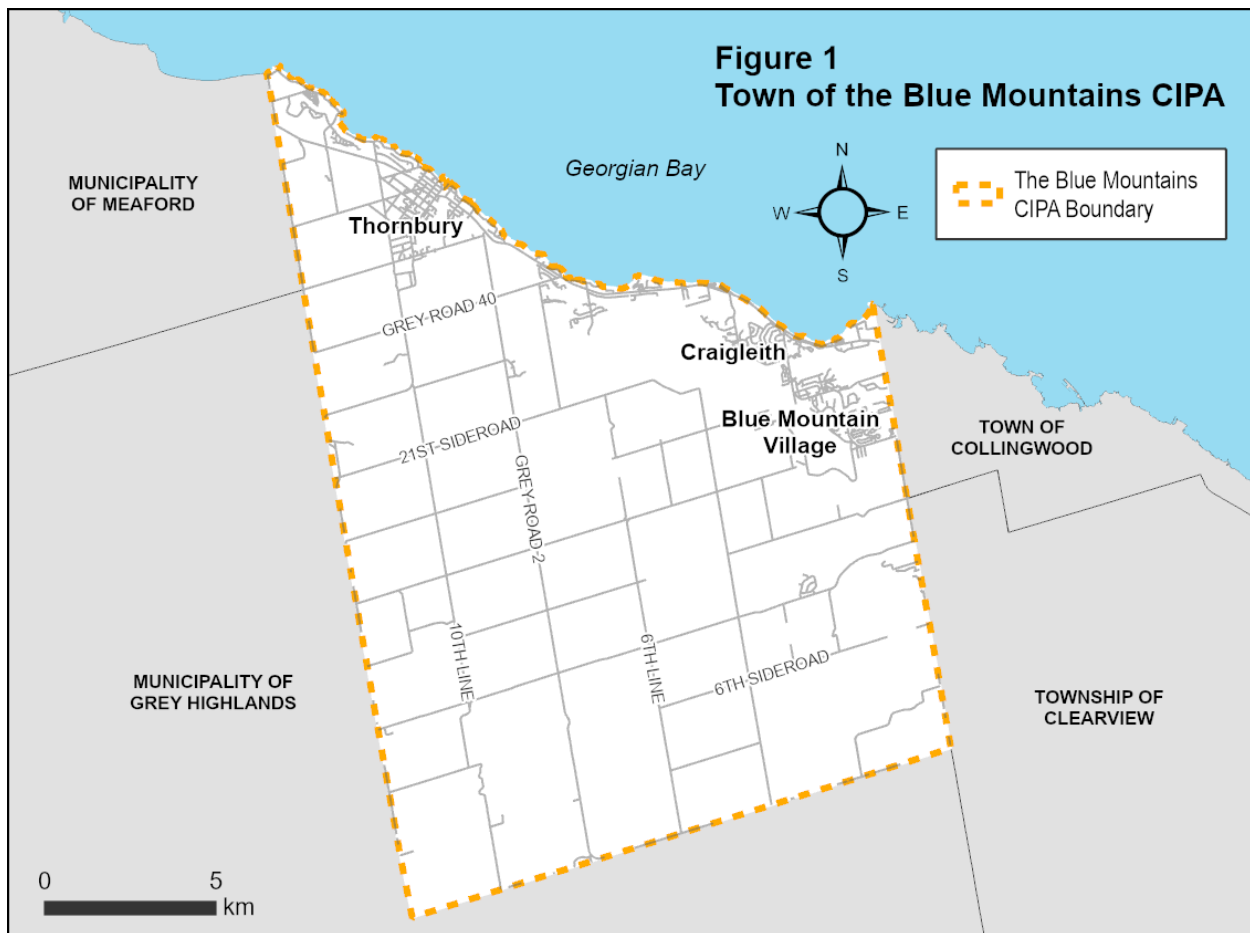
The draft Official Plan establishes a planning horizon to 2046. The draft Official Plan reflects the 2016 Official Plan as it provides objectives and criteria intended to direct community improvement where it will have the most impact, and targets the built-up areas of the Town as well as the commercial core areas of Thornbury, Clarksburg and Craigeleith. Within the Draft Official Plan, the agriculture sector is highlighted as being an

integral part of the economy. This CIP is therefore positioned to provide assistance to agricultural uses.

5. Community Improvement Plan Area

To establish incentive programs under a **Community Improvement Plan**, a **Community Improvement Plan Area** (CIPA) must be designated, as per Section 26 of the *Planning Act*. For the purposes of this CIP, the entire Town of The Blue Mountains will be designated as a CIPA (see Figure 1 below).

Figure 1 - The Town of The Blue Mountains CIPA



The CIPA is established by By-law and will be administered separately from the CIP, allowing for area modifications without requiring amendments to the CIP. This will allow Town Council to adjust the CIPA By-law or enact a new one, as necessary. For complete and up-to-date information on the CIPA boundaries, interested applicants and users of this CIP should contact the Town.

6. Financial Incentive Programs

As part of the CIP, the Town of The Blue Mountains may implement any of the programs listed within this section, subject to available funding, the Town's capital budget, and other available resources. Unless otherwise stated in specific program details, funding programs may be combined. Council or their designate is the approval authority for all Financial Incentive Programs under this CIP. Council may delegate approval authority to a Plan Administrator to ensure efficient administration.

6.1 General Eligibility Criteria

All financial incentive programs in this CIP are subject to the following general eligibility requirements as well as the individual requirements specified for each program. These program requirements are not intended to be exhaustive, and the Town reserves the right to include other reasonable requirements and conditions deemed necessary on a project-by-project basis.

- a) The subject property must be contained within the Community Improvement Project Area, as mapped in Section 5 of this CIP.
- b) The proposed use for the property conforms to the Town's Official Plan, Zoning By-law and within the program-specific criteria for the financial incentive in which the applicant is applying for.
- c) The applicant must either be the owner of the property, an agent for the owner of the property to whom the owner has provided written consent for the application, or the tenant of the property to whom the owner has provided written consent for the application.
- d) The proposed improvements address and work towards one, or more, of the goals and objectives stated in Section 3 of this CIP.
- e) The applicant is in good standing with the Town of The Blue Mountains with respect to property tax payments and Zoning By-law compliance.
- f) Projects must conform to the Town's Community Design Guidelines to obtain program funding at the discretion of Town Staff.
- g) *Ontario Heritage Act* designated properties must complete all work in accordance with the *Ontario Heritage Act* and any applicable guidelines. Works must conserve heritage attributes. The Town reserves the right to refuse applications where a property owner has contravened the *Ontario Heritage Act*.
- h) The total funding provided through this CIP shall not exceed the total project costs. Additionally, the total amounts of all funding may not be greater than 50% of the eligible cost of the project, unless outlined by the specific program.
- i) No improvement work may commence before the application is approved. Retroactive requests for funding will only be permitted within 30 days or less of project commencement. Once the application is approved, a timeframe will be

provided by the Town to both commence construction and complete the approved improvement works. Any works commenced in advance of an application decision are undertaken at the applicant's risk and does not negate requirements for permits.

- j) The applicant submits a completed application form with any additional required documentation to the Town during the application period and where funding is available.
- k) Short Term Accommodation (STA) do not qualify as housing for any attainable housing programs and are not eligible for any fundings under this CIP.
- l) The applicant submits:
 - a. detailed drawings, plans, or sketches illustrating the proposed improvements (prepared by a qualified professional where required);
 - b. a minimum of two (2) itemized cost estimates or contractor quotes for all eligible work;
 - c. any heritage-related documentation, if the property is designated or listed; and
 - d. any other documentation as requested by the Town.

6.2 Economic Development & Housing Focused Programs

This subsection outlines programs designed to strengthen the Town's economic development and provide a greater focus on attainable housing.

6.2.1 Municipal Fees Grant Equivalent

Purpose

This grant is intended to offset the costs for fees associated with the *Planning Act*, *Building Code*, and Sign Permits for approved projects under this program. This program will reimburse a portion of certain planning applications and building permit fees.

Program Details

This grant will cover 100% of the total eligible project costs to a maximum of \$50,000 per project.

NOTE: Although application and permit fees are rebated, they are not waived outright. Fees are to be paid when due and will be reimbursed to approved applicants per payment details below.

Eligible Projects

- The Town may refund fees for *Planning Act* and Ontario Building Code applications for improvements that meet the goals and objectives of this CIP specific to agricultural use, commercial use, and mixed-use buildings or properties, related to the construction of additional residential units, or attainable housing units. These include:
 - Zoning By-law Amendments;
 - Site Plans;
 - Minor Variances; and
 - Building Permit fees.
- Other Town fees related to improvements that achieve the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria outlined in Section 6.1 apply.
2. Projects must be related to a commercial use, on-farm diversified use, or the addition of at least one new dwelling unit.
3. All grants shall be subject to receiving the required approvals or permits, as required by Town by-laws and applicable Provincial or Federal laws; and
4. Consulting fees incurred by the Town to process planning applications will not be eligible for rebate under this program.

6.2.2 Sustainability and Climate Resilience Grant

Purpose

This grant program supports building upgrades for existing commercial, mixed-use, or or multi-residential buildings that improve energy efficiency, promote sustainable design and climate resilience, and contribute to the Town's sustainability goals and objectives.

Program Details

The grant will cover 50% of eligible costs to a maximum of \$10,000.

Eligible Projects

- Sustainability improvements to commercial, mixed-use, or multi-residential buildings include, but are not limited to:

- Installation of high-performance windows and doors;
- Air sealing and weatherproofing;
- High-efficiency furnaces, boilers, or heat pumps;
- Solar thermal hot water systems;
- Low-flow fixtures and water-saving devices;
- High-efficiency hot water systems;
- Smart thermostats/controls and energy management technologies to improve efficiency;
- Solar panels;
- Insulation upgrades to achieve updated building performance requirements; and
- Other sustainability or energy improvements that advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria outlined in Section 6.1 apply;
2. Projects must be related to a commercial, mixed-use, or multi-residential building; and
3. All grants shall be subject to receiving the required approvals or permits, as required by Municipal By-laws and any applicable Provincial or Federal laws.

6.2.3 Brownfield Tax Assistance Program

Purpose

The Brownfield Tax Assistance Program is intended to provide tax assistance to eligible applicants to encourage significant environmental remediation and/or risk assessment or management that may be required to a property prior to development. In accordance with Section 365.1 of the *Municipal Act*, the municipality may defer or cancel all or a portion of municipal property taxes during the period in which the brownfield site is being remediated or redeveloped, known as the Rehabilitation Period and Development Period, as defined in Section 37 of the *Municipal Act*.

Program Details

The Brownfield Tax Assistance Program will provide grants up to 100% of the Town and County taxes during the Rehabilitation Period and Development Period, as defined in Section 37 of the *Municipal Act*.

Eligible Projects

Any property within the designated Community Improvement Project Area which has had a Phase II Environmental Site Assessment (ESA) completed, and did not meet the required standards under subparagraph 4 of section 168.4(1) of the *Environmental Protection Act*, as amended.

Payment Details

The municipal portion of the property tax assistance applies only during the Rehabilitation Period and the Development Period. It may begin at the start of the Rehabilitation Period and continue for a duration set by Town Council in a bylaw, but cannot exceed the limits in Section 365.1(1) of the *Municipal Act*: the earlier of (a) eighteen months, (b) the date a Record of Site Condition is filed, or (c) when the assistance equals the eligible remediation costs.

The Development Period begins immediately after the Rehabilitation Period and ends on the earlier of (a) the date specified in the bylaw or (b) when the total assistance provided equals the eligible remediation costs.

The total duration of assistance may include both periods, subject to the maximum timeframes and cost limits noted above.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. The property must qualify as a brownfield site and have a Phase II ESA confirming contamination;
3. The project must involve eligible remediation or risk-management activities required for a Record of Site Condition;
4. All work must receive necessary municipal, provincial, and federal approvals prior to grant issuance; and
5. Soft costs not directly related to environmental remediation (e.g., legal fees, planning consulting fees) are not eligible for rebate.

6.2.4 Development Charges Equivalent Program

Purpose

This program assists in offsetting the cost of Town and County development charges that are incurred through the development application and approval process. This program is intended to promote significant investment in the development of attainable housing within the Town.

Program Details

The program will provide grants up to 100% to a maximum of \$250,000 of the Town and County development charges applicable to the development of attainable housing.

Eligible Projects

All attainable housing developments within the Community Improvement Project Area are eligible provided they satisfy the program specific eligibility requirements below.



Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply.
2. Per the Glossary in this Plan, for the purposes of this program, attainable is defined as housing with rents at or below 120% of the CMHC Average Market Rent (AMR) for the applicable unit type.
3. The minimum number of attainable dwelling units in a development shall be two.
4. The total value of the grant shall be calculated based on the number of attainable housing units in a development. For clarity, the value of the grant shall be equal to or less than the development charges applicable to eligible new attainable housing units under this program.
5. Attainability must be maintained over ten (10) years and will be confirmed by the Town once per year through the submission of supporting documentation, such as rent receipts, tenant income verification, or other materials.

6.2.5 Building Conversion or Expansion Grant

Purpose

This grant promotes building expansions as well as the reuse of vacant or underutilized commercial or agricultural space by providing financial assistance for leasehold improvements and interior retrofits to support the establishment of new businesses.

Program Details

The grant will cover 100% of the total eligible project costs to a maximum of \$20,000 per property.

Eligible Projects

- Conversion of vacant or underutilized commercial into new commercial, residential, or mixed-use spaces;
- Expansion of existing buildings to add new floor area or new dwelling units;
- Conversions of underutilized agricultural buildings into on-farm housing;
- Conversion of vacant or underutilized commercial space into medical uses; and
- Other improvements that advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. The project must result in a new or expanded commercial use, residential unit(s), or mixed-use space;
3. New residential uses must be located above grade (for clarity, on the second floor or above);
4. All required municipal, provincial, and federal approvals must be obtained prior to grant issuance; and
5. Soft costs not directly tied to construction (e.g., legal fees, planning consulting fees) are not eligible for this grant.
6. Building renovations and improvements are not eligible for this grant (refer to Building Improvement Renovation Grant for such work).

6.2.6 Study and Design Program

Purpose

This grant helps property owners offset the cost of studies and design work that advance the goals of this CIP and support the Town's economic development and diversification.

Program Details

The grant will cover 50% of the total eligible project costs to a maximum of \$20,000 per property/project.

Eligible Projects

Studies must be prepared by a qualified professional acceptable to the Town related to economic development or redevelopment within the Town, including but not limited to:

- Urban Design Studies;
- Architectural Drawings;
- Property Surveys;
- Fire Safety Plan;
- Heritage Impact Assessments;
- Feasibility Studies;
- Traffic Impact Studies;
- Environmental Site Assessments; and
- Other studies that advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of the study and satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. The study or design work must directly support economic development, redevelopment, or diversification within the Town;
3. All studies must be completed by qualified, licensed, or accredited professionals, as applicable to the discipline;
4. For non-profits, payment can be made upon submission of the completed study and to the Town's satisfaction. For private development, only studies completed after an application has been submitted are eligible for funding; and
5. Soft costs not directly related to the preparation of the study (e.g., legal fees, administrative fees, or application fees) are not eligible for rebate.

6.3 Economic Development & Revitalization Programs

The following section outlines programs with an acute focus on the Town's economic development and revitalization goals.

6.3.1 Building Improvement Renovation Grant

Purpose

This grant supports the rehabilitation, repair, and physical upgrading of existing commercial, office, mixed-use, and institutional buildings to improve their condition and ensure their long term viability within the Town.

Program Details

The grant will cover 50% of total eligible costs to a maximum of \$20,000.

The maximum may be increased by up to \$5,000 for properties designated under the *Ontario Heritage Act*. The total cumulative grant shall not exceed \$25,000 per property.

Eligible Projects

- Interior and exterior upgrades required to meet Ontario Building Code or Fire Code, including structural repairs, weatherproofing, window and door replacement, plumbing and electrical upgrades, heating and ventilation improvements, and installation or upgrading of fire protection systems;
- Accessibility-related entrance and exterior improvements such as barrier-free entrances, ramps, and automatic doors;
- Interior accessibility upgrades that meet or exceed Building Code requirements, including stairways, elevators, railings, doorways, and washrooms;
- Servicing upgrades required due to municipal infrastructure improvements, such as electrical or water service upgrades;
- Professional fees for engineers, architects, or other qualified professionals directly related to eligible work, up to 15% of the total grant value; and
- Other building improvements that advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. Projects must be related to a commercial, institutional, agricultural, mixed-use, or multi-residential building;
3. All improvements must be permanent, non portable, and affixed to the building.
4. All required municipal, provincial, and federal permits or approvals must be obtained prior to the release of any grant funds;
5. Projects must comply with the Ontario Building Code, Fire Code, and all applicable Town by laws; and
6. Building conversion and/or expansions are not eligible for this grant. Please see Building Conversion or Expansion Grant in Section 6.2.5.

6.3.2 Building Façade and Signage Grant

Purpose

This grant program supports the improvement of building façades for new and historic properties to support high quality design, safety, and support overall community vibrancy.

Program Details

For Façade Improvements:

The grant will fund 50% of eligible costs to a maximum of \$10,000 per street-facing façade, or up to \$15,000 for properties improving both street-facing façades on a corner lot. The maximum may be increased by up to \$5,000 for properties designated under the *Ontario Heritage Act*. The total cumulative grant shall not exceed \$20,000 per property.

For Signage Improvements:

The grant will fund 50% of eligible costs to a maximum of \$2,500 per property.

Eligible Projects

- Storefront upgrades (display windows, canopies, awnings, entrances);
- Repair or replacement of exterior façade elements, including doors, windows, awnings, canopies, and façade lighting or fixtures;



- Restoration or repair of façade materials such as masonry, brickwork, cornices, parapets, eaves, and other architectural details;
- Conservation of heritage attributes for properties designated under the *Ontario Heritage Act*;
- Façade painting (not masonry elements), cleaning, and surface treatments that improve the building's appearance;
- Crime Prevention Through Environmental Design (CPTED) improvements;
- Permanent patio infrastructure on private property facing a street (e.g. fencing, barriers, and/or patio deck infrastructure). Note that temporary fixtures such as, but not limited to, heaters, tables, chairs or other such elements are ineligible for funding;
- Installation, improvement, or replacement of exterior signage to a maximum of \$2,500;
- Upgrading or installing exterior lighting for façades, entrances, and storefront display areas;
- Architectural or design fees directly related to eligible façade improvements, up to 10% of the grant amount;
- Other similar façade repairs or improvements that advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. Projects must be related to a commercial, institutional, agricultural, mixed-use, or multi-residential building;
3. Eligible façade works must be street-facing;
4. Any new signage must comply with the Town's Sign By-law;
5. Funding will not be provided for the painting or cleaning of masonry elements as these measures can cause long-term deterioration of masonry elements;
6. Proposed improvements must be permanent; and

7. Projects must comply with the Ontario Building Code, Fire Code, and all applicable Town by-laws.

6.3.3 Property Enhancement and Improvement Program

Purpose

This grant program supports private property upgrades that enhance the public realm, including improvements to landscaping, parking areas, bicycle parking, laneways, and permanent outdoor seating areas. The program encourages projects that strengthen the Town's local identity, complement municipal initiatives, and contribute to broader community revitalization and development objectives.

Program Details

The Property Enhancement and Improvement Program will cover 50% of total eligible costs to a maximum of \$15,000 or \$500 per linear metre of frontage on a street, whichever is less.

Eligible Projects

- Landscaping and site enhancements, including professional landscaping, native/drought-tolerant plantings, trees and shrubs, permanent planters, walkways, benches, refuse receptacles, public art, fencing, gates, and other permanent features that enhance the public realm;
- Active transportation infrastructure, including permanent bicycle parking and related facilities;
- Permanent outdoor seating areas and patios located adjacent to a sidewalk or public street (non-permanent features are ineligible);
- Parking area improvements, including permeable or enhanced surfacing, improved space demarcation, landscape buffers/islands, AODA compliant accessible parking, lighting, curbing, and improved pedestrian connections to sidewalks and building entrances;



- Pedestrian walkway upgrades, including accessibility improvements and AODA compliant connections between building entrances and public streets;
- Other similar improvements that achieve the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. Projects must be related to a commercial, institutional, agricultural, mixed-use, or multi-residential building;
3. Proposed improvements must be permanent; and
4. Applications shall be consistent with the Town's Community Design Guidelines.

6.3.4 Destination Infrastructure Grant

Purpose

This grant program stimulates investments by local stakeholders, organizations, and municipalities in infrastructure that enhances the public realm and strengthens the Town's role as a four-season destination.

Program Details

The Destination Infrastructure Grant will cover 50% of total eligible costs to a maximum of \$25,000.

Eligible Projects

- Capital improvements to core attractions, including trails, waterfront areas, parking, restrooms, staging areas, and lookouts;
- Visitor-focused signage such as interpretive or historical plaques, kiosks, and cycling/hiking route markers;
- Community wayfinding signage that improves navigation and visitor experience.
- Permanent installation of outdoor public art;
- Conversion of vacant lands into parks or enhanced green spaces;

- Streetscape beautification, including banners, benches, waste/recycling receptacles, landscaping, and seasonal decorations; and
- Other similar improvements that advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. Projects must be related to commercial, institutional, agricultural or mixed-use buildings;
3. Proposed improvements must be permanent; and
4. Applications shall be consistent with the Town's Community Design Guidelines.

6.3.5 Start-up Space Improvement Program

Purpose

The Start-up Space Improvement Program supports new business growth by providing funding for permanent leasehold improvements to commercial or mixed-use spaces, enhancing the functionality and marketability of the property and its rental units.

Program Details

The Start-up Space Improvement Program will cover 50% of total eligible costs to a maximum of \$20,000.

Eligible Projects

- Installation, alteration, repair, or restoration of interior partitions or rooms;
- Installation, repair, or replacement of plumbing, heating, HVAC, electrical fixtures, cable, telephone, fiber, and other service-specific systems;
- Modification, repair, or replacement of flooring, ceilings, walls, fixed cabinetry, and other structurally permanent interior elements;
- Painting, repainting, or resurfacing of interior walls, platforms, and other finished surfaces;

- Installation of new interior signage or lighting that is appropriate to the commercial space;
- Works related to improvements that advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. Projects must be related to a commercial or mixed-use building;
3. The business is new and has not previously been registered with the Town of The Blue Mountains; and

Proposed improvements must be permanent.

6.3.6 Agricultural Diversification and Tourism Program

Purpose

This grant program promotes the development or rehabilitation of on-farm diversified uses and agricultural tourism experiences in the Town's rural areas.

Program Details

The Agri-Tourism and Rural Experience Program will cover 50% of eligible costs, up to a maximum of \$20,000.

Eligible Projects

- Property improvements that support agri-tourism experiences or value-added activities, such as barn tours, petting zoos, farm trails, cycling rest stops, pick-your-own operations, on-farm dining, and workshops;



- Property improvements that enable the creation or enhancement of produce stands, along with related wayfinding or promotional signage that supports on-farm retail activities;
- Improvements that result in the development of rural tourism accommodations, such as bed & breakfast operations, cabins, or yurts;
- Other improvements that result in the creation or rehabilitation of on-farm diversified uses, agricultural tourism experiences, and support the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. The property must be located in the rural area;
3. The proposed works must be secondary to the primary agricultural operation;
4. Projects must conform with Provincial, County, and Town land use planning policies and regulations applicable to agricultural and rural lands; and
5. Improvements must be permanent.



6.4 Housing Focused Programs

This subsection outlines programs designed to provide a greater focus on attainable housing and promote a broad range of housing types.

6.4.1 Tax Increment Equivalent Program

Purpose

This program provides a grant equal to the tax increase resulting from new development or redevelopment of buildings to create new attainable housing units. This program provides a funding to rebate a portion of the municipal taxes attributed to the increased assessment over a 10-year period. The tax increment does not include any changes in municipal taxes resulting from general tax rate adjustments or changes in assessment for any other reason.

Program Details

The grant is based on the increase in assessment value due to the improvements:

- **Year 1-10:** 100% of the Town tax increase

After Year 10, the property owner is responsible for paying the full amount of property taxes, including any increase resulting from the redevelopment or rehabilitation.

Eligible Projects

- Construction and reconstruction of lands and/or buildings for the provision of attainable housing. Housing units must be contained within a mixed-use or multi-residential building;
- Projects which involve improvement of more than 25% of the existing gross floor area, or are a new development, providing at least four (4) attainable units are eligible;
- Adaptive reuse of a property to suit a new mixed-use or multi-residential building;
- Additions to an existing mixed-use or multi-residential building involving an increase of at least two attainable dwelling units;
- Energy efficiency improvements;
- Infrastructure work such as the improvement or reconstruction of existing on-site public infrastructure (water services, sanitary and storm sewers) that result in an increase in the assessed value of the property will also be eligible; and

- Any combination of the above or other improvements which advance the goals of this CIP, as approved by the Town.

Payment Details

The grant will be provided upon the successful completion of the approved work and payment of the full assessed value of the municipal taxes. Tax increment grants are provided to property owners for a maximum of 10 years. Where approved, grants will be paid annually to property owners within approximately three (3) months of payment of the full municipal property tax. If the property is sold or transferred during the grant period, the continuation of the benefit is subject to prior written approval from the Town and the new owner may be required to satisfy specified conditions. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria outlined in Section 6.1 apply;
2. Only attainable housing in mixed-use and multi-residential buildings is eligible for this program (those that achieve the goals and objectives of this CIP);
3. For the purposes of this program, attainable is defined as housing with rents at or below 120% of the CMHC Average Market Rent (AMR) for the applicable unit type;
4. For clarity, small scale projects, defined as those that involve less than 25% of the existing gross floor area and/or an increase of less than 15% of the existing gross floor area, will not be considered eligible under this program;
5. An assessment by a third-party appraiser must demonstrate that the proposed work is expected to result in an increase in the assessed value of the property before commencement of the project and after completion of the project;
6. Attainability must be maintained over ten years and will be confirmed by the Town once per year through the submission of supporting documentation, such as rent receipts, tenant income verification, or other materials;
7. If the property is sold, in whole or in part, before the period lapses, the subsequent owner is not entitled to future payments, however, exceptions may be made at the Town's discretion subject to the agreement; and
8. All grants shall be subject to receiving the required approvals or permits, as required by Town by-laws and applicable Provincial or Federal laws.

6.4.2 Downtown Apartment Rehabilitation or Conversion Program

Purpose

The Downtown Apartment Rehabilitation or Conversion Program supports the rehabilitation of existing residential units and the conversion of commercial, residential, or mixed-use space into attainable upper storey or rear of building housing.

Program Details

The Downtown Apartment Rehabilitation or Conversion program will cover 50% of total eligible costs to a maximum of \$15,000.

Eligible Projects

Physical improvements which result in the creation or rehabilitation of residential units, including but not limited to:

- Building Code and Fire Code compliance work, such as structural, electrical, ventilation, safe egress, fire protection systems, insulation, and similar life-safety improvements;
- Accessibility upgrades, such as improvements to lobbies or vestibules serving residential units, accessible washrooms, interior doorways, and kitchen facilities;
- Permanent interior finishes and fixtures, including painting, drywall, trim, permanent lighting, flooring, countertops, and cabinetry, eligible up to 25% of total eligible costs; and
- Other similar improvements that advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. The property must contain an existing commercial or mixed-use building;
3. Projects must create at least one new housing unit through rehabilitation or conversion;
4. Works that create new or additional gross floor area are not eligible under this program;

5. Applicants must provide a clear description of proposed improvements and a cost estimate from a qualified licensed contractor, consistent with the estimate submitted for the associated Building Permit;
6. The Town may request a second quotation from another qualified licensed contractor to verify costs;
7. Proposed work must result in units that meet the Ontario Building Code, Fire Code, Property Standards By-law, and all applicable municipal requirements;
8. This program cannot be combined with the Brownfield Tax Assistance Program and the Underutilized Building Conversion Expansion Program.

6.4.3 Attainable Housing Feasibility Program

Purpose

The Attainable Housing Feasibility Grant Program is intended to assist eligible applicants with the cost of determining an attainable housing project's feasibility prior to construction.

Program Details

The Attainable Housing Feasibility Program will cover 100% of total eligible costs to a maximum of \$25,000.

Eligible Projects

- Market and business development studies, including market analyses, business development plans, and development pro-formas;
- Building condition assessments for buildings proposed to be repurposed, significantly modified, or renovated;
- Capital replacement plans, including inventories of major building components (e.g., windows, doors, roofs, siding, HVAC) and long-term repair and replacement forecasting; and
- Other studies or assessments which investigate the feasibility of housing and advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. To qualify, a development must propose a minimum of two attainable dwelling units;
3. For the purposes of this program, attainable is defined as housing with rents at or below 120% of the CMHC Average Market Rent (AMR) for the applicable unit type;
4. A paid invoice confirming that the consultant has been compensated in full must be provided before grant payment is issued. Grant amounts will be based on the lesser of the approved cost estimate or the actual study cost;
5. Town staff will determine the extent to which the proposed work is eligible for funding and may request additional cost estimates or supporting information as needed.

6.4.4 Attainable Rental Housing Grant

Purpose

The Attainable Rental Housing Grant Program supports the development of new rental units that are offered at below market rates to eligible households. The program provides financial assistance to reduce development costs and improve project feasibility, helping to increase the supply of long term attainable rental housing within the Town.

Program Details

The Attainable Rental Housing Program will cover up to \$10,000 per unit to a maximum of \$150,000 per project. The funds will be payable upon completion of structural framing of the development.

Eligible Projects

- Works related to Ontario Building Code or Fire Code compliance, such as structural, electrical, safe egress, ventilation, or fire protection including associated insulation and similar improvements;
- Site preparation activities, including grading, excavation, demolition, and site servicing required to support the development of attainable rental units;
- Building foundation and structural work, such as footings, foundations, framing, and structural reinforcement for new construction or adaptive reuse;

- Interior construction and finishing, such as partition walls, flooring, ceilings, fixtures, and accessibility improvements required to complete rental units;
- Other construction activities or improvements directly required to complete attainable rental units and advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon structural framing of the development to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. To qualify, a development must propose a minimum of two attainable dwelling units;
3. For the purposes of this program, attainable is defined as housing with rents at or below 120% of the CMHC Average Market Rent (AMR) for the applicable unit type;
4. A paid invoice confirming that the consultant has been compensated in full must be provided before payment is issued. Grant amounts will be based on the lesser of the approved cost estimate; and
5. Town staff will determine the extent to which the proposed work is eligible for funding and may request additional cost estimates or supporting information as needed.

6.4.5 Additional Residential Unit Program

Purpose

The Additional Residential Unit Program supports the creation of additional residential units that are accessory to a single detached dwelling, semi-detached dwelling, duplex dwelling, or townhouse dwelling.

Program Details

The Additional Residential Unit Program will cover 50% of total eligible costs to a maximum of \$20,000.

Eligible Projects

Physical improvements that result in the creation of additional dwelling units, accessory to the primary dwelling, including but not limited to:

- Works related to Ontario Building Code or Fire Code compliance, such as structural, electrical, safe egress, ventilation, fire protection including associated insulation, and similar improvements.
- Accessibility improvements including accessibility improvements to the building lobby or vestibule that provide access to the residential units, as well as accessible washrooms, interior doorways, or kitchen facilities;
- Permanent finishing materials and permanent decorative elements, including painting, drywall, trim, permanent light fixtures, flooring, countertops, and cabinetry, shall be an eligible cost to a maximum of 25% of the total eligible costs;
- Costs for the services of a professional engineer or architect as may be required in association with the improvements noted above, to a maximum of 15% of the total eligible costs.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply.
2. To qualify, a new development must propose a minimum of one new housing unit.
3. Applicants must provide a clear description of proposed improvements and a cost estimate from a qualified licensed contractor, consistent with the estimate submitted for the associated Building Permit.
4. The Town may request a second quotation from another qualified licensed contractor to verify costs.
5. Proposed work must result in units that meet the Ontario Building Code, Fire Code, Property Standards By-law, and all applicable municipal requirements.
6. The new additional dwelling unit(s) may not be used as a short-term accommodation.

6.4.6 Surplus Land Program

Purpose

The Surplus Land Grant Program will identify municipally owned lands that are deemed surplus to the needs of the Town or the County and that will subsequently be offered through a Request for Proposal (“RFP”) process for development purposes. This program will provide a significant incentive to offset the costs associated with land acquisition for the purpose of developing attainable housing.

Program Details

The Surplus Land Grant Program will facilitate a collaborative effort from the Town and the County to determine the value of a surplus property. As an outcome of the RFP process, surplus land may be granted at a significantly reduced value or at no cost.

Eligible Projects

There are no applicant-initiated projects eligible for this program.

Payment Details

Applicants through the RFP process will not receive monetary payment.

Program Specific Eligibility Requirements

1. Specific eligibility criteria may be identified in the RFP to be released by either the Town or the County.
2. The eligibility criteria will identify the needs to be met by the Town and the County.
3. Proposals submitted will be assessed based on the criteria identified in the RFP with preference given to proposals that meet or exceed those criteria.

6.4.7 Land Banking Policy

Purpose

It is the policy of this CIP that Town Council may, at its discretion, acquire, sell, lease, prepare, or dispose of municipal lands at or below fair market value to support the goals of the Town's Official Plan and this CIP. This authority strengthens the Surplus Land Grant Program and enhances the effectiveness of the CIP's broader financial incentive programs.



7. Implementation & Evaluation

The methods through which the Community Improvement Plan is implemented and evaluated is vital to its success and the success of the Town. As such, the performance of the CIP will be evaluated on a yearly basis by Town Staff.

The administration of the CIP is equally important to the success of the CIP. The Town of The Blue Mountains will be responsible for the administration of this CIP. Administration will determine items such as the timing of funding and aides for the user to navigate the programs contained within this CIP.

7.1 Administration

The administration of this CIP provides the framework for how incentive programs are activated/deactivated, delivered, and supported over time. This section outlines the tools and processes the Town will use to ensure programs are implemented effectively, including how incentives are activated or suspended, how and when funding is released, and the supports available to applicants. Together, these administrative

components help ensure the CIP remains transparent, accessible, and aligned with Town Council's strategic priorities.

1. **Council Authority & Plan Administrator:** Town Council is the approval authority and makes decisions on financial applications. Council may delegate their decision-making authority for individual CIP programs to streamline process and timelines for applications. Town staff has the discretion to bring certain projects to Council for their approval. Upon adoption of this CIP, Town Council will designate a member of Town staff to be the Plan Administrator who will administer this Community Improvement Plan. An alternate Plan Administrator should also be designated in the event that the primary Plan Administrator is unavailable.
2. **Decision on Funding:** Decisions on financial incentive applications and agreements will be made by Town Council or their designate. Should an application be refused, all applicants will be given an opportunity to request that Town Council or their designate reconsider its decision, as applicable.
3. **Exceedances of Limits within the CIP:** In limited circumstances for attainable housing developments, if agreed to by Town Council, the maximum funding limits as established within this CIP may be exceeded to provide additional support for attainable housing development within the Town.
4. **Pre-Consultation:** The Plan Administrator should be available to meet with a potential applicant for a pre-consultation meeting within ten (10) business days of being requested to meet by a potential applicant, or as soon as is reasonably possible.
5. **Intake Period:** Applications may be submitted while funding remains available, as confirmed by Town staff.
6. **Activating and Deactivating Incentive Programs:** Town Council may choose which incentive programs are activated or deactivated in any given year, and each program's duration. This allows the Town to allocate funds in a manner that achieves the Town's goals and evolving priorities.
7. **Approval and Incentive Program Agreement:** Should the Plan Administrator recommend approval of the application, a financial incentive program agreement will be prepared by the Plan Administrator and forwarded to the Applicant. Once the financial incentive program agreement has been reviewed by all parties and returned to the Town, the application, recommendation report, and agreement will be forwarded to Town Council or its designated approval authority to initiate the approval process. Should the application be approved, the Plan Administrator will ensure that all parties sign the agreement.
8. **Application Refusal:** If the application is refused, the applicant may re-submit the application for reconsideration by Town Council provided the applicant has made consideration of the reasons for refusal.
9. **Timing of Funding:**

- a. Grants will be released after improvement work is completed for all programs except for attainable housing programs. Attainable housing projects deemed eligible for funding through these programs may be eligible to receive funding prior to completion of works. Prior to issuing funds, the Plan Administrator will ensure that all program requirements and details of the Financial Incentive Program Agreement have been met.
 - b. Phased or Multi-Stage Projects: For larger or phased attainable housing projects, the Plan Administrator may consider releasing funds in stages aligned with clearly defined project milestones. Milestone-based funding may be approved where each phase constitutes a meaningful portion of the development, demonstrates measurable progress toward delivering attainable units, and satisfies all applicable program requirements.
10. **Supporting Documentation:** Prior to issuing a grant, the applicant may be required to provide the Plan Administrator with final supporting documentation, which may include, but is not limited to:
- Photographic evidence of the completed works satisfactory to the Town;
 - Other documentation proving completion of the project;
 - Invoices for all eligible work completed, indicating the total amount paid for eligible works;
 - Proof of payment to contractors, in full; and
 - Inspection conducted by Township Staff.
11. **Concierge Service:** Where multiple applications are competing for limited funding, the Plan Administrator may place priority on applications with a large-scale attainable housing component. Applicants are strongly recommended to contact the Plan Administrator to take advantage of the concierge service to understand funding opportunities for attainable housing projects.
12. **Program Guides:** The Town may prepare a set of guides to assist applicants in navigating the programs outlined in this CIP.
13. **Marketing Plan:** A marketing plan will be established to ensure greater public awareness of this CIP. This marketing plan will give direction for how this CIP will be advertised to the public. This may consist of a strategy for the Town's website and social media pages, press releases, physical mail-out notices, periodic Town Council updates, among other measures as deemed necessary by the Town.
14. **Amendments to this CIP:** The Town may discontinue programs or make minor revisions to the CIP without formal amendment to this CIP.
- Minor changes to effectively administer CIP programs (such as application processes, forms, website content, legal agreements, contracts and minor adjustments to clarify eligibility) may be adjusted without Town Council approval or amendment to this CIP.

Through Council resolution, Council will have the ability to make adjustments to the maximum funding amount for each financial incentive program on an annual basis as part of the Town's budget process, based on program uptake, demand, and ongoing monitoring. Significant changes to the CIP may trigger requirements under the *Planning Act*. Changes that alter the intent, scope or legal structure of the CIP may include changes to CIP boundaries, introduction of new CIP programs, changing the purpose or goals of the CIP, or substantially altering eligibility criteria.

15. **Application Process:** The application process is outlined in Table 1.

Figure 1 – Typical Application Process

1.	Applicant schedules a meeting with the Plan Administrator regarding project eligibility for CIP funding.
2.	Applicant submits a completed application to staff with all required supporting information.
3.	Plan Administrator confirms completeness of the application. If the application is incomplete, the applicant may re-submit.
4.	Council or designated staff review the application and make a decision.
5.	Applicant reviews, signs, and submits any required agreements to the Plan Administrator.
6.	Applicant may commence the project (eligible works).
7.	Applicant informs the Plan Administrator when the project (eligible works) is complete. The applicant provides "after" photos and proof of payment to the Plan Administrator.
8.	The Town pays out the grant or TIEG in accordance with the CIP agreement(s).
9.	Town staff may circulate a survey to the applicant to assess the application process and understand community benefits arising from CIP funding.

7.2 Monitoring

This CIP is intended to be a flexible tool. Town Staff will conduct annual monitoring of this CIP, supported by a database that will collect and store relevant information for monitoring the success of this CIP. This information will be in the form of key performance indicators (KPIs). The findings of the monitoring will be reported to Town Council on an annual basis.

Once an application has been accepted by the Plan Administrator, information related to the applicant, application, and proposal information will be entered into the Town's database to track the application details, progress, and results in accordance with the monitoring and evaluation policies of this CIP. This will be an on-going task throughout the application process and all information collected will be reviewed annually. In addition, the Town may prepare a survey for applicants to understand program ease of use as well as collect specific data, such as the number of people employed within the new development. This annual review will culminate in an annual "report card" to **Council** that summarizes applications received, funded projects, and outcomes attributable to the incentive program funding. The report card is intended to provide a public record of program outputs, successes and inform future priorities. This report card should be made available on the Town's website each year for public review.

Key performance indicators and their respective categories are as follows:

Focus	Key Performance Indicators
Housing	• Number of housing units created ○ New or rehabilitated residential units ○ Affordable or attainable units ○ Rental or ownership units ○ Additional residential units ○ Units on properties sold/leased as part of the Surplus Land Program and/or Land Banking Program ○ Housing typology • Location of housing units • Period of affordability/attainability • Period of rental tenure • Sales and/or rental price • Total number of properties sold or leased through the Surplus Land Program and/or Land Banking Program • Estimated total amount of properties sold or leased through the Surplus Land Program and/or Land Banking Program • Number of proponents who have acquired a property through the Surplus Land Program and/or Land Banking Program
Economic Development / Revitalization	• Number and type of jobs created • Estimated value of works undertaken or to be undertaken • Type of works undertaken or to be undertaken • Location of new development (new commercial space, new agri-tourism uses, etc.)

Focus	Key Performance Indicators
General Performance	• Approved and/or denied value of the grant and total value of construction • Building permit values • Estimated total amount of private sector investment • Projected and actual property assessment and property tax increase • Qualitative assessment of project works (e.g., photos) • Application processing time (from application submission to funds released and housing delivery) • Ease of CIP use (applicant feedback survey)
CIP Programs	• Total number of applications received ◦ Breakdown by incentive programs • Number of completed projects ◦ Breakdown by incentive programs • Total amount of public funds provided ◦ Breakdown by incentive programs • Cost of running CIP program

8. Glossary

The following are the terms used and applicable to this plan. Some terms may differ from those used in the Official Plan. Where terms are not defined in this CIP, the Official Plan will be referred to, as well as applicable provincial legislation or policy document definitions.

Applicant– unless otherwise indicated, means a registered owner, assessed owner, or tenant of lands and buildings within the Community Improvement Project Area who has a right to apply for one or more financial incentive(s) in accordance with the policies of this CIP.

Approval authority – means the body responsible for approving or denying financial incentive applications. Depending on the program Council or Town staff are the approval authority.

Attainable¹ – shall mean housing with rents at or below 120% of the CHMC Average Market Rent (AMR) for the applicable unit type.

¹ It is noted that the CIP definition of *Attainable* differs from the definition provided within the Town's Official Plan. There is a need for low and moderately priced rental workforce housing within the Town. The attainable definition provided differs to help encourage financially viable rental housing to be built within the municipality.

Any eligible community improvement works that are administering a financial incentive under this CIP shall satisfy the definition of attainable.

Further, at the sole discretion of the Town Council, an alternative definition of attainable housing may be applied to an eligible application, provided that the definition contained within the CIP and/or a proposed development meets the eligibility criteria of this CIP.

Community Improvement – unless otherwise specified, is defined in accordance with its definition under Section 28 of the *Planning Act*.

Community Improvement Plan - unless otherwise specified, is defined in accordance with its meaning under Section 28 of the *Planning Act*.

Community Improvement Project Area- unless otherwise specified, is defined in accordance with its meaning under Section 28 of the *Planning Act*.

Town Council – means the Council of the Town of The Blue Mountains.

Eligible Applicant – means an applicant (as defined above) who meets all the general and program specific requirements of the financial incentive programs and prepares and submits an application for a grant that is in accordance with the specific requirements of the program, as outlined in this CIP. The Plan Administrator reserves the right to determine whether an applicant is eligible for the financial incentive program.

Financial Incentive Program – means a program listed in Part 3 of this CIP.

Financial Incentive Program Agreement – means an agreement executed between the Town and a successful applicant for a financial incentive program, as required by this CIP.

Mixed-use – means a combination of commercial uses (e.g., retail, restaurant, office) along with apartment dwellings located in the upper storey(s) or the rear of the same building.

On-Farm Diversified Use – means uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products (cideries, breweries, wineries, smaller-scale agricultural product processing, etc.).

Plan Administrator – means the staff member of the Town of The Blue Mountains who has been assigned by Council to administer the Community Improvement Plan.

Project commencement – means the initiation of substantial on-site construction activities, such as excavation, servicing, or foundation work, following the issuance of all required municipal approvals.

The Corporation of the Town of The Blue Mountains

By-Law Number 2026 –

Being a by-law to Adopt the Reaching Our Peak Community Improvement Plan

Whereas, Bylaw No. 2026 - _____ being a By-law to designate a Community Improvement Project Area, pursuant to Section 28 (2) of Part IV of the *Planning Act*, R.S.O. 1990, c.P.13 ("the *Planning Act*"), was passed by Council on the ____ day of _____, 2026; and,

Whereas, the Reaching Our Peak Community Improvement Plan for The Town of The Blue Mountains conforms to the Official Plan of the Town of The Blue Mountains; and,

Whereas, a Public Meeting was held on June 2, 2026 with respect to the Reaching Our Peak Community Improvement Plan; and,

Now therefore pursuant to Section 28 of the *Planning Act* the Council of The Corporation of The

Town of The Blue Mountains, hereby enacts as follows:

1. The Town of The Blue Mountains Reaching Our Peak Community Improvement Plan, consisting of the attached explanatory text, maps, tables, schedules, and appendices, is adopted and is attached hereto as Schedule "A".

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this ____ day of _____, 2026

Andrea Matrosovs, Mayor

Corrina Giles, Town Clerk

Town of The Blue Mountains

Schedule A-1

By-law No. 2026-_____

DRAFT

Reaching our Peak: The Town of The Blue Mountains Community Improvement Plan

AUGUST 2026



NPG
PLANNING
SOLUTIONS

TWC
tim welch
consulting inc

Parcel

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1. Introduction

The Town of The Blue Mountains (the Town) is committed to building a strong and diverse local economy by supporting existing businesses, attracting new businesses and external investment, supporting agriculture and agritourism, and creating diverse housing options and increasing housing supply across the affordability spectrum. To support these Town priorities, the Town has prepared this Community Improvement Plan (CIP). A CIP is a planning and economic development tool that supports community revitalization and redevelopment efforts. This CIP replaces and builds on the Town's previous Community Improvement Plans, including the Housing Within Reach CIP and the Town-Wide Revitalization CIP, and has been developed through a comprehensive review and input gathered through stakeholder and community engagement.

This CIP is intended to support the strategic priorities and objectives established in the Town's Corporate Strategic Plan, *Our Path Forward: 2026-2027*. This CIP recognizes the distinct needs and characteristics of the Town and its commitment to supporting existing businesses and providing opportunities for new business growth. Given the Town's reputation as a four-season tourism destination and based on the importance of tourism to the Town's economy, this CIP provides incentives for all areas and communities within the Town to support the long-term vitality of the tourism sector. This CIP also acknowledges the importance of the agriculture and agritourism sectors to the local economy and provides incentive programs that support their growth, leveraging more than 11,000 hectares of productive farmland and advancing the Town's objective of fostering agritourism and agri-food innovation.

The incentive programs contained in this CIP are structured to advance the goals and objectives identified in Section 3 by providing targeted financial support that stimulates economic development, encourages community revitalization, and expands the availability of attainable housing options throughout the Town. For the purposes of this program, attainable is defined as housing with rents at or below 120% of the CMHC Average Market Rent (AMR) for the applicable unit type. This CIP considers the Town's

Benefits of a CIP

- Support the achievement of local priorities and Town initiatives such as those identified in the Town's Corporate Strategic Plan;
- Facilitate and coordinate the transition of targeted areas;
- Assist in off-setting project costs for private property owners; and,
- Stimulate and sustain economic growth and development.

unique economic drivers and diverse communities, and provides programs that ensure a coordinated and effective strategy for supporting economic resilience and housing attainability in the Town.

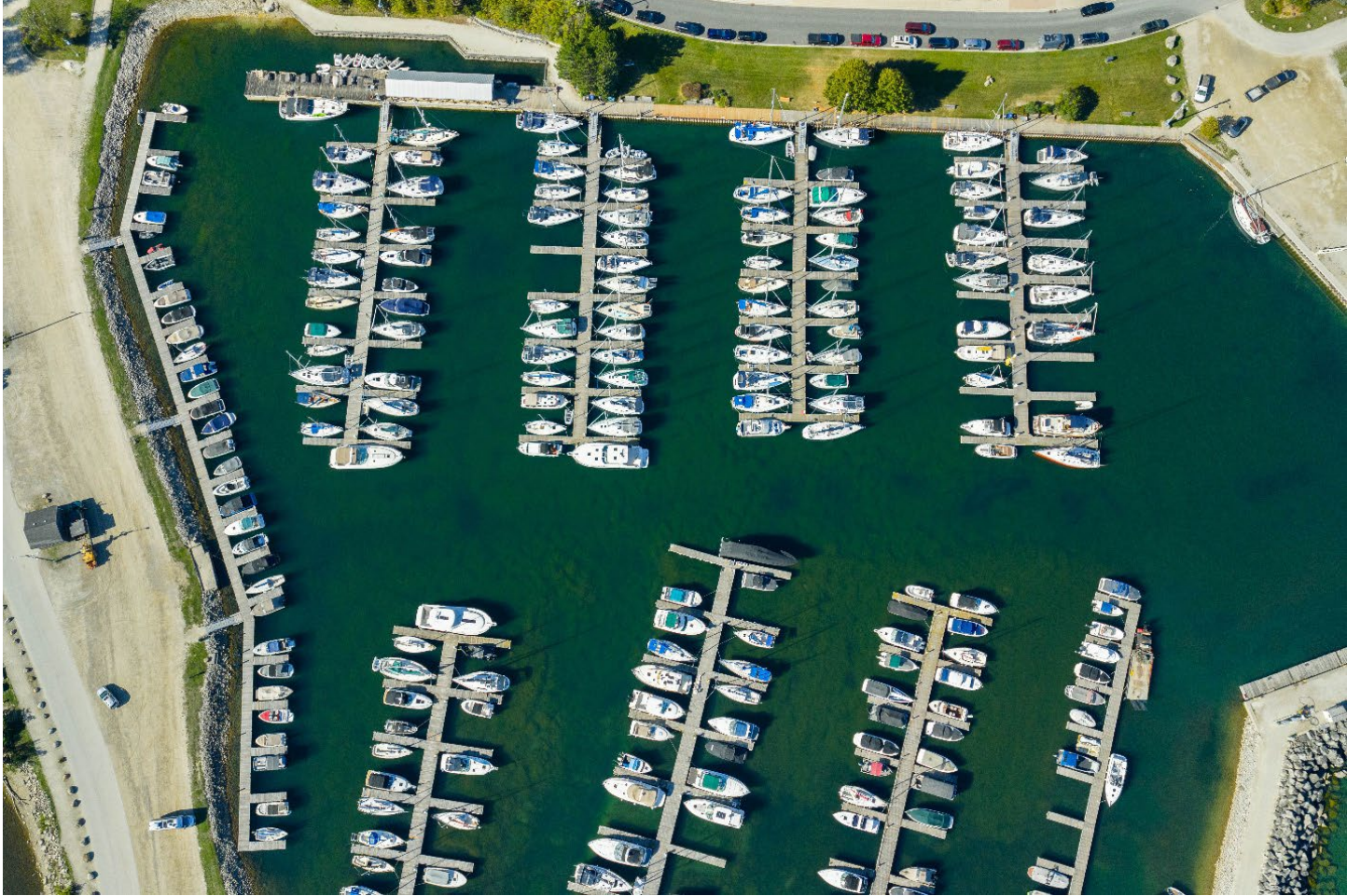
1.1 What is a Community Improvement Plan (CIP)

A CIP is a planning tool intended to encourage revitalization initiatives and stimulate development and redevelopment in a community. A CIP enables municipalities to provide financial incentives to property owners or tenants as part of CIP programs. These incentives may come in the form of tax assistance or grants for environmental, social or economic benefits within a Community Improvement Project Area (CIPA). A CIPA can be targeted to specific areas or can be an entire municipality. As described in Section 5, the entire Town is designated as a CIPA for the purposes of this CIP.

1.2 Purpose

The purpose of this CIP is to provide a framework for Town Council to offer financial incentives that support strategic revitalization for businesses in core commercial and agricultural areas, as well as housing across the affordability spectrum. Affordable housing is captured within the broader concept of attainability, and the CIP's focus is on supporting the delivery of attainable housing. Both affordable housing and attainable housing are necessary to meet the needs of different groups within the community. In the case of this CIP, the focus is to prioritize attainable housing, which can also benefit affordable housing initiatives. The financial incentives in this CIP are intended to achieve the goals and objectives outlined in Section 3. The goals, objectives and financial incentives in this CIP also complement the direction provided in relevant Provincial, County, and Town policy and strategic planning documents as outlined in Section 4. These policy and strategic planning documents, as well as stakeholder and community engagement, have informed the identification of the CIPA mapped in Section 5. The implementation and evaluation process for this CIP is outlined in Section 7, and a glossary of key terms is provided in Section 8.

The expected outcome of this CIP is to foster sustainable investment and growth that will allow the Town to remain economically prosperous, resilient and investment ready.



1.3 How to use this CIP

This CIP should be read and interpreted in its entirety, beginning with an understanding of the goals and objectives of the CIP in order to understand how projects contribute to community improvement and revitalization.

To assist the users, the following chart highlights which programs may be applicable to various projects and properties, subject to program eligibility requirements as detailed in Section 6.

Economic Development & Housing Focused Programs

Financial Incentive Programs	Commercial	Agricultural	Residential	Attainable Housing	Medical Facilities
Municipal Fees Grant Equivalent	✓	✓	✓	✓	✓
Sustainability and Climate Resilience Grant	✓		✓	✓	✓
Brownfield Tax Assistance Program	✓		✓	✓	✓
Development Charges Equivalent Program				✓	
Building Conversion or Expansion Grant	✓	✓	✓	✓	✓
Study & Design Program	✓		✓	✓	✓

Economic Development & Revitalization Programs

Financial Incentive Programs	Commercial	Agricultural	Residential	Attainable Housing	Medical Facilities
Building Improvement Renovation Grant	✓		✓	✓	✓
Building Façade and Signage Grant	✓	✓			✓
Property Enhancement and Improvement Program	✓	✓			✓
Destination Infrastructure Grant	✓	✓			✓
Start-up Space Improvement Program	✓				✓
Agricultural Diversification and Tourism Program		✓			

Housing Focused Programs

Financial Incentive Programs	Commercial	Agricultural	Residential	Attainable Housing	Medical Facilities
Tax Increment Equivalent Program				✓	
Downtown Apartment Rehabilitation or Conversion Program			✓	✓	
Attainable Housing Feasibility Program				✓	
Attainable Rental Housing Grant				✓	
Additional Residential Unit Program			✓	✓	
Surplus Land Program				✓	
Land Banking Policy				✓	

For detailed inquiries regarding project and program eligibility, it is recommended that an applicant consult with Town staff. Available funding for programs may vary based on Town Council's discretion and their opinion of the Town's community improvement needs. Applicants are therefore encouraged to consult with Town staff regarding funding well in advance of planned projects.

Requests for program funding that are submitted 30 days or more after project commencement will not be approved. For the purposes of this CIP, project commencement means the initiation of substantial on site construction activities, such as excavation, servicing, or foundation work, following the issuance of all required municipal approvals

1.4 Overview of this CIP

This Community Improvement Plan (CIP) is comprised of 7 parts and a glossary. The parts are described as follows:

- **Part 1: Introduction** – This part provides the context of the CIP and introduces the reader to the concept contained within it.
- **Part 2: Creation of the CIP** - This part details the steps that were taken to create the CIP, such as public engagement and community involvement.
- **Part 3: Goals and Objectives of the CIP** – This section outlines the stated goals and objectives that resulted from the public input.
- **Part 4: Enabling Legislation** – This section highlights the legislative framework that permits the creation and implementation of this CIP.
- **Part 5: Community Involvement Plan Area** – This part outlines the total area that this CIP encompasses.
- **Part 6: Financial Incentive Program** – This section describes the eligibility criteria and the programs that this CIP will implement.
- **Part 7: Implementation and Evaluation** – This part details how the CIP will be implemented and monitored by the Town.
- **Part 8: Glossary** – Outlines key terms used in this CIP.

2. Creation of the CIP

In Fall 2024, the Town of The Blue Mountains conducted a resident satisfaction survey. At the conclusion of the survey, residents were asked: “What is the single most important issue facing the Town of The Blue Mountains today?” There were 543 respondents to the question, and at 18%, the cost of living/housing affordability and the lack of attainable housing were the most frequently mentioned issues. In response, the Town of The Blue Mountains prepared an Action Plan outlining various actions either underway, planned or envisioned for expanding the attainable housing options in the Town. This CIP implements one such action by reviewing CIP feedback on existing programs to adjust programming to reflect current economic conditions impacting housing affordability, improve overall CIP uptake, and expanding program eligibility.

This review of the Town’s two previous CIPs, being the Housing Within Reach CIP and the Town-Wide Revitalization CIP, has resulted in the development of this comprehensive CIP and its focus on strengthening attainable housing incentive programs, supporting local businesses, and diversifying the local economy . This CIP aims to do so through initiatives that address the current economic challenges impacting both housing affordability and economic sustainability within the Town.

The development of this CIP included significant community engagement through a survey, stakeholder engagement workshops, an Open House meeting, and a Public Meeting. Summaries of those engagement sessions are included below.

The input provided by residents and stakeholders during these sessions has directly influenced the goals and objectives of this CIP and subsequently the incentive programs provided. This engagement ensures that the CIP reflects local priorities and provides tools that are both practical and widely supported across the community.



2.1 Stakeholder and Public Engagement

Two stakeholder workshop sessions were held to gather input from key representatives of the local business and housing sectors. Each session was structured as an open-dialogue discussion focused on identifying challenges, opportunities, and areas for improvement within the former CIPs. Participants were invited to share their experiences with current programs, highlight barriers to participation, and provide suggestions for strengthening future incentive offerings. The key themes and insights from these sessions are summarized below.

An in-person workshop focused on the Townwide Revitalization CIP was held on January 28, 2026. Attendees included local business owners, business group

representatives, and community organizations. The key takeaways from the workshop were:

- i. There is a need for increased funding for the new CIP programs;
- ii. Application and approval processes should be streamlined;
- iii. CIP eligibility requirements should be clarified;
- iv. There should be separate criteria for private development and non-profit organizations.

Two (2) Attainable Housing Workshop sessions were held. An in-person session took place on January 28, 2026, and a virtual session was held on February 19, 2026. Attendees included developers, builders, and non-profit housing groups in the Town. The key takeaways from the Attainable Housing Workshops are identified below:

- i. Expansion of the CIP eligibility area is warranted;
- ii. There is a lack of workforce housing, which should be addressed in the new CIP;
- iii. Sustaining and addressing long-term affordability in the Town should be a goal of the new CIP;
- iv. Opportunities for public-private partnerships are key in building attainable housing;
- v. Desire for faster planning approvals for new housing.

The goal of the sessions was to obtain relevant information on the issues associated with the current CIP programs from individuals/organizations that are most capable of delivering projects that can help to reach the goals of the CIP.

2.1.1 Community Engagement Session

A Community Engagement Session was held at the Town Hall on April 15, 2026. The engagement session included a formal presentation with opportunity for follow-up questions from attendees. Poster boards invited public comments on critical needs in the Town for businesses, attainable housing, agritourism and more. The following preliminary goals for the new CIP were presented:

1. Maintain and reinforce the Town's distinct character as a four-season destination with a focus on core commercial areas;
2. Support local businesses and contribute to overall economic viability;
3. Promote an attractive, accessible and well-designed public and private realm;
4. Facilitate attainable housing units throughout the Town.

In reviewing the proposed preliminary goals, community comments indicated a desire for increased community trail connectivity, growing and diversifying employment options, providing more essential services in Craighleith, supporting small home construction and streamlining attainable housing development.

In response to areas of the community that should be a focus for revitalization, comments included consideration of Craighleith village, Clarksburg, the harbour and waterfront area, Grey Road 21, and Georgian Trail. Notes also referenced accessibility needs for businesses, such as accessible ramps and washrooms. Critical needs to support attainable housing were indicated including the need for low-cost land, housing geared to income, rental needs, developers to build this housing, and opportunities to partner with groups like Habitat for Humanity.

Business needs highlighted by public comments included the need for more light industrial zoning, beach beautification, a business hub, expanded sidewalks and community safety through crossing lights in certain areas.

Suggestions for supporting farm businesses and agritourism included more signage for local farmers, encouraging local retailers to use local suppliers, priority for local products at markets, and opportunities for year-round vegetable production and sales outlets.



3. Goals and Objectives of the CIP

Applications for CIP programs will be evaluated to ensure consistency with the goals and objectives of this CIP, which are:

Goals	Objectives
1. Maintain and enhance the Town's distinct character as a four-season destination with a focus in core commercial areas	i. Enhance sense of place and community identity through placemaking and public realm improvements. ii. Promote the Town's diversified four-season tourism offerings through investments in tourism and recreational infrastructure.

Goals	Objectives
2. Support and sustain local businesses and contribute to long-term economic prosperity	i. Strengthen the Town's key commercial, tourism, and rural economic areas, including the downtowns of Thornbury, Clarksburg, and Craigleith, Heathcote and Ravenna, and Blue Mountain Village, as vibrant centres of economic activity. ii. Foster a wide range of community-serving commercial uses through the redevelopment of vacant or underutilized lands. iii. Provide opportunities to facilitate economic diversification within the Town's rural and agricultural areas. iv. Encourage the establishment and expansion of medical clinics, doctors' offices, and other health practices within key areas of the Town. v. Support the adaptive reuse or renovation of existing buildings to accommodate medical and health-service providers.
3. Promote an attractive, accessible, connected and well-designed public and private realm	i. Implement the Town's urban design guidelines so that development reflects local community feel. ii. Facilitate cohesive gateway and wayfinding signage throughout the Town that reflects the community's goals for local identity and supports tourism and commercial uses. iii. Promote an enhanced pedestrian environment through streetscape improvements and considerations for connectivity to existing trail systems. iv. Support enhancements to the private realm that improve building facades, display areas, signage, and landscaping.
4. Facilitate attainable housing options throughout the Town	i. Provide opportunities for housing at varying price points across the Town. ii. Encourage large-scale attainable housing development across the Town, especially in proximity to existing or planned transit. iii. Promote long-term housing attainability.
5. Increase the supply of a diverse range of housing types and	i. Support opportunities for long-term rental housing supply serving the local workforce. ii. Promote the renovation, repair or rehabilitation of underused or underutilized residential units.

Goals	Objectives
tenures over the long-term	iii. Facilitate a range of housing supply through infill, intensification, and mixed-use development.
6. Enhance the Long-Term Viability and Competitiveness of Agricultural and Rural Areas	i. Encourage private sector investment to enhance the economic vitality of the Town's rural and agricultural areas. ii. Support and strengthen the viability of the Town's thriving agricultural sector, including agricultural value-added, agritourism and facility improvement projects.

4. Enabling Legislation

It is important to acknowledge the legislative and policy framework that authorize the creation and implementation of this CIP. These frameworks also establish mandatory processes and requirements. This section outlines key legislation and policies that enable this CIP.

4.1 Planning Act

The *Planning Act* is the piece of Provincial legislation that establishes the rules and regulations for land use planning in Ontario and enables the implementation of Community Improvement Plans. The legislative authority to prepare a CIP is established under Section 28 of the *Planning Act*. Section 28 of the *Planning Act* defines a Community Improvement Plan and Community Improvement Project Area (CIPA), and permits their preparation where a municipality has Official Plan policies related to community improvement and its council has passed a by-law designating a CIPA.

4.2 Municipal Act

The *Municipal Act* establishes rules of governance for Ontario municipalities and enables municipal councils to pass by-laws.

Section 106(2) of the *Municipal Act* prohibits municipalities from providing financial assistance to businesses or other enterprises. However, Section 106(3) provides exemptions, which include authorized CIPs under Section 28 of the *Planning Act*.

4.3 Grey County Official Plan (2018)

Section 9.16 of the Grey County Official Plan establishes that local municipal councils may designate Community Improvement Project Areas and that the goal of these areas is to foster and coordinate the physical improvements and maintenance of older or neglected areas of a community for environmental, social, or community economic

reasons. This section further outlines that Community Improvement Project Areas are intended to achieve a variety of objectives, including the creation of attainable housing, promotion of on-farm business growth, economic growth, intensification in specific areas, and more.

4.4 Town of The Blue Mountains Official Plan (2016)

The Town's in-effect Official Plan was approved by Town Council in 2016. The Town's Official Plan is the principal policy document used to guide the Town's development and redevelopment, as well as to express its goals, objectives, and key environmental and economic priorities.

Section E3.5 of the Official Plan speaks directly to community improvement and states CIPs within the Town are intended to renew and improve the built environment by enhancing safety, optimizing existing services, upgrading infrastructure, and creating attractive, pedestrian-friendly public spaces. The following specific goals related to community improvement are also provided:

- a) To preserve, rehabilitate, and redevelop the existing built environment;*
- b) To maximize the use of existing public infrastructure, facilities, and amenities;*
- c) To coordinate private and public community improvement activities;*
- d) To promote development and redevelopment that is sustainable in nature;*
- e) To guide the Town in setting priorities for municipal expenditure respecting community improvement projects;*
- f) To participate, wherever possible, in Federal and/or Provincial programs to facilitate community improvement;*
- g) To reconcile existing land use conflicts and minimize future land use conflicts;*
- h) To provide new affordable housing (2022 Town OP only).*

4.5 Town of The Blue Mountains Official Plan (Draft June 2025)

The Town is currently updating its Official Plan to align with new policy directions by the County and Province. As of the writing of this report, the Town's draft Official Plan (draft Official Plan) has been submitted to the County of Grey for review and approval but is not in force and effect.

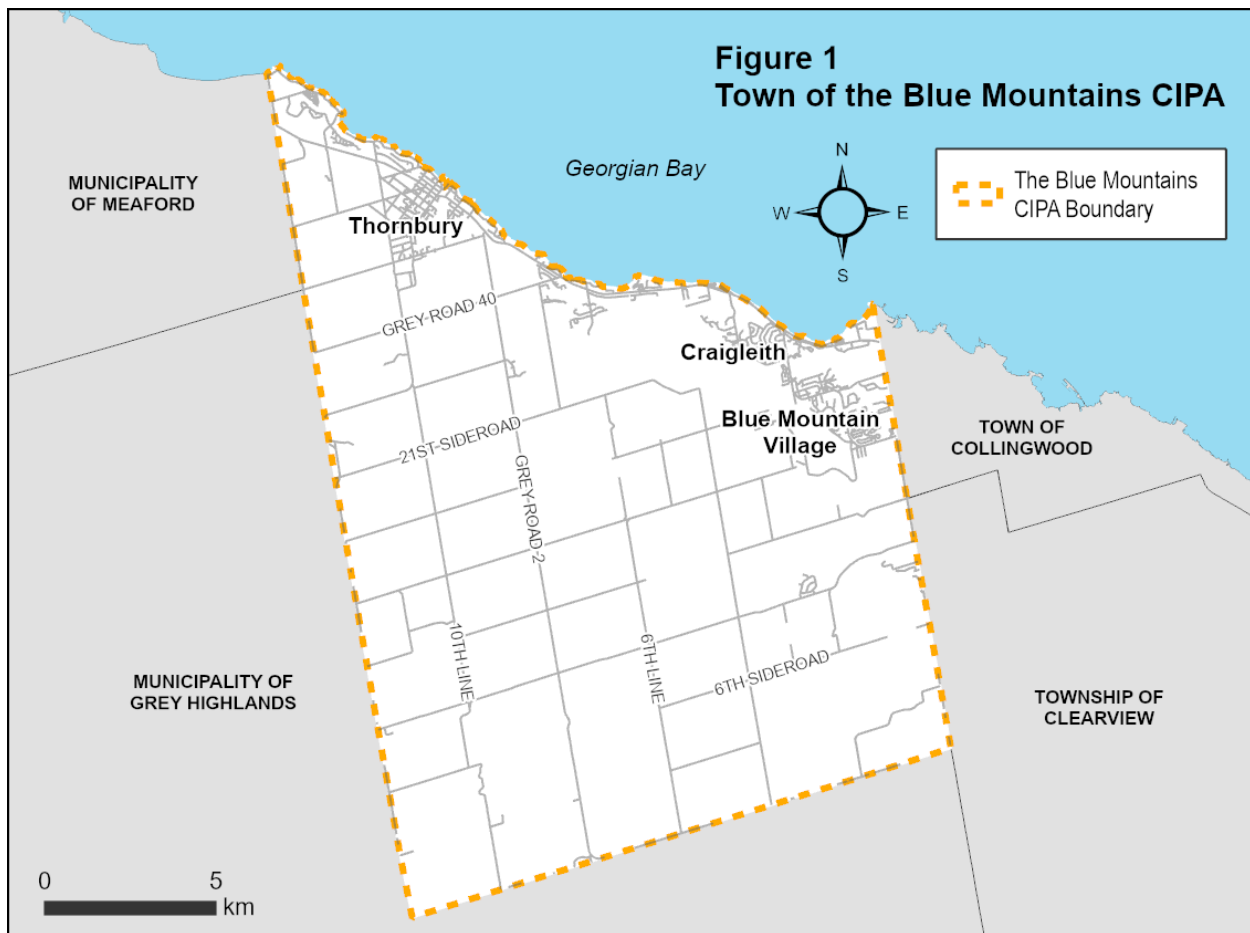
The draft Official Plan establishes a planning horizon to 2046. The draft Official Plan reflects the 2016 Official Plan as it provides objectives and criteria intended to direct community improvement where it will have the most impact, and targets the built-up areas of the Town as well as the commercial core areas of Thornbury, Clarksburg and Craigeleith. Within the Draft Official Plan, the agriculture sector is highlighted as being an

integral part of the economy. This CIP is therefore positioned to provide assistance to agricultural uses.

5. Community Improvement Plan Area

To establish incentive programs under a **Community Improvement Plan**, a **Community Improvement Plan Area (CIPA)** must be designated, as per Section 26 of the *Planning Act*. For the purposes of this CIP, the entire Town of The Blue Mountains will be designated as a CIPA (see Figure 1 below).

Figure 1 - The Town of The Blue Mountains CIPA



The CIPA is established by By-law and will be administered separately from the CIP, allowing for area modifications without requiring amendments to the CIP. This will allow Town Council to adjust the CIPA By-law or enact a new one, as necessary. For complete and up-to-date information on the CIPA boundaries, interested applicants and users of this CIP should contact the Town.

6. Financial Incentive Programs

As part of the CIP, the Town of The Blue Mountains may implement any of the programs listed within this section, subject to available funding, the Town's capital budget, and other available resources. Unless otherwise stated in specific program details, funding programs may be combined. Council or their designate is the approval authority for all Financial Incentive Programs under this CIP. Council may delegate approval authority to a Plan Administrator to ensure efficient administration.

6.1 General Eligibility Criteria

All financial incentive programs in this CIP are subject to the following general eligibility requirements as well as the individual requirements specified for each program. These program requirements are not intended to be exhaustive, and the Town reserves the right to include other reasonable requirements and conditions deemed necessary on a project-by-project basis.

- a) The subject property must be contained within the Community Improvement Project Area, as mapped in Section 5 of this CIP.
- b) The proposed use for the property conforms to the Town's Official Plan, Zoning By-law and within the program-specific criteria for the financial incentive in which the applicant is applying for.
- c) The applicant must either be the owner of the property, an agent for the owner of the property to whom the owner has provided written consent for the application, or the tenant of the property to whom the owner has provided written consent for the application.
- d) The proposed improvements address and work towards one, or more, of the goals and objectives stated in Section 3 of this CIP.
- e) The applicant is in good standing with the Town of The Blue Mountains with respect to property tax payments and Zoning By-law compliance.
- f) Projects must conform to the Town's Community Design Guidelines to obtain program funding at the discretion of Town Staff.
- g) *Ontario Heritage Act* designated properties must complete all work in accordance with the *Ontario Heritage Act* and any applicable guidelines. Works must conserve heritage attributes. The Town reserves the right to refuse applications where a property owner has contravened the *Ontario Heritage Act*.
- h) The total funding provided through this CIP shall not exceed the total project costs. Additionally, the total amounts of all funding may not be greater than 50% of the eligible cost of the project, unless outlined by the specific program.
- i) No improvement work may commence before the application is approved. Retroactive requests for funding will only be permitted within 30 days or less of project commencement. Once the application is approved, a timeframe will be

provided by the Town to both commence construction and complete the approved improvement works. Any works commenced in advance of an application decision are undertaken at the applicant's risk and does not negate requirements for permits.

- j) The applicant submits a completed application form with any additional required documentation to the Town during the application period and where funding is available.
- k) Short Term Accommodation (STA) do not qualify as housing for any attainable housing programs and are not eligible for any fundings under this CIP.
- l) The applicant submits:
 - a. detailed drawings, plans, or sketches illustrating the proposed improvements (prepared by a qualified professional where required);
 - b. a minimum of two (2) itemized cost estimates or contractor quotes for all eligible work;
 - c. any heritage-related documentation, if the property is designated or listed; and
 - d. any other documentation as requested by the Town.

6.2 Economic Development & Housing Focused Programs

This subsection outlines programs designed to strengthen the Town's economic development and provide a greater focus on attainable housing.

6.2.1 Municipal Fees Grant Equivalent

Purpose

This grant is intended to offset the costs for fees associated with the *Planning Act*, *Building Code*, and Sign Permits for approved projects under this program. This program will reimburse a portion of certain planning applications and building permit fees.

Program Details

This grant will cover 100% of the total eligible project costs to a maximum of \$50,000 per project.

NOTE: Although application and permit fees are rebated, they are not waived outright. Fees are to be paid when due and will be reimbursed to approved applicants per payment details below.

Eligible Projects

- The Town may refund fees for *Planning Act* and Ontario Building Code applications for improvements that meet the goals and objectives of this CIP specific to agricultural use, commercial use, and mixed-use buildings or properties, related to the construction of additional residential units, or attainable housing units. These include:
 - Zoning By-law Amendments;
 - Site Plans;
 - Minor Variances; and
 - Building Permit fees.
- Other Town fees related to improvements that achieve the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria outlined in Section 6.1 apply.
2. Projects must be related to a commercial use, on-farm diversified use, or the addition of at least one new dwelling unit.
3. All grants shall be subject to receiving the required approvals or permits, as required by Town by-laws and applicable Provincial or Federal laws; and
4. Consulting fees incurred by the Town to process planning applications will not be eligible for rebate under this program.

6.2.2 Sustainability and Climate Resilience Grant

Purpose

This grant program supports building upgrades for existing commercial, mixed-use, or or multi-residential buildings that improve energy efficiency, promote sustainable design and climate resilience, and contribute to the Town's sustainability goals and objectives.

Program Details

The grant will cover 50% of eligible costs to a maximum of \$10,000.

Eligible Projects

- Sustainability improvements to commercial, mixed-use, or multi-residential buildings include, but are not limited to:

- Installation of high-performance windows and doors;
- Air sealing and weatherproofing;
- High-efficiency furnaces, boilers, or heat pumps;
- Solar thermal hot water systems;
- Low-flow fixtures and water-saving devices;
- High-efficiency hot water systems;
- Smart thermostats/controls and energy management technologies to improve efficiency;
- Solar panels;
- Insulation upgrades to achieve updated building performance requirements; and
- Other sustainability or energy improvements that advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria outlined in Section 6.1 apply;
2. Projects must be related to a commercial, mixed-use, or multi-residential building; and
3. All grants shall be subject to receiving the required approvals or permits, as required by Municipal By-laws and any applicable Provincial or Federal laws.

6.2.3 Brownfield Tax Assistance Program

Purpose

The Brownfield Tax Assistance Program is intended to provide tax assistance to eligible applicants to encourage significant environmental remediation and/or risk assessment or management that may be required to a property prior to development. In accordance with Section 365.1 of the *Municipal Act*, the municipality may defer or cancel all or a portion of municipal property taxes during the period in which the brownfield site is being remediated or redeveloped, known as the Rehabilitation Period and Development Period, as defined in Section 37 of the *Municipal Act*.

Program Details

The Brownfield Tax Assistance Program will provide grants up to 100% of the Town and County taxes during the Rehabilitation Period and Development Period, as defined in Section 37 of the *Municipal Act*.

Eligible Projects

Any property within the designated Community Improvement Project Area which has had a Phase II Environmental Site Assessment (ESA) completed, and did not meet the required standards under subparagraph 4 of section 168.4(1) of the *Environmental Protection Act*, as amended.

Payment Details

The municipal portion of the property tax assistance applies only during the Rehabilitation Period and the Development Period. It may begin at the start of the Rehabilitation Period and continue for a duration set by Town Council in a bylaw, but cannot exceed the limits in Section 365.1(1) of the *Municipal Act*: the earlier of (a) eighteen months, (b) the date a Record of Site Condition is filed, or (c) when the assistance equals the eligible remediation costs.

The Development Period begins immediately after the Rehabilitation Period and ends on the earlier of (a) the date specified in the bylaw or (b) when the total assistance provided equals the eligible remediation costs.

The total duration of assistance may include both periods, subject to the maximum timeframes and cost limits noted above.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. The property must qualify as a brownfield site and have a Phase II ESA confirming contamination;
3. The project must involve eligible remediation or risk-management activities required for a Record of Site Condition;
4. All work must receive necessary municipal, provincial, and federal approvals prior to grant issuance; and
5. Soft costs not directly related to environmental remediation (e.g., legal fees, planning consulting fees) are not eligible for rebate.

6.2.4 Development Charges Equivalent Program

Purpose

This program assists in offsetting the cost of Town and County development charges that are incurred through the development application and approval process. This program is intended to promote significant investment in the development of attainable housing within the Town.

Program Details

The program will provide grants up to 100% to a maximum of \$250,000 of the Town and County development charges applicable to the development of attainable housing.

Eligible Projects

All attainable housing developments within the Community Improvement Project Area are eligible provided they satisfy the program specific eligibility requirements below.



Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply.
2. Per the Glossary in this Plan, for the purposes of this program, attainable is defined as housing with rents at or below 120% of the CMHC Average Market Rent (AMR) for the applicable unit type.
3. The minimum number of attainable dwelling units in a development shall be two.
4. The total value of the grant shall be calculated based on the number of attainable housing units in a development. For clarity, the value of the grant shall be equal to or less than the development charges applicable to eligible new attainable housing units under this program.
5. Attainability must be maintained over ten (10) years and will be confirmed by the Town once per year through the submission of supporting documentation, such as rent receipts, tenant income verification, or other materials.

6.2.5 Building Conversion or Expansion Grant

Purpose

This grant promotes building expansions as well as the reuse of vacant or underutilized commercial or agricultural space by providing financial assistance for leasehold improvements and interior retrofits to support the establishment of new businesses.

Program Details

The grant will cover 100% of the total eligible project costs to a maximum of \$20,000 per property.

Eligible Projects

- Conversion of vacant or underutilized commercial into new commercial, residential, or mixed-use spaces;
- Expansion of existing buildings to add new floor area or new dwelling units;
- Conversions of underutilized agricultural buildings into on-farm housing;
- Conversion of vacant or underutilized commercial space into medical uses; and
- Other improvements that advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. The project must result in a new or expanded commercial use, residential unit(s), or mixed-use space;
3. New residential uses must be located above grade (for clarity, on the second floor or above);
4. All required municipal, provincial, and federal approvals must be obtained prior to grant issuance; and
5. Soft costs not directly tied to construction (e.g., legal fees, planning consulting fees) are not eligible for this grant.
6. Building renovations and improvements are not eligible for this grant (refer to Building Improvement Renovation Grant for such work).

6.2.6 Study and Design Program

Purpose

This grant helps property owners offset the cost of studies and design work that advance the goals of this CIP and support the Town's economic development and diversification.

Program Details

The grant will cover 50% of the total eligible project costs to a maximum of \$20,000 per property/project.

Eligible Projects

Studies must be prepared by a qualified professional acceptable to the Town related to economic development or redevelopment within the Town, including but not limited to:

- Urban Design Studies;
- Architectural Drawings;
- Property Surveys;
- Fire Safety Plan;
- Heritage Impact Assessments;
- Feasibility Studies;
- Traffic Impact Studies;
- Environmental Site Assessments; and
- Other studies that advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of the study and satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. The study or design work must directly support economic development, redevelopment, or diversification within the Town;
3. All studies must be completed by qualified, licensed, or accredited professionals, as applicable to the discipline;
4. For non-profits, payment can be made upon submission of the completed study and to the Town's satisfaction. For private development, only studies completed after an application has been submitted are eligible for funding; and
5. Soft costs not directly related to the preparation of the study (e.g., legal fees, administrative fees, or application fees) are not eligible for rebate.

6.3 Economic Development & Revitalization Programs

The following section outlines programs with an acute focus on the Town's economic development and revitalization goals.

6.3.1 Building Improvement Renovation Grant

Purpose

This grant supports the rehabilitation, repair, and physical upgrading of existing commercial, office, mixed-use, and institutional buildings to improve their condition and ensure their long term viability within the Town.

Program Details

The grant will cover 50% of total eligible costs to a maximum of \$20,000.

The maximum may be increased by up to \$5,000 for properties designated under the *Ontario Heritage Act*. The total cumulative grant shall not exceed \$25,000 per property.

Eligible Projects

- Interior and exterior upgrades required to meet Ontario Building Code or Fire Code, including structural repairs, weatherproofing, window and door replacement, plumbing and electrical upgrades, heating and ventilation improvements, and installation or upgrading of fire protection systems;
- Accessibility-related entrance and exterior improvements such as barrier-free entrances, ramps, and automatic doors;
- Interior accessibility upgrades that meet or exceed Building Code requirements, including stairways, elevators, railings, doorways, and washrooms;
- Servicing upgrades required due to municipal infrastructure improvements, such as electrical or water service upgrades;
- Professional fees for engineers, architects, or other qualified professionals directly related to eligible work, up to 15% of the total grant value; and
- Other building improvements that advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. Projects must be related to a commercial, institutional, agricultural, mixed-use, or multi-residential building;
3. All improvements must be permanent, non portable, and affixed to the building.
4. All required municipal, provincial, and federal permits or approvals must be obtained prior to the release of any grant funds;
5. Projects must comply with the Ontario Building Code, Fire Code, and all applicable Town by laws; and
6. Building conversion and/or expansions are not eligible for this grant. Please see Building Conversion or Expansion Grant in Section 6.2.5.

6.3.2 Building Façade and Signage Grant

Purpose

This grant program supports the improvement of building façades for new and historic properties to support high quality design, safety, and support overall community vibrancy.

Program Details

For Façade Improvements:

The grant will fund 50% of eligible costs to a maximum of \$10,000 per street-facing façade, or up to \$15,000 for properties improving both street-facing façades on a corner lot. The maximum may be increased by up to \$5,000 for properties designated under the *Ontario Heritage Act*. The total cumulative grant shall not exceed \$20,000 per property.

For Signage Improvements:

The grant will fund 50% of eligible costs to a maximum of \$2,500 per property.

Eligible Projects

- Storefront upgrades (display windows, canopies, awnings, entrances);
- Repair or replacement of exterior façade elements, including doors, windows, awnings, canopies, and façade lighting or fixtures;



- Restoration or repair of façade materials such as masonry, brickwork, cornices, parapets, eaves, and other architectural details;
- Conservation of heritage attributes for properties designated under the *Ontario Heritage Act*;
- Façade painting (not masonry elements), cleaning, and surface treatments that improve the building's appearance;
- Crime Prevention Through Environmental Design (CPTED) improvements;
- Permanent patio infrastructure on private property facing a street (e.g. fencing, barriers, and/or patio deck infrastructure). Note that temporary fixtures such as, but not limited to, heaters, tables, chairs or other such elements are ineligible for funding;
- Installation, improvement, or replacement of exterior signage to a maximum of \$2,500;
- Upgrading or installing exterior lighting for façades, entrances, and storefront display areas;
- Architectural or design fees directly related to eligible façade improvements, up to 10% of the grant amount;
- Other similar façade repairs or improvements that advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. Projects must be related to a commercial, institutional, agricultural, mixed-use, or multi-residential building;
3. Eligible façade works must be street-facing;
4. Any new signage must comply with the Town's Sign By-law;
5. Funding will not be provided for the painting or cleaning of masonry elements as these measures can cause long-term deterioration of masonry elements;
6. Proposed improvements must be permanent; and

7. Projects must comply with the Ontario Building Code, Fire Code, and all applicable Town by-laws.

6.3.3 Property Enhancement and Improvement Program

Purpose

This grant program supports private property upgrades that enhance the public realm, including improvements to landscaping, parking areas, bicycle parking, laneways, and permanent outdoor seating areas. The program encourages projects that strengthen the Town's local identity, complement municipal initiatives, and contribute to broader community revitalization and development objectives.

Program Details

The Property Enhancement and Improvement Program will cover 50% of total eligible costs to a maximum of \$15,000 or \$500 per linear metre of frontage on a street, whichever is less.

Eligible Projects

- Landscaping and site enhancements, including professional landscaping, native/drought-tolerant plantings, trees and shrubs, permanent planters, walkways, benches, refuse receptacles, public art, fencing, gates, and other permanent features that enhance the public realm;
- Active transportation infrastructure, including permanent bicycle parking and related facilities;
- Permanent outdoor seating areas and patios located adjacent to a sidewalk or public street (non-permanent features are ineligible);
- Parking area improvements, including permeable or enhanced surfacing, improved space demarcation, landscape buffers/islands, AODA compliant accessible parking, lighting, curbing, and improved pedestrian connections to sidewalks and building entrances;



- Pedestrian walkway upgrades, including accessibility improvements and AODA compliant connections between building entrances and public streets;
- Other similar improvements that achieve the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. Projects must be related to a commercial, institutional, agricultural, mixed-use, or multi-residential building;
3. Proposed improvements must be permanent; and
4. Applications shall be consistent with the Town's Community Design Guidelines.

6.3.4 Destination Infrastructure Grant

Purpose

This grant program stimulates investments by local stakeholders, organizations, and municipalities in infrastructure that enhances the public realm and strengthens the Town's role as a four-season destination.

Program Details

The Destination Infrastructure Grant will cover 50% of total eligible costs to a maximum of \$25,000.

Eligible Projects

- Capital improvements to core attractions, including trails, waterfront areas, parking, restrooms, staging areas, and lookouts;
- Visitor-focused signage such as interpretive or historical plaques, kiosks, and cycling/hiking route markers;
- Community wayfinding signage that improves navigation and visitor experience.
- Permanent installation of outdoor public art;
- Conversion of vacant lands into parks or enhanced green spaces;

- Streetscape beautification, including banners, benches, waste/recycling receptacles, landscaping, and seasonal decorations; and
- Other similar improvements that advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. Projects must be related to commercial, institutional, agricultural or mixed-use buildings;
3. Proposed improvements must be permanent; and
4. Applications shall be consistent with the Town's Community Design Guidelines.

6.3.5 Start-up Space Improvement Program

Purpose

The Start-up Space Improvement Program supports new business growth by providing funding for permanent leasehold improvements to commercial or mixed-use spaces, enhancing the functionality and marketability of the property and its rental units.

Program Details

The Start-up Space Improvement Program will cover 50% of total eligible costs to a maximum of \$20,000.

Eligible Projects

- Installation, alteration, repair, or restoration of interior partitions or rooms;
- Installation, repair, or replacement of plumbing, heating, HVAC, electrical fixtures, cable, telephone, fiber, and other service-specific systems;
- Modification, repair, or replacement of flooring, ceilings, walls, fixed cabinetry, and other structurally permanent interior elements;
- Painting, repainting, or resurfacing of interior walls, platforms, and other finished surfaces;

- Installation of new interior signage or lighting that is appropriate to the commercial space;
- Works related to improvements that advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. Projects must be related to a commercial or mixed-use building;
3. The business is new and has not previously been registered with the Town of The Blue Mountains; and

Proposed improvements must be permanent.

6.3.6 Agricultural Diversification and Tourism Program

Purpose

This grant program promotes the development or rehabilitation of on-farm diversified uses and agricultural tourism experiences in the Town's rural areas.

Program Details

The Agri-Tourism and Rural Experience Program will cover 50% of eligible costs, up to a maximum of \$20,000.

Eligible Projects

- Property improvements that support agri-tourism experiences or value-added activities, such as barn tours, petting zoos, farm trails, cycling rest stops, pick-your-own operations, on-farm dining, and workshops;



- Property improvements that enable the creation or enhancement of produce stands, along with related wayfinding or promotional signage that supports on-farm retail activities;
- Improvements that result in the development of rural tourism accommodations, such as bed & breakfast operations, cabins, or yurts;
- Other improvements that result in the creation or rehabilitation of on-farm diversified uses, agricultural tourism experiences, and support the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. The property must be located in the rural area;
3. The proposed works must be secondary to the primary agricultural operation;
4. Projects must conform with Provincial, County, and Town land use planning policies and regulations applicable to agricultural and rural lands; and
5. Improvements must be permanent.



6.4 Housing Focused Programs

This subsection outlines programs designed to provide a greater focus on attainable housing and promote a broad range of housing types.

6.4.1 Tax Increment Equivalent Program

Purpose

This program provides a grant equal to the tax increase resulting from new development or redevelopment of buildings to create new attainable housing units. This program provides a funding to rebate a portion of the municipal taxes attributed to the increased assessment over a 10-year period. The tax increment does not include any changes in municipal taxes resulting from general tax rate adjustments or changes in assessment for any other reason.

Program Details

The grant is based on the increase in assessment value due to the improvements:

- **Year 1-10:** 100% of the Town tax increase

After Year 10, the property owner is responsible for paying the full amount of property taxes, including any increase resulting from the redevelopment or rehabilitation.

Eligible Projects

- Construction and reconstruction of lands and/or buildings for the provision of attainable housing. Housing units must be contained within a mixed-use or multi-residential building;
- Projects which involve improvement of more than 25% of the existing gross floor area, or are a new development, providing at least four (4) attainable units are eligible;
- Adaptive reuse of a property to suit a new mixed-use or multi-residential building;
- Additions to an existing mixed-use or multi-residential building involving an increase of at least two attainable dwelling units;
- Energy efficiency improvements;
- Infrastructure work such as the improvement or reconstruction of existing on-site public infrastructure (water services, sanitary and storm sewers) that result in an increase in the assessed value of the property will also be eligible; and

- Any combination of the above or other improvements which advance the goals of this CIP, as approved by the Town.

Payment Details

The grant will be provided upon the successful completion of the approved work and payment of the full assessed value of the municipal taxes. Tax increment grants are provided to property owners for a maximum of 10 years. Where approved, grants will be paid annually to property owners within approximately three (3) months of payment of the full municipal property tax. If the property is sold or transferred during the grant period, the continuation of the benefit is subject to prior written approval from the Town and the new owner may be required to satisfy specified conditions. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria outlined in Section 6.1 apply;
2. Only attainable housing in mixed-use and multi-residential buildings is eligible for this program (those that achieve the goals and objectives of this CIP);
3. For the purposes of this program, attainable is defined as housing with rents at or below 120% of the CMHC Average Market Rent (AMR) for the applicable unit type;
4. For clarity, small scale projects, defined as those that involve less than 25% of the existing gross floor area and/or an increase of less than 15% of the existing gross floor area, will not be considered eligible under this program;
5. An assessment by a third-party appraiser must demonstrate that the proposed work is expected to result in an increase in the assessed value of the property before commencement of the project and after completion of the project;
6. Attainability must be maintained over ten years and will be confirmed by the Town once per year through the submission of supporting documentation, such as rent receipts, tenant income verification, or other materials;
7. If the property is sold, in whole or in part, before the period lapses, the subsequent owner is not entitled to future payments, however, exceptions may be made at the Town's discretion subject to the agreement; and
8. All grants shall be subject to receiving the required approvals or permits, as required by Town by-laws and applicable Provincial or Federal laws.

6.4.2 Downtown Apartment Rehabilitation or Conversion Program

Purpose

The Downtown Apartment Rehabilitation or Conversion Program supports the rehabilitation of existing residential units and the conversion of commercial, residential, or mixed-use space into attainable upper storey or rear of building housing.

Program Details

The Downtown Apartment Rehabilitation or Conversion program will cover 50% of total eligible costs to a maximum of \$15,000.

Eligible Projects

Physical improvements which result in the creation or rehabilitation of residential units, including but not limited to:

- Building Code and Fire Code compliance work, such as structural, electrical, ventilation, safe egress, fire protection systems, insulation, and similar life-safety improvements;
- Accessibility upgrades, such as improvements to lobbies or vestibules serving residential units, accessible washrooms, interior doorways, and kitchen facilities;
- Permanent interior finishes and fixtures, including painting, drywall, trim, permanent lighting, flooring, countertops, and cabinetry, eligible up to 25% of total eligible costs; and
- Other similar improvements that advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. The property must contain an existing commercial or mixed-use building;
3. Projects must create at least one new housing unit through rehabilitation or conversion;
4. Works that create new or additional gross floor area are not eligible under this program;

5. Applicants must provide a clear description of proposed improvements and a cost estimate from a qualified licensed contractor, consistent with the estimate submitted for the associated Building Permit;
6. The Town may request a second quotation from another qualified licensed contractor to verify costs;
7. Proposed work must result in units that meet the Ontario Building Code, Fire Code, Property Standards By-law, and all applicable municipal requirements;
8. This program cannot be combined with the Brownfield Tax Assistance Program and the Underutilized Building Conversion Expansion Program.

6.4.3 Attainable Housing Feasibility Program

Purpose

The Attainable Housing Feasibility Grant Program is intended to assist eligible applicants with the cost of determining an attainable housing project's feasibility prior to construction.

Program Details

The Attainable Housing Feasibility Program will cover 100% of total eligible costs to a maximum of \$25,000.

Eligible Projects

- Market and business development studies, including market analyses, business development plans, and development pro-formas;
- Building condition assessments for buildings proposed to be repurposed, significantly modified, or renovated;
- Capital replacement plans, including inventories of major building components (e.g., windows, doors, roofs, siding, HVAC) and long-term repair and replacement forecasting; and
- Other studies or assessments which investigate the feasibility of housing and advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. To qualify, a development must propose a minimum of two attainable dwelling units;
3. For the purposes of this program, attainable is defined as housing with rents at or below 120% of the CMHC Average Market Rent (AMR) for the applicable unit type;
4. A paid invoice confirming that the consultant has been compensated in full must be provided before grant payment is issued. Grant amounts will be based on the lesser of the approved cost estimate or the actual study cost;
5. Town staff will determine the extent to which the proposed work is eligible for funding and may request additional cost estimates or supporting information as needed.

6.4.4 Attainable Rental Housing Grant

Purpose

The Attainable Rental Housing Grant Program supports the development of new rental units that are offered at below market rates to eligible households. The program provides financial assistance to reduce development costs and improve project feasibility, helping to increase the supply of long term attainable rental housing within the Town.

Program Details

The Attainable Rental Housing Program will cover up to \$10,000 per unit to a maximum of \$150,000 per project. The funds will be payable upon completion of structural framing of the development.

Eligible Projects

- Works related to Ontario Building Code or Fire Code compliance, such as structural, electrical, safe egress, ventilation, or fire protection including associated insulation and similar improvements;
- Site preparation activities, including grading, excavation, demolition, and site servicing required to support the development of attainable rental units;
- Building foundation and structural work, such as footings, foundations, framing, and structural reinforcement for new construction or adaptive reuse;

- Interior construction and finishing, such as partition walls, flooring, ceilings, fixtures, and accessibility improvements required to complete rental units;
- Other construction activities or improvements directly required to complete attainable rental units and advance the goals of this CIP, as approved by the Town.

Payment Details

The grant shall only be issued upon structural framing of the development to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply;
2. To qualify, a development must propose a minimum of two attainable dwelling units;
3. For the purposes of this program, attainable is defined as housing with rents at or below 120% of the CMHC Average Market Rent (AMR) for the applicable unit type;
4. A paid invoice confirming that the consultant has been compensated in full must be provided before payment is issued. Grant amounts will be based on the lesser of the approved cost estimate; and
5. Town staff will determine the extent to which the proposed work is eligible for funding and may request additional cost estimates or supporting information as needed.

6.4.5 Additional Residential Unit Program

Purpose

The Additional Residential Unit Program supports the creation of additional residential units that are accessory to a single detached dwelling, semi-detached dwelling, duplex dwelling, or townhouse dwelling.

Program Details

The Additional Residential Unit Program will cover 50% of total eligible costs to a maximum of \$20,000.

Eligible Projects

Physical improvements that result in the creation of additional dwelling units, accessory to the primary dwelling, including but not limited to:

- Works related to Ontario Building Code or Fire Code compliance, such as structural, electrical, safe egress, ventilation, fire protection including associated insulation, and similar improvements.
- Accessibility improvements including accessibility improvements to the building lobby or vestibule that provide access to the residential units, as well as accessible washrooms, interior doorways, or kitchen facilities;
- Permanent finishing materials and permanent decorative elements, including painting, drywall, trim, permanent light fixtures, flooring, countertops, and cabinetry, shall be an eligible cost to a maximum of 25% of the total eligible costs;
- Costs for the services of a professional engineer or architect as may be required in association with the improvements noted above, to a maximum of 15% of the total eligible costs.

Payment Details

The grant shall only be issued upon completion of eligible works to the satisfaction of the Town. For additional information and specific requirements related to payment, please refer to Section 7.

Program Specific Eligibility Requirements

1. All general eligibility criteria in Section 6.1 apply.
2. To qualify, a new development must propose a minimum of one new housing unit.
3. Applicants must provide a clear description of proposed improvements and a cost estimate from a qualified licensed contractor, consistent with the estimate submitted for the associated Building Permit.
4. The Town may request a second quotation from another qualified licensed contractor to verify costs.
5. Proposed work must result in units that meet the Ontario Building Code, Fire Code, Property Standards By-law, and all applicable municipal requirements.
6. The new additional dwelling unit(s) may not be used as a short-term accommodation.

6.4.6 Surplus Land Program

Purpose

The Surplus Land Grant Program will identify municipally owned lands that are deemed surplus to the needs of the Town or the County and that will subsequently be offered through a Request for Proposal (“RFP”) process for development purposes. This program will provide a significant incentive to offset the costs associated with land acquisition for the purpose of developing attainable housing.

Program Details

The Surplus Land Grant Program will facilitate a collaborative effort from the Town and the County to determine the value of a surplus property. As an outcome of the RFP process, surplus land may be granted at a significantly reduced value or at no cost.

Eligible Projects

There are no applicant-initiated projects eligible for this program.

Payment Details

Applicants through the RFP process will not receive monetary payment.

Program Specific Eligibility Requirements

1. Specific eligibility criteria may be identified in the RFP to be released by either the Town or the County.
2. The eligibility criteria will identify the needs to be met by the Town and the County.
3. Proposals submitted will be assessed based on the criteria identified in the RFP with preference given to proposals that meet or exceed those criteria.

6.4.7 Land Banking Policy

Purpose

It is the policy of this CIP that Town Council may, at its discretion, acquire, sell, lease, prepare, or dispose of municipal lands at or below fair market value to support the goals of the Town's Official Plan and this CIP. This authority strengthens the Surplus Land Grant Program and enhances the effectiveness of the CIP's broader financial incentive programs.



7. Implementation & Evaluation

The methods through which the Community Improvement Plan is implemented and evaluated is vital to its success and the success of the Town. As such, the performance of the CIP will be evaluated on a yearly basis by Town Staff.

The administration of the CIP is equally important to the success of the CIP. The Town of The Blue Mountains will be responsible for the administration of this CIP. Administration will determine items such as the timing of funding and aides for the user to navigate the programs contained within this CIP.

7.1 Administration

The administration of this CIP provides the framework for how incentive programs are activated/deactivated, delivered, and supported over time. This section outlines the tools and processes the Town will use to ensure programs are implemented effectively, including how incentives are activated or suspended, how and when funding is released, and the supports available to applicants. Together, these administrative

components help ensure the CIP remains transparent, accessible, and aligned with Town Council's strategic priorities.

1. **Council Authority & Plan Administrator:** Town Council is the approval authority and makes decisions on financial applications. Council may delegate their decision-making authority for individual CIP programs to streamline process and timelines for applications. Town staff has the discretion to bring certain projects to Council for their approval. Upon adoption of this CIP, Town Council will designate a member of Town staff to be the Plan Administrator who will administer this Community Improvement Plan. An alternate Plan Administrator should also be designated in the event that the primary Plan Administrator is unavailable.
2. **Decision on Funding:** Decisions on financial incentive applications and agreements will be made by Town Council or their designate. Should an application be refused, all applicants will be given an opportunity to request that Town Council or their designate reconsider its decision, as applicable.
3. **Exceedances of Limits within the CIP:** In limited circumstances for attainable housing developments, if agreed to by Town Council, the maximum funding limits as established within this CIP may be exceeded to provide additional support for attainable housing development within the Town.
4. **Pre-Consultation:** The Plan Administrator should be available to meet with a potential applicant for a pre-consultation meeting within ten (10) business days of being requested to meet by a potential applicant, or as soon as is reasonably possible.
5. **Intake Period:** Applications may be submitted while funding remains available, as confirmed by Town staff.
6. **Activating and Deactivating Incentive Programs:** Town Council may choose which incentive programs are activated or deactivated in any given year, and each program's duration. This allows the Town to allocate funds in a manner that achieves the Town's goals and evolving priorities.
7. **Approval and Incentive Program Agreement:** Should the Plan Administrator recommend approval of the application, a financial incentive program agreement will be prepared by the Plan Administrator and forwarded to the Applicant. Once the financial incentive program agreement has been reviewed by all parties and returned to the Town, the application, recommendation report, and agreement will be forwarded to Town Council or its designated approval authority to initiate the approval process. Should the application be approved, the Plan Administrator will ensure that all parties sign the agreement.
8. **Application Refusal:** If the application is refused, the applicant may re-submit the application for reconsideration by Town Council provided the applicant has made consideration of the reasons for refusal.
9. **Timing of Funding:**

- a. Grants will be released after improvement work is completed for all programs except for attainable housing programs. Attainable housing projects deemed eligible for funding through these programs may be eligible to receive funding prior to completion of works. Prior to issuing funds, the Plan Administrator will ensure that all program requirements and details of the Financial Incentive Program Agreement have been met.
 - b. Phased or Multi-Stage Projects: For larger or phased attainable housing projects, the Plan Administrator may consider releasing funds in stages aligned with clearly defined project milestones. Milestone-based funding may be approved where each phase constitutes a meaningful portion of the development, demonstrates measurable progress toward delivering attainable units, and satisfies all applicable program requirements.
10. **Supporting Documentation:** Prior to issuing a grant, the applicant may be required to provide the Plan Administrator with final supporting documentation, which may include, but is not limited to:
- Photographic evidence of the completed works satisfactory to the Town;
 - Other documentation proving completion of the project;
 - Invoices for all eligible work completed, indicating the total amount paid for eligible works;
 - Proof of payment to contractors, in full; and
 - Inspection conducted by Township Staff.
11. **Concierge Service:** Where multiple applications are competing for limited funding, the Plan Administrator may place priority on applications with a large-scale attainable housing component. Applicants are strongly recommended to contact the Plan Administrator to take advantage of the concierge service to understand funding opportunities for attainable housing projects.
12. **Program Guides:** The Town may prepare a set of guides to assist applicants in navigating the programs outlined in this CIP.
13. **Marketing Plan:** A marketing plan will be established to ensure greater public awareness of this CIP. This marketing plan will give direction for how this CIP will be advertised to the public. This may consist of a strategy for the Town's website and social media pages, press releases, physical mail-out notices, periodic Town Council updates, among other measures as deemed necessary by the Town.
14. **Amendments to this CIP:** The Town may discontinue programs or make minor revisions to the CIP without formal amendment to this CIP.
- Minor changes to effectively administer CIP programs (such as application processes, forms, website content, legal agreements, contracts and minor adjustments to clarify eligibility) may be adjusted without Town Council approval or amendment to this CIP.

Through Council resolution, Council will have the ability to make adjustments to the maximum funding amount for each financial incentive program on an annual basis as part of the Town's budget process, based on program uptake, demand, and ongoing monitoring. Significant changes to the CIP may trigger requirements under the *Planning Act*. Changes that alter the intent, scope or legal structure of the CIP may include changes to CIP boundaries, introduction of new CIP programs, changing the purpose or goals of the CIP, or substantially altering eligibility criteria.

15. **Application Process:** The application process is outlined in Table 1.

Figure 1 – Typical Application Process

1.	Applicant schedules a meeting with the Plan Administrator regarding project eligibility for CIP funding.
2.	Applicant submits a completed application to staff with all required supporting information.
3.	Plan Administrator confirms completeness of the application. If the application is incomplete, the applicant may re-submit.
4.	Council or designated staff review the application and make a decision.
5.	Applicant reviews, signs, and submits any required agreements to the Plan Administrator.
6.	Applicant may commence the project (eligible works).
7.	Applicant informs the Plan Administrator when the project (eligible works) is complete. The applicant provides "after" photos and proof of payment to the Plan Administrator.
8.	The Town pays out the grant or TIEG in accordance with the CIP agreement(s).
9.	Town staff may circulate a survey to the applicant to assess the application process and understand community benefits arising from CIP funding.

7.2 Monitoring

This CIP is intended to be a flexible tool. Town Staff will conduct annual monitoring of this CIP, supported by a database that will collect and store relevant information for monitoring the success of this CIP. This information will be in the form of key performance indicators (KPIs). The findings of the monitoring will be reported to Town Council on an annual basis.

Once an application has been accepted by the Plan Administrator, information related to the applicant, application, and proposal information will be entered into the Town's database to track the application details, progress, and results in accordance with the monitoring and evaluation policies of this CIP. This will be an on-going task throughout the application process and all information collected will be reviewed annually. In addition, the Town may prepare a survey for applicants to understand program ease of use as well as collect specific data, such as the number of people employed within the new development. This annual review will culminate in an annual "report card" to **Council** that summarizes applications received, funded projects, and outcomes attributable to the incentive program funding. The report card is intended to provide a public record of program outputs, successes and inform future priorities. This report card should be made available on the Town's website each year for public review.

Key performance indicators and their respective categories are as follows:

Focus	Key Performance Indicators
Housing	• Number of housing units created ○ New or rehabilitated residential units ○ Affordable or attainable units ○ Rental or ownership units ○ Additional residential units ○ Units on properties sold/leased as part of the Surplus Land Program and/or Land Banking Program ○ Housing typology • Location of housing units • Period of affordability/attainability • Period of rental tenure • Sales and/or rental price • Total number of properties sold or leased through the Surplus Land Program and/or Land Banking Program • Estimated total amount of properties sold or leased through the Surplus Land Program and/or Land Banking Program • Number of proponents who have acquired a property through the Surplus Land Program and/or Land Banking Program
Economic Development / Revitalization	• Number and type of jobs created • Estimated value of works undertaken or to be undertaken • Type of works undertaken or to be undertaken • Location of new development (new commercial space, new agri-tourism uses, etc.)

Focus	Key Performance Indicators
General Performance	• Approved and/or denied value of the grant and total value of construction • Building permit values • Estimated total amount of private sector investment • Projected and actual property assessment and property tax increase • Qualitative assessment of project works (e.g., photos) • Application processing time (from application submission to funds released and housing delivery) • Ease of CIP use (applicant feedback survey)
CIP Programs	• Total number of applications received ◦ Breakdown by incentive programs • Number of completed projects ◦ Breakdown by incentive programs • Total amount of public funds provided ◦ Breakdown by incentive programs • Cost of running CIP program

8. Glossary

The following are the terms used and applicable to this plan. Some terms may differ from those used in the Official Plan. Where terms are not defined in this CIP, the Official Plan will be referred to, as well as applicable provincial legislation or policy document definitions.

Applicant– unless otherwise indicated, means a registered owner, assessed owner, or tenant of lands and buildings within the Community Improvement Project Area who has a right to apply for one or more financial incentive(s) in accordance with the policies of this CIP.

Approval authority – means the body responsible for approving or denying financial incentive applications. Depending on the program Council or Town staff are the approval authority.

Attainable¹ – shall mean housing with rents at or below 120% of the CHMC Average Market Rent (AMR) for the applicable unit type.

¹ It is noted that the CIP definition of *Attainable* differs from the definition provided within the Town's Official Plan. There is a need for low and moderately priced rental workforce housing within the Town. The attainable definition provided differs to help encourage financially viable rental housing to be built within the municipality.

Any eligible community improvement works that are administering a financial incentive under this CIP shall satisfy the definition of attainable.

Further, at the sole discretion of the Town Council, an alternative definition of attainable housing may be applied to an eligible application, provided that the definition contained within the CIP and/or a proposed development meets the eligibility criteria of this CIP.

Community Improvement – unless otherwise specified, is defined in accordance with its definition under Section 28 of the *Planning Act*.

Community Improvement Plan - unless otherwise specified, is defined in accordance with its meaning under Section 28 of the *Planning Act*.

Community Improvement Project Area- unless otherwise specified, is defined in accordance with its meaning under Section 28 of the *Planning Act*.

Town Council – means the Council of the Town of The Blue Mountains.

Eligible Applicant – means an applicant (as defined above) who meets all the general and program specific requirements of the financial incentive programs and prepares and submits an application for a grant that is in accordance with the specific requirements of the program, as outlined in this CIP. The Plan Administrator reserves the right to determine whether an applicant is eligible for the financial incentive program.

Financial Incentive Program – means a program listed in Part 3 of this CIP.

Financial Incentive Program Agreement – means an agreement executed between the Town and a successful applicant for a financial incentive program, as required by this CIP.

Mixed-use – means a combination of commercial uses (e.g., retail, restaurant, office) along with apartment dwellings located in the upper storey(s) or the rear of the same building.

On-Farm Diversified Use – means uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products (cideries, breweries, wineries, smaller-scale agricultural product processing, etc.).

Plan Administrator – means the staff member of the Town of The Blue Mountains who has been assigned by Council to administer the Community Improvement Plan.

Project commencement – means the initiation of substantial on-site construction activities, such as excavation, servicing, or foundation work, following the issuance of all required municipal approvals.

The Corporation of the Town of The Blue Mountains

By-Law Number 2026 –

Being a By-law to Being a by-law to designate certain lands in the Town of The Blue Mountains as a Community Improvement Project Area for the Reaching Our Peak Community Improvement Plan

Whereas, Section 28 (2) of Part IV of the *Planning Act*, R.S.O. 1990, c.P.13 ("the *Planning Act*") empowers the council of a municipality in which the official plan is in effect to designate the whole or any part of the municipality covered by the official plan as a community improvement project area; and,

Whereas, The Corporation of The Town of The Blue Mountains has adopted an Official Plan which covers all the land within its boundary and which contains provisions relating to community improvement; and,

Whereas, Section 28 (1) of the *Planning Act*, defines a "community improvement project area" as "a municipality or an area within a municipality, the community improvement of which in the opinion of council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community development reason"; and,

Whereas, the Council of The Corporation of The Town of The Blue Mountains deems it expedient and in the interest of the Municipality to designate the land hereinafter described as a community improvement project area.

Now therefore the Council of The Corporation of The Town of The Blue Mountains hereby enacts as follows:

1. That pursuant to Section 28 (2) of the *Planning Act*, the lands illustrated on Schedule "A" to this by-law are hereby designated as a community improvement project area to be known as the "Reaching Our Peak Community Improvement Project Area".
2. Schedule "A" attached hereto forms part of this by-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this ____ day of _____, 2026

Andrea Matrosovs, Mayor

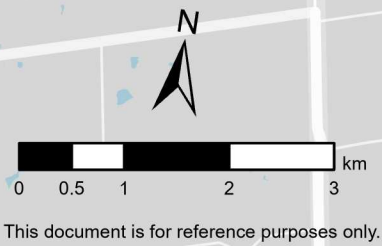
Corrina Giles, Town Clerk

Town of The Blue Mountains

Schedule A-1

By-law No. 2026-_____

DRAFT



This document is for reference purposes only.