



Community Improvement Plan

What is the Community Improvement Plan (CIP)?

A Community Improvement Plan (CIP) is a tool available to municipalities under the Planning Act to help facilitate revitalization and redevelopment. Grant, loan and other programs have been developed and approved by Council to respond to your property investment needs. The Municipality of Central Manitoulin can help you understand the process and answer your questions.

Target Zones for (CIP)

Target Zones 1 & 2 encompass the Hamlet areas of Providence Bay and Mindemoya. Target Zone 3 is represented by Commercial Fixed-roof Accommodation lands across the Municipality.

Application Forms

Please contact us or apply online at:

www.centralmanitoulin.ca



To apply please contact:
 Sarah Galick
 Economic Development Officer
 Municipality of Central Manitoulin
 (p) 705-377-5726 (f) 705-377-5585
 sgalick@centralmanitoulin.ca

1 Façade, Landscape and Signage Improvement Grant Program

Matching grants may be offered to eligible property owners for façade improvements, signage development or street-front (publicly accessible parts of private properties) landscape improvements or any combination of these 3 categories of property enhancements.

Grant Amount

- Matching grant of up to a maximum of 50% of eligible costs up to a maximum grant of \$4,000, whichever is less, per property;
- Minimum grant of \$2,000 per property.

2 Building Restoration, Renovation and Improvement Program

A grant for costs related to interior building renovations and improvements, including but not limited to:

- Building, fire and other code compliance;
- Expansion/additions;
- Retrofitting existing space (second floors);
- Energy efficient uses.

Grant Amount

- Maximum grant of 50% of eligible costs up to a maximum of \$15,000, whichever is less, per property (minimum grant \$5,000 per property);
- Grant is a secured interest-free loan, forgivable over 5 years at an annual rate of 20%.

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3 Planning and Related Fees Grant Program

This program offers property owners with plans to develop new commercial, mixed use and new multi-unit residential properties, a reduction in applicable planning fees. Reduced planning fees may, in concert with other program support, help encourage new development efforts through reducing initial regulatory costs.

Grant Amount

- 100% reduction in planning and related fees;
- Maximum grant of \$2,500 per property or 100% reduction in planning fee costs, whichever is less.

4 Tax-based (Re) development Grant (TIG) Program

A Tax Increment Grant (TIG) leverages the increased assessment and property taxation generated by site (re)development to reduce the financial costs of property rehabilitation and (re)development.

Types of Grants

Non-Residential

- A maximum grant of 80% of the annual municipal tax increment over an agreed base assessment and property tax liability. The maximum grant duration is 5 years.
- Grant for eligible properties in CIP Target Zones for Mindemoya and Providence Bay; as well as Commercial Fixed-roof Accommodation land-uses throughout the municipality.

New Multi-unit Residential

- A maximum grant of 80% of the annual municipal tax increment for the comprehensive (re)development of the eligible properties in the CIP Target Zones for Providence Bay and Mindemoya.

5 Tax-based (Re) development Grant (TIG) Program

A grant to encourage the redevelopment of contaminated (Brownfield) sites by providing properties for which a Phase I ESA exists with further assistance to specify the extent and nature of the environmental contamination through a Phase II ESA.

Grants for Non-residential and New Multi-unit Residential

- Maximum grant of up to \$10,000 or 50% of the cost of the ESA, whichever is less;
- Maximum assistance: 1 study per property;
- Assistance will only be provided to eligible properties in the CIP Target Zones of Providence Bay and Mindemoya.

General Eligibility

- Only eligible properties located within the CIP Target Zones (see back) are eligible for support under this CIP (contact the Municipality of Central Manitoulin for further information);
- Applicants must be a registered property owner, assessed property owner or a tenant of a property to whom the owner has assigned consent to receive assistance under the CIP;
- Applicants must not be involved in ongoing litigation with the Municipality;
- Eligible properties must not be in tax arrears or in default of any By-law of the Municipality at the time of the application;
- Eligibility will be on a "first-come, first-served" basis.