Lakeshore Community Improvement Plan for Housing and Main Streets and Rural Economic Development

2025

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Acronyms, Abbreviations, Definitions

ARU – Additional Residential Units

BIA – Business Improvement Area

CA – Central Area

CIP – Community Improvement Plan

CMHC – Canada Mortgage and Housing Corporation

CN – Neighbourhood Commercial

CR – Rural Commercial

CS – Service Commercial

CT – Recreational/Tourist Commercial

EOI – Expression of Interest

HAF – Housing Accelerator Fund

HC – Hamlet Commercial

HE – Hamlet Employment

MPAC – Municipal Property Assessment Corporation

MU – Mixed Use

R3 – Residential – High Density

RFP – Request for Proposal

TIER – Tax Increment Equivalent Rebate

1. Introduction

1.1 Background

The Municipality of Lakeshore is one of the fastest growing municipalities in Southwestern Ontario, with a 10.4% increase in population between 2016 and 2021.[1] Lakeshore has experienced significant residential and commercial development pressures, particularly in its urbanized areas, however, many of its rural communities face economic challenges. In response to these challenges and growth opportunities, Lakeshore will implement a suite of incentive programs to support housing as well as main streets and rural economic development through this Community Improvement Plan (CIP).

1.2 How the CIP Works

A CIP is a tool authorized under Section 28 of the *Planning Act* and Section 106 of the *Municipal Act* to enable municipalities to offer financial incentives that encourage certain types of development or improvements throughout an entire municipality or in a specified area. Through a CIP, municipalities may give grants and loans, so long as these financial incentives do not exceed eligible costs. These eligible costs include:

> "environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities."[2]

CIPs can help achieve broad land use planning and economic objectives due to its ability to attract and stimulate investment. **Appendix A** of this report outlines the legislative framework for the establishment of CIPs.

1.3 A Flexible and Dynamic Framework

This CIP is designed as a flexible and responsive tool that can adapt to the Municipality's evolving needs. It establishes a suite of potential financial incentive programs that gives Council the discretion to select those that they would like to fund and implement based on annual budget deliberations and strategic priorities. Consequently, in any given year, some of the incentive programs listed in this CIP may be available and others may not. Information about when these incentive programs are active and the amount of funding

[1] Statistics Canada, Census 2021.
[2] *Planning Act*, Section 28(7.1).

available will be published on the municipal website and through a 'CIP Guide'.

To ensure clarity and transparency, detailed information regarding program implementation—including application procedures, review processes, and current funding availability—will be provided in a separate 'CIP Guide' document. This document will be maintained by municipal staff, posted on the Municipality's website, and updated from time to time as required. This helps to ensure the CIP can remain dynamic and responsive, by allowing program funding to be adjusted based on Council direction and without requiring a formal amendment to the Plan itself.

1.4 Previous Community Improvement Plan

The Municipality's original CIP was established in 1987, and it was later expanded to the Belle River Business Improvement Area (BIA) in 2008. This CIP applies generally to the downtown area, harbour area, and the Highway 22 commercial area. While the existing CIP has successfully over the years incentivized many façade improvements, exterior repairs, and new signage, the Municipality is seeking to expand the CIP's geography and scope to extend the incentive programs to a wider range of developments. As such, this new 2025 Lakeshore CIP for Housing and Main Streets and Rural Economic Development is proposed to replace the 2008 Belle River BIA CIP.

1.5 Background Report

A CIP Needs Assessment Background Report was completed in support of the 2025 Lakeshore CIP for Housing and Main Streets and Rural Economic Development. This Background Report is found in **Appendix B**. It includes an analysis of existing baseline conditions, and best practices in CIPs from similar jurisdictions. The report also contains a gap analysis that identifies strengths, weaknesses, opportunities and threats related to rural economic development and housing in Lakeshore. The recommendations and strategies from the report forms the basis for the 2025 Lakeshore CIP.

1.6 Goals

The goals of the 2025 Lakeshore CIP for Housing and Main Streets and Rural Economic Development are:

- To increase the supply of housing, including missing middle housing and affordable housing;
- To encourage infill development of an appropriate size and scale;

- To support investment in rural economic development and main streets revitalization;
- To reduce planning application and building permit costs;
- To improve aesthetics of existing buildings and streetscapes; and
- To improve accessibility.

2. Financial Tools of the CIP

The 2025 Lakeshore CIP will use rebates, tax increment equivalent rebates, and deferrals to help applicants cover eligible costs. These financial tools are further described below:

- A rebate is where an approved applicant receives money to reimburse incurred expenses on eligible costs to a maximum set by Municipal Council.
- A tax increment equivalent rebate (TIER) is where an approved applicant receives partial tax relief in the form of a rebate to cover the incremental municipal tax increase that occurs when a property is improved.
- A deferral is where an approved applicant does not have to pay for something right away but, instead, will have to pay the amount at a later date.

It should be noted that these financial tools in the CIP are financial incentives in addition to other programs that are provided by other levels of government. For instance, the Province provides for additional cost offsets through Bill 23, Bill 134, and Bill 17[3]. These legislation discounts "affordable residential units" from the calculation of cash-in-lieu of parkland and community benefits charges. The Province has also provided development charge deferrals for rental housing, institutional development, and other forms of residential development. At the federal level, the Canada Mortgage and Housing Corporation (CMHC) provides numerous fundings for rental housing development and affordable housing.

Therefore, this CIP is intended to stack on and supplement existing programs offered through other levels of government, and as such, applicants are encouraged to apply to other programs offered by other levels of government, where appropriate.

Moreover, applicants may apply for more than one program at the same time in this CIP, unless stated otherwise in this CIP.

[3] *Bill 23, More Homes Built Faster Act, 2022; Bill 134, Affordable Homes and Good Jobs Act, 2023; Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025*.

3. Community Improvement Project Area

The Community Improvement Project Area for the 2025 Lakeshore CIP for Housing and Main Streets and Rural Economic Development is the entire municipality of Lakeshore, as depicted by **Figure 1** below. For clarity, the housing-related financial incentives outlined in **Section 5.1,** and the main streets and rural economic development incentives outlined in **Section 5.2** of this report apply municipal-wide.

Figure 1: Community Improvement Project Area



4. Conditions for CIP Incentive Programs

4.1 Conditions for All Incentive Programs

The following conditions are applicable to all financial incentive programs in the CIP:

1. Eligible program participants include registered property owners, assessed property owners, tenants (with the written authorization of the property owner) and assignees as identified in Section 28(7) of the *Planning Act*.
2. All proposed development shall conform to the Municipality of Lakeshore Official Plan, Zoning By-law, and other municipal by-laws, provisions, standards and guidelines, and other planning and building requirements or approvals.
3. All improvements shall be made pursuant to a building permit and constructed in accordance with the *Ontario Building Code*, and *Ontario Fire Code* where required.
4. All proposed development must meet the goals of the CIP. The Municipality of Lakeshore reserves the right to determine whether a proposed project best meets the goals of the CIP.
5. In accordance with Section 28(7.3) of the *Planning Act*, the maximum amount of financial incentives that is provided in respect of the lands and buildings shall not exceed the eligible cost of the CIP with respect to those lands and buildings.
6. Property taxes shall be in good standing at the time of the application and throughout the length of any incentive commitment. Where arrears exist, an application shall not be approved and/or incentives shall not be advanced until arrears are eliminated.
7. There shall be no outstanding payments with respect to other municipal accounts or invoicing at the time of application and throughout the length of any incentive commitment. Where outstanding payments exist, an application shall not be approved and/or incentives shall not be advanced until arrears are eliminated.
8. The owner and/or application of the property shall not be involved in any ongoing litigation with the Municipality.
9. There shall be no outstanding orders issued by the Municipality against the property. Orders against the property shall be complied with prior to consideration of any application or otherwise shall be rectified as

may be required by the Municipality on a timeline acceptable to the Municipality.

10. Municipal Council shall determine the contribution to be made available to the various programs under the CIP. The financial incentive programs available under this CIP shall be administered by municipal staff within the budget established by Council. Projects that result in over expenditure to what has been allocated to the CIP's program(s) by Municipal Council shall have an approved funding amount adjusted to meet the budget allocated, or the project may be considered at a later time pending available funding, or not be approved, at the discretion of the Municipality.
11. The Municipality shall not be responsible for any costs incurred by an applicant in relation to applying for any of the incentive programs.
12. Incentive programs shall not apply to any required performance securities (i.e., Letter of Credit) posted by the proponent, to expenses incurred by the applicant because of Ontario Land Tribunal or Court proceedings.
13. The Municipality reserves the right to audit any studies and/or works approved under an incentive program.
14. Assistance granted under any of the financial incentive programs to a particular property is not transferable to another property.
15. If the applicant is in default of any program requirements or any other requirement of the Municipality, the Municipality may delay, reduce, or cancel its financial incentive program approval.
16. The Municipality may, at its discretion and without further amendment to the CIP, extend or discontinue any program when and as it deems appropriate. Notwithstanding this, participants in various programs prior to the discontinuation may continue to receive approved incentives after the closing of the program, as determined through an individual agreement with the Municipality and subject to available funding approved by the Municipality.
17. Final decisions with respect to applications and the allocation of funds shall be made by Municipal Council or their designate. Furthermore, the Municipality has discretion on the amount of rebates, loans, or deferrals to be awarded to any successful applicant.
18. As a condition of approval, the applicant and/or owners of the property may be required to enter into agreements with the Municipality. Depending on the nature of the program for which the applicant

and/or property owners has applied, these agreements may be registered on the title of the applicable property. The agreement may be made with respect to terms, duration, default, penalty, and termination provisions of the financial incentive. If the agreement is between a tenant and the Municipality, the property owner(s) must consent to the agreement.

19. Completed projects must be consistent with the approved project description submitted by the applicant. Any significant changes in design or scope of the project must be approved by the Municipality. The Municipality reserves the right to decrease the total of the monies associated with the financial incentives if the scope of work changes and the actual costs differ from the estimated costs.
20. Under no circumstance will the Municipality provide funding under this CIP for a project that commenced construction before the date this CIP came into force. Works commenced after submitting an application but prior to the execution of an agreement are done at the applicant's risk.
21. Any new rental dwelling unit developed with the support of a financial incentive under this Plan shall not be permitted to be used for short-term accommodation purposes (e.g., Airbnb, VRBO). A unit found to be used for short-term accommodation (i.e., for a rental period of less than 28 consecutive days in exchange for payment) will be considered in default of the agreement.

4.2 Conditions for Incentive Programs Specific to Affordable Housing

To ensure the effective use of public funds and the successful achievement of the Municipality of Lakeshore's housing goals, all applicants approved for financial incentives under the housing programs of this CIP shall be required to enter into a formal agreement with the Municipality. This agreement will be subject to the following conditions, which are designed to guarantee that the incentivized units contribute to the local housing supply as intended:

1. **Binding Legal Agreement:** The applicant must enter into a legal agreement with the Municipality. This agreement will be registered on the title of the property and shall be binding on the current owner as well as their heirs, successors, and any future transferees of the property. For projects that receive funding for affordable housing, the agreement secures the loan or grant against the property and outlines the affordability requirements.

2. **Definition of Affordable Housing:** For a unit to be considered "affordable" and, therefore, eligible for specific incentives, it must meet the definition established in this CIP. This definition is aligned with the dual-criteria (income-based and market-based) approach outlined in the Provincial Planning Statement (2024), or as amended, and the provincial bulletin for the *Development Charges Act, 1997*. This ensures consistency and allows applicants to leverage other statutory exemptions for affordable housing, such as those for Development Charges and Parkland Dedication.
3. **Affordability and/or Rental Period:** For programs related to affordable or rental housing, the incentivized unit shall be maintained at the required affordability level and/or as a long-term rental unit for a specified period, as defined in the agreement. For significant capital incentives, such as forgivable loans or TIER, this period will typically be a minimum of 10 years. For other incentives, such as those for Additional Residential Units (ARUs), a different term may be specified.
4. **Prohibition of Short-Term Rentals:** To ensure all new units contribute to the permanent housing stock, any unit receiving an incentive under this CIP is explicitly prohibited from being used as a short-term rental or for short-term accommodation (e.g., listing on platforms such as Airbnb, VRBO, or another comparable platform) for the entire duration of the term outlined in the agreement.
5. **Annual Compliance Monitoring:** The property owner must provide an annual statement to the Municipality confirming that each incentivized unit continues to meet the conditions of the agreement. To receive any annual rebate (e.g., TIER) or to maintain a forgivable loan in good standing, the owner must provide unequivocal proof that each unit meets the required affordability and/or rental criteria, if applicable. This proof may include, but is not limited to, signed lease agreements, rent rolls, or other documentation satisfactory to the Municipality.
6. **Consequences of Non-Compliance:** If the property owner fails to meet their obligations under the agreement, the owner shall be required to repay the financial benefits received.
    - For upfront grants or forgivable loans, a failure to comply with the terms for the full period will require the repayment of the grant, which may be prorated based on the number of years of successful compliance, plus any applicable costs and interest.

- For TIERs, a failure to demonstrate compliance in any given year will result in the forfeiture of the rebate for that year.

7. **Stacking of Incentives:** Applicants are permitted and encouraged to combine ("stack") municipal incentives from this CIP with funding from other sources, including the County of Essex, the Province of Ontario, and the federal government (i.e., CMHC). To ensure transparency, applicants must disclose all sources of government funding for the project to the Municipality as part of their application.
8. **Additional Requirements:** The agreement shall contain any other standard contractual provisions and project-specific requirements as deemed reasonable and necessary by the Municipality to ensure the objectives of the CIP are met.

5.Requirements for CIP Incentive Programs

5.1 Incentive Programs for Housing

5.1.1 Program 1: Municipal Lands Program

Purpose:

This program is intended to help offset the cost of lands for the development of affordable housing. It provides one of the most significant financial impacts to a project and can, therefore, support projects with deeper affordability goals (i.e., supportive or senior housing).

Financial Assistance:

The Municipality may, at its sole discretion and subject to Council approval, offer surplus or underutilized municipally-owned lands for the development of affordable housing through one of the following mechanisms:

- Sale of land at a price below appraised market value;
- Lease of land at a rate below market value; and
- Donation of land for nominal consideration.

The nature and value of the assistance will be determined on a site-by-site basis and will be subject to a formal disposition process. This program will be implemented in accordance with:

- any applicable municipal by-laws governing the disposal of real property.

Eligibility Criteria:

1. This program is open to qualified non-profit housing providers, private developers with a demonstrated track record in affordable housing, or partnerships between public and private sector entities.
2. The Municipality will, from time to time, identify and declare specific properties as surplus and available for this program.
3. Applicants will be selected through a competitive public process, such as a Request for Proposal (RFP) or an Expression of Interest (EOI), issued by the Municipality.
4. The selection criteria within the competitive process will prioritize projects that best meet the Municipality's objectives, including but not limited to:

- Maximizing the number of affordable units;
- Achieving the deepest and longest-lasting levels of affordability; and,
- Addressing the needs of specific vulnerable populations (i.e., seniors, persons with disabilities).

5. The applicant demonstrates financial viability, a sound operational plan, and a clear timeline for project completion.
6. The successful applicant will be required to enter into a comprehensive agreement with the Municipality, registered on title, which will govern the land transfer, development timelines, affordability period, and use of the property.

5.1.2 Program 2: Forgivable Loan / Capital Grant for Medium Density Housing and Additional Residential Units

Purpose:

This program is intended to provide significant, upfront capital to bridge the financial viability gap for high-priority housing forms. It is one of the most critical tools for making otherwise unfeasible projects possible and getting "shovel-ready" projects underway quickly. This program is funded through the CMHC Housing Accelerator Fund (HAF). Therefore, the program depends on available funding, and it will only be offered until January 2029 or earlier.

Financial Assistance:

This program provides a forgivable loan for 100% of eligible costs up to a maximum of:

Tenure	Ownership	Rental
Missing Middle Housing[4]	$61,000 per new unit	$80,000 per new unit
Additional Residential Unit	$26,000 per new unit	$34,000 per new unit

The loan will be forgiven on a pro-rata basis over the term of the agreement. No interest or repayment is required, if all program criteria and agreement terms are met for the full duration. If the applicant is found to be in breach of the agreement (i.e., through a change in ownership, failure to maintain affordability), the applicant will be required to repay the outstanding portion of the loan to the Municipality in accordance with the funding agreement.

[4] Missing middle housing includes the following types of dwellings: semi-detached, duplex, triplex, fourplex, townhouse, and walk-up apartment.

Eligible Costs:

1. Building materials and labour required to construct the unit(s);
2. New HVAC systems and plumbing as required by the *Ontario Building Code;*
3. Works related to *Ontario Building Code* and/or *Ontario Fire Code* compliance;
4. Accessibility improvements (e.g., universal design, barrier-free access);
5. Permanent finishing materials and fixtures (e.g., painting, drywall, flooring, cabinetry, millwork, light fixtures) to a maximum of 25% of total eligible costs; and
6. Professional services (licensed engineer, licensed architect, etc.) to a maximum of 15% of total eligible costs.

Ineligible Costs:

1. Household appliances and financing costs.

Eligibility Criteria:

1. The program is open to registered property owners or assignees of the properties;
2. Applies to new residential buildings creating a minimum of three units, or to the creation of new ARU;
3. For projects with new affordable rental units, the new rental residential buildings must include a minimum of three new affordable units, or a new affordable rental ARU;
4. For projects with affordable units, the new units created must be maintained as affordable rental units for a minimum 10-year affordability period; and
5. The owner must annually provide a statement to the Municipality confirming that each unit remains affordable, including unequivocal proof such as a signed lease and proof of rent payment.

5.1.3 Program 3: Fee and Charge Rebates/Waivers for High Density Housing

Purpose:

This program is intended to lower the initial barrier to entry and reduce the regulatory cost burden for new housing projects. The primary goal is to encourage a higher volume of permit applications in the short term.

This program applies to high density residential development that are zoned R3 (Residential – High Density), CA (Central Area), or MU (Mixed Use) in the Municipality of Lakeshore Zoning By-law.

Financial Assistance:

This program provides a rebate of up to 100% of the following fees:

- Planning application fees (e.g., Site Plan Control, Minor Variance, etc.);
- Building permit fees; and
- The municipal portion of Development Charges for new high density housing units. The rebate will be prorated based on the number of affordable units in the project.

Fees must be paid upfront by the applicant and will be reimbursed by the Municipality upon issuance of a final occupancy permit.

Eligibility Criteria:

1. The program is open to registered property owners or assignees for properties; and
2. Applies to projects that include new high density residential housing in its development. The projects may contain mixed uses.

5.1.4 Program 4: Tax Increment Equivalent Rebate for Rental Housing

Purpose:

This program is intended to improve the long-term financial outlook for significant rental housing projects, thereby encouraging larger-scale, private-sector investment that contributes to the community's housing supply over the long term.

Financial Assistance:

This program provides an annual rebate equivalent to 100% of the municipal portion of the property tax increment that results from the development or redevelopment project. The rebate will be provided annually for a period of up to 10 years.

Eligibility Criteria:

1. The program is open to registered property owners or assignees of the properties;
2. Applies to the construction of new multi-unit residential or MU buildings that create a minimum of six new rental units;
3. The owner must enter into an agreement with the Municipality, and the property must be in good standing with respect to property taxes and other municipal charges; and
4. The applicant shall not file a property tax appeal with the Municipal Property Assessment Corporation (MPAC) or the Assessment Review Board while receiving a rebate under this program. Filing a property tax appeal will result in the cancellation of the TIER or the forfeiture of the rebate for that year.

5.1.5 Program 5: Accessibility and Sustainability Top-Up Grant

Purpose:

This program is intended to incentivize developers to build more inclusive, accessible, and environmentally friendly housing that exceeds the minimum requirements of the *Ontario Building Code*. This program directly supports the goal of encouraging purpose-built seniors housing and units with universal design.

Financial Assistance:

Provides an additional "top-up" grant of up to $20,000 per project for the costs associated with incorporating:

- Voluntary universal, barrier-free, or enhanced accessibility design features; and
- Voluntary sustainable building practices or zero/low-carbon energy solutions that exceed the *Ontario Building Code* requirements.

Other considerations around the grant amount and payment are as follows:

- The amount of the grant will be subject to an evaluation of the proposed development, where the Municipality will determine the extent to which a project incorporates voluntary sustainable building practices and/or accessible design;
- The value of the grant will not exceed the eligible cost values identified in any incentive program offered by this CIP; and
- The rebate will not be given to the applicant until the project has been proven to be successfully completed, to the satisfaction of the Municipality.

Eligibility Criteria:

1. Applicants must be approved recipients of a primary housing incentive program within this CIP (i.e., the Forgivable Loan or TIER Program);
2. The project must include at least $2,500 in associated construction costs for the eligible accessibility or sustainability features; and
3. Eligible costs may include, but are not limited to, ramps, automatic doors, accessible washrooms, elevators, geothermal systems, or the incremental costs of additional insulation which surpasses the minimum requirements of the *Ontario Building Code*.

5.1.6 Program 6: Septic System Improvement for Housing in Rural Communities

Purpose:

This program is intended to unlock the long-term potential for housing development in rural communities through improvements to on-site septic systems.

Financial Assistance:

25% of costs up to a maximum of $10,000.

Eligibility Criteria:

1. The program is open to registered property owners and assignees in designated Secondary Settlement Areas where municipal water servicing is available but municipal sewer services are not available.

2. All improvements must comply with the *Ontario Building Code* (specifically *Ontario Regulation 332/12* for septic systems), local health unit requirements, and any applicable municipal by-laws;
3. The septic system improvement must be a necessity for the addition of a housing unit; and
4. The septic system must serve a principal building or main use on the property.

5.1.7 Program 7: Brownfield Redevelopment Program

Brownfield sites are "undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant" (Provincial Planning Statement, 2024; County of Essex Official Plan, 2025).

The Brownfield Redevelopment Program is intended to promote the remediation, rehabilitation, adaptive reuse, and redevelopment of brownfield sites for new housing projects throughout the municipality. The program is funded through the Housing Accelerator Fund (HAF) and currently includes four funding streams.

5.1.7.1 Environmental Study Grant

Purpose:

The Environmental Study Grant is intended to incentivize environmental studies that investigate contamination, identify remediation and mitigation solutions, and help reduce potential costs associated with remediation and mitigation efforts on brownfield sites.

Financial Assistance:

Funding is available for up to 50% of eligible costs, to a maximum of $25,000 per study and $45,000 per brownfield site for up to two studies.

Eligible Costs:

Only Phase Two Environmental Site Assessments (ESAs) that comply with the requirements of Ontario Regulation 153/04 made under the *Environmental Protection Act* and that are required to support the preparation of a Record of Site Condition (RSC) are eligible for this incentive program. This includes:

- Phase Two Environmental Site Assessments (ESAs)
- Designated Substances and Hazardous Materials Surveys

- Remedial Action Plans
- Risk Assessment/Risk Management Reports and Plans

Ineligible Costs:

Phase One ESAs are not eligible for an Environmental Study Grant.

Eligibility Criteria:

To be eligible for the Environmental Study Grant, applications must satisfy the following requirements:

- The applicant(s) must be the registered property owner(s) or an authorized assignee of the property.
- The property must qualify as a brownfield site, meaning previously developed land with actual or potential contamination. A Phase One Environmental Site Assessment (ESA) demonstrating the actual or potential presence of contamination is required.
- The proposed project must demonstrate adequate servicing capacity.
- The proposed redevelopment must include residential development that is permitted, or proposed to be permitted, through the applicable *Planning Act* approvals.
- The environmental study must be undertaken for one or more of the following purposes:

  (a) Confirming and characterizing contamination at the site through a Phase Two ESA, in whole or in part, including work required to support a Record of Site Condition (RSC);

  (b) Identifying designated substances and hazardous materials through a Designated Substances and Hazardous Materials Survey; or

  (c) Developing a plan to remove, treat, or otherwise manage contamination identified at the site, including a Remedial Action Plan, Risk Assessment, or Risk Management Plan.

- Applications must be accompanied by:

  (a) A Phase One ESA demonstrating actual or potential site contamination;

  (b) Copies of any other environmental site assessments or environmental studies previously completed for the property;

(c) A detailed work plan and cost estimate prepared by a **qualified person**, as defined under the *Environmental Protection Act* and Ontario Regulation 153/04, for all eligible environmental studies; and

(d) A description of the proposed redevelopment, including details of any *Planning Act* applications that have been submitted or approved.

5.1.7.2 Feasibility Study Grant

Purpose:

The Feasibility Study Grant is intended to support studies that assess the feasibility of rehabilitating, reusing, and redeveloping brownfield sites, including studies that evaluate the viability of proposed redevelopment projects.

Financial Assistance:

Funding is available for up to 50% of eligible Feasibility Study costs, to a maximum contribution of $7,500 per project, for one study per project.

Eligible Costs:

Eligible Feasibility Studies include:

- Structural analysis;
- Evaluation of existing and proposed building systems, including mechanical, electrical, and other systems;
- Concept plans;
- Market analysis; and
- Other feasibility studies, subject to approval by the Municipality

Eligibility Criteria:

All Feasibility Studies funded through the Feasibility Study Grant must be completed by a qualified professional with demonstrated expertise in the relevant discipline and, where applicable, the appropriate professional license or certification, to the satisfaction of the Municipality. Qualified professionals may include licensed architects or engineers, registered professional planners, land economists, financial planners, and other professionals with relevant expertise.

To be eligible for the Feasibility Study Grant, applications must satisfy the following requirements:

- Applications must be accompanied by:

  (a) A detailed work plan and cost estimate for the proposed Feasibility Study, prepared by a qualified professional;

  (b) A description of the proposed redevelopment, including any Planning Applications that have been submitted or approved; and

  (c) The applicant must be the registered owner of the property or an authorized assignee. Where the applicant is not the registered property owner, written authorization from the property owner confirming that the applicant is authorized to submit the application, undertake the Feasibility Study, and receive the grant.

- The proposed redevelopment must include residential development that is permitted, or proposed to be permitted, through the applicable *Planning Act* approvals.

5.1.7.3 Application Fee Grant/Rebate

Purpose:

The Application Fee Grant/Rebate is intended to reduce the regulatory cost burden associated with the planning and building approval processes and support the conversion of brownfield sites with development potential into housing-ready land.

This program applies to brownfield sites that require rezoning or other approvals to facilitate future residential development. Eligible fees may include planning, building, and other municipal application fees necessary to prepare a brownfield site for future housing development.

Financial Assistance:

This program provides a rebate of up to 100% of the eligible costs.

Eligible Costs:

Eligible fees must be paid upfront by the applicant and will be reimbursed by the Municipality upon submission and verification of proof of payment. Eligible costs include:

- Planning application fees (e.g., Official Plan Amendment, Zoning By-law Amendment, Site Plan Control, etc.);
- Building Permit fees, including occupancy permits fees;
- Demolition permits fees; and

- The municipal portion of Development Charges for new affordable housing units.

Eligibility Criteria:

- The applicant(s) must be the registered property owner(s) or an authorized assignee of the property;
- The project must involve the construction of a new residential development creating a minimum of three new residential units; and
- For projects with new affordable rental units, the new rental residential buildings must include a minimum of three new affordable units.

5.1.7.4 Forgivable Loan / Capital Grant for Housing

Purpose:

The Forgivable Loan/Capital Grant for Housing is intended to provide significant upfront capital assistance to address financial viability gaps for high-priority housing projects on brownfield sites. The program is designed to support projects that may otherwise be financially unfeasible and accelerate the implementation of shovel-ready housing developments.

The program is funded through the CMHC Housing Accelerator Fund (HAF) and is therefore subject to the availability of funding.

Financial Assistance:

This program provides a forgivable loan for up to 100% of eligible costs.

The loan will be forgiven on a pro-rata basis over the term of the funding agreement. No interest or repayment of the forgiven portion will be required provided that all program requirements and agreement terms are satisfied for the full duration of the agreement.

If the applicant breaches the funding agreement, including through a change in ownership or failure to maintain required affordability, the outstanding portion of the loan will become repayable to the Municipality in accordance with the terms of the funding agreement.

Eligible Costs:

Eligible costs include:

1. Building materials and labour required to construct the new residential unit(s);

2. New HVAC systems and plumbing required to comply with the Ontario Building Code;
3. Works required to achieve compliance with the Ontario Building Code and/or Ontario Fire Code;
4. Accessibility improvements, including universal design and barrier-free access;
5. Permanent finishing materials and fixtures, including painting, drywall, flooring, cabinetry, millwork, and light fixtures, to a maximum of 25% of total eligible costs; and
6. Professional services provided by qualified professionals, such as licensed engineers and architects, to a maximum of 15% of total eligible costs.

Ineligible Costs:

The following costs are not eligible:

1. Household appliances; and
2. Financing costs.

Eligibility Criteria:

To be eligible for the Forgivable Loan/Capital Grant for Housing:

- The applicant(s) must be the registered property owner(s) or an authorized assignee of the property;
- The project must involve the construction of a new residential building creating a minimum of three residential units;
- For projects with new affordable rental units, the new rental residential buildings must include a minimum of three new affordable units;
- For projects with affordable units, the new units created must be maintained as affordable rental units for a minimum 10-year affordability period; and
- The owner must annually provide a statement to the Municipality confirming that each unit remains affordable, including unequivocal proof such as a signed lease and proof of rent payment.

Eligibility Housing Types:

1) Missing middle housing, such as:
   - Semi-detached dwellings;

- Duplexes;
- Triplexes;
- Fourplexes;
- Townhouses; and
- Walk-up apartments.

2) High-density residential developments, including apartment and condominium buildings, are also eligible.

5.2 Incentive Programs for Main Streets and Rural Economic Development

5.2.1 Program 1: Development Charges Grant

Purpose:

This Program consists of a grant, whereby registered property owners or assignees will be eligible to receive a grant for a portion or all of the development charges owing for certain classes of the development when developing underutilized sites and redevelopment on commercial and MU properties in the Municipality as a means to encourage investment through additional commercial space and/or residential units above commercial units.

This program applies to properties zoned: HC (Hamlet Commercial), HE (Hamlet Employment), CS (Service Commercial), CA (Central Area), MU (Mixed Use), CN (Neighbourhood Commercial), CT (Recreational/Tourist Commercial), and CR (Rural Commercial).

Financial Assistance:

Grant amounts are detailed in the table below:

Sliding Scale of Development Charges	Refund	Maximum Grant
Up to $6,600	100%	$6,600
$6,601 to $13,200	$6,600 plus 75% of amount over $6,600	$11,550
$13,201 to $33,000	$11,550 plus 25% of amount over $13,200	$16,500

Eligibility Criteria:

1. Applicants must pay for all development charges prior to undertaking the approved work;
2. A grant back of the payment(s) for the development charges will be made after successful completion of the work, to the satisfaction of the Municipality; and
3. Grant backs can be made to property owners, or assignee by the owner undertaking work consistent with the goals of the Community Improvement Plan, when developing underutilized sites and redevelopment on commercial and MU properties as a means to encourage investment through additional commercial space and residential units above commercial uses.

5.2.2 Program 2: Planning Application and Permit Fee Grant

Purpose:

This program shall grant back 50% of the normal application and permit fees for approved projects where a property owner or assignee is undertaking improvements to lands and buildings. This will be done in accordance with the provision of Section 69 of the *Planning Act* and the Municipality of Lakeshore's Tariff of Fees By-law.

Financial Assistance:

The building owner or assignee will be granted back 50% of all planning fees per development application. They will also be granted back 50% of building fees up to a maximum of $2,500.

Eligible Costs:

Under this program eligible costs applies to the fees for any of the following approvals:

- Site Plan Application;
- Zoning By-law Amendment;
- Minor Variance;
- Consents;
- Building Permits (including occupancy permits);
- Demolition Permit; and
- Sign Permit.

The fees associated with applications that are not supported by staff are not eligible costs under this Program. In addition, any properties that fall under disrepair due to neglect are also ineligible for funding.

Eligibility Criteria:

1. Grant backs can be made to property owners, or assignee undertaking work consistent with the goals of this CIP, including existing commercial and MU buildings / properties (residential units above a commercial use / commercial) and parking lots, where the redevelopment or rehabilitation project results in commercial or mixed use improvements.
2. The Municipality shall request payment of fees at the time of application. Upon final inspection of the completed and occupied project, fees collected will be granted back to the property owner(s) or agents.
3. This program does not apply to any required performance securities to be posted by the proponent, required professional studies, consultant or legal expenses required or to expenses incurred by the applicant because of an appeal to the Ontario Land Tribunal.

5.2.3 Program 3: Cash-in-lieu of Parkland or Parkland Dedication

Purpose:

This program provides a grant back to the owner or assignee who undertakes development which requires the dedication of parkland or the payment of cash-in-lieu of parkland.

This program applies to properties zoned: HC (Hamlet Commercial), HE (Hamlet Employment), CS (Service Commercial), CA (Central Area), MU (Mixed Use), CN (Neighbourhood Commercial), CT (Recreational/Tourist Commercial), and CR (Rural Commercial).

Financial Assistance:

Where land is being redeveloped for commercial purposes within the Community Improvement Project Area, this Program will grant back 25%, up to a maximum of $6,600 of the cash equivalent paid by the owner following the successful completion of approved work.

Eligibility Criteria:

Assistance shall be provided to property owners or assignee undertaking works consistent with the goals of the CIP and for land being developed for commercial purposes.

5.2.4 Program 4: Parking Requirement Exemption

Purpose:

The Municipality may provide assistance in the form of an exemption from or reduction in the parking requirements (depending on the size of the building) established within the Zoning By-law where there are improvements and/or a change in use to an existing commercial building. New commercial buildings, additions to existing commercial buildings and changes in use of a commercial building will be exempt from the parking requirements to a maximum floor space of 149 square metres of newly constructed gross floor area.

This program applies to properties zoned: HC (Hamlet Commercial), HE (Hamlet Employment), CS (Service Commercial), CA (Central Area), MU (Mixed Use), CN (Neighbourhood Commercial), CT (Recreational/Tourist Commercial), and CR (Rural Commercial).

Eligibility Criteria:

1. Assistance will be in the form of an exemption from or reduction in the parking requirements (depending on the size of the building) established in the Zoning By-law, where there are new commercial buildings, additions to existing commercial buildings and changes in the use of use commercial building.
2. Section 40 of the *Planning Act* provides the Municipality the opportunity to accept cash-in-lieu of parking via agreements with a proponent where required parking cannot be accommodated for the given project. The cash-in-lieu payment is negotiated between the Municipality and the owner or assignee. Typically, this payment is based on each of the total number of parking spaces being reduced. A nominal fee will be considered for the necessary reduction; however, to comply with the provisions of the *Planning Act*; an agreement between the parties is required.
3. Residential uses will not be permitted to develop based on cash-in-lieu parking.

5.2.5 Program 5: Property Tax Increment Grant

Purpose:

The Municipality may offer a grant to property owners who undertake major improvements, such as redevelopment, construction, re-construction and rehabilitation and / or the improvement of energy efficiency of commercial or mixed use (residential units above a Commercial use) buildings or properties within the downtown area, waterfront district and newer commercial core which causes an increase in municipal property tax.

This program applies to properties zoned: HC (Hamlet Commercial), HE (Hamlet Employment), CS (Service Commercial), CA (Central Area), MU (Mixed Use), CN (Neighbourhood Commercial), CT (Recreational/Tourist Commercial), and CR (Rural Commercial).

Financial Assistance:

The incentive for property taxes (municipal share only) is based on the increase in the assessed value of the property as a result of the improvement. The grant to the property owner is the municipal portion of the tax rate multiplied by the increase in assessed value immediately after the improvements. The change in assessed value is determined by the Municipal Property Assessment Corporation. This grant is payable over 10 years with the first year payment equal to 100% of this amount, the second year payment equal to 90% of this amount until the tenth and final year payment equal to 10% of this amount. The difference in municipal taxes determined in year one is the base for which the remaining nine-year grant will be calculated.

Eligibility Criteria:

1. Eligible projects will include the substantial redevelopment, construction, re-construction and rehabilitation and/or improvement of energy efficiency of commercial or mixed use (residential above commercial use) buildings or properties where it is anticipated that an increase in property taxes will result. Whether or not a project is considered substantial, will be determined at the sole discretion of the Municipality.
2. The program will provide a grant for a portion of the taxes resulting from increased assessment for development or redevelopment initiatives that further the objectives of this plan.
3. The municipal portion of the tax increment because of development or redevelopment will be determined based on the assessment increase

information provided by the MPAC and grants will be funded after all property taxes for the year of the grant are paid.

4. The Applicant shall be the registered owner of the property.
5. This incentive cannot be used in conjunction with the façade improvement grant.
6. Assistance is available for any building or contiguous group of buildings held in one ownership.
7. The program shall not apply to condominium developments.
8. The tax grant will be in a form of a grant pursuant to subsection 28(7) & (8) of the *Planning Act*.
9. If the ownership of the property changes during the 10-year period, the relief is immediately cancelled. The Municipality may deem it appropriate to enter into an agreement with the new owner for continuation of the program.
10. For year 1, after the tax bill resulting from the increased assessment has been paid, payment will be made within 30 days of the written request by the property owner. For subsequent years, if the property is not in arrears at December 31 and upon written request of the owner, payment will be made by January 31 of the following year. If the property is in arrears at December 31, the owner will be in default and will not be eligible for the grant for that year.
11. Properties participating in this program are subject to penalty/interest charges if payments are not made on or before the due dates.

5.2.6 Program 6: Façade Improvement

Purpose:

This program provides funding support for commercial and MU building owners or assignee who undertake improvements to the façade or the façade signs on their property.

This program applies to properties zoned: HC (Hamlet Commercial), HE (Hamlet Employment), CS (Service Commercial), CA (Central Area), MU (Mixed Use), CN (Neighbourhood Commercial), CT (Recreational/Tourist Commercial), and CR (Rural Commercial).

Financial Assistance:

A grant equivalent to up to 50% of the renovation costs, to a maximum of $6,600.

Eligible Costs:

1. Professional fees (i.e. licensed contractors, architects, designers, engineers, etc.); and
2. Installation and materials.

Eligible Improvements:

- Siding;
- Brick and stone masonry;
- Exterior woodwork;
- Architectural metals;
- Windows;
- Doors;
- Exterior lighting for building and signage;
- Canopy / awnings;
- Paint site preparation;
- Interior window display areas;
- Weatherproofing;
- Energy efficiency upgrades; and
- Any other exterior improvement that may bring the building up to code and improve aesthetics of the façade or signage.

Eligibility Criteria:

1. Must consist of improvements (façade and façade signage) to existing commercial and mixed use (residential above a commercial use) buildings; and
2. Applicants must be the owner or assignee of a commercial or MU property.

5.2.7 Program 7: Accessibility

Purpose:

This program provides funding support for commercial and MU building owners or assignee who remove barriers to access for people with disabilities.

This program applies to properties zoned: HC (Hamlet Commercial), HE (Hamlet Employment), CS (Service Commercial), CA (Central Area), MU (Mixed

Use), CN (Neighbourhood Commercial), CT (Recreational/Tourist Commercial), and CR (Rural Commercial).

Financial Assistance:

A grant equivalent to up to 75% of the renovation costs, to a maximum of $2,000.

Eligible Costs:

1. Professional fees (i.e., licensed contractors, architects, designers, engineers, etc.); and
2. Installation and materials.

Eligible Improvements:

- Automatic doors;
- Ramps and associated landscaping immediately surrounding the ramp;
- Step free access;
- Slip resistant access; and,
- Level access improvements.
- Widening of doorways and/or hallways; and
- Handrails, where not required by the *Ontario Building Code*.

Eligibility Criteria:

1. Applicants must be the owner or assignee of a commercial or mixed use property;
2. The project must remove barriers to access, improve access or provide accessibility upgrades for people with disabilities in such a way that meets Provincial guidelines for accessibility; and
3. The list of eligible improvements is not definitive and the Municipality retains the ultimate discretion on what improvements constitute eligible improvements for determining the grant amount.

5.2.8 Program 8: Mural / Public Art

Purpose:

This program provides funding for murals and public art on both public and private properties to promote community spirit and vibrancy and encourages artists from diverse background and experiences to apply.

This program applies to properties zoned: HC (Hamlet Commercial), HE (Hamlet Employment), CS (Service Commercial), CA (Central Area), MU (Mixed Use), CN (Neighbourhood Commercial), CT (Recreational/Tourist Commercial), and CR (Rural Commercial).

Financial Assistance:

A grant up to $1,300.

Eligible Costs:

- Professional fees (i.e., licensed contractors, designers/artists);
- Materials;
- Installation; and
- Lighting and landscaping that highlights the public art.

Eligible Improvements:

- Murals;
- Sculptures;
- Paintings;
- Interactive art pieces and displays; and
- Any other art piece or display as approved by Council or its delegate.

Proposals must include a "sketch" indicating the type of artwork, theme, size, colours, materials and location (including dimensions of proposal).

Eligibility Criteria:

1. Applicants must be the owner or assignee of a commercial or MU property.

5.2.9 Program 9: Building Restoration, Renovation and Improvement Grant

Purpose:

This program supports business owners in undertaking substantial restoration, renovation or improvements projects to commercial or MU buildings by matching a portion of the construction costs.

This program applies to properties zoned: HC (Hamlet Commercial), HE (Hamlet Employment), CS (Service Commercial), CA (Central Area), MU (Mixed Use), CN (Neighbourhood Commercial), CT (Recreational/Tourist Commercial), and CR (Rural Commercial).

Financial Assistance:

A grant equivalent to 50% of the eligible costs up to a maximum of $20,000.

Eligible Costs:

1. Professional fees (i.e. licensed contractors, architects, designers, engineers, etc.); and
2. Installation and materials.

Eligible Projects:

- Additions to an existing building;
- Internal renovations to an existing building;
- Expansions to existing buildings;
- Adaptive reuse conversions;
- Conversion of non-commercial space into commercial or MU spaces; and
- Works associated with the improvement, redevelopment, renovation and/or conversion of existing buildings necessary to accommodate the establishment, expansion or enhancement of the use, addressing matters such as:
    - Fire safety;
    - Electrical systems;
    - Ventilation;
    - Plumbing/fixtures; and
    - Requirements of the *Building Code*.

Eligibility Criteria:

1. Applicants must be the owner or assignee of a commercial or mixed use property.

5.2.10 Program 10: Signage Improvement Grant

Purpose:

This program is designed to enhance the visual appeal and commercial vitality of Lakeshore's main streets by supporting businesses in investing in upgrades that result in the improvement, rehabilitation or replacement of their exterior signage that is separate and distinct from the building's façade.

This program applies to properties zoned: HC (Hamlet Commercial), HE (Hamlet Employment), CS (Service Commercial), CA (Central Area), MU (Mixed Use), CN (Neighbourhood Commercial), CT (Recreational/Tourist Commercial), and CR (Rural Commercial).

Financial Assistance:

A matching grant covering 50% of project costs up to a maximum of $5,000 per property or business per calendar year.

Eligible Costs:

- Professional fees (i.e., licensed contractors, architects, designers, engineers, etc.); and,
- Installation and materials.

Ineligible Costs:

- Backlit, read-o-graphs or electronic signage.

Eligibility Criteria:

1. Applicants must be the owner or assignee of a commercial or mixed use property;
2. All works must comply with the Municipality's Sign By-law; and,
3. Approval of a grant will not guarantee that a Building or Sign permit will be issued.

5.2.11 Program 11: Streetscape Beautification Program

Purpose:

This program is aimed at promoting the improvements to the landscaping/hardscaping, pedestrian realm, parking, areas, the introduction of bike parking and other permanent site elements throughout the Municipality.

Since streetscapes extend beyond any singular property, the beautification of streetscape will require a coordinated effort between the Municipality and various property owners and / or the Local Business Improvement Association. Consequently, the CIP encourages the Municipality to undertake streetscape beautification, with considerations to the following features:

- Landscaping and green infrastructure;
- Street furniture (waste receptacles, benches. planters, benches, etc.);

- Pedestrian and active transportation amenities;
- Paving;
- Exterior lighting; and
- Streetside patios, terraces and other outdoor amenities.

5.2.12 Program 12: Structural Repairs Rebate

Purpose:

This program aims to support property owners in making structural improvements to their commercial building that enhance the safety, stability and long-term viability of their property.

This program applies to properties zoned: HC (Hamlet Commercial), HE (Hamlet Employment), CS (Service Commercial), CA (Central Area), MU (Mixed Use), CN (Neighbourhood Commercial), CT (Recreational/Tourist Commercial), and CR (Rural Commercial).

Financial Assistance:

A rebate covering 50% of eligible project costs up to a maximum of $10,000 per property per calendar year.

Eligible Costs:

Repairs to:

- Building Foundations;
- Structural walls;
- Roofs;
- Floors or ceilings; and
- Upgrades that bring the building into compliance with the *Ontario Building Code*.

Professional fees (i.e., licensed contractors, architects, designers, engineers, etc.) are also eligible for reimbursement.

Eligibility Criteria:

1. Applicants must be the owner or assignee of a commercial or MU property; and
2. All improvements must comply with the Municipality's Building By-law.

5.2.13 Program 13: Vacant or Underutilized Property Revitalization Rebate

Purpose:

This program seeks to address the challenge of vacant and underutilized properties along the Municipality's main streets. It will do so by providing a financial incentive to revitalize these spaces and spur the redevelopment, occupancy and productive commercial use of properties that are current vacant or underutilized from a commercial standpoint, for an extended period.

This program applies to properties zoned: HC (Hamlet Commercial), HE (Hamlet Employment), CS (Service Commercial), CA (Central Area), MU (Mixed Use), CN (Neighbourhood Commercial), CT (Recreational/Tourist Commercial), and CR (Rural Commercial).

Financial Assistance:

25% of costs up to a maximum of $25,000.

Eligible Costs:

Costs associated with:

- Interior preparation and demolition;
- Significant interior renovations;
- Building systems upgrades;
- Exterior improvements;
- Environment assessments and minor remediations; and
- Accessibility improvements.

Professional fees (i.e. licensed contractors, architects, designers, engineers, etc.) are also eligible.

Eligibility Criteria:

1. Applicants must be the owner or assignee of a commercial or mixed use property;
2. For the purposes of this program, buildings are considered vacant if they have been unoccupied for at least 12 months; and
3. Improvements requiring a variance will not be considered unless unique circumstances (not caused or created by the applicant) exist.

5.2.14 Program 14: Septic System Improvement Rebate

Purpose:

This program is designed to help property owners make essential improvements to their on-site septic systems, to ensure proper functioning, environmental compliance and long-term viability, thereby protecting ground and surface water quality in the Municipality's rural areas.

This program applies to properties zoned: HC (Hamlet Commercial), HE (Hamlet Employment), CS (Service Commercial), CA (Central Area), MU (Mixed Use), CN (Neighbourhood Commercial), CT (Recreational/Tourist Commercial), and CR (Rural Commercial).

Financial Assistance:

25% of costs up to a maximum of $10,000

Eligible Costs:

Costs associated with:

- Full system replacement;
- Major repairs;
- System upgrades; and
- Relocation and redesign.

Professional fees (i.e., licensed contractors, architects, designers, engineers, etc.) are also eligible.

Eligibility Criteria:

1. Applicants must be the owner or assignee of a commercial or mixed use property;
2. All improvements must comply with the *Ontario Building Code* (specifically *Ontario Regulation 332/12* for septic systems), local health unit requirements, and any applicable municipal by-laws; and
3. The septic system must serve a principal building or main use on the property.

6. Implementation, Monitoring and Update

6.1 Implementing the CIP

6.1.1 Administration

These programs may apply, at the discretion of Council, to the whole or to part of the Community Improvement Project Area. The programs established under this CIP will be implemented over 5 years, but Council may extend the program where it deems appropriate. It is intended that the plan be implemented in the fall of 2025.

Nothing in this CIP shall limit the right of the Municipality of Lakeshore and its Council to undertake any other initiatives provided for under the Municipality's Official Plan or facilitate or achieve improvements to the Community Improvement Project Area.

6.1.2 Financial Management

Council will determine the maximum contribution to be made available to the various programs under this CIP. Municipal staff shall administer the financial incentive programs available under this CIP within the budget established by Council.

The funding available will not require an amendment to this CIP unless the funding is applied to new programs that are to be added to the CIP. Any unspent funds at year-end may be placed in reserves to be used in subsequent years.

If there are municipal budget constraints to support the CIP programs, the Municipality will prioritize funding to align with the Plan's goals. With respect to housing, priority will be given to projects that increase the supply of 'missing middle' housing or affordable housing. For main streets and rural economic development, priority will be given to projects that generate significant investment or revitalization of main streets or commercial uses in rural communities.

6.2 Monitoring and Updating the CIP

6.2.1 Monitoring

The Municipality of Lakeshore shall review this CIP and its programs periodically, to ensure that the goals, intent and project objectives are being met. Council will conduct a periodic review of the programs being

implemented under this CIP to determine their effectiveness. To monitor the effectiveness and uptake of the various CIP programs periodically, this review would outline key performance indicators (KPIs) and how or whether they have changed from baseline (i.e., at the outset of the CIP). KPIs may include but are not limited to:

- Number of applications received per program;
- Number and location of grants per program;
- Number (and type) of new affordable housing units added to the total stock for the Municipality;
- Number of building facades improved;
- Number of vacant or underutilized properties revitalized;
- Number of buildings upgraded with accessibility features;
- Projected and actual increase in assessed value of participating properties, as applicable;
- Approved/denied value of rebates; and
- Total value of construction.

6.2.2 Plan Amendments

The incentive programs named in this CIP may be offered at the discretion of Municipal Council, and they may be established or rescinded by Council or their designate, without an amendment to this CIP. Municipal Council may also amend the administrative details of the specific programs without a formal amendment. Additions of new financial programs and significant change in eligibility criteria shall require a formal amendment to this CIP.

7. Definitions

Additional Residential Unit (ARU): Independent dwelling unit within a single detached, semi-detached or townhouse dwelling, or within a building accessory to a single detached, semi-detached or townhouse dwelling on the same lot, which is ancillary and subordinate to a primary dwelling unit.

Affordable Housing: (mirrors the definition of "affordable residential unit" in the *Development Charges Act*) In the case of:

- Ownership housing, the least expensive of:

  i. the income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing, and,

  ii. 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.

- Rental housing, the least expensive of:

  i. the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing, and,

  ii. the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin.

Façade: A façade is the face of a building, usually the front, which has been designed with a particular style and incorporates design elements.

Main Street: (As defined by the Canadian Urban Institute[5]) Main streets are concentrations of commercial activity along a street or district that include a variety of small and independently-owned businesses.

Missing Middle: (As defined by CMHC[6]) Housing that fits the gap between low-rise, primarily single-detached homes and mid-rise apartment buildings. These housing types provide a variety of housing options that add housing stock and meet the growing demand for walkability. The missing middle also refers to the lack of available and affordable housing for middle-income

[5] What is a main street? Canadian Urban Institute. Retrieved from: https://bringbackmainstreet.org/memos-from-main-street/memo-4-main-streets-across-canada

[6] The Missing Middle Housing Delivery Solutions Lab. Canada Mortgage and Housing Corporation. June 18, 2021. Retrieved from: https://www.cmhc-schl.gc.ca/nhs/nhs-project-profiles/2019-nhs-projects/missing-middle-housing-delivery-solutions-lab

households to rent or own. These building forms may include semi-detached houses, duplexes, triplex, fourplex, townhouses, and low-rise apartments.

Municipal Property Assessment Corporation (MPAC): (As defined by MPAC[7]) An independent, not-for-profit corporation funded by all Ontario municipalities. Its role is to accurately assess and classify all properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario.

Tax Increment: The increase in taxes, or tax increment, is calculated by subtracting the municipal portion of property taxes before reassessment from the municipal portion of property taxes after reassessment. A municipality may provide any proportion of the increment for any length of time their Council deems is appropriate. The tax increment does not include any increase/decrease in municipal taxes due to a general tax rate increase/decrease, or a change in assessment for any other reason.

[7] About Us. Municipal Property Assessment Corporation. Retrieved from: https://www.mpac.ca/en/AboutUs

Appendix A: Policy and Legislative Context

1.1. Planning Act

Section 28 of the *Planning Act* authorizes a municipality to establish a Community Improvement Plan and designate a Community Improvement Project Area. To implement a CIP, a municipality must first have enabling policies in its Official Plan and pass a by-law that designates a Community Improvement Project Area.

1.2. Municipal Act

Section 106 of the *Municipal Act* prohibits municipalities from providing financial incentives to manufacturing businesses or other industrial or commercial enterprises. This means municipalities cannot give or lend money or municipal properties; lease or sell municipal lands at or below fair market value; guarantee loans; or provide partial or total exemptions from fees, charges or taxes. An exemption to this prohibition is provided through Section 106(3) of the *Municipal Act*, which is exercised through Section 28 of the *Planning Act* and through Section 365.1 of the *Municipal Act* with respect to property tax cancellations.

1.3. Municipality of Lakeshore Official Plan

The Municipality of Lakeshore's Official Plan was approved by the Ontario Municipal Board in 2010. The Official Plan enables CIPs through Policy 4.2.2, which notes that a CIP may be implemented, subject to the presence of one or more of the prescribed conditions, such as:

- "buildings, building facades, and/or property, including buildings, structures and lands of heritage and/or architectural significance, in need of preservation, restoration, repair, rehabilitation, or redevelopment;"
- "deficiencies in physical infrastructure including, but not limited to, the sanitary sewer system, storm sewer system, and/or watermain system, roads, parking facilities, sidewalks, curbs, streetscapes, and/or street lighting";
- "inadequate mix of housing types";
- "poor overall visual quality, including but not limited to, streetscapes and urban design";
- "high commercial vacancy rates"; or

- "other barriers to the repair, rehabilitation or redevelopment of underutilized land and/or buildings".

Moreover, the Official Plan states that CIPs may be prepared and adopted for any of the prescribed objectives, including:

- "encourage the renovation, repair, rehabilitation, remediation, redevelopment or other improvement of lands and/or buildings";
- "encourage residential and other types of infill and intensification";
- "encourage the preservation, restoration, adaptive reuse and improvement of historical or architecturally significant buildings";
- "encourage the construction of a range of housing types and the construction of affordable housing"; or
- "promote the ongoing viability and revitalization of the downtowns and main streets in the Primary and Secondary Nodes as the focus of pedestrian-oriented retail, civic, cultural, entertainment and government uses".

The 2025 Lakeshore CIP conforms with Policy 4.2.2 of the Official Plan, as it addresses inadequate mix of housing types, vacant or underutilized lands and buildings, deficient infrastructure, and poor visual quality. Additionally, the CIP will fulfill the objectives of encouraging a range of housing, including affordable housing and infill development. It will also promote the revitalization of downtowns and main streets, as well as the renovation and redevelopment of lands and buildings.

Appendix B: Community Improve Plan Needs Assessment Background Report