

# Financial Incentive Program Value Guidelines

1. Schedule A forms an operative part of this Plan by identifying the maximum value of each financial incentive program established by the Town of The Blue Mountains Town-wide Revitalization CIP.
2. The Town, at its sole discretion, may administer grants or loans to eligible applicants in amounts that are less than the values shown in Table A: Town-wide Revitalization CIP Program Value Guidelines without formal amendment to this Plan by a by-law of Council.
3. For clarity, any increase to the maximum grant or loan values shown in Table A: Town-wide Revitalization CIP Program Value Guidelines would require an amendment to this Plan by a resolution of Council.
4. In order to be eligible for the grant or loan values shown in Table A: Town-wide Revitalization CIP Program Value Guidelines, applicants shall satisfy all eligibility requirements of this Plan.

**Table A: Town-wide Revitalization CIP Program Value Guidelines**

<b>Financial Incentive Program</b>	<b>Grant Value</b>	<b>Loan Value</b>
<b>Study &amp; Design Grant Program</b>	The maximum value of the grant shall be 50% of eligible costs to a maximum of \$20,000.00 per property.	The Study & Design Program is not offered as a loan.
<b>Building Façade and Signage Program</b>	The maximum grant value shall be 50% of eligible costs to a maximum of \$10,000.00.	The maximum loan value shall be 50% of eligible costs to a maximum of \$30,000.00.
	At the discretion of the Town, the maximum grant value may be increased by up to \$5,000 per property for properties that are designated under the Ontario Heritage Act.	At the discretion of the Town, the maximum loan value may be increased by up to \$5,000 per property for properties that are designated under the Ontario Heritage Act.
	At the discretion of the Town, the maximum grant value may be increased by up to \$5,000 per property where a side or rear façade is highly visible to the public street or is located in a prominent location.	At the discretion of the Town, the maximum loan value may be increased by up to \$5,000 per property where a side or rear façade is highly visible to the public street or is located in a prominent location.
	For clarity, the maximum cumulative value of the grant shall not exceed \$20,000.00 per property where all of the	For clarity, the maximum cumulative value of the grant shall not exceed \$40,000.00 per property where all of the

Financial Incentive Program	Grant Value	Loan Value
	above conditions may be satisfied.	above conditions may be satisfied.
<b>Building Improvement and Renovation Program</b>	The maximum value of a grant shall be 50% of eligible costs to a maximum of \$10,000.00. For any property that is designated under Part IV or Part V of the <i>Ontario Heritage Act</i> , or is listed on the heritage register, the maximum value of a grant shall be 50% of eligible costs to a maximum of \$15,000.00.	The maximum value of a loan shall be 50% of eligible costs for interior and exterior building and maintenance improvement works to a maximum of \$40,000.00, For any property that is designated under Part IV or Part V of the <i>Ontario Heritage Act</i> or is listed on the heritage register the maximum loan value shall be \$60,000.00.
<b>Tax Increment Equivalent Program</b>	The maximum value of a grant shall be equivalent up to 50% of eligible costs to a maximum of \$25,000.00 per year for up to 10 years following completion of an eligible project. Further, the maximum grant value shall not exceed five times the amount of the initial tax increment.	The maximum value of a loan shall be equivalent up to 50% of eligible costs to a maximum that is equivalent to \$50,000.00 per year over 10-years. Further, the maximum loan value shall not exceed ten times the amount of the tax increment resulting from development.
<b>Brownfield Tax Assistance Program</b>	The total value of the Brownfield Tax Assistance Program is identified in Part 3 of the Community Improvement Plan.	
<b>Municipal Fees Grant Equivalent Program</b>	The maximum grant value shall be 100% of fees, or \$50,000.00, whichever is less.	The Municipal Fees Grant Equivalent Program is not offered as a loan.
<b>Property Enhancement and Improvement Program</b>	The maximum value of a grant shall be 50% of eligible costs and shall not exceed a maximum of \$15,000.00 or \$500.00 per linear metre of lot frontage, whichever is less.	The maximum value of a loan shall be 50% of eligible costs and shall not exceed a maximum of \$45,000.00 or \$1,000.00 per linear metre of lot frontage, whichever is less.
		The maximum value of a loan shall be 50% of eligible costs,

<b>Financial Incentive Program</b>	<b>Grant Value</b>	<b>Loan Value</b>
<b>Energy Efficiency Improvement Program</b>	The maximum value of a grant shall be 50% of eligible costs, or \$5,000.00, whichever is less.	or \$15,000.00, whichever is less.
		Where this program is combined with the Building Improvement and Renovation Program, the loan value of this program shall be increased by \$5,000.00, for a total of \$20,000.00 to a maximum of 50% of eligible costs, whichever is less.
<b>Vacant Building Conversion or Expansion Program</b>	The maximum value of a grant shall be equal to \$15.00 per square foot of converted space or new gross floors area, to a maximum of 50% of eligible costs or \$15,000.00, whichever is less.	The maximum value of a grant shall be equal to \$30.00 per square foot of converted space or new gross floors area, to a maximum of 50% of eligible costs or \$30,000.00, whichever is less.
<b>Destination Infrastructure Program</b>	The maximum value of a grant shall be 50% of eligible costs to a maximum of \$15,000.00, whichever is less.	The Destination Infrastructure Program is not offered as a loan.

## Financial Incentive Program Value Guidelines

1. Schedule A forms an operative part of this Plan by identifying the maximum value of each financial incentive program established by the Town of The Blue Mountains Housing Within Reach CIP.
2. The Town, at its sole discretion, may administer grants or loans to eligible applicants in amounts that are less than the values shown in Table A: Housing Within Reach CIP Program Value Guidelines without formal amendment to this Plan by a by-law of Council.
3. For clarity, any increase to the maximum grant or loan values shown in Table A: Housing Within Reach CIP Program Value Guidelines would require a resolution of Council.
4. In order to be eligible for the grant or loan values shown in Table A: Housing Within Reach CIP Program Value Guidelines, applicants shall satisfy all eligibility requirements of this Plan.

**Table A: Housing Within Reach CIP Program Value Guidelines**

<b>Financial Incentive Program</b>	<b>Grant Value</b>	<b>Loan Value</b>
<b>Feasibility Grant Program</b>	The value of a grant shall be 100% of eligible costs to a maximum of \$20,000.00 per property.	The Feasibility Grant Program is not offered as a loan.
<b>Development Charges Grant Equivalent Program</b>	The program is available as a grant. The value of the grant is based on the value of development charges applicable to the number of attainable dwelling units in a development. The maximum value of the grant shall be 100% of the value of the applicable development charges, to a maximum of \$250,000.00.	The Development Charges Grant Equivalent Program is not offered as a loan.
<b>Tax Increment Equivalent Program</b>	The maximum value of a grant shall be equivalent up to 50% of eligible costs to a maximum of \$25,000.00 per year for up to 10 years following completion of an eligible project. Further, the	The maximum value of a loan shall be equivalent up to 50% of eligible costs to a maximum that is equivalent to \$50,000.00 per year over 10-years. Further, the maximum loan value shall not exceed ten times the amount of

<b>Financial Incentive Program</b>	<b>Grant Value</b>	<b>Loan Value</b>
	maximum grant value shall not exceed five times the amount of the initial tax increment.	the tax increment resulting from development.
<b>Municipal Fees Equivalent Program</b>	The maximum grant value shall be 100% of fees, or \$10,000.00, whichever is less.	The maximum loan value shall be 100% of fees or \$20,000.00, whichever is less.
<b>Downtown Apartment Rehabilitation or Conversion Program</b>	The maximum value of a grant shall be 50% of eligible costs to a maximum of \$15,000.00 per attainable dwelling unit. The maximum number of eligible attainable dwelling units per property shall be four.	The maximum value of a loan shall be 50% of eligible costs to a maximum of \$30,000.00 per dwelling unit. The maximum number of eligible attainable dwelling units per property shall be eight.
<b>Additional Residential Unit Program</b>	The maximum value of a grant shall be 50% of eligible costs to a maximum of \$15,000.00.	The maximum value of a loan shall be 50% of eligible costs to a maximum of \$30,000.00.
<b>Surplus Land Grant Program</b>	The Town and the County will work together 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.	
<b>Landbanking Policy</b>	Grant or loan values are not applicable to the Landbanking Policy.	