

# THE SIX VILLAGES

Community Improvement Plan

# GUIDE

TO APPLY FOR

# FINANCIAL INCENTIVES

The Six Villages Community Improvement Plan introduces a series of grant programs available to assist in making property improvements in Alton, Caledon Village, Cheltenham, Inglewood, Mono Mills and Palgrave. The purpose of this document is to outline who is eligible to apply and what grants are available.



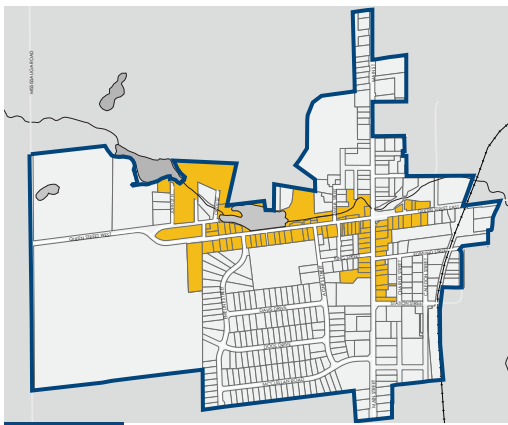
# WHAT IS THE SIX VILLAGES COMMUNITY IMPROVEMENT PLAN?

The Six Villages Community Improvement Plan is a revitalization strategy for Alton, Caledon Village, Cheltenham, Inglewood, Mono Mills and Palgrave. The Plan outlines a series of proposed improvements to sidewalks, pedestrian connections, streetscapes, parks and other spaces.

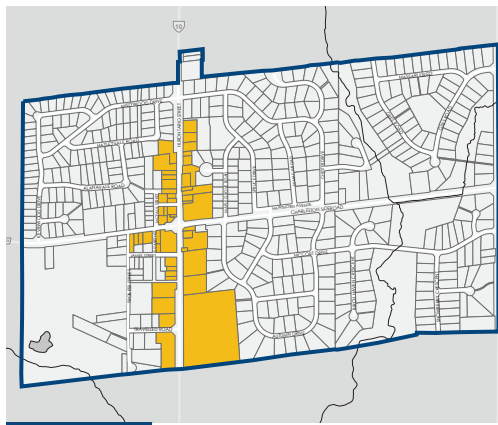
The Plan also outlines financial incentives – grants – made available to private property owners and tenants. The purpose of the grants is to encourage investments in commercial and mixed use properties, and contribute towards the revitalization and beautification of each of the six villages.

## AM I ELIGIBLE TO APPLY FOR FINANCIAL INCENTIVES?

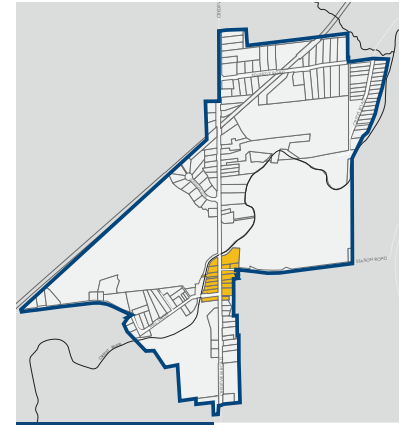
Only property owners and tenants located in a currently designated Community Improvement Project Area are eligible to apply for financial incentives in the Six Villages. Refer to the following maps. Please note that these maps are subject to change without notice. Please contact the Town to confirm your property's eligibility.



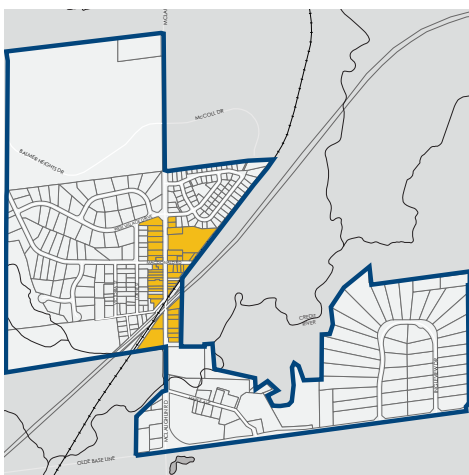
**ALTON**



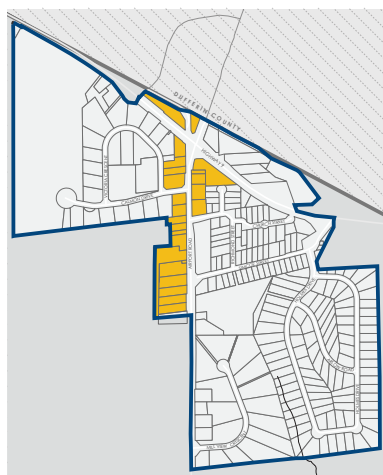
**CALEDON**



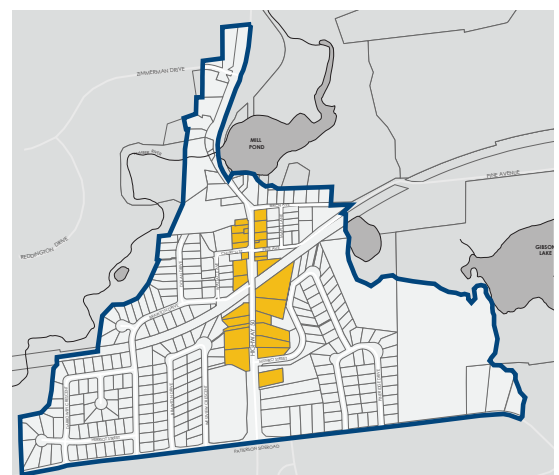
**CHELTHENHAM**



**INGLEWOOD**











**MONO MILLS**



**PALGRAVE**

 CIP Area Boundary       Financial incentive areas

# WHAT ARE THE TYPES OF GRANTS AVAILABLE?

GRANT PROGRAM	POTENTIAL GRANT VALUE
 Façade improvement grant	Lesser of \$12,500 or 50% of eligible project costs.*
 Signage improvement grant	Lesser of \$5,000 or 50% of eligible project costs.
 Landscaping and parking area improvement grant	Lesser of \$7,500 or 50% of eligible project costs.*
 Property conversion and reuse grant	Lesser of \$15,000 or 25% of eligible project costs.
 Energy efficiency retrofit grant	Lesser of \$15,000 or 25% of eligible project costs.
 Building accessibility grant	Lesser of \$5,000 or 50% of eligible project costs.
 Planning & building fee grant	Up to \$10,000 or 100% of a planning fee (e.g., site plan, minor variance, rezoning application).  Up to \$10,000 or 100% of a building permit fee.
 Tax increment equivalent grant	Up to \$20,000 per year, for a maximum of 10 years, and not to exceed 50% of total eligible costs. The calculated grant is a portion of the tax increase resulting from eligible improvements.

*\*Larger grants may be available for corner lots for some programs.*





## CAN THE GRANTS BE COMBINED?

Yes! All grants may be combined, except for the Tax Increment Equivalent Grant, which exists as a stand-alone program.

## HOW DO THESE INCENTIVES RELATE TO THE ZONING BY-LAW, OFFICIAL PLAN, AND BUILDING PERMIT PROCESS?

In order to be eligible to receive a grant, your project must comply with all other applicable law, policy and approvals as may apply to your project, including Town, Provincial, Federal, Conservation Authority and other jurisdictions.





## I OWN A SINGLE DETACHED DWELLING OR OTHER SOLELY RESIDENTIAL PROPERTY. AM I ELIGIBLE TO APPLY?

The CIP focuses on making improvements to commercial and mixed use properties in the Villages. Grants are only available to single detached dwellings and other residential properties in the following circumstances:

1. Single detached dwellings and other residential uses are eligible to apply for the landscaping and parking area improvement grant only if they are designated under Part IV of the *Ontario Heritage Act*.
2. The property conversion and reuse grant is available if the residential building is being converted to a commercial use.
3. The planning and building fee grant is available if the residential property is being redeveloped, developed or repurposed for commercial or mixed uses.
4. The tax increment equivalent grant is available if the residential building is being redeveloped, developed or repurposed for commercial or mixed uses.





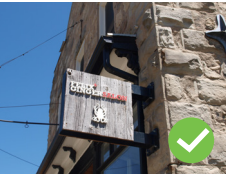



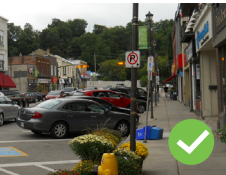



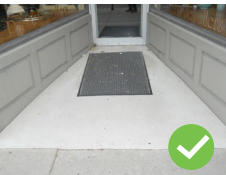
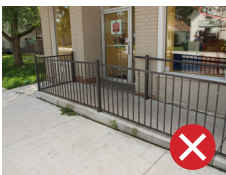


## WHAT OTHER ELIGIBILITY CRITERIA APPLY?

In addition to being located in a currently designated Community Improvement Project Area, there are other eligibility criteria that will apply. For example:

-  Your property cannot have outstanding tax arrears;
-  Your project must represent an improvement over existing conditions, and not merely a life cycle replacement;
-  Your project must be a significant investment (projects under \$3,000 in construction value may not be eligible); and
-  The design and appearance of your project will need to comply with the policies of the Plan (Section 4.4 – Design Criteria).

# WHAT KIND OF IMPROVEMENTS ARE ELIGIBLE FOR GRANTS?

For illustrative purposes, following are some examples of the types of improvements that are likely to be eligible and not likely to be eligible for grants:

WHAT IS ELIGIBLE?*	WHAT IS NOT ELIGIBLE?*
 <p>Restoration of original brick and materials.</p>	 <p>Covering original materials.</p>
 <p>Enhancements to façade detailing.</p>	 <p>Façade works resulting in blank walls or removal of architectural detailing.</p>
 <p>Pedestrian-scaled and unique commercial signage.</p>	 <p>Back lit or neon signs and vehicle-oriented signage.</p>
 <p>Fabric and retractable awnings.</p>	 <p>Bubble-style or vinyl awnings.</p>
 <p>Reconfiguration and improvement to parking areas, resulting in new parking spaces or improved materials (e.g., permeable paving).</p>	 <p>Lifecycle parking area or driveway asphalt repaving.</p>
 <p>Adaptive reuse of space to suit a new commercial use.</p>	 <p>Ground floor residential uses.</p>
 <p>Accessibility-related improvements that retain architectural features.</p>	 <p>Accessibility-related improvements that negatively impact architectural features and appearance.</p>
 <p>Appropriately scaled and designed mixed-use development and redevelopment.</p>	 <p>New residential development or development that does not fit into the character of the Village.</p>

\*These examples provide potential projects that could be eligible under the CIP. Eligibility is subject to the policies of the Plan and being located in a Community Improvement Project Area.

# WHAT KIND OF GRANTS ARE AVAILABLE FOR ENERGY EFFICIENCY IMPROVEMENTS AND OTHER INTERESTING PROJECTS?

Grants related to beautification of buildings and signs are only the beginning! The Six Villages CIP includes many grant programs available to assist in a variety of different improvements, to encourage greater energy efficiency and pedestrian-friendly design. Consider the following:



Energy efficient exterior lighting



LEED or other 3rd party green building certification



Bicycle Parking



Exterior accessibility improvements



Energy STAR HVAC features



Tree planting



Sidewalk cafés



Sustainable landscaping/  
permeable paving



Electric vehicle charging stations



Pedestrian walkways

## HOW DO I APPLY?

- Step 1 Pre-Application Consultation:** The first step in making an application is to contact the Town to arrange for a pre-application consultation meeting to discuss your project. The Town will confirm what you will need to submit for your application.
- Step 2 Apply:** Once you have had a meeting, you will be able to submit the application form, along with required supporting materials as identified by the Town. There is no application fee. The Town will review your application. If approved, an agreement will need to be signed with the Town and you may begin construction.
- Step 3 Perform Work:** You can begin construction, subject to any other Town or other approvals.
- Step 4 Payment:** Your grant is paid upon verification that your project is completed according to the terms of the agreement.

To learn more or arrange a pre-application meeting, contact the Town's Economic Development Department:

Email: [edc@caledon.ca](mailto:edc@caledon.ca)  
Phone: 905-584-2272  
6311 Old Church Road, Caledon, Ontario L7C 1J6  
To learn more, please visit [www.caledon.ca/SixVillages](http://www.caledon.ca/SixVillages)