

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW 2026-043

A by-law to adopt the Supporting Local Business in Puslinch: A Township-wide Community Improvement Plan for the Corporation of the Township of Puslinch.

WHEREAS Section 28(4) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended (*Planning Act*), authorizes the Council of a municipality to adopt a Community Improvement Plan for a Community Improvement Project Area; and

WHEREAS the Community Improvement Plan conforms to the County of Wellington Official Plan; and

WHEREAS the Council of the Corporation of the Township of Puslinch has fulfilled the requirements of the *Planning Act*; and

WHEREAS By-law 2026-042 designated all lands within the municipal geographic boundaries of the Township of Puslinch as a Community Improvement Project Area pursuant to Section 28 of the *Planning Act*; and

WHEREAS the Council of the Corporation of the Township of Puslinch has deemed it appropriate to adopt a Community Improvement Plan for the established Community Improvement Project Area, in accordance with the provisions of the *Planning Act*.

NOW THEREFORE the Council of the Corporation of the Township of Puslinch HEREBY ENACTS AS FOLLOWS:

1. The Community Improvement Plan entitled Supporting Local Business in Puslinch: A Township-wide Community Improvement Plan, attached as Schedule "A" and forming part of this By-law, is hereby adopted for the Community Improvement Project Area established by By-law 2026-042.
2. The Chief Administrative Officer, Municipal Clerk, Treasurer and such other Township officials as may be required are hereby authorized to take all actions necessary to implement this By-law.
3. If, for any reason, any provision of this by-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this by-law shall continue in full force and effect until repealed, re-enacted, amended or modified.
4. This By-law shall come into force and take effect in accordance with the *Planning Act*.
5. That By-law No. 021-2016, as amended by By-law No. 040-2019, is hereby repealed upon this By-law coming into force and effect.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 17th DAY OF JUNE, 2026.

James Seeley, Mayor

Justine Brotherston, Municipal Clerk



Supporting Local Business in Puslinch: A Township-wide Community Improvement Plan

June 9th, 2026

Township of Puslinch Community Improvement Plan

Prepared for:



The Township of Puslinch

Mary Hasan

Director of Finance/Treasurer

Justine Brotherston

Director of Corporate Services/Municipal Clerk



pl.ural

Sean Kelly

Tori Collicutt

David DeBono

Bethany Nelson

Kelsey Moore

This project is funded in part by Wellington County and the Ontario Ministry of Agriculture, Food and Agribusiness. Any views expressed therein are views of the Township of Puslinch and do not necessarily reflect those of the Province or Wellington County.

Table of Contents

1.0	Introduction	1
1.1	About.....	1
1.2	What is a Community Improvement Plan?	2
1.3	Legislative Authority	3
1.4	Enabling Official Plan Policies.....	4
1.5	Community Improvement Project Area.....	6
1.6	Goals & Objectives.....	7
2.0	Township Initiatives.....	10
2.1	Overview	10
2.2	Zoning review	11
2.3	Township Urban Design Guidelines Update.....	12
2.4	Parking & Active Transportation Improvements	13
3.0	Financial Incentive Programs.....	14
3.1	Overview	14
3.2	Summary of Financial Incentive Programs.....	15
3.3	General Eligibility Criteria	17
3.4	Planning and Building Fees Grant	19
3.5	Facade, Signage & Landscape Improvement Grant.....	21
3.6	Building Improvement Grant	23
3.7	Building Conversion, Expansion and Accessibility Improvement Grant	25
3.8	Licensed Home Child Care Grant	27
3.9	Green Energy, Infrastructure, and Sustainable Development Grant	29
3.10	Commercial Conversion Start-Up Grant.....	32

4.0 Wellington County Participation In Financial Incentive Programs 34

4.1 About the Programme 34

5.0 Implementation35

5.1 Administration35

5.2 Financial Management..... 38

5.3 Applying for Financial Incentives..... 40

6.0 Conclusion44

7.0 Interpretation45

7.1 Definitions 45

Figures

Figure 1: Summary of Financial Incentive Programs. 15

Figure 2: Application Process Flow Chart 41

1.0 Introduction

1.1 About

The Township of Puslinch (Township) Community Improvement Plan (**CIP**) is a Township-wide, strategic planning tool.

The first **CIP** was adopted in 2016 by the Township to support revitalization, beautification, renewal, and economic activity in the Township's **key urban corridor**. This area was named 'Our Corridor' for the purposes of the first **CIP**. The 2016 **CIP** was intended to serve as a long-term framework to be implemented over the next 15 years.

In 2018, Wellington County implemented the Invest Well Community Improvement Programme, setting out the priorities, goals and parameters for participation, such as grant programs, funding levels, review/approval of applications, and agreement execution. Following the implementation of the Wellington County program, the Township **CIP** was amended in 2019 to allow Wellington County participation in local community **improvement** initiatives.

Building on the 2019 publication, this 2026 update has been made to reflect the current planning context, including an updated Wellington County Invest Well Programme (2023), and to satisfy the Township's evolving needs. Content has been reviewed and revised to enhance clarity in regard to plan purpose (i.e., goals and objectives), administration, and management. Additionally, financial incentive programs have been reworked — removing underutilized programs, consolidating, renaming, adding new and including additional program parameters, to ensure consistency.

1.2 What is a Community Improvement Plan?

A Community Improvement Plan (**CIP**) is a municipal planning tool, enabled by the *Planning Act*, that sets out programs and strategies for improving the built, economic, and social environment in designated areas of a municipality. Many municipalities across Ontario have prepared **CIPs** to achieve important community goals, such as:

- Facilitating and coordinating the transition of neighbourhoods and areas;
- Stimulating economic growth and development;
- Assisting property owners with repair, **rehabilitation**, and **redevelopment** projects; and
- Raising awareness of local needs and priorities.

Under Section 106 of the *Municipal Act*, municipalities are prohibited from directly or indirectly assisting local businesses by giving or lending money. However, having a **CIP** in place allows municipalities to provide financial assistance to local businesses (note, cannot be applied to residential properties other than those with public-facing, home-based business). Therefore, this **CIP** will allow the Township to stimulate local investment through the financial incentive programs identified in Section 3.0 Financial Incentive Programs.



Aberfoyle Antique Market in Aberfoyle, ON

1.3 Legislative Authority

The *Planning Act* is the primary piece of legislation that provides for the preparation of **CIPs**. Specifically, Section 28 of the *Planning Act* sets out:

- Types of projects/activities/works that are considered ‘community **improvement**’, which can include the **redevelopment**, **rehabilitation**, or other **improvements** to **commercial**, **mixed-use**, **industrial**, and public buildings, structures, or facilities;
- A community **improvement** planning process whereby a municipality must first identify and adopt through by-law a designated ‘community improvement project area’(**CIPA**), after which a ‘**CIP**’ may be prepared and adopted by a municipal council. However, this may only be done where there are enabling policies in the municipality’s **official plan** (which is the case in the Township, as discussed in Section 1.4 Enabling **Official Plan** Policies);
- Tools that can be implemented once a municipal council adopts a ‘**CIP**’, which includes grants or loans to owners or tenants (with written consent of the owner) of land and buildings within the **CIPA**; and
- **Eligible costs** that a municipality can cover with grants or loans may include expenses related to development, **redevelopment**, construction, and/or reconstruction projects aimed at **rehabilitation** or providing energy-efficient **improvements**.

In addition to the *Planning Act*, several other legislative documents provide the authority for municipalities to implement tools to assist with community **improvement**, including the *Municipal Act*. For additional information on any of the provisions for community **improvement** planning, the legislation identified above should be referred to.

1.4 Enabling Official Plan Policies

The 2025 *Wellington County Official Plan* sets out land use policies and provides direction for community **improvement** planning in the Township. The following is a review of policies from the **Official Plan** that enable the Township to prepare a **CIP**.

Official Plan Section “Community Improvement - Objectives” identifies the following objectives for community **improvement**:

- Promote the long-term stability and viability of identified **CIPA**’s by reducing land use conflicts and upgrading municipal services.
- Encourage coordinated municipal expenditures, planning and development activities within identified **CIPAs**.
- Stimulate the maintenance and renewal of private property.
- Enhance the visual quality of the community; and
- Foster local economic growth.

Official Plan Section “Community Improvement - Identifying Areas” identifies the following criteria for the designation of a **CIPA**:

- A significant portion of the housing stock and other buildings require maintenance, **rehabilitation** or **redevelopment**;
- Municipal services, including sanitary sewer, storm sewer, water supply systems, roads, sidewalks, curbs, gutters, street lighting or parking facilities, are inadequate and in need of repair;
- The supply of public open space or recreation facilities is deficient;
- There are conflicting land uses in the area;
- Within **commercial** areas, deterioration in the appearance of building façades, inadequate parking facilities or inadequate pedestrian access;
- A significant portion of the buildings are considered heritage resources;
- There is a need to remediate brownfields, improve the energy efficiency of buildings, or provide affordable housing; or
- There are other environmental, social or community development reasons that have been

Introduction

identified by Council.

To support implementation, **Official Plan** Section “Community improvement - Implementation” states that a local Council may:

- Prepare, adopt, and implement a **CIP(s)** within a designated **CIPA(s)**, pursuant to the *Planning Act* and the community **improvement** policies set out in this Plan;
- Provide public funds such as grants, loans and other financial instruments;
- Take advantage of federal and provincial funding programs, which would benefit the community;
- Prepare and adopt property standards by-laws;
- Co-operate with groups and organizations whose objectives include community **improvement**;
- Undertake other municipal actions, programs, or investments for the purpose of achieving the community **improvement** objective identified in **Official Plan** Section Community **Improvement** - Objectives.

Finally, there are policies that enable Wellington County to participate in the Township **CIP**. **Official Plan** Section “Community improvement - County Participation” states that Wellington County Council may participate in a municipality’s **CIP** and make grants and loans to the Council of a lower-tier municipality for the purposes of carrying out a **CIP** that has come into effect, on such terms as to security and otherwise as Wellington County Council considers appropriate.

1.5 Community Improvement Project Area

Project areas range from specific properties to streets, neighbourhoods, entire communities, and/or the full municipality, while program coverage can span a wide spectrum of municipal goals and objectives.

Of particular interest, this **CIPA** update now includes an expansion of the previous “Our Corridor” **CIPA** to encompass the Township’s full boundary. Formally the settlement areas of Aberfoyle and Morriston were typically seen as the focus core areas and constitute the previous **CIPA**. All geographic extents of the municipality will have access to the Township’s **CIP** Financial Incentive Programs, as well as those offered through Wellington County’s Invest Well programme.

The Township shall designate the expanded **CIPA** by By-law. The programs authorized in this **CIP** may be carried out within the **CIPA**. Refer to the Wellington County **Official Plan** for maps and plans outlining the geographic boundary of the Township and settlement areas.



Aerial View of Morriston, ON

1.6 Goals & Objectives

To be eligible for financial incentives offered through the Township **CIP**, an **improvement** project must contribute to achieving one or more of the goals and objectives set out below.

1.6.1 Goal #1: Increase geographic boundary area to implement a Township-wide CIP – building on the previous CIP’s “Our Corridor” boundary.

This **CIP** will support the Township in strengthening its long-term growth strategy by expanding the geographic **CIPA** boundary to enable implementation of a Township-wide **CIP**. This approach will create a cohesive framework for coordinated development, infrastructure investment, and economic opportunity across the municipality.

Objectives include:

- a. Expanding the **CIP** boundary to align with projected growth areas;
- b. Encouraging investment in underutilized and transition lands;
- c. Supporting comprehensive land use planning and infrastructure readiness;
- d. Promoting balanced **residential** and employment growth; and
- e. Ensuring equitable access to incentives and revitalization tools throughout the Township.



Aberfoyle Antique Market in Aberfoyle, ON

1.6.2 Goal #2: Enhance the visibility and accessibility of businesses in the Township

This **CIP** will support the Township in strengthening local economic vitality by enhancing the visibility and accessibility of businesses throughout the Township. By improving how businesses are promoted, connected, and accessed, the Township can foster greater community engagement and attract new customers, visitors, and investment.

Objectives include:

- a. Improving wayfinding, signage, and streetscape elements to better showcase local businesses;
- b. Supporting façade and property **improvements** that increase curb appeal;
- c. Strengthening transportation connections and parking access;
- d. Encouraging collaboration among business owners and community partners; and
- e. Promoting local shopping, tourism, and agri-business experiences to drive sustainable economic growth.

1.6.3 Goal #3: Address countryside matters such as farming and/or agricultural/rural community economic problems

This **CIP** will support the long-term sustainability of the rural and agricultural economy by addressing countryside matters, including farming viability and broader economic challenges facing rural communities within the Township. By recognizing agriculture as both an economic driver and a defining feature of the Township's identity, the plan will promote resilience, diversification, and investment in rural areas.

Objectives include:

- a. Supporting value-added agricultural and on-farm diversified uses;
- b. Encouraging agri-tourism and local food initiatives;
- c. Improving infrastructure that supports farm operations and rural businesses;
- d. Addressing barriers to rural entrepreneurship and home-based businesses;
- e. Promoting policies that protect agricultural lands while strengthening economic opportunities for the rural community.

1.6.4 Goal #4: Address eligible projects that involve the redevelopment of vacant/underutilized lands

This **CIP** will prioritize eligible projects that support the **redevelopment** of vacant and underutilized lands throughout the Township, encouraging efficient land use and sustainable growth. By directing investment toward sites with **redevelopment** potential, the Township can revitalize key areas, reduce development pressure on greenfield lands, and strengthen the local tax base.

Objectives include:

- a. Addressing brownfields.
- b. Supporting adaptive reuse of vacant or obsolete buildings;
- c. Encouraging **mixed-use** and employment-generating development on underutilized properties;
- d. Promoting compact, serviced development within settlement areas;
- e. Enhancing site design, landscaping, and public realm **improvements**;
- f. Reducing long-term vacancy rates; and
- g. Leveraging private investment to transform strategic properties into productive community assets.

2.0 Township Initiatives

2.1 Overview

This section identifies several Township initiatives through which the Township can provide proactive and visible leadership in achieving the goals of the Township **CIP**. By setting out a framework for Township-led **improvement** projects, this **CIP** helps coordinate and guide the expenditure of Township funds.

The following Township initiatives have been identified as a means for the Township to participate in community **improvement** and to encourage private sector investment in the **CIPA**. The Township may engage in any of the initiatives outlined as a part of the implementation of this **CIP**, subject to the availability of Township funds and other resources. An indication of anticipated timing is provided as a target; however, by identifying the initiatives and anticipated timing, the Township is in no way committed to implementing them during the life cycle of this **CIP**.



Flow State Bike Shop in Puslinch, ON

2.2 Zoning review

The Township may undertake a review of zones and zoning provisions that currently apply to the defined **CIPA's** to ensure that the regulatory regime:

- Conforms to the overall policy direction of Wellington County's **Official Plan**;
- Is consistent with Township development objectives;
- Is supportive of revitalization, renewal and the Township's overall Vision.
- Facilitates the development of a particular use or form that is believed to be most beneficial for the community;
- Provides certainty to developers; and
- Implements contemporary zoning tools, such as form-based zoning, zoning with conditions, and holding by-laws.

The completion of a Zoning Review is a high priority. It is to be completed in 2028 following the adoption of this **CIP**.



Leek Farm in Morriston, ON

2.3 Township Urban Design Guidelines Update

The Township is undertaking Urban Design Guidelines Update to strengthen the visual character, functionality, and long-term livability of key areas within the Township. This initiative would establish clear, contemporary design standards to guide public and private realm **improvements**, enhance pedestrian safety and accessibility, and support cohesive development within settlement areas. Updated guidelines address landscaping, lighting, street furniture, parking design, gateway features, and sustainable design practices to ensure high-quality, context-sensitive development. The program supports placemaking initiatives that reflect the Township's rural identity while accommodating growth and reinvestment.

This initiative is active and concurrent to the **CIP** preparation. It will be finalized at the adoption/activation of the Townships **CIP** report.



Milburn's Auto Sales & Service in Puslinch, ON

2.4 Parking & Active Transportation Improvements

Several recommended **improvements** and enhancements have been identified by both the Township and Wellington County for parking, streetscape, and active transportation infrastructure. The Township may develop a coordinated strategy for the implementation of **improvements** identified, as well as other **improvements** deemed necessary.

The Township may undertake a Parking Needs Study, examining the needs and options for additional parking, including municipal-owned parking lots, on-street parking, and private parking spaces. The study should focus on attracting visitors to the Township, inventory existing parking supply, determine current demand, project future demand, and propose a recommended strategy.

The completion of the parking needs study is being incorporated in the scope of work for the Transportation Master Plan, that is to be completed by the Township



Puslinch Community Centre and Optimist Recreation Centre in Aberfoyle, ON

3.0 Financial Incentive Programs

3.1 Overview

Through the updated Township **CIP**, a set of financial incentive programs are available to eligible owners/tenants in the **CIPA**. The programs allow the Township to provide financial assistance and are intended to stimulate private sector investment in land and buildings and help achieve the Vision and Goals of the **CIP**.

The Township **CIP** identifies seven (7) financial incentive programs that may be available to **applicants**:

1. Planning and Building Fees Grant;
2. Facade, Signage, and Landscape **Improvement** Grant;
3. Building **Improvement** Grant;
4. Building Conversion, Expansion and Accessibility **Improvement** Grant (New)
5. Licenced Home Child Care Grant (New)
6. Green Energy, Infrastructure, and Sustainable Development Grant (New)
7. **Commercial** Conversion Start-Up Grant (New)

The Township may provide funding for any of the above incentive programs during the term of the **CIP**, subject to the availability of resources and budget.

3.1.1 Additional Support

In addition to providing financial assistance through the financial incentive programs outlined above, as per Section 28(6) of the *Planning Act*, for the purpose of carrying out a **CIP** that has come into effect, the Township may,

- a. Construct, repair, rehabilitate or improve buildings on land acquired or held by it in the **CIPA** in conformity with the **CIP**, and sell, lease or otherwise dispose of any such buildings and the land appurtenant thereto;
- b. Sell, lease or otherwise dispose of any land acquired or held by it in the **CIPA** to any person or governmental authority for use in conformity with the **CIP**.

3.2 Summary of Financial Incentive Programs

Program	Description	Value
1: Planning and Building Fees Grant 	Intended to support covering the fees required by the Township in relation to the proposed improvement project.	Up to 50% of the eligible costs from the Township; maximum of \$7,500.
2: Facade, Signage, and Landscape Improvement Grant 	Intended to assist with the financing of improvements to an existing building's façade or signage, or to assist with other eligible improvements to private property (i.e., parking and landscaping) and agriculture-related uses (e.g. farm stands) which are open to the visiting public and which represent value added agricultural activity. This grant is intended to promote aesthetic, accessibility, and functional improvements to buildings and properties, which otherwise may not occur due to cost premiums associated with these improvements.	Up to 50% of the eligible costs , before tax; maximum of \$4,500.
3: Building Improvement Grant 	Intended to support improvements to existing buildings to meet the current Building Code, improve aesthetic quality, provide for safe and usable eligible uses, and assist with accessibility improvements .	Up to 50% of the eligible costs , before tax; maximum of \$5,000.

Figure 1: Summary of Financial Incentive Programs

Financial Incentive Programs

Program	Description	Value
4: Building Conversion, Expansion and Accessibility Improvement Grant 	Intended to assist in the conversion of existing unused or underused space into new eligible uses. Additionally, this program will assist with the removal of barriers and increase accessibility for people with disabilities in the Township. This includes agriculture-related uses (e.g. farm stands) which are open to the visiting public and which represent value added agricultural activity. This program is intended to support improvements to private property to meet the Ontario's accessibility laws and standards.	Up to \$10 per square foot of the eligible costs , before tax; maximum of \$3,000.
5: Licensed Home Child Care Grant 	Intended to support improvements to private property to meet the requirements of Licensed Home Child Care Provider, as defined by Wellington County Home Child Care and the Ministry of Education, the Licensed Home Child Care Grant may be available to applicants to assist with improvements to existing buildings that may otherwise be considered cost prohibitive.	Up to 50% of the eligible costs , before tax; maximum of \$2,000.
6: Green Energy, Infrastructure, and Sustainable Development Grant 	Intended to support projects on existing buildings and new developments that implement natural systems and infrastructure to manage storm-water, improve air quality, reduce carbon emissions, enhance community well-being and increase climate resilience. This will encourage the implementation of natural elements and systems (i.e. green roofs, solar panels, rain barrels, etc.) to enhance the overall sustainability of a building.	Up to 50% of the eligible costs , before tax; maximum of \$3,000.
7: Commercial Conversion Start-Up Grant 	Intended to assist with the small-scale conversion of existing vacant or underutilized space into new commercial, mixed-use, and other eligible uses and is intended to support new small business start-ups to renovate or improve leased space destined for commercial uses.	Up to 50% of the eligible costs , before tax; maximum of \$7,500 per property.

Summary of Financial Incentive Programs (Continued)

3.3 General Eligibility Criteria

In order to be eligible for any of the financial incentive programs that may be offered under this **CIP**, the following general eligibility criteria must be met:

- a. The lands and buildings subject to an application must be a business located within the **CIPA**, designated by by-law for the purpose of the **CIP**. For more information on the **CIPA**, **applicants** should refer to Section 1.5 **CIPA**.
- b. All projects must contribute to achieving one or more community **improvement** goals and objectives (as identified in Section 1.6 Goals & Objectives).
- c. All proposed projects must result in some level of **improvement** or **rehabilitation** over the existing conditions and will not simply represent a life cycle replacement.
- d. The **registered owner**(s) of the subject property shall complete the Township's written application and file appropriate support documentation to be considered for any program or incentive, and shall confirm to have no arrears of property taxes, local **improvement** charges, or any other municipal accounts receivable on the same lands.
- e. **Applicants** will be required to disclose all other funding sources, including governmental, private, or not-for-profit funding to support the project. These shall be taken into consideration in the review of applications and the value of incentives may be reduced.
- f. **Registered owner**(s) shall be required to sign a Financial Assistance Agreement with the Township outlining the work approved for which an incentive is granted, requirements to be met before payment is received, and on-going obligations of an **applicant** with respect to incentives received after completion of approved work.
- g. A business owner or tenant of a building may apply for a program under this **CIP** with written authorization from the **registered owner**(s), but any Financial Assistance Agreement shall be signed by the **applicant**, business owner and/or tenant and the **registered owner**(s).
- h. All applications for a program or incentive shall be consistent with the latest addition of the following:
 - i. Provincial Planning Statement, Wellington County **Official Plan** and any other applicable policy, plan or procedure;
 - ii. To work in compliance with Township By-laws.
 - iii. Township's Strategic Plan, Puslinch By Design, Recreation Parks Master Plan, Municipal

Financial Incentive Programs

Development Standards or any other approved Township policy, plan or procedure; and

- iv. Puslinch Urban Design Guidelines.
- i. Work to be completed for any program under this plan must comply with all applicable by-laws, codes and guidelines including satisfying outstanding work orders (building, fire, zoning, etc.) prior to funding approval.
- j. The total value of all funds provided to an owner/tenant shall not exceed the total value of **eligible costs** associated with the community **improvement** project works.
- k. An **applicant** may be eligible for multiple grants during the term of this **CIP** if the total combined value of grants provided by the Township in any 12-month period shall not exceed \$7,500 per property (or the total value of **eligible costs**, whichever is less).
- l. Financial incentives will not be applied retroactively to works started prior to approval of applications and any application for costs incurred prior to the adoption of this **CIP** will not be considered eligible.
- m. It is important to note that these financial incentive programs are only eligible for local business and cannot be applied to **residential** properties.

In addition to these general eligibility criteria, a set of program-specific eligibility criteria must also be met, which are outlined in the description of financial incentives (below).

3.4 Planning and Building Fees Grant

3.4.1 Purpose and Anticipated Benefits

- a. Planning and building approvals may be required in relation to a proposed community **improvement** project, such as a use conversion.
- b. In such cases, the Planning and Building Fee Grant may be available to eligible property owners and tenants (with consent from the owner) to offset the fees required by the Township in relation to the proposed **improvement** project.

3.4.2 Value

- a. Where all eligibility requirements are fulfilled, a Planning and Building Fees Grant may be provided to cover 50% of the eligible fees required by the Township in relation to a proposed project to a maximum of \$7,500 (or the total value of **eligible costs** related to the project, whichever is less).

3.4.3 Eligibility Criteria

- a. To be eligible, the general eligibility criteria set out in Section 3.3 General Eligibility Criteria of this **CIP** apply.
- b. In addition, only projects that are subject to another financial incentive application offered through this **CIP** will be eligible.

3.4.4 Eligible Costs

Eligible costs are limited to and include the following:

- a. Township planning application fees limited to minor variances, site plans and zoning by-law amendments.
- b. Township building permit or demolition permit fees.

Please note: where the Township incurs costs related to assessing a planning or building application through third-party consultant planning reports, legal consultation, etc., these fees will not be

Financial Incentive Programs

included as **eligible costs**.

3.4.5 Payment

- a. All completed projects must comply with the description as provided in the grant application form.
- b. The grant will be provided upon successful completion of the approved project. The grant will be paid in a lump sum as a reimbursement of **eligible costs** incurred, or the maximum value of the grant, whichever is less.

3.5 Façade, Signage & Landscape Improvement Grant

3.5.1 Purpose and Anticipated Benefits

- a. The Façade, Signage, and Landscape **Improvement** Grant may be available to eligible property owners and tenants (with consent of the owner) to assist with the financing of **improvements** to a building's façade, signage, or landscaping on private property.
- b. This grant is intended to promote aesthetic, accessibility, and functional **improvements** to buildings and properties, which otherwise may not occur due to cost premiums associated with these **improvements**.

3.5.2 Value

- a. Where a proposed project satisfies the eligibility requirements, a Façade, Signage, and Landscape **Improvement** Grant may be provided for 50% of the **eligible cost** of the façade, signage, and/or landscape **improvements** to a maximum of \$4,500 (or the total value of **eligible costs** related to the project, whichever is less).

3.5.3 Eligibility Criteria

To be eligible, the general eligibility criteria set out in Section 3.3 General Eligibility Criteria of this **CIP** apply. In addition, the following criteria apply:

- a. Façade and signage **improvements** must be made to the main façade of a building.
- b. Where a side and/or rear wall is visible from a public street or public space, or fronts onto a laneway or parking lot, façade and signage **improvements** to these walls may also be eligible;
- c. Landscape **improvements** must be made to the front yard or side yard of properties.

3.5.4 Eligible Costs

The Façade, Signage, and Landscape **Improvement** Grant may be provided for the following:

- a. For façade **improvements**, **eligible costs** include:
 - i. Restoration or replacement of exterior building treatments, such as brickwork/cladding/siding and architectural detailing;
 - ii. Restoration or replacement of cornices, eaves, and parapets;

Financial Incentive Programs

- iii. Restoration or replacement of windows, doors and awnings;
 - iv. Restoration or replacement of exterior lighting;
 - v. Chemical or other façade cleaning and exterior painting, or installation of murals or similar wall art;
 - vi. Redesign of storefront or entrance modifications, including **improvements** to accessibility for people with disabilities; and
 - vii. Such other similar **improvements** and repairs that may be necessary to improve the appearance of a building façade exterior.
- b. For signage **improvements, eligible costs** include replacement, repair, **improvement** or installation of signage, including signage lighting.
 - c. For landscape **improvements, eligible costs** include:
 - i. Addition of landscaping features (plants/green space, including sod, trees, vegetation, etc.);
 - ii. Addition of permanent landscaping elements such as fencing, benches, planters, and lighting;
 - iii. Addition of walkways; and
 - iv. Such other similar **improvements** and repairs that may be necessary to improve the landscaping.
 - d. The services of a professional engineer, architect, surveyor, or planner to design and implement the project will also be considered **eligible costs**; however, the maximum amount of a grant for such services shall not exceed 15%.

3.5.5 Payment

- a. All completed projects must comply with the description as provided in the grant application form.
- b. The grant will be provided upon successful completion of the approved project. The grant will be paid in a lump sum as a reimbursement of **eligible costs** incurred, or the maximum value of the grant, whichever is less.

3.6 Building Improvement Grant

3.6.1 Purpose and Anticipated Benefits

- a. The Building **Improvement Grant** may be available to eligible property owners and tenants (with the consent of the owner) to assist with **improvements** to existing buildings that may otherwise be considered cost-prohibitive, and that materially extend the useful life of a building and/or increase the value of a building.
- b. The Building **Improvement Grant** is intended to support **improvements** to existing buildings to meet the current Building Code, improve aesthetic quality, provide for safe and usable eligible uses, and assist with accessibility **improvements** such as the removal of barriers to increase accessibility for people with disabilities.

3.6.2 Value

- a. Where a proposed project satisfies the eligibility requirements, the Building **Improvement Grant** may be provided for 50% of the total **eligible costs** to a maximum of \$5,000 (or the total value of **eligible costs** related to the project, whichever is less).

3.6.3 Eligibility Criteria

- a. To be eligible, the general eligibility criteria set out in Section 3.3 General Eligibility Criteria of this **CIP** apply.

3.6.4 Eligible Costs

- a. The Building **Improvement Grant** may be provided for **eligible costs** related to:
 - i. Structural repairs to walls, ceilings, floors, and foundations;
 - ii. Repair/replacement of building infrastructure, such as roofing, windows, and doors;
 - iii. Repair/replacement of plumbing, electrical, HVAC, and fire protection systems;
 - iv. Weather and flood proofing;
 - v. **Improvements** to accessibility for people with disabilities;
 - vi. Any other **improvements** that may bring a building up to code, or address health, safety, or risk management issues;
 - vii. Interior restoration and design;
 - viii. Installation of ramps, elevators, lifts, and/or automatic door openers.

Financial Incentive Programs

- b. The services of a professional engineer, architect, surveyor, or planner to design and implement the project will be eligible; however, the maximum amount of a grant for such services shall not exceed 15%.

3.6.5 Payment

- a. All completed projects must comply with the description as provided in the grant application form.
- b. The grant will be provided upon successful completion of the approved project. The grant will be paid in a lump sum as a reimbursement of **eligible costs** incurred, or the maximum value of the grant, whichever is less.

3.7 Building Conversion, Expansion and Accessibility Improvement Grant

3.7.1 Purpose and Anticipated Benefits

- a. The Building Conversion, Expansion and Accessibility **Improvement** Grant may be available to eligible property owners and tenants (with consent of the owner) to assist in the conversion of existing unused or underused space into new eligible uses. Additionally, this program will assist with the removal of barriers and increase accessibility for people with disabilities in the Township. This will include **agriculture-related uses** (e.g. farm stands) which are open to the visiting public and which represent value added agricultural activity.

3.7.2 Value

- a. Where a proposed project satisfies the eligibility requirements, a Building Conversion, Expansion and Accessibility **Improvement** Grant may be provided on approved applications based on \$10 per square foot of converted, expanded and/or increasing accessibility of floor space, to a maximum of \$3,000, (or the total value of **eligible costs** related to the project, whichever is less).

3.7.3 Eligibility Criteria

- a. To be eligible, the general eligibility criteria set out in Section 3.3 General Eligibility Criteria of this **CIP** apply.

3.7.4 Eligible Costs

- a. The Building Conversion, Expansion and Accessibility **Improvement** Grant may be provided for **eligible costs** related to the following types of projects on eligible properties and uses:
 - i. Conversion of vacant or underused non-**commercial**/non-**industrial** building space into new eligible uses; and
 - ii. Expansion of existing eligible uses to increase the gross floor area.
 - iii. Increasing accessibility of the eligible uses.
- b. The services of a professional engineer, architect, surveyor, or planner to design and

implement the project will be eligible; however, the maximum amount of a grant for such services shall not exceed 15%.

3.7.5 Payment

- a. All completed projects must comply with the description as provided in the grant application form.
- b. The grant will be provided upon successful completion of the approved project. The grant will be paid in a lump sum as a reimbursement of **eligible costs** incurred, or the maximum value of the grant, whichever is less.



Township of Puslinch Municipal Offices in Aberfoyle, ON

3.8 Licenced Home Child Care Grant

3.8.1 Purpose and Anticipated Benefits

- a. The Licensed Home Child Care Grant may be available to eligible property owners and tenants (with consent from the owner) to assist with **improvements** to existing buildings that may otherwise be considered cost-prohibitive.
- b. This program is intended to support **improvements** to private property to meet the requirements of a Licensed Home Child Care Provider, as defined by Wellington County Home Child Care and the Ministry of Education.

3.8.2 Value

- a. Where all eligibility requirements are fulfilled, a Licensed Home Child Care Grant may be provided for 50% of the total **eligible costs** to a maximum of \$2,000 (or the total value of **eligible costs** related to the project, whichever is less).

3.8.3 Eligibility Criteria

To be eligible, the general eligibility criteria set out in Section 3.3 of this **CIP** apply. In addition, the following criteria apply:

- a. **Improvement(s)** must be in support of an application to become a Licensed Home Child Care Provider through Wellington County Home Child Care (licensed by the Ministry of Education).

3.8.4 Eligible Costs

- a. **Eligible costs** for the Licensed Home Child Care Grant include the following:
 - i. Repair/replacement/installation of fire protection systems;
 - ii. Repair/replacement/installation of indoor play space, outdoor play space, sleeping/resting area, eating area, and diapering/toileting area;
 - iii. Any other **improvements** that may bring a building to meet the minimum legal requirements of a Licensed Home Child Care Provider, as regulated by the Ministry of Education.
- b. The services of a professional engineer, architect, surveyor, or planner to design and implement the project will be eligible; however, the maximum amount of a grant for such services shall not exceed 15%.

3.8.5 Payment

- a. All completed projects must comply with the description as provided in the grant application form.
- b. The grant will be provided upon successful completion of the approved project and receipt of proof of licensing to become a Licensed Home Child Care Provider through Wellington County Home Child Care. The grant will be paid in a lump sum as a reimbursement of **eligible costs** incurred (or the maximum value of the grant, whichever is less).

3.9 Green Energy, Infrastructure, and Sustainable Development Grant

3.9.1 Purpose and Anticipated Benefits

- a. The Green Energy, Infrastructure, and Sustainable Development Grant may be eligible to support projects on existing buildings and new developments that implement natural systems and infrastructure to manage stormwater, improve air quality, reduce carbon emissions, enhance community well-being and increase climate resilience
- b. This grant will encourage the implementation of natural elements and systems (i.e. green roofs, solar panels, rain barrels, etc.) to enhance the overall sustainability of a building
- c. The grant may be eligible to support new development projects that implement natural systems, sustainable infrastructure and building practices to manage stormwater, improve air quality, reduce carbon emissions, enhance community well-being and increase climate resilience.

3.9.2 Value

- a. Where all eligibility requirements are fulfilled, the Green Energy, Infrastructure, and Sustainable Development Grant may be provided for 50% of the total **eligible costs** to a maximum of \$3,000 (or the total value of **eligible costs** related to the project, whichever is less).
- b. The Township may increase the maximum value of the grant per property when one or more of the following criteria are met (subject to eligible funds); maximum value to be determined by the **CIP** Implementation Committee:
 - i. An eligible site is a new **commercial, industrial, or mixed-use**.

3.9.3 Eligibility Criteria

- a. Properties will be eligible for the Green Energy, Infrastructure, and Sustainable Development Grant if the proposed potential use being investigated is in accordance with Purpose and Anticipated Benefits.
- b. All general eligibility criteria set out in Section 3.3 General Eligibility Criteria of this **CIP** must be met
- c. Implementation or **improvements** must meet one or more of the following objectives ,as

Financial Incentive Programs

demonstrated through supportive written rationale and literature:

- i. Improved stormwater management
- ii. Reduced heat island effect
- iii. Reduced energy consumption
- iv. Air quality **improvement**
- v. Climate change resilience
- vi. Biodiversity conservation
- vii. Improved social and community well-being

3.9.4 Eligible Costs

- a. For a Green Energy, Infrastructure and Sustainable Development project, **improvements** or repairs to an existing **industrial, commercial** or **mixed-use** building that meets one or more of the listed objectives are eligible
- b. **Eligible costs** include, but are not limited to:
 - i. Installation or purchase of materials for rain gardens
 - ii. Installation of permeable pavement
 - iii. Installation and/or purchase of materials for rain harvesting systems
 - iv. Installation and/or preparation for green roofs and living walls
 - v. Installation and/or purchase of materials for bioswales and bioretention areas
 - vi. Installation of infiltration trenches or other infiltration systems
 - vii. Installation or purchase of materials for pollinator gardens or community gardens
 - viii. Installation of stormwater bump-outs/curb extensions
 - ix. Installation of native trees
 - x. Installation and/or purchase of LED lighting
 - xi. Installation of smart thermostat systems
 - xii. Improved insulation
 - xiii. Window and door replacement
 - xiv. Installation and/or purchase of solar panels
 - xv. Installation of energy-efficient HVAC systems
 - xvi. Installation and/or purchase of reflective roofing materials
 - xvii. Any other **improvements**/installations/repairs deemed environmentally friendly by the Township

Financial Incentive Programs

3.9.5 Payment

- a. All completed projects must comply with the description as provided in the grant application form.
- b. The grant will be provided upon successful completion of the approved project. The grant will be paid in a lump sum as a reimbursement of **eligible costs** incurred, (or the maximum value of the grant, whichever is less).

3.10 Commercial Conversion Start-Up Grant

3.10.1 Purpose and Anticipated Benefits

- a. The **Commercial** Conversion Start-Up Grant may be available to eligible property owners and tenants (with the owner's consent) to assist with the small-scale conversion of existing vacant or underutilized space into new **commercial, mixed-use**, and other eligible uses.
- b. This grant is intended to support new small business start-ups to renovate or improve leased **commercial** space
- c. Financing of permanent interior leasehold **improvements** or accessibility **improvements** for **commercial** space to increase the marketability of property and rental units

3.10.2 Value

- a. Where all eligibility requirements are fulfilled, a **Commercial** Conversion Start-Up Grant may be provided for \$20 per square foot of converted, expanded and/or increasing accessibility of floor space, to a maximum of \$7,500, (or the total value of **eligible costs** related to the project, whichever is less).

3.10.3 Eligibility Criteria

- a. Properties will be eligible for the **Commercial** Conversion Start-Up Grant if the proposed potential use being investigated is in accordance with Purpose and Anticipated Benefits
- b. All general eligibility criteria set out in Section 3.3 General Eligibility Criteria of this **CIP** must be met.

3.10.4 Eligible Costs

- a. The **Commercial** Conversion Start-Up Grant may be provided for the construction and renovation costs related to the following types of projects:
 - i. Conversion of non-**commercial** or vacant building space into new **commercial, mixed-use**, secondary uses, and other eligible uses;
 - ii. Conversion of existing ground-floor **commercial** space to better suit a new **commercial** use (e.g., retail to restaurant); and
 - iii. Expansion of existing eligible uses to increase the gross floor area.
 - iv. The added installation, change, repair and/or restoration of rooms, plumbing, heating,

Financial Incentive Programs

- HVAC, electrical, flooring, ceiling, walls, other structurally permanent elements, etc.
- v. The services of a professional engineer, architect, surveyor, or planner to design and implement the project will be eligible; however, the maximum amount of a grant for such services shall not exceed 15%
 - vi. Implementation of accessibility **improvements** (AODA compliant)
 - vii. Demolition or removal of fixtures, structural, and non-conforming or hazardous materials
- b. The Grant will also apply to the adaptive reuse of derelict structures.

3.10.5 Payment

- a. All completed projects must comply with the description as provided in the grant application form.
- b. The grant will be provided upon successful completion of the approved project. The grant will be paid in a lump sum as a reimbursement of **eligible costs** incurred, or the maximum value of the grant, whichever is less.

4.0 Wellington County Participation In Financial Incentive Programs

4.1 About the Programme

- a. The Wellington County Financial Incentive Program is a strategic planning and economic development framework that directly supports Wellington County's longer-term planning and economic development goals and priorities by supporting the incentive programs contained in Local Municipal **CIPs**. The updated Financial Incentive Program adopted by Wellington County in early 2023 sets out the goals, priorities, and incentive programs framework for Wellington County's participation in Local Municipal **CIPs**.
- b. If Local Municipalities in Wellington County wish to receive funding from Wellington County to support incentive program applications approved under their **CIPs**, they must apply to Wellington County for funding. Wellington County retains the right to determine on an application by application basis, whether or not to provide a grant or loan to the local municipality under its Financial Incentive Program, and furthermore, the terms and conditions in relation to such a grant or loan.
- c. The full program is available on Wellington County's website and should be reviewed for full details regarding Wellington County's participation in the Township's **CIP** programs. Wellington County's Financial Incentive Programs may be revised from time to time by Wellington County.
- d. It should be noted that any funding amount approved by Wellington County to support an incentive program application approved by the Township is in addition to the applicable maximum grant/loan amount approved and available from the Township.



Tully's Way Farm in Morriston, ON

5.0 Implementation

5.1 Administration

5.1.1 Implementation Period

It is anticipated that the **CIP** will be implemented over a 15-year period, at which time a review should occur. Council may extend or reduce the implementation period, as deemed appropriate or necessary, subject to an amendment of the **CIP**.

5.1.2 Roles & Responsibilities

Township Council will:

- a. Delegate its responsibility for approving or refusing applications for financial incentive programs to the **CIP** Implementation Committee.
- b. Contribute to the overall administration of the **CIP** (subject to the Township's priorities and the availability of resources/funding) as follows:
 - i. Determining which of the **CIP** financial incentive programs will be put into effect in any given year during the implementation period, if any; and
 - ii. Identifying (as part of the annual budgeting process) a community **improvement** budget for financial incentives that have been put into effect for that year, if any, in accordance with Section 5.2 Financial Management of this **CIP**.

The **CIP** Implementation Committee will:

- a. Consist of Township staff representatives from the following Township departments:
 - i. Building
 - ii. Corporate Services
 - iii. Finance
- b. A staff person with expertise on site-specific matter may also be consulted to assist with the review and evaluation of application. The Committee shall also be authorized to retain other qualified professionals as required.
- c. Be responsible for:

Implementation

- i. Reviewing and evaluating applications for financial incentives;
- ii. Approving or refusing applications for financial incentive programs;
- iii. Marketing the **CIP**;
- iv. Monitoring the **CIP**, and providing annual reports to Council with respect to the costs and benefits of the **CIP**; and
- v. Making recommendations to Council with respect to:
 - i. Financial Incentive Programs to be put into effect in any given year; and
 - ii. Identifying an annual community **improvement** budget for financial incentives.

5.1.3 Administration of Financial Incentives

- a. The Township may put into effect any number of the financial incentives identified in this **CIP** during the implementation period, subject to the availability of Township funds and other resources.
- b. Annually, the **CIP** Implementation Committee may make recommendations to Council with respect to the administration of financial incentives.
- c. Except where otherwise identified in this **CIP**, applications for financial incentives will be received on a first-come, first-served basis to the limit of the available funding approved for that year.
- d. Applications will be evaluated promptly, in accordance with:
 - i. General eligibility requirements, as outlined in 3.3 General Eligibility Criteria;
 - ii. Program eligibility requirements, as outlined in each of the grant program details (3.0 Financial Incentive Programs);
 - iii. Application requirements, as outlined in 5.3 Applying for Financial Incentives; and
 - iv. A Council-approved budget.
- e. The Township will prioritize applications under this **CIP** based on the completeness and quality of the applications received, overall community benefit based on the goals and objectives in this **CIP**, and available budget for the **CIP**.
- f. In cases where the **CIP** Implementation Committee refuses an application for financial incentives, all **applicants** will have the right to appeal the decision to the Township Council. If a decision is appealed, a staff report will be prepared for Council detailing the Committee's decision. The property owner may appear at the Council Meeting to detail their appeal.

5.1.4 Plan Amendments

As a result of the monitoring and evaluation, amendments to the **CIP** may be required. The following

Implementation

summarizes when **CIP** amendments are, and are not, required:

- a. An amendment to the **CIP** will not be required to:
 - i. Reduce funding levels for the financial incentive programs; or
 - ii. Discontinue or cancel any of the financial incentive programs identified.
- b. An amendment will be required to the **CIP** or implementing by-laws to:
 - i. Extend the implementation period of the **CIP**;
 - ii. Add any new financial incentive programs;
 - iii. Modify the eligibility criteria related to financial incentive programs offered; and
 - iv. Modify the geographic area (i.e., the **CIPAs**) to which financial incentive programs apply.

Amendments to this **CIP** will be passed by Township Council under the *Planning Act*. The Township may also be required to pre-consult with the Ministry of Municipal Affairs and Housing on any amendments to this **CIP**.

5.2 Financial Management

5.2.1 Management and Availability

The Township's original **CIPA** has been broadened to the extents of the full Township boundary. The purpose of this is to respond to unique needs, issues, and opportunities in certain areas of the full Township. By identifying this, the Township has created a flexible approach to community **improvement**, that will allow the Township to focus on multiple key economic areas during the implementation period. However, given the large geographic area of the Township, and the number of businesses and property owners within the **CIPA**, that may wish to access financial incentive programs, not all applications will be eligible for the various suites of financial incentive programs in each year of implementation. As outlined, on an annual basis, Council will approve an implementation plan, which sets out:

- a. Financial incentive programs that will be available within the **CIPA** for that year, if any; and
- b. A community **improvement** budget for financial incentives that have been put into effect for that year, if any.

5.2.2 Funding Sources

The Township funds the financial incentive programs described in the **CIP**. Township funds are identified annually in the municipal budget.

Additional funding may be available through Wellington County's Financial Incentives.

5.2.3 Payments

No payment or grant shall be made under this **CIP** without authorization by the Director of Finance/ Treasurer of the Township (or designate) and the Chief Administrative Officer of the Township (or designate).

Payments under the Wellington County programme shall be made in accordance with practices and procedures approved by both Wellington County and the Township.



Aberfoyle Antique Market in Aberfoyle, ON

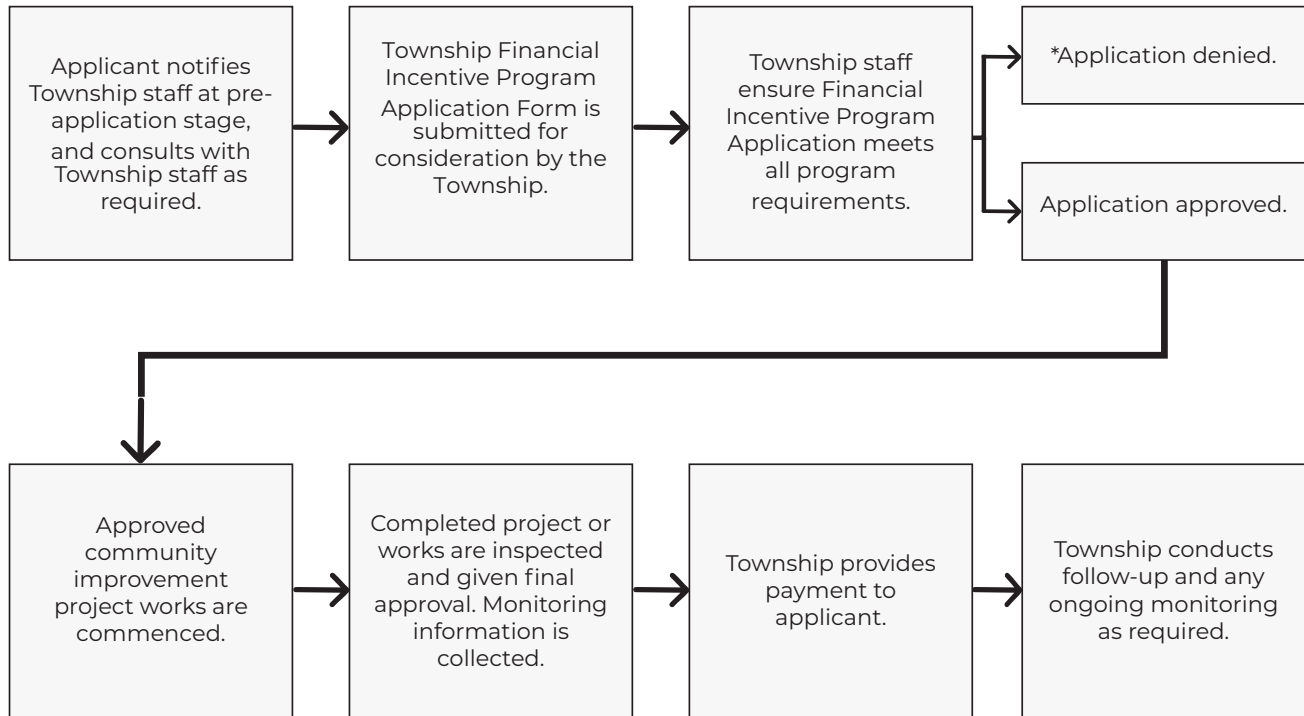
5.3 Applying for Financial Incentives

5.3.1 Application Process

The following provides a summary of the process for the submission, evaluation, and approval of Financial Incentive Program applications and is not intended to be exhaustive:

- a. Applications must be submitted in accordance with the requirements outlined.
- b. The **CIP** Implementation Committee will evaluate all applications and supporting materials. **Applicants** will be notified if their submission is incomplete.
- c. Based on the evaluation of complete applications, a decision will be made with respect to the approval or refusal of an application.
- d. For applications that are approved, a Financial Assistance Agreement will be prepared and executed.
- e. Any financial incentive program commitments may be cancelled if work does not commence within six (6) months of approval of an application, reach completion within twelve (12) months of approval of an application, or if a project is not undertaken or completed in accordance with the Financial Assistance Agreement.
- f. When projects are completed, a statement with supporting invoices and proof of payment shall be submitted to the Township. Following this, the work will be inspected by the Township and, if approved, notice of completion will be issued, and the financial assistance will be initiated.
- g. Upon completion of a community **improvement** project, the Township reserves the right to inspect any properties/buildings or to audit final costs at the owner's expense.
- h. Funding approval will lapse if a notice of completion is not issued within eight (8) months of the date of execution of the Financial Assistance Agreement.
- i. The **CIP** Implementation Committee may grant an extension of up to four (4) months for community **improvement** works following receipt of a written request by the owner setting out the reasons for the extension and providing a new date of completion.
- j. Should the **applicant** fall into default of any of the requirements of the financial incentive program or other requirements established by the Township, incentives may be delayed, reduced, or cancelled. **Applicants** may be required to repay funds to the Township.

Implementation



*Where Township decides not to approve a Financial Incentive Application, the applicant has the right to appeal the decision to Township Council.

Figure 2: Application Process Flow Chart

Implementation

5.3.2 Application Requirements

Applications for financial incentives offered through the **CIP** must include:

- a. One (1) copy of a completed and signed application form.
- b. One (1) copy of all supporting documentation, as determined by the **CIP** Implementation Committee, which may include (but is not limited to):
 - i. Good quality photographs of the existing condition of the buildings and property;
 - ii. Past/historical photographs and/or drawings (where available);
 - iii. Specifications of the proposed project, including design drawings prepared by a design professional (if available) or sketches, renderings, and/or elevation drawings illustrating the proposed **improvements**;
 - iv. Two (2) detailed independent contractor estimates for each component of the proposed eligible work, or two estimates covering all the components of the eligible work;
 - v. A statement with respect to how the proposed project meets the overall goals and objectives of the **CIP**; and
 - vi. Any additional requirements as determined by the **CIP** Implementation Committee.
- c. The Township is not responsible for any of the costs associated with the preparation of a **CIP** financial incentive application.

5.3.3 Additional Terms & Conditions

- a. No approval issued by the Township for an incentive under any financial incentive program shall eliminate the need for **registered owner(s)** or duly authorized tenants or business owners or their contractors to obtain a building permit or any other Township required approval or authorization for the work to be done, comply with all other applicable municipal by-laws and codes, obtain approvals from other local, provincial or federal agencies, Conservation Authority, or comply with all applicable health and safety standards;
- b. The **applicant** also agrees to maintain any **improvement** approved under this **CIP**. In the event any **improvement** to a building or lands for which an incentive has been provided is destroyed or not properly maintained by an **applicant**, the Township may at its sole discretion rescind the approval provided within 5 years and seek to collect any payment under this financial incentive program from an **applicant** in a like manner to taxes.

Implementation

- c. The Township will promote the financial incentive programs and reserves the right to use approved and funded projects as examples in promotional programming. The Township may promote an approved project by using photographs and descriptions of the project in promotional materials.

6.0 Conclusion

The CIP is a Township-wide planning document, that is intended to improve Puslinch's economic health. Through establishment, update, and continued implementation of the CIP, the Township of Puslinch demonstrates its commitment to encouraging local investment, revitalization and beautification, and working with property owners and tenants to support economic development. Property owners and tenants who are interested in the programs identified within this CIP or who require additional information should contact the Township of Puslinch's CIP Implementation Committee for more information.

7.0 Interpretation

7.1 Definitions

Agriculture-related use Refers to farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity."

Applicant Means **registered owners**, assessed owners and tenants of lands and buildings within the **CIPA**, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan.

Commercial Means any property or building that is engaged in commerce, involved in work that is intended for the mass market, or used for the sale or production of goods.

Community Improvement Plan (CIP) Means a plan for the community **improvement** of a **CIPA**.

Community Improvement Project Area (CIPA) Means a municipality or an area within a municipality, the community **improvement** of which, in the opinion of Council, is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason. Incentives under this **CIP** are limited to the **CIPA**.

Eligible costs Means costs related to environmental site assessment, environmental remediation, development, **redevelopment**, construction, and reconstruction of lands and buildings, including **rehabilitation** and energy efficiency **improvements**, as specified in this CIP and its associated financial incentive programs.

Improvement Means any reconstruction, rehabilitation, addition, alteration, or enhancement of a structure, including but not limited to façade or signage **improvements**, and includes any works eligible under this CIP and its associated financial incentive programs.

Industrial Means, without limiting the generality thereof, the manufacturing, assembling, making, producing, preparing, inspecting, grading, ornamenting, finishing, treating, cleaning, washing, altering, repairing, restoring, processing, polishing, refinishing, packing, adapting for sale, warehousing, storing, breaking up or demolishing of goods, substances, articles or things or any part or parts thereof; or the production or storage of building or construction equipment

Interpretation

or materials, but does not include any use prohibited by the Township Zoning By-law.

Key urban corridor Is defined as the Urban Centres of Aberfoyle and Morriston, as well as the Brock Road **industrial** area.

Mixed-use Means any combination of permitted **commercial** uses and **residential** uses, but shall not include **residential** uses in the first story.

Official Plan Means a comprehensive long-range plan for land use which guides growth and land use change in a municipality.

Redevelopment Means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

Registered Owner Is the owner listed on the legal title of the property (through the land registry system).

Rehabilitation Means any efforts that result in the productive reuse of lands and/or buildings within the **CIPA**.

Residential Means a building or portion thereof designed, intended, occupied or capable of being occupied as one or more **residential** dwelling unit(s) but does not include a hotel, motel, or bed and breakfast establishment as defined in the Township Zoning By-law.



TOWNSHIP OF

PUSLINCH