

Façade Improvement Grant Program Guidelines

Program Intent

To encourage commercial property owners to restore, upgrade, or otherwise improve the exterior building facade (front facing) of their downtown commercial building.

Applicants must be a business owner in a commercial or mixed used zoned property, within CIP designated areas 2-4 (Ripley, Lucknow and Point Clark)

Grant Details

The grants matches local cash contributions for eligible improvements up to \$3,000.00 for projects under \$10,000.00 with an additional \$1000.00 given to projects over \$10,000.00.

Applicants may be eligible to receive up to an additional \$3,000.00 matched cash contribution for projects under \$10,000 and an additional matching \$1,000 for projects over \$10,000 through the Spruce the Bruce Program.

Applicants must apply through Spruce the Bruce and meet their eligibility requirements to be considered for this additional funding. Huron-Kinloss applicants who apply to Spruce the Bruce for façade improvement funding are automatically considered for funding through the Township of Huron-Kinloss' Façade Improvement Grant. For more information about Spruce the Bruce, please visit: <https://brucecounty.on.ca/business/grants>

Usage of Funds

Funding may be used towards the restoration of an existing storefront or the design and installation of a new façade. Projects that include perpendicular signage or awnings may apply for additional funds through the Perpendicular Signage & Awning Grant.

A portion of the funds may be used towards graphic design and business branding expenses.

Eligible Items - minimum of 3 items from this list:

- Exterior building painting
- Architectural feature improvements/ amendments/additions
- Exterior lighting/front illumination for signage
- Replacement/ Removal of siding
- Re-pointing of brick/stone
- Storefront redesign
- New masonry/stone work
- Brick restoration/cleaning
- Other renovations/improvements could be eligible if they meet the objectives of the program/design guidelines

To be eligible for an additional \$1000.00 funding, application project must total over \$10,000.00 with at least 3 items from the list above, and implement any additional items from the list below:

- Replacement of windows & doors
- Fascia signage improvements
- Permanent outdoor planters/accessories (shutters, trim, glass repair)
- Permanent exterior accessibility ramps
- Other renovations/ improvements could be eligible if they meet the objectives of the program/ design guidelines

Ineligible items include but are not limited to:

- X Roof Repairs
- X Interior Improvements
- X New Building Construction
- X Backlit or electronic signage

Eligibility

- Applicants must be a merchant or commercial property owner within a CIP designated area.
- Applicants may be eligible for one facade grant per storefront.
- Applicants may also apply for the one sign or awning grant.
- Do not start your project before getting the grant. If you start before approval, your project might not get funded.
- Projects must be completed within a 6 month window of application approval.
- Extensions are not granted unless prior approval has been received. If money is not spent it will be deemed an incomplete project and you will need to reapply next year
- Applicants must provide a minimum 50% cash contribution towards the total cost of the project for which they are applying for a grant.
- Taxes are the full responsibility of applicant.
- Eligible project costs must be actual cash that can be documented through original invoices or proof of payment.
- Project must demonstrate a contribution to the overall quality of the streetscape of the community.

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Applications to this program are available at the Township's municipal office at 21 Queen Street, Ripley or online at: <https://forms.huronkinloss.com/Build-Invest-and-Grow/Downtown-Improvement-Program-Application-Form>

519-395-3735



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Review Criteria

- Date/timing of the application
- Balance of funding available and any previous applications made at the time of application
- Project's potential to provide long term economic benefit to the Township
- Evidence of the applicant's ability to fulfill responsibilities related to the project installation and maintenance
- Project's "fit" with the objectives of the Downtown Improvement Program
- The proposed project's "fit" with the Community Design Toolkit & / or other local municipal direction

Application Process

Applicants must complete an application in order to be given grant consideration.

Incomplete applications cannot be accepted. If approved, funds will be allocated following completion of project and proof of eligible expenditures.

Apply online:

<https://forms.huronkinloss.com/Build-Invest-and-Grow/Downtown-Improvement-Program-Application-Form>

The terms and conditions of any grant or loan program and administrative procedures may be changed, altered, amended, or modified by the Township of Huron-Kinloss without the necessity of an amendment to the Community Improvement Plan. The Township may discontinue, suspend, or cancel any program, or decrease program funding without requiring an amendment to this Plan.

Guidelines

Timing of Application

- Apply before purchasing, fabricating, or installing the sign, awning, or façade work.

Municipal By-law Compliance/Variance Consideration

- Only grant applications that comply with municipal by-laws will be considered.
- Improvements requiring a variance will not be considered unless unique circumstances (not caused or created by the applicant) exist.
- Improvements must not hinder sidewalk maintenance or pedestrian safety.
- Follow proper height and sidewalk encroachment rules.
- Comply with existing sign by-laws, obtain necessary permits.
- Signage projects might need encroachment agreement with Municipality.
- Façade work might need construction permit.

Enhancing Character and Value

- Façade and signage improvements should enhance downtown's character and value.
- Refer to community toolkits for ways to align with community design vision.
- Proposed work should match building and surroundings' character.
- Consider elements and materials that reflect the building's character.
- If building is historic, proposed work should be historical in character and use historic elements, colors, shapes that improve downtown's visual quality.

Design

- Façade improvements should match building and site's size, scale, and character.
- Consider if improvements fit well with the community
- Check appropriateness of colors and materials with Community Toolkit
- Diverse styles, material, design and graphics are encouraged for improvements.
- Using a professional designer and/or contractor is recommended.
- Façade and signage improvement grant applications can be combined
- Properly design and position fascia signs as per signage grant guidelines

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