



Buckhorn

Community Improvement Plan

Program Guide



est. 2024

What is a Community Improvement Plan?



- ▾ The Buckhorn Community Improvement Plan (CIP) provides a variety of financial incentive programs to help promote, improve, and preserve the "main hub" of Buckhorn, Ontario.

The financial programs can be activated and de-activated at the discretion of Municipal Council, and are subject to the availability of funding.

Visit www.trentlakes.ca/CIP for full program details.

Key Community Improvement Goals



Promote

- Renovation, repair, rehabilitation, intensification and redevelopment of existing buildings, and construction of new buildings on vacant/underutilized land
- Energy efficiency
- Environmental sustainability
- Tourism



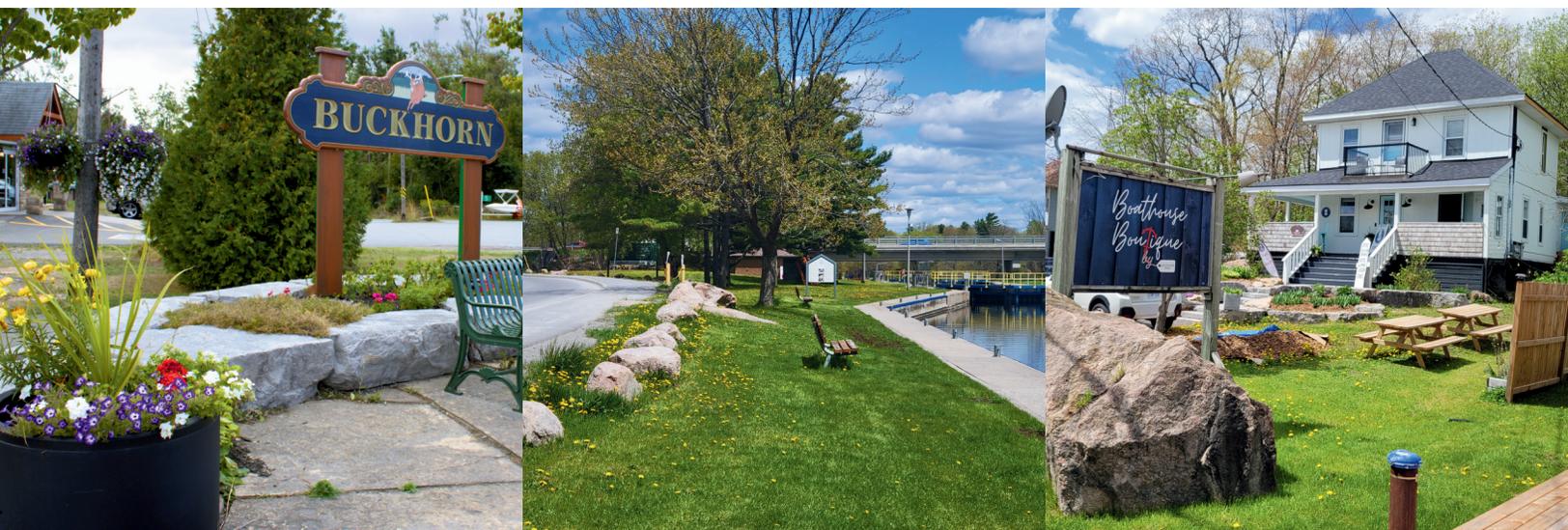
Improve

- Interior and exterior of existing buildings
- Facades and signage
- Accessibility
- Housing opportunities and rental affordability
- Parking lot access
- Active transportation infrastructure
- Trail connections
- Economic activity



Preserve

- Historical buildings
- Natural heritage

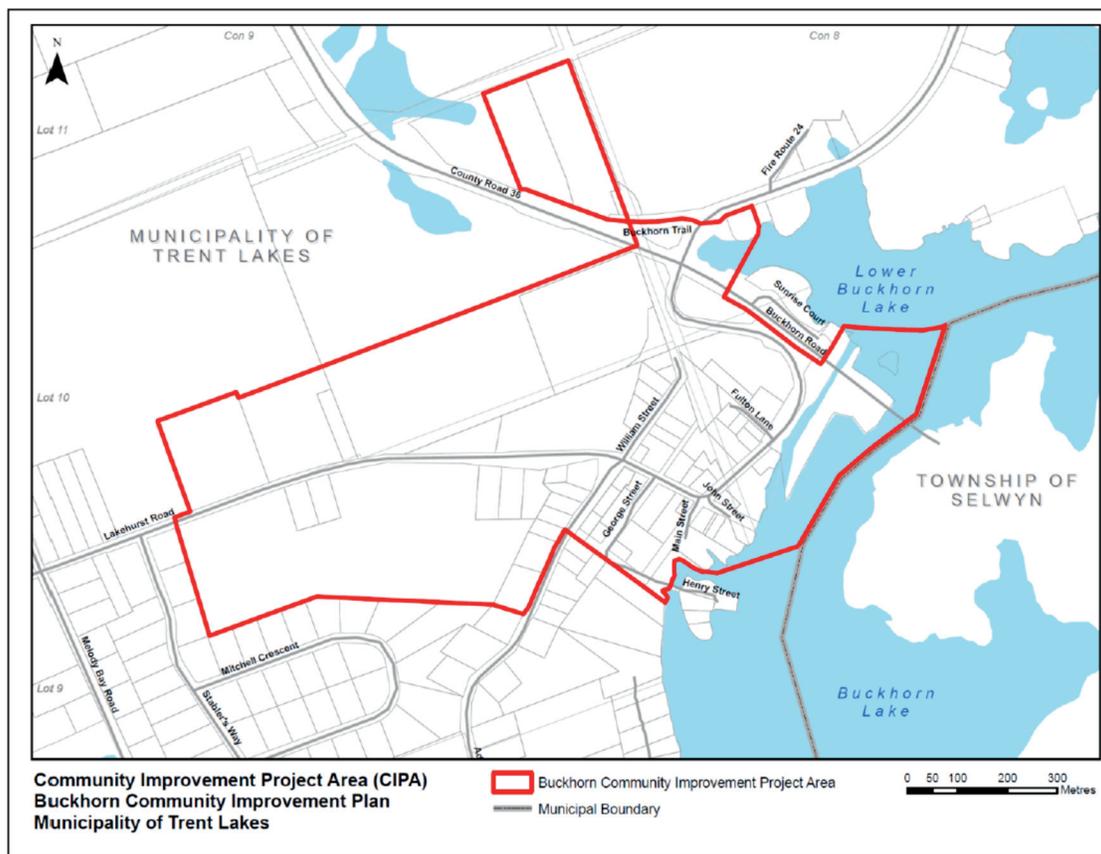


Project Area



A CIP project area is chosen, often being the main "hub" of the community, to focus on improving that specific area. Below is a map of the area eligible for the CIP Programs.

Unsure if your property falls into the area? Contact our Planning Department to discuss eligibility.



Financial Incentive Programs

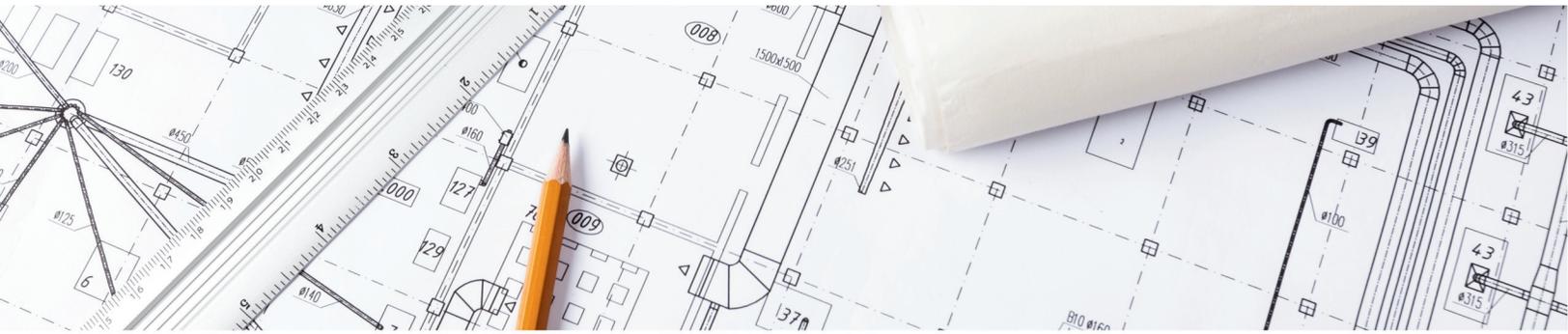
→ Design and Feasibility Study

A Grant equal to 50% of cost of eligible studies, plans, drawings, analyses and assessments, to a maximum:

- a) grant of \$2,000 per study; and,
- b) two (2) studies per property/project.

Eligibility

All properties, but applicants must clearly demonstrate a legitimate intention to undertake eligible community improvement works on the property.



→ Facade Improvement

A Grant equal to 50% of cost of eligible front, side and rear facade improvement works to a maximum grant of \$7,500 per property/project.

Eligibility

Existing commercial, mixed use, and institutional buildings.





Building and Property Improvement

A Grant equal to 50% of cost of eligible building improvement works and property improvement works to a maximum grant of \$10,000 per property/project.

Eligibility

Existing commercial, mixed use, and institutional buildings/properties.



Rental Residential and Affordability

A Grant equal to 50% of cost of renovating existing rental residential units to Code and/or constructing new rental residential units, to a maximum grant of \$5,000 per unit, and a maximum of three (3) units per property. For rental residential units that are “affordable”, the 50% grant can be increased to a maximum grant of \$10,000 per unit.

Rental residential units renovated/created under this program, and affordable rental residential units created under this program, must remain as rental and affordable rental residential units for a minimum of 20 years in accordance with requirements.

Eligibility

i) Renovation to existing rental residential units in mixed use buildings to Building Code, Fire Code, and Property Standards Bylaw.

ii) Conversion of excess/vacant commercial space in existing commercial and mixed use buildings into one (1) or more net rental residential units.

iii) Intensification or redevelopment of an existing commercial or mixed use building that adds one (1) or more net rental residential units.

iv) Infilling of vacant lots (including parking lots) with two (2) or more net residential units.



→ Tax Incrementation

An annual Tax Increment Grant (TIG) equal to 80% of Municipal property tax increase generated by project for up to 10 years following project completion. Project must create a minimum increase in MPAC AV of \$200,000.

Eligibility

Only the following types of substantial projects that create a minimum increase in assessment value of the property (determined by MPAC) as specified in Appendix C:

- i) Construction of multiple residential units;
- ii) Expansion/construction of commercial or mixed use building space;
- iii) Major rehabilitation, upgrading and/or expansion of an existing building; and,
- iv) Other major building projects that create a significant number of jobs and/or meet multiple goals of this CIP.



→ Planning and Building Fees

A Grant equal to 75% of the fees paid on planning and development applications, building permits, and other types of fees paid for a project, to a maximum grant of \$5,000 per property/project. (See Appendix D for list of eligible applications and permits.)

Eligibility

Only projects approved and completed under one of the other incentive programs contained in this CIP, excluding the Design and Feasibility Study Grant Program.



The Application Process



Step 1

- Applicant reviews requirements and program details.
- Applicant to arrange a pre-consultation meeting with staff to determine program eligibility, proposed scope of work, project timing etc.
- Applicant submits application at trentlakes.ca/CIP, submitting all required supporting documentation.
- *Eligible work must conform to Hamlet Core Design Guidelines.



Step 2

- Municipal staff review application for eligibility and evaluate.
- Municipal staff calculate an estimated total grant amount based on the project.
- Municipal staff provide a recommendation to Council to move forward with incentive.
- With Council approval, an agreement is prepared and signed by the Applicant and Municipality.



Step 3

- Applicant proceeds with project as outlined in the agreement.



Step 4

- Applicant notifies Municipality when project is completed, along with required documents.
- Municipal staff conducts site inspection if necessary and ensure all program requirements have been met.
- Payment is provided to Applicant.
- Project is monitored to ensure requirements continue to be met.



Contact us

↘ **Municipality of Trent Lakes**
760 County Road 36
Trent Lakes, ON, K0M 1A0

↘ **Building Department**
(705)-738-3800 ext. 233
development@trentlakes.ca

↘ **Planning Department**
(705)-738-3800 ext. 234
development@trentlakes.ca

↘ **Economic Development**
(705)-738-3800 ext. 223
rstark@trentlakes.ca

Ready to Apply?

Visit www.trentlakes.ca/CIP

