



## Community Improvement Plan (CIP)

### Belle River Area

Building on the strengths of the Belle River Business Improvement Area (BIA), the Community Improvement Plan is an exciting opportunity to enhance this community's unique character by promoting redevelopment, revitalization and beautification.



### Why apply?

For business and property owners within the CIP approved area, if you are thinking of property improvements, the various financial incentives provide a range of opportunities and flexibility. Details on each incentive are outlined on the next page.

### Four Easy Steps

1. Pre-application consultation
2. Apply
3. Perform the work
4. Payment

## **8 Financial Incentive Programs**

- 1. Development Charges Grant Back**
  - Up to 100% of development charges
  - For underutilized sites and redevelopment of downtown and waterfront
- 2. Planning Application and Permit Fee Grant Back**
  - 50% of planning application fees
  - 50% of building fees up to \$1,000
  - Site plan application, Zoning by-law amendment, Minor variance, Consents, Building, Demolition and/or Sign permits
- 3. Cash-in-lieu of Parkland or Parkland Dedication Exemption**
  - 25% up to \$5,000
  - Redeveloping land for commercial purposes
- 4. Exemption from Parking**
  - Exemptions from or reduction in parking requirements
- 5. Property Tax Increment Grant**
  - To stimulate investment in re-development projects
  - Provides a rebate for Town portion of tax increases
- 6. Façade Improvement**
  - Up to 50% of renovation costs up to \$5,000
  - Improve building façade or façade signs
- 7. Accessibility**
  - Up to 75% of construction costs up to \$1,500
  - To improve accessibility
- 8. Public Art Grant**
  - Up to \$1,000
  - Murals and public art on public and private properties
  - Promotion of 'Waterfront Theme'



Contact the Town of Lakeshore  
Planning department at 519-728-2818  
to see if your project is eligible and for  
further details.