

PROGRAM 2B: AGRICULTURAL BUILDING RENOVATION GRANT PROGRAM

Priority Zones: Geographic CIPA Sub-Area Applicability

Program	Town-wide	Downtown Acton	Downtown Georgetown	Hamlets	GO-Station Lands	Employment Lands	Rural
2B Agriculture Building Renovation Grant Program							✓

Rationale and Objective(s)	<p>A grant towards Eligible Costs associated with the restoration, renovation, and improvement of existing agricultural buildings for ‘value-added’ agricultural uses such as for public farm experiences including tourism.</p> <p>Funding is designed to be flexible and responsive to needs for building improvement/small scale additions determined by the property. Property improvements can include any identified and eligible improvements to the building, its structure, building systems, and major internal fit-up. As examples, this could include expansion of premises, major systems overhaul such as electrical system, and accessibility for persons with disabilities.</p>
Benefits	<p>This grant has the potential to leverage private sector investment in interior and exterior building renovations and improvements, including Façade, and help address the upfront costs involved with a range of matters, such as:</p> <ul style="list-style-type: none"> • Re-purposing existing buildings (building, fire and other code compliance including public occupancy load-related building enhancement); • Expansion/additions to existing buildings; • Infrastructure improvements including telecommunications and broadband; • Entrance signage; • General retrofitting; and • Additional buildings on-site (small-scale) to support value-added agricultural uses. <p>In so doing, the program encourages ‘value-added’ agricultural uses as a means of diversifying and broadening farm operations, and contributing to the local economy.</p>
Legislative Provision	<p>Section 28(7) of the <i>Planning Act</i> (R.S.O. 1990, c. P.13) provides for grants and loan assistance “for the purpose of carrying out a municipality’s community improvement plan.”</p>
Target Group	<p>The Grant program is eligible only to:</p>

- Projects on land where agricultural uses are permitted in the Town’s Official Plan; and
- Where development is for on-farm diversification of uses and value-added agricultural activities.

The program is not applicable to normal capital expenditures on building repair and maintenance.

Non-‘value-added’ agricultural activities and buildings on the property are not eligible.

Program Specifics and Limitations

The grant is equivalent to a proportion of the work value and provided on a matching funds basis to a maximum of 50% of eligible costs:

Secured Interest-free Forgivable Loan:

- Maximum grant of \$25,000 per property (minimum grant of \$5,000 per property);
- Grant is a secured loan, forgivable over 5 years at an annual rate of 20%.
- A maximum of 1 grant per property is permitted over the duration of the CIP period.

Applicants will be required to enter into an agreement as to the above terms and conditions of the grant/loan elements of the program.

At the Town’s option, rather than utilize a grant, a tax increment grant may be dispersed on an annual basis for a specified purpose as an alternative funding approach. This is an option where the property assessment and property tax are sufficiently increased as a result of the project.

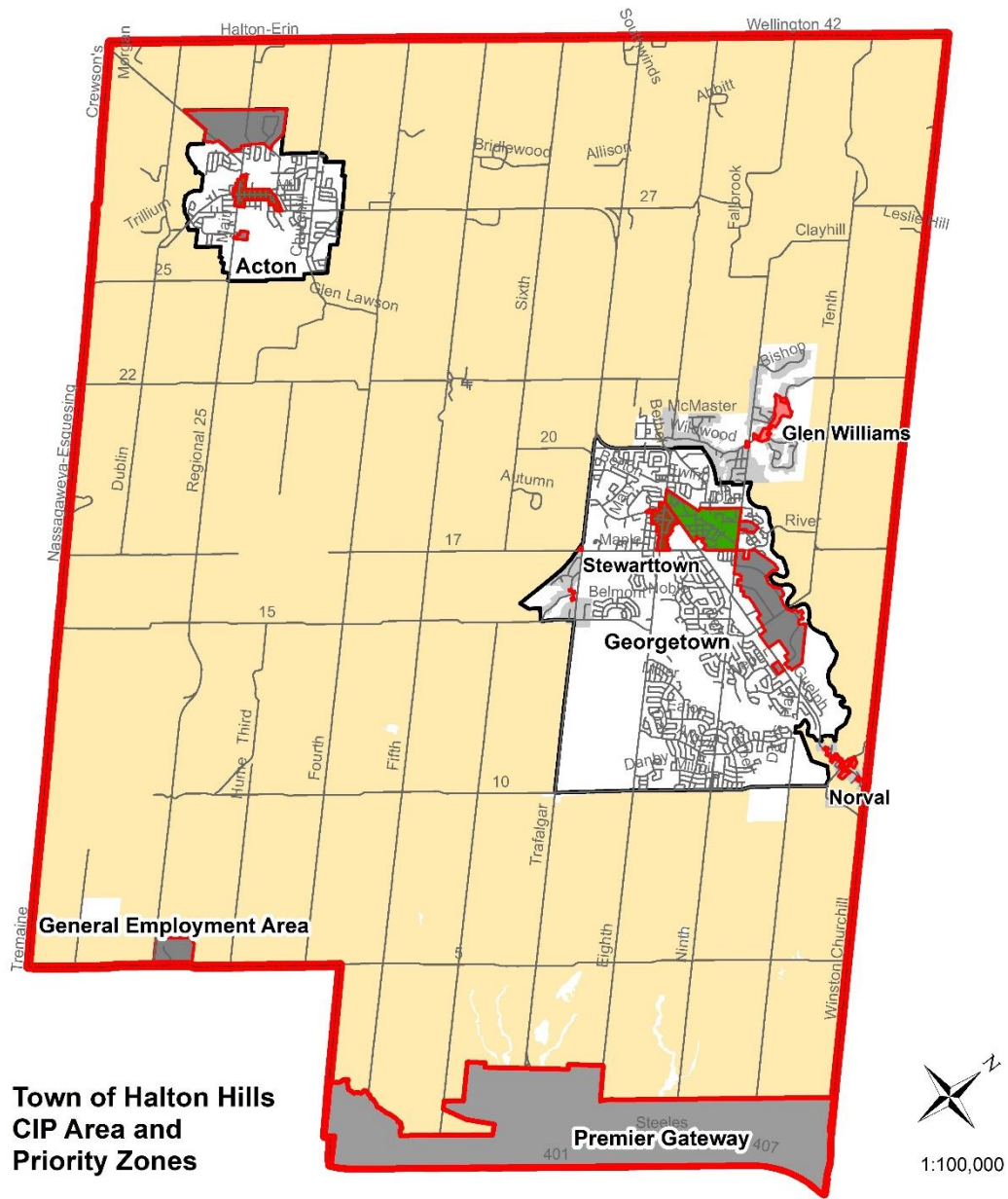
Approval Process

For the forgivable loan option, funding will be disbursed as 100% on completion of the project to the satisfaction of the Town.

Duration

- Program application duration – 5 years.
- The program will be monitored for effectiveness on an annual basis with an interim review in year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the Community Improvement Plan.

Figure 1. Halton Hills CIP Area and Priority Zones



- CIPA Priority Zones:**
- Community Improvement Plan Area
 - Urban Area Boundary
 - Hamlets
 - Downtown Acton & Georgetown
 - Georgetown GO Station Area
 - Hamlets (Zoned HC and HCC)
 - Agricultural Lands
 - General Employment Areas