

TOWN OF PARRY SOUND

FACADE IMPROVEMENT PROGRAM

Eligibility

Location of Eligible Properties

Facade Improvement areas must coincide with the areas identified in the Community Improvement Plan, as identified below:

- Area #1: Downtown area, per the attached map
- Area #2: South entrance - from Bowes/Hwy. 400 to Forest Street
- Area #3: North entrance - from Joseph/Parry Sound Drive to Isabella St.
- Area #4: William Street entrance to Town

Types of Facade Improvement Grants

Facade Improvement grants may be available for the following:

- i) Primary Building Facade Grants - where improvements are made to the front of the building, forming the primary entrance.
- ii) Secondary Building Facade Grants - where a building has a side that faces a street and/or laneway, intended for improvements, or a second or third story intended for improvements.
- iii) Outdoor Signage Improvement Grants - where improvements are made to exterior signage, including dark skies lighting.
- iv) Landscape Improvement Grants - where improvements are made to the primary (front) of the building, or side of the building if that side fronts on a street and/or laneway.
- v) Heritage Signage Improvements - where improvements are made to the primary (front) of the building, or side of the building if that side fronts on a street and/or laneway, providing the building has historic significance (does not have to be registered as a Heritage Building).
- vi) Property Tax Increment Grant - where the improvements result in a tax increase exceeding \$200.

Who is Eligible to Apply

Commercial building owners and tenants of the buildings who operate a business located in the Community Improvement Areas may apply for grants under the Facade Improvement Program. If the application is submitted by the tenant, the owner must give written authorization in order for the application to be considered. This applies for improvements to signage as well.

Eligibility Criteria

1. Any work initiated prior to the review and approval of the Facade Improvement Program application is not eligible for funding.
2. Properties and buildings shall not have any tax arrears or outstanding work orders.
3. Tenants must have a current business licence.
4. Facade Improvements will only be available for entire building faces. Partial improvements to a portion of a building face will not be eligible. Improvements to signage and lighting may be made independent of improvements to the entire building faces.
5. A primary Building Facade Grant may be available for the building facade that forms the primary entrance to the building.
6. A secondary Building Facade Grant may be available for the side of the building, providing that side fronts on a street and/or laneway, and/or for improvements to the 2nd or 3rd story of the building.
7. The Property Tax Increment Grant will only be available where the property and building improvements undertaken result in an increase in the municipal share of the increased taxes and exceeds \$200. per year. The actual costs associated with the individual application and associated improvements may be subject to an independent audit at the request of the Town and at the expense of the property owner, to confirm the anticipated tax increase.
8. Applicants may only apply for a maximum of \$17,000. in any one calendar year. This includes the amount of the Property Tax Increment Grant, if applicable.
9. Improvements must be completed within 18 months from the date the application has been approved.
10. Improvements must be completed before another application is submitted.

Facade Improvement Program Grant Specifics

- i) 50% to a maximum of \$1,000 for Architectural Plans
- ii) 50% to a maximum of \$1,000. for Site Plan Drawings
- ii) 50% to a maximum of \$10,000. for facade improvements on primary side (front)
- iii) 50% to a maximum of \$5,000. for facade improvements on secondary side
- iv) 50% to a maximum of \$1,500. for Sign Improvements
- v) 50% to a maximum of \$200. for Heritage Sign Improvements
- v) 50% to a maximum of \$1,500. for Exterior Lighting Improvements
- vi) 50% to a maximum of \$5,000. for Landscape Improvements
- vii) Property Tax Increment Grant
- viii) Building Permit Application Fees Grant

*Approval of applications is conditional on availability of funds.

Property Tax Increment Grant

Building owners who have applied for the Property Tax Increment Grant, will receive relief from the increases in taxes resulting from the facade improvements only, for a period of five (5) years. Following the five (5) year period, the building owner will be responsible for the increase in taxes resulting from the facade improvements.