

## 4.1 GUIDING PRINCIPLES & GOALS

The following 5 Guiding Principles were identified in consultation with the community to ensure the Plan effectively addresses the priorities outlined in Section 3.0. Each of the following Guiding Principles contain more specific goals that will assist in the review of applications for funding, provide measures of success in the annual evaluation of the plan, and help with overall plan implementation.



### 4.1.1 BALANCING POPULATION GROWTH WITH ECONOMIC GROWTH

As Lucan Biddulph continues to experience increasing residential growth, it will be important to consider taking steps to ensure this new growth is balanced with local services, commerce, and employment. This will ensure that Lucan Biddulph remains a “full-service” community, and can grow sustainably, without risking transformation to a bedroom community.

**Goal:** Increase opportunities for more commercial activity and job creation in the community/settlement areas

**Goal:** Support economic development and commercial initiatives in the rural area to help diversify the rural economy

**Goal:** Encourage the creation of new affordable rental housing units to improve housing affordability and choice

### 4.1.2 COMMUNITY ACCESSIBILITY & MOBILITY

While older built heritage can be an excellent foundation for community character and identity, many older forms of development do not meet the minimum requirements for accessibility. The Downtown core of Lucan in particular is characterised by the wide Highway 4 right-of-way, narrow sidewalks, and relatively low connectivity for non-vehicular users, which reduces the overall accessibility and connectivity in the community. This Plan seeks to support projects/initiatives which address mobility for everyone in the community!

**Goal:** Reduce the number of buildings and sites in the community that are not fully barrier-free and accessible to everyone (both public and private)

**Goal:** Improve pedestrian / non-motorist experience, safety, and mobility, particularly along main roads and corridors





#### 4.1.3 COMMUNITY RECREATION & PUBLIC SPACE

The Lucan Arena is a community mainstay and landmark for multi-recreational uses; however, there are few smaller, more intimate public spaces in the core of the community. An increase in these types of spaces in the core of the community will encourage people to gather, stay, and enjoy what main street has to offer. Additionally, there are a handful of natural areas and wider spaces outside of the Township’s settlement areas that may present excellent opportunities to expand the community’s recreation network into the rural area.

**Goal:** Increase the number and diversity of public gathering, recreation, and/or civic spaces in the community

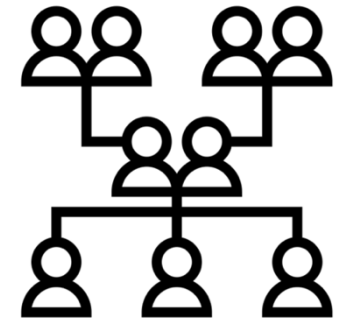
**Goal:** Improve existing rural recreational community spaces, including their connections to one another as well as throughout the community

#### 4.1.4 SUPPORTING CULTURE, HERITAGE, & COMMUNITY IDENTITY

There is a rich foundation of built and social heritage in the community, and it will be important for the Township to preserve this heritage as it grows. Organizations such as the Lucan Museum, landmarks like the Granton War Memorial or Donnelly Homestead, and early-construction brick buildings should continue to be preserved. Careful consideration should be given to guidelines or prescriptive policies to ensure the community does not lose this identity.

**Goal:** Promote conservation and enhancement of heritage buildings, spaces, and/or features in the community (both designated and undesignated)

**Goal:** Encourage high quality development/redevelopment which embody the identity of Lucan Biddulph



#### 4.1.5 MAIN STREET BEAUTIFICATION & REVITALIZATION

There are many examples of high-quality built forms, well-kept facades, and other visually aesthetic streetscaping elements like planters and street furniture, there are also some sites/buildings that would benefit from traditional main street revitalization improvements (i.e. landscaping, facade improvements, signage treatments, etc.). In addition to the visual appearance of the main corridors, there are also significant opportunities to improve the function of public spaces along the roadways.

**Goal:** Support visually appealing development/redevelopment of buildings and sites along main corridors

**Goal:** Reduce the number of vacant or underutilized buildings and sites in the community core



# SECTION 5.0

## FINANCIAL INCENTIVE PROGRAMS

One or more of the following programs may be activated and offered by Township Council from time to time, in their sole discretion. This will depend on a range of factors including but not limited to budget, community priorities, and/or availability of other resources needed to administer the program(s).

## 5.1 BEAUTIFICATION PROGRAM



### 5.1.1 PURPOSE

The Beautification Program is intended to assist and encourage property owners to undertake visual improvements to their buildings and/or sites to improve the overall character of core areas in the community. Funding through this program will be geared toward balancing a mix of historical and new construction/architectural styles in order to maintain a balanced community identity.

### 5.1.2 ELIGIBLE AREAS

The Beautification Program shall be limited to those buildings/properties located within the following Eligible Areas, as shown in Appendix A:

- Lucan Settlement Area
  - Lucan Main Street (Highway 4) Corridor
  - William Street (County Road 13) Corridor
- Granton Settlement Area
  - Granton Line (County Road 59) Corridor

Notwithstanding the above, the Township of Lucan Biddulph may, in their sole discretion, approve grants and funding for Eligible Projects outside of the Eligible Areas listed above in extenuating circumstances.

### 5.1.3 AVAILABLE GRANTS & FUNDING

Applicants may apply for funding under one or a combination of the following grants:

#### 1. Construction Costs Matching Grant

Grant equal to 50% of the **Construction Costs** associated with the Eligible Project, up to a maximum of \$5,000.

#### 2. Professional Fees Matching Grant

Grant equal to 50% of the **Professional Fees** associated with the Eligible Project, up to a maximum of \$1,500.

### 5.1.4 ELIGIBLE PROJECTS

The following non-exhaustive list is intended to provide guidance on the types of projects eligible for funding under the Beautification Program:

- Façade Improvements, such as, but not limited to:
  - painting (including wall murals/art)
  - restoring façade masonry and brickwork
  - restoring architectural features
  - replacing or repairing windows
  - improvement of the appearance of entrances
  - re-design of storefronts
  - installation or repair of canopies and awnings
  - install or repair exterior lighting fixtures
  - any other façade improvements which may be approved by the Township
- Installation, expansion, or renovation of a permitted streetside patio/terrace directly associated with a business;
- New/Improved Signage;
- Landscaping Works, such as but not limited to:
  - Permanent planting beds/greenspaces (in-ground)
  - Semi-permanent/permanent planters/fixtures
- Permanent Artwork (murals, plaques, instalments)

Notwithstanding the above, the determination of an Eligible Project shall be at the sole discretion of the Township of Lucan Biddulph.

### 5.1.5 PROGRAM-SPECIFIC ELIGIBILITY CRITERIA

The following eligibility criteria is specific to the Beautification Program, and shall apply in addition to the General Eligibility Criteria outlined in Section 5.8:

- The Beautification Program is only available to non-residential buildings/properties, including mixed-use buildings/properties, located within the eligible areas identified in subsection 5.1.3;
- Buildings/properties containing a sole residential use are not eligible for funding;
- Notwithstanding the above, select community/recreational properties may be considered for funding if they are located within a settlement area and are aligned with the guiding principles/goals of the CIP;
- Projects must be directly related to facades and/or site areas which front onto, or are highly visible from, a public right-of-way or other lands legally and reasonably accessible to the general public (i.e. parks, parking lots, laneways, etc.);
- Roof improvements are not eligible for funding under the CIP;
- This program is not intended to facilitate end-of-life cycle replacements for building or other materials such as vinyl siding, lightbulb replacement, etc.;
- The Eligible Project must be directly associated with a building, property, or use that is open and accessible to the general public, or which provides local employment;
- Projects involving landscaping works should be consistent with the Township’s Boulevard planting policy, to the satisfaction of the Township

Eligible Project compliance/noncompliance with any or all applicable eligibility criteria shall be determined by the Township of Lucan Biddulph in their sole discretion.

### 5.1.6 ELIGIBLE PROGRAM COMBINATIONS

The grants & funding under this program may be combined with grants and funding from the following programs:

- **5.3 Conversion, Expansion, & Redevelopment Program**
- **5.7 Accessibility Program**

## 5.2 RURAL OPPORTUNITY PROGRAM



### 5.2.1 PURPOSE

The Rural Opportunity Program is intended to provide financial assistance to existing and prospective agricultural/rural business owners for projects that contribute to a diversification of the rural economy. This program is largely focused on providing financial assistance to help facilitate the establishment, expansion, or improvement of; on-farm diversified businesses; value added agricultural uses, rural-commercial uses, agri-tourism, and/or other recreation-focused commercial uses that are appropriate for a rural setting. This program is also designed to ensure that Eligible Projects are consistent with the scope of permitted uses in the Provincial Policy Statement, Middlesex County Official Plan, and Lucan Biddulph Official Plan appropriate in a rural setting

### 5.2.2 ELIGIBLE AREAS

The Rural Opportunity Program shall be limited to those buildings/properties located outside of settlement areas in the Township.

Notwithstanding the above, the Township of Lucan Biddulph may, in their sole discretion, approve grants and funding for Eligible Projects outside of the Eligible Areas listed above in extenuating circumstances.

### 5.2.3 AVAILABLE GRANTS & FUNDING

Applicants may apply for funding under one or a combination of the following grants,

- 1. Construction Costs Matching Grant**  
Grant equal to **50% of the Construction Costs** associated with the Eligible Project, **up to a maximum of \$5,000.**
- 2. Planning & Building Fee Grant**  
**50%** of the costs of any required **Building Permit or Planning Application** required for the Eligible Project, **up to a combined maximum of \$2,500.**
- 3. Professional Fees Matching Grant**  
Grant equal to **50% of the Professional Fees** associated with the Eligible Project, **up to a maximum of \$1,500.**

### 5.2.4 ELIGIBLE PROJECTS

Eligible Projects generally include those directly associated with the establishment, expansion, or improvement of an on-farm diversified business, value added agricultural use, rural-commercial/industrial use directly related to agriculture, agri-tourism use, and/or other recreation-focused commercial use on a rural property.

The following non-exhaustive list is intended to provide guidance on the types of projects eligible for funding under the Rural Opportunity Program:

- New building construction and/or additions to an existing building directly associated with the eligible use;
- Works associated with the improvement, redevelopment, renovation, and/or conversion of the ground floor of existing buildings necessary to accommodate the establishment, expansion, or enhancement of an eligible use noted above. Such works may be associated with, but are not limited to:
  - Fire safety
  - Electrical systems
  - Ventilation
  - Plumbing/fixtures
  - Other reasonable works necessary to meet the requirements of the Building Code
  - Renovation and/or redevelopment of the space

- Façade Improvements to an existing building directly associated with an eligible use, such as, but not limited to:
  - painting (including wall murals/art)
  - restoring façade masonry and brickwork
  - restoring architectural features
  - replacing or repairing windows
  - improvement of the appearance of entrances
  - re-design of storefronts
  - installation or repair of canopies and awnings
  - install or repair exterior lighting fixtures
  - any other façade improvements which may be approved by the Township
- New/Improved Signage;
- Installation of new permanent landscape elements such as vegetation/planting beds, trees, hardscaping features (armour stone, paver paths, furniture, rock gardens, etc.), landscape islands within parking areas, and beautification of the site or area directly associated with the business/activity.

Notwithstanding the above, the determination of an Eligible Project shall be at the sole discretion of the Township of Lucan Biddulph.

**5.2.5 PROGRAM-SPECIFIC ELIGIBILITY CRITERIA**

The following eligibility criteria is specific to the Rural Opportunity Program, and shall apply in addition to the General Eligibility Criteria outlined in Section 5.8:

- Projects must be clearly and directly associated with a bonafide on-farm diversified business, value added agricultural use, rural-commercial/industrial use directly related to agriculture, agri-tourism use, and/or other recreation-focused commercial use on a rural property;
- Improvements to dwellings / parts of dwellings used as part of a home-based business or other commercial operation are not eligible for funding under this program, unless otherwise approved by the Township;
- Funding preference will be given to those projects located along major roads/corridors, as determined by the Township in its sole discretion

- Projects must be consistent with the Provincial Policy Statement and conform to the Middlesex County Official Plan and Lucan Biddulph Official Plan policies respecting permitted uses in agricultural areas
- The Eligible Project must be directly associated with a building, property, or use that is open and accessible to the general public, or which provides local employment;
- Non-permanent or moveable components used by the business, such as appliances, furnishings, interior signage, and light fixtures are not eligible

Eligible Project compliance/noncompliance with any or all applicable eligibility criteria shall be determined by the Township of Lucan Biddulph in their sole discretion.

**5.2.6 ELIGIBLE PROGRAM COMBINATIONS**

The grants & funding under this program may be combined with grants and funding from the following programs:

**5.7 Accessibility Program**



## 5.3 CONVERSION, EXPANSION, & REDEVELOPMENT PROGRAM



### 5.3.1 PURPOSE

This program is intended to support private sector investment in the redevelopment, renovation, and/or expansion of commercial and mixed-use buildings (generally interior) to improve their viability for accommodating a new or expanded commercial/service activity. This program also seeks to support and encourage some limited residential development through the conversion of existing space within a mixed-use building to accommodate new residential units. This Program further provides additional assistance with some of the costs associated with Environmental Site Assessment (ESA) works which may be associated and/or required as part of a (re)development project, reducing the barriers to the redevelopment of key strategic properties in the Township.

### 5.3.2 ELIGIBLE AREAS

The Conversion, Expansion, & Redevelopment Program shall be limited to those buildings/properties located within the following Eligible Areas:

- Lucan Settlement Area
- Granton Settlement Area

Notwithstanding the above, the Township of Lucan Biddulph may, in their sole discretion, approve grants and funding for Eligible Projects outside of the Eligible Areas listed above in extenuating circumstances.

### 5.3.3 AVAILABLE GRANTS & FUNDING

Applicants may apply for funding under one or a combination of the following grants,

- 1. Construction Costs Matching Grant**  
Grant equal to **50% of the Construction Costs** associated with the Eligible Project, **up to a maximum of \$5,000.**
- 2. Planning & Building Fee Grant**  
**50%** of the costs of any required **Building Permit or Planning Application** required for the Eligible Project, **up to a combined maximum of \$2,500.**
- 3. Professional Fees Matching Grant**  
Grant equal to **50% of the Professional Fees** associated with the Eligible Project, **up to a maximum of \$2,500;**
- 4. ESA Assistance Grant**  
Grant equal to **50% of the cost of completing a Phase I or II Environmental Site Assessment (ESA)** which can be used in support of filing of a **Record of Site Condition (RSC)**, **up to a maximum of \$5,000;**

### 5.3.4 ELIGIBLE PROJECTS

The following non-exhaustive list is intended to provide a guidance on the types of projects eligible for funding under the Conversion, Expansion, & Redevelopment Program:

- Works associated with the improvement, redevelopment, renovation, and/or conversion of the ground floor of existing buildings necessary to accommodate the establishment, expansion, or enhancement of a commercial, office, institutional, or mixed-use. Such works may be associated with, but are not limited to:
  - Fire safety
  - Electrical systems
  - Ventilation
  - Plumbing/fixtures

- Other reasonable works necessary to meet the requirements of the Building Code
- Renovation and/or redevelopment of the space
- Works associated with the improvement, redevelopment, renovation, and/or conversion of upper storey space (whether vacant, office, commercial or other non-residential use) to convert into new residential units provided that the ground floor space is a commercial or office space;
- Infill development on vacant or partially developed properties, such as but not limited to:
  - New main building construction on a partially developed lot
  - Additions to an existing building, resulting in a minimum 25% increase in gross floor area
- Professional fees for any designs or services reasonably associated with the works above
- Works associated with the investigation, reclamation, or redevelopment of a known or potential brownfield site - this grant can also be used to assist with the conversion/renovation of existing buildings to accommodate a new/expanded commercial use or mixed-use if required

Notwithstanding the above, the determination of an Eligible Project shall be at the sole discretion of the Township of Lucan Biddulph.

### 5.3.5 PROGRAM-SPECIFIC ELIGIBILITY CRITERIA

The following eligibility criteria is specific to the Conversion, Expansion, & Redevelopment Program, and shall apply in addition to the General Eligibility Criteria outlined in Section 5.8:

- Program is only available to non-residential and mixed-use properties/buildings;
- Decorative or finishing elements are not eligible under this program (ex. painting, finished flooring surfaces, drywall, etc.);
- Non-permanent or moveable components used by the business, such as appliances, furnishings, interior signage, and light fixtures are not eligible;

- This program is not intended to support greenfield development - new development is generally not to be supported under this program;
- Residential-only buildings/properties are not eligible;
- Conversion of ground-level non-residential floor space to residential is not eligible for funding under this program;
- The Eligible Project must be directly associated with a building, property, or use that is open and accessible to the general public, or which provides local employment.
- For the ESA Assistance Grant
  - only Phase I and II ESAs that conform with the requirements of Ontario Regulation 153/04 and that are capable of forming part of a complete Record of Site Condition (RSC) are eligible for this incentive program;
  - any ESA partially funded through this grant shall be deposited with the Township prior to issuance of grant monies;
  - One (1) electronic and one (1) hard copy for each study funded through the Brownfield Study Program shall be submitted to the Township for review upon completion. The Township shall have the right to hold, disseminate, distribute, and otherwise utilize the findings of the study(ies) for the purposes of facilitating or promoting the future remediation or redevelopment of the subject property.

Eligible Project compliance/noncompliance with any or all applicable eligibility criteria shall be determined by the Township of Lucan Biddulph in their sole discretion.

### 5.3.6 ELIGIBLE PROGRAM COMBINATIONS

The grants & funding under this program may be combined with grants and funding from the following programs:

- **5.1 Beautification Program**
- **5.7 Accessibility Program**

## 5.4 INDUSTRIAL STIMULUS PROGRAM



### 5.4.1 PURPOSE

The Industrial Stimulus Program is intended to support private investment geared to the creation of jobs and diversification of the local economy by incentivising exceptional projects which closely align with the economic development goals and priorities of the community. This program offers relief from development charges, building and planning fees, and professional fees to attract new employers to locate in strategic areas of the Township and also encourage the expansion and growth of existing established employers.

### 5.4.2 ELIGIBLE AREAS

The Industrial Stimulus Program shall be limited to those properties designated Employment/Industrial throughout the Township.

Notwithstanding this, the Township of Lucan Biddulph may, in their sole discretion, approve grants and funding for Eligible Projects outside of the Eligible Areas listed above in extenuating circumstances.

### 5.4.3 AVAILABLE GRANTS & FUNDING

Applicants may apply for funding under one or a combination of the following grants,

- 1. Planning & Building Fee Grant**  
50% of the costs of any required **Building Permit or Planning Application** required for the Eligible Project, **up to a combined maximum of \$10,000.**
- 2. Professional Fees Matching Grant**  
Grant equal to **50% of the Professional Fees** associated with the Eligible Project, **up to a maximum of \$2,500.**
- 3. Development Charge Reduction**  
Up to **80% of the development charges** calculated for the eligible project may be waived, based on the score achieved under the review criteria in **Appendix D.**

### 5.4.4 ELIGIBLE PROJECTS

The following non-exhaustive list is intended to provide guidance on the types of projects eligible for funding under the Industrial Stimulus Program:

- Development or redevelopment associated with the establishment or expansion of an industrial use within an employment area that adds to the diversification of the local economy and/or creation of new jobs, which meets the minimum score threshold in **Appendix D.**

Notwithstanding the above, the determination of an Eligible Project shall be at the sole discretion of the Township of Lucan Biddulph.

### 5.4.5 PROGRAM-SPECIFIC ELIGIBILITY CRITERIA

The following eligibility criteria is specific to the Industrial Stimulus Program, and shall apply in addition to the General Eligibility Criteria outlined in Section 5.8:

- Applicants shall submit a detailed business plan as part of any application for funding under this program outlining the details of the project, including but not limited to, a brief overview of the industry sector the business is associated with, the number of new full-time jobs that will be created and/or retained, the level of investment involved/construction costs, and/or a brief description

as to why the project should be considered for the grant, to the satisfaction of the Township.

- Preference will be given to those projects and/or works that are associated with a **Targeted Sector** (as identified by the Township from time to time) and/or those projects which most closely align with the economic development goals of the Township.
- For the Development Charge Reduction, the project must result in the calculation and requirement for the payment of a development charge. Each project will be reviewed against the set of scoring criteria found in **Appendix D**, established and modified by the Township from time to time.
- The scoring criteria established or modified by the Township from time to time will be used to determine the percentage amount of the Development Charge Reduction for an eligible project.
- Notwithstanding any reductions to the payment of a development charge which may be permitted by the Township for the eligible project, development charges shall generally be required to be paid in full to the satisfaction of the Township prior to the issuance of the grant.

Eligible Project compliance/noncompliance with any or all applicable eligibility criteria shall be determined by the Township of Lucan Biddulph in their sole discretion.

#### **5.4.6 ELIGIBLE PROGRAM COMBINATIONS**

The grants & funding under this program may be combined with grants and funding from the following programs:

- **5.1 Beautification Program**
- **5.7 Accessibility Program**

## 5.5 ADDITIONAL RESIDENTIAL UNIT PROGRAM



### 5.5.1 PURPOSE

This program is intended to encourage the creation of new residential (rental) units in the Township in an effort to help diversify the housing base, as well as provide more affordable housing options. This program is also intended to assist property owners with the costs associated with bringing non-compliant units up to code to legalize existing units and ensure the safety and wellbeing of tenants is maintained.

### 5.5.2 ELIGIBLE AREAS

The Additional Residential Unit Program shall be limited to those buildings/properties located within the following Eligible Areas:

- Lucan Settlement Area
- Granton Settlement Area

Notwithstanding the above, the Township of Lucan Biddulph may, in their sole discretion, approve grants and funding for Eligible Projects outside of the Eligible Areas listed above in extenuating circumstances.

### 5.5.3 AVAILABLE GRANTS & FUNDING

Applicants may apply for funding under one or a combination of the following grants,

- 1. Construction Costs Matching Grant**  
Grant equal to **50% of the Construction Costs** associated with the Eligible Project, **up to a maximum of \$5,000.**
- 2. Planning & Building Fee Grant**  
Up to **50%** of the costs of any required **Building Permit or Planning Application** required for the Eligible Project, **up to a maximum of \$2,500.**
- 3. Professional Fees Matching Grant**  
Grant equal to **50% of the Professional Fees** associated with the Eligible Project, **up to a maximum of \$1,500.**

### 5.5.4 ELIGIBLE PROJECTS

The following non-exhaustive list is intended to provide guidance on the types of projects eligible for funding under the Additional Residential Unit Program:

- Creation of a new additional residential rental unit/secondary suite on a residential property;
- Works or upgrades that may be required to achieve compliance with building/fire codes and/or the zoning by-law, in order to "legalize" an existing residential rental unit

Notwithstanding the above, the determination of an Eligible Project shall be at the sole discretion of the Township of Lucan Biddulph.

### 5.5.5 PROGRAM-SPECIFIC ELIGIBILITY CRITERIA

The following eligibility criteria is specific to the Additional Residential Unit Program, and shall apply in addition to the General Eligibility Criteria outlined in Section 5.8:

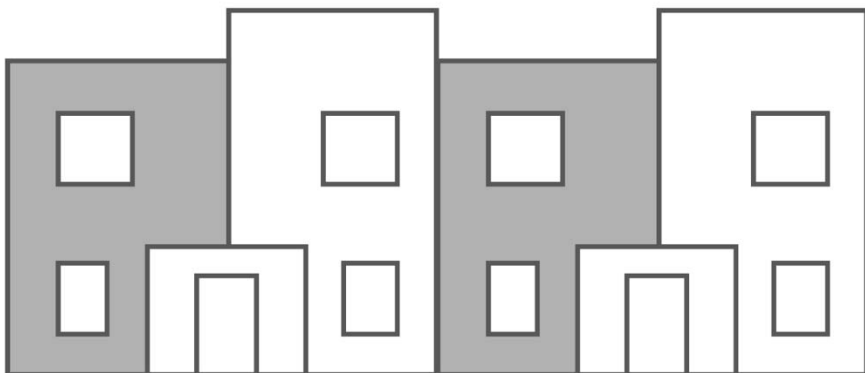
- Prior to any grant monies being issued, the additional residential unit must comply with the Zoning By-law, and any other applicable codes/legislation;
- Costs associated with cosmetic, material lifecycle replacement, or otherwise visual improvements to an existing dwelling or additional residential unit are not eligible for funding;

Eligible Project compliance/noncompliance with any or all applicable eligibility criteria shall be determined by the Township of Lucan Biddulph in their sole discretion.

#### **5.5.6 ELIGIBLE PROGRAM COMBINATIONS**

The grants & funding under this program shall not be combined with any of the other programs in this CIP.

## 5.6 AFFORDABLE RENTAL HOUSING UNIT PROGRAM



### 5.6.1 PURPOSE

Similar to the Additional Residential Unit Program, the Affordable Rental Housing Unit Program is intended to encourage the creation of new affordable rental units in the Township to help diversify the housing base and provide more housing options. This will be done through the relief of various municipal development fees that would typically be applicable to projects involving the creation of new residential units. The Township and applicants will be encouraged to coordinate any prospective affordable housing projects with local/regional housing service providers or agencies (ex. London & Middlesex Community Housing).

### 5.6.2 ELIGIBLE AREAS

The Affordable Rental Housing Unit Program shall be limited to those buildings/properties located within the following Eligible Areas:

- Lucan Settlement Area
- Granton Settlement Area

Notwithstanding the above, the Township of Lucan Biddulph may, in their sole discretion, approve grants and funding for Eligible Projects outside of the Eligible Areas listed above in extenuating circumstances.

### 5.6.3 AVAILABLE GRANTS & FUNDING

Applicants may apply for funding under one or a combination of the following grants,

#### 1. Construction Costs Matching Grant

Grant equal to **15% of the Construction Costs** associated with the Eligible Project, **up to a maximum of \$5,000 per unit**, for the first four (4) units only.

#### 2. Planning & Building Fee Grant

Up to **100%** of the costs of any required **Building Permit or Planning Application** required for the Eligible Project, **up to a maximum of \$5,000** for the entire project.

#### 3. Professional Fees Matching Grant

Grant equal to **50% of the Professional Fees** associated with the Eligible Project, **up to a maximum of \$2,500**, for the entire project.

#### 4. Development Charge Reduction

Up to **80% of the development charges** calculated for the eligible project may be waived, subject to the terms and conditions of any required agreement(s) and determined by the Township in its sole discretion.

### 5.6.4 ELIGIBLE PROJECTS

The following non-exhaustive list is intended to provide guidance on the types of projects eligible for funding under the Affordable Rental Housing Unit Program:

- Development or redevelopment resulting in the creation of one or more new affordable rental housing units on a property;
- Works associated with the improvement, redevelopment, and/or renovation of upper storey space (whether vacant, office, commercial or other non-residential use) to convert into new affordable rental housing units, provided that the ground floor space is a commercial or office space;

Notwithstanding the above, the determination of an Eligible Project shall be at the sole discretion of the Township of Lucan Biddulph.

### 5.6.5 PROGRAM-SPECIFIC ELIGIBILITY CRITERIA

The following eligibility criteria is specific to the Affordable Rental Housing Unit Program, and shall apply in addition to the General Eligibility Criteria outlined in Section 5.8:

- The Township shall maintain full discretion in the determination of what part(s) of an eligible project qualify as an affordable rental housing unit, in accordance with the definitions provided in Appendix B;
- Where only a portion of the development contains units that will qualify as an affordable rental housing unit, only those qualifying units will be eligible for funding under this program;
- Successful applicants must enter into an agreement with the municipality outlining the obligations and responsibilities of the owner, including but not limited to the requirement to maintain the residential units as affordable for a period of no less than ten (10) years, or other minimum time period agreed to by the Township;
- Conversion of ground-level non-residential floor space to residential is not eligible for funding under this program.

Eligible Project compliance/noncompliance with any or all applicable eligibility criteria shall be determined by the Township of Lucan Biddulph in their sole discretion.

### 5.6.6 ELIGIBLE PROGRAM COMBINATIONS

The grants & funding under this program may be combined with grants and funding from the following programs:

- **5.7 Accessibility Program** (if the property is mixed-use)



## 5.7 ACCESSIBILITY PROGRAM



### 5.7.1 PURPOSE

This program is intended to support owners and businesses in undertaking barrier-free/general accessibility improvements to their properties and/or buildings. This program will be administered alongside public realm accessibility improvements undertaken by the Township to improve mobility for everyone in the community.

### 5.7.2 ELIGIBLE AREAS

The grants and funding available under the Accessibility Program shall be available to all non-residential buildings/properties in the Township which are regularly open to and/or accessible to the general public or provide local employment.

Notwithstanding the above, the Township of Lucan Biddulph may, in their sole discretion, approve grants and funding for Eligible Projects outside of the Eligible Areas listed above in extenuating circumstances.

### 5.7.3 AVAILABLE GRANTS & FUNDING

Applicants may apply for funding under one or a combination of the following grants,

- 1. Construction Costs Matching Grant**  
Grant equal to **50% of the Construction Costs** associated with the Eligible Project, **up to a maximum of \$5,000.**
- 2. Planning & Building Fee Grant**  
Up to **75%** of the costs of any required **Building Permit or Planning Application** required for the Eligible Project.
- 3. Professional Fees Matching Grant**  
Grant equal to **50% of the Professional Fees** associated with the Eligible Project, **up to a maximum of \$1,500.**

### 5.7.4 ELIGIBLE PROJECTS

The following non-exhaustive list is intended to provide guidance on the types of projects eligible for funding under the Accessibility Program:

- Works undertaken to improve barrier-free accessibility and/or otherwise allows the building or site to achieve or exceed standards for code compliance with respect to accessibility, such as but not limited to:
  - Installation of wheelchair ramps;
  - Improvements to site/building circulation (i.e. improved pathways, stairs, entrances, etc.);
  - Creation or improvement of on-site barrier-free parking spaces;
  - Barrier-free improvement/retrofitting of washroom facilities; and/or,
  - General storefront accessibility improvements as approved by the Township.

Notwithstanding the above, the determination of an Eligible Project shall be at the sole discretion of the Township of Lucan Biddulph.

### 5.7.5 PROGRAM-SPECIFIC ELIGIBILITY CRITERIA

The following eligibility criteria is specific to the Accessibility Program, and shall apply in addition to the General Eligibility Criteria outlined in Section 5.8:

- Program is only available to non-residential or mixed-use properties/buildings;
- Residential-only buildings/properties are not eligible;
- Improvements shall generally be permanent (i.e. not moveable/removable), unless permitted by the Township in its sole discretion;
- The Eligible Project must be directly associated with those parts/areas of a building, property, or use that is open and accessible to the general public, or which provides local employment.

Eligible Project compliance/noncompliance with any or all applicable eligibility criteria shall be determined by the Township of Lucan Biddulph in their sole discretion.

#### **5.7.6 ELIGIBLE PROGRAM COMBINATIONS**

The grants & funding under this program may be combined with grants and funding from the following programs:

- **5.1 Beautification Program**
- **5.2 Rural Opportunity Program**
- **5.3 Conversion, Expansion, & Redevelopment Program**
- **5.4 Industrial Stimulus Program**
- **5.7 Affordable Rental Housing Unit Program** (if the property is mixed-use)

## 5.8 GENERAL ELIGIBILITY CRITERIA

The following general eligibility requirements are applicable to all CIP funding applications, in addition to any program-specific criteria, and must be satisfied in order for a project to be eligible for grant funding.

### 5.8.1 COMPLETE APPLICATION

All applications for CIP funding must be complete to the satisfaction of the Township. In order to be deemed complete, applications may be required to include some or all of the following, to the satisfaction of the Township:

- Original copy of all required application forms signed and completed;
- A minimum of two (2) cost estimates/quotes for the proposed works, provided by a qualified source (*example: project contractor*). A detailed breakdown of costs per project/phase may be required;
- Drawings, renderings, or other design information as determined necessary by the Township for the proposed works (plot plan, elevations, renderings, floor plans, etc.);
- Current/recent photos of the existing property and building(s)/area(s) that are the subject of the proposed works;
- Any historical information or documents available (as necessary);
- A detailed description as to how the project is consistent with the guiding principles and contributes to the achieving the community improvement goals of the Plan, outlined in Section 4.0;
- Other supporting materials such as, but not limited to work plans, applicable reports (traffic impact, inspection report, etc.), public funding sources, and/or approvals, that may be required to supplement the application, as determined by the Township in its sole discretion.

### 5.8.2 APPLICANT ELIGIBILITY

Applicants must be the owner of the property that is the subject of the application for CIP funding. If the applicant is not the owner of the lands, they must provide written the consent of the owner(s) to submit the application on their behalf. Please note all registered owners of the subject property must provide written authorization for the submission of an application.

### 5.8.3 CONSISTENCY WITH GUIDING PRINCIPLES & GOALS

All proposed works shall be consistent with the guiding principles and contribute to achieving the goals outlined in Section 4.0 of this Plan, to the satisfaction of the Township in its sole discretion.

### 5.8.4 OBSERVABLE & PERMANENT IMPROVEMENT

All proposed projects shall represent an observable improvement to the property and/or building; lifecycle replacement of existing materials, fixtures, structures, paving, etc. are not eligible for funding under the program. Proposed works must constitute a permanent improvement, to the satisfaction of the Township in it's sole discretion.

### 5.8.5 COMMUNITY IMPROVEMENT PROJECT AREA

All proposed works must be located within the *Community Improvement Project Area* in order to be eligible for funding under the CIP.

### 5.8.6 MAXIMUM GRANT FUNDING AMOUNTS

Notwithstanding the limits outlined in the individual incentive programs, under no circumstances will the total amount of financial incentives issued under one or more programs in this plan exceed the total eligible costs of a project.

### 5.8.7 INCENTIVE PROGRAM COMBINATIONS

Where a proposed project meets the eligibility requirements for more than one incentive program, applicants may apply for grants under one or a combination of incentive programs, unless otherwise specified in the incentive program. Notwithstanding this, under no circumstances will the same works be funded under two or more separate grant programs (i.e. "double-dipping").

### 5.8.8 GOOD STANDING

Properties in tax arrears and/or having outstanding municipal bills (water, wastewater) are ineligible for funding. All applicants shall be in good standing with regard to any municipal fees or other levies liable on the property/building.

Properties having any issues with noncompliance, outstanding Work Orders (Fire, Building) and/or Zoning Orders are ineligible for financial incentives under this plan. Notwithstanding this, if the proposal is directly

associated with eligible works that would allow the improvements to reach compliance, the application may be accepted.

Applicants who are currently involved in active litigation with the Township are ineligible for financial incentives under this Plan.

**5.8.9 CONFORMITY WITH APPLICABLE BY-LAWS, POLICIES, GUIDELINES, & LEGISLATION**

Proposed works must conform to the Middlesex County Official Plan, Lucan Biddulph Official Plan, Lucan Biddulph Zoning By-law, and any other applicable planning legislation/documents.

Proposed works shall be carried out in accordance with, or exceed, the applicable minimum requirements of the Ontario Building Code, Accessibility for Ontarians with Disabilities Act, and any other applicable legislation/regulations.

**5.8.10 ADHERENCE TO APPROVED PROJECT**

Project works approved for incentive funding under the CIP must be carried out and completed in accordance with the description of project provided in the application and associated supporting materials. Should any works, in the opinion of the Township, be inconsistent with the original description of the project, the Township may delay, reduce, or otherwise cancel any approved incentives and may require the applicant to repay any incentives dispersed to date.

**5.8.11 WORKS COMPLETED PRIOR TO FUNDING APPROVAL**

Those parts of projects or site works commenced and/or completed prior to the submission and approval of an application shall be generally ineligible for funding unless otherwise determined eligible by the Township in its sole discretion. Notwithstanding this, part or all of the remaining works of a project that has already been started may be considered eligible for funding at the discretion of the Township.

**5.8.12 DISCLOSURE OF OTHER PUBLIC FUNDING SOURCES**

As part of any application for financial incentives, applicants must disclose all other public sources of funding received and/or anticipated for the project.

**5.8.13 REQUIREMENT TO OBTAIN APPROVALS OR PERMITS**

Where applicable, the release of grant funding shall be subject to the issuance of any permits or approvals required for the proposed works (i.e. building permit, rezoning, minor variance, etc.).

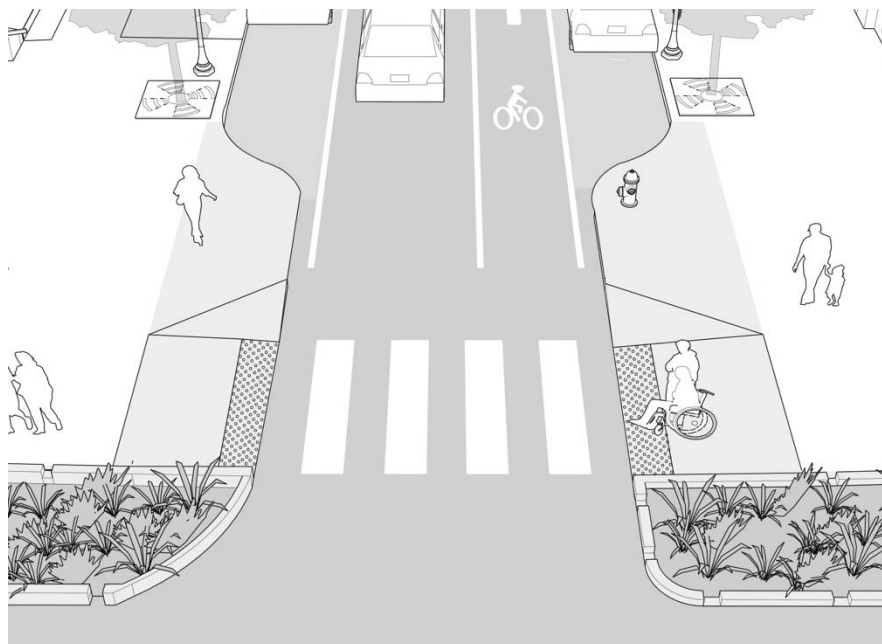


# SECTION 6.0

## MUNICIPAL LEADERSHIP INITIATIVES

The following municipal leadership initiatives are based on the priorities that were identified by the Township and community during the background stages of developing the Plan. These recommended initiatives are largely intended to provide inspiration to Lucan Biddulph Council for the undertaking of separate actions/projects that complement and build-on community improvement, and the guiding principles/goals of the Plan. Notwithstanding this, nothing in this Section or Plan is intended to commit the Township, Council, or any other public authority to funding or supporting the following initiatives. Council will maintain full discretion to determine whether to pursue any of the following initiatives.

## 6.1 COMMUNITY ACCESSIBILITY & MOBILITY AUDIT



### 6.1.1 OVERVIEW

An audit of the accessibility and mobility of the Township would provide further insight into potential solutions for improving connectivity, safety, and better user-experiences for pedestrians and other non-motorized modes of transportation in the community. This initiative could evaluate buildings, public spaces, roadways, and neighbourhoods to ensure that users from ages 8 to 80 are equally able to enjoy mobility and safety as they move through their community. This initiative would ideally be pursued as a precursor to the development of any design guidelines, streetscape improvement strategy, or other policies directing site/built form design.

### 6.1.2 RECOMMENDED TIMEFRAME

Short-term (1-3 years)

### 6.1.3 CONSIDERATIONS

Ideally, the community accessibility & mobility audit would take a closer look at the following in Lucan Biddulph:

- Main street buildings (front entrances, pathways, ramps, access points)
- Sidewalk conditions, width, connections
- Road crossings, conditions, locations, use
- Community connections (how well-connected are public spaces/main streets/neighbourhoods)
- Community engagement on mobility and accessibility
- Barrier-free levels throughout the community in both public and private realms/spaces
- Existing/new policies that may support improved mobility

### 6.1.4 ROLES & IMPLEMENTATION

The decision to pursue and/or timing of this Municipal Leadership Initiative will be at the sole discretion of the Township of Lucan Biddulph Council. While much of the audit would focus on local scale infrastructure and areas, the differing levels of roadways and jurisdictions will necessitate some level of coordination between the Township, Middlesex County, and (possibly) the Ministry of Transportation. Township Staff and Council may together (or through a steering committee) work to identify the scope and scale of the project, as well as the key issues to focus on.

## 6.2 STREETScape IMPROVEMENT STRATEGY



### 6.2.1 OVERVIEW

The development of a streetscape improvement strategy would assist in identifying intervention opportunities in greater detail along the main commercial/core streets in the community. Should the Township wish to pursue the community accessibility & mobility audit described in Section 6.1, the findings of the audit could be used to better inform this strategy. Examples of interventions or improvements could include; further beautification and greenscaping along main streets; hardscaping projects like sidewalk widening/improvements; “road dieting” at certain high-traffic areas to reduce the width of the roadway, making it easier for pedestrians to navigate; or even the introduction of bike/shared lanes along main corridors. The development and implementation of an effective streetscaping strategy would further help establish specific character-areas in settlement areas like Lucan, to help define the identity of the community.

### 6.2.2 RECOMMENDED TIMEFRAME

Short to Medium-term (1-5 years). Recommended to follow completion of Community Accessibility & Mobility Audit if one pursued.

### 6.2.3 CONSIDERATIONS

The following are some example items that a streetscape improvement strategy could focus on:

- Identifying underused spaces within wider rights-of-way to:
- Introduce bike lanes
- Widen sidewalks
- Introduce more greenspace/landscaping/decoration
- Implementing policy to direct better subdivision design as it relates to street design and connectivity
- Explore potential improvements to on-street/off-street parking at key areas
- Investigate opportunities for traffic calming and control to improve relationship between vehicles/non-vehicles
- Identify specific projects (sidewalk widening, road bulb-outs, hardscaping/landscaping) and a roadmap for implementation to improve the streetscape in key commercial/core areas
- Community pilot projects for interventions over limited periods of time (ex. parking space patios)

### 6.2.4 ROLES & IMPLEMENTATION

The decision to pursue and/or timing of this Municipal Leadership Initiative will be at the sole discretion of the Township of Lucan Biddulph Council. Coordination between the Township, Middlesex County, and Ministry of Transportation should be an early priority in the development of a streetscape improvement strategy and/or any associated interventions, as many of the corridors that would benefit are regulated by more than one authority.