

About the CIP

A CIP is a tool that municipalities in Ontario can use to stimulate or support economic activity in accordance with local and priorities. The requirements for a CIP are outlined under Section 28 of the Planning Act. Municipalities have the authority to establish financial incentives under the CIP to encourage certain types of development or improvements within Community Improvement Project Area (CIPA). These financial incentive programs allow the municipality to direct funds to the CIPA for certain initiatives in accordance with the goals of the CIP. The Smiths Falls CIP includes municipal grants, loans, and/or rebates for private sector improvements that stimulate accessible improvements, affordable housing, brownfield redevelopment and downtown and waterfront revitalization. The CIP offers a total of 15 financial incentive programs that may be activated in any given year depending on the current needs of our community.

Benefits of the CIP

Community Improvement Plans provide many community benefits by:

- Stimulating private sector investment in the community through grants and loans from the Municipality;
- Promoting revitalization and place-making to attract tourism, business investment and economic development opportunities;
- Developing affordable housing;
- Promoting brownfield redevelopment (contaminated property);
- Enhancing streetscapes and building façades; and
- Encouraging the effective use of community infrastructure.

Get In Touch
With Us

Mary Remmig, Planning Clerk



613-283-4124 x 1136



mremmig@smithsfalls.ca



77 Beckwith St.N., Smiths Falls, ON

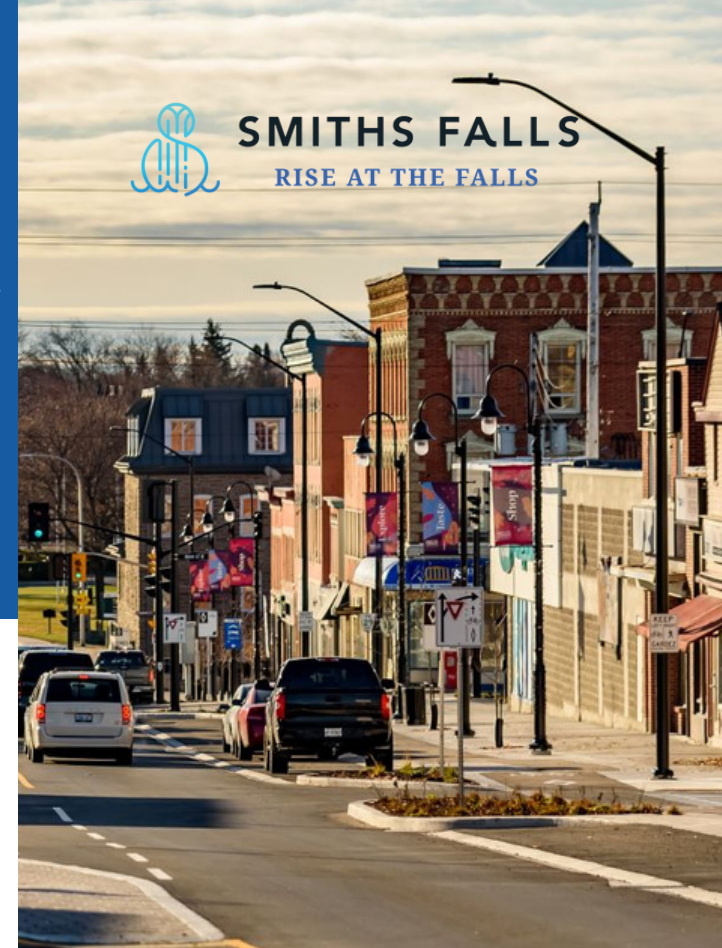


www.smithsfalls.ca

For full program eligibility requirements please visit smithsfalls.ca/CIP



SMITHS FALLS
RISE AT THE FALLS



COMMUNITY
IMPROVEMENT
PLAN

2024 Active Program
Overview



Town Wide Programs



Program 1:

Exterior Universal Accessibility Improvement

Qualify for a rebate of 50% of eligible costs to a maximum of \$15,000

Program 2:

Interior Universal Accessibility Improvement

Qualify for a rebate of 50% of eligible costs to a maximum of \$15,000

Program 3:

Attainable Housing Development Charge Rebate

Qualify for a rebate of up to 100% of the cost of development charges associated with the creation of attainable rental units.

Program 4:

Attainable Housing Building Permit Fee & Planning Application Rebate

Qualify for a rebate of up to 100% of eligible planning application fees and building permit fees associated with the creation of attainable rental units.

Program 5:

Attainable Housing Tax Increment Equivalent Rebate

Qualify for an annual rebate equal to 50% of the municipal portion tax increase for 10 years with the creation of at least six (6) attainable rental units.

Program 6:

Attainable Housing Additional Residential Unit

Qualify for a rebate of up to \$15,000 for professional drawings. Additional rebates available - see CIP

Program 7:

Attainable Housing & Universal Accessibility Co-Application

Qualify for a rebate under Program 4 or 6 and stack the support with a qualifying rebate under Program 1 and 2

Program 8:

Brownfield Environmental Site Rebate

Qualify for a rebate of up to 50% to conduct a phase 2 ESA - Maximum of \$25,000

Program 9:

Brownfield Tax Increment Equivalent Rebate

Qualify for an annual rebate equal to 50% of the municipal portion tax increase for 10 years upon redevelopment of a contaminated site.

Program 10:

Brownfield Building Permit Fee & Planning Application Fee Rebate

Qualify for a rebate of up to 50% of eligible planning application fees and building permit fees up to the cost of remediation to a maximum of \$50,000

Program 11:

Brownfield Development Charge Deferral Program

Defer up to 100% of Development Charges for up to 2 years

Program 12:

Brownfield Development and Attainable Housing Co-Application

Qualify for a rebate under Program 3, 4 or 5 and stack the support with a qualifying rebate under Program 8, 9, 10 or 11

Downtown and Waterfront only Programs



Program 13:

Front, Side & Rear Façade Improvement Rebate

Up to 50% of cost of improvements to a max of \$10,000 per property, up to 85% if designated Heritage building. Additional rebates available - see CIP

Program 14:

Building Restoration, Renovation & Improvement Program

Up to 50% of eligible interior renovations for Code upgrades to a Maximum of \$45,000

Program 15:

Downtown & Waterfront Area Revitalization and Universal Accessibility Co-Application

Qualify for a rebate under Program 13 and stack the support with a qualifying rebate under Program 1 and 2