

STATEMENT of POLICY and PROCEDURE			
Chapter:		SPP No.	GE. 108
Section:	GENERAL ADMINISTRATION	Type:	Policy/Procedure
Subject:	CENTRAL HURON FAÇADE GRANT PROGRAM	Effective:	December 2021
Prepared By:	Clerk, Kerri Ann O'Rourke	Page:	
Approved by:		Replaces:	December 7, 2020 version

Purpose

The Façade Grant Program assists property owners in the core business areas of the Municipality of Central Huron by providing grants to improve the facades of buildings as outlined in the Municipality's Façade Improvement Design. The goal of the program is to enhance the appearance of the commercial businesses and in so doing refresh the sense of pride within our community.

Area of Application

All properties assessed for Commercial use, in whole or in part, at the time of application within the Municipality will be considered eligible for the program.

General Provisions

This municipal assistance program provides grants to property owners who improve and enhance the 'cosmetic' appeal of the structure from a streetscape viewpoint. The grant amount is 50% of the cost to improve the appearance of the façade up to a maximum of \$5,000.00.

The eligible improvements must follow the guidelines as outlined on the Façade Improvement Concept for the building in question. The list of eligible improvements includes:

- Façade restoration of brickwork, wood, masonry and metal cladding;
- Replacement or repair of entablature, eaves, parapets and other architectural details;
- Window and door repair or replacement;
- Signage in accordance with the Municipality of Central Huron by-law respecting signs and the Ontario Building Code and Regulations;
- Painting or cleaning of the façade exterior;
- Exterior lighting;
- Repair, replacement or addition of awnings, marquees or canopies;
- Replacement of façade elements originally in place during initial construction of the building;
- Entranceway modifications including provisions to improve accessibility for the physically challenged;
- Redesigned shop fronts;
- Such other improvements to the building exterior as may be approved by the Municipal Chief Building Official or designate;
- Professional fees.

Administration

The Administration Department, in consultation with Council, is responsible for the administration of the Façade Grant Program. Prior to the receipt of a completed Application Form a pre-consultation meeting with the Clerk may be held with the applicant. The Clerk shall explain in depth the requirements of the program. Confirmation will be required from the Building Department and Fire Department that no outstanding work orders apply to the property, the Clerk will confirm eligibility for funding and make a recommendation with final approval of Council. If an appeal is lodged regarding a recommendation of the Clerk, the appeal shall be reviewed and decided upon by the Council of the Municipality of Central Huron.

The Council of the Municipality of Central Huron in its sole discretion may change or discontinue this program at any time.

Application Extensions:

In the event that an Applicant is unable to complete an approved project before the end of the fiscal year, the Clerk shall have the discretion to approve extensions. A annual report will be provided to Council, in January, identifying any approved extensions.

Eligibility Requirements

1. Any property owner desiring to be considered for a grant under this program must make an application to the Clerk.
2. The application must incorporate the elements of the Façade Concept and shall not be for general maintenance only.
3. To qualify, property owners must satisfy the following conditions:
 - (a) The subject property must be assessed as Commercial, in whole or in part, in the property assessment roll at the time of application.
 - (b) Outstanding work orders from the Municipal Fire Department or Building Department must be fully satisfied prior to grant approval.
 - (c) The subject property shall not be in a position of tax arrears.
 - (d) If a property for façade improvement is designated under the Ontario Heritage Act, the improvement shall not compromise the reasons for designation.
 - (e) Grants will be approved at the sole discretion of the Municipality.
 - (f) All applicable permits shall be applied for and approved prior to construction.

4. The application must be approved prior to commencing any work related to the grant.