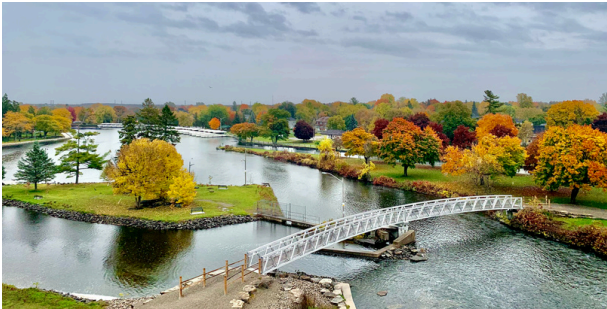


Why Apply?

- Reduce the overall cost of your project
- Improve the look and feel of the downtown making it more attractive
- Develop attainable housing – from a basement apartment at your own house/property to a multi-residential build!
- Promote the redevelopment of contaminated lands
- Staff assist with the application process every step of the way

CIP Application Process

- Book pre-consultation meeting
- Submit application
- Staff committee review
- Staff report to Council
- Applicants are advised of Council decision
- Successful applicants & Town sign an agreement
- Projects commence



About the Community Improvement Plan

The CIP includes municipal grants, loans and/or rebates for private sector improvements that stimulate accessible improvements, affordable housing, brownfield redevelopment and downtown revitalization. The CIP offers 15 financial incentive programs with the ability to “stack” two or more funding programs at the same time, depending on the project eligibility.

How Does It Work?

Have an idea? Contact the Planning Division for a pre-consultation to talk about your idea and get some general information and guidelines. Submit your completed application before March 31, 2025.

Who Can Apply?

- Business owners who rent space in the Downtown
- Residential and Commercial property owners
- Developers

More Information

Visit our website at smithsfalls.ca/cip for additional information.

CONTACT US

Marie Elmsley, Planning Clerk
613-283-4124 ext. 1136
melmsley@smithsfalls.ca
smithsfalls.ca/cip



COMMUNITY IMPROVEMENT PLAN

20 ACTIVE PROGRAM 25 OVERVIEW



SMITHS FALLS
RISE AT THE FALLS

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 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 & building permit fees associated with the creation of attainable rental units

PROGRAM 5

Attainable Housing 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 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 detailed program information

PROGRAM 7

Attainable Housing & Universal Accessibility Co-Application
Qualify for a rebate under Programs 4 & 6 and stack the support with a qualifying rebate under Programs 1 & 2

PROGRAM 8

Brownfield Redevelopment 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 & 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 Programs 3, 4 or 5 and stack the support with a qualifying rebate under Programs 8, 9, 10 or 11

DOWNTOWN ONLY PROGRAMS

PROGRAM 13

Front, Side & Rear Façade Improvement Rebate
Qualify for up to 50% of the cost of improvements to a maximum of \$10,000 per property, up to 85% if a designated Heritage Building. Additional rebates available – see program details

PROGRAM 14

Building Restoration, Renovation & Improvement Program
Qualify for up to 50% of eligible interior renovations for building 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 & stack support with a qualifying rebate under Programs 1 & 2

