

December 17, 2025

Brockton Community Improvement Plan Update

Statutory Public Meeting

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Community Improvement Plans



Municipal tool to incentivize (grants, loans, and rebates) projects by private individuals, organizations, or landowners

Council designates a Community Improvement Project Area (CIPA) and adopts a Community Improvement Plan (CIP)

Improvements may include repair, conversion, maintenance, rehabilitation, new construction

Improvements may apply to housing, commercial and industrial spaces, agriculture and related economic opportunities, energy efficiency, placemaking, accessibility, and more.



Brockton

Community Improvement Plan

- Prepared in 2022
- Through its existing incentive programs, the CIP encourages:
 - Downtown businesses to invest in their properties
 - Rehabilitation and repurposing of existing non-residential properties
 - Improvements to signage and accessibility
 - Redevelopment of vacant or underutilized properties
- Community Improvement Project Areas include: Walkerton, Downtown Walkerton and the focus areas of the hamlets of Cargill, Chepstow, Elmwood and Pinkerton. However, properties outside of the focus areas but within the settlement areas may be considered.
- Contains 7 incentives programs

Existing Incentive Programs

Façade Improvement Grant

- Covers 50% of costs for commercial building improvements to a maximum grant of \$3,000 or an interest free loan to a maximum of \$10,000

Signage Improvement Grant

- Covers 50% of costs for commercial building sign improvements to a maximum grant of \$1,500.

Accessibility Improvement Grant

- Covers 50% of the costs for accessibility improvements to commercial buildings to a maximum grant of \$2,000.

Farm Gate Improvement Grant

- Covers 50% of the costs for improvements to farm gate retail facilities to a maximum of \$1,500.

Environmental Stewardship and Energy Efficiency Program

- Covers 50% of eligible costs to improve the energy efficiency or conservation measures for commercial buildings to a maximum of \$3,000.

Vacant and Underutilized Properties Conversion/Expansion Grant

- Covers 50% of the costs to encourage conversion and revitalization of vacant or underutilized properties to a maximum grant of \$7,500 .

Tax Increment Equivalent Funding

- The value of the grant provided is equal to the incremental increase in property assessment and municipal property tax resulting from the improvements

Project Overview

Phase 1: Background Review

- Background Research
- Planning Directions Report
- Council Meeting (**we are here**)

Q2/Q32025

Phase 2: Drafting the Updated CIP

- Prepare draft CIP
- Municipal Staff and Agency Review
- Revise draft CIP
- Statutory Public Meeting

Q3/Q42025

Background Research included:

- Assessment of Provincial and County policy documents
- Critical review of existing CIP
- Best practices review
 - Comparable local CIP programs in: Saugeen Shores, Kincardine, Georgian Bluffs
- Recommended directions
- Recommended housekeeping changes

Public Engagement includes:

- Statutory Public Meeting

Why Are We Updating the CIP?

- May receive up to **\$3.4 million** in funding from the Canada Mortgage and Housing Corporation through the Housing Accelerator Fund (HAF)
- To increase housing supply within the municipality, the update:
 - Incentivize affordable and rental housing
 - Further enable the Municipality to participate in the County TIEF Program
 - Expand CIP areas



Recommendations

1. Expand Tax Increment Funding Program
 1. For market housing: require that a minimum of 11 new dwelling units be created to be eligible.
 2. Affordable housing is eligible.
 3. Reduced tax increment aid to allow some funds to be allocated to a reserve fund.
2. Introduced Surplus Lands Program
 1. To allow surplus municipal lands to be offered at a reduced cost or potentially no cost provided it achieve council priorities. Affordable housing projects will be given a top priority.
3. Add Landbanking Program
 1. Permit Council to sell, lease, prepare and dispose of municipal land at or below fair market value for affordable housing projects.



Recommendations

4. Add Affordable Housing Reserve Fund
 1. Cover additional costs associated with affordable housing projects which are not accounted for by other programs within the CIP.
 2. Council may choose to dedicate 10% of post-development tax uplifts to fund this program.
 3. To receive funding, applicant must submit special request and Council would issue final decision.
 4. At no time will an applicant be permitted to receive more than 80% of the total reserve funds.

5. Housekeeping changes
 1. Remove references to outdated studies.
 2. Reference Spruce the Bruce Program but remove dedicated section.
 3. Updated CIP priorities.



Thank you!



J.L. Richards

ENGINEERS · ARCHITECTS · PLANNERS

We welcome any questions, comments, or discussion at this time.



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