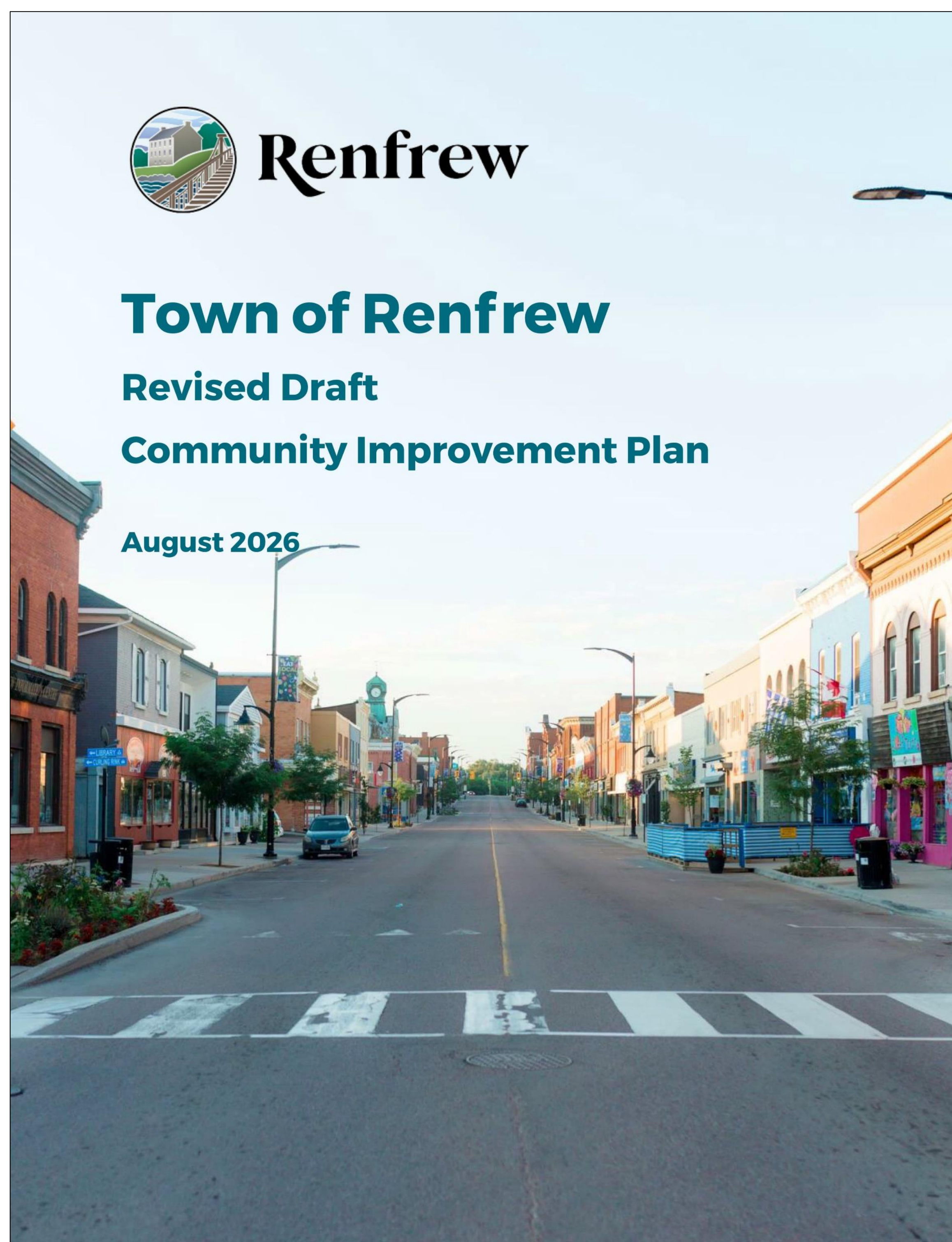


Welcome!

Public Open House

Town of Renfrew Community Improvement Plan (CIP) Review



Review the Revised Draft CIP (August 2026) at:

Town Website:
<https://engage.zencity.io/renfrew-county/en-CA/projects/community-improvement-plan-review-5dd1>

Purpose of Today's Public Open House:

- To present the proposed Revised Draft CIP (August 2026) to the community; and
- To receive community comments on the proposed CIP, Community Improvement Project Area, and Financial Incentive Programs.



To provide your feedback on the Revised Draft CIP:

- Speak with members of Town Staff and the WSP Project Team;
- Review the interactive display boards and use sticky notes to share your thoughts;
- Complete a Comment Sheet; and / or
- Contact **Ashlee Rathwell, Planning and Building Technician, Town of Renfrew**, at 613-432-4848 ext. 308 or arathwell@renfrew.ca

**Comments are requested by Friday,
September 25, 2026**

Project & Community Engagement Milestones

1 Project Initiation & Consultation Spring 2026

- Project Initiation with Ministry of Municipal Affairs and Housing
- Initial Outreach to Indigenous Communities
- Project Webpage Launch

2 Background Review & Community Engagement Summer 2026

- Draft CIP Background & Recommendations Report (July 2026)
- Community Survey & CIP Prospective Applicant Survey
- Virtual Stakeholder Focus Group
- Final CIP Background & Recommendations Report (July 2026)

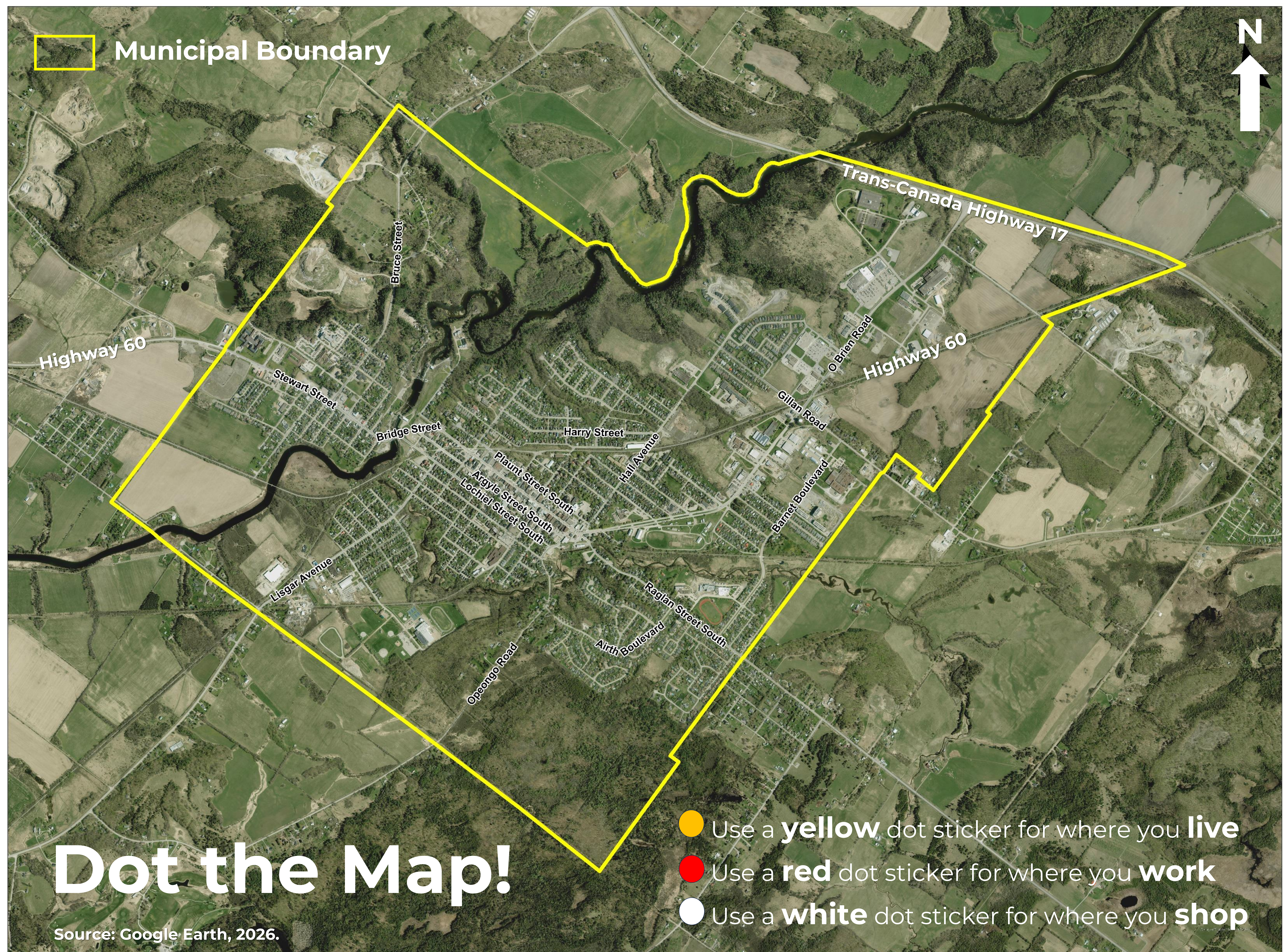
3 Draft & Final CIP Summer - Fall 2026

- Draft CIP (August 2026) for Town Staff Review
- In-Person Public Open House – Revised Draft CIP (August 2026)
→ **We are here!**
- Statutory Public Meeting – Revised Draft CIP
- Final Draft CIP for Town Staff Review
- Final CIP Council Adoption Meeting – Final CIP

Next Steps:

1. Statutory Public Meeting – Revised Draft CIP (August 2026) – **September 22, 2026**
2. Final CIP – **Early October 2026**
3. Present Final CIP for Council Adoption – **October 13, 2026**
4. 20-day Appeal Period
5. CIP Launch in 2027, subject to Council budget approval





What is a Community Improvement Plan (CIP)?

A Community Improvement Plan (CIP):

- Is a planning and economic development tool under the Ontario Municipal Act and Planning Act.
- Provides a framework to achieve a wide variety of goals for revitalization, beautification, and financial investment in the Town.
- Contains Financial Incentive Programs (e.g., grants, tax rebates) for business owners and tenants can apply for to assist them in property improvements that contribute to beautification and redevelopment.
- Includes a Municipal Leadership Strategy for initiatives that the Town could consider to assist in achieving CIP goals.

Key benefits of a CIP include:

- Stimulating private sector investment in targeted areas through grants, loans, and/or tax rebates provided by the municipality.
- Promoting revitalization and placemaking to attract tourism, business investment, and economic development opportunities.
- Enhancing streetscapes, landscaping, building façades, signage, and accessibility.
- Supporting the development of affordable housing.
- Encouraging the cleanup and redevelopment of vacant, underutilized, and previously contaminated sites (i.e., “brownfields”).

Did you know?

- From 2023 to 2025, the Town of Renfrew awarded 8 business / property owners with Financial Incentive Program grants, with a total value of \$30,800.
- The funded projects represented an estimated construction value of \$152,032.

188 Raglan St. S., Town of Renfrew



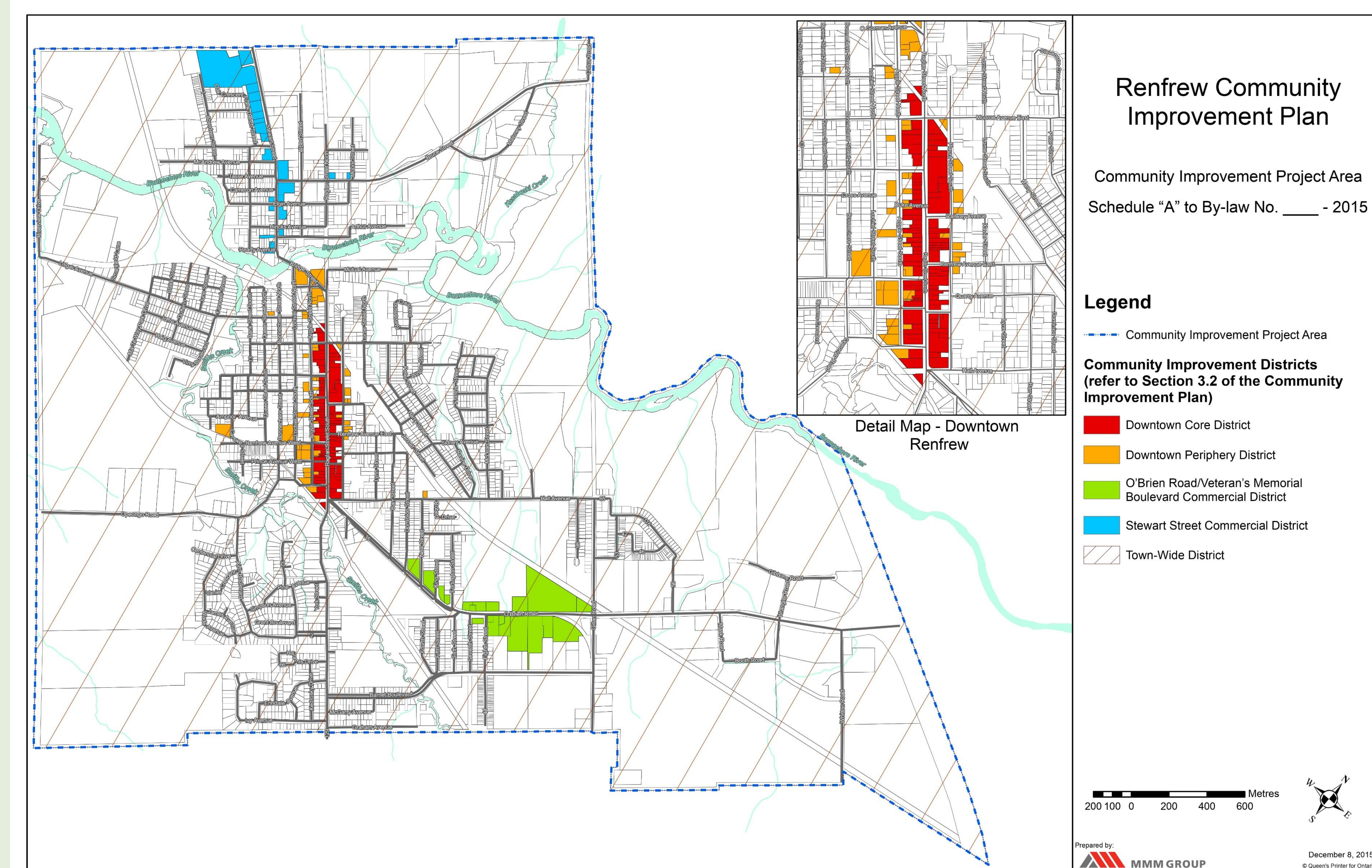
228 Raglan St. S., Town of Renfrew



What is the Purpose of the CIP Review?

- Review and update the existing CIP, adopted in 2015, including the existing Community Improvement Project Area (CIPA). Properties within the CIPA may be eligible to apply for one or more CIP Financial Incentive Programs;
- Promote revitalization, development, and attract investment in existing and new businesses and industries in the Town;
- Support new housing development (e.g., multi-unit and affordable housing, additional dwelling units, upper storey units in downtown);
- Encourage the rehabilitation of designated heritage buildings and properties; and
- Review, expand, and enhance the available Financial Incentive Programs to better reflect the vision for the Town as described in the CIP.

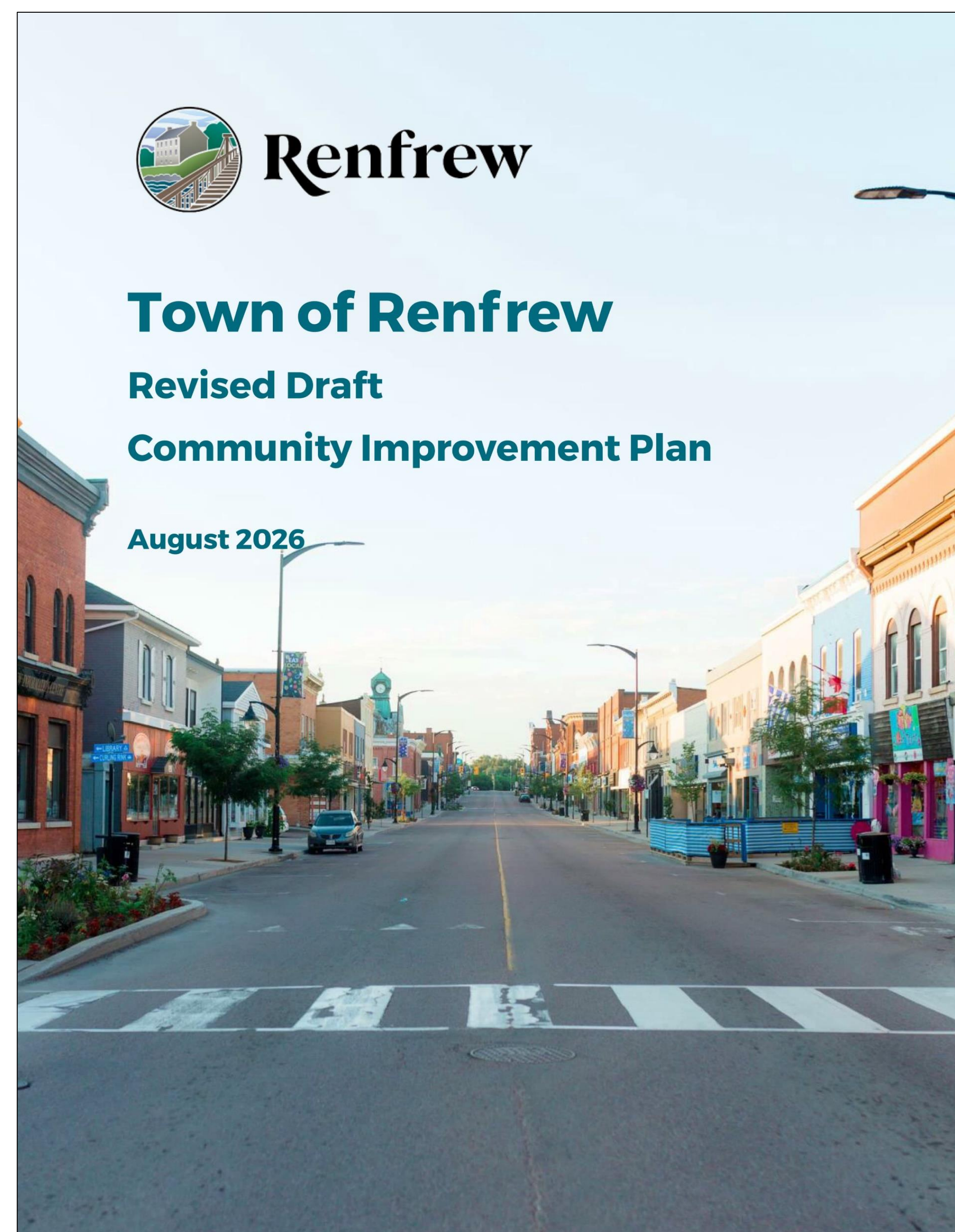
Existing Town of Renfrew Community Improvement Project Area



Existing CIP Districts

- Town-Wide District
- O'Brien Road / Veteran's Memorial Boulevard Commercial District
- Downtown Core District
- Stewart Street Commercial District
- Downtown Periphery District





Revised Draft CIP (August 2026) Proposed CIP Vision and Goals

“Renfrew will grow and develop as a thriving, inclusive town, rooted in a deep sense of community and pride in its heritage. The Town will foster economic prosperity by supporting and attracting tourism and private investment, strengthening its role as a key commercial centre and activity hub within the County of Renfrew.”

Goals (Abbreviated)

1. Encourage beautification and revitalization of Downtown Renfrew, including streetscapes, building facades, and signage.
2. Support maintenance and rehabilitation of Renfrew’s designated heritage properties and buildings, to preserve the Town’s historic character.
3. Encourage development of affordable and diverse housing options in appropriate locations.
4. Enhance inclusivity, accessibility, and community safety.
5. Facilitate growth of existing and new commercial and industrial businesses through competitive incentives.
6. Promote redevelopment of underutilized properties / buildings and brownfield sites.
7. Improve infrastructure through municipal leadership initiatives to enable business and economic development growth, and attract new investment.



Let us know what you think about the vision and goals! Is anything missing?

Proposed Community Improvement Project Area



The **Community Improvement Project Area (CIPA)** is proposed to include the **Town's entire municipal boundary**.

The CIP Districts in the Town's existing 2015 CIP proposed to be removed.

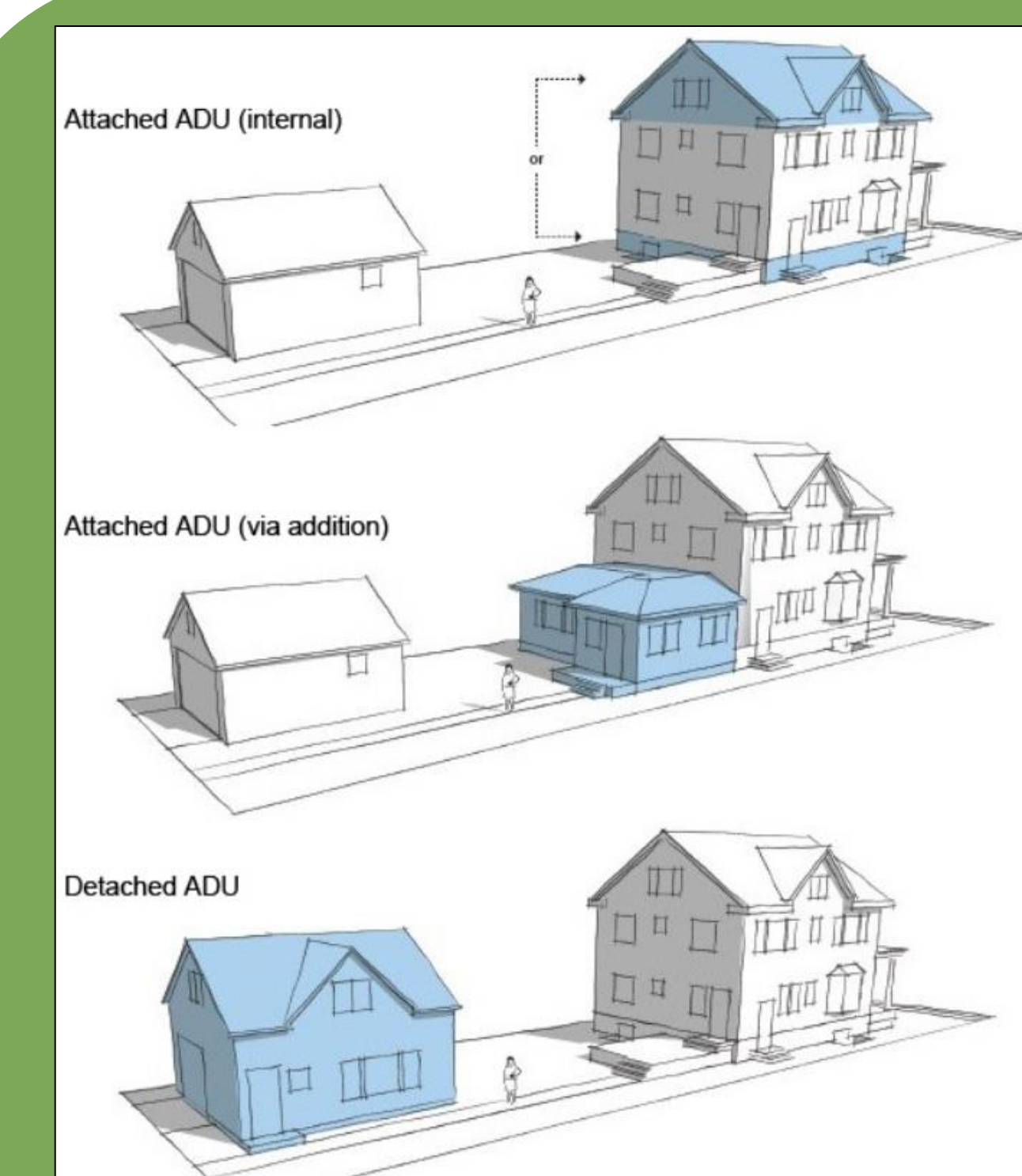
The intent of these changes is to increase the number of eligible properties across the Town which would have an opportunity to access the proposed Financial Incentive Programs.

 Speak with a member of Town Staff or the WSP Project Team to find out if your property may be eligible for a Financial Incentive Program!

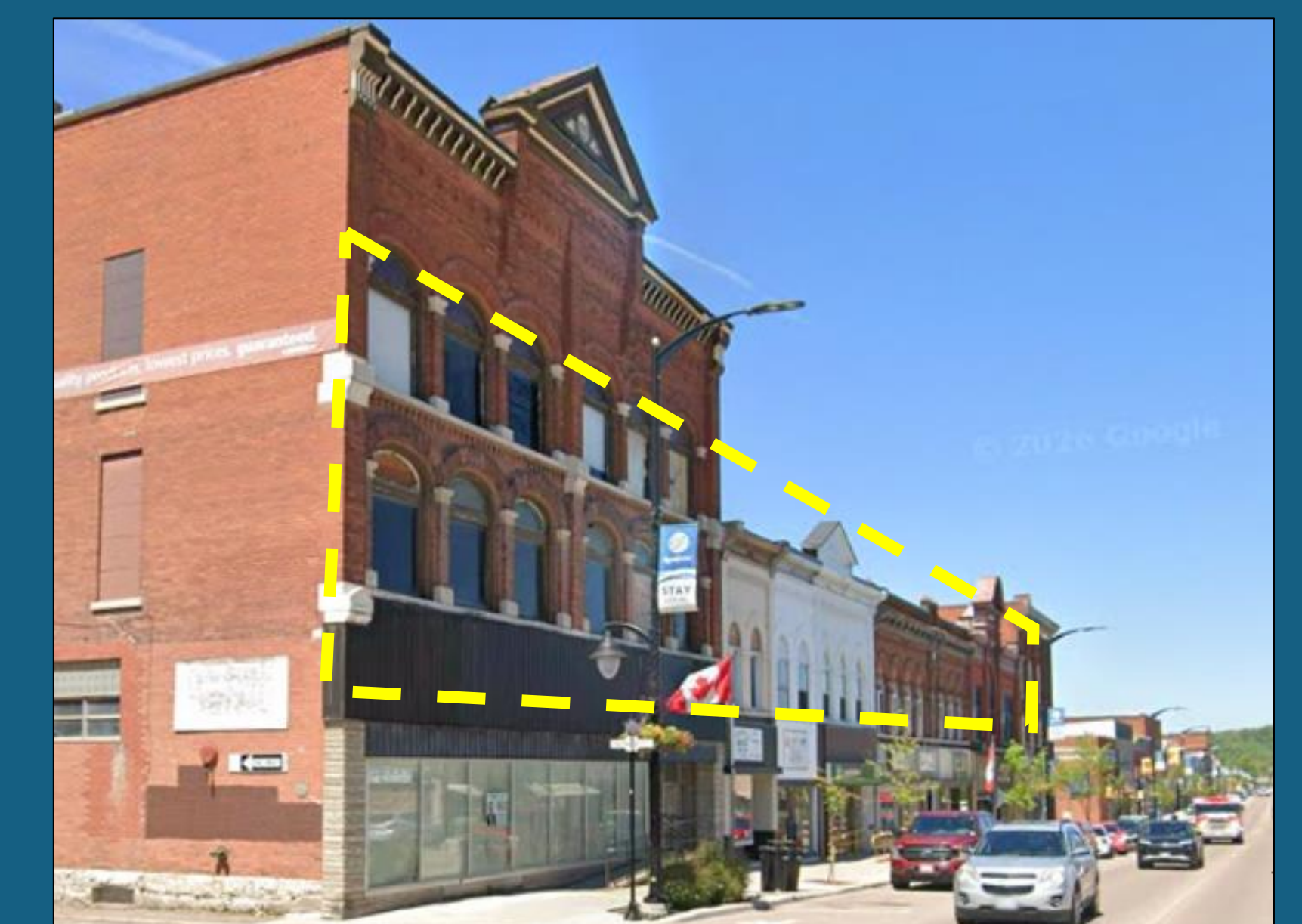
Proposed CIP Financial Incentive Programs

- **13 total proposed Financial Incentive Programs, increased from 7 Programs in the existing 2015 CIP**
- Each program provides a maximum amount of financial assistance to successful applicants for eligible project costs, and subject to eligibility criteria
- Applicants may apply for multiple programs, most of which can be stacked
- Annual funding of programs and award of incentives is at the sole discretion of Council

Theme	Financial Incentive Program	Program Highlights (Note: for full Program details, please review the Revised Draft CIP (August 2026))
Municipal	Municipal Surplus Land Disposition Program	To permit the sale and disposition of surplus lands owned by the Town of Renfrew below market value to promote the development of new residential, commercial, mixed use, or industrial development.
	Planning and Building Permit Fee Grant	A grant to a maximum of \$2,500 of the municipal fees, which may equal up to 100% of the Town's fees, to assist with the cost of various application and permit fees.
	Tax Increment Equivalent Grant	A percentage rebate on the increase in annual municipal property taxes (municipal portion only) resulting from the increased assessment value generated by property development / redevelopment.
Housing	Additional Dwelling Units Grant	A grant of up to 50% of eligible costs, up to a maximum of \$10,000 per additional dwelling unit.
	Downtown Housing Grant	A grant of up to 50% of construction costs of new upper storey or rear residential units in a mixed use building, to a maximum of \$10,000 per unit and a maximum of two (2) units per eligible address.
	Multi-Unit and Affordable Housing Grant	A grant of up to 50% of eligible project costs, to a maximum of \$5,000 per residential unit and \$10,000 per affordable residential unit (rental or ownership) created.



Example of additional dwelling units (City of Saint Paul, MN)



Example of upper storey units Downtown Renfrew

Proposed CIP Financial Incentive Programs

Theme	Financial Incentive Program	Program Highlights
Building and Property Improvements	Brownfield Property Tax Assistance Program	Deferral or cancellation of all or part of the municipal taxes on a brownfield site during the Rehabilitation Period and Development Period defined in the Municipal Act. In addition, the Town may apply for Provincial Tax Assistance on behalf of the owner to cancel or freeze all or a portion of the education portion of property taxes.
	Commercial, Mixed Use, and Industrial Building and Property Improvement Grant	A grant of up to 50% of eligible costs, up to a maximum of \$20,000.
	Crime Prevention Through Environmental Design (CPTED) Grant	A grant of up to 50% of CPTED costs, up to a maximum of \$10,000.
	Energy Efficiency Grant	A grant for up to 50% of eligible costs, to a maximum of \$15,000, to assist with the purchase and installation of energy efficiency improvements.
	Environmental Study Grant	Up to 50% of the cost of undertaking an eligible study, to a maximum of \$3,000 per study, two (2) studies per property / project, and a total maximum of \$6,000 per property / project.
	Heritage Conservation Property Improvement Grant	A grant of up to 50% of eligible costs, to a maximum of \$10,000 per eligible property.
	Inclusivity Improvement Grant	A grant of up to 50% of eligible costs, to a max. of \$5,000.



Example of security gates on recessed entryways (Kenora, ON)

Inclusivity is including all people fairly and equally and ensuring all feel welcome, valued, and respected regardless of their abilities.



Examples of moveable ramp (StopGap) and automatic door opener (Township of Dubreuilville)

Share Your Feedback



Do the proposed Financial Incentive Programs achieve the vision and goals of the CIP, reflecting the types of community improvements that are needed in Renfrew?

Are any other Financial Incentive Programs missing to address community improvement needs?



Write your thoughts
on sticky notes and
place them on the
board!

Thank you for your participation!

Share Your Feedback



Place a dot sticker next to the proposed Financial Incentive Program that you think best supports community revitalization and development, and will result in the most positive impacts in Renfrew.

Municipal	Municipal Surplus Land Disposition Program	
	Planning and Building Permit Fee Grant	
	Tax Increment Equivalent Grant	
Housing	Additional Dwelling Units Grant	
	Downtown Housing Grant	
	Multi-Unit and Affordable Housing Grant	
Building and Property Improvements	Brownfield Property Tax Assistance Program	
	Commercial, Mixed Use, and Industrial Building and Property Improvement Grant	
	Crime Prevention Through Environmental Design (CPTED) Grant	
	Energy Efficiency Grant	
	Environmental Study Grant	
	Heritage Conservation Property Improvement Grant	
	Inclusivity Improvement Grant	

CIP Application Process

The Town of Renfrew CIP Application process is proposed to include following four (4) Steps:



Step 1: Pre-application Consultation, Application Submission and Acceptance

- Applicant presents project to Town's CIP Administrator(s)
- CIP Administrator(s) confirms eligibility and application requirements
- Applicant submits complete application



Step 2: Review and Evaluation of an Accepted Application

- CIP Administrator(s) review application against CIP vision and goals
- CIP Administrator(s) prepares a report to Council or Council's designate, including recommendation of any applicable funding



Step 3: Application Approval and Financial Incentive Program Agreement

- If approved by Council, CIP Administrators will prepare a Financial Incentive Program Agreement to be entered into between the Town and the applicant.
- The Agreement will outline the nature of the works and the financial details.



Step 4: Completion of Community Improvement Works and Grant Payment(s)

- Applicant may begin approved works, and grant payment will occur upon completion of works.