



Renfrew

Town of Renfrew

Community Improvement Plan Review

DRAFT Background and Recommendations Report

July 2026



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Table of Contents

1.0	Introduction	1
1.1	CIP Background Report Overview.....	1
1.2	What is a CIP?	1
1.3	Why is the Town Reviewing its Existing CIP?	3
1.3.1	CIP Review Project Process	3
1.3.2	Community Engagement.....	4
1.4	Community Profile.....	6
1.4.1	Background and Location	6
1.4.2	Population.....	7
1.4.3	Housing.....	7
1.4.4	Land Use.....	8
1.4.5	Economy.....	10
1.4.6	Cultural Heritage.....	12
2.0	Planning Context and Policy Review	13
2.1	Planning Act.....	13
2.2	Municipal Act	15
2.3	Ontario Heritage Act.....	17
2.4	Accessibility for Ontarians with Disabilities Act	17
2.5	Provincial Planning Statement, 2024	17
2.6	Local Municipal Planning Context	19
2.6.1	Town of Renfrew Strategic Plan – Road to 2035.....	19
2.6.2	Town of Renfrew Official Plan (August 3, 2021 Consolidation)	22
2.6.3	Town of Renfrew Draft Official Plan (May 2026).....	25
2.6.4	Renfrew East Secondary Plan (2025).....	25
2.6.5	Town of Renfrew Community Improvement Plan (2015)	27
2.6.6	Town of Renfrew Zoning By-law 46-2010 (Approved by Council September 27, 2010; Office Consolidation August 18, 2025)	34
2.7	Other Local Planning Considerations.....	34
3.0	CIP Opportunities.....	39
3.1	Scan of CIP Approaches.....	39
3.1.1	Housing-focused CIP Programs.....	39
3.1.2	Heritage-focused CIP Programs	51



3.1.3	Currents CIPs in Eastern Ontario and Other Ontario Municipalities.....	55
3.2	Preliminary CIP Recommendations.....	83
3.2.1	Community Improvement Project Area.....	83
3.2.2	Existing Financial Incentive Programs.....	85
3.2.3	New Recommended Financial Incentive Programs.....	87
3.2.4	CIP Annual Budget.....	88
3.2.5	Other Recommendations Related to Eligibility and Implementation.....	89
3.2.6	County of Renfrew HYPE Program.....	89
3.2.7	Community Improvement Plan Matching Loan.....	90
4.0	Next Steps.....	90

List of Figures

Figure 1-1: Community Improvement Plan Update Project Process.....	4
Figure 1-2: Town of Renfrew Key Map (Source: Google Earth).....	6
Figure 1-3: Major Land Uses in the Town of Renfrew (Source: Google Earth).....	9
Figure 1-4: Bonnechere River Trail (Source: Town of Renfrew, 2026).....	10
Figure 1-5: McDougall Mill Museum (www.renfrew.ca, 2026).....	12
Figure 2-1: Schedule A – Renfrew East Secondary Plan (2025).....	26
Figure 2-2 : Town of Renfrew Community Improvement Project Area (CIP, 2015).....	30
Figure 3-1: Proposed Downtown Core and Periphery District.....	84

List of Tables

Table 2-1: Town of Renfrew Strategic Plan – Strategic Areas of Focus and Actions.....	20
Table 2-2: Town of Renfrew CIP (2015) Financial Incentive Programs.....	31
Table 2-3: Review Table – Town of Renfrew Plans and Studies.....	35
Table 3-1: Overview of Current Municipal Housing-focused CIP Programs.....	40
Table 3-2: Overview of Current Municipal Heritage-focused CIP Programs.....	52
Table 3-3: Accessibility Programs in Eastern Ontario and Other Ontario CIPs.....	56
Table 3-4: Brownfield Sites Programs in Eastern Ontario and Other Ontario CIPs.....	58
Table 3-5: Commercial / Residential Revitalization and Intensification Programs in Eastern Ontario and Other Ontario CIPs.....	63
Table 3-6: Building Facade / Signage Improvement Programs in Eastern Ontario and Other Ontario CIPs.....	66
Table 3-7: Landscaping and Parking Improvement Programs in Eastern Ontario and Other Ontario CIPs.....	70



Table 3-8: Municipal Fee Rebate Programs in Eastern Ontario and Other Ontario CIPs	72
Table 3-9: Tax Increment Equivalent Grant Programs in Eastern Ontario and Other Ontario CIPs	75
Table 3-10: Other Financial Incentive Programs in Eastern Ontario and Other Ontario CIPs	78
Table 3-11: Summary Snapshot of Eastern Ontario and Other Ontario CIP Financial Incentive Programs	82
Table 3-12: Recommendations for Changes to the 2015 CIP Financial Incentive Programs	85
Table 3-13: New Recommended Financial Incentive Programs.....	87



Land Acknowledgement

We acknowledge that the Town of Renfrew is located on the traditional territory of the Algonquin People. We thank the Algonquin people and express our respect and support for their rich history, and we are extremely grateful for their many and continued displays of friendship. We also thank all the generations of people who have taken care of this land for thousands of years.



1.0 Introduction

The Town of Renfrew is undertaking a review of its existing Community Improvement Plan (CIP), which was adopted by Council on December 8, 2015. The CIP promotes economic development and revitalization through a series of Financial Incentive Programs available for private property owners throughout the Community Improvement Project Area, which encompasses the entire municipality. The CIP Review is an opportunity to build on the success of the existing CIP, consider its effectiveness, and to refine the suite of available programs to best align with current business and development needs in the community. Updates will address community priorities including supporting housing development, including affordable housing, rehabilitation of designated heritage buildings, and promoting investment in Renfrew's Downtown and other key commercial areas, to support continued economic growth and vibrancy in Renfrew.

1.1 CIP Background Report Overview

The CIP Background and Recommendations Report ("the Report") outlines preliminary recommendations for updates to the existing Town of Renfrew CIP, based on the applicable policy framework, community engagement input, a municipal scan of CIP best practices, and an analysis of community needs and priorities. It is structured as follows:

- **Section 2** outlines the **regulatory planning and policy framework** applicable to the preparation of the Town of Renfrew CIP, including a review of the Town's existing CIP;
- **Section 3** examines **CIP opportunities and preliminary recommendations for updates to the Financial Incentive Programs**, informed by a scan of other comparable Eastern Ontario and other Ontario municipalities with recently developed CIPs; and
- **Section 4** provides a summary of **next steps** in the CIP Review project process.

1.2 What is a CIP?

A CIP is a planning and economic development tool under Section 28 of the Ontario Planning Act that municipalities use to promote community revitalization and serve as a catalyst for achieving economic, community planning, and urban development goals. Through CIPs, municipalities can implement various policies and financial incentive programs to encourage private investment and support strategic initiatives for revitalizing targeted areas. A CIP assesses local needs, priorities, and circumstances within designated Community Improvement Project Areas, which can range in scale from large areas to specific streets and properties that



are typically in transition and require maintenance, rehabilitation, development, and/or redevelopment.

CIPs can provide several benefits for a community, such as:

- Stimulating private sector investment in targeted areas through grants and loans provided by the municipality;
- Promoting revitalization and place-making to attract tourism, business investment, and economic development opportunities;
- Supporting the development of affordable housing;
- Promoting the cleanup and redevelopment of “brownfield sites”, which are former industrial or commercial properties that are typically vacant or underutilized, and have some form of environmental contamination that must be remediated prior to redevelopment taking place;
- Enhancing streetscapes, landscaping, building façades, signage, and accessibility;
- Supporting energy efficiency improvements; and
- Encouraging the effective use of community infrastructure.

In general, CIPs are not intended to support “greenfield” development in previously undeveloped areas, but rather to improve conditions in existing urban areas. Section 106 of the Municipal Act prohibits municipalities from directly or indirectly assisting industrial or commercial enterprises. However, municipalities are exempt from these restrictions if they are exercising their authority under Section 28 of the Planning Act, to promote community improvement initiatives. Section 28 of the Planning Act enables municipalities to:

- Designate by by-law a specific property, area, or entire community covered by an Official Plan as a Community Improvement Project Area;
- Acquire, hold, clear, grade, or otherwise prepare land for community improvement;
- Construct, repair, rehabilitate, or improve buildings on municipal land;
- Sell, lease or otherwise dispose of municipal land;
- Provide grants or loans to owners, tenants and their assignees within the community improvement area to pay the whole or any part of identified eligible costs; and
- Provide property tax assistance for environmental remediation purposes.

A municipality’s Official Plan must contain policies to enable the preparation of a CIP, and the municipality also requires a by-law to designate a Community Improvement Project Area (CIPA). The Town of Renfrew current Official Plan (2016) and new Official Plan (Adopted May 12, 2026



– currently within 20 day appeal period ending July 13, 2026) contain community improvement policies in Section 15.10, as further discussed in **Section 2.6.2** and **Section 2.6.3** of this Report.

Once an area has been designated a CIPA by by-law, a variety of financial assistance programs may be implemented. These programs may include grants or loans to property owners and tenants to help cover the costs of improvements to eligible properties. CIPs commonly enable grants to assist private property owners in improving their properties, such as façade, signage, and landscaping improvements, as well as the costs of improving historic properties. CIPs may also be used to promote the remediation and redevelopment of brownfield sites, as well as the revitalization of commercial, industrial, and even rural areas. Further, A CIP may include grants to support development and redevelopment projects that increase a property's assessed value (tax increment equivalent grants), rebates on planning and application fees, and direct grants or loans to help finance building and property improvement projects.

1.3 Why is the Town Reviewing its Existing CIP?

The Town of Renfrew is reviewing its existing CIP to better reflect current development and community improvement priorities and opportunities. The CIP Review will specifically consider opportunities to:

- Attract investment in existing and new commercial businesses and industries, both Downtown and in other key commercial areas within the Town;
- Support new housing development (e.g., affordable housing; additional dwelling units on properties with existing single detached, semi-detached, or townhouse dwellings; residential units located on upper storeys above commercial uses);
- Encourage the rehabilitation of designated heritage buildings and properties; and
- Assist businesses with undertaking accessibility improvements.

The extent and boundary of the CIPA where the existing CIP currently applies will also be reviewed.

1.3.1 CIP Review Project Process

The CIP Review project process was initiated in June 2026 and is being undertaken in the following three (3) phases, as illustrated in **Figure 1-1**:

- Stage 1: Project Initiation and Consultation;
- Stage 2: Background Review and Community Engagement; and



- Stage 3: Draft and Final Community Improvement Plan.

Key project deliverables, including the Background and Recommendations Report and Draft CIP will be reviewed by Town staff, prior to being made available for public review and submitted to the Ministry of Municipal Affairs and Housing for comments. The Final CIP is expected to be brought forward for Council Adoption in October 2026.

Figure 1-1: Community Improvement Plan Update Project Process

	Project Deliverables	Engagement Milestone
Stage 1 Project Initiation and Consultation June 2026	• Draft and Final Engagement Plan Memo	• Project Initiation Correspondence with Ministry of Municipal Affairs and Housing • Initial Outreach to Indigenous Communities • Project Webpage Launch
Stage 2 Background Review and Community Engagement June – July 2026	• Draft and Final Background and Recommendations Report	• Virtual Stakeholder Focus Group Meetings • Community Survey and CIP Prospective Applicant Survey
Stage 3 Draft and Final CIP August – October 2026	• Draft CIP • Final CIP & By-laws • Updated CIP Application Form	• In-person Drop-in Public Open House and Virtual Statutory Public Meeting – Present Draft CIP • Virtual Council Adoption Meeting – Present Final CIP

1.3.2 Community Engagement

Community engagement is essential to the success of the CIP throughout its development and implementation. The Town of Renfrew will actively engage local Indigenous communities, business owners, residents, interest groups, and agencies during the CIP Review process to ensure that the Plan reflects community needs and priorities.

Key opportunities for community engagement over the CIP Review project process will include:

- **Virtual Stakeholder Focus Group Meetings – July 2026:** Two (2) virtual meetings will take place with key business and economic development community stakeholders, including representatives from the County of Renfrew, Renfrew & Area Chamber of Commerce, Renfrew Business Improvement Area (BIA), Ottawa Valley Tourist Association, Renfrew



County Community Futures Development Corporation, area developers, and key property / business owners in the community. The meetings will include focused discussions about the key priorities for the CIP Review, such as confirming any proposed changes to the CIPA and eligible properties, and financial incentive programs of interest.

- **Community Survey and Prospective CIP Applicant Survey – July 2026:** Two (2) online surveys will be launched to gather input for the CIP Review. The Community Survey will seek broad feedback from residents on a refreshed vision for the CIP, and the needs and priorities for improvements to the public realm and specific areas within the Town. Additionally, a targeted survey will be distributed to prospective CIP applicants, including property and business owners, tenants, and area developers, to collect their perspectives and input on potential Financial Incentive Programs.
- **In-person Drop-in Public Open House to Present Draft CIP – Early September 2026:** The Town will host an in-person Public Open House to present the proposed CIPA and Draft CIP to the community. The event will be held in a drop-in format, with display materials to present and obtain feedback on key elements of the Draft CIP, and allow attendees to discuss the project one-on-one with Project Team members.
- **Virtual Statutory Public Meeting to Present Draft CIP – Late September 2026:** A virtual Statutory Public Meeting under the Planning Act will be held to present the Draft CIP to Town Council and the public. Attendees will be able to make oral delegations to Council and/or submit written comments regarding the Draft CIP. A Notice of Statutory Public Meeting will be published 20 calendar days in advance of the meeting, as required under the Planning Act, along with the Draft CIP document for public review. Following this meeting, the Final CIP will be prepared with consideration of all comments received, prior to being presented to Council for consideration of adoption.

Throughout the CIP Review process, local Indigenous communities will be engaged to confirm how they would like to participate in the project and will be circulated all key project reports and public engagement notices.



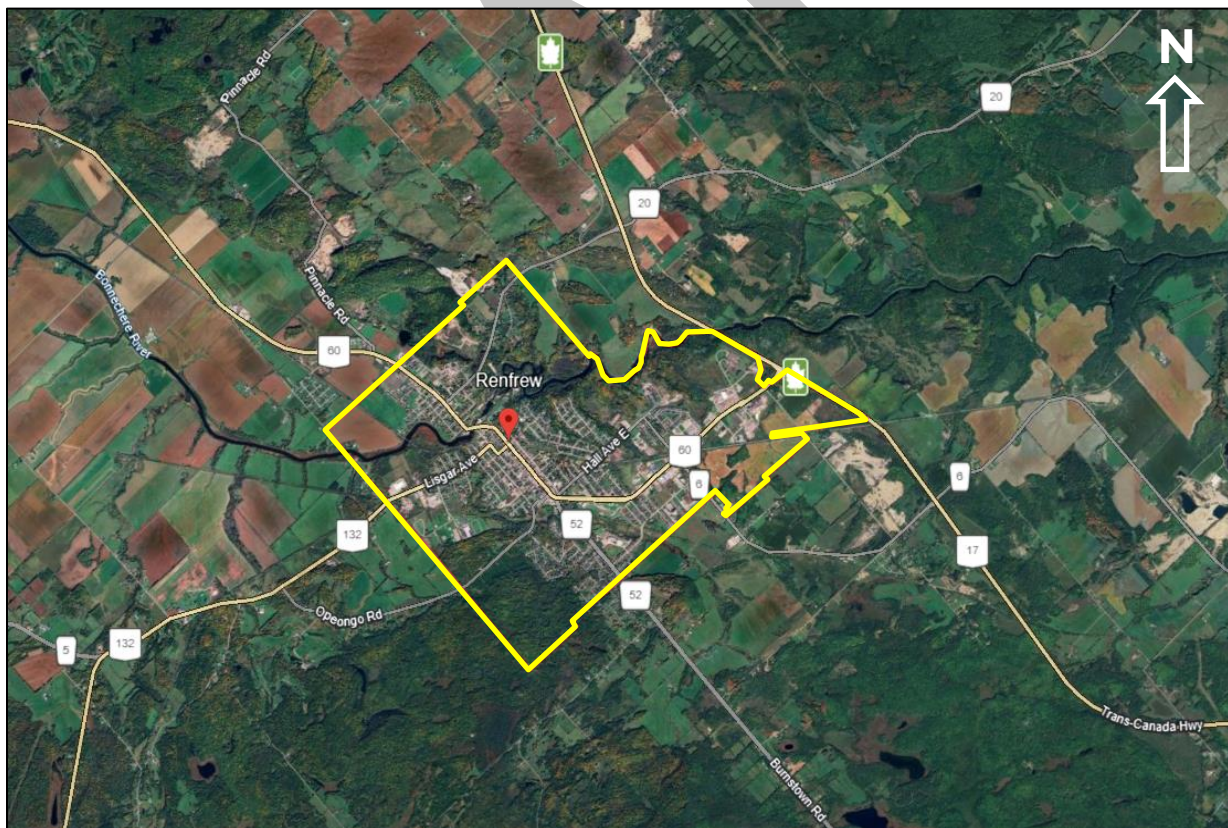
1.4 Community Profile

1.4.1 Background and Location

The Town of Renfrew is located in the Ottawa Valley along the Bonnechere River near its confluence with the Ottawa River, approximately 95 km northwest of Central Ottawa. The Town is situated on the unceded and traditional land and territory of the Algonquin people, with a land area of approximately 12.81 km² (Statistics Canada, 2021). Renfrew is a lower-tier municipality within Renfrew County. A key map of the Town of Renfrew municipal boundary is shown in **Figure 1-2**.

Trans-Canada Highway 17 generally runs east-west along Renfrew's northeastern boundary, and becomes Highway 417 just east of Arnprior. From Highway 17, the primary accesses into the Town are via O'Brien Road (Highway 60) in the southeast and Bruce Street in the northeast. Highway 60 runs east-west through central Renfrew.

Figure 1-2: Town of Renfrew Key Map (Source: Google Earth)





1.4.2 Population

The Statistics Canada 2021 Census listed the population of the Town of Renfrew at 8,190. This represents a decrease of approximately 0.4% from the 2016 population of 8,223. In 2021, the population of the Renfrew County Census division, which includes Renfrew, was 111,164, representing an increase from 105,276 in 2016.

The 2021 Census reports the following age distribution in the Town: approximately 12% of residents aged 0–14 years; 56% of residents aged 15 to 64 years; and 32% aged 65 years and over. Of the 32% aged 65 years and over, a notable proportion are aged 85 years and over. The growing cohort of older adults has specific needs that must be met to ensure that they can continue to fully engage and participate in the community, including through the provision of appropriate housing options, services, and infrastructure that cater to all ages and abilities.

1.4.3 Housing

The 2021 Census documented 3,954 occupied housing units within the Town, of which:

- 62% (2,460) were single-detached dwellings;
- 6% (235) were attached dwellings (i.e., semi-detached or apartment in a duplex);
- 8% (330) were row houses; and
- 20% (795) were apartments in a building that has fewer than five (5) storeys.

There were no movable dwellings or apartments in buildings with (5) or more storeys documented in the Town.

Of the 3,954 total occupied housing units, approximately 2,315 were privately owned and 1,635 were rented. Suitable housing was reported by 3,850 households, while 100 households reported their housing was unsuitable according to the National Occupancy Standard (NOS), meaning that the dwelling does not have enough bedrooms for the size and composition of the household. The need for major repairs was reported by 345 households.

A total of 780 households reported spending 30% or more of their income on shelter costs, which exceeds the affordable housing threshold defined by the Canada Mortgage and Housing Corporation and reflected in the definitions within the Provincial Planning Statement, 2024.



Recent Residential Development Activity

Between 2016 and 2025, a total of 383 building permits were issued, to permit differing levels of annual development activity, with a notable peak in 2021 and 2022. Residential development included:

- 210 apartment units;
- 73 single-detached dwellings;
- 49 townhouses;
- 17 additional residential units; and
- 6 semi-detached dwellings (6).

Future Residential Development

Significant future residential development anticipated in the Town includes:

- Pinnacle View Subdivision – consisting of 20 single detached dwellings, 32 semi-detached dwellings, and 36 multiple attached dwellings;
- Hunter Gate Subdivision – consisting of 53 units, and a mix of single detached and semi-detached dwellings; and
- Mayhew Phase 4 Subdivision – consisting of 17 single detached dwellings.

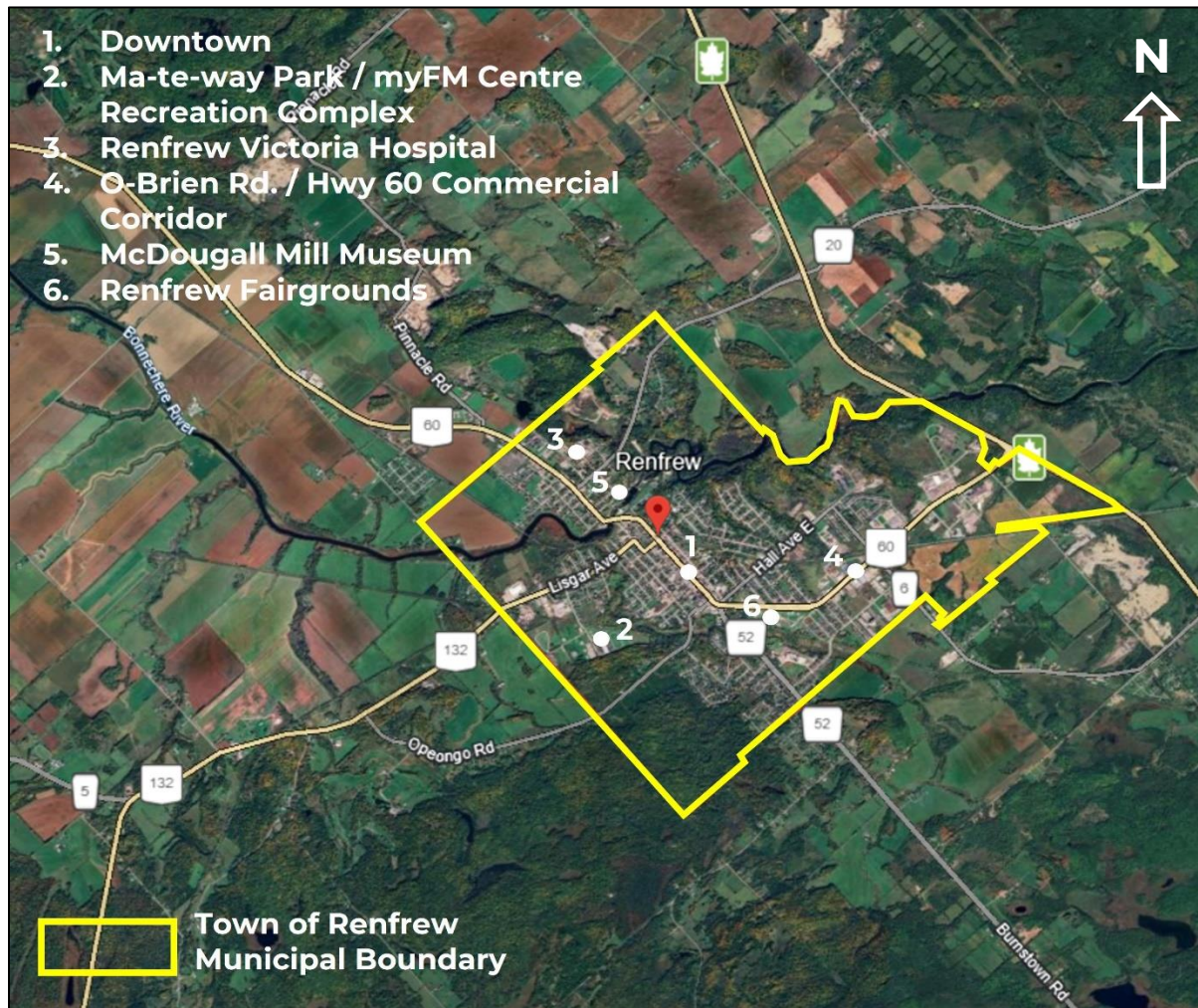
1.4.4 Land Use

The Town of Renfrew is a key commercial service centre within the County of Renfrew. As illustrated in **Figure 1-3**, the Town's commercial focus is primarily downtown along Raglan Street South and Raglan Street North, extending through the historic core of the Town. Larger-scale commercial uses are located along O'Brien Road (Highway 60), including commercial plazas and large format retail uses.

Residential development in Renfrew is primarily low-rise and compact, with a traditional grid network of streets. Undeveloped or underutilized lands along O'Brien Road and Hall Avenue which are designated Commercial and Industrial represent opportunities for the future development of commercial and employment uses. Major institutional uses include the Renfrew Victoria Hospital.



Figure 1-3: Major Land Uses in the Town of Renfrew (Source: Google Earth)



There are a variety of recreation opportunities, sports facilities, green spaces, and playgrounds within the Town, including numerous neighbourhood parks with a variety of community facilities. The Town has significant parks and open space lands along the Bonnechere River Trail (**Figure 1-4**). Key community facilities that draw residents and visitors include McDougall Mill Museum, Renfrew Public Library, and the myFM Centre Recreation Complex adjoining Ma-te-way Park – a major recreation hub with two ice rinks, a fitness centre, an indoor walking track, a gymnasium and multi-purpose rooms.

The Town's industrial uses are focused in the southeast, south of O'Brien Road (Highway 60) and west of Whitton Road, and in the northwest along Lisgar Avenue (Highway 132).



Figure 1-4: Bonnechere River Trail (Source: Town of Renfrew, 2026)



At the time of writing this report, there are approximately 50 vacant Town-owned properties available for development.

1.4.5 Economy

In the 2021 Census, the Town reported a labour force of 3,365 people, a labour participation rate of 49.1%, an employment rate of 43.8%, and an unemployment rate of 10.5%. According to 2017 North American Industry Classification System (NAICS) data from the 2021 Census, the employment sectors with the greatest proportion of the labour force include:

- Health care and social assistance (570);
- Retail trade (520);
- Manufacturing (400);
- Construction (170);
- Educational services (195);
- Accommodation and food services (240);
- Public administration (145);
- Administrative and support, waste management and remediation services (145); and
- Professional, scientific and technical services (170).

Other sectors with smaller proportions of employment include:



- Other services (except public administration) (120);
- Transportation and warehousing (95);
- Finance and insurance (75);
- Information and cultural industries (40);
- Utilities (55);
- Real estate and rental and leasing (50);
- Wholesale trade (45);
- Arts, entertainment and recreation (35);
- Agriculture, forestry, fishing and hunting (40); and
- Mining, quarrying, and oil and gas extraction (15).

Key local industries within the Town of Renfrew include manufacturing, healthcare, advanced wood processing, and regional retail. Major public employers include the Renfrew Victoria Hospital, Bonnechere Manor, the Town of Renfrew, Renfrew County District School Board and Renfrew County Catholic School Board, and Ontario Power Generation. Major private employers include Walmart, Scapa Tapes, and ETM Industries, among others.

Regional economic drivers include Garrison Petawawa and the Canadian Nuclear Laboratories in Chalk River (located approximately 1 hour northwest of Renfrew), which is undergoing a significant multi-billion dollar campus modernization project, including expanded facilities and investment in research into emerging technologies like fusion energy and hydrogen. Other regional economic drivers include Arnprior Aerospace Inc. and Pacific Safety Products Inc., both multi-million dollar companies operating in Arnprior (located 30 km southeast of Renfrew).

Recent Commercial and Industrial Development Activity

Between 2016 and 2025, a total of 28 building permits were issued for non-residential development. These projects generated approximately 254,710 square feet of non-residential floor space during these years. A new Shoppers Drug Mart and Dollarama expansion are recent notable developments.

Future Commercial Development

Significant future commercial development will include the development of a vacant 0.55 hectare (1.36 acres) site along O'Brien Road at Mask Road with a proposed new hotel with approximately 65 guest rooms.



1.4.6 Cultural Heritage

The Town of Renfrew maintains a Municipal Heritage Register with buildings of historical or cultural importance. There are currently (16) buildings on the Renfrew Municipal Heritage Register which are designated under Part IV of the Ontario Heritage Act, including:

- McDougall Mill Museum, 65 Arthur Avenue (By-law 2-79), constructed in 1855 (**Figure 1-5**).
- Airth House, 301 Barnet Boulevard (By-law 7-79, amended by By-law 43-79), constructed in 1847
- Renfrew Fire Hall, 152 Plaunt Street (By-law 3-79), constructed in 1920
- Fraser House, 154 Quarry Avenue (By-law 52-82), constructed in 1913
- Mackay Building, 248 Raglan Street South (By-law 61-80), constructed in 1896
- Renfrew Post Office, 249 Raglan Street South (By-law 71-2017), constructed in 1908
- Fraser's Men's Apparel, 254 Raglan Street South, (By-law 44-81), constructed in 1901
- Fraser's Holdings, 262–268 Raglan Street South (By-law 49-83), constructed in 1897
- TD Bank, 270 Raglan Street South, (By-law 52-81), constructed in 1901
- Sidney's Discount, 274 Raglan Street South (By-law 58-80), constructed in 1897
- Rhonda Ann Fashions, 276 Raglan Street South (By-law 60-80), constructed in 1897
- Barnet Block, 278 Raglan Street South, (By-law 53-81), constructed in 1894
- Chown Building, 301 Raglan Street South (By-law 51-82), constructed in the 1800s
- O'Brien Apartments, 340 Raglan Street South (By-law 5-79; amended by By-law 42-79), constructed in 1909
- Swinging Bridge, Raglan Street North (By-law 14-83), constructed in 1895
- Renfrew Library, 13 Railway Avenue (By-law 4-79), constructed in 1915

Figure 1-5: McDougall Mill Museum (www.renfrew.ca, 2026)





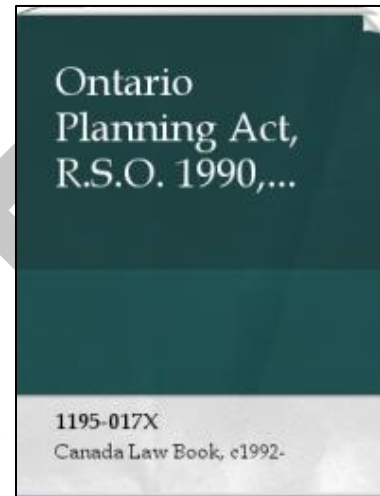
2.0 Planning Context and Policy Review

2.1 Planning Act

The Planning Act outlines the tools, methods and procedures that municipalities can use to plan for and regulate the use of land and buildings in Ontario. The Act also outlines the powers that municipalities can exercise through a CIP.

“Community improvement” is defined in Section 28 (1) of the Planning Act as:

“...the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary.”



Affordable housing is addressed in Section 28 (1.1) of the Planning Act, which states:

“Without limiting the generality of the definition of “community improvement” in subsection (1), for greater certainty, it includes the provision of affordable housing.”

Section 28 of the Planning Act allows municipalities whose Official Plans contain provisions regarding community improvement to prepare and adopt CIPs for designated Community Improvement Project Areas (Section 28 (2)).

A Community Improvement Project Area is the area to which the CIP applies, and is designated through a by-law passed by Council (Section 28 (3)) based on the following criteria:

“...age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reasons.” (Section 28 (1))



The broad nature of the definition provides municipalities with the flexibility to address specific local community improvement issues, such as downtown revitalization, as well as issues that are more generally present in a municipality at large, such as the presence of brownfields.

Where a by-law designating a Community Improvement Project Area has been passed, Council may adopt a plan in accordance with certain subsections of Section 17 of the Planning Act. Section 17 outlines the statutory process for adopting the document, including the provision of at least one public meeting, which must be held no earlier than 20 days after publishing the notice of the public meeting and making the CIP publicly available for review.

Under Section 17(15) of the Planning Act, the Ministry of Municipal Affairs and Housing and the upper-tier municipality, if applicable, must be consulted during the preparation of a CIP. When a CIP comes into effect, however, approval by the Minister is no longer required for the municipality to acquire land, provided the CIP provides for the acquisition and improvement of land (Section 28(3)). **The CIP may be used by the municipality to:**

“construct, repair, rehabilitate or improve buildings on land acquired or held by it in the community improvement project area in conformity with the Community Improvement Plan, and sell, lease or otherwise dispose of any such buildings and land appurtenant thereto.” (Section 28(6a)), and/or:

“sell, lease or otherwise dispose of any land acquired or held by it in the community improvement project area any person or governmental authority for use in conformity with the community improvement plan.” (Section 28 (6b))

This enables the municipality to directly intervene in making improvements to property, or to build new buildings and facilities, as needed.

Under Section 28(7), **the municipality may issue grants and loans to property owners and tenants to help pay for eligible costs.** “Eligible costs” is broadly defined to include:

“costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities” (Section 28(7.1)).



Under no circumstance can the amount of a grant or loan made in respect of particular lands and buildings exceed the eligible cost of the community improvement plan with respect to those lands and buildings (Section 28(7.3)).

The Planning Act also contains provisions that allow the municipality to enter into agreements concerning any grants or loans it may issue and permit the municipality to register the agreement against the title of the land (Section 28(11)).

Once Council is satisfied that a CIP has been carried out, Council may pass a by-law to dissolve the Community Improvement Project Area. Following the dissolution of the project area, any previously effected CIPs are rendered non-applicable (Section 28(13)).

In addition to Section 28, Section 69 of the Planning Act allows municipalities to reduce or waive the amount of a fee in respect of a planning application where it feels payment is unreasonable. Many CIPs offer application fee refunds as a financial incentive.

2.2 Municipal Act

The Municipal Act prohibits municipalities from directly or indirectly assisting any manufacturing business or other industrial or commercial enterprise through the granting of bonuses (Section 106(1)). Prohibited actions include:

- a) giving or lending any property of the municipality, including money;
- b) guaranteeing borrowing;
- c) leasing or selling any property of the municipality at below fair market value; or
- d) giving a total or partial exemption from any levy, charge or fee. (Section 106(2))

Section 106(3) of the Municipal Act provides an exception to the above, indicating that a municipality may exercise powers under Section 28(6), (7) or (7.2) of the Planning Act or Section 365.1 of the Municipal Act.

By including an exception to Section 106(1), the Municipal Act grants a municipality powers and tools for community improvement. These include tools related to the remediation and redevelopment of brownfield properties. Brownfield properties are considered to be properties that are (or are perceived to be) contaminated as a result of a prior land use (for example, a property where a Phase II Environmental Site Assessment has been conducted and which did not meet the standards specified under Section 168.4(1) of the Environmental



Protection Act). Section 365.1 of the Municipal Act enables municipalities to provide property tax assistance to eligible properties to offset all or part of remediation costs. **The Municipal Act also grants municipalities the authority to cancel or defer the municipal portion of property taxes on eligible properties.**

The Municipal Act does not specifically address the provision of financial assistance to residential properties. Typically, CIPs are intended to focus on commercial properties, but there are examples of CIPs that provide limited funding opportunities for particular types of residential properties (e.g. to help maintain historic residential properties or create new residential units).

Municipalities may also apply to the province to match the municipal tax rebate with the education portion of the property tax through its Brownfields Financial Tax Incentive Program (BFTIP). Under the program, the province can cancel all or part of the education property taxes of a property for up to three years. However, applicants to this program must obtain approval from the Minister of Finance, and there must be a CIP in place for the property before they may apply. It should be noted that other municipalities' experience with the BFTIP indicates that the application process can be complex and the turnaround time for a decision from the province can be considerable. However, the program should be considered for inclusion in the Town of Renfrew CIP. The municipality may choose to pursue a BFTIP on behalf of a landowner in a "trial run" and, if the process is too onerous, cease to use the program.

Section 107 of the Municipal Act outlines a municipality's powers to make grants, including the power to provide a grant in the form of a loan or by guaranteeing a loan, subject to criteria outlined in Section 106. Additional powers include:

- selling or leasing land for nominal consideration, or granting land;
- providing land owned and occupied by the municipality for use by anyone, upon terms established by council; and
- selling, leasing, or disposing of any municipal property at a nominal price, or by way of a grant, to provide for the use of the property on terms established by council.

Additionally, the Municipal Act permits municipalities to provide tax relief to owners of eligible heritage properties (Section 365.2). Municipalities may pass a by-law to establish a local program that provides tax reductions or refunds to owners of eligible heritage properties. To be eligible, properties must be designated under Part IV of the Ontario Heritage Act, or part of a Heritage Conservation District designated under Part V of the Ontario Heritage Act, or



subject to a separate heritage conservation agreement between the owner and the municipality. This type of program may be identified as a component of a municipal leadership strategy through a CIP. However, these grant programs are typically implemented and administered separately by municipalities from the CIP.

2.3 Ontario Heritage Act

The Ontario Heritage Act is relevant to the preparation of a CIP, as it may support heritage conservation through financial incentives or municipal leadership programs. Under Section 39(1) of the Act, municipalities may pass by-laws to implement separate grant or loan programs to help owners of heritage properties designated under Part IV of the Act to pay for alterations to the property, in accordance with the terms established by the by-laws.

As noted in **Section 1.4.6** of this Report, the Town of Renfrew maintains a Municipal Heritage Register, with 16 buildings currently designated under Part IV of the Ontario Heritage Act.

Recent changes to the Ontario Heritage Act through Bill 23, and subsequently Bill 200, provide that municipalities have until January 1, 2027 to issue a Notice of Intention to Designate (NOID) properties that were listed in a municipal heritage register as of December 31, 2022. Any properties removed because a NOID is not issued by January 1, 2027 cannot be relisted on the register for a period of five (5) years starting January 1, 2027 (i.e., not until January 1, 2032).

2.4 Accessibility for Ontarians with Disabilities Act

The Accessibility for Ontarians with Disabilities Act (AODA) establishes the framework for the development of province-wide, mandatory accessibility standards in all areas of daily life. It guides building design through amendments to the Ontario Building Code and also guides the design of public spaces that are considered to be “new construction” or are undergoing major changes to existing features. Revitalization and redevelopment efforts supported by the CIP will need to consider AODA standards.

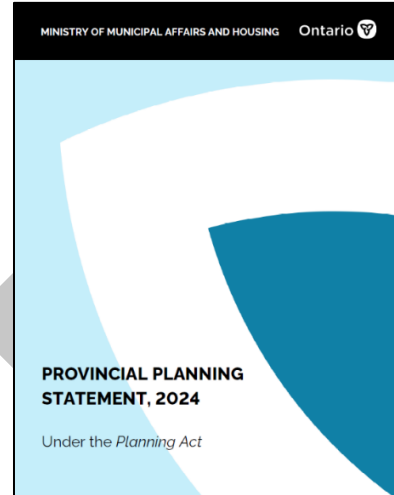
2.5 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024 and replaced the Provincial Policy Statement, 2020. The new PPS provides a streamlined province-wide land use planning policy framework that enables more housing to be built faster in a way that protects the environment, public health and safety and manages natural resources. All land use planning decisions in the Province of Ontario shall be consistent with the policies of the



PPS. Although the PPS does not explicitly reference CIPs, it **supports revitalization in municipalities through specific policies.**

Section 2.3.1 of the PPS promotes settlement areas as the focus of growth and development. Policy 2.3.1.3 states that “Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.”



The PPS defines “intensification” as:

“ the development of a property, site or area at a higher density than currently exists through:

- a) Redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.”

“Redevelopment” is defined as the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

The achievement of complete communities should be supported by accommodating an appropriate range of lands uses, housing options, and other uses to meet long-term needs; improving accessibility for people of all ages and abilities; and improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups (Policy 2.1.6. b).

The PPS also promotes the provision of affordable housing. Policy 2.2.1 a) requires that planning authorities provide an appropriate range and mix of housing options and densities to meet current and future demand by “establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and



coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing.”

With respect to housing, Policy 2.2.1. b) 2. of the PPS directs planning authorities, such as municipalities, to provide for an appropriate range and mix of housing options by permitting and facilitating all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment.

Regarding employment, **the PPS promotes economic development and competitiveness**, including by encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities (Policy 2.8.1 d).

The implementation of these PPS policies can be directly supported through the inclusion of specific Financial incentive Programs in the Town of Renfrew CIP.

2.6 Local Municipal Planning Context

Various municipal documents prepared by and for the Town of Renfrew contain recommendations or directions that should be considered in the CIP Review. These documents provide strategic direction on land use, community development, and infrastructure, helping to ensure that future planning decisions align with the Town’s priorities and provincial policies.

A review of the Town’s Strategic Plan, Official Plan, and current CIP is included in this section. An overview of other relevant municipal documents is included in **Section 2.7** of this Report.

2.6.1 Town of Renfrew Strategic Plan – Road to 2035

The Town of Renfrew “Strategic Plan – Road to 2035” establishes a clear mission and vision to guide decision-making through 2035. The Town’s mission is to “deliver quality services and maintain reliable infrastructure in a financially sustainable manner while building a safe and inclusive community.”

The strategic areas of focus and related action items identified by the Town that are most relevant to the CIP are summarized in **Table 2-1**.



Table 2-1: Town of Renfrew Strategic Plan – Strategic Areas of Focus and Actions

Strategic Area of Focus	Related Action	Relevance to CIP
The Town of Renfrew will support an accessible, supportive, and age-friendly community by advocating for community health and wellness through strategic partnerships.	Be a leader in making Renfrew an inclusive community by reviewing policies, programs, and services with a lens of equity, diversity, and inclusion.	An Accessibility Improvement Grant can be included in the CIP to facilitate accessibility improvements to commercial properties and businesses
The Town of Renfrew will be a leader in environmental stewardship for current and future generations.	Work with the provincial and federal governments to establish an Urban Provincial Park within the Town of Renfrew with opportunities for public access and recreation.	The CIP can reinforce these actions as recommended municipal leadership initiatives for public realm improvements.
	Examine opportunities to increase safe and accessible public use of the Bonnechere River and its riparian areas.	
The Town of Renfrew will promote a complete community approach to growth, including supporting a mix of land uses with commercial, industrial, residential, and mixed-use development.	Attract hotel, accommodation, commercial and industrial development to support jobs and economic development opportunities.	Financial incentive programs to support commercial and industrial development may be included in the CIP (e.g., property improvement grants, planning and building application fee rebates, Tax Increment Equivalent Grant)
	Implement the Town's Attainable Housing Action Plan and work with the development community and County of Renfrew on opportunities to increase the affordability, supply, and range of housing.	The CIP may include financial incentive programs to encourage housing development, such as affordable housing, additional residential units, multi-unit residential development, and rehabilitation / conversion of upper stories of commercial



Strategic Area of Focus	Related Action	Relevance to CIP
		buildings to residential units in the Downtown.
	Support the historical downtown business district through beautification and promotion, and the review of the Town's Business Retention and Expansion Program and Community Improvement Plan.	The CIP Review directly supports this action. Financial incentive programs targeting Downtown revitalization and beautification can be included in the CIP.
	Complete the Official Plan Review and Secondary Plans, including planning for infrastructure expansion in growth areas, supporting infill and redevelopment, and disposal and development of surplus Town-owned lands.	The CIP may include a Municipal Land Disposition Program to facilitate the sale of surplus lands for below market value.
The Town of Renfrew will take advantage of its strategic location for community development and growth.	Plan for the Highway 417 Expansion to attract new investment and population growth.	Ensure that the Community Improvement Project Area and available financial incentive programs include highway commercial areas.
	Complete and implement the Waterfront Master Plan, including recommended physical and programming improvements.	The CIP can include waterfront improvements as recommended municipal leadership initiatives for public realm improvements.
The Town of Renfrew will improve its transportation network through investment in rehabilitation, renewal, and expansion.	Increase the number of lane kilometers rehabilitated within the Town of Renfrew with specific focus on local and residential roads.	Specific transportation-related improvements can be included as recommendations for municipal leadership initiatives in the CIP.
	Complete the Hall Avenue Extension and Ma-te-Way secondary access.	
	Continue to invest in active transportation through	



Strategic Area of Focus	Related Action	Relevance to CIP
	appropriate expansions of the Town's sidewalks, multiuse paths, trails, and other pedestrian and cycling infrastructure.	

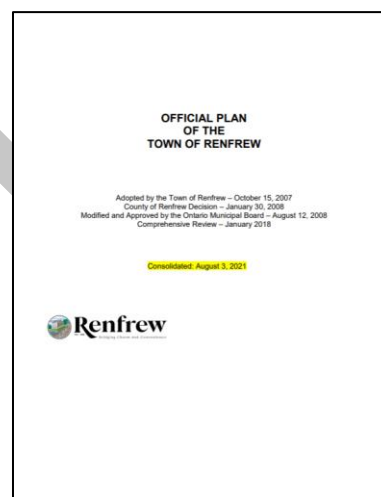
The Town's CIP Review will support the Strategic Plan by establishing a refined suite of Financial Incentive Programs to support economic development and business growth and attraction in Renfrew. Further, the Town's various planned actions for infrastructure, facility, and public realm renewal and improvements can be supported by including recommendations for municipal leadership initiatives in the updated CIP, to complement private investments.

2.6.2 Town of Renfrew Official Plan (August 3, 2021 Consolidation)

In effect at the time of writing this report, the existing Town of Renfrew Official Plan ("OP") was adopted on October 15, 2007, approved by the County of Renfrew on January 30, 2008, and modified and approved by the Ontario Municipal Board on August 12, 2008. A comprehensive review was completed in January 2018 and the Official Plan was consolidated as of August 3, 2021.

The OP provides for a range of permitted uses within the land use designations listed below, and illustrated on the Land Use Schedule to the Plan:

1. Residential;
2. Downtown Commercial;
3. Commercial;
4. Industrial;
5. Mineral Aggregate;
6. Waste Disposal;
7. Environmental Protection;
8. Parks and Recreation / Open Spaces; and
9. Designated Growth Area.





Section 1.4 Purpose and Objectives of the Plan establishes the Town's purpose and objectives upon which to policy framework is based. Key objectives relevant to the CIP include:

1. To strengthen and diversify the Town's economic base within municipal servicing limitations.
2. To support a prosperous local economy by providing opportunities for economic development, and investment and diversification in the Town in a manner that foster entrepreneurialism, competitiveness and a positive and attractive business environment. [...]

Section 1.4(2) further outlines key economic development directions, including the following with particular relevance to the CIP:

- (a) Promote efficient development and land use patterns which sustain the financial well-being of the Town over the long term;
- (b) Provide for a broad range of employment and commercial uses and alternative development standards, where appropriate;
- (c) Maintain and where possible, enhance the vitality and viability of the downtown and main street;
- (d) Ensure that a sufficient supply of employment lands are available for development at all times and in appropriate locations;
- (f) Promote the redevelopment of brownfield sites;
- (g) Encourage opportunities for a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents and visitors in the Town; and
- (i) Encourage the protection of the Town's cultural heritage in order to maintain and enhance economic and tourism opportunities.

These policies align with CIP objectives as they collectively support business attraction and retention, planning for employment lands, brownfields redevelopment, downtown vitality, and cultural heritage protection.

Community improvement objectives and policies to address physical, social, and economic challenges in the community are set out in **Section 15.10 Community Improvement**. The OP identifies community improvement as a key implementation tool to support economic revitalization and infrastructure enhancement.



Section 15.10(1) designates the entire Town of Renfrew as a Community Improvement Area, for which detailed Community Improvement Plans may be prepared.

Section 15.10(1) also sets out the criteria for Community Improvement Plans, including:

- (a) “A need to improve municipal services such as roads, sidewalks, street lighting, parking, sewers, water supply, parks and recreation, community facilities, the waterfront areas or streetscaping. Improvements may apply to some or all of the listed services.
- (b) The cleanup and redevelopment of brownfield properties (if applicable) will be facilitated.
- (c) The phasing of improvements corresponds to the timing of improvements by the County and/or senior governments and is within the financial capability of the local municipality.
- (d) A significant number of buildings in an area show signs of deterioration and need of repair.
- (e) Improvements to the overall streetscape, visual appearance or aesthetics.
- (f) Improvements will have a significant impact on strengthening the economic base of the community.
- (g) The presence of incompatible land uses.
- (h) Affordable housing
- (i) Heritage conservation”

Section 15.10(2) further establishes five (5) districts, being key geographic areas adopted through the CIP within which different financial incentives are made available, including:

- 1. Downtown Core District** – consisting of properties fronting on Raglan Street South, the Town’s main street, and subject to the broadest range of financial incentive programs;
- 2. Downtown Periphery** – comprising commercial and mixed use properties on Argyle Street South, Plaunt Street South, north of the core and south of the Bonnechere River, with a focus on promoting parking area, landscaping, and accessibility improvements;
- 3. Stewart Street Commercial District** – including commercial and vacant properties along Stewart Street at the north end of the Town, which are in need of redevelopment and improvements to reflect the Town’s major gateway into the community;
- 4. O’Brien Road / Veteran’s Memorial Boulevard Commercial District** – consisting of properties fronting on O’Brien Road, which are highly visible and located along the Town’s principal gateway to the downtown; and



- 5. Town-Wide District** – to enable brownfields incentive programs to apply throughout the Town.

2.6.3 Town of Renfrew Draft Official Plan (May 2026)

The Town of Renfrew has recently undertaken an Official Plan Review, which culminated in the Final Draft Official Plan (OP) (May 2026) being adopted by Council on May 12, 2026. It has been approved by the County of Renfrew, with some modifications, and is currently within the 20-day appeal period, ending July 13, 2026.

The following key policy changes relevant to the CIP are included in the Final Draft OP:

- **Objective 2 in Section 1.4 Purpose and Objectives of the Plan** has been revised with the following additional economic development directions:
 - “(d) Pre-designate lands for employment (industrial) and commercial uses wherever possible and appropriate;
 - (e) Ensure that strategic employment areas and commercial development lands are “investment ready” (i.e. appropriate zoning, serviced and ready for site plan control); and
 - (k) Encourage the establishment of hotels and tourist accommodations within the community, using an “investment ready” approach.”

Section 15.10(1) Community Improvement, which sets out criteria for CIPs, has been updated to include:

- (b) “the provision of new services such as EV charging stations and other infrastructure related to mitigation or adaptation to a changing climate.”
- (i) “Affordable housing, enhancement of existing housing stock and the provision of additional residential units.”

2.6.4 Renfrew East Secondary Plan (2025)

The Renfrew East Secondary Plan (“Secondary Plan”) was approved as Official Plan Amendment No. 14 through By-law 24-2025 on March 25, 2025. It provides a comprehensive framework to guide phased development of the Renfrew East Secondary Plan Area (“Plan Area”) over a 30-year planning horizon, to 2055. The Secondary Plan provides a vision, objectives, policies, and Schedules for the Plan Area, and forms parts of the Official Plan.



The Plan Area (see **Figure 2-1**) includes approximately 102 ha, of which 87 ha are Town-owned, and is generally bounded by the Algonquin Trail and O'Brien Road to the north, Gillan Road to the west, Highway 17 to the east, and the Renfrew / Horton municipal boundary to the south. Approximately 100 ha are currently undeveloped, with the majority being comprised of active agricultural uses. The Plan Area's strategic location includes frontage on the Highway 17 corridor, as well as a planned Highway 417 interchange. This represents a significant opportunity for large scale commercial and industrial development, and the extension of existing commercial and industrial uses along O'Brien Road and the Mask / Booth / Innovation block to the east.

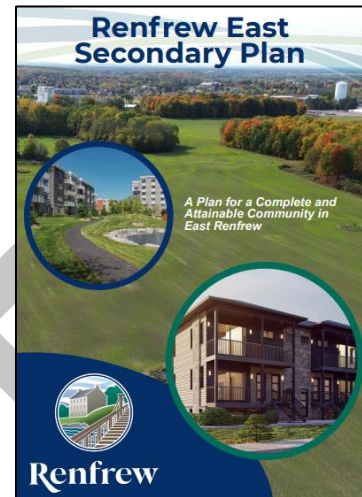
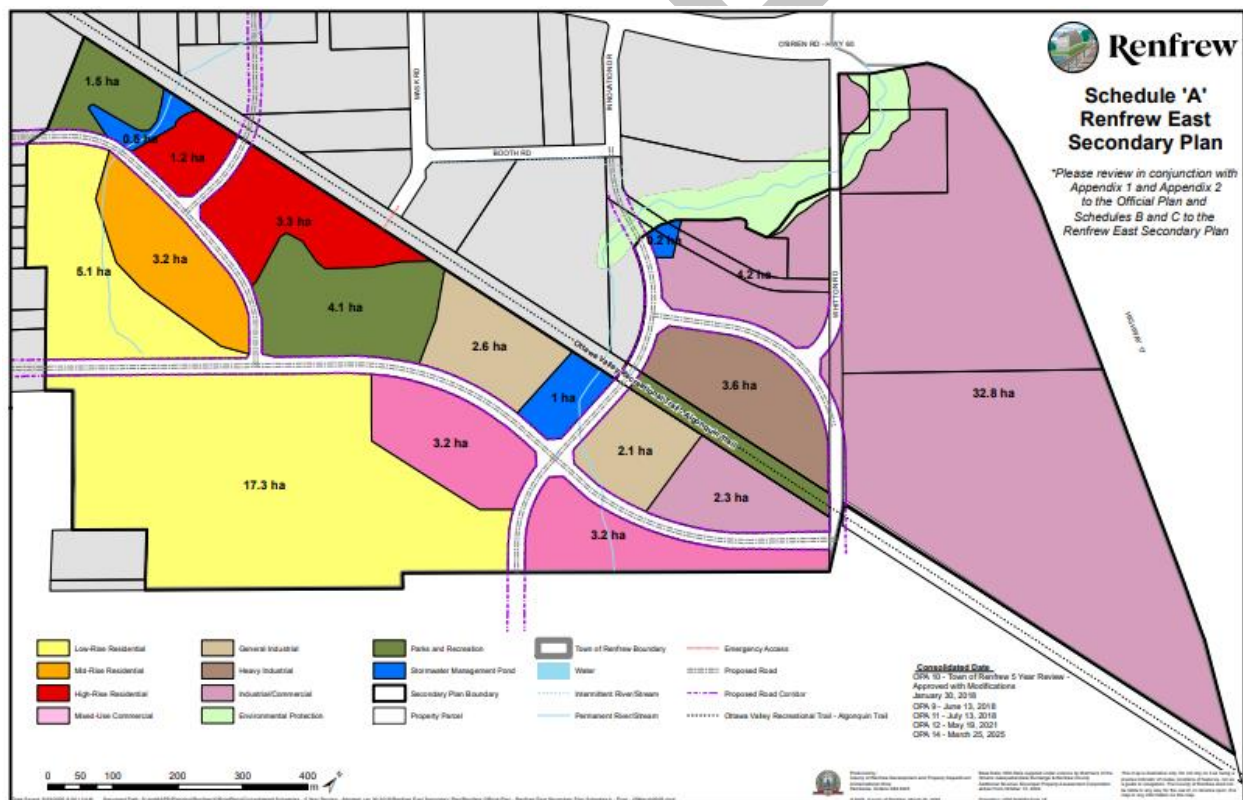


Figure 2-1: Schedule A – Renfrew East Secondary Plan (2025)



The vision for the Plan Area is to establish an easterly extension of the Renfrew urban area with a mix of low-rise (3 storeys) to high-rise (6 storeys) residential, commercial, employment, and



parks and open space uses, which differs from the previous designation and zoning of the lands as exclusively industrial and commercial.

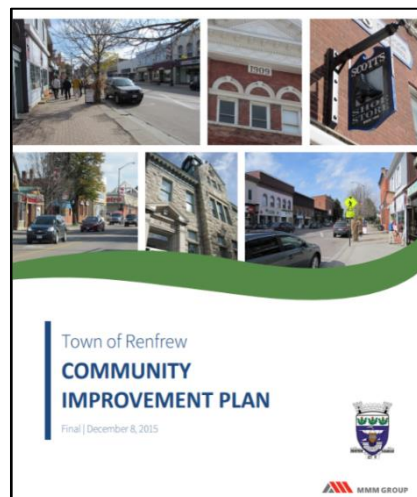
The land use framework promotes a diversified and flexible development pattern, transitioning from historically industrial designations toward a broader mix of residential, mixed-use, and commercial functions. Residential areas are planned to accommodate a range of building forms and densities, while mixed-use corridors are intended to support pedestrian-oriented development with integrated commercial and residential uses. Highway-oriented commercial and industrial uses are concentrated in prominent locations to capitalize on visibility and accessibility, supporting local and regional economic activity.

The Secondary Plan incorporates comprehensive infrastructure and transportation policies, including the development of a collector road network, extensions to existing roads, and integration with regional infrastructure such as the Highway 417 corridor. Provision is made for the phased extension of municipal servicing, including water, wastewater, and stormwater management systems, to ensure that development proceeds efficiently and in alignment with available capacity.

Development is to occur in a phased and sequential manner over four (4) Phases, prioritizing areas with existing infrastructure connections and expanding outward over time. The Secondary Plan also emphasizes environmental protection and urban design, including the retention of natural features, integration of parkland and multi-use pathways, and the creation of complete, walkable neighbourhoods. Collectively, these policy directions establish a structured approach to growth that supports long-term sustainability, economic development, and community livability.

2.6.5 Town of Renfrew Community Improvement Plan (2015)

The Town of Renfrew's existing CIP was adopted on December 8, 2015, as a long-term strategy to revitalize the community, improve quality of life for residents, better utilize underdeveloped properties, and promote private investment in land and buildings. The CIP outlines the legislative framework, vision, goals, and objectives for community improvement, and identifies municipal leadership initiatives





and Financial Incentive Programs to stimulate private-sector investment.

The following statement establishes the long-term vision for community improvement activities in the Town of Renfrew:

“The Town of Renfrew is a beautiful, complete, and historic community. The Town represents a key commercial service centre and activity hub within Renfrew County, offering a high quality of life and a variety of shops, services and recreational opportunities. The historic main street is renowned as a unique shopping destination, exemplified by the Town’s historic buildings, high-quality streetscape and specialized shops. The historic downtown takes advantage of the Town’s proximity to Ottawa; the Town of Renfrew functions as a gateway between Ontario's east, west and its north connecting the Nation’s Capital, cottage country and many of Ontario's most visited wilderness destinations.”

The goals of the CIP include:

1. The Town of Renfrew’s vibrant downtown core, and particularly historic Raglan Street South, is the heart of the Town, and is an attractive place to work, live and visit.
2. The Town of Renfrew’s community character is bolstered by attractive and well maintained historic buildings.
3. The Town of Renfrew is a well-connected community that promotes healthy living by minimizing physical barriers to accessibility and maximizing walkability for all.
4. The Town of Renfrew has a strong identity and sense of place and is an attractive, well-known destination for visitors and day tourists.
5. Remediate brownfield sites and underutilized sites to create opportunities for compatible infill and intensification, particularly in proximity to Raglan Street South and the historic downtown area.

The individual goals are each supported by a series of objectives, such as:

- Promoting the redevelopment of underutilized properties;
- Beautification, streetscaping, and building improvements;
- Encouraging the continued use and rehabilitation of historic buildings;
- Creating distinctive gateways; and



- Promoting brownfields redevelopment, among others.

Town of Renfrew Community Improvement Project Area

The Community Improvement Project Area (CIPA), as designated by by-law, conforms with the Official Plan and includes the entire municipal boundary, as illustrated in **Figure 2-2**. The CIPA includes the five (5) Districts, previously described in **Section 2.6.2** of this Report:

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

Existing Municipal Leadership Initiatives

Section 4 of the CIP includes a Municipal Leadership Strategy, comprising a series of recommended actions, projects, programs, and tools that may be undertaken by the Town to improve the community, as a complement to private improvements undertaken by individual property owners. Specific recommended initiatives include:

- Undertaking a Downtown Urban Design Study / Guidelines and Streetscape Master Plan;
- The introduction of Heritage Property Tax Incentives, which would be established through a separate by-law but could complement other heritage-focused CIP incentives;
- Gateway improvements at the intersection of O'Brien Road (Highway 60) and Highway 17 / 417, and at Stewart Street and Highway 132;
- A Sign By-law update, with requirements for downtown and pedestrian-oriented signage;
- Completion of a Downtown Parking Study and Strategy, to analyze parking supply and demand and make recommendations to optimize the utilization of existing parking;
- The establishment of a Municipal Heritage Committee in accordance with Section 28 of the Ontario Heritage Act, to advise Council on heritage conservation matters, including designations under Part IV (buildings) and Part V (heritage conservation districts).

Existing Financial Incentive Programs

Table 2-2 provides a summary of the seven (7) existing Financial Incentive Programs which are currently available under the existing CIP, and which will be reviewed, and potentially modified, as part of the CIP Review.



Figure 2-2 : Town of Renfrew Community Improvement Project Area (CIP, 2015)

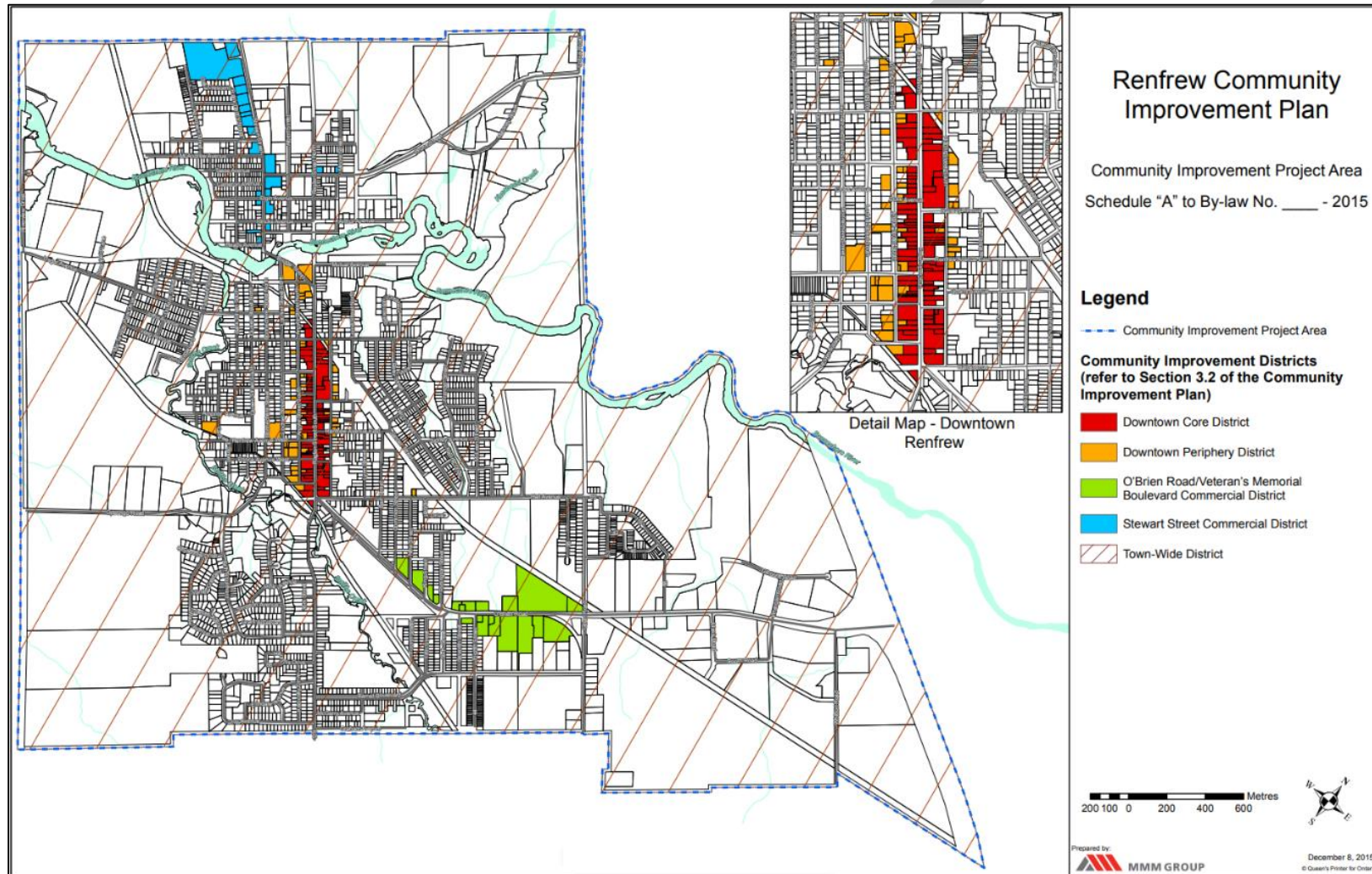


Table 2-2: Town of Renfrew CIP (2015) Financial Incentive Programs

Financial Incentive Program	Purpose	Amount	Applicable Districts
Accessibility Improvement Grant	To promote improvements to properties, including access ramps, entryway widening, as well as levelling or repairs to pathways and stairs, exceeding the applicable requirements of the Ontario Building Code.	Up to 50% of the eligible costs, up to a maximum of \$3,500.	• Downtown Core District • Downtown Periphery District • Stewart Street Commercial District • O'Brien Road/Veteran's Memorial Boulevard Commercial District
Façade, Building and Signage Improvement Grant	To encourage the rehabilitation, repair and/or improvement of buildings and façades on the part of property owners and tenants, along with the improvement of signage, and the installation of pedestrian-scaled, attractive signage.	Up to 50% of the eligible costs, to a maximum of \$5,000, for a façade or building improvement. Up to 50% of the eligible costs, to a maximum of \$2,500, for signage improvement.	• Downtown Core
Planning and Building Permit Fee Grant	To encourage sensitive, attractive and desirable infill development and redevelopment by reducing the costs involved with making improvements to private property.	1. Planning Fee Grant: A maximum of \$2,500 to cover the cost of minor variance applications, zoning by-law amendment applications or site plan applications. The grant may equal 100% of the Town's fees, provided it does not exceed \$2,500. The grant cannot exceed 50% of the eligible costs.	• Downtown Core District • Downtown Periphery District • Stewart Street Commercial District

Financial Incentive Program	Purpose	Amount	Applicable Districts
		2. Building Permit Fee Grant: A maximum of \$2,500 to cover the cost of building permit fees or demolition permit fees. The grant may equal 100% of the Town's fees, provided it does not exceed \$2,500. The grant cannot exceed 50% of the eligible costs.	
Property, Landscaping and Parking Area Improvement	To encourage property owners and tenants to improve their property, including landscaping, parking areas, pedestrian connections, sidewalk cafés/patios and other improvements.	Up to 50% of the eligible costs, to a maximum of \$3,500.	• Downtown Core District • Downtown Periphery District • Stewart Street Commercial District • O'Brien Road/Veteran's Memorial Boulevard Commercial District
Tax Increment Equivalent Grant	To encourage desirable and attractive infill development and redevelopment in the Town. The Grant cannot be combined with any other grant in the CIP.	Grants will be equal to a percentage of the municipal property tax increase after property reassessment, resulting from development, redevelopment or major improvements, and will be paid to the owner each year for a maximum of 10 years at the sole discretion of the Town.	• Downtown Core District • Downtown Periphery District • Stewart Street Commercial District
Environmental Study Grant Program	To promote the completion of studies with respect to environmental	Up to 50% of the cost to complete a study (or studies), to a maximum of	• Town-wide District



Financial Incentive Program	Purpose	Amount	Applicable Districts
	conditions of brownfield properties by owners that otherwise may not occur due to cost premiums associated with these assessments.	\$5,000 property. Eligible studies include: Phase II and III Environmental Site Assessments; Remedial Work Plan; Risk Assessment Plan.	
Brownfield Property Tax Assistance Program	Offering tax assistance to owners of brownfield properties to encourage the cleanup and redevelopment of these properties.	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 <u>Municipal Act</u>. In addition, the Town may apply for a Provincial Tax Assistance on behalf of the owner to cancel or freeze all or a portion of the education portion of property taxes.	• Town-wide District



Recent CIP Successes

Between January 2023 and January 2025, the Town of Renfrew awarded over \$30,800 in grants to eight (8) business and property owners. The most popular grants over this time included the Property, Landscaping, Parking Area Improvement Grant and Façade Improvement Grant.

2.6.6 Town of Renfrew Zoning By-law 46-2010 (Approved by Council September 27, 2010; Office Consolidation August 18, 2025)

The current Town of Renfrew Zoning By-law 46-2010 was approved by Town Council on September 27, 2010 and last consolidated on August 18, 2025; a review of the Zoning By-law is currently being undertaken by the Town. Section 4 Zone Classifications establishes the 13 operative Zones across the Town, illustrated on Schedule A. The Zoning By-law establishes:

- How land may be used;
- Where buildings and structures can be located on a property;
- Permitted land uses within each Zone; and
- The lot sizes and dimensions, parking requirements, buildings heights, and setbacks from streets, adjacent properties, and watercourses.

The properties within the Town's existing designated Community Improvement Project Area that are eligible for Financial Incentive Programs are primarily zoned Residential Two (R2), Downtown Commercial (C1), General Commercial (C2), Light Industrial (M1), and Community Facility (CF). However, the Town-wide District applies to all properties that are considered brownfields, regardless of their existing zoning.

2.7 Other Local Planning Considerations

Table 2-3 provides brief summaries of other local plans and studies prepared by or for the Town of Renfrew that are particularly relevant for consideration in the CIP Review, including the following:

- Asset Management Plan (2025);
- Master Transportation Plan (December 2024);
- Parks and Recreation Master Plan & Waterfront Master Plan (July 2024);
- Arts, Culture and Heritage Master Plan (May 2024); and
- Attainable Housing Action Plan (2023).

Table 2-3: Review Table – Town of Renfrew Plans and Studies

Summary of Plan / Study	Relevance to the CIP Review
Town of Renfrew Asset Management Plan (AMP) (2025)	
- The Town of Renfrew AMP is updated annually to identify the Town's infrastructure replacement needs, funding gaps, and strategies to ensure sustainable service delivery for current and future residents. It provides detailed data on the current state of the Town's assets, such as roads, municipal water and wastewater systems, and green assets (e.g., parks, trails, recreational facilities), which can inform priority areas that require investment or revitalization through municipal leadership initiatives. - It identifies a series of asset categories in the Town, with a total replacement cost of \$490 million (2025), and anticipated annual funding requirements. - Condition assessments show the following: - Fair to good condition of the street network, with larger arterial streets being in good to excellent condition. Rehabilitation priorities include collector streets (e.g., Munroe, Harry), and connecting local streets; - Water and wastewater capacities are more than double the present requirements of the Town; however, 30% of water linear assets and 23% of wastewater linear assets are nearing their end of life. - The AMP identifies an annual funding gap for infrastructure replacement costs of \$6.8M, which is not supported by capital support from the Town, the Province, or federally. Recommendations to address the funding gap include increasing capital funding by 20% per year for the next 10 years.	- The CIP can be used to recommend municipal investment within the CIPA, contributing to meaningful community revitalization, increasing the Town's tax base, and bolstering Renfrew as an attractive place to live and do business. - While the CIP primarily supports revitalization through investment by private property owners, the AMP ensures that the foundational infrastructure is in place to support future growth and development. Specific recommended municipal leadership initiatives should be identified in the CIP, to complement private improvements funded in part by the CIP Financial Incentive Programs.
Town of Renfrew Master Transportation Plan (MTP) (December 2024)	
The Town of Renfrew MTP addresses the need for expansion of the Town's transportation network to serve development needs over the next 20+ years. Closures of the CN and CPKC Railway corridors, and the planned Highway 417	Key recommendations for upgrades to transportation infrastructure that are included in the MTP can be referenced as potential municipal



Summary of Plan / Study	Relevance to the CIP Review
extension from Arnprior to Renfrew, are identified as catalysts to accelerating growth in the Town. • Its strategy focuses on prioritizing multi-modal infrastructure (especially active transportation and complete streets) and phased investments to enhance safety, accessibility, economic development, and environmental sustainability over time. • Identifies key infrastructure needs: added road capacity, new river crossings, intersection upgrades, and better links to Highway 17/417. • Section 15.0 Projects identifies short-, medium-, and long-term improvements, such as: new East and West Bonnechere River crossings; arterial intersection improvements; Raglan Street Bridge replacement; new collector roundabouts; and new roads to connect significant future development areas. • Section 15.1 Active Transportation identifies actions for improvements to multi-use pathways, sidewalks, trails, parking facilities, and cycling facilities.	leadership initiatives in the CIP that can contribute to the CIP's economic development goal. This may include: ○ Improving wayfinding and signage in the Town to enhance tourism; ○ Advertising businesses along the Algonquin Trail and Millenium Trail; ○ Increase downtown parking spaces through the construction of new municipal parking lot(s); and ○ Provide parking signage to direct residents / visitors to parking off the downtown main street.
Parks and Recreation Master Plan & Waterfront Master Plan (July 2024)	
• The Town's Parks and Recreation Master Plan & Waterfront Master Plan ("the Master Plan") aims to guide Council and staff in the delivery and development of parks, rails, recreation programs, events, infrastructure, services, and investment through 2034. The Master Plan was prepared concurrently with the Arts, Culture, and Heritage Master Plan. • The combined Master Plan vision is "to provide affordable recreation opportunities that aim to maximum participation and contribute to a healthier community, thereby achieving the greatest public good and benefit for all residents." • Key recommendations for actions related to economic development include: ○ Build communications to generate broad-based awareness of available services in all areas of parks and recreation in the community;	• Public realm and wayfinding improvements related to parks and recreation, and the Town's waterfront, can be identified as potential municipal leadership strategies.



Summary of Plan / Study	Relevance to the CIP Review
- Consider a study to investigate the potential to develop a unique outdoor water play facility at Ma-te-Way Park, with features to attract regional and visitor use; - Improvements to the Renfrew boat launch related to accessibility, storage, designated parking, tourist information, and interpretative signage; - Improvements at existing waterfront parks, such as naturalization, public safety, public gathering spaces and facilities, new cafes or restaurants, public art, lookouts, trail improvements and expansions; - New gateway features and improvements, such as landscaping, signage, paving, and public art at specific points along Raglan Street, Stewart Street, Hincks Avenue, and the Algonquin Trail; and - Development of a continuous Waterfront Trail along the Bonnechere River, linking key destinations, and featuring enhancements at key locations (e.g., boardwalks).	
Arts, Culture and Heritage Master Plan (May 2024)	
- The Arts, Culture and Heritage Master Plan (“ACH Master Plan”) aims to build a vibrant, inclusive arts, culture, and heritage sector that strengthens community identity, supports economic growth, and enhances quality of life. - It prioritizes expanding programming, establishing cultural infrastructure (e.g., an Arts Council), and improving access, communication, and volunteer capacity. - The ACH Master Plan follows a phased implementation strategy that leverages existing assets, activates public spaces, promotes inclusion, and builds long-term community capacity. Specific recommendations include: - Redevelop and activate Low Square and key sites as cultural / event spaces (e.g., amphitheatre, markets, programming); - Create a Welcome Centre and tourism hub (“Renfrew Rendezvous”) and strengthen heritage / tourism assets (e.g., museum, trails, waterfront);	- Specific cultural and heritage-related improvements can be identified as potential municipal leadership strategies. - One or more Financial Incentive Programs to encourage the rehabilitation of privately-owned designated heritage buildings can be included in the CIP, as a complement to the Town’s efforts on cultural and heritage improvements in the public realm.



Summary of Plan / Study	Relevance to the CIP Review
○ Repurpose existing facilities (e.g., Cultural Activity Room, Museum, Town assets) to support arts, events, and community use; ○ Enhance heritage storytelling, public art, and wayfinding (e.g., murals, interpretive panels, themed corridors).	
Attainable Housing Action Plan (2023)	
• The Town of Renfrew faces housing affordability, aging population, low incomes, and limited supply, with growth expected from regional changes. • The goal of the Action Plan is to provide a full range of housing types and densities across the housing continuum to meet current and future needs. It focuses on increasing supply, improving processes, strengthening partnerships, and updating policies / programs. • “Affordable housing” is defined in the Action Plan, consistent with the definition in the Provincial Planning Statement, 2024, and generally means housing that costs less than 30% of a household’s before-tax income. • Key issues include a shortage of affordable rentals, accessible units, supportive housing, and development capacity, impacting residents and economic growth. • Recommendations which can be supported by the CIP include: ○ Use surplus municipal land (and develop property profiles for advertising of available land), CIP incentives, and financial tools (e.g., tax relief, fee waivers) to stimulate affordable housing; ○ Support conversions of non-residential buildings to residential (e.g., hotel/motel for supportive housing), additional dwelling units, and redevelopment of existing properties; and ○ Improve delivery via developer engagement, streamlined approvals (e-permitting), and public-private partnerships.	• The CIP can include a series of Financial Incentive Programs to incentivize housing, including affordable housing, additional dwelling units, municipal surplus land disposition through Expressions of Interest for affordable housing, conversion of existing non-residential buildings / properties into housing, among others.



3.0 CIP Opportunities

This Section presents a summary of preliminary opportunities for consideration in updating the Town of Renfrew's CIP. These opportunities have been identified through a review of:

- Local planning considerations in Renfrew, based on the information presented in **Section 2.0** of this Report;
- A review of the most successful programs implemented through the existing 2015 CIP, as described in **Section 2.6.5** of this Report;
- Current CIP approaches and Financial Incentive Program offerings in other municipalities across Ontario; and
- Input received from Town staff on community improvement needs and priorities.

3.1 Scan of CIP Approaches

This Section provides a scan of current CIP approaches in Ontario, with particular attention to the types of Financial Incentive Programs that are being included in CIPs to facilitate increased housing development and heritage improvements across Ontario municipalities, and enhance overall quality of life for residents by fostering vibrant and resilient communities. These CIP approaches offer valuable insights into the CIP elements that may contribute to successful economic development in the Town of Renfrew, and to assess gaps in the Town's existing Financial Incentive Programs included in its current CIP.

3.1.1 Housing-focused CIP Programs

Table 3-1 presents an overview of Financial Incentive Programs in select municipal CIPs across Ontario that are specifically focused on encouraging the development of housing units, with a particular focus on facilitating affordable housing.



Table 3-1: Overview of Current Municipal Housing-focused CIP Programs

*Denotes that the municipality's CIP was associated with, or funded in part by, the Federal government's Housing Accelerator Fund (HAF).

Housing 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
City of Pembroke CIP (2026)	Additional Residential Units Grant: To support the development of additional residential units on the same property as a single detached, semi-detached, or townhouse dwelling.	Grant of up to 50% of eligible costs, to a maximum of \$10,000 per additional residential unit.
	Affordable Housing Grant: To encourage the development of new affordable residential units (rental or ownership).	Grant of up to 50% of eligible project costs, to a maximum of \$10,000 per affordable residential unit.
	Downtown Housing Grant: To encourage the creation of new residential units and to improve the condition of existing upper-storey or rear residential units within mixed-use buildings in downtown Pembroke.	Grants equal to 50% of the construction costs of each unit to a maximum of \$10,000 per unit, to a maximum of two (2) units per eligible address.
	Multi-Unit Housing Grant: To support multi-unit residential development consisting of the creation of a minimum of five (5) or more new dwelling units (rental or ownership).	Grant of up to 100% of eligible costs up to a maximum of \$5,000 per dwelling unit.
City of Kenora CIP (2026)	Additional Residential Units Grant: To support the development of additional residential units on the same property as a single detached, semi-detached, or townhouse dwelling.	Grant of up to 50% of eligible costs, up to a maximum of \$10,000 per additional residential unit.
	Multi-Unit Housing Grant: To support multi-unit residential development consisting of the creation of a minimum of five (5) or more new dwelling units (rental or	Grant of up to 50% of eligible costs up to a maximum of \$5,000 per dwelling unit, with an additional maximum of

Housing 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	ownership), which may include the development of new affordable dwelling units.	\$10,000 per affordable dwelling unit (i.e., up to a total maximum of \$15,000 per affordable dwelling unit).
	Residential Conversion and Intensification Grant – Upper Storey(s): To promote the renovation and conversion of upper storey units to new residential units (rental or ownership).	Grant of up to 50% of the cost of renovating and converting units located on the second storey or higher to a residential use, up to a maximum of \$10,000 per dwelling unit.
Housing for Hamilton CIP* (2024)	Additional Dwelling Unit and Multi-Plex Housing Incentive (ADU-MHI): To support the development of Additional Dwelling Units or Garden Suites on the same property as low-density houses or the creation of multi-plex dwellings with six (6) or less units.	Cost of each building permit, up to a maximum of \$2,000 per permit; and/or A 15-year Forgivable Loan of \$25,000 per Eligible Unit(s), up to a maximum of \$150,000
	Housing Acceleration Incentive (HAI): To support the creation of seven (7) or more net new housing units and/or affordable rental housing units on sites which have been the subject of a City-led land use planning initiative that occurred after April 7, 2022**, and which removed barriers in order to support new housing creation. **Date that the City received Social Services Relief Funding from Ministry of Municipal Affairs and Housing.	Grant of \$35,000; and/or A 15-year Forgivable Loan of \$25,000 per Eligible Unit(s), up to a maximum of \$2,500,000
	Roxborough Access to Homeownership Grant (RAHG): To support the provision of homeownership units at below-market prices to enable greater access to homeownership	Grant equal to the value of the municipal Development Charges owed for the unit(s).



Housing 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	and contribute to more housing options within the Roxborough community specifically.	
	Roxborough Rental Housing Loan (RRHL): To support the creation of new residential rental units which meet a specific rent threshold and contribute to the broader spectrum of housing options within the Roxborough community specifically.	A forgivable loan equal to the value of municipal Development Charges owed, forgiven on a pro-rated basis in a minimum amount equal to 1/10 th the value of the principal loan plus interest (or other fraction as required dependent on the term of the loan).
Thunder Bay Housing CIP* (2024)	Additional Dwelling Units Grant: To incentivize the development of Additional Dwelling Units that contribute to the supply of rental housing.	Grant up to a maximum of 100% of eligible costs to a maximum of \$20,000 per unit
	Housing Rehabilitation and Conversion Grant: To support renovations that bring existing residential units up to Ontario Building Code, and the conversion of commercial / mixed-use buildings to residential rental units.	Grant up to a maximum of 100% of eligible costs to a maximum of \$25,000 per unit
	Multi-Unit Residential Grant: To incentivize the development of multi-unit residential buildings.	Grant up to a maximum of 100% of eligible costs to a maximum of \$25,000 per unit above the 70% density threshold of the zone, up to a maximum of \$300,000 per property. Funding is only provided for the units above the 70% density threshold (e.g., if you may construct a maximum of 6 units on a lot, and you build 5 units, 70% of the maximum density is 4.2 units, and therefore you would be funded for 0.8 units over maximum density).



Housing 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	Planning and Building Permit Fees Grant: To encourage a range of housing options by offsetting the cost of applications and permits.	Grant up to a maximum of \$10,000 per project and/or property.
	Servicing Grant: To support municipal servicing upgrades for additional dwelling units that contribute to the supply of rental housing.	Grant up to a maximum of 100% of eligible costs up to a maximum of \$10,000, where municipal servicing upgrades are required to satisfy current City standards.
Municipality of Wawa CIP (2024)	Housing Feasibility and Development Grant: To assist with the cost of undertaking professional studies to determine a housing project's feasibility prior to construction, and to support required planning and technical studies and plans.	Grant for up to 50% of professional fees required to prepare an eligible study, to a maximum of \$5,000, or as determined by Council.
	Residential Intensification Grant – Upper Storey(s): A grant per new residential dwelling unit (rental or ownership) created, intended to encourage property owners to create new residential dwelling units on upper storeys only through new development or addition to existing buildings.	Grant for up to 50% of construction costs per new residential dwelling unit created, up to a maximum of \$5,000 per unit and a total maximum of \$20,000 for all new residential dwelling units created, or as determined by Council.
	Residential / Office Rehabilitation and Conversion Grant – Upper Storey(s): To offset the cost of rehabilitating and converting existing upper storey units above an existing commercial use to residential dwelling units or office uses.	Grant for up to 50% of construction costs, up to a maximum of \$5,000 per unit and a total maximum of \$20,000 (or four units), or as determined by Council.



Housing 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
Town of Prescott CIP (2023)	Large Scale Residential Development Permit & Application Fees Grant Program: To support the construction of rental and owned multi-unit residential developments with an affordable housing component through the redevelopment or conversion of underutilized properties, and the infilling of vacant properties.	Grant for \$1,000 or 10% of municipal planning applications or building permits, whichever is higher, to a maximum of \$50,000.
	Large Scale Residential Development Property Tax Increment Grant Program: To provide financial grants for the improvement or redevelopment of lands and/or buildings resulting in an increased property assessment.	Up to 50% of the increase in municipal realty taxes paid annually for a maximum period of 5 years, to a maximum of \$50,000.
Town of Smith Falls CIP (2022, Amended 2026)	Affordable Housing Building Permit Fee & Planning Application Rebate Program: To provide rebate for fees associated with planning applications (e.g. Zoning By-law Amendment, Official Plan Amendment, Site Plan Control for New Development and Additions; Minor Variance, Consent; and Deeming Applications) and approved applications for a Building Permit for new developments (e.g. New Residential Construction & Residential Renovations, Additions, Repairs, Demolition, Relocation; Residential Permit; Miscellaneous Permit Fees), or improvements to existing buildings resulting in the creation of affordable rental unit(s).	Rebate up to 100% of eligible planning application fees & building permit fees associated with the creation of affordable rental units.
	Affordable Housing Increment Equivalent Rebate Program: To support the development of new multi-unit	For non-profit organizations: Annual rebate of 80% of the municipal portion tax increase for 10 years if all units in the



Housing 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	residential buildings or mixed use (commercial at grade) buildings, containing at least 6 new affordable units. This program shields a property owner from the municipal portion of tax increases that occur as a result of the development if they provide affordable rental units.	new development are affordable; or 100% of the municipal portion of tax increase if all units in the new development are affordable and universally accessible as per the AODA. For other developers: Annual rebate of 50%, calculated based on the portion of units (out of the total) that are affordable, of the municipal portion of tax increase of the affordable units; or 70%, calculated based on the portion of units (out of the total) that are affordable, of the municipal portion of tax increase if all the new affordable units are universally accessible as per the AODA
	Affordable Housing Additional Residential Unit Program: To support the renovation of existing dwellings to include a new legal additional residential unit (ARU), in accordance with the Town's Zoning By-law or other planning approvals.	Grant 1: up to \$15,000 for professional studies / drawings. Grant 2: Homeowners who receive Grant 1 are eligible for an additional maximum grant of \$5,000, where proven that an investment of more than \$30,000 in construction costs was undertaken to accommodate the new legal ARU. Grant 3: Homeowners who receive Grants 1 and 2 are eligible for an additional maximum pro-rated grant of up to \$5,000 (at 50% of the cost), where applicants can prove that improvements were made to reduce their home's carbon footprint.



Housing 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	Affordable Housing & Universal Accessibility Co-Application Program: To promote affordable housing units that provide universally accessible features.	Grant that allows applicants to stack grants if meeting the eligibility criteria for any affordable housing financial incentive program, and Universal Accessibility program.
Town of Carleton Place CIP (2022)	Affordable Housing Development Charge Rebate Program: To provide rebate for development charges associated with the development of new apartment buildings that contains affordable rental units.	Rebate up to 100% of the cost of development charges associated with the creation of new affordable rental units.
	Affordable Housing Building Permit Fee Rebate Program: To provide rebate for fees associated with applications for Building Permit approval for new developments, or improvements to existing buildings resulting in the creation of affordable rental unit(s).	Rebate up to 100% of the building permit fees associated with the affordable rental unit(s).
	Affordable Housing Tax Increment Equivalent Rebate Program: To support the development of new buildings containing at least 6 new residential units. This program shields a property owner from the municipal portion of tax increases that occur as a result of the development if they provide affordable rental units.	Rebate of 50% of the municipal portion tax increase for 10 years with the creation of 6 attainable rental units.
	Affordable Housing Accessory Unit Rebate Program: To support the renovation of existing dwellings to include a new legal accessory residential dwelling unit (accessory unit).	Rebate 1: up to \$5,000 for professional drawings. Rebate 2: Homeowners who receive Rebate 1 are eligible for an additional maximum rebate of \$2,000, where proven that an investment of more than \$30,000 in construction



Housing 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
		costs was undertaken to accommodate the new legal accessory unit.
	Affordable Housing and Accessibility Co-Application: To promote affordable housing units that provide accessible features.	Rebate that allows applicants to stack rebates if meeting the eligibility criteria for any affordable housing program, and accessibility program.
Town of The Blue Mountains Housing within Reach CIP (2021)	Additional Dwelling Unit Program: To encourage additional dwelling units that are accessory to a single detached dwelling, semi-detached dwelling, duplex dwelling or townhouse dwelling.	Grant of 50% of eligible costs to a maximum of \$15,000, or a loan for 50% of eligible costs to a maximum of \$30,000.
	Attainable Housing Feasibility Grant: To assist eligible applicants with the cost of determining an attainable housing project's feasibility prior to construction.	Grant of 100% of eligible costs to a maximum of \$20,000 per property.
	Downtown Apartment Rehabilitation or Conversion Program: Intended to facilitate the rehabilitation of an existing residential unit, or the conversion of commercial, residential or mixed-use building space into an attainable housing unit(s) in the upper-storey or rear floor space of a building.	Grant of 50% of eligible costs to a maximum of \$15,000 per dwelling unit (maximum of 4 units), or a loan for 50% of eligible costs to a maximum of \$30,000 per dwelling unit (maximum of 8 units).
	Municipal Fees Equivalent Program: To reduce financial costs associated with planning application and building permit fees that may be incurred by an eligible application through the development application process, resulting in a reimbursement of a portion of certain planning applications and building permit fees.	Grant of up to 100% of fees, or \$10,000, whichever is less. Loan of 100% of fees, or \$20,000, whichever is less.



Housing 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	Surplus Land Grant Program: To identify municipally owned lands that are determined to be surplus to the needs of the Town or the County and that will be subsequently offered through a Request for Proposal process for development purposes.	Granting of surplus land at a significantly reduced value or at no cost, based on a valuation of a surplus property.
	Tax Increment Equivalent Program: To encourage significant investment in developing attainable housing in the Town by offering a grant or loan to offset increased tax assessment.	Grant equivalent up to 50% of eligible costs to a maximum of \$25,000 per year for up to 10 years.
	Development Charges Grant Equivalent Program: To offset the cost of development charges that are incurred through the development application and approval process, to promote development of attainable housing.	Based on the value of development charges applicable to the number of attainable dwelling units in a development, with a maximum of 100% of the value of applicable development charges, to a maximum of \$250,000.
City of Belleville CIP (2021)	Affordable Rental Housing Development Charge Rebate: New apartment buildings which result in the creation of affordable rental units are eligible to receive a rebate for development charges associated with the development.	Rebate equivalent to 100% of the development charges associated with new affordable rental units, calculated based on the proportion of units which are affordable using specific criteria.
	Affordable Rental Housing Building Permit Fee Rebate: New second units or new apartment buildings which result in the creation of affordable rental units are eligible to receive a rebate for fees associated with applications for Building Permit approval.	Rebate equivalent to 100% of the building permit fees associated with the affordable rental units, calculated based on the proportion of units which are affordable using specific criteria.



Housing 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	Affordable Rental Housing Tax Increment Equivalent Rebate: New second units or new apartment buildings which result in the creation of affordable rental unit(s) are eligible to receive a Tax Increment Equivalent Rebate.	Rebate for tax increases which occur as a result of the development of affordable rental unit(s), equal to 100% of the increase in the municipal portion of property tax payments as a result of a reassessment for 10 years.
	Accessibility Top-Up Rebate: New legal second units or affordable rental units that are designed to be accessible for persons with disabilities are eligible for a rebate.	Rebate up to \$2,500 per unit.
	Downtown Residential Above Commercial Building Permit Fee Rebate: New buildings and upgrades to existing buildings which result in the creation of new residential units above commercial ground floors are eligible to receive a rebate for fees associated with applications for Building Permit approval.	Rebate equivalent to 100% of the building permit fees associated with the creation of a new residential unit(s).
	Downtown Residential Above Commercial Tax Increment Equivalent Rebate: New buildings and upgrades to existing buildings which result in the creation of new residential unit(s) above commercial ground floors are eligible to receive a Tax Increment Equivalent Rebate.	Rebate for tax increases which occur as a result of the development of new residential unit(s) above a commercial ground floor, equal to 100% of the increase in the municipal portion of property tax payments as a result of reassessment for 10 years.
	Second Units in Existing House Rebate: Existing dwellings which are renovated to include a new legal second unit will be eligible to receive a rebate.	Rebates of \$500 to \$2,000 for necessary studies/drawings, and for construction costs where more than \$30,000 was spent in professional contractor labour and contractor-supplied materials to construct the legal second unit.



Housing 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	Second Units in New Construction Housing Rebate: Home buyers who include a second unit in the purchase of a newly constructed home (i.e., home builder constructs the second unit while building new house) are eligible to receive a rebate for a fixed amount of construction costs.	Rebate for \$2,500 for the purchase of a new dwelling includes a legal second unit.
Greater Sudbury Affordable Housing CIP (2018)	Feasibility Grant Program: To stimulate private sector investigation of the potential adaptive re-use or redevelopment of buildings or vacant land.	Grant up to a maximum of \$5,000.
	Planning and Building Fee Rebate: To encourage the development and redevelopment of eligible properties by rebating fees associated with Planning Act and Ontario Building Code applications.	Rebate up to a maximum of \$5,000 for planning fees, and \$30,000 for building fees.
	Residential Incentive Program (per-door grant): To jump-start affordable housing in locations that best serve needs of tenants.	Grant of \$10 per square foot of newly created affordable habitable residential space, or \$20,000 per affordable dwelling unit, whichever is lesser, to a maximum of \$200,000 per property.
	Second Unit Incentive Program: To encourage the creation of second units by a non-profit or charitable institution.	Grant up to a maximum of 50% of approved project costs to a maximum of \$50,000.
	Tax Increment Equivalent Grant: To encourage the development and redevelopment of eligible properties by providing grants equivalent to the incremental increase in municipal property tax assessment and revenue resulting from property improvements.	Grant equal to 100% of the tax increment in years 1-3, and 50% of the tax increment in years 4-5.



3.1.2 Heritage-focused CIP Programs

This Section provides a scan of current CIP approaches in Ontario, with particular attention to the types of Financial Incentive Programs that are being included in CIPs related to rehabilitation and restoration of designated heritage buildings and properties.

Table 3-2 presents an overview of Financial Incentive Programs in select municipal CIPs across Ontario that are specifically focused on encouraging the rehabilitation and restoration of heritage buildings designated under the Ontario Heritage Act.

Table 3-2 also identifies some heritage incentive programs offered by municipalities under the Ontario Heritage Act, which are not included within a CIP but enabled through a separate by-law.



Table 3-2: Overview of Current Municipal Heritage-focused CIP Programs

*Denotes an external program, separate from a CIP

Heritage 		
Municipal CIP / External Program	Financial Incentive Program and Purpose	Incentive Amount
Town of Smiths Falls CIP (Amended January 5, 2026)	Residential Heritage Improvement Grant: For property owners of a heritage-designated property under Part IV or Part V (“contributing”) of the Ontario Heritage Act, where repairs / rehabilitation is necessary to protect the heritage attributes as listed in the accompanying Heritage Designation By-law for the property.	A 50% grant of the eligible project costs to a maximum of \$10,000
City of Kingston Heritage Grants and Tax Refund Programs (2026)*	Heritage Property Grant Program: Offers matching grants to help owners of protected heritage properties complete eligible conservation work. Properties must be subject to a heritage conservation easement registered on the title of the property under Part II or Part IV of the <u>Ontario Heritage Act</u>, or designated under Part IV (individually) and/or Part V (Heritage Conservation District) of the Act. Grant applications must be associated with an active heritage permit issued under the Act, or a new heritage permit application submitted concurrently with the grant application.	Large Project grant up to \$50,000. Small Project grant up to \$10,000.



Heritage		
Municipal CIP / External Program	Financial Incentive Program and Purpose	Incentive Amount
	Heritage Property Tax Refund Program: The <u>Municipal Act</u> offers a 40% tax refund per property (up to \$5,000 of the total cost of conservation works with specific criteria) for properties with a heritage easement agreement.	Tax refund of up to \$5,000, once every three (3) years.
City of Barrie Conservation of Built Heritage CIP (2025)	Conservation of Built Heritage Grant Program: To provide financial support to the conservation of designated and listed heritage properties within the City of Barrie, to assist property owners in maintaining their heritage properties and to incentivize the designation of additional properties under Section 29 of the <u>Ontario Heritage Act</u> .	Grant of 60% of the total cost of the eligible work, or a total amount of \$10,000, whichever is lesser.
Niagara on the Lake Heritage Restoration and Improvement Grant (2024)*	Heritage Restoration and Improvement Grant Program: Provides financial incentive to owners of commercial, residential, and institutional zoned properties designated under the <u>Ontario Heritage Act</u> .	Grant of \$7,500 per eligible property, or 50% of the costs of eligible works, whichever is less.
Niagara on the Lake Heritage Tax Rebate Program (2020)*	Tax Rebate Program: Offered under the Ontario <u>Municipal Act</u> heritage property tax relief framework, a financial incentive for owners of designated heritage properties to support ongoing conservation and maintenance.	10% to 40% municipal property tax rebate on eligible properties.
City of Ottawa Heritage CIP (2024)	Tax Increment Equivalent Grant: Encourages the restoration of designated heritage buildings properties and their specific heritage attributes through redevelopment proposals.	Annual grant equal to 75% of the increased municipal property tax increment resulting from the project. Grants would extend for up to 10 years after project



Heritage		
Municipal CIP / External Program	Financial Incentive Program and Purpose	Incentive Amount
		completion to a maximum of \$500,000, but not exceeding the total costs of the restoration work.
Town of Prescott CIP (2023)	Heritage Conservation Property Improvement Grant Program: To assist heritage property owners or tenants with costs associated with the preparation of architectural or engineering design reports required to support grant/loan eligible renovations to improve building façade, accessibility, and interior portions.	Grant up to \$9,000, not exceeding 50% of eligible costs.



3.1.3 Currents CIPs in Eastern Ontario and Other Ontario Municipalities

A review of the following current CIPs from Eastern Ontario and other Ontario municipalities was conducted to help inform the selection and development of potential Financial Incentive Programs for the Renfrew CIP Review based on their relevance to Renfrew's community improvement priorities:

Eastern Ontario Municipalities:

- City of Pembroke CIP (2026);
- Town of Prescott CIP (2023);
- Town of Carleton Place CIP (2022);
- Town of Smiths Falls CIP (2022).
- Town of Petawawa CIP (2021); and
- Town of Deep River Downtown CIP (2021);

Other Ontario Municipalities:

- City of Kenora CIP (2026);
- City of North Bay Growth CIP (2024); and
- Municipality of Wawa Downtown CIP (2024).

Table 3-3 to **Table 3-10** are organized by the theme of the various CIP programs included in the above CIPs, and summarize the name, purpose or objective, and grant amount of each relevant Financial Incentive Program.



Table 3-3: Accessibility Programs in Eastern Ontario and Other Ontario CIPs

Accessibility 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
City of Pembroke CIP (2026)	Accessibility Grant: To improve accessibility to existing commercial and mixed-use properties and buildings in accordance with the Accessibility for Ontarians with Disabilities Act, 2005, as amended.	Grant of up to 50% of the construction costs, to a maximum of \$5,000.
City of Kenora CIP (2026)	Accessibility Grant: To improve accessibility to existing commercial and mixed-use properties and buildings in accordance with the Accessibility for Ontarians with Disabilities Act, 2005, as amended.	Grant of up to 50% of the construction costs, to a maximum of \$10,000.
Municipality of Wawa Downtown CIP (2024)	Accessibility Improvements Grant: To improve the accessibility of existing commercial sites and buildings in Downtown Wawa, in accordance with the Accessibility for Ontarians with Disabilities Act, 2005 and the Municipality's commitment to being an age-friendly community, and to promote improved access to commercial properties, in order to achieve universal accessibility for all ages and abilities, including for users aided by mobility devices. Such improvements should be consistent with the character of the building or property.	Grant of up to 50% of eligible costs, to a maximum of \$5,000, or as determined by Council.
Town of Carleton Place CIP (2022)	Exterior Accessibility Improvement Program: To provide rebate for costs associated with exterior accessibility renovations for properties that undergo exterior building accessibility improvements.	Rebate for up to 50% of eligible costs, to a maximum of \$5,000.



Accessibility 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	Interior Accessibility Improvement Program: To provide rebate for costs associated with interior accessibility renovations for properties that undergo interior building accessibility improvements.	Rebate for up to 50% of eligible costs, to a maximum of \$5,000.
	Façade Improvement and Accessibility Co-Application: To promote renovations of building façades that incorporate accessible features.	Rebate that allows applicants to stack rebates if meeting the eligibility criteria for any front façade renovations program, and accessibility program.
Town of Smith Falls CIP (2022, Amended 2026)	Exterior Universal Accessibility Improvement Program: To provide rebate for costs associated with exterior universal accessibility renovations for properties that undergo exterior building accessibility improvements.	Rebate for up to 50% of eligible costs, to a maximum of \$25,000.
	Interior Universal Accessibility Improvement Program: To provide rebate for costs associated with interior universal accessibility renovations for properties that undergo interior building accessibility improvements.	Rebate for up to 50% of eligible costs, to a maximum of \$25,000.
	Downtown and Waterfront Area Revitalization and Universal Accessibility Co-Application Program: To promote renovations of buildings' front façades that provide accessible features.	Rebate that allows applicants to stack rebates if meeting the eligibility criteria for any front façade renovations program, and accessibility program.
Town of Deep River Downtown CIP (2021)	Accessibility Improvement Grant: To promote the undertaking of accessibility improvements within the downtown core.	Matching grant for up to 50% of eligible costs, to a maximum of \$2,500, whichever is less, per commercial unit.



Accessibility 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
Town of Petawawa CIP (2021)	Accessibility Improvements Grant: To assist businesses with improving the accessibility of their buildings in accordance with the Accessibility for Ontarians with Disabilities Act, 2005.	Grant for up to 50% of eligible costs, to a maximum of \$5,000.

Table 3-4: Brownfield Sites Programs in Eastern Ontario and Other Ontario CIPs

Brownfield Sites 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
City of Pembroke CIP (2026)	Brownfield Property Tax Assistance Program: to encourage the remediation and rehabilitation of brownfield sites by providing a cancellation of part or all of the property tax increase on a property that is undergoing or has undergone remediation and development to assist with payment of the cost of environmental remediation.	Deferral or cancellation of all or a part of the municipal taxes on a brownfield site during the assistance period defined in the <u>Municipal Act</u> . The City may apply for the Provincial Brownfields Financial Tax Incentive Program on behalf of the owner, to cancel or freeze all or a portion of the education components of property taxes.
	Environmental Site Assessment Grant: To promote the completion of environmental studies to better understand the type of contamination and potential remediation costs for brownfield sites.	Grant of 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 of \$6,000 per property / project.



Brownfield Sites 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
City of Kenora (2026)	Environmental Site Assessment Grant: To promote the completion of environmental studies to understand the type of contamination and potential remediation costs for a contaminated property to support the filing of a Record of Site Condition.	Grant of up to 50% of the cost of undertaking an eligible study, to a maximum of \$6,000 per study.
Municipality of Wawa Downtown CIP (2024)	Brownfields Redevelopment Grant: To encourage the remediation, rehabilitation, and redevelopment of brownfield sites (e.g., former gas stations) in the Downtown, by temporarily eliminating part or all of the municipal and/or school portions of property tax on eligible properties to assist with eligible costs of environmental remediation and rehabilitation.	Deferral or cancellation of all or a part of the municipal taxes on a brownfield site during the assistance period defined in the Municipal Act. The Municipality may apply for the Provincial Brownfields Financial Tax Incentive Program on behalf of the owner, to cancel or freeze all or a portion of the education components of property taxes.
Town of Prescott CIP (2023)	Brownfields ESA Study Grant Program: To assist Brownfield Property owners with completing Phase 1 & 2 ESA studies and property remediation activities, to encourage the reuse, rehabilitation and redevelopment of contaminated sites.	Grant up to a maximum of \$15,000 per eligible property unit.
	Brownfields Permits & Application Fees Grant Program: To encourage the reuse, rehabilitation and redevelopment of brownfield properties by removing or reducing the barriers to such redevelopment by reimbursing the building and/or sign permit and application fees.	Up to \$1,000 or 10% of building permit fee whichever is higher, to a maximum of \$50,000.



Brownfield Sites 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	Brownfields Property Tax Cancellation Program: To encourage the reuse, rehabilitation and redevelopment of brownfield properties by removing or reducing the barriers to such redevelopment and cancelling municipal property taxes for the eligible property during the rehabilitation and development phase for a maximum of 3 years.	Based on assessment value.
	Brownfields Property Tax Increment Grant Program: Provides financial incentives for the improvements or redevelopment of buildings that would result in an increased property assessment.	Up to 100% of the increase in municipal realty taxes paid annually for a maximum period of 5 years, and is decreased by 20% each year until the full assessed increase is collected in year 6.
Town of Carleton Place CIP (2022)	Brownfield Environmental Site Assessment Rebate Program: To provide financial rebate for fees associated with a Phase II ESA and the development of a Remediation Action Plan for the redevelopment of brownfield sites.	Rebate up to \$25,000 per study or 50% of the cost of the ESA, whichever is less. The maximum eligibility is for two studies per property totaling up to \$40,000 in rebates.
	Brownfield Tax Increment Equivalent Rebate Program: To promote the remediation of brownfield sites. An affordable housing project that is also a brownfield redevelopment is permitted to receive a stacked tax increment no greater than 100% of the municipal portion under specified Programs.	Annual rebate of 50% of the municipal portion of the incremental tax increase or total remediation costs, whichever is less. The maximum duration of this rebate is 10 years or when the cumulative rebate equals the total eligible costs.



Brownfield Sites		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	Brownfield Building Permit Fees Rebate Program: To provide financial rebates for fees associated with applications for Building Permit approvals for the redevelopment of brownfield sites in need of remediation.	Rebate up to 50% of building permit fees associated with the development up to the cost of remediation, to a maximum of \$50,000.
	Brownfield Development Charge Deferral Program: To support the redevelopment of brownfield sites in need of remediation, by postponing the cost of DCs through a DC deferral. The development proposal must not be eligible for DC annual installment payments under Bill 108.	Defer up to 50% of development charges for a period of up to 18 months without interest.
Town of Smith Falls CIP (2022, Amended 2026)	Brownfield Environmental Site Assessment Grant: To provide a grant for fees associated with a Phase II ESA and the development of a Remediation Action Plan for the redevelopment of brownfield sites.	Grant up to 50% of the cost of a Phase II ESA, to a maximum of \$25,000 per study; with a maximum of two studies per property totalling \$40,000 in grants.
	Brownfield Tax Increment Equivalent Grant: To offset the increased tax associated with the change in property valuation following redevelopment (the incremental property tax increase) if you remediate brownfield sites.	Annual grant of 50% of the municipal portion tax increase or total remediation costs, whichever is less, for a maximum duration of 10 years, or when the cumulative grant equals the total eligible costs. An affordable housing project that is also a brownfield redevelopment is permitted to receive a stacked tax increment no greater than 100% of the municipal portion.



Brownfield Sites 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	Brownfield Building Permit Fee & Planning Application Fee Rebate Program: To provide financial rebates for fees associated with planning applications and applications for approved Building Permit for the redevelopment of brownfield sites in need of remediation.	Rebate up to 50% of eligible planning application fees & building permit fees up to the cost of remediation, to a maximum of \$50,000.
	Brownfield Development Charge Deferral Program: To support the redevelopment of brownfield sites in need of remediation within the CIP Project Area, by postponing the cost of DCs through a DC deferral. The development proposal must not be eligible for DC annual installment payments under Bill 108	Defer up to 100% of development charges for up to 24 months.
	Brownfield Development and Affordable Housing Co-Application Program: To encourage the remediation of a brownfield property to create affordable housing units.	Rebate that allows applicants to stack grants if who remediating a brownfield property to create affordable housing units.
Town of Petawawa CIP (2021)	Brownfield Redevelopment Grant: To encourage the remediation, rehabilitation, and redevelopment of brownfield sites in the Town.	Grant for up to 50% of eligible costs, to a maximum of \$5,000.



Table 3-5: Commercial / Residential Revitalization and Intensification Programs in Eastern Ontario and Other Ontario CIPs

Commercial / Residential Revitalization and Intensification 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
City of Pembroke CIP (2026)	Commercial / Industrial Property Improvement Grant: to assist with interior and/or exterior improvements to commercial, mixed use (with ground floor commercial), and industrial buildings and properties, including interior retrofits, landscaping, paving, or streetscape improvements.	Grant of up to 50% of eligible costs, up to a maximum of \$20,000.
	Sidewalk Patio and Pop-ups Grant: to provide businesses in Pembroke with the opportunity to utilize publicly owned sidewalks and on-street parking spaces to permit sidewalk patios and pop-up retail spaces.	Grant of up to 100% of eligible costs, up to a maximum of \$3,000.
City of Kenora CIP (2026)	Ground Floor Commercial Activation Grant: To assist with the cost of renovating the interior of the ground floor of an existing commercial building, or converting the interior of the ground floor of existing buildings to viable commercial uses (e.g., retail stores, restaurants, uses that support Harbourtown Centre as a tourism destination) to activate the streetscape.	Grant of up to 50% of the cost of renovating and converting the interior of a ground floor use to a commercial use (e.g., retail, restaurant, entertainment), up to a maximum of \$25,000.
	Kenora Economic Development and Growth Incentive: To facilitate and expedite development or redevelopment of key “Priority Properties” within the CIPA, which would result in substantive community benefits, and where their revitalization would function as a broader catalyst to advance revitalization priorities of the CIPA.	Council can, at its discretion, identify and/or approve eligible “Priority Properties”. The exact grant funding amount of the applicable Financial Incentive Program would be determined at the discretion of Council, in consultation with City staff.



Commercial / Residential Revitalization and Intensification 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	Sidewalk Patio and Pop-ups Grant: To provide Downtown businesses with the opportunity to utilize publicly owned sidewalks and on-street parking spaces to permit sidewalk patios and pop-up retail spaces.	Grant of up to 100% of eligible costs, up to a maximum of \$5,000.
City of North Bay Growth CIP (2024)	Building Improvement Grant: To support the development of new businesses, significant enhancement of existing businesses, or the creation of new residential units.	50% of costs, up to a maximum of \$30,000.
	Sidewalk Patio Grant: To provide downtown businesses the opportunity to utilize publicly owned sidewalks and on-street parking spaces to permit sidewalk patios.	100% of professional fees to design the sidewalk patio, up to a maximum of \$1,000; and 100% of construction costs, up to a maximum of \$1,000.
Municipality of Wawa Downtown CIP (2024)	Activation Grant for Vacant Buildings: To assist with the costs of converting and/or rehabilitating existing vacant commercial buildings / properties into viable commercial uses, such as retail spaces to reactivate Downtown building stock.	Up to 50% of eligible costs, to a maximum of \$10,000 per property or as determined by Council.
Town of Prescott CIP (2023)	Property Improvement Grant Program – Downtown and Riverwalk District – Interior Residential and Interior Commercial: To assist commercial property owners or tenants with the conversion of vacant residential space to create new dwelling units or improve commercial portions of properties.	Up to \$22,000, not exceeding 50% of eligible costs.
	Property Improvement Grant Program – Employment Lands – Interior Commercial / Industrial: To assist	Up to \$13,000, not exceeding 50% of eligible costs.



Commercial / Residential Revitalization and Intensification 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	commercial / industrial property owners or tenants to improve commercial portions of properties to improve the overall aesthetic and usability.	
Town of Smiths Falls CIP (2022, Amended 2026)	Building Restoration, Renovation, and Improvement Program: To provide a grant rebate for costs associated with interior building improvements for non-residential, mixed use (at-grade commercial) or institutional property within the Downtown and Waterfront Sub-Area that undergo improvements to restore, renovate and/or improve its interior to address deficiencies in code.	Grant 1: Up to 50% of the cost of eligible interior renovations, restorations, and/or improvements, to a maximum of \$45,000. Grants are tied to project milestones. Grant 2: Additional pro-rated grant of up to \$5,000 for applications that implement a heritage design of the restoration and/or renovation to the interior of a heritage-designated building, prepared by a qualified heritage professional. Grant 3: Up to 50% of the cost of a large-scale refurbishment project for major interior improvements on a heritage-designated commercial property, up to a maximum of \$100,000.



Table 3-6: Building Façade / Signage Improvement Programs in Eastern Ontario and Other Ontario CIPs

Building Façade / Signage 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
City of Pembroke CIP (2026)	Façade Improvement Grant: To encourage aesthetic improvements to buildings and properties, and to support continued maintenance and upkeep of the building stock in Pembroke.	Grant of up to 50% of the construction costs, to a maximum of \$20,000.
	Signage Improvement Grant: To promote new signage to contribute to attractive streetscapes throughout Pembroke.	Grant of up to 50% of the construction costs, to a maximum of \$5,000.
City of Kenora CIP (2026)	Façade Improvement Grant: To encourage aesthetic improvements to streetscapes and support the continued maintenance of building stock by upgrading building facades while maintaining Kenora's design guidelines, where feasible.	Grant of up to 50% of the construction costs, to a maximum of \$25,000.
	Signage Improvement Grant: To promote new signage to contribute to attractive streetscapes.	Grant of up to 50% of the construction costs, to a maximum of \$5,000.
Municipality of Wawa Downtown CIP (2024)	Beautification Grant: To encourage property owners to undertake minor improvements (e.g., window displays, seasonal displays and lighting, landscaped planters, etc.) to enhance the overall visual appeal of their businesses, buildings, and properties, contributing to a sense of place and community vibrancy in the Downtown.	Up to 50% of the eligible costs, to a maximum of \$1,500.



Building Façade / Signage 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	Building Façade and Signage Improvement Grant: To encourage aesthetic improvements to buildings and properties as well as new attractive and pedestrian-oriented business signage, and to support continued maintenance of Downtown commercial building stock.	Facades: Up to 50% of the construction costs, to a maximum of \$10,000, or as determined by Council; the maximum grant for professional architectural services or heritage professionals shall not exceed 50% of the grant that is calculated for eligible construction costs. Signage: Up to 50% of the construction costs, to a maximum of \$5,000.
Town of Prescott CIP (2023)	Property Improvement Grant Program – Downtown and Riverwalk District – Façades: To assist commercial property owners or tenants with improving building façade appearance, including repair / restoration / replacement / installation of exterior features, visible from the street the façade fronts.	Up to \$22,000, not exceeding 50% of eligible costs.
	Property Improvement Grant Program – Downtown and Riverwalk District – Signage: To assist commercial property owners or tenants with the installation of new signage or improvements to existing signage.	
	Property Improvement Grant Program – Employment Lands – Façades: To assist commercial / industrial property owners or tenants with improving building façade appearance, including repair /	Up to \$13,000, not exceeding 50% of eligible costs.



Building Façade / Signage 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	restoration / replacement / installation of exterior features, visible from the street the façade fronts. Property Improvement Grant Program – Employment Lands – Exterior Signage & Streetscaping: To assist commercial / industrial property owners or tenants with the installation of new signage, improvements to existing signage or streetscape improvements.	
Town of Carleton Place CIP (2022)	Front Façade Improvement Program: To provide financial rebate for costs associated with a façade renovation for commercial or institutional properties within the Downtown District in the CIPA that undergo improvements to rehabilitate and improve its front façade(s).	Up to 50% of the cost of eligible side or rear façade improvements that satisfy design criteria set out by the Town, to a maximum of \$5,000.
Town of Smith Falls CIP (2022, Amended 2026)	Front, Side, and Rear Façade Improvement Rebate Program: To provide a grant for costs associated with a façade renovation for commercial, institutional, or mixed use (commercial at grade) properties within the Downtown and Waterfront Sub-Area that undergo improvements to rehabilitate and improve its façade(s).	Grant 1A: up to 50% of the cost, to a maximum of \$40,000 in costs, for a maximum grant of \$20,000 per property, for the front, side, and/or rear façade improvements for non-heritage buildings. Grant 1B: up to 85% of the cost, to a maximum of \$40,000 in costs, for a maximum rebate of \$34,000 per property, for the front, side, and/or rear façade improvements for heritage-designated buildings.



Building Façade / Signage 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
		Grant 1C: Rebate equal to 50% of the cost of a large-scale refurbishment project with major exterior improvements on a heritage-designated commercial property, up to a maximum of \$30,000 stackable with Grant 1B. Grant 2: Additional pro-rated grant, up to \$2,500 (based on 50% of the cost) for applicants who have received Grant 1A, that additionally implement a façade improvement with a heritage design, prepared by a qualified heritage professional. Grant 3: Additional pro-rated grant of \$5,000 (based on 50% of the cost) for applicants who have received Grant 1A, 1B, or 1C that additionally implement building technology features to reduce the carbon footprint of the building.
Town of Deep River Downtown CIP (2021)	Signage Improvement Grant: To promote the improvement of the signage.	Matching grant for up to 50% of eligible costs, to a maximum of \$2,500, whichever is less, per commercial unit.
	Façade Improvement Grant: To incentivize private investment into the façades of the existing downtown commercial buildings.	Matching grant of up to a maximum of 50% of eligible costs up to a maximum grant of \$10,000, whichever is less, per commercial unit.



Building Façade / Signage 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
Town of Petawawa CIP (2021)	Building Façade Improvement Grant: To promote rehabilitation, restoration and improvements to façade elements of existing buildings that promote high quality design that are consistent with the existing character of the Town.	Up to 50% of eligible costs, to a maximum of \$5,000.
	Signage Improvement Grant: To encourage and facilitate the improvement of signage in the Town, including the installation of permanent signs that replace existing temporary signage structures. The program is intended to promote new, attractive signage that contributes to the visual identity and character of the Town.	Up to 50% of eligible costs, to a maximum of \$5,000.

Table 3-7: Landscaping and Parking Improvement Programs in Eastern Ontario and Other Ontario CIPs

Landscaping and Parking 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
City of Kenora CIP (2026)	Landscaping and Property Improvement Grant: To assist with the revitalization of private commercial properties including improvements related to landscaping, public art, and beautification.	Grant of up to 50% of the construction costs, to a maximum of \$15,000.



Landscaping and Parking 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
City of North Bay Growth CIP (2024)	Parking and Landscape Grant: To revitalize existing parking lots and parking spaces, to make them safer, more sustainable and visually appealing.	50% of the costs, to a maximum of \$5,000.
	Parking and Transit Fee Grant: To help offset the costs of parking permits and transit passes for employees of new and/or expanding businesses and residents in the downtown.	Up to 50% of parking permit fees or monthly transit passes for new and/or expanding businesses for a maximum of three (3) years. Net new residential units are eligible for a grant of 50% on parking permits and monthly transit pass fees for one (1) year.
Town of Petawawa CIP (2021)	Parking Area and Landscaping Improvement Grant: To assist with optimizing the quality of off-street parking and promote a greener and more aesthetically pleasing streetscape by providing for landscaping and parking area improvements.	Up to 50% of eligible costs, to a maximum of \$5,000.

Table 3-8: Municipal Fee Rebate Programs in Eastern Ontario and Other Ontario CIPs

Municipal Fee Rebates 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
City of Pembroke CIP (2026)	Planning and Building Permit Fee Grant: To encourage development and redevelopment by offsetting the costs of required applications and permits.	A grant to a maximum of \$2,500 of the municipal fees, which may equal up to 100% of the City's fees, to assist with the cost of any of the following fees: • Planning Act Applications, including: Official Plan Amendments; Zoning By-law Amendments; Draft Plan of Subdivision / Condominium; Consent; Minor Variances; Site Plan Control; and • Demolition Permits; Building Permits; Encroachment Permits; and Sign Permits.
City of Kenora CIP (2026)	Planning and Building Permit Fees Grant: To encourage a range of development by offsetting the cost of applications and permits.	Waiver of up to 50% of the municipal fees, to a maximum of \$5,000 or as determined at the discretion of Council, to assist with the cost of any of the following fees: • Planning Act Applications, including: Official Plan Amendments; Zoning By-law Amendments; Draft Plan of Subdivision/Condominium; Consent; Minor Variance; and Site Plan Control; • Demolition Permits; Building Permits; Encroachment Permits; Sign Permits; and • Other municipal permits, as determined to be necessary and approved as an eligible permit cost by City staff and/or Council.



Municipal Fee Rebates 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
City of North Bay Growth CIP (2024)	Landfill Tipping Fee Grant: To rebate the required Landfill Tipping fees needed for the demolition of a building that is derelict.	100% of the Landfill Tipping Fees for sorted material, up to a maximum of \$50,000, or 25% of the Landfill Tipping Fees for unsorted material to a maximum of \$25,000. 25% will be rebated when the building is demolished, and 75% when the building is replaced with a new building within 1 year.
	Municipal Fee Grant: To encourage development and redevelopment by offsetting the costs of municipal fees.	100% of municipal fees, up to a maximum of \$250,000.
Municipality of Wawa Downtown CIP (2024)	Planning and Building Fee Grant: A rebate of planning application fees (e.g., Official Plan Amendment, Zoning By-law Amendment, Minor Variance, Consent, Site Plan Control) and building permit or demolition permit fees to assist with the administrative costs of development or redevelopment of a site or existing building with commercial or mixed uses, or the development of an affordable rental or purpose-built rental housing project.	A rebate grant for up to a total of 50% of the Municipality's fees up to a maximum of \$5,000, to cover the cost of planning, building permit, or demolition permit application fees.
Town of Prescott CIP (2023)	Permits & Application Fees Grant Program – All Areas: To provide a non-repayable grant to cover a portion of municipal planning application and building permit fees.	A non-repayable grant up to \$1,000 or 10% of building permit fee, whichever is higher, provided such matters are supported by the Town and consistent with the Town policy including the Official Plan and Zoning By-law.
Town of Deep River Downtown CIP (2021)	Municipal Application/Permit Fees Grant: To stimulate private investment into private lands by	Building Permit Fee: up to 50% of building permit fees, to a maximum of \$1,500.



Municipal Fee Rebates 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	helping to cover costs of municipal fees related to projects undertaken under the CIP.	Planning Approvals Fee: up to 100% of planning approval fees, to a maximum of \$1,500.
Town of Petawawa CIP (2021)	Planning, Building Permit and Demolition Fee Grant: To offset the cost of planning application fees, building permit fees and demolition permit fees incurred through the development application and approval process. This program will reimburse a portion of eligible costs including applicable planning application, building permit and demolition permit fees.	Planning Fee Grant: Maximum value of a planning fee grant is \$2,500. The grant may equal 100% of the planning permit fees, provided it does not exceed \$2,500. Building Permit Fee Grant: Maximum value of a building permit fee rebate is \$2,500. The grant may equal 100% of the Town building permit fees, provided it does not exceed \$2,500. Demolition Permit Fee Grant: Maximum value a demolition permit fee grant is \$500. The grant may equal 100%.



Table 3-9: Tax Increment Equivalent Grant Programs in Eastern Ontario and Other Ontario CIPs

Tax Increment Equivalent Grants (TIEGs) 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
City of Pembroke CIP (2026)	Tax Increment Equivalent Grant: A percentage rebate on the annual municipal property taxes (municipal portion only) resulting from the increases assessment value generated by property development / redevelopment, which offsets the increase in municipal property tax resulting from property improvements. The Grant is intended to encourage desirable and attractive infill development and redevelopment in the City, and is not intended for greenfield development.	Grants will be equal to 100% to 20% of the increase in annual municipal property taxes resulting from property improvements, paid to the owner each year for a maximum of five (5) years (declining by 20% each year), or as otherwise determined at the discretion of Council and outlined in the Agreement. The total amount of all grant payments over the duration of the Tax Increment Equivalent Grant shall not exceed 50% of the total eligible costs of the improvements.
City of Kenora CIP (2026)	Tax Increment Equivalent Grant: A percentage rebate on the annual municipal property taxes (municipal portion only) resulting from the increased assessment value generated by property development / redevelopment, which offsets the increase in municipal property tax resulting from property improvements.	Grants will range from 100% to 20% of the increase in annual municipal property taxes resulting from property improvements, paid to the owner each year for a maximum of five (5) years (declining by 20% each year).
City of North Bay Growth CIP (2024)	Tax Increment Grant: To stimulate new private sector investment by businesses and encourage intensification of residential units.	Equal to a declining percentage of the municipal tax increase resulting from the improvements, starting at 100% in year 1 and declining by 25% over the course of 4 years.
Municipality of Wawa Downtown CIP (2024)	Tax Increment Equivalent Grant: A grant to help offset the costs for property owners undertaking commercial, office, multi-residential or mixed use projects where the property assessment increases as a	Grants shall be equal to a declining percentage of the municipal tax increase resulting from the improvements, and shall be paid to the owner each year for a maximum duration, as determined on a case-



Tax Increment Equivalent Grants (TIEGs) 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	result of development, redevelopment, or major improvement, and there is a subsequent increase in municipal property taxes. The duration of any TIEG is not prescribed by the Province, and is at the discretion of the Municipality.	by-case basis at the discretion of Council and in consultation with the CIP Administrator and/or the Economic Development team. The amount of the grant(s), the time period over which the grant(s) are paid, and the rate of decrease of the value of the grant(s), shall be at the sole discretion of Council and in consultation with the CIP Administrator and/or the Economic Development team and outlined in the Financial Incentive Program agreement. The total amount of all Tax Increment Equivalent Grants shall not exceed 50% of the total eligible costs of the improvements.
Town of Prescott CIP (2023)	Downtown Core and Riverwalk District – Property Tax Increment Grant Program: To assist with costs associated with improvements or redevelopments of Downtown Core and Riverwalk District lands and/or buildings that would result in an increased property assessment. The grant takes effect once the property has been reassessed, following the completion of property improvements.	Up to 100% of the increase in municipal taxes, paid annually for a maximum period of 5 years, decreased by 20% each year until the full assessed increase is collected in year 6.
	Employment Lands – Property Tax Increment Program: To assist with costs associated with improvements or redevelopments of Employment Area	Up to 100% of the increase in municipal taxes, paid annually for a maximum period of 5 years, decreased



Tax Increment Equivalent Grants (TIEGs) 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	lands and/or buildings that would result in an increased property assessment. The grant takes effect once the property has been reassessed, following the completion of property improvements.	by 20% each year until the full assessed increase is collected in year 6.
Town of Deep River Downtown CIP (2021)	Tax Increase Grant: To stimulate private investment into the downtown CIPA and promote the undertaking of building improvements to properties, commercial units, and/or buildings in the CIPA which meet the goals and objectives of the CIP.	The Grant will cover up to 50% of the municipal portion of the tax increase up to \$4,000 per year, for a period of up to five (5) years. Note: This grant cannot be combined with any other grants in the CIP Program.
Town of Petawawa CIP (2021)	Tax Increment Equivalent Grant: To encourage and facilitate significant rehabilitation and redevelopment of existing properties, buildings and the development of vacant lands. This program provides a grant equal to a portion of the Town taxes attributed to the increased assessment over a 5-year period.	Year 1, 100% of the assessed property tax increase. Year 2, 80% of the assessed property tax increase. Year 3, 60% of the assessed property tax increase. Year 4, 40% of the assessed property tax increase. Year 5, 20% of the assessed property tax increase.

Table 3-10: Other Financial Incentive Programs in Eastern Ontario and Other Ontario CIPs

Other Financial Incentive Programs 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
City of Pembroke CIP (2026)	Municipal Surplus Land Disposition Program: To permit the sale and disposition of surplus lands owned by the City of Pembroke below market value to promote new residential, commercial, mixed use, or industrial development.	Council will initiate the sale and disposition of certain municipal lands through Request for Proposal (RFP) processes, on a case-by-case basis. Council will consider the sale and disposition of municipal lands below market value, at a cost to be determined by Council. Market value will either be deemed to be the Municipal Property Assessment Corporation (MPAC) assessment value, or value determined by an independent appraiser retained and paid for by the City, as deemed appropriate by Council.
	Crime Prevention Through Environmental Design (CPTED) Grant: To facilitate the installation of site security improvements associated with commercial, mixed use (with ground floor commercial), and industrial buildings and properties.	A grant of up to 75% of CPTED costs, up to a maximum of \$10,000.
	Energy Efficiency and Emergency Management Grant: To encourage property owners to improve energy efficiency of existing commercial and industrial buildings, and to facilitate the installation of small-sale	A grant for up to 50% of eligible costs, to a maximum of \$15,000.



Other Financial Incentive Programs 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	renewable energy systems and backup energy production during emergencies.	
City of Kenora CIP (2026)	Municipal Surplus Land Disposition Program: To permit the sale and disposition of surplus lands owned by the City below market value to promote the development of new residential, commercial, mixed use, or industrial development.	Council will initiate the sale and disposition of certain municipal lands through Request for Proposal (RFP) processes, on a case-by-case basis. Council will determine the percentage below market value which is to be applied to the property based on the proposed development's community benefits, and consistency with the vision and goals of the CIP. Market value will either be deemed to be the Municipal Property Assessment Corporation (MPAC) assessment value, or value determined by an independent appraiser retained and paid for by the City, as deemed appropriate by Council.
	Crime Prevention Through Environmental Design (CPTED) Grant: To facilitate the installation of site security improvements.	A grant of up to 75% of CPTED costs, up to a maximum of \$10,000, or as determined at the discretion of Council.
City of North Bay Growth CIP (2024)	Professional Study Grant: To encourage housing projects, downtown projects, or industrial development by offsetting the costs of hiring Engineers, Architects, and/or a Qualified Designer.	50% of the costs to a maximum of \$5,000 in the Housing Target Area and Industrial Target Area. 75% of the costs to a maximum of \$5,000 in the Downtown Target Area.



Other Financial Incentive Programs 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	Public Art Grant: To promote vibrancy in Downtown North Bay through the provision of public art.	50% up to a maximum of \$2,500.
Municipality of Wawa Downtown CIP (2024)	Public Art Grant: To support the implementation of public art throughout the Downtown, including on exterior building walls (e.g., vinyl mural installations) fronting a public street or publicly accessible open space.	Up to 50% of the cost of eligible art works and displays on private property (including the exterior of buildings) that are clearly visible and/or accessible to the public, to a maximum of \$3,000 per property or as determined by Council.
	Energy Efficiency Grant: To encourage property owners to improve energy efficiency of existing commercial and mixed-use buildings, and to facilitate the installation of small-scale renewable energy systems.	Up to 50% of eligible costs, to a maximum grant of \$5,000, or as determined by Council.
Town of Deep River Downtown CIP (2021)	Building Improvement / Energy Efficiency Grant: To assist with improving the existing buildings and improve energy efficiency.	Energy Efficiency Grant: up to 50% of eligible costs, to a maximum grant of \$5,000, whichever is less per, commercial unit. Building Improvement Grant: up to 50% of eligible costs, to a maximum grant of \$5,000, whichever is less, per commercial unit.
Town of Petawawa CIP (2021)	Green Initiatives Grant: To assist businesses with undertaking green initiatives that improve energy savings, water efficiency, CO2 emissions reduction, indoor environmental quality and stewardship of resources.	50% of eligible costs, to a maximum of \$5,000.

Other Financial Incentive Programs 		
Municipal CIP	Financial Incentive Program and Purpose	Incentive Amount
	Temporary Mobile Market Grant: To support the establishment of temporary entertainment, retail and gathering spaces in Town and provide financial support for businesses to use underutilized commercial properties such as parking lots, or public park spaces.	50% of eligible costs, to a maximum of \$7,500.
	Commercial and Retail Market Study Grant: To assist property owners with undertaking market studies to support and inform permanent commercial or retail business opportunities.	50% of eligible costs, to a maximum of \$5,000, with a maximum of one study per property.

The following table presents a summary snapshot of the available Financial Incentive Programs organized by the theme in the select CIPs examined.

- City of Pembroke CIP (2026);
- Town of Kenora CIP (2026);
- Municipality of Wawa Downtown CIP (2024);
- Town of Prescott CIP (2023);
- Town of Carleton Place CIP (2022);
- Town of Smiths Falls CIP (2022).
- Town of Petawawa CIP (2021); and
- Town of Deep River Downtown CIP (2021).



Table 3-11: Summary Snapshot of Eastern Ontario and Other Ontario CIP Financial Incentive Programs

Financial Incentive Program Theme	Municipalities with Available Financial Incentive Programs								
	Pembroke CIP (2026)	Kenora CIP (2026)	North Bay Growth CIP (2024)	Downtown Wawa CIP (2024)	Prescott CIP (2023)	Carleton Place CIP (2022)	Smiths Falls CIP (2022)	Petawawa CIP (2021)	Deep River Downtown CIP (2021)
Accessibility	●	●				●	●	●	●
Brownfield Sites	●			●	●	●	●	●	
Commercial / Residential Vitality and Intensification			●	●	●		●		
Building Façade / Signage	●	●		●	●	●	●	●	●
Landscaping and Parking		●	●					●	
Municipal Fee Rebates			●	●	●		●	●	●
Tax Increment Equivalent Grant	●	●	●	●	●		●	●	●
Other Programs	●	●	●	●	●			●	●



3.2 Preliminary CIP Recommendations

This section presents a series of preliminary recommendations to be considered in the preparation of the Draft CIP.

3.2.1 Community Improvement Project Area

The existing Community Improvement Project Area which encompasses the entire municipal boundary of the Town of Renfrew is **recommended to be maintained**, to maximize the CIP's potential reach.

CIP Districts

The following CIP Districts are recommended to be established in the CIP:

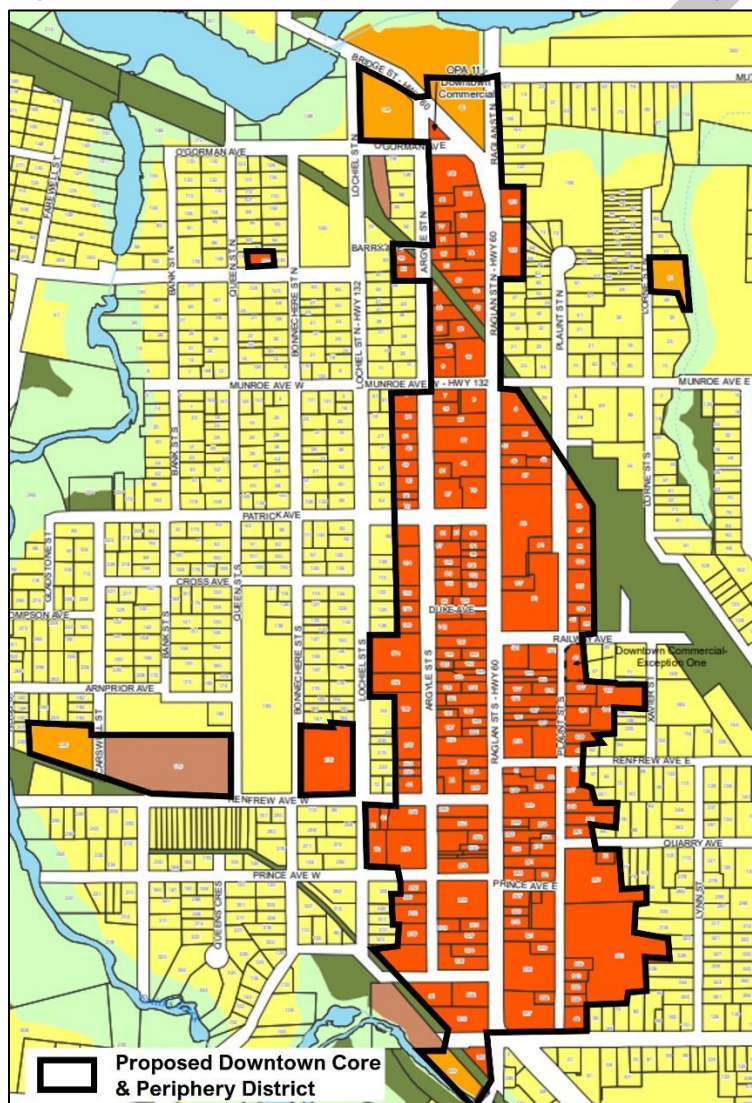
- 1. Downtown Core and Periphery District** – the existing Downtown Core District and Downtown Periphery District are recommended to be combined into a single District. The new District boundary is proposed to be consistent with the amended Downtown Renfrew Business Improvement Area (BIA) boundaries (approved by Council in January 2025). The amended BIA boundary includes all of the properties within the existing Downtown Core District, as well as the majority of properties within the existing Downtown Periphery District, with the exception of a few properties north of O’Gorman Avenue along Raglan Street North / Bridge Street, and one property on the west side of Carswell Street. The former Tracey’s Dairy on Lorne Street North and M&R Feeds & Farm Supply are also recommended to be included in the new combined District, based on discussion with Town staff. The proposed Downtown Core and Periphery District boundary is illustrated in **Figure 3-1**.
- 2. Stewart Street Commercial District** – the existing District is recommended to be maintained, subject to review of the specific properties to be included.
- 3. O’Brien Road / Veteran’s Memorial Boulevard Commercial District** – the existing District is recommended to be maintained, subject to review of the specific properties to be included.
- 4. Town-Wide District** – the existing District boundary is recommended to be maintained, to continue to enable brownfields incentive programs to apply throughout the Town. However, the available programs are also proposed to be expanded to include Financial Incentive



Programs to incentivize housing development on properties designated and zoned for residential or mixed use development.

- 5. Renfrew East District** – A new Renfrew East District is recommended to be established, to reflect the boundaries of the Renfrew East Secondary Plan Area. The establishment of this District would not require an Official Plan Amendment, as the current and Draft Official Plan policies designate the entire municipal boundary as the Community Improvement Project Area. The policies only state that “The Town has adopted a CIP which has identified ‘five’ districts [...]”, but not that a future CIP would be limited to those districts.

Figure 3-1: Proposed Downtown Core and Periphery District





3.2.2 Existing Financial Incentive Programs

The following table presents recommendations related to the existing Financial Incentive Programs included in the 2015 CIP, including whether the program should be maintained, removed, or modified. **In summary, five (5) of the existing programs are recommended to be maintained, with some modifications. Two (2) of the existing programs are recommended to be removed and consolidated into a single Commercial / Industrial Building and Property Improvement Grant.**

Table 3-12: Recommendations for Changes to the 2015 CIP Financial Incentive Programs

Financial Incentive Program	Existing Amount	Recommendation
Accessibility Improvement Grant	Up to 50% of the eligible costs, to a maximum of \$3,500.	✓ Keep program - Increase the grant value to \$5,000.
Façade, Building and Signage Improvement Grant	Up to 50% of the eligible costs, to a maximum of \$5,000, for a façade or building improvement. Up to 50% of the eligible costs, to a maximum of \$2,500, for signage improvement.	✗ Remove and consolidate program - Consolidate into a new Commercial / Industrial Building and Property Improvement Grant, with increased grant value. - Expand the program to include exterior improvements (e.g., façade, signage, accessibility, landscaping, paving, parking area) and interior retrofits. - Rename program to the Commercial / Industrial Building and Property Improvement Grant.
Planning and Building Permit Fee Grant	1. Planning Fee Grant: 100% of the Town's fees, to a maximum of \$2,500 to cover the cost of minor variance applications, zoning by-law amendment applications or site plan applications. The grant cannot exceed 50% of the eligible costs. 2. Building Permit Fee Grant: 100% of the Town's fees, to a	✓ Keep program - Consider expanding the Planning Fee Grant to cover the cost of Official Plan Amendment, Consent, and Draft Plan of Subdivision / Condominium application fees.



Financial Incentive Program	Existing Amount	Recommendation
	maximum of \$2,500 to cover the cost of building permit fees or demolition permit fees. The grant cannot exceed 50% of the eligible costs.	
Property, Landscaping and Parking Area Improvement	Up to 50% of the eligible costs, to a maximum of \$3,500.	✗ Remove and consolidate program - Consolidate into a new Commercial / Industrial Building and Property Improvement Grant.
Tax Increment Equivalent Grant	Grants will be equal to a percentage of the municipal tax increase resulting from improvements and will be paid to the owner each year for a maximum of 10 years at the sole discretion of the Town.	✓ Keep and modify program - Consider reducing the duration of the grant to 5 years to simplify grant administration.
Environmental Study Grant Program	Up to 50% of the cost to complete a study (or studies), to a maximum of \$5,000 per property. Eligible studies include: Phase II and III Environmental Site Assessments; Remedial Work Plan; Risk Assessment Plan.	✓ Keep program
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 <u>Municipal Act</u>. In addition, the Town may apply for a Provincial Tax Assistance on behalf of the owner to cancel or freeze all or a portion of the education portion of property taxes.	✓ Keep program



3.2.3 New Recommended Financial Incentive Programs

The following table presents potential new Financial Incentive Programs that may be considered for inclusion in the updated CIP, based on a review of current community improvement needs and priorities, as well as the scan of other municipal CIPs:

Table 3-13: New Recommended Financial Incentive Programs

Financial Incentive Program	Purpose
Housing	
Additional Dwelling Units Grant	To support the development of one or more additional dwelling units on the same property as single detached, semi-detached, or townhouse dwellings (as permitted under the Planning Act).
Multi-Unit and Affordable Housing Grant	To support multi-residential residential development consisting of four (4) or more new dwelling units (rental or ownership), with a requirement for 25% of new units to be maintained as affordable.
Downtown Housing Grant	To encourage the creation of new residential units and to improve the condition of existing upper-storey or rear residential units within mixed-use buildings in downtown Renfrew.
Heritage	
Heritage Conservation Property Improvement Grant	Assist heritage property owners or tenants with costs associated with the preparation of architectural or engineering design reports required to support renovations to improve building façade, accessibility, and interior portions, and to assist property owners in rehabilitating and maintaining their heritage properties.
Building and Property Improvements	
Commercial / Industrial Building and Property Improvement Grant	To assist with interior and/or exterior improvements to commercial and industrial buildings and properties, including interior retrofits, accessibility, facades, signage, landscaping, paving, or streetscape improvements, as well as landscaping and parking area improvements.
Energy Efficiency Grant	To assist businesses with undertaking energy efficiency upgrades that improve energy savings, water efficiency, CO2 emissions reduction, and indoor air quality.
Other	
Crime Prevention Through Environmental Design (CPTED) Grant	To facilitate the installation of site security improvements.
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



Financial Incentive Program	Purpose
	of new residential, commercial, mixed use, or industrial development. It is recognized the Town already undertakes municipal surplus land disposition. However, inclusion of the Program under the CIP may assist in marketing available municipal surplus lands.

3.2.4 CIP Annual Budget

Town staff have confirmed that the Town of Renfrew's current annual CIP budget for awarding Financial Incentive Programs is \$20,000, with any unused budget moved into a Reserve. Typical municipal CIP budgets range widely depending on Council and community development priorities. Over the last few years, some municipalities have increased their annual CIP budgets to reflect higher Financial Incentive Program values introduced through CIP Reviews, rising project construction costs, and as a result of receiving external funding sources (e.g., federal Housing Accelerator Fund (HAF)) and allocating a portion of these funds to CIP implementation.

The available 2026 Municipal Budgets of the following municipalities were reviewed to inform a recommended budget for the Town of Renfrew CIP implementation:

- Town of Deep River - \$25,000 in 2026;
- City of Kenora - \$250,000 included in the 2026 Operating Budget from Municipal Accommodation Tax funds, with \$230,000 awarded as of June 2026;
- City of Pembroke – \$50,000 annual CIP budget, and a CIP Reserve fund of \$109,792;
- Town of Petawawa – \$135,000 in 2026, including a CIP Review study (\$45,000);
- Town of Prescott – \$100,000 in 2026 Reserve Fund; and
- Town of Smiths Falls – \$100,000 in 2026, plus any unused funds from previous years (i.e., total carry over of \$22,017 from 2024 and 2025).

Considering the above budgets of other Eastern Ontario municipalities, **it is recommended that the Town of Renfrew considers an increased CIP budget of \$50,000 to \$100,000.** This would allow the Town to consider approving multiple CIP applications in a given year, as the maximum value of individual Financial Incentive Programs is also recommended to be increased.

Maintaining the current annual CIP budget of \$20,000 would limit the Town's ability to approve multiple CIP applications, or would limit the value of individual incentives awarded.



3.2.5 Other Recommendations Related to Eligibility and Implementation

The following modifications to the existing CIP are recommended with respect to general eligibility criteria for properties and projects, and for implementation of the CIP:

- The existing Urban Design Criteria in the CIP, and requirement for applications to be in conformity with the Urban Design Criteria, are recommended to be maintained, subject to review by Town staff;
- Under the General Eligibility Requirements for Incentive Programs in the CIP, specify that subsequent applications for certain grants (e.g., Façade, Building and Signage Improvement Grant) for the same property may be permitted where there has been a change of property ownership, or the previously completed improvements funded through a prior grant have reached the end of their lifecycle and require rehabilitation;
- Where a proposed project is for affordable housing, the definition of “affordable” shall be consistent with the definition provided in the Provincial Planning Statement, 2024, as may be amended by the Province from time to time, and which is based on the definition established by the CMHC. This definition may change as required to comply with Federal and/or Provincial initiatives and amendments. Further, at the sole discretion of Council, an alternative definition of “affordable” may be applied to an eligible application that meets the eligibility criteria of the CIP. Eligible affordable housing projects may comprise a mix of affordable and market rental units.

3.2.6 County of Renfrew HYPE Program

The Helping Your Place Excel (HYPE) Program is a regional financial incentive program administered by the County of Renfrew to support economic development through targeted funding aligned with local municipal CIPs. The program advances the County’s strategic priorities, as articulated in the Strategic Plan, Trail Strategy, Active Transportation Plan, Climate Action Plan, Housing and Homelessness Plan, and Economic Development Strategic Plan. Its primary objectives are to promote affordable housing, tourism development, business retention and expansion, and investment readiness. Through these measures, the HYPE Program seeks to facilitate private sector investment, strengthen community vitality, and enhance long-term economic resilience across Renfrew County.

In coordination with municipal CIPs, the program provides financial assistance of up to \$30,000 per eligible project, subject to applicable program limits and criteria.



Program Funding, Eligibility, and Approvals

Where a project also qualifies for funding under a municipal CIP, the HYPE Program may provide a matching contribution to the municipal funding share (typically 25% each), to a combined maximum of 50% of eligible project costs, subject to program-specific limits and an overall annual funding cap. Applications are evaluated with consideration for the equitable distribution of funding across the County and the maximization of overall program benefits. Eligible applicants include property owners, authorized tenants, and non-profit organizations.

3.2.7 Community Improvement Plan Matching Loan

The Renfrew County Community Futures Development Corporation (RCCFDC) offers a Community Improvement Plan Matching Loan to successful CIP Applicants to support their projects. The matching loan provides up to \$10,000 in financing towards an applicants' project contribution with low-interest rates and flexible repayment terms. An applicant must submit proof of CIP approval to the RCCFDC alongside a complete accounting of estimated project costs, existing sources of financing, and a statement of assets, income, and obligations enclosed in the Simplified Loan Application Form. The RCCFDC provides a range of other financing opportunities. Applicants are encouraged to consult the RCCFDC website for more details ahead of submitting an application for a CIP grant.

The Town of Renfrew should ensure that all CIP applicants are made aware of the Renfrew County HYPE and RCCFDC programs, and provide information on the Town's CIP webpage.

4.0 Next Steps

This Draft Background and Recommendations Report will be finalized in Summer 2026, following focus group meetings with members of the Town's business and economic development community, and with the results of the Community Survey and CIP Prospective Applicant Survey to be conducted in July 2026. The Final Report will be made available on the Town's project webpage for public information.

The Draft CIP will be prepared in Summer 2026. It will be presented at an in-person Public Open House in early September 2026, and at a Statutory Public Meeting in late September, where community members can provide their comments. The Final CIP will then be prepared and presented to Council for Adoption, which is anticipated to occur in October 2026.

Town of Renfrew

Community Improvement Plan Review

DRAFT Background and Recommendations Report

July 2026

