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PHASE II  
**COMMUNITY IMPROVEMENT  
PLAN**

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AGRICULTURE | ENVIRONMENTAL PROTECTION AREA | SENSITIVE LAKES



## COMMUNITY IMPROVEMENT PLANNING

- ✓ Encourage brownfield rehabilitation, environmental remediation and redevelopment, as well as utilize existing community infrastructure
- ✓ Provide financial incentives to encourage property owners and tenants to undertake improvements



## GOALS & OBJECTIVES

- 1 Encourage development that will add value to agricultural uses;
- 2 Enhance water quality of the Township's complex hydrologic system;
- 3 Promote shoreline and waterfront protection;
- 4 Encourage septic remediation where necessary; and
- 5 Promote remediation and redevelopment of brownfield sites.



## APPLICATION PROCESS

- ✓ Eligible property owners and tenants
- ✓ Pre-application consultation with the Township
- ✓ Complete application form
- ✓ Submit supporting documents (contracts, estimates, drawings, renderings, etc.)
- ✓ Reviewed by Committee and Council
- ✓ Grant paid if approved after submission of proof of all costs once works are completed



## SEPTIC SYSTEM IMPROVEMENT GRANT

- ✓ 50% of eligible costs
- ✓ Maximum of \$7,000
- ✓ Limit excessive amounts of nutrients, particularly phosphorous
- ✓ Improvement and maintenance of septic systems, including inspection
- ✓ Relocation away from high water mark
- ✓ Effluent filter, technologies designed to reduce phosphorous loading, etc.



## CATTLE FENCING GRANT

- ✓ 50% of eligible costs
- ✓ Maximum of \$1,000
- ✓ Promote construction of fences to prohibit cattle and other livestock from direct access to water bodies
- ✓ May apply to multiple fences per property



## SHORELINE RESTORATION & NATURALIZATION GRANT

- ✓ 50% of eligible costs
- ✓ Maximum of \$5,000
- ✓ Promote water quality protection, improve wildlife habitat, and prevent shoreline erosion
- ✓ Site improvements, works, and materials



## AGRICULTURE BUFFERS IMPROVEMENT GRANT

- ✓ 50% of eligible costs
- ✓ Maximum of \$2,000
- ✓ Prevent water pollution, soil erosion, and destruction of natural shorelines
- ✓ Buffer improvements, such as riparian buffers, windbreaks/shelterbelts/living snow fences, contour grass strips/vegetative barriers



## AGRICULTURE VALUE-ADDED GRANT

- ✓ 50% of eligible costs
- ✓ Maximum of \$5,000
- ✓ Promote development or improvement of agricultural, agricultural-related and on-farm diversified uses
- ✓ Construction or improvement of uses permitted by the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas



## BROWNFIELD REHABILITATION GRANT

- ✓ 50% of eligible costs
- ✓ Maximum of \$5,000
- ✓ Encourage the remediation, rehabilitation, and adaptive re-use of brownfield sites
- ✓ Reducing the concentration of contaminants
- ✓ A Phase II Environmental Site Assessment must have been conducted for the site

