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# HALDIMAND COUNTY

## Report EDT-07-2022 Rural Business and Tourism Community Improvement Plan Program – 215 Windecker Road, Cayuga



For Consideration by Council in Committee on September 20, 2022

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### OBJECTIVE:

To approve an application for funding made under the Rural Business and Tourism Community Improvement Plan.

### RECOMMENDATIONS:

1. THAT Report EDT-07-2022 Rural Business and Tourism Community Improvement Plan – 215 Windecker Road, Cayuga be received;
2. AND THAT the project as outlined in Report EDT-07-2022 be approved for a grant to be funded from the Community Improvement Plan Reserve, to a maximum of \$52,386;
3. AND THAT the Mayor and Clerk be authorized to execute the Rural Business and Tourism Community Improvement Plan Financial Incentive Program Agreement with the respective property owner.

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**Reviewed by:** Lidy Romanuk, BA, EcD, Manager, Economic Development and Tourism

**Respectfully submitted:** Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

**Approved:** Craig Manley, MCIP, RPP, Chief Administrative Officer

### EXECUTIVE SUMMARY:

This proposal is to undertake various improvements to enable the proponents to open an event barn that falls under the category of on-farm diversified use on their existing flower farm. Economic Development and Tourism staff recommend that this application be approved for funding under the Rural Business and Tourism Community Improvement Plan Financial Incentives Program, as all program eligibility requirements have been met.

### BACKGROUND:

In May 2008, Haldimand County Council adopted the Haldimand County Downtown Areas Community Improvement Plan (CIP) and corresponding Downtown Community Improvement Project Areas (CIPAs). The CIP provides Council with the ability to offer financial incentives to private property owners to revitalize, redevelop, and renovate properties and buildings within the CIPAs. The CIPAs are

identified as the downtown areas of the communities of Caledonia, Cayuga, Dunnville, Hagersville, Jarvis and Selkirk.

In September 2013, Council approved the Rural Business and Tourism Community Improvement Plan (RBTCIP). The RBTCIP targets key Haldimand County economic objectives by supporting hamlets, commercial roofed accommodations and value added agricultural businesses. Amendments in November 2014, added a new program to the Downtown Areas CIP to include interior renovations for places of assembly related to arts and culture, commercial roofed accommodations and restaurants, and expanded eligible costs for existing programs based on supporting the growth of the County's tourism businesses.

Economic Development and Tourism (EDT) staff continue to promote both financial incentive programs to the communities and stakeholders. EDT staff also assist proponents with their applications, in order to bring eligible projects before Council in a timely manner. Further, staff continue to work with applicants to ensure that their projects move forward to completion.

As of this report date, one hundred and thirty-eight (138) Downtown Areas CIP applications and thirty (30) RBTCIP applications have been approved (including Report EDT-07-2022).

One hundred and thirty-two (132) of the previously approved Downtown Areas CIP applications have been completed; twenty-three (23) Rural Business and Tourism files have been completed; and files have been closed on seven (7) applications for both programs. Downtown area grants have been approved in Caledonia, Cayuga, Dunnville, Hagersville, Jarvis and Selkirk. In addition, grants have been approved for value added agriculture projects in the rural areas of Haldimand County; as well as, projects in the hamlets of Fisherville, Port Maitland, Rainham Centre and York have been approved under the RBTCIP.

**Summary of the Downtown Areas CIP and RBTCIP Applications (including Report EDT-07-2022) Considered by Council:**

<b>Financial Incentive Program</b> (Including Report EDT-07-2022)	<b>Downtown Areas</b>	<b>Rural Business and Tourism</b>
Application & Permit Fee Refund	\$226,470	\$20,311
Building Restoration, Renovation and Improvement	\$73,527	\$205,617
Downtown Housing Grant	\$157,971	N/A
Heritage Improvement Grant	\$20,000	\$39,923
Façade Improvement Grant	\$ 868,204	\$129,491
<b>Total value of CIP grants provided by the County**</b>	<b>\$1,346,204</b>	<b>\$395,342</b>
Total construction value of CIP Projects	\$10,478,561	\$1,332,295
Grant values as a percentage of construction Values*	13%	29%

Council approved transfers from CIP Reserve for other initiatives	\$6,360
<b>Total funds remaining in CIP Reserve***</b>	<b>\$301, 682</b>

\* **Grant as a % of Construction** – This calculation shows the leveraging factor; basically, how much funding the County is contributing to the project compared to the total cost of the project. As it currently stands, for every dollar granted by the County, approximately \$7.00 of additional private funding has been invested in the Downtown Areas of the County. The Kinsmen Park Revitalization and Dunnville Farmers Market Project are not included in the total construction values.

\*\* Includes grant amounts related to staff approved projects under \$5,000.

\*\*\* Includes contribution from the Association of Municipalities of Ontario for Main Street Revitalization Funding Program in the amount of \$69,936 (Report PED-EDT-05-2018) plus interest earned on the program funds.

The subject report deals with a proposal that qualifies under the Rural Business and Tourism CIP and represents the 31<sup>st</sup> application in this program.

## ANALYSIS:

The final completed application for the property known as 215 Windecker Road, Cayuga was received in August 2022. A location map has been included in this report as Attachment 1. Staff from the Planning and Development Division, Building & Municipal Enforcement Services and Economic Development and Tourism Division have been working with the proponent for several years in order to help them realize their business goals and to scope these aspirations accordingly with permitted uses for the property. Contact with the Economic Development and Tourism Division regarding this particular renovation began in late June 2022. Since this time, staff have assisted the proponent with signing up for a pre-consultation meeting which is facilitated by Planning and Development staff and preparing their Rural Business and Tourism Community Improvement Plan project for Council's consideration.

The subject property is currently operating as a flower farm and is open to the public from May until October for various on-farm activities including pick-your-own flower bouquets, photography sessions, farm tours and pumpkin picking. Visitors to the farm include both locals and individuals travelling in to the region from as far as the GTA. These property owners have expressed an interest to further diversify their on-farm offering by converting their existing barn into an assembly occupancy building, where they wish to host experiential dinners, flower workshops, and wedding ceremonies and receptions. The experiential dinners would center around attendees eating edible flowers from their garden that would complement menu pairings. The applicants also plan to host flower workshops in the barn where attendees will learn more about different types of seasonal flowers, the harmony of insects and flowers and how to select and cut flowers. The applicant plans to host these events on weekends from May – October. Permitting these activities would positively impact the tourism sector, as the property owners would be able to host more patrons on site with the use of the barn. Also, longer events (such as dinners and all day workshops) may result in more overnights stays in the region and visitor spending. The application also maintains the intent of the County's Zoning By-law, as it represents experiential and educational activities related to agriculture which are supported as-of-right.

The application, if approved, will utilize the Façade, Landscape and Signage Improvement Grant, Building Restoration, Renovation and Improvement and Development Charge, Planning Fees and

Building Permit Grant. No previous Downtown Area Community Improvement Plan applications have been made for this property.

## **Proposed Work**

### *Façade, Landscape and Signage Improvement Grant*

The Façade, Landscape and Signage Improvement Grant provides a matching grant of 50% up to a maximum of \$10,000 for external (façade) improvements, landscape improvements and property signage enhancements. In the agricultural/rural area the landscape grant is applicable only to agricultural or commercial buildings open to the public. The following renovations are being proposed as part of this project and are eligible under this stream:

- Replacing the front doors of the building, installing new porch posts, and replacing the existing awning which will be used to enhance the entrance of the barn;
- Installing a cement patio at the rear of the building, which will be used to host patrons in the summer months for workshops or dining experiences; and
- Adding a walkway to the building, which will improve access to the building.

### *Building Restoration Renovation and Improvement Grant*

The Building Restoration, Renovation and Improvement Grant provides a matching grant of 50% up to a maximum of \$25,000 for a variety of interior building renovations, improvements, and additions/expansions to existing buildings. The intent of the program is to facilitate value added agricultural activities by helping farm businesses overcome some of the financial expenditure required by offering grants for the re-purposing of agricultural buildings for farm related commercial or industrial occupancy, expansions and additions to existing buildings, general retrofitting, and other work related to Building and Fire Code compliance. When repurposing an agricultural building to a higher occupancy building (public use), significant upgrades are typically required under the Ontario Building Code, Fire Code as well as other code compliances. The purpose of the Building Restoration, Renovation and Improvement grant is to recognize the work required to upgrade these structures and help to offset the substantial costs to do so. The following proposed renovations are eligible under this category:

- Roof infrastructure upgrades (pertaining to posts, beams and rafters) to meet Building Code compliance for an assembly occupancy building;
- Addition of emergency lighting added at exits in order to comply with Building and Fire Code;
- Building of interior walls to meet building code compliance and to insulate the building for use in the colder fall weather; and
- Adding toilets and sinks to the building and installing for public use while on site and the addition of a new septic system to accommodate larger use on property.

### *Development Charge, Planning Fees and Building Permit Grant*

The objective of this program is to provide assistance for the development and redevelopment of sites by further reducing the cost of development. For this project it is anticipated that the following charges will eligible for a 100% rebate: Site Plan Fees, Development Charges, Plumbing Permits and Sewage Permits.

## **Summary**

The table below outlines the anticipated value of each grant the applicants are eligible for under the three grant streams outlined above. Staff are recommending support of each grant as outlined:

Review Panel Recommendation			The application is complete and recommended for approval		
File No.	Community	Address	Value of Project	Value of Grant	Grant as % of Construction
30	Cayuga	215 Windecker Road	\$93,577	\$52,386	56%
<b>Façade Improvement Grant</b>					\$10,000
<b>Building Restoration and Renovation</b>					\$25,000
<b>Application &amp; Permit Fee Refund</b>					\$17,387
<b>Total Grant</b>					\$52,386
Project Description	<p>Replacing the front doors of the building, installing a cement patio at the rear of the building, adding a walkway to the building, installing new porch posts, and replacing the existing awning.</p> <p>Roof infrastructure upgrades (pertaining to posts, beams and rafters) to meet code compliance for an assembly occupancy building, emergency lighting added at exits, building interior walls to meet building code compliance, adding toilets and sinks to building and installing a new septic system to accommodate larger use on property.</p> <p>Site Plan Fees, Development Charges, Plumbing Permits and Sewage Permits.</p>				
Conditions	<ol style="list-style-type: none"> <li>1. Property taxes must be in good standing and the property must be in conformity with all County/Provincial/Federal by-laws and legislation throughout the term of the program – i.e. property standards, zoning by-laws, official plan, etc.</li> <li>2. Site Plan process must be completed; additional requirements may be needed to satisfy interdepartmental needs.</li> <li>3. Various building permit will be required for proposed renovation.</li> </ol>				

## FINANCIAL/LEGAL IMPLICATIONS:

The Downtown Areas Community Improvement Plan (CIP) was established in 2008, with an annual allocation of \$100,000 contributed to a Community Improvement Plan Reserve to be used to fund approved grant applications under the financial incentives component of the Downtown Areas CIP. In 2013, the annual contribution was increased to \$150,000 to incorporate the Downtown Areas CIP and the Rural Business and Tourism Community Improvement Plan.

Upon approval of this application, Council will have approved a total of \$1,741,546 from this reserve. This application requires \$52,386 in funding from the reserve, leaving a projected balance of \$301,682 in the Community Improvement Plan Reserve. Please note the reserve balance is larger this year due to under subscription in 2020 and 2021 as a result of the pandemic.

Legal: A grant agreement will be prepared for execution by the Mayor and Clerk should Council approve this application. The grant agreement was reviewed by legal counsel in the spring of 2008.

## **STAKEHOLDER IMPACTS:**

All Community Improvement projects are circulated and reviewed by a staff committee that consists of representatives from Building & Municipal Enforcement Services, Planning and Development, Community Development and Partnerships (Heritage and Culture), and Finance Divisions. Once this project has received Council approval, staff from the Economic Development and Tourism Division are to ensure that all proposed works are carried out in the manner applied for, and that terms and conditions are met.

## **REPORT IMPACTS:**

Agreement: Yes

By-law: No

Budget Amendment: No

Policy: No

## **REFERENCES:**

1. [Rural Business and Tourism Community Improvement Plan](#)

## **ATTACHMENTS:**

1. Location Map.
2. Existing Condition.
3. Proposed Concept.