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# HALDIMAND COUNTY

## Report EDT-09-2023 Rural Business and Tourism Community Improvement Plan Application – 834 North Shore Drive, Dunnville



For Consideration by Council in Committee on August 29, 2023

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### OBJECTIVE:

To seek Council's re-approval of an application for funding made under the Haldimand County Rural Business and Tourism Community Improvement Plan.

### RECOMMENDATIONS:

1. THAT Report EDT-09-2023 Rural Business and Tourism Community Improvement Plan Application – 834 North Shore Drive, Dunnville be received;
2. AND THAT the project as outlined in Report EDT-09-2023 be approved for a grant to be funded from the Community Improvement Plan Reserve, to a maximum of \$10,000;
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.

**Prepared by:** Jessica Easson, Senior Economic Development Officer

**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:** Cathy Case, Chief Administrative Officer

### EXECUTIVE SUMMARY:

This proposal is to undertake various improvements to property at 834 North Shore Drive, Dunnville. Council previously supported the project although due to the ongoing impacts of the COVID-19 pandemic the project was delayed and the previously approved agreement lapsed. All aspects of the project remain unchanged and supportable under the program. Economic Development and Tourism staff recommend that this application be re-approved for funding under the Rural Business and Tourism Community Improvement Plan Financial Incentives Program as per the previously approved report EDT-05-2020.

### 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 fifty-six (156) Downtown Areas CIP applications and thirty-one (31) RBTCIP applications have been approved. One hundred and forty-three (143) of the previously approved Downtown Areas CIP applications have been completed; twenty-four (24) Rural Business and Tourism files have been completed; and, the files have been closed on eight (8) applications. Downtown area grants have been approved in Caledonia, Cayuga, Dunnville, Hagersville, Jarvis and Selkirk. Grants have been approved for value added agriculture projects in the rural areas of Haldimand County; as well, 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-09-2023) Considered by Council:**

<b>Financial Incentive Program</b>	<b>Downtown Areas</b>	<b>Rural Business and Tourism</b>
Application & Permit Fee Refund	\$237,299	\$20,311
Building Restoration, Renovation and Improvement	\$73,527	\$205,617
Downtown Housing Grant	\$172,971	N/A
Heritage Improvement Grant	\$20,000	\$39,923
Façade Improvement Grant	\$894,896	\$132,452
<b>Total value of CIP grants provided by the County**</b>	<b>\$1,398,693</b>	<b>\$398,303</b>
Total construction value of CIP Projects	\$10,662,635.73	\$1,263,735.00
Grant values as a percentage of construction Values*	13%	32%
Council approved transfers from CIP Reserve for other initiatives	\$6,360	
<b>Total funds remaining in CIP Reserve</b>	<b>\$443,784.13</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 seven dollars 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.

## **ANALYSIS:**

The Squire William Anthony Log Cabin is located at 834 North Shore Drive, Dunnville on the Shared Harvest Community Farm. The log cabin is a heritage designated building currently used for workshops and other experiential learning (in addition to other buildings on the property). The cabin is believed to be one of the original areas of settlement and commercial development which led to the growth of Dunnville. The existing façade of the Squire William Anthony Log Cabin is in need of heritage restoration works to restore the façade.

The final completed application for the property known as 834 North Shore Drive, Dunnville was received in October 2019. Council initially approved this project in October of 2020; however, the applicants were unable to start work on the project due to the ongoing impact of the COVID-19 pandemic. As a result, the grant funding agreement lapsed and requires Council to reapprove the request for funding through the Rural Business and Tourism Community Improvement program. Staff recently connected with the applicant to confirm their intent to move forward with a Community Improvement Plan Project and the response was in the affirmative. A location map has been included in this report as Attachment 1.

The application remains unchanged from the original application in 2020. The project will utilize one of the incentives available to eligible properties under the Rural Business and Tourism Community Improvement Plan (RBTCIP) – the Heritage Commercial Use Grant Program. The proposed work includes re-chinking of existing logs, an item which is part of the heritage designation. The proposed restorative work will include removing all loose masonry chinking and rotting wood on the East, West and North walls of the building and repairing the wood and re-chinking the loose masonry pieces. These proposed improvements are eligible under the Heritage Commercial Use Grant Program and are meant to restore the heritage elements of a building visited by the general public. Photos of the building can be found in Attachment 2. This renovation will ensure the preservation of this heritage building and keep original heritage features intact.

One previous Rural Business and Tourism Community Improvement project was funded in 2018 under the Building Restoration, Renovation and Improvement Grant, Development Charges, Planning Fees & Building Permit Grant, and the Heritage Commercial Use Grant programs under the current ownership of this property. Work included improvements to the commercial kitchen and creation of external kitchen space; restorative work to heritage designated property and was completed and the file closed in January 2019.

### **Local Economic Impacts**

Shared Harvest Community Farm is a registered non-profit community farm. Their mission is to provide families within the community organic produce that is environmentally sustainable, locally desirable and socially responsible. Another key focus of the operation is to provide educational and agricultural experiences to encourage visitors to Shared Harvest to learn about organic processes and healthy eating. The Squire William Anthony log cabin is used for on-farm workshops and experiential learning and is an important part of the communities.

## Summary of the Project, Grant Details and Review Panel Recommendation

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
25	Dunnville	834 North Shore Drive, Dunnville	\$43,674.50	\$10,000	23%
Heritage Commercial Use Grant Program					\$10,000
Total Grant for 834 North Shore Drive, Dunnville					\$10,000
Project Description	Removing all loose masonry chinking and rotting wood on the East, West & North walls of the building and repair the wood and re-chink the loose masonry pieces.				
Conditions	<ol style="list-style-type: none"><li>1. A grant agreement will be prepared for execution by the Mayor and Clerk.</li><li>2. 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></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 \$1,775,215 from this Reserve. This application requires \$10,000 in funding which would leave the balance of the Community Improvement Plan Reserve at \$443,784 if approved. Please note the reserve balance continues to be higher than normal due to under subscription in 2020 to 2022 as a result of the pandemic. In addition, it is anticipated that high interest rates and rising constructions costs are also currently impacting uptake in this program.

Legal: A grant agreement will be prepared for execution by the Mayor and Clerk should Council approve this application. This ensures all works as approved are completed within a specified timeframe. 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.

In Heritage Haldimand's Report CDP-02-2023 (January, 2023) re: Alterations to the Squire William Anthony Log Cabin, the Committee recommended to Council that the property owners' request to undertake restoration and updates to the exterior of the Squire William Anthony Log Cabin be considered and that Heritage Haldimand be provided with regular updates from the project architect as the work progresses. Heritage Haldimand remains in support of the restorative work in order to mitigate future damage to the structure.

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. [Downtown Area Community Improvement Plan Program](#)
2. [EDT-05-2020 Rural Business and Tourism Community Improvement Plan – 834 North Shore Drive, Dunnville](#)
3. [CDP-02-2023 Heritage Property Alteration Request – Squire William Anthony Log Cabin](#)

## **ATTACHMENTS:**

1. Location Map.
2. Existing Conditions (Photos).