



# SANDWICH TOWN CIP FINANCIAL INCENTIVE PROGRAMS

## Commercial/Mixed Use Building Facade Grant Program

- Promotes the **rehabilitation, restoration and improvement** of commercial and mixed use buildings
- Provides a grant equal to **70% of the cost** of eligible façade and storefront improvement/restoration works
- **Maximum grant per property/project: \$15,000**
- **The maximum can be increased by up to \$10,000** for properties/projects that also require side and/or rear façade improvements when highly visible from Sandwich Street, and for properties designated under the *Ontario Heritage Act*
- Location: Commercial Core and residential area (Target Areas 1 and 3)

## Development Charge Grant Program

- Provides a grant equal to **between 50% and 100% of the City Development Charge** paid to promote redevelopment on commercial and mixed use properties
- Based on **LEED certification**
- Location: Commercial Core (Target Area 1)

## Development and Building Fees Grant Program

- Provides a Grant equal to **100% of the fees paid** for a wide range of development application and building permit types once the project is completed
- Location: The entire Sandwich CIP Area

## Commercial Core Feasibility Study Grant Program

- Assists applicants with determining the feasibility and cost of adaptively reusing, rehabilitating, retrofitting, redeveloping, or developing a commercial or mixed use building.
- Provides a grant equal to **50% of the cost of an eligible feasibility study**
- **Maximum grant per property/project: \$5,000** with a maximum of one feasibility study per property/project
- Location: Commercial Core (Target Area 1)

## Commercial/Mixed Use Building Improvement Loan Program

- Provides a **0% interest loan equal to 70% of cost** of eligible interior/exterior building maintenance and improvements to commercial and mixed use buildings
- **Minimum Loan per property/project: \$10,000**
- **Maximum Loan per property/project: \$30,000**
- Location: Commercial Core and residential area (Target Areas 1 and 3)

## Revitalization Grant Program

- Offsets the tax increase that can result when a property is improved by providing a grant
- Criteria: The project must result in an **increase in assessment and property taxes**
- Provides an annual grant equal to **70% of the increase** in the municipal portion only of the **property taxes** for up to 10 years after project completion
- Location: The entire Sandwich CIP Area

## Neighbourhood Residential Rehabilitation Grant Program

- Provides a grant equal to **50% of the cost** of eligible exterior building maintenance and property improvement for residential properties
- **Minimum grant per property: \$2,000**
- **Maximum grant per property: \$15,000**
- Maximum of one application per property
- Location: Residential area (Target Area 3)

\* An application for any financial incentive program must be submitted to the City prior to the commencement of any works to which the financial incentive program will apply and prior to application for building permit. Refer to the Sandwich Town Community Improvement Plan (CIP) for complete program requirements and provisions at <https://www.citywindsor.ca/residents/planning/development-incentives/Pages/Sandwich-Town-Community-Improvement-Plan.aspx>  
For more information, contact Kevin Alexander, Planner III- Special Projects at (519) 255-6543 extension 6732 or via e-mail at [kalexander@citywindsor.ca](mailto:kalexander@citywindsor.ca)