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## DOWNTOWN AND HEALTH AND WELLNESS CLUSTER COMMUNITY IMPROVEMENT PLAN PROGRAMS GENERAL PROGRAM REQUIREMENTS

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All of the financial incentive programs contained in the Welland Downtown and Health and Wellness Cluster Community Improvement Plan (CIP) are subject to the following general program requirements as well as the individual requirements specified under each program. The general and program specific requirements contained in this document, the individual program guides, and the CIP, are not necessarily exhaustive, and the City reserves the right to include other requirements and conditions as deemed necessary on a property specific basis:

- a) Application for the incentive programs contained in the CIP can be made only for properties within the designated Community Improvement Project Area as shown in **Attachment A**;
- b) With the exception of the Planning and Building Fees Grant Program, application for any financial incentive program referenced in the CIP must be submitted to the City and approved by the City prior to the commencement of any works to which the financial incentive program will apply;
- c) If the applicant is not the owner of the property, the applicant must provide written consent from the owner of the property to make the application;
- d) An application for any financial incentive program contained in the CIP must include plans, estimates, contracts, reports, rental rates, sale prices and other details and information as required by the City to satisfy the City with respect to project cost, design, performance, and conformity of the project with the CIP;
- e) The City may require that an applicant submit professional urban design studies and/or professional architectural/design drawings that are in conformity with the Urban Design Guidelines put in place by the City;

- f) For buildings designated under the *Ontario Heritage Act*, the City may require that proposed facade restoration and improvement works and building maintenance and improvement works that are subject of a financial incentive program application be supported by documentation in the form of historic photographs or drawings clearly showing the feature(s) to be restored or reconstructed;
- g) Review and evaluation of all incentive program applications and supporting materials against program eligibility requirements will be done by City Staff, who will then make a recommendation to City Council or Council's designate. The application is subject to approval by City Council or Council's designate;
- h) As a condition of application approval, the applicant may be required to enter into a grant agreement with the City. This Agreement will specify the terms, duration and default provisions of the grant. This Agreement is subject to execution by the applicant and the City prior to the commencement of any works to which the financial incentive program will apply;
- i) Where other sources of government and/or non-profit organization funding (Federal, Provincial, Municipal, CMHC, Federation of Canadian Municipalities, etc...) that can be applied against the eligible costs are anticipated or have been secured, these must be declared as part of the Application. Accordingly, the grant may be reduced on a pro-rated basis;
- j) The City reserves the right to audit the cost of any and all works that have been approved under any of the financial incentive programs, at the expense of the applicant;
- k) The City is not responsible for any costs incurred by an applicant in relation to any of the programs, including without limitation, costs incurred in anticipation of a grant;
- l) If the applicant is in default of any of the general or program specific requirements, or any other requirements of the City, the City may delay, reduce or cancel the approved grant and require repayment of the approved grant;
- m) The City may discontinue any of the financial incentive programs at any time, but applicants with approved grants will still receive said grant, subject to meeting the general and program specific requirements;

- n) All proposed works approved under the financial incentive programs and associated improvements to buildings and/or land must conform to the City's Urban Design Guidelines, and all other City guidelines, by-laws, policies, procedures, and standards;
- o) All works completed must comply with the description of the works as provided in the application form and contained in the program agreement, with any amendments as approved by the City;
- p) Existing and proposed land uses must be in conformity with applicable Official Plan(s), Zoning By-law and other planning requirements and approvals at both the local and regional level;
- q) All improvements made to buildings and/or land shall be made pursuant to a Building Permit, and/or other required permits, and constructed in accordance with the Ontario Building Code and all applicable zoning requirements and planning approvals;
- r) When required by the City, outstanding work orders, and/or orders or requests to comply, and/or other charges from the City (including tax arrears) must be satisfactorily addressed prior to grant approval/payment;
- s) Property taxes must be in good standing at the time of program application and throughout the entire length of the grant commitment;
- t) City Staff, officials, and/or agents of the City may inspect any property that is the subject of an application for any of the financial incentive programs offered by the City;
- u) Eligible applicants can apply for one, more, or all of the incentive programs referenced in the CIP, and in other applicable CIPs that are actually offered by the City, but no two programs may be used to pay for the same eligible cost; and,
- v) The total of all grants and tax assistance provided in respect of the particular property for which an applicant is making application under the programs referenced in the CIP shall not exceed the eligible cost of the improvements to that property under all applicable CIPs.

## COMMUNITY IMPROVEMENT PROJECT AREA



**CITY OF WELLAND**  
WELLAND COMMUNITY IMPROVEMENT PLAN

**FIGURE 7.1:  
RECOMMENDED COMMUNITY  
IMPROVEMENT PROJECT AREA**

 Project Area Boundary

MAP CREATED BY: GM  
MAP CHECKED BY: PK  
MAP PROJECTION: NAD 1983 UTM Zone 17N

FILE LOCATION: I:\GIS\157666 - Welland Community Improvement Plan\Mapping



PROJECT: 13-7336  
STATUS: DRAFT  
DATE: 12/11/2013