



## TOWNSHIP OF EDWARDSBURGH CARDINAL INFORMATION ITEM

**Committee:** Committee of the Whole – Community Development

**Date:** June 3, 2024

**Department:** Community Development

**Topic:** Application for Community Improvement Plan Funding, 623 County Rd 2 (The Rustic Spoon o/b 2209510 Ontario Inc.)

**Background:** The Rustic Spoon restaurant opened in November 2023 in the Cardinal Mall at 623 County Rd 2. The restaurant's owner has submitted an application for funding under the Property and Façade Improvement Program of the Township's Community Improvement Plan (CIP).

It is understood that the restaurant owner has submitted the application as a tenant, and also as an agent authorized by the property owner 2209510 Ontario Inc. A letter from the property owner to authorize the application has been provided. The general eligibility requirements of the CIP allow a tenant to make an application where the owner has provided written consent (section 6.6.2).

The property includes a commercial building, with a number of commercial tenants and a parking area. It is zoned General Commercial (CG) and located within the designated Community Improvement Project Area. The application relates to unit E of the Mall, which is home to the Rustic Spoon restaurant.

Application submission:

The application was initially received by the program administrator on May 14<sup>th</sup>, 2024, with additional information provided on May 30<sup>th</sup>. The project work began in October 2023 and was completed in November 2023. The general eligibility requirements of the CIP require that for any incentive program contained within the Cardinal Community Improvement Plan, a Financial Incentive Program application form must be submitted to the Township (accepted and processed by the Plan Administrator(s)) prior to commencing any community improvement works (section 6.6.1).

Project description:

The applicant describes the project work to include; landscaping change; door signage and window decals; painting of outdoor features, entrance and patio; additional patio seating and furniture; upgraded lighting for safety and visibility; and outdoor plumbing for matrice. The application shares that prior to this project, the building has not been updated in 30+ years and notes safety concerns with plumbing and electrical

components. It notes the building's appearance was worn. Photos are included with this report.

Project tasks and expenses:

The application includes the following project tasks and expenses, however, formal quotes were not available:

Task	Cost (low)	Cost (high)
Replace outdoor signs	\$4,904.20	\$4,904.20
Upgrade opened patio	\$4,900	\$9,400
• paint and fix deck	• \$3,300	• \$5,000
• gardens	• \$400	• \$400
• patio furniture	• \$1,200	• \$4,000
Signage lights fixed	\$1,300	\$1,500
Outdoor Taps Installation	\$1,129.14	\$1,129.14
General cleaning and painting trim	\$2,068.31	\$2,068.31
<b>Total</b>	<b>\$14,301.65</b>	<b>\$19,001.65</b>

Invoices were provided with the application for the following items:

Supplies for plumbing, paint, electrical and cleaning	\$6,046.17
Electrical work for outdoor lighting	\$1,163.11
Signage and Installation	\$4,904.20
Painting for front wall and throughout restaurant	\$580.00
Painting and repair of walls and trim, flooring in bathroom	\$7,290.00
<b>Total</b>	<b>\$19,986.42</b>

A list of eligible expenses for this financial incentive program from section 4.0 is provided with this staff report.

Project eligibility:

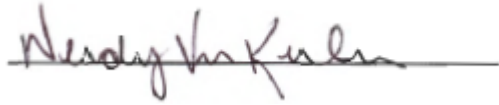
The applicant has been advised that the application does not meet the general eligibility requirements for the CIPs financial incentive program. Staff were asked to present the application to the Committee for consideration.

Application processing:

Section 6.7 of the Plan outlines the general process and submission requirements of the Financial Incentive Program. This section includes:

- 2. An application must be submitted to the Township prior to commencing any community improvement works. Should an application be submitted following the commencement of community improvement works, the application will be rejected upon receipt.*

Further review and a recommendation were not completed by the Plan Administrator based on the project works already being completed prior to receiving the application.

A handwritten signature in dark ink, appearing to read "Nereida V. Kuleva", is written over a horizontal line.

Community Development Coordinator