



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: May 5, 2025

Department: Community Development

Topic: Application for Community Improvement Plan Funding, 2069 Dundas St. (Bee Good Shop)

Purpose: To consider application C-01-25 for funding under the Property Façade Improvement Program as part of the Township's Community Improvement Plan for 2069 Dundas Street, submitted by Paul Whitney for 15469317 Canada Incorporated.

Background: Applicant Paul Whitney, on behalf of property owner 15469319 Canada Incorporated, has submitted an application under the Property and Façade Improvement program of the Cardinal Community Improvement Plan (CIP) for 2069 Dundas Street. The property is zoned Main Street Commercial (MC) and currently operates as The Bee Good Shop.

The project involves refurbishing an existing 16' x 4' illuminated sign located at the front of the building, including replacing the sign face, installing new vinyl graphics, and upgrading the lighting system with LED modules to improve visibility and enhance the Dundas streetscape. The project is ready to proceed and the applicant notes the importance of completing the work ahead of the tourist season.

The applicant has consulted with the Community Development Coordinator and submitted a complete application, including a cost estimate and project rendering. The total project cost is estimated at \$5,090.65.

Through research and review of the CIP program records, it was identified that the property previously received a \$5,000 grant under the Property and Façade Improvement Program in 2014, awarded to a previous owner for window and roof improvements.

Policy Implications: The Cardinal CIP offers several financial incentive programs under Section 4.0, including the Façade and Property Improvement program. This program offers a rebate for up to 50% of eligible construction costs, to a maximum of \$5,000. The program description does not clearly state whether this maximum applies per applicant, per project, or per property.

Section 6.6 of the CIP (General Eligibility Criteria) sets an overall maximum of \$10,000 in total incentives per applicant, per project. However, it does not clearly address how individual program caps, such as the \$5,000 façade improvement limit, apply when ownership of a property changes.

Since the plan's adoption, the Township has interpreted the \$5,000 maximum under the Façade and Property Improvement Program as applying per property, not per applicant. This approach has been based on the program's focus on physical improvements to buildings, the goal of distributing funding fairly across the community, and general municipal practice in other CIP programs.

The property at 2069 Dundas Street previously received a \$5,000 grant under this program approximately 10 years ago as Mad Macs Furniture for window and roof improvements. Based on past interpretation, the property would not be eligible for another façade grant.

However, because the CIP wording does not explicitly confirm how the \$5,000 limit applies in situations like this, the Committee has the discretion to review the application and decide whether to approve additional funding.

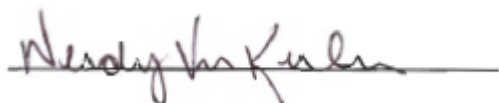
Strategic Plan Implications: This application supports the Strategic Plan priority of creating a livable community by encouraging investment and visual improvements in one of the Township's downtown core areas.

Financial Considerations: The total project cost for the proposed signage improvements is \$5,090.65, including HST. Under the Property and Façade Improvements program, the Township may fund 50% of eligible costs, to a maximum of \$5,000.

If approved, the Township's contribution would be \$2,545.32.

The 2025 budget includes funding for Community Improvement Plan programs. Approval of this application would be funded from the approved CIP budget.

Recommendation: That Committee approve application C-01-25 (Bee Good Shop), reimbursing 50% of eligible costs to complete the proposed signage improvements at 2069 Dundas Street, to a maximum of \$2,545.32.

A handwritten signature in blue ink, appearing to read "Wendy Van Kesteren", is written over a horizontal line.

Community Development Coordinator