



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: August 2, 2022

Department: Community Development

Topic: Application for Community Improvement Funding, 11 Centre St (Moulton)

Purpose: To consider application S-02-22 for funding under the Spencerville Community Improvement Plan for 11 Centre St.

Background: Applicant and property owner Joe Moulton has applied for project funding under the Application and Building Permit Fees Rebate Program of the Spencerville Community Improvement Plan. The property is zoned Main Street Commercial. It was the former site of JoeComputer, and earlier, the Grant Brown Funeral Home. All existing buildings were destroyed by fire in April, 2020. The property is currently vacant.

The owner is planning to redevelop the site as home to a future microbrewery. Additional commercial or office spaces are planned for a future development phase.

The proposed redevelopment brings the site under site plan control; the application was submitted on July 28, 2022. A building permit application for the 327m² building is expected once it has been confirmed that the new zoning bylaw 2022-37 is in effect. Additional costs related to these applications include engineered drawings for structural and architectural requirements for the building permit application, including foundation, floorplans, energy compliance, etc.

The Applicant has pre-consulted with the Community Development Coordinator and submitted an application for funding under the Community Improvement Plan. Staff have completed the review and evaluation. A future application under the Property and Façade Improvement Program has also been discussed.

Policy Implications: The application meets the General Eligibility Criteria and the Program Specific Criteria for the Application and Building Permit Fees Rebate Program.

Under this Program, the Township may provide a refund equivalent to the applicable cost of normal planning application fees and building permit fees, to a maximum of 50% of the application fees paid by the applicant, or \$5,000, whichever is lesser.

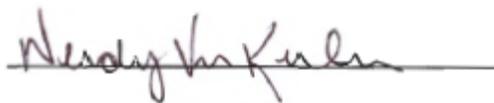
The plan provides that significant consulting fees incurred by the Township are not eligible; however, the scope of the application is considered minor and staff do not anticipate that consulting fees will be incurred by the Township in processing the application as the review is conducted in-house. The plan does not consider additional professional fees incurred by the applicant for design and engineering. Staff recommend that the Committee apply the rebate to these costs as part of the application fee.

Eligible projects for this program include development and redevelopment of commercial and mixed-use buildings that are generally consistent with and maintain the intent of the Spencerville Community Improvement Design Principles.

Section 6.6 of the Plan provides that the incentive programs made available under the Spencerville Community Improvement Plan may be used individually or may be combined. The total of all incentives under the Plan is not to exceed \$10,000.

Financial Considerations: The application fee for site plan control in the amount of \$1,000 has been paid by the owner/applicant. It is estimated that the building permit application fees will be \$1,408. The applicant has provided quotes for the engineered drawings, which total \$11,600.00. The maximum amount available under the program is \$5,000.

Recommendation: That Committee approve application S-02-22 (11 Centre St.), reimbursing the 50% of the planning and building permit application fees, including the supporting design and engineered plans to a maximum of \$5,000.



Community Development Coordinator