

Elgincivites

# Community Improvement Plan Review

2025.05.27

RE:PUBLIC

  
ElginCounty

# Agenda

Purpose of Review

Elgincentives Background

Findings of Review

Recommendations & Next Steps

# Purpose of Review

As the Elgincentives CIP reaches its 10th anniversary a review of the program was undertaken.

# Purpose of Review

The purpose of this review was five-part:

- Understand how the program has performed over 10 years
- Assess the economic impact of the program
- Review how Elgincentives' programming stacks up against CIPs in other peer jurisdictions
- Reviewing the capacity of the County and local municipal partners to effectively implement Elgincentives
- Ensure that Elgincentives continues to be aligned with county and local planning and economic development goals and objectives

# Elgincentives Background

- Elgincentives is a community improvement plan (CIP) passed under the authority of Section 28 of the Planning Act
- CIPs permit municipalities to offer direct financial incentives for community improvement, that would otherwise be prohibited by legislation

# Elgincentives Background

- Elgincentives was first implemented in 2015
- First CIP in Ontario to be administered and funded by an upper tier municipality
- Recipient of an excellence in planning award by the Ontario Professional Planners Institute

# Elgincentives Background

## Five key areas of focus:

- Business Retention & Expansion
- Downtown Revitalization
- Tourism & Agriculture Support
- Employment Growth & Diversification
- Improving Sustainability & Accessibility

# Elgincentives Background

## Twelve grant programs for nine granting streams:

- Façade / signage improvements
- Building restoration / improvement / conversion
- Energy efficiency retrofitting
- Outdoor art
- Development feasibility



# Elgincentives Background

## Twelve grant programs for nine granting streams:

- Planning and building fee reductions
- Savour Elgin / Elgin Arts Trail grants
- Environmental study grants
- Brownfields remediation

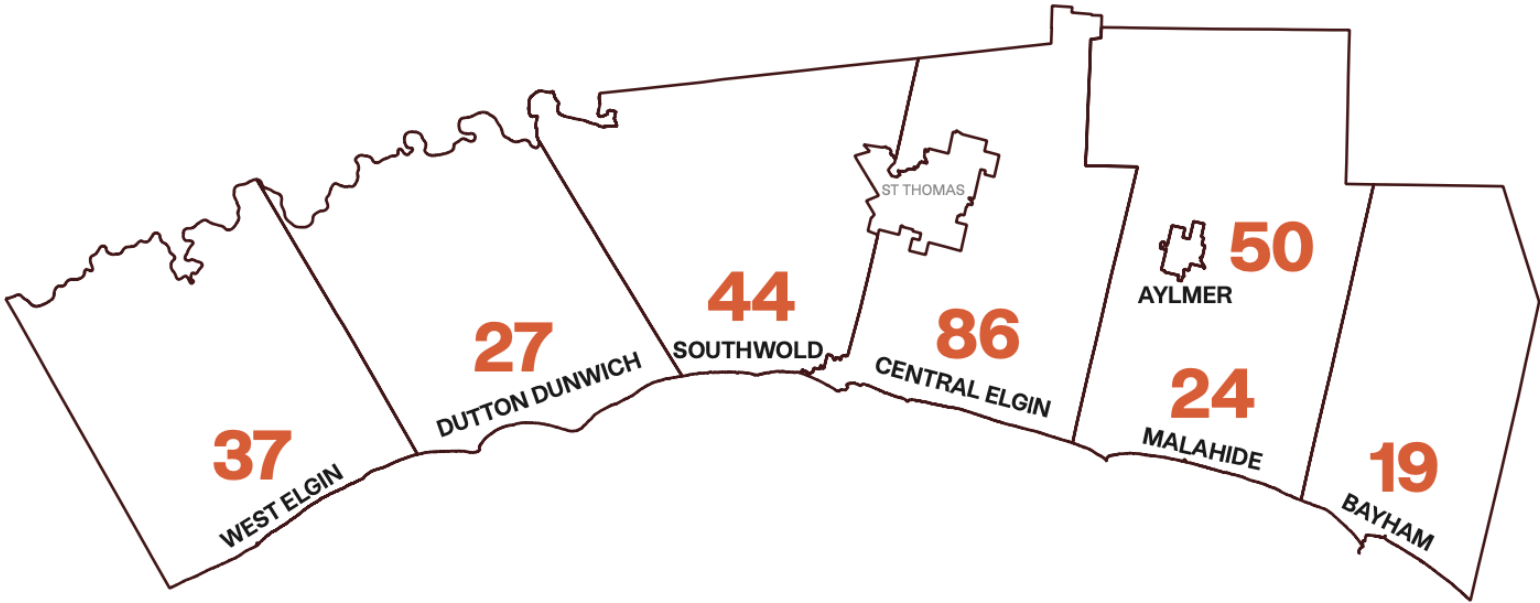
# Elgincivatives Background

Since 2015

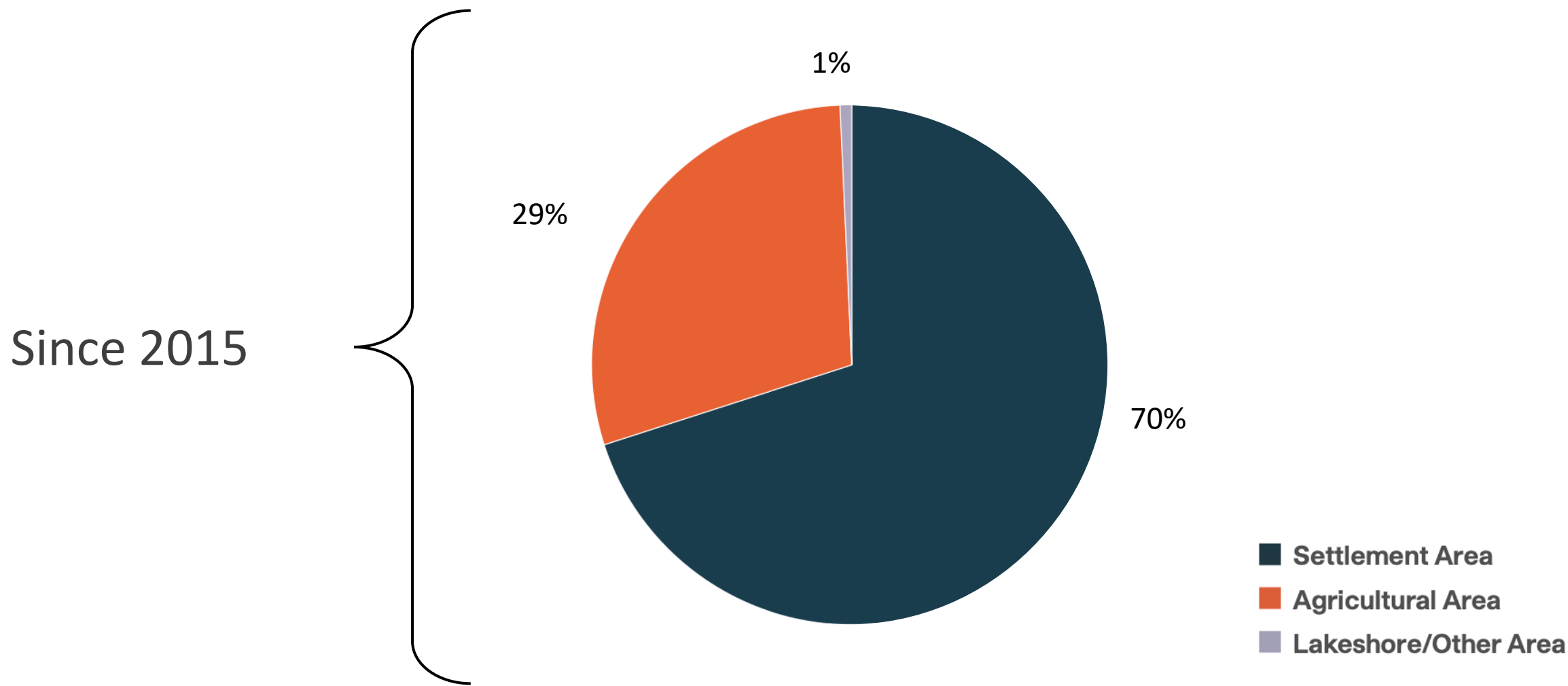
**287 (90%) of 319**  
**Applications Approved**

**\$1.56 Million<sup>1</sup> in Grant**  
**Funding Approved**

**\$9.44 Million<sup>2</sup>**  
**Invested by Applicants**



# Elgincentives Background



# Elgincincentives Background

Since 2015



# Findings of Review

## Key findings from the review include:

- Need to review of funding amounts to ensure they reflect cost of development / redevelopment which has risen sharply
- Examine introducing more grant streams related to housing
- Explore ways to attract more large scale / impactful projects in addition to small projects

# Findings of Review

## Key findings from the review include:

- Update CIP with more accessible language and guidance material (i.e. design guidelines, etc.)
- Streamline administration to reduce staff burden and encourage more applications
- Develop a marketing strategy to ensure business community and public are aware of the program

# Recommendations & Next Steps

## Recommendation:

While Elgincentives remains a valuable tool for driving investment, a comprehensive update is needed to ensure it continues to meet the needs of the County and its local municipal partners.

# Recommendations & Next Steps

## Next Steps

Should County Council wish to proceed with an update to Elgincentives the following next steps are recommended:

- Undertake a re-visioning to update the program's vision, goals, and strategic direction.
- Develop a revised CIP framework incorporating the recommended structural and administrative changes.
- Work with local municipal partner and county councils to re-assess program funding and new incentive streams.



# Recommendations & Next Steps

## Next Steps

- Launch an online application system and centralized CIP information hub.
- Develop targeted marketing campaigns and establish local champions to promote the program.
- Implement new tracking mechanisms and ensure regular performance reporting to local and county councils.