



Elginincentives
COMMUNITY IMPROVEMENT PLAN

2026 CIP Update | Public Meeting

April 23, 2026

Legislative Notes

This meeting is being held in accordance with the requirements of Sections 17 and 28 of the *Planning Act*

Notice of this meeting was provided in accordance with the prescribed process defined in the *Planning Act*

Anyone can make an oral and/or written submission to the Municipality of West Elgin regarding the Plan

If a person does not make oral and/or written submissions to the Municipality of West Elgin respecting the CIP **before** a decision is made to approve this Plan, their eligibility to appeal and/or be added as a party to a hearing of an appeal before the Ontario Land Tribunal (OLT) may be affected





Elgin Incentives

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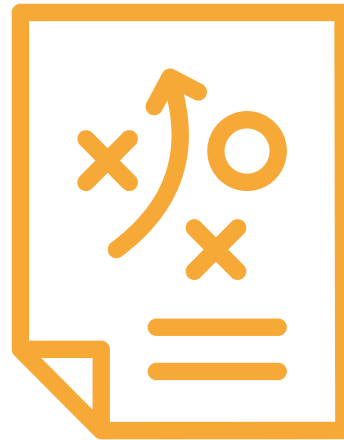
About the Project

What is a Community Improvement Plan?

Statutory plan under Section 28 of the Planning Act allowing municipalities to...



Identify areas in need of improvement



Set out a strategy for improving those areas



Use tools such as financial incentives to support improvements

What is Elgincintives?

Elgincintives is an award-winning County-wide Community Improvement Plan (CIP) prepared in 2015

Offers 12 financial incentive programs to assist with a range of improvement projects on private property/businesses (signage, facades, etc.)

The Plan is prepared, administered, and largely funded by the County but needs to be adopted at the local level to comply with Planning Act requirements

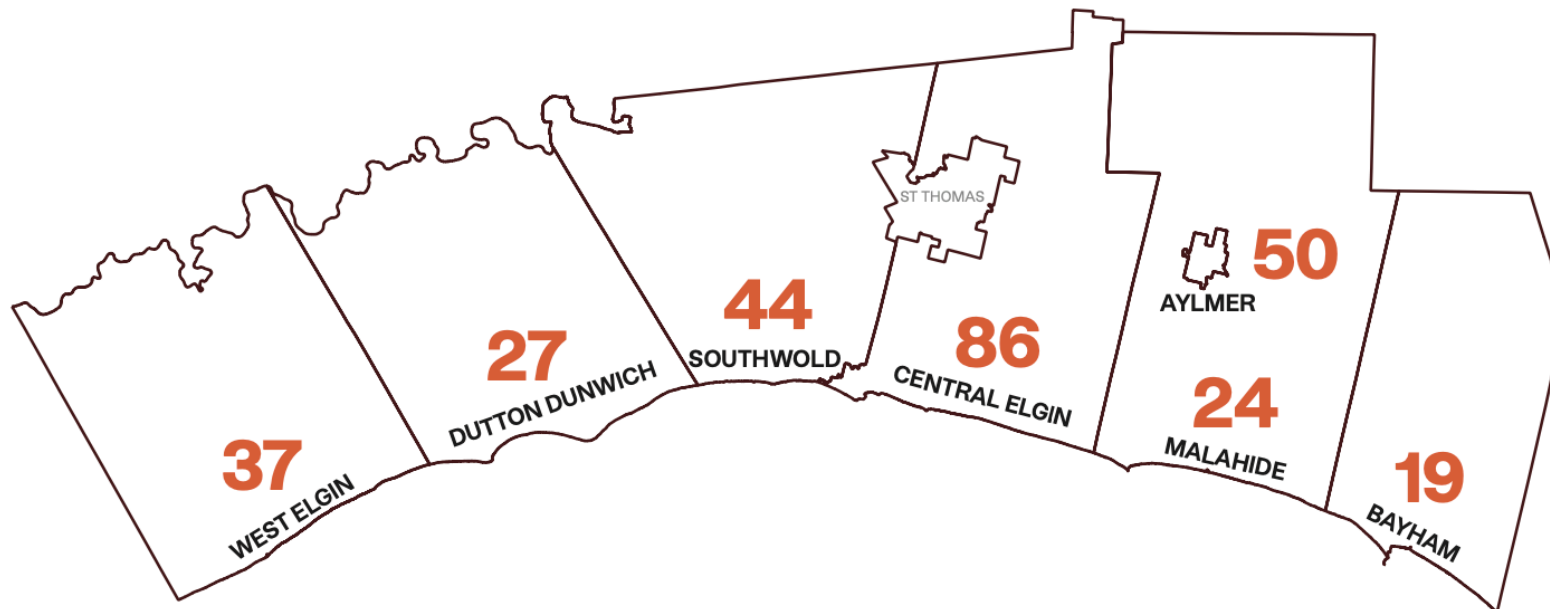


After a Decade of Community Improvement...

287 (90%) of 319
Applications Approved

\$1.56 Million¹ in Grant
Funding Approved

\$9.44 Million²
Invested by Applicants



Project Phasing



Phase 1: Background Review
(Fall 2024-Spring 2025)



Phase 2: Document Update
(Fall 2025 – Winter 2026)

After 10 years of Elgincentives, the County needs to:

- Find out what's worked, what hasn't
- Identify components in need of update & modernization
- Realign with current planning and economic-development priorities



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Background Work

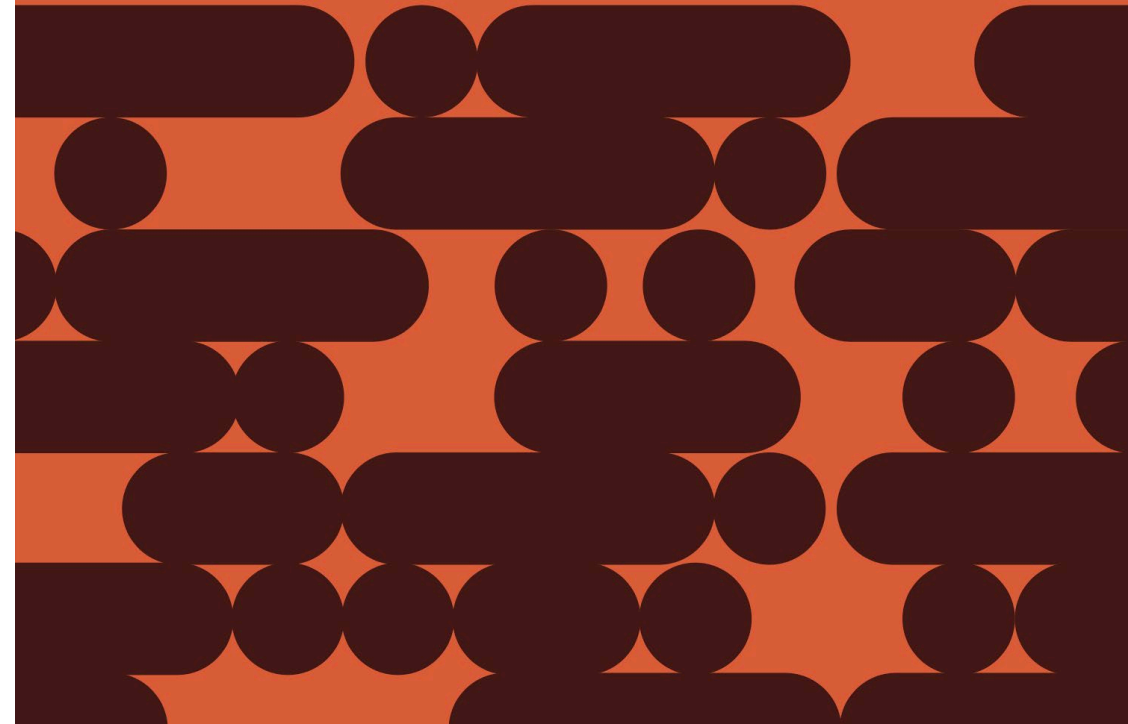
Background Review

Key findings from the background review were used to inform the updates, which included:

- Grant amounts no longer reflect development & labour costs
- There is opportunity and interest in housing programs (not currently in the Plan)
- Clarity and accessibility of the Plan and financial incentives can be improved
- Need to explore more ways to attract and support large-scale economic drivers, while supporting existing local business
- A modernization and visual refresh is needed

Elgin County Elgincntives Community Improvement Plan Review

April 2025



Recommendations Brief

Key recommendations were then identified to ensure we're on the right path before updating:

- Restructure financial incentives according to type of improvement being made
- Include housing-focused grants
- Increase grant amount maximums from \$15k
- Introduce “Municipal Leadership Initiatives” to help guide Council-led community improvement efforts
- Pursue several “quality of life” changes to the document to simplify administration and implementation



Elgin County **Elgincntives Community Improvement Plan** Recommendations Brief

Draft.V1 | September 2025



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Summary of Updated Plan

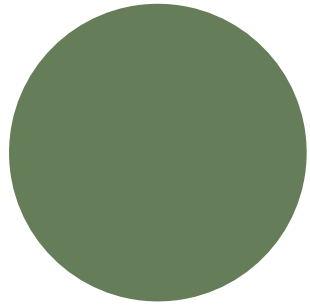
Vision Statement (no change)



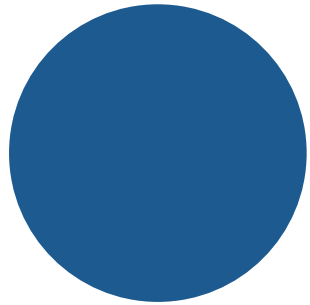
“Through the Elgincentives CIP, Elgin County will provide leadership in community improvement planning by offering incentives to eligible owners and tenants of lands and buildings in key sectors/areas of economic activity, County-wide.

Over the next 10 years, the Elgincentives CIP will advance the County’s economic goals and priorities; assist with improvement to the built and social environment; and support diversification of the local economic base.”

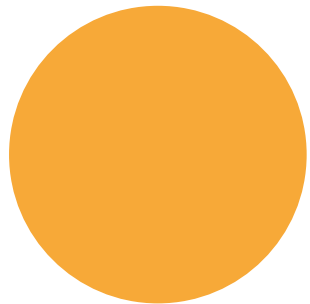
Updated Goals



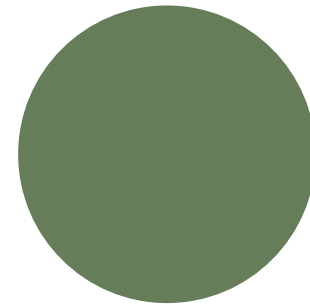
Create more Affordable & Attainable Housing Options



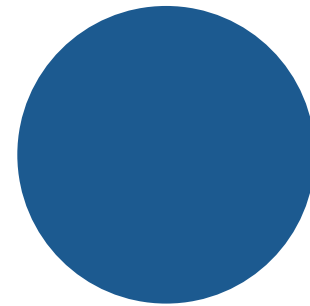
Revitalize Sense of Place in Core Areas & Main Streets



Diversify Agri-Tourism & Rural Economic Development



Improve Building Efficiency & Sustainability of Development



Stimulate Economic Growth & Vitality

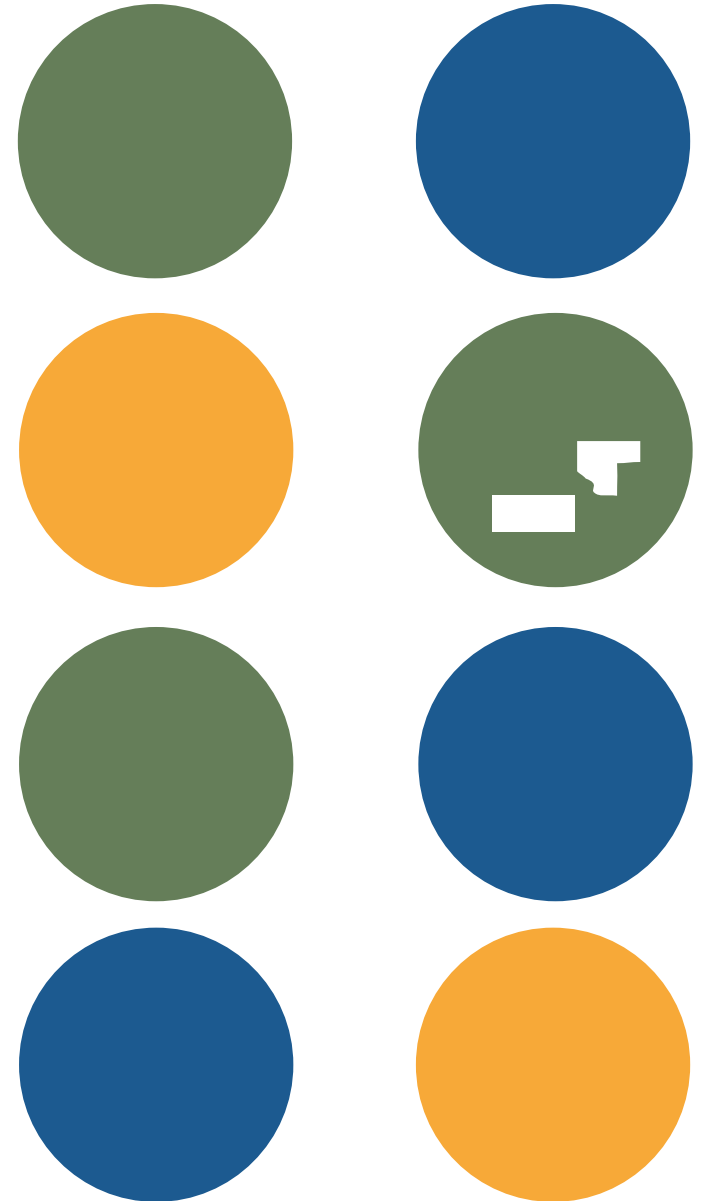
Updated Financial Incentives

Twelve existing incentives have been restructured down to six to simplify administration and better reflect the projects they support

Two all-new incentives were introduced to support affordable housing and additional dwelling units

Maximum funding per project is determined according to the specific incentive program – combined total cannot exceed 50% of eligible project costs

All incentives are intended to be administered and funded by Elgin County – local municipalities may participate at their sole discretion



Restructured Incentive Programs



Façade, Signage, & Property Improvement Program

Matching grants to cover:

- 50% of materials and labour, up to \$18,500
- 50% of professional fees, up to \$4,500
- 50% of application fees, up to \$4,500



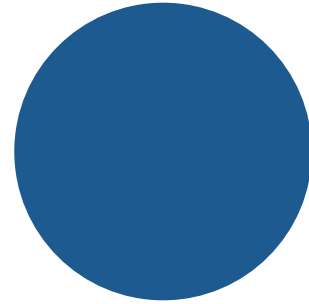
Brownfield Program

Matching grant to cover 50% of professional fees for site studies, up to \$10,000

3-Year Tax Cancellation (County and/or Local) for up to 3 years during site cleanup/remediation

5-Year Tax Increment Grant for brownfield redevelopment: 100% in Year 1, reduces by 20% annually

Restructured Incentive Programs

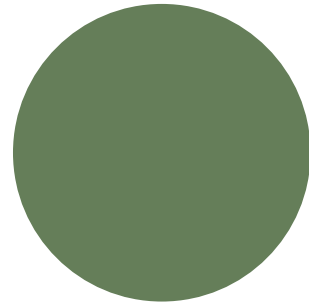


Building Improvement, Conversion, & Expansion Program

Matching grants to cover:

- 50% of materials and labour, up to \$30,000
- 50% of professional fees, up to \$5,000
- 50% of application fees, up to \$5,000

5-Year Tax Increment Grant for redevelopment: 100% in Year 1, reduces by 20% annually

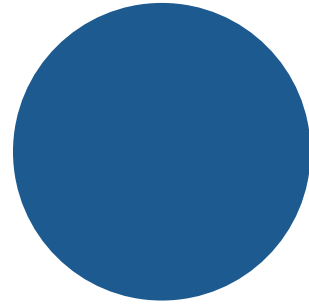


Building Efficiency & Sustainability Improvement Program

Matching grants to cover:

- 50% of materials and labour, up to \$7,500
- 50% of professional fees, up to \$2,500
- 50% of application fees, up to \$1,500

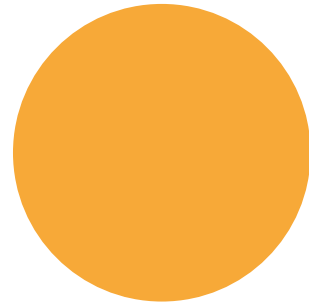
Restructured Incentive Programs



Industrial Stimulus Program

5-Year Tax Increment Grant for industrial development:
100% in Year 1, reduces by 20% annually

10-Year Tax Increment Grant available for industrial
development creating >60,000 ft² of new development:
100% in Year 1, reduces by 10% annually

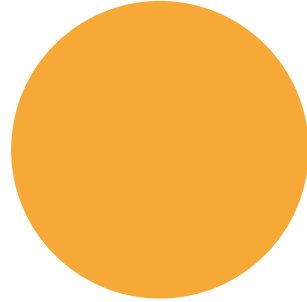


Agri-Tourism & Rural Diversification Program

Matching grants to cover:

- 50% of materials and labour, up to \$10,000
- 50% of professional fees, up to \$2,500
- 50% of application fees, up to \$2,500

All New Incentive Programs



Affordable Rental Housing Program

Matching grants to cover:

- 50% of professional fees, up to \$5,000
- 100% of application fees, up to \$5,000

10-Year Tax Increment Grant: Annual grant of \$2,000 to \$5,000 per new affordable rental unit created, based on level of affordability achieved



DETACHED ADU



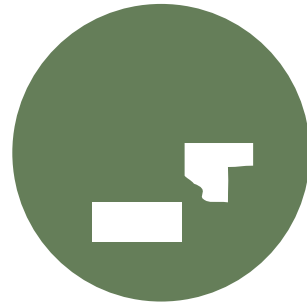
ATTACHED ADU



ATTACHED (ABOVE GARAGE) ADU



INTERIOR (BASEMENT) ADU



Additional Dwelling Unit Program

Matching grants to cover:

- 50% of materials and labour, up to \$10,000
- 50% of professional fees, up to \$2,500
- 50% of application fees, up to \$2,500

Municipal Leadership Initiatives

All new to Elgincentives – five Municipal Leadership Initiatives identified that can be led by the County, local municipality, or collaboratively, at their discretion

These are not financial incentive programs – nor are they formal commitments to action. They are intended as flexible strategic actions that may be considered over the life of the CIP, subject to Council direction, priorities, & resources

When pursued alongside financial incentives, they can help strengthen the overall effectiveness of the CIP by aligning public initiatives with private improvement activity

Pursuit or participation in any of the identified initiatives is solely at the discretion of County, local councils, and may include external partner agencies/organisations

Streetscaping & Public Space Improvement Strategy

Public Land Inventory & Opportunity Analysis

Brownfield Inventory

Ready-to-Build Additional Dwelling Unit (ADU) Catalogue

Climate Change Adaptation/Resiliency

Streetscaping & Public Space Improvement Strategy



Example tasks:

- Sidewalk upgrades, curb extensions, pedestrian crossings, lighting, street trees, and street furniture.
- Accessibility improvements
- Public space enhancements
- Gateway treatments and wayfinding signage
- Public art and placemaking projects

Public Land Inventory & Opportunity Analysis



Example tasks:

- Create consolidated inventory of municipal/County lands via GIS
- Conduct analysis to determine development appropriateness or potential
- Identify sites with potential for housing, employment, green space, etc.
- Use inventory to inform partnerships, funding applications, future redevelopment

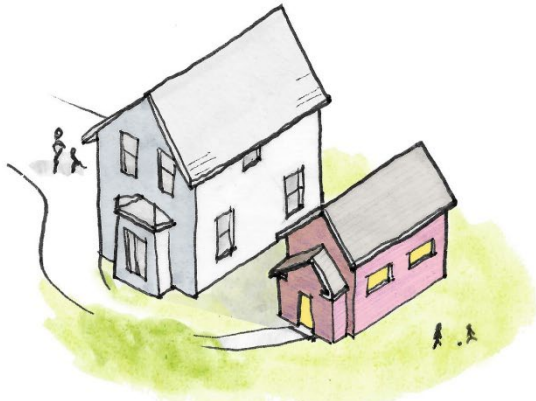
Brownfield Inventory



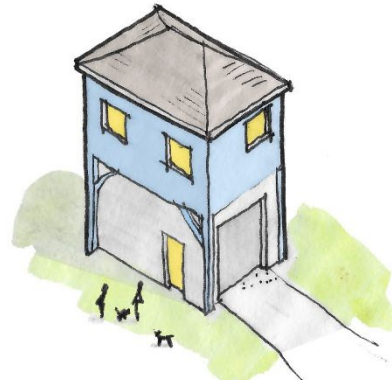
Example tasks:

- Identify and catalogue brownfield sites via GIS
- Collaborate and coordinate with property owners and provincial agencies for remediation efforts
- Use inventory for targeted application of CIP incentives

Ready-to-Build Additional Dwelling Unit Catalogue



STAND-ALONE DETACHED



ADU OVER A GARAGE



ATTACHED ADU



BASEMENT ADU

Example tasks:

- Prepare catalogue of pre-approved or pre-reviewed ADU building designs that comply with regulations
- Establish fast-track or simplified approval process
- Align Catalogue with CIP Incentives

Climate Change Adaptation/Resiliency



Location & Transportation



Sustainable Site Development



Water Savings



Energy Efficiency



Materials Selection



Indoor Environmental Quality

Example tasks:

- Integrate green infrastructure into public spaces/projects (e.g., bioswales)
- Retrofit of municipally owned buildings and facilities
- Increase tree canopy and naturalized landscapes in settlement areas
- Integrate climate-resilient design into municipal projects





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Next Steps

Next Steps

Following this public meeting, the County will consider all feedback and comments received and revise the CIP as necessary before presenting to County Council for endorsement. Once endorsed, the final CIP will be forwarded to local Councils for adoption.

Per the requirements of the *Planning Act*, adoption of the Plan will be by way of By-law. Council's decision may be appealed in accordance with Section 17 of the *Planning Act*.

If no appeals are received within 20 days following a decision, the new CIP will come into effect, with programming availability for 2026 to be determined by the County.

March/April 2026

Public Meetings &
CIP Refinement

April 28th, 2026

Anticipated County Council
Endorsement

May 2026

Local Municipal Council
Adoptions (date TBD) &
Implementation

We want your feedback!

Scan the QR code or visit engageelgin.ca/elgincincentives to learn more and submit your feedback!



For any other questions or more information on the project, please contact:

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Comments & Questions