

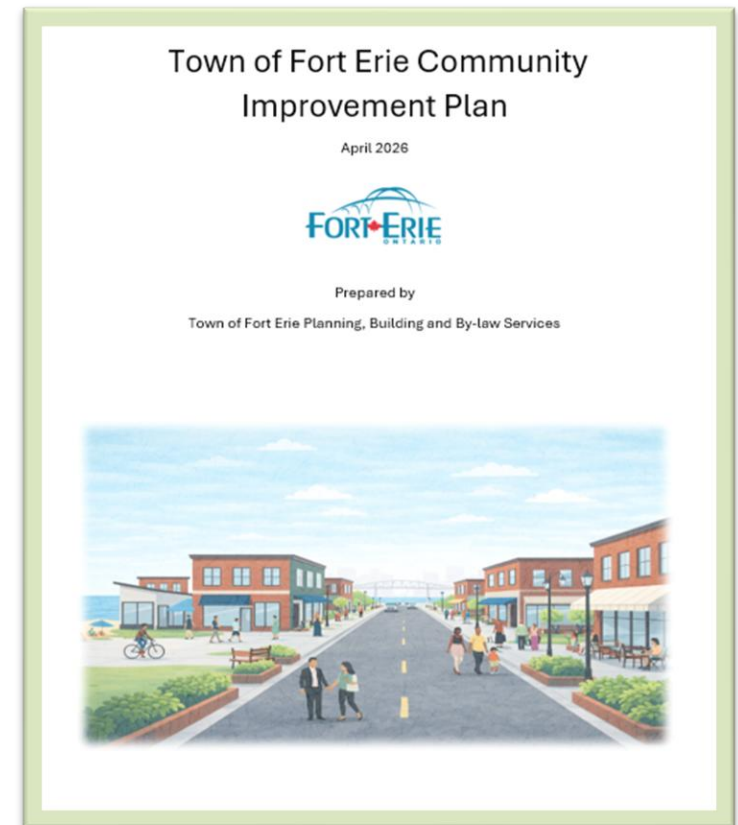


Community Improvement Plan (CIP) Open House
May 20, 2026



What is a Community Improvement Plan (CIP)?

- A Community Improvement Plan (CIP) is a planning and economic development tool authorized under section 28 of the Planning Act
- Supports rehabilitation, redevelopment, and revitalization
- Allows municipalities to offer grants and financial incentives
- Encourages reinvestment in strategic areas of the community



Why Update the CIP

Existing Context

- Several standalone Community Improvement Plans for individual downtown/core areas
- Over a decade old
- Since then:
 - Provincial planning policy has evolved
 - The Town adopted a new Official Plan (2025)
 - Additional Secondary Plans have been completed

Purpose of the Updated CIP

- Create a single framework
- Modernize and consolidate existing programs
- Align incentive programs with current planning priorities
- Support revitalization, redevelopment, and sustainability
- Introduce Crystal Beach as a Core Area

Goals of the CIP

Support	Support revitalization of downtowns and main streets
Encourage	Encourage private sector investment and reinvestment
Support	Support economic development and placemaking
Improve	Improve the built environment and public realm
Encourage	Encourage sustainable and climate-resilient development
Promote	Promote adaptive reuse and redevelopment

Community Improvement Project Areas

- Under the Planning Act, municipalities must define Community Improvement Project Areas where incentive programs apply
- Six Core Areas
- One Town-wide Brownfield Project Area
- Selected based on:
 - Existing downtown and main street functions
 - Opportunities for revitalization and reinvestment
 - Alignment with the Town's Official Plan and Secondary Plans



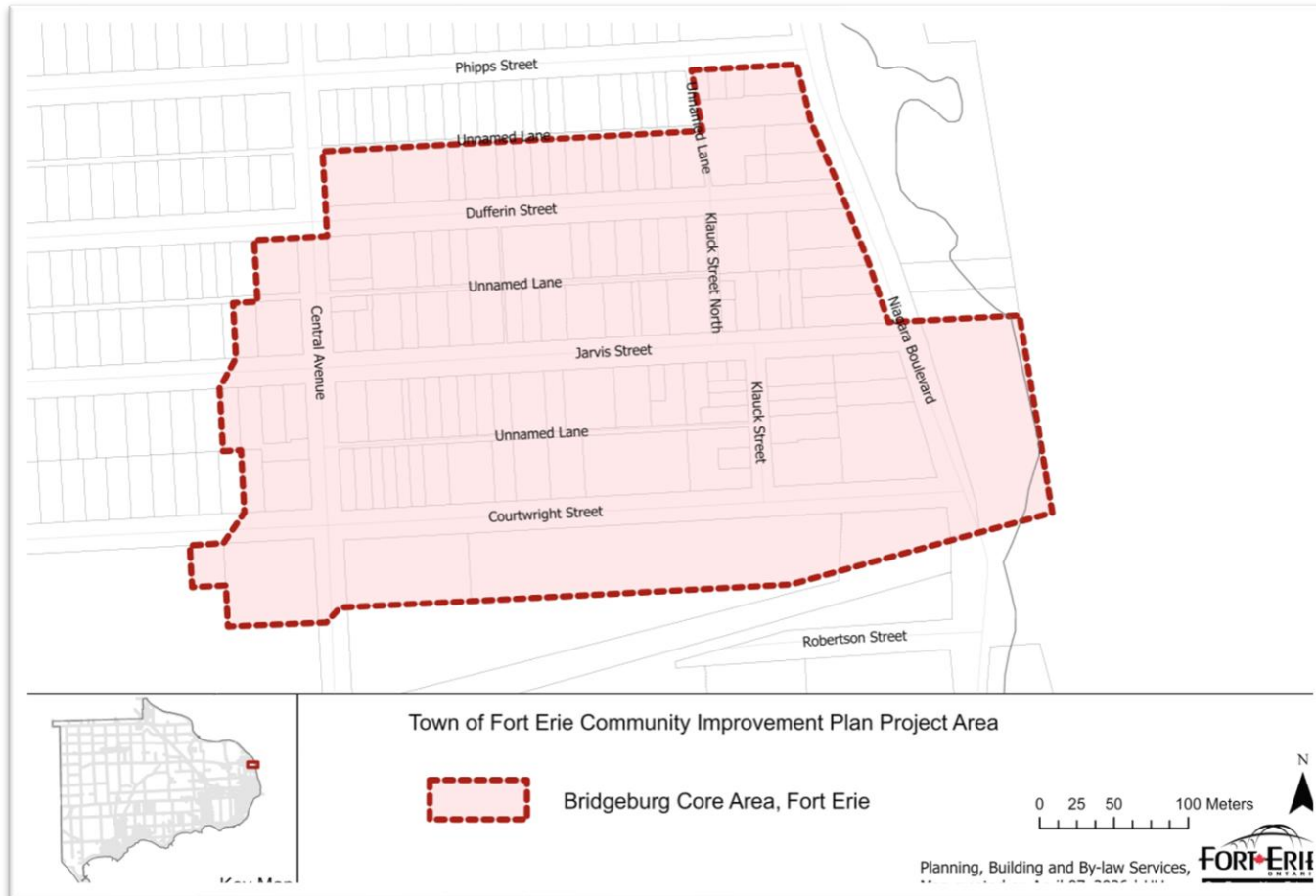
Ridgeway Core Area



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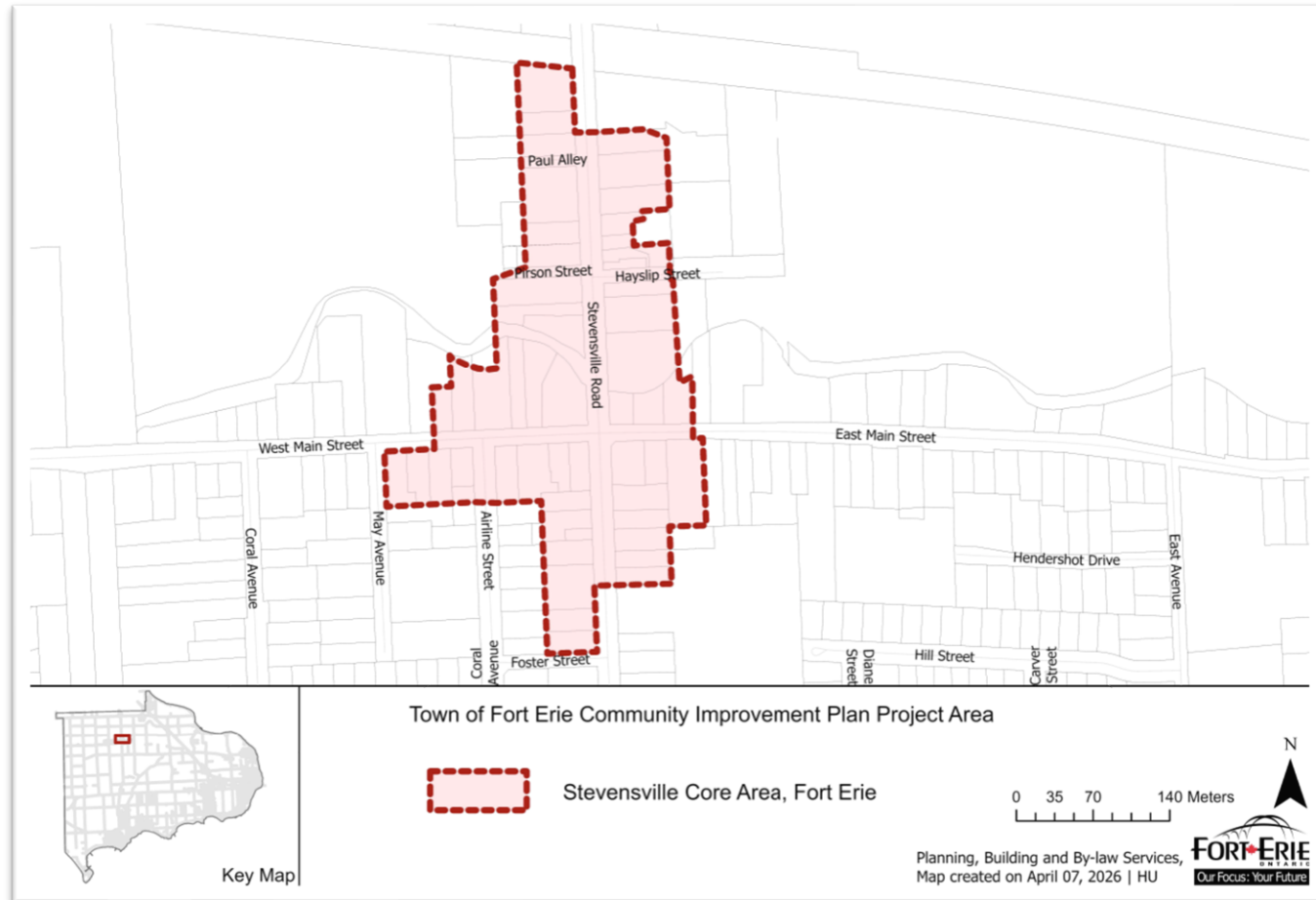
Bridgeburg Core Area



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Stevensville Core Area



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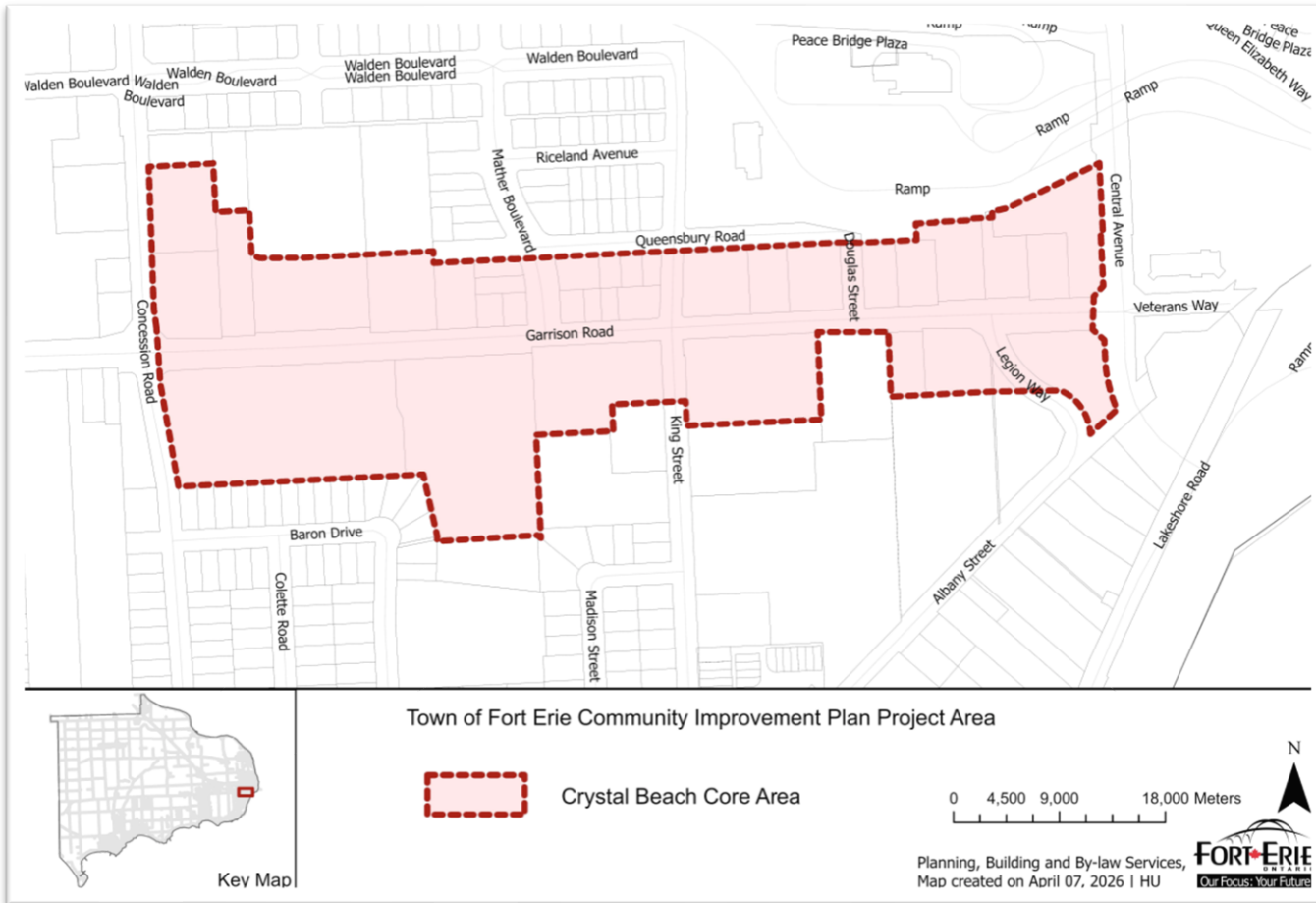
South End/Riverwalk Core Area



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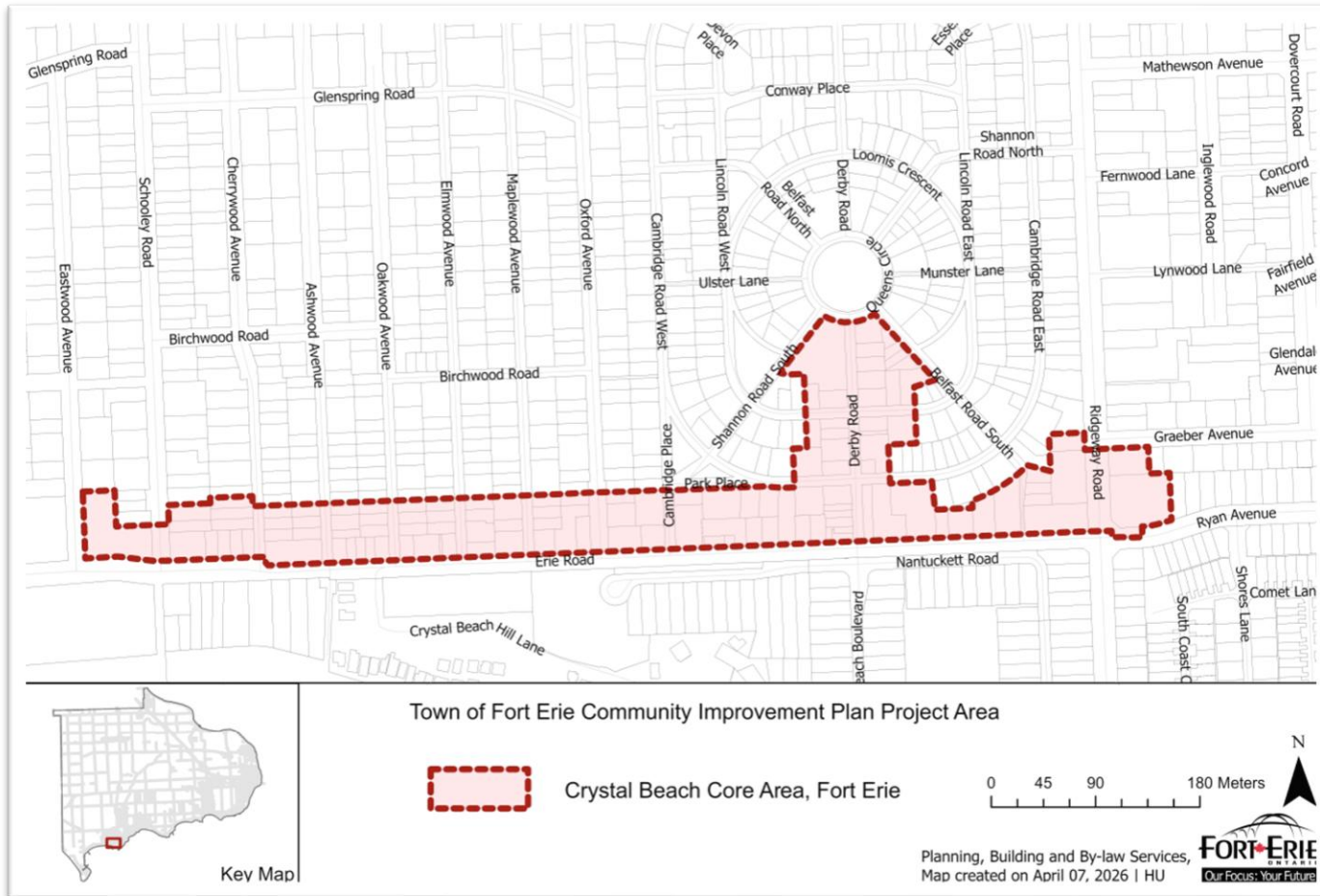


Gateway Core Area



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Crystal Beach Core Area



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Commercial Building Improvement Grant

Program Purpose

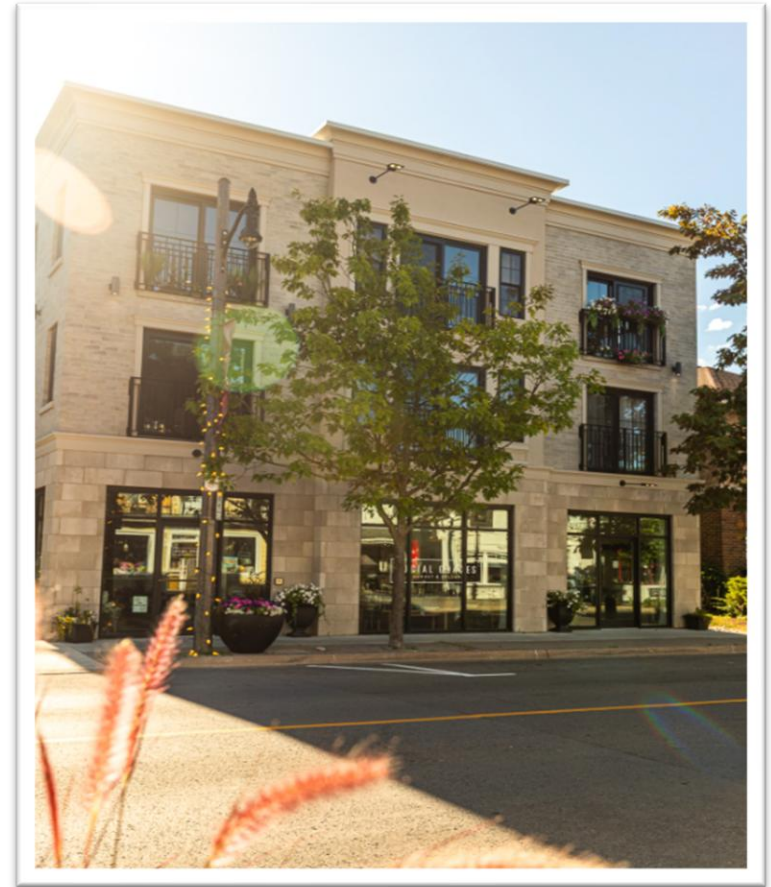
- Supports improvements to existing commercial and mixed-use buildings

Eligible Improvements

- Façade upgrades
- Windows & doors
- Accessibility improvements
- Exterior lighting and signage
- Landscaping & site improvements

Funding

- Matching grant of up to 50% of eligible costs
- Maximum grant of \$20,000 per property



Professional Study Grant Program

Program Purpose

- Helps offset costs associated with studies needed to advance redevelopment projects

Eligible Studies

- Feasibility studies
- Heritage Impact Assessments
- Servicing & infrastructure studies
- Accessibility assessments

Funding

- Matching grant of up to 50% of eligible costs
- Maximum grant of \$7,500 per property



Sustainability & Climate Improvement Grant

Program Purpose

- Supports building and site improvements that enhance environmental performance and climate resilience

Eligible Improvements

- Insulation & building envelope upgrades
- High-efficiency HVAC and heat pumps
- Solar photovoltaic systems
- EV charging infrastructure
- Green infrastructure & landscaping

Funding

- Matching grant of up to 50% of eligible costs



Brownfield Redevelopment Programs

Program Purpose

- Encourage remediation and redevelopment of contaminated or potentially contaminated sites

Programs Include:

- Environmental Site Assessment (ESA) Grant Program – Supports environment
- Brownfield Tax Assistance Program (TAP) – provides temporary municipal tax relief during remediation
- Brownfield Rehabilitation Grant Program (TIG) – provides a grant based on increased municipal assessment following redevelopment

Benefits

- Reduces redevelopment risk
- Supports environmental remediation
- Helps return underutilized lands to productive use



What's New in the Updated Framework?

Consolidated multiple standalone CIPs into one plan

Expanded geographic coverage

Added Crystal Beach & Gateway Core Areas

Introduced Professional Study Grant Program

Introduced Sustainability & Climate Grant Program

Streamlined application & administrative processes



Community Improvement Plan (CIP) Open House

Next Steps



MAY 20TH - OPEN
HOUSE



MINISTRY OF
MUNICIPAL
AFFAIRS &
HOUSING REVIEW



JULY 20TH - DRAFT
CIP TO COUNCIL



JULY 20TH -
PROJECT AREA BY-
LAW TO COUNCIL



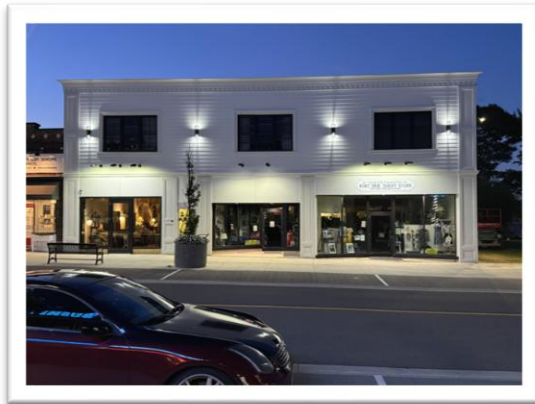
AUGUST 10TH -
FINAL CIP TO
COUNCIL



AUGUST 24TH – CIP
ADOPTION BY-
LAW



20 DAY APPEAL
PERIOD



Community Improvement Plan (CIP) Open House

Questions or Comments?

We welcome your feedback on the draft Community Improvement Plan (CIP)

Town of Fort Erie
Planning, Building & By-law Services

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[Let's Talk Fort Erie – Community Improvement Plan Open House](#)

COMMUNITY IMPROVEMENT PLAN OPEN HOUSE

COMMUNITY IMPROVEMENT PLAN

INVESTING IN OUR COMMUNITY. BUILDING A BETTER FORT ERIE.

The Town of Fort Erie is creating a new Community Improvement Plan (CIP) to encourage development, rehabilitation, and revitalization within our Community Improvement Project Areas.

PROPOSED CIP PROGRAMS

1 COMMERCIAL BUILDING IMPROVEMENT GRANT



Provides cost-sharing grants for exterior improvements to existing commercial and mixed-use buildings.

SUPPORTS IMPROVEMENTS SUCH AS:

- Façade and masonry improvements
- Windows and doors
- Accessibility upgrades
- Exterior lighting and signage
- Landscaping and site improvements

\$ 50% of eligible costs to a maximum of \$20,000 per property

2 PROFESSIONAL STUDY GRANT PROGRAM



Provides grants to help cover the cost of professional studies that support redevelopment or property improvements.

ELIGIBLE STUDIES INCLUDE:

- Feasibility and site development studies
- Architectural and urban design studies
- Heritage impact assessments
- Servicing and technical studies
- Environmental and cultural heritage evaluations

\$ 50% of eligible study costs to a maximum of \$7,500 per property

3 SUSTAINABILITY & CLIMATE IMPROVEMENT GRANT



Supports building and site improvements that enhance energy efficiency, reduce environmental impact, and build climate resilience.

SUPPORTED IMPROVEMENTS INCLUDE:

- Building envelope upgrades
- High-efficiency energy systems
- Solar PV and EV charging infrastructure
- Green infrastructure and stormwater management
- Urban greening and native landscaping

\$ 50% of eligible costs to a maximum of \$5,000 per property

BROWNFIELD REDEVELOPMENT PROGRAMS

A coordinated suite of programs to support the assessment, remediation, and redevelopment of contaminated or potentially contaminated properties within the urban area of Fort Erie.

4A. ENVIRONMENTAL SITE ASSESSMENT (ESA) GRANT



Provides funding for Phase II environmental studies and related assessments.

\$ 50% of eligible costs (\$13,000 per study / \$20,000 per property)

4B. BROWNFIELD TAX ASSISTANCE PROGRAM (TAP)



Provides relief from municipal property taxes during the remediation and redevelopment phase.

Up to 5 years of tax assistance (municipal portion) subject to eligible remediation costs

4C. BROWNFIELD REHABILITATION GRANT PROGRAM (TIG)



Provides grants based on increased municipal property tax revenue following redevelopment.

60% of the increase in municipal property taxes for up to 10 years

All financial assistance is subject to program requirements, eligibility criteria, and the availability of funding. Programs are administered in accordance with the Town of Fort Erie Community Improvement Plan.



HAVE QUESTIONS?
Contact us to learn more about our CIP programs and how you can get involved.



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