



## Administration and Operations Committee Report

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**To:** The Chair and Members of the Administration and Operations Committee  
**From:** Brandon Webb, Research and Marketing Economic Development Officer  
**Date:** July 15, 2025  
**Report #:** RPT-0270-25  
**Subject:** CIP Application STG-25-03 – 9 Main Street North  
**Purpose:** For Approval

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### Recommendation

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THAT Community Improvement Plan (CIP) Application STG-25-03 from the owner of 9 Main Street N., St. George, for private parking lot improvements and façade improvements, be approved to a maximum of \$6,600.

AND that the Chief Administrative Officer be authorized to execute the Community Improvement Plan Agreement for STG-25-03.

### Strategic Plan Priority

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Strategic Priority 1 - Economic and Financial Resilience

### Impacts and Mitigation

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#### Social Impacts

N/A

#### Environmental Impacts

N/A

#### Economic Impacts

The application is eligible for \$6,600 in funding under the Downtown St. George Community Improvement Plan.

### Report

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#### Background

Through Section 28 of the Planning Act, Council has established Community Improvement Plans and Design Guidelines for the downtown core areas of Burford, Paris, and St. George. Community Improvement Plans give Council the ability to approve several different grants to support businesses and property owners within the cores to make property improvements. These plans were amended in July of 2022 to ensure the programs were running effectively.

As of this report date, 73 Downtown projects have been approved, one (1) is pending approval, 53 projects have been completed, 14 are in progress, and six (6) applications have been withdrawn.

#### Approved CIP Projects 2025 To Date

Project	Grant Value	Construction Value	Leveraged Percentage
CIP-25-01 – 5,7,9 Grand River St. N.	\$33,700	\$330,000	11%
CIP-25-02 – 69 Grand River St. N.	\$63,000	\$400,000	15%
CIP-25-03 – 105 Grand River St. N.	\$16,500	\$29,000	56%
CIP-25-04 – 54 Grand River St. N.	\$14,500	\$41,205	35%
CIP-25-05 – 71 Grand River St. N.	\$43,000	\$250,000	17%
CIP-25-06 – 80 Grand River Street N.	\$196	\$392	50%
CIP-25-08 – 109 Grand River Street N.	\$1,275	\$2,550	50%
STG-25-01 – 41 Main Street S.	\$2,900	\$5,038	59%
CIP-25-10 – 13 Grand River Street N.	\$10,304	\$19,550	52%
CIP-25-11 – 44 Grand River Street N.	\$2,727	\$5,453	50%
CIP-25-12 – 31 Mechanic Street	\$963	\$1,926	50%
BUR-25-01 – 114 King Street	\$1,550	\$3,100	50%
STG-25-02 – 2 Main Street S.	\$4,350	\$8,700	50%
Pending Approval - STG-25-03 – 9 Main Street N.	\$6,600	\$14,450	45%
<b>TOTAL</b>	<b>\$201,565</b>	<b>\$1,111,364</b>	<b>18%</b>

#### Analysis

The Community Improvement Plan application STG-25-03 for 9 Main Street North was received in June of 2025. A location map of the property has been provided as Attachment 1.

This application is for the Property and Private Parking Area Improvement Grant and the Façade Improvement Grant. The Property and Private Parking Area Improvement Grant assists businesses with the cost of making improvements to their property, including improvements to private parking lots, to a maximum of \$5,000. These improvements allow property owners to replace existing materials with improved materials over existing conditions. The Façade Improvement Grant allows property owners to make improvements to

the façades of their buildings, including but not limited to brickwork, to a maximum of \$10,000.

### Summary of Incentives – STG-25-03 – 9 Main Street North

Grant Program	Value of Grant
Property and Private Parking Area Improvement Grant	\$5,000
Façade Improvement Grant	\$1,600
<b>Total Value of Grant</b>	<b>\$6,600</b>
<b>Total Construction Value</b>	<b>\$14,450</b>
<b>Grant as a Percentage of Construction</b>	<b>45%</b>

The owner of 9 Main Street North, the Royal Canadian Legion Branch 605, is applying to improve the private parking lot on the property, specifically an area of 3,000 Square Feet at the side of the property. These improvements include removing the existing asphalt, adding granular as needed to ensure six (6) to eight (8) inches to pave on top of, and repaving this portion of the parking lot with asphalt. A photo of the existing parking lot is included as Attachment 2. This parking lot work will enhance accessibility to the building as it is located primarily near the building's main entrance. Additionally, the owner is applying to do exterior work to the south-facing façade of the building, including cleaning off old parging and re-parging the bricks. Photos of the existing façade are included as Attachment 3.

Application STG-25-03 aligns with one of the core principles of the County of Brant's refreshed Economic Development Strategy. This application and all Community Improvement Plan applications align with the principle of "Energetic and Financially Feasible Downtown and Community Cores".

### Summary and Recommendations

The completed application was reviewed by the interdepartmental Community Improvement Plan review team and deemed consistent with the applicable Community Improvement Plan guidelines and recommended for approval.

In addition, below is a summary of the CIP Capital Account.

Current Balance of CIP Capital Account (as of April 1, 2025)	\$429,621
Previously Approved CIP Grants Not Paid Out (as of July 1, 2025)	\$313,014
Previously Approved CIP Grants Withdrawn (as of July 1, 2025)	\$5,625
Previously Approved CIP Grants Paid Out (as of July 1, 2025)	\$1,471
Total Grants Proposed at the July 15, 2025, Administration and Operations Committee Meeting	\$6,600
Remaining CIP Capital Account if All Grants Approved and Paid	\$108,536

**Attachments**

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Attachment 1 – Location Map  
Attachment 2 – Existing Parking Lot  
Attachment 3 – Existing Façade

**Reviewed By**

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Melissa Connor, General Manager of Strategic Initiatives

**Copied To**

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Zach Gable, Director of Economic Development and Tourism

**By-law and/or Agreement**

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By-law Required	No
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No