

General Eligibility Requirements

The following General Eligibility Requirements are applicable to incentive programs 5.1 to 5.5 and must be met for an applicant to participate in any of the Financial Incentive Programs. The General Eligibility Requirements must be read in association with program specific eligibility requirements and program details as outlined below:

1. A CIP application form must be submitted and approved prior to commencing any construction.

Notwithstanding the above paragraph, if a project has started with all approvals in place and through the course of construction issues arise pertaining to need to upgrade structure of the building, or the need for the installation, repair or replacement of a fire separation, this program could be utilized. If any part of the construction commenced without the required approvals (Building Permit) being obtained, the project is ineligible to receive any CIP funding.

2. Permits and approvals must be obtained as required. These will be identified by the CIP Administrator once the project has been identified via the process outlined in the plan.

Application Fees (Building permits and planning approvals) and professional fees may be eligible costs. – See “Eligible Projects” within subsection 5.1-5.5.

3. Eligible applicants must be either the owner of the property, an agent for the owner, or the tenant of a property to whom the owner has provided written consent for the application*. Should a property be sold between the time of approval and completion of the project, the approved grant will be forfeited unless the applicant provides a written request for the grant to be transferred to the new owner; these decisions will be at the sole discretion of the municipal staff CIP Administrator. If the approval is to the tenant and the tenant provides proof, they are still a legal tenant, the approval will remain in effect.

*The fillable Owner's authorization form can be downloaded on the South Huron website.

4. The owner must not have outstanding tax arrears and must be in good standing with regard to taxation and any other municipal financial obligation at the time of application and throughout the duration of the project construction period as identified within the Community Improvement Plan.

5. Community improvement works associated with a grant program application must be in accordance with all municipal by-laws, policies, procedures, standards, and guidelines to be approved. Existing and proposed land uses must be in conformity with the policies and standards provided by the Municipality's Official Plan, and Zoning By-law.

6. Applications are awarded based on one legal property per year. To clarify, if an individual owns multiple buildings or suites within a single property, that individual may apply annually per property, not per building/suite on said property.

7. Community improvement works undertaken and completed that are associated with an approved incentive program application must be consistent with the project description contained in the application form and supporting materials, and with the program agreement. Should the completed work not be consistent with the original project description to the satisfaction of the CIP Administrator, the CIP Administrator may delay, reduce, or cancel the approved incentive program benefits, and may require repayment of any of the incentive program benefits, at the discretion of the CIP Administrator.

8. The incentive programs listed in sections 5.1 to 5.5 available within CIP can be combined with any other program within one application. When multiple incentive programs are requested, the maximum available grant for all combines incentive programs is \$20,000 or 50%, whichever is less.

Further, this municipal funding may be stacked with any other available program (local distribution, provincial, federal) provided the total assistance does not exceed the eligible project cost. If funding is stacked, this information must be disclosed with the stacked funding sources and amount(s) provided to the CIP administrator with the final invoices.
