

ACTION REQUEST – Planning & Economic Development Services	
To:	Warden and Members of Council
Date of Meeting:	April 22, 2025
Subject:	2025 Regional Incentives Program Recommendations

RECOMMENDATION(S):

THAT the Council of the United Counties of Stormont, Dundas and Glengarry approve funding under the Stay, Discover, Grow, Regional Incentives Program in the total amount of \$257,362.48 for the following thirteen (13) projects:

1. 10041068 Canada Inc. (EB Storage), Township of North Dundas, in the amount of 50% up to a max of \$25,000;
2. Dundas Machine, Township of North Dundas, in the amount of 50% up to a max of \$25,000;
3. Video Game Mansion, Township of North Dundas, in the amount of 50% up to a max of 3,895.77;
4. Servitek Foussier, Township of North Glengarry, in the amount of 50% up to a max of \$25,000;
5. Vaella Holdings Inc., Township of North Glengarry; in the amount of 50% up to a max of \$40,000;
6. Brighter with Blooms, Township of North Stormont, in the amount of 50% up to a max of \$10,000;
7. Moose Creek Chamber of Commerce (Moose Creek Medical Centre), Township of North Stormont, in the amount of 50% up to a max of \$4,948;
8. Wyss Diesel, Township of North Stormont, in the amount of 50% up to a max of \$10,000;
9. Fraser Creek Pizza Farm, Township of South Glengarry, in the amount of 50% up to a max of \$8,518.71;
10. The Butterfly Barn, Township of South Glengarry, in the amount of 50% up to a max of \$40,000;

11. YouTopia Massage, Township of South Glengarry, in the amount of 50% up to a max of \$20,000;
12. Cornwall Motor Speedway, Township of South Stormont, in the amount of 50% up to a max of \$20,000;
13. McKay Mechanical Inc., Township of South Stormont, in the amount of 50% up to a max of \$25,000;

The cumulative total of all thirteen (13) recommended grants is \$257,362.48

EXECUTIVE SUMMARY:

The Regional Incentives Program Approvals Committee met on March 25th, 2025, to review 15 applications submitted for the February 24th, 2025, intake. This report recommends that SDG Counties Council approve the thirteen (13) projects, as recommended by the Regional Incentives Program Approvals Committee, in the total, cumulative amount of \$257,362.48.

Municipality	Applicant	Grant Request	Total Project Cost	Recommended Grant
North Dundas	EB Storage	\$50,000	\$202,690	\$25,000
North Dundas	Dundas Machine	\$50,000	\$478,000	\$25,000
North Dundas	Mountain Township Ag	\$31,728	\$93,326	\$0
North Dundas	Video Game Mansion	\$3,895.77	\$7,791.53	\$3,895.77
North Glengarry	Servitek Foussier	\$50,000	\$904,577	\$25,000
North Glengarry	Vaella Holdings	\$50,000	\$346,488	\$40,000
North Stormont	Brighter with Blooms	\$10,582	\$21,164	\$10,000
North Stormont	20 Main St, Finch	\$10,000	\$42,000	\$0
North Stormont	Moose Creek Medical Centre	\$4,948	\$9,895	\$4,948
North Stormont	Wyss Diesel	\$41,925	\$119,430	\$10,000
South Glengarry	Fraser Creek Pizza Farm	\$8,518.71	\$17,037.45	\$8,518.71
South Glengarry	The Butterfly Barn	\$50,000	\$483,668	\$40,000
South Glengarry	YouTopia Massage	\$27,000	\$102,185	\$20,000
South Stormont	Cornwall Motor Speedway	\$25,500	\$403,234.25	\$20,000
South Stormont	McKay mechanical	\$50,000	\$4,000,000	\$25,000
		\$464,097.48	\$7,231,486.23	\$257,362.48

BACKGROUND:

The Regional Incentives Approvals Committee recommends the following projects:

1. EB Storage, 12054 Main Street W, Winchester

The applicant is expanding their storage operations with the construction of two steel (4,000 square feet) storage units.

<i>Grant Stream</i>	<i>Funding Amount</i>
Building Conversion/Expansion Grant (Over 5,000SF)	\$25,000



2. Dundas Machine, 12205 Gypsy Lane, Winchester

The applicant is constructing a second building (6,600SF) on their existing property, to house their machining and hydraulic repair work.

<i>Grant Stream</i>	<i>Funding Amount</i>
Building Conversion/Expansion Grant (Over 5,000SF)	\$25,000

3. Video Game Mansion, 31 Main Street North, Chesterville

The applicant is expanding the retail space of their Chesterville store location from 500 square feet to 900 square feet.

<i>Grant Stream</i>	<i>Funding Amount</i>
Building Improvement/Restoration Grant	\$3,895.77

4. Servitek Foussier, 181 Bishop Street N., Alexandria

The applicant is rehabilitating a vacant 7,154 square-foot facility for commercial use, including a warehouse, product development space, offices, and a showroom.

<i>Grant Stream</i>	<i>Funding Amount</i>
Building Conversion/Expansion Grant (Over 5,000SF)	\$25,000

5. Vaella Holdings, 3 Main Street South, Alexandria

The applicant is rehabilitating the previous Glengarry News building to include space for an audiologist on the main level and a residential unit on the upper level.

<i>Grant Stream</i>	<i>Funding Amount</i>
Property Improvement Grant	\$10,000
Building Improvement/Restoration Grant	\$10,000
Building Conversion/Expansion Grant (Over 5,000SF)	\$20,000

6. Brighter with Blooms, 14835 Concession 1-2 Road, Finch

The applicant is installing a permanent farm stand to operate as a self-serve flower shop and is creating a u-shaped driveway for customer access.

<i>Grant Stream</i>	<i>Funding Amount</i>
Signage Improvement Basic Grant	\$537.50
Property Improvement Grant	\$3,100
Building Conversion/Expansion Grant (Under 5,000SF)	\$6,062.50
Planning Application and Building Permit Fee Grant	\$300



BRIGHTER WITH BLOOMS

7. Moose Creek Medical Centre, 66 Sabourin Street, Moose Creek

The applicant is improving accessibility at the Moose Creek Medical Centre by installing automatic door handicap push buttons at the main entrance and in the main floor bathroom.

<i>Grant Stream</i>	<i>Funding Amount</i>
Building Improvement/Restoration Grant	\$4,948

8. Wyss Diesel, 14245 Concession 10-11 Road, Crysler

The applicant is converting a vacant storage building on their property into a second diesel shop.

<i>Grant Stream</i>	<i>Funding Amount</i>
Building Conversion/Expansion Grant (Under 5,000SF)	\$10,000

9. Fraser Creek Pizza Farm, 19569 County Road 2, Summerstown

The applicant is upgrading the landscaping/hardscaping and the facade of their “pizza barn” and short-term rental unit.

<i>Grant Stream</i>	<i>Funding Amount</i>
Façade Improvement Basic Grant	\$5,400
Property Improvement Grant	\$3,118.71



10. The Butterfly Barn, 20189 Beaupre Road, Green Valley

The applicant is constructing an 80'x100' steel building to act as a wedding venue, complementing the existing site.

<i>Grant Stream</i>	<i>Funding Amount</i>
Building Conversion/Expansion Grant (Over 5,000SF)	\$40,000



11. YouTopia Massage, 18323 Tyotown Road, South Glengarry

The applicant is developing an outdoor Scandinavian-style bath treatment center and renovating the existing building to accommodate treatment/dressing rooms.

<i>Grant Stream</i>	<i>Funding Amount</i>
Property Improvement Grant	\$6,500
Building Improvement/Restoration Grant	\$3,000
Building Conversion/Expansion Grant (Under 5,000SF)	\$6,000
Feasibility, Design, and Study Grant	\$2,000
Planning Application and Building Permit Fee Grant	\$2,500

12. Cornwall Motor Speedway, 16981 Cornwall Centre Road, Long Sault

The applicant is building a new canteen building which will include offices and a fan viewing area.

<i>Grant Stream</i>	<i>Funding Amount</i>
Building Conversion/Expansion Grant (Under 5,000SF)	\$18,000
Feasibility, Design, and Study Grant	\$2,000

13. McKay Mechanical, 14812 County Road 2, Ingleside

The applicant is redeveloping a previous funeral home into a mixed-use, commercial and residential complex.

<i>Grant Stream</i>	<i>Funding Amount</i>
Building Conversion/Expansion Grant (Over 5,000SF)	\$25,000



OPTIONS AND DISCUSSION:

1. **Recommended:** Approve funding under the SDG Regional Incentives Program in the total amount of \$257,362.48 for the thirteen (13) proposed projects.
2. **Lower grant awards – Not Recommended.** Counties Council could choose to maintain the current grant budget of \$250,000, this approach would require the Committee to revise and reallocate the existing grant awards. This would result in reduced funding for several applicants.

FINANCIAL ANALYSIS:

The total amount of funding allocated to the Regional Incentives Program for 2025 is \$250,000. It is recommended that \$257,362.48 be allocated to the thirteen (13) projects listed, with the overage (\$7,362.48) coming from the Regional Incentives Program reserves.

LOCAL MUNICIPAL IMPACT:

The Regional Incentives Program is incorporated as part of the local Community Improvement Plan in each of the six local municipalities.

RELEVANCE TO STRATEGIC PRIORITIES:

The Regional Incentives Program fosters collaboration between SDG Counties and the six local municipalities, encouraging joint efforts to stimulate economic development.

OTHERS CONSULTED:

None

ATTACHMENTS:

None

REPORT AUTHORED BY:

Karina Belanger
Acting Manager of Economic Development

RECOMMENDED BY:

Peter Young
Director of Planning & Economic Development Services

APPROVED BY:

Maureen Adams
CAO