

ACTION REQUEST – CAO	
To:	Warden and Members of Council
Date of Meeting:	October 18, 2021
Subject:	Approval of the August Intake of Applications for the Regional Incentives Program

RECOMMENDATIONS:

THAT the Council of the United Counties of Stormont, Dundas and Glengarry approves funding under the Stay, Discover, Grow, Regional Incentives Program in the total amount of \$173,181.80 for the following nine (9) projects:

- (1) 2685416 Ontario Inc. (O'Farrell Financial), Township of North Dundas - \$19,500
- (2) Ritchie Feed and Seed Inc., Township of North Dundas - \$34,000
- (3) Smirlholm Farms Honey, Township of North Dundas - \$9,681.80
- (4) Finch Laundromat, Township of North Stormont - \$25,000
- (5) Dentz Orchards and Berry Farm, Municipality of South Dundas - \$2,500
- (6) Whittaker Storage Inc., Municipality of South Dundas - \$12,500
- (7) Ferme Butte & Bine Farm, Township of South Glengarry - \$22,000
- (8) Lost Villages Brewery, Township of South Stormont - \$45,000
- (9) Lion Motel, Township of South Stormont - \$3,000

EXECUTIVE SUMMARY:

This report recommends that County Council approve the nine proposed Regional Incentives Program projects, as recommended by the Regional Incentives Program Approvals Committee, in the total amount of \$173,181.80, for the following nine projects:

- (1) 2685416 Ontario Inc. (O'Farrell Financial), 510 St. Lawrence Street, Winchester (Township of North Dundas):
 - a. A *Building Improvement and Restoration Grant* representing a matching grant of 50% up to a maximum of \$10,000;

- b. A Building Conversion and Expansion Grant of under 5,000 square feet, representing a matching grant of 50% up to a maximum of \$9,500.

To facilitate an office expansion into an adjoining, vacant commercial space (adding approx.. 1,257 square feet of space). This will lead to additional office spaces and a new meeting space. Exterior enhancements include new windows and doors; the installation of a mural at the rear of the building; and a new digital display screen sign at the front of the building. All other works as outlined in their complete application.

- i. **TOTAL Recommended: \$19,500**

- ii. *Total project cost: \$250,000*

- (2) Ritchie Feed and Seed Inc., 625 St. Lawrence Street, Winchester (Township of North Dundas):

- a. *A Building Conversion and Expansion Grant of over 5,000 square feet*, representing a matching grant of 50% up to a maximum of \$34,000.

To expand their existing business with the addition of four new, commercial greenhouses, which will add about 9,200 square feet of space to their business. All other works as outlined in their complete application.

- i. **TOTAL Recommended: \$34,000**

- ii. *Total project cost: \$391,541*

- (3) Smirlholm Farms Honey, 65 Main Street, Morewood (Township of North Dundas):

- a. A Façade Improvement (Basic) Grant representing a matching grant of 50% up to maximum of \$8,890;
- b. *A Building Improvement and Restoration Grant*, representing a matching grant of 50% up to a maximum of \$749.30;
- c. *A Planning, Application and Building Permit Fee Grant*, representing a matching grant of 50% up to a maximum of \$42.50

- i. **TOTAL Recommended: \$9,681.80**

- ii. *Total project cost: \$19,363.60*

To complete the replacement of the tin siding on the converted dairy barn, now used as an apiary and to add a screened observational window with a rolling shutter and two additional windows so visitors can view the honey yard. A gutter running the length of the barn will also be filled with cement to improve accessibility inside the barn. All other works as outlined in their complete application.

- (4) Finch Laundromat, 2 Main Street, Finch (Township of North Stormont):
- a. A *Façade Improvement (Enhanced) Grant*, representing a matching grant of 50% up to a maximum of \$12,500;
 - b. A *Signage Improvement (Enhanced) Grant*, representing a matching grant of 50% up to a maximum of \$712.50;
 - c. A *Property Improvement Grant*, representing a matching grant of 50% up to a maximum of \$4,475;
 - d. A *Building Improvement and Restoration Grant*, representing a matching grant of 50% up to a maximum of \$6,250;
 - e. A *Feasibility, Design and Study Grant*, representing a matching grant of 50% up to a maximum of \$1,062.50.

To Improve the façade with new siding, windows and doors, including the removal of the east facing balcony. To pave the parking lot; install two new commercial signs and gut the interior of the former, vacant, laundromat and reinstate it as a modern, commercial laundromat that will be open to the public. All other works as outlined in their complete application.

i. TOTAL Recommended: \$25,000

ii. *Total project cost: \$124,282.27*

- (5) Dentz Orchards and Berry Farm, 4766 County Road, Iroquois (Municipality of South Dundas)

- a. A *Property Improvement Grant*, representing a matching grant of 50% up to a maximum of \$2,500

To improve the landscaping at the front entrance to the property by levelling the area and adding gravel to create a parking lot and improved laneway.

i. TOTAL Recommended: \$2,500

ii. *Total project cost: \$5,000*

- (6) Whittaker Storage Inc., 4147 Brinston Road, Brinston (Municipality of South Dundas):
- a. *A Façade Improvement Grant (Enhanced)*, representing a matching grant of 50% up to a maximum of \$12,500.

To conduct renovations and expansion to the existing building, creating a space for up to four additional businesses; and creating 26 storage units as well as outdoor storage. All other works as outlined in their complete application.

i. TOTAL Recommended: 12,500

ii. Total project cost: \$408,339.65

- (7) Ferme Butte & Bine Farm, 5857 Glen Brook Road, Williamstown (Township of South Glengarry):
- a. *A Signage Improvement (Basic) Grant*, representing a matching grant of 50% up to a maximum of \$382.97;
 - b. *A Property Improvement Grant*, representing a matching grant of 50% up to a maximum of \$10,000;
 - c. *A Building Improvement and Restoration Grant*, representing a matching grant of 50% up to a maximum of \$10,000
 - d. *A Building Conversion and Expansion Grant of under 5,000 square feet*, representing a matching grant of 50% up to a maximum of \$1,617.03.

To expand the existing bed and breakfast by adding one additional guest room; to renovate the bathroom; conduct extensive landscaping; construct an Amish style shed to serve as a farmgate stand; install new commercial signage; Complete all other works as outlined in their complete application.

i. TOTAL Recommended: \$22,000

ii. Total project cost: \$71,125

- (8) Lost Villages Brewery, 16133 County Road 36, Long Sault (Township of South Stormont):
- a. *A Façade Improvement (Enhanced) Grant*, representing a matching grant of 50% up to a maximum of \$5,000;
 - b. *A Property Improvement Grant*, representing a matching grant of 50% up to a maximum of \$10,000;
 - c. *A Building Improvement and Restoration Grant*, representing a matching grant of 50% up to a maximum of \$10,000;



- d. A *Building Conversion and Expansion Grant* of under 5,000 square feet, representing a matching grant of 50% up to a maximum of \$20,000.

To renovate a vacant, former grocery store into a trendy new brewery, including a 20' x 60' building expansion; a new patio; and extensive interior conversion. All other works as outlined in their complete application.

i. **TOTAL Recommended: \$45,000**

ii. *Total project cost: \$283,200*

- (9) Lion Motel, 15965 County Road 2, Long Sault (Township of South Stormont):

- e. A *Property Improvement Grant*, representing a matching grant of 50% up to a maximum of \$3,000.

To Make property improvements to extend the existing walkways and replace the concrete with interlocking stone, as outlined in their complete application.

i. **TOTAL Recommended: \$3,000**

ii. *Total project cost: \$26,580*

1	O'Farrell Financial	\$19,500
2	Ritchie Feed & Seed	\$34,000
3	Smirlholm Farms Honey	\$9,681.80
4	Finch Laundromat	\$25,000
5	Dentz Orchards & Berry Farm	\$2,500
6	Whittaker Storage	\$12,500
7	Ferme Butte & Bine	\$22,000
8	Lost Villages Brewery	\$45,000
9	Lions Motel	\$3,000

TOTAL: \$173,181.80

The Regional Incentives Program Approvals Committee met on September 23, 2021, to review the 13 applications submitted for the second of two, intakes to be held this year. Of the 13 applications submitted, 9 are recommended for funding.



FINANCIAL IMPLICATIONS:

The total amount of funding allocated to the Regional Incentives Program for 2021 is \$250,000.

A total of \$104,015 was invested in the first intake, approved by Council on July 19, 2021, leaving a remaining \$145,985 to be spent in the second intake.

It is recommended that \$145,985 be allocated in this current intake and that a further \$27,196.90 in unspent funds remaining in the program from projects that did not move forward, or which came in under budget, be allocated to this intake, for a total investment of \$173,181.80.

OPTIONS AND DISCUSSION:

1. **Do Nothing – Not Recommended.** The amounts recommended within this intake fall within the approved budget for 2021 and the Review Committee recommends award per this report.
2. **Recommended:** Approve funding under the SDG Regional Incentives Program in the total amount of \$173,181.80 for the nine proposed projects.

FINANCIAL ANALYSIS:

The 2021 budget allocated \$250,000 to the Regional Incentives Program. County Council had also previously granted permission for unspent funds to be reallocated back into the program. The \$173,181.80 in grant awards recommended in this report will be drawn from funds reserved for this program.

LOCAL MUNICIPAL IMPACT:

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


OTHERS CONSULTED:

ATTACHMENTS:

None



APPROVED BY:



T.J. Simpson, CAO