



## **Brockton Vacant and Underutilized Properties Conversion or Expansion Grant**

### **Purpose**

The Brockton Vacant and Underutilized Properties Conversion or Expansion Grant Program provides financial assistance to support the adaptive reuse, conversion, expansion, or redevelopment (including the demolition of a derelict building and construction of a new building on the same property) of genuinely vacant or significantly underutilized commercial, industrial, institutional, or agricultural buildings within the Municipality of Brockton.

The program is intended to:

- Encourage the revitalization of vacant buildings and spaces;
- Promote adaptive reuse of culturally or architecturally significant structures (e.g., heritage churches, mills, inns, barns, and schools);
- Support the creation of new residential units, mixed-use developments, office space, studio space, or other economically productive uses;
- Facilitate value-added agricultural activities that enhance farm income and rural economic diversification.

This program is not intended to subsidize routine renovations, cosmetic upgrades, or minor interior reconfigurations where the space is already in active and productive use, or the demolition of buildings without a corresponding redevelopment proposal that aligns with program objectives.

### **Eligible Costs**

Eligible projects may include:

- Conversion of a vacant or significantly underutilized building in a hamlet or village to create multiple residential units or mixed-use space (e.g., residential with office, commercial, or studio space);
- Redevelopment of a property where a derelict or unsafe building has been removed, provided the new construction results in a productive commercial, mixed-use, or multi-residential use consistent with program objectives;
- Conversion of vacant upper-storey space in a commercial property, or space previously used solely for storage, into residential units;
- Reconfiguration of ground-floor commercial space to better support viable commercial and/or residential use, provided that a minimum of 500 square feet at the primary public entrance remains dedicated to commercial use;
- Conversion of vacant or underused agricultural buildings to enable value-added uses, such as food processing, agri-tourism, or other farm-diversification activities;

- Professional services (e.g., architect, engineer, planner) required to design or evaluate the proposed conversion;
- Professional feasibility studies directly related to the adaptive reuse of the property.

All proposed improvements must align with the objectives of the program and are subject to Municipal approval.

### **Program Funding**

- Grants will cover up to **50% of eligible costs (before taxes), to a maximum of \$7,500**, per approved project.
- Funding is subject to annual budget availability.
- Approval of one application does not guarantee funding in future years.
- The Municipality reserves the right to limit the number of municipal grant approvals per property or applicant to ensure fair distribution of funds.

### **Eligibility Criteria**

To be eligible:

- A mandatory pre-application meeting with the Community Development Coordinator and Building Department is required to review proposed site plans, drawings, and scope of work.
- The applicant must be:
  - The registered property owner;
  - A tenant with written authorization from the property owner; or
  - A person authorized in writing by the owner or tenant.
- The property, or portion of the property subject to the application, must have been vacant or significantly underutilized for a minimum of twelve (12) consecutive months prior to application. The Municipality may require documentation to verify vacancy.
- Proposed work must comply with all applicable Municipal By-Laws, planning policies, building codes, and other regulatory requirements.
- The subject property must not be in arrears of property taxes, local improvement charges, or any other municipal accounts.
- Any outstanding municipal work orders (building, fire, zoning, property standards, etc.) must be resolved prior to grant approval.
- Applicants are encouraged to source goods and services from within Brockton where feasible.
- Work must not commence prior to receiving written approval from the Municipality. Any work started before approval may be deemed ineligible.
- Grant funding will be issued only after:

- The project is completed;
- The work has been inspected and deemed satisfactory by Municipal staff; and
- Original paid invoices have been submitted.

Approval of funding is at the sole discretion of the Municipality.

For more information please contact:

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