



## **Brockton Façade Improvement Grant**

### **Purpose**

The Brockton Façade Improvement Grant Program provides financial assistance to support exterior improvements to the public-facing street front façades of existing commercially zoned buildings that contain an active commercial business operation within Brockton's settlement areas, including historic downtown Walkerton, Chepstow, Elmwood, Cargill and Pinkerton (see map).

The program is intended to encourage the rehabilitation, repair, and aesthetic improvement of occupied commercial storefronts to enhance the visual appeal, economic vitality, and character of Brockton's business districts.

This is not a property maintenance program and is not intended to subsidize routine upkeep or improvements to vacant investment properties. Designs and materials must be of high quality and must enhance the architectural character of the building and surrounding settlement area.

Awnings and replacement awnings are permitted provided the colour, design, and lettering are consistent with the architectural character of the commercial storefront façade and any applicable municipal guidelines.

### **Eligible Costs**

Eligible improvements must be visible from the public right-of-way and may include:

- Restoration or redesign of commercial building façades facing the public right-of-way and/or the primary public entrance
- Professional architectural or design fees
- Cleaning, painting, sandblasting, and/or appropriate cladding
- Brick and masonry repair and/or cleaning
- Awnings, shutters, trim, and other exterior architectural features, including lighting
- Replacement of windows and doors with energy-efficient and/or accessible alternatives
- Repair or installation of architectural details that maintain or enhance heritage character
- Other façade improvements that align with the objectives of the program, at the discretion of the Municipality

### **Program Funding**

- Grants will cover up to 50% of eligible costs (before taxes), to a maximum of \$3,000, per approved project within the Community Improvement Plan (CIP) area.
- Funding is subject to annual budget availability.
- Approval of one application does not guarantee funding in future years.

### **Eligibility Criteria**

To be eligible:

- The property must be commercially zoned and located within the CIP area.
- The property must contain an active, operating commercial business at the time of application. Where the space is currently vacant, the applicant must demonstrate confirmed tenancy with occupancy occurring prior to grant payment, or clearly demonstrate that the proposed façade improvements are directly intended to attract a commercial tenant and support active commercial use of the property. The Municipality reserves the right to determine whether sufficient evidence has been provided.
- The applicant must be:
  - The registered property owner;
  - A commercial tenant with written authorization from the property owner; or
  - A person authorized in writing by the owner or tenant.
- Proposed work must comply with all applicable Municipal By-Laws, building codes, and design guidelines.
- 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 possible.
- Work must not commence prior to receiving written approval from the Municipality. Any work started before approval may be deemed ineligible.
- Grants will only be paid upon project completion, inspection by Municipal staff, and submission of original paid invoices.

### **Funding Distribution and Fair Access**

The Façade Improvement Grant Program is intended to support broad participation across Brockton's business community.

To ensure equitable distribution of municipal funds:

- A property or business may not receive funding under this program in consecutive calendar years.
- A property or business that has received funding within the previous three (3) years will be considered a lower priority.

- The Municipality reserves the right to limit repeat funding to ensure that grant funds are not concentrated among a small number of recipients.
- Approval is at the sole discretion of the Municipality.

For more information please contact:

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