City of Barrie
Conservation of Built Heritage Community Improvement Plan

April 2025

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1 Introduction

1.1 Background

The City of Barrie is experiencing rapid growth and development and as we continue to grow, it remains important to conserve what makes Barrie a desirable place to live and work. One of these elements is the City's built heritage, which creates a distinct sense of place, and community.

Previously, the City of Barrie maintained the Preservation of Built Heritage Grant, a program administered through the prior Community Improvement Plan (CIP). The new Conservation of Built Heritage Grant CIP program is intended to create a targeted approach for providing grant money to properties that are designated, listed, and under a heritage conservation easement agreement (Section 37 of the *Ontario Heritage Act*) with either the Province and/or City of Barrie.

1.2 What is a Community Improvement Plan (CIP)?

Community Improvement Plans (CIP) are a tool used to attract investment and foster redevelopment by allowing municipalities to direct funds and implement policy initiatives toward a designated project area. Section 28 of the *Planning Act* loosely defines the types of incentives that can be used through a CIP, which are intended to encourage revitalization initiatives and/or to stimulate development and redevelopment for various environmental, social, or community economic development reasons.

Grants and loans can be offered to cover (but not exceed) eligible costs partially or wholly, which can include anything from site preparation, development, construction, redevelopment, and other related items. Municipalities must have enabling policies in their Official Plans to be able to prepare CIPs under the *Planning Act*. Essentially, a CIP allows municipalities to provide financial incentives for development that would otherwise contravene the *Municipal Act*.

1.3 Outline of this Plan

This Plan is comprised of the following sections:

1. **Introduction** contains background information and context, including a general overview of CIPs and how to use this plan.
2. **Legislative Framework** provides information about the legislative authority for CIPs and supporting Official Plan policies.
3. **Conservation of Built Heritage Community Improvement Plan** identifies the Community Improvement Project Area, the purpose and objective of the CIP, the financial and program incentives, and eligibility requirements for the same.

4. **Implementation** establishes how the CIP will be implemented including the decision-making authority, program administration, funding and timing of grant payments, monitoring and reporting, and processes for any future amendments.

1.4 How to Use this Plan

The Conservation of Built Heritage CIP is intended to encourage the designation of historic properties across the City, as well as providing a level of financial assistance to maintain designated and listed properties, as well as those subject to a heritage conservation easement agreement.

Property owners and heritage advocates should read the CIP in its entirety and give particular attention to Section 3.3 Proposed Grant Amounts, and Section 3.4 Program Eligibility and Requirements when reviewing the program.

After reading this plan, interested proponents are encouraged to contact Development Services staff at the City to confirm their eligibility and ask any questions about the application process, which is outlined in more detail on the City's Conservation of Built Heritage CIP website. Early engagement with staff is highly recommended.

Every effort has been made to ensure consistency and alignment of policies, programs, and requirements. The authority to interpret and implement this Plan will be with the Executive Director of Development Services.

2 Legislative Framework

The following Legislative framework provides the authority for a CIP:

Municipal Act, 2001

Authority for the provision of financial incentives is provided in Section 106 of the *Municipal Act,* RSO 2001 and Sections 28(6) and (7) of the *Planning Act*.

Planning Act, 1990

Section 28(1) of the *Planning Act* defines a "…community improvement project area" as "… an area within a municipality, the community improvement of which in the opinion of council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason."

Schedule "A" attached to this Plan constitutes the Community Improvement Project Area.

Barrie Official Plan, 2024

The City of Barrie Official Plan includes enabling policy in Sections 7.3.3, and 9.6. This includes designating the entire City for community improvement and including policy language which supports built heritage preservation.

3 Conservation of Built Heritage Community Improvement Plan

3.1 Community Improvement Project Area

Further to Appendix "A" the Community Improvement Project Area will apply to the entire municipality.

3.2 Goals and Objectives

It is the goal of this Plan to provide financial support to the conservation of designated and listed heritage property within the City of Barrie. The objective would be to both assist property owners in maintaining their heritage properties, but also, to incentivize the designation of additional properties under Section 29 of the *Ontario Heritage Act*.

3.3 Proposed Grant Amounts

Where an application is approved under this program, a grant in the amount of 60% of the total cost of the eligible work, or to a total amount of $10,000.00 (whichever is the lessor), would be provided to property owners of designated or listed heritage properties, as well as those subject to a heritage conservation easement agreement.

3.4 Program Eligibility and Requirements

The Conservation of Built heritage Grant Program is available to properties designated under Section 29 of the *Ontario Heritage Act*, listed on the Municipal Heritage Register as per Section 27 of the *Ontario Heritage Act*, and those under a heritage conservation easement agreement (Section 37 of the *Ontario Heritage Act*) with either the Province and/or City of Barrie.

All applications received will be assessed and scored, using the Heritage CIP Scorecard. Eligible work or improvements include:

- **Renovation work which would impact the identified heritage attributes of the property:** Renovation work would be any work which may alter, or impact, a heritage attribute, but is not necessarily required.

• **Restoration work which would improve and/or maintain the current condition of identified heritage attributes of the property**:	Restoration work would be any work which may alter, or impact, a heritage attribute, and is required to maintain, or improve the physical condition of that attribute.
• **Adaptive re-use projects:**	Projects that involve the reuse, or repurposing of either a listed, or designated, heritage property. This could include a rezoning, or other work requiring renovation to identified heritage attributes, or new development, having an impact on identified heritage attributes.
• **Upgrades necessary to comply with the Ontario Building Code:**	Any upgrade to a historic building, or structure, that is considered necessary, further to the Ontario Building Code.
• **Upgrades necessary to comply with the Accessibility for Ontarians with Disabilities Act:**	Any upgrade to a historic building, or structure, as required by the Accessibility for Ontarians with Disabilities Act.
• **Historic façade improvements:**	Improvements to the façade of either a listed, or designated, heritage property. Improvements may impact heritage attributes and are often public facing.
• I**mprovements that result in the increased energy efficiency of buildings:**	Renovation work to improvement the energy efficiency of a heritage building, which may include upgrades to electrical, heating, or cooling systems.

A property owner may apply only once, per application intake period.

4 Implementation

4.1 Implementation and Administration

This Community Improvement Plan will be implemented through the provisions of the Official Plan and Section 28 of the *Planning Act*, 1990, R.S.O. Overall implementation shall be subject to Council review and approval of program details and budgetary allocation.

Approval of grants will be delegated to City staff. Development Services staff will review the applications, and the amounts of the proposed work, and make recommendations to an interdepartmental Grants Review Committee consisting of members of the Executive Management Team. A scorecard will be used, to assist both City staff, and The Grants Review Committee in making decisions on the allocation of grants. The Grants Review Committee may also make decision on limiting the number of successful applications, based on the amount of funding available through established reserves.

4.2 Application Process and Review

One (1) annual intake period will be available to potential applicants at the beginning of the year, running from January 1 to April 1. Once an application is received, it will be assessed by staff in the Development Services Department for eligibility. A minimum of two (2) quotes will be required with each application, based on the eligible work for which grant funding is being requested. Only the lowest quote received will be considered when calculating the total amount of grant funding provided. Once the intake period is closed, Development Services staff will arrange for a meeting with the Grants Review Committee and decide on each application.

4.3 Funding and Timing of Grant Payments

The Conservation of Built Heritage Grant will be paid at the time of completion of the works, demonstrated to the satisfaction of the City of Barrie, and shall be paid out up to one year after approval of the grant.

The total number of successful applications will be determined, in part, by the amount of funding available in the established reserve.

4.4 Monitoring and Reporting

Records of the Conservation of Built Heritage Grant will be kept, including:

- The number of grants awarded per application intake period;
- The value of each grant provided, per successful application; and
- The total annual amount of all grants awarded.

An annual review of the program will be provided to City Council, who may alter, change, amend, or modify the terms, conditions, and details of this grant program under this CIP.

4.5 Plan Revisions and Amendments

Minor or technical amendments (e.g. correcting typographical errors, etc.) may be made without Council approval. Major or substantive amendments may be made by amendment, subject to the statutory process under the *Planning Act*, which includes public consultation and Council approval.

Schedule "A" – Heritage CIP Scorecard

CRITERIA	POINTS AVALIABLE	NOTES
1. Renovation work which could impact the identified heritage attributes of the property	15	Renovation work may, or may not, be necessary for the regular maintenance and upkeep of identified heritage attributes.
2. Restoration work which would improve and/or maintain the current condition of identified heritage attributes	30	Restoration work to maintain, and/or improve upon, the condition of an identified heritage attribute is necessary to ensure the long-term conservation of heritage property.
3. Adaptive re-use projects	5	Adaptive re-use projects are important to ensure the long-term viability of heritage property.
4. Upgrades necessary to comply with the Ontario Building Code and/or Accessibility for Ontarians with Disabilities Act (AODA)*	20	These upgrades are important, and sometimes necessary for heritage property.
5. Historic façade improvements	20	Façade improvements consider the long-term viability of heritage property, especially commercial properties with historic streetscapes.
6. Improvements that result in the increased energy efficiency of buildings	10	Upgrades to improve the energy efficiency of buildings can improve the quality of those buildings, and their comfort.
TOTAL SCORE = 100 Points		
• **Below 30 points (30%) – Does not make it to the Grant Review Committee** • **Between 30 to 65 points (30% to 65%) – Goes to the Grant Review Committee for consideration** • **Over 65 points (65%) – Goes to Committee with a recommendation from Planning staff**		

Table Note:

**Projects that require AODA improvements for public access will score higher.*

Schedule "B" - Conservation of Built Heritage

Community Improvement Plan Project Area