

The Heritage Restoration and Improvement Grant Program is subject to the following program requirements, as well as the general requirements contained in the Town of Lincoln CIP incentive programs, if applicable. The general requirements contained in the Town CIP's and these program specific requirements are not necessarily exhaustive and the Town reserves the right to include other requirements and conditions as deemed necessary on the program specific or property specific basis:

- (a) The applicant must be the property owner of a historically designated property or, any person whom the owner of such property has assigned the right to receive the grant, to be eligible to apply for the program;
- (b) The grant is contingent on properties being designated under Parts IV or V of the Ontario Heritage Act or a Heritage Conservation Easement Agreement under the Ontario Heritage Act being registered on title of the subject property;
- (c) The grant is conditional upon a Heritage Permit; or easement approval; or other Town approval, being issued for the heritage component;
- (d) The grant is conditional upon obtaining all planning and building code approvals required for structural/stability works;
- (e) Improvements commenced prior to submitting an application are ineligible. Improvements commenced after submitting an application but prior to application approval do so at the applicant's risk;
- (f) The Planning Department reserves the right to recommend works that are integral to the preservation of the building required to preserve/conservate the heritage features;
- (g) Proposed work is to be completed within two calendar years of the date of approval of the Director of the Planning to be eligible for payment. A one year extension can be authorized by the Director of Planning;
- (h) Payment will be made by the Town upon proof by an architect or engineer confirming the value of the work completed and the compliance with all applicable regulations/legislation or, upon proof satisfactory to the Town confirming the value of the work complete;
- (i) Realty taxes must be paid and in good standing;
- (j) The program is structured as a matching grant where the Town and the Region will provide a grant equal to 50% of the cost of eligible building facade and storefront improvement and restoration works, up to a maximum grant per project of \$10,000 with a maximum grant per property of \$20,000. At the discretion of Council, the maximum grant per property may be increased to \$30,000 for properties which have more complex restoration requirements;
- (k) Work completed must comply with the estimates as provided with the application, which is/ are to comply with the work proposed and identified within the application, unless previously approved by the Director of Planning;
- (l) At the sole discretion of the Director of Planning, partial payments for works completed can be processed consistent with the payment process described above;
- (m) At the sole discretion of the Director of Planning, the grant cheque can be made jointly payable to the applicant and the contractor if such a request has been received from the applicant;
- (n) The grant is not transferable upon sale of the property;

- (o) The heritage grants may be received by an owner in conjunction with any other Town heritage program available including the Commercial Heritage Property Restoration Program and the Community Heritage Trust Program. Funding under these programs will not fund the same work and will be contingent on total financing under all heritage programs not exceeding 50% of the total cost of the restoration/conservation work;
- (p) The heritage grant may also be received by an owner in conjunction with any other available Town program in support of the redevelopment/development of the property. Funding under these programs will not fund the same work;
- (q) Approval of the grant application is at the absolute discretion of the Town and subject to the availability of funds;
- (r) Without limiting the discretion as set out in paragraph 18 herein, the Town Council - whether or not an Applicant satisfies the requirements of the Program - may reject any application received from an applicant where, in the opinion of Council, the commercial relationship between the Town and the Applicant has been impaired by actions including but not limited to, the applicant being involved in litigation with the Town. This also applies to Applicants that are individuals and corporate entities behind the corporation (Officers/Directors/Shareholders);
- (s) Without limiting the discretion as set out in paragraph 18 herein, the Town Council, whether or not an Applicant satisfies the requirements of the Program, may reject any application received from an applicant where there are property tax arrears owed on the subject property or on other properties owned by the Applicant within the Town of Lincoln;
- (t) A successful applicant will enter into an agreement with the Town containing the terms and conditions (but not limited to) set out in the program description.
- (u) Work must commence within 6 months of the grant approval and completed within one year of the grant approval.

Definitions:

Eligible structural/stability work: Work necessary to restore the building to structural soundness e.g., the correction of serious structural faults that threaten the building's survival; stabilization works to retain portions of the property; underpinning of building structures; repair/new roofs.

Eligible conservation work: Any work that conserves or enhances elements specified in the Reasons for Designation, the Statement of Cultural Heritage Value of Interest or, a description of the Heritage Attributes accompanying the designating by-law under the Ontario Heritage Act ("OHA").

The **conservation** of significant architectural features is eligible. This may include the conservation or restoration of: doors, windows, verandahs, cupolas, chimneys, bargeboard or other decorative trim, parapets, cornices, hood mouldings and any other features important to the overall composition of the structure as specified in the Reasons for Designation, the Statement of Cultural Heritage Value of Interest or, a description of the Heritage Attributes accompanying the designating by-law under the OHA.

The **conservation** of fences and outbuildings if specifically referred to in Reasons for Designation, the Statement of Cultural Heritage Value of Interest or, a description of the Heritage Attributes accompanying the designating by-law under the OHA.

The **conservation** or renewal of original siding and roofing materials including repair and replacement where necessary of wood clapboard or board-and-batten, repair and repointing of masonry buildings, stucco repair, repair or replacement of original roofing materials (slate, wood shingles, tile, and other documented historical materials). Eligible work also includes removal of a modern material (synthetic siding, asphalt shingles, and other modern materials that are inconsistent with the building's history) and replacement with documented original materials.

The **reconstruction** of former and significant architectural features for which the appearance can be clearly determined from documentary sources (photographs, drawings, and other historically researched evidence) is eligible.

The **reconstruction** of store fronts which have been altered or replaced. The documentation should be in the form of historic photographs or drawings clearly showing the feature(s) to be reconstructed.

Cleaning of masonry buildings may be eligible if it is necessary for the building's preservation. **Under no circumstances will grants be paid for any form of abrasive cleaning, (e.g., sandblasting or sodablasting) or high-pressure water cleaning. Heritage Staff approval is required as to the cleaning method that is to be employed before work is undertaken.**

- Exterior painting in documented original colours may be eligible. Colours must be documented for the individual building or be proved to have been a common historical colour or colour scheme in the area. Painting of unpainted masonry is not eligible. **Non-eligible works:** The following works, including repair, maintenance, reconstruction or improvements to the following are not eligible for grant assistance:

Short-term, routine *maintenance*. This includes minor repairs (such as repairing a broken step or a broken window); repair of non-original siding or roofing materials (aluminum siding, asphalt shingles, and other modern materials that are inconsistent with the building's history)

- Landscaping
- Work on modern additions
- Work on sheds or outbuildings not specifically referred to in the Reasons for Designation, the Statement of Cultural Heritage Value of Interest or, a description of the Heritage Attributes
- Installation of modern doors and windows unless they are replicas of the original
- Installation of new storm or screen doors and windows
- Chimney repairs other than restoration of a significant chimney
- Repair of eaves trough unless its nature is such that it is significant to the heritage of the structure Repairs to or renewal of modern materials
- Painting previously unpainted masonry
- Interior work

Abrasive cleaning (e.g. sandblasting or sodablasting) or high-pressure water cleaning.