



TOWN OF MINTO

MEETING DATE: January 23, 2024
REPORT TO: Mayor and Council
SERVICE AREA: Economic Development
SUBJECT: EC DEV 2024-002 – Structural Grant #MT01– The Barrel House Canada, 6275 Highway 89, Harriston

RECOMMENDATIONS:

THAT Council of the Town of Minto receives the report EC DEV 2024-002 – Structural Grant #MT01– The Barrel House Canada, 6275 Highway 89, Harriston and approves Structural Grant #MT01 for 6275 Highway 89 Harriston for \$918.66.

BACKGROUND:

The Structural Grant Program was initiated in 2015 to encourage significant commercial, industrial, residential or institutional projects that substantially renovate, restore, improve or update a building or structure of key vacant property and accomplish more than one of the following:

- Address structural and life safety issues to create usable and efficient floor space.
- Improve property standards or preserve architectural significance.
- Remediate a brownfield site, or improve the environment by planting trees, protecting habitat, or other methods to enhance the natural ecosystems.
- Upgrade public infrastructure such as sewers, water, storm, roadway, sidewalks.
- Preserve or enhance employment opportunities.

A variety of elements are considered under this grant program including:

- Building Structural Integrity
- Life Safety/Emergency
- Usable & Efficient Floor Space
- Accessibility
- Brownfield Remediation
- Improving the Environment
- Upgrading/Improving Public Infrastructure
- Creating Housing
- Energy Efficiency
- Enhancing Urban Design

The 2024 CIP budget is \$50,000, and this is the first application of 2024.

COMMENTS:

Pete and Marla Bradford are the owners of The Barrel House Canada operating on the property of Andrew Martin at 6275 Highway 89 just outside of Harriston. The Barrel House creates and sells barrel work, woodworking, rustic furniture, decor & gifts. The Coopers Cart Kitchen operates as part of the Barrel House and is a Wellington County Taste Real member and offers Pete's delicious baked goods and pickles.

This structural grant is relatively minor. Pete is doing the work himself so only materials are eligible for funding. This project involves adding a snow diversion roof over the entrance to the main building, as well as moving the kitchen from a small side addition to the main building and tripling the size. This change will allow Pete to expand his product line, potentially add another employee and offer unique tasting experiences to his growing customer base. The elements that are eligible for funding under our structural grant include waterproof vinyl flooring, Trusscore walls, and the snow diversion roof. Director of Building and Planning Services Terry Kuipers and I have reviewed the application, and a copy of the evaluation criteria is included as part of this report.

The next Economic Development and Planning Committee (EDPC) meeting date is not until March 7, 2024, therefore this application was reviewed and approved by the Committee via email on January 10, 2024.

FINANCIAL CONSIDERATION:

The total cost of materials for this project is \$5,305 however the cost for eligible items is \$2,756. Director Kuipers and I have reviewed the application and the criteria for funding. Unlike our other grants that are matching up to a certain amount, this program is not a matching program and grants up to \$40,000 could be approved. We generally would like to see at least a 3:1 return on our investment.

This is a rather minor structural improvement, but it does fulfil the intent of the program by improving safety, preserving, or enhancing employment opportunities and enhancing fire protection. Staff support a grant of \$918.66. If this grant is approved, \$49,081.34 will remain in the CIP budget for 2024.

STRATEGIC PLAN:

Provide grants for businesses that improve the building facades, address structural improvements, and promote re-use and redevelopment of existing buildings where architectural and heritage features are maintained.

PREPARED BY: Belinda Wick-Graham, Director, Economic & Community Development

RECOMMENDED BY: Mark Potter, Interim Chief Administrative Officer

BUSINESS NAME: The Barrel House Canada
ADDRESS: 6275 Hwy 89 Harriston, ON

Community Improvement Plan Structural Component Checklist

Under Section 4.0 of the Community Improvement Plan the Town could offer inside the urban areas for significant industrial, commercial, residential or institutional re-developments that accomplish **more than one** of the following (preference will be given to those that address multiple criteria):

- i) **address structural and life safety issues to create usable and efficient floor space**
- ii) improve property standards or preserve architectural significance
- iii) remediate a brownfield site, or improve the environment by planting trees, protecting habitat, or other methods to enhance the natural ecosystems,
- iv) upgrade public infrastructure such as sewer, water, storm, roadway, sidewalks
- v) **preserve or enhance employment opportunities**
- vi) create affordable housing in a range of occupancies
- vii) **enhance fire protection such as sprinkler systems, fire separations and similar;**
- viii) improve energy efficiency or reduce water and sewer needs
- ix) enhance urban design on and around the subject lands and adjacent public space as well as linkages to trails, parks, core areas and other focal points.

Below are criteria the Town seeks to address when to evaluating structural grant applications. When marking for a project indicate with a number whether the work is:

Minor = 1

Moderate = 2

Major = 3

1. Building Structural integrity **Total** _____
Footing ____ Foundation ____ Floor joists ____ Ceiling joists ____ Rafters/trusses ____
Walls ____ Main beam(s) ____ Other _____

2. Life Safety/ emergency **Total** 3
Exit signage _____ Emergency lighting ____ **Fire/CO2 Alarms 1 Extinguishers 1**
Firewall Separation ____ Fire Doors ____ Sprinkler ____ Siamese connection ____
Other: **1 Covered Entrance, Trusscore Walls and Flooring**

3. Usable and efficient floor space **Total** 1
Increase ceiling height ____ Architectural restoration/retention ____
Accessible washroom ____ **Main floor commercial 1** Upper floor residential ____ Increased density ____ Other _____

4. Brownfield Remediation **Total** _____
Phase 1 ____ Phase 2 ____ Site Specific Risk Assessment ____ Record of Site Condition ____
Monitoring program ____
Other _____

5. Improve Environment**Total**_____

Landscape plan _____ Tree planting _____ Manage Stormwater _____ Add/Protect Habitat _____
Windbreak _____ Buffer zone _____ Riverbank protection/enhancement _____
Species at risk _____ Other _____

6. Upgrade/Improve Public Infrastructure**Total**_____

Sanitary sewer collection main _____ Water distribution main _____ Oversizing of main _____
Roadway widening _____ Road Turning lane _____ Curb and gutter _____
Public Sidewalk _____ LED Street lighting On-site Storm water retention _____
Energy efficient lighting _____ Other _____

7. Employment Opportunities**Total 1**

Creates new direct jobs 1 Retains existing jobs _____ Addresses skill shortage _____
Construction/Spin-off jobs _____ Fills market demand _____
Other _____

8. Housing**Total**_____

New affordable rental housing _____ Affordable condominium housing _____
Affordable freehold semi or townhouse _____ Housing for seniors _____
Special needs housing _____ Other _____

9. Energy Efficiency**Total 1**

Increased insulation _____ Window/Door upgrade _____ Passive energy benefit _____
New Furnace/cooling technology _____ Low flow fixtures _____ Graywater recycling _____
Solar technology _____ Alternative energy _____ Rainwater harvesting _____
Other: New energy efficient equipment

10. Enhance Urban Design**Total**_____

Professional Landscape plan _____ Native species _____ Boulevard tree planting _____
LED Street Lighting _____ Sidewalk/trail link _____ Contribution to parkland _____
Design consistency _____ Architectural rehab _____ Compatible Façade design _____
Exterior Accessibility (ramps etc.)
Other _____

Total 1 through 10**Grand Total: 6**

The leverage ratio and the total score assist provide a numerical basis to help compare applications and establish funding amounts. Final decision rests with Town Council.

Calculate Leverage Ratio

Total Project Cost \$<a>	Total Funding Requested \$	Leverage Ratio \$<a>/
e.g. \$200,000	\$40,000	5:1
\$5,305 (Total)		
\$2,756 (Eligible)	\$918.66	Leverage Ratio \$3: \$1

Notes:

- Owner doing the work themselves, therefore only material costs qualify.
- The owner is building a new kitchen inside an existing building, tripling the size of the current kitchen which is in an attached space.
- Health and Safety improvements being made include Trusscore walls, flooring and a covered entrance.
- This expansion creates better potential to hire an employee as there will be more room for an additional person. The expansion will also allow the current product line to be expanded.
- Will provide an indoor space and presentation area to attract more customers and provide more user experiences (including a Diner's Club – Local chefs preparing local food)