



CLEARVIEW

THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

Community Improvement Plan Quick Guide



CIP FUNDABLE ITEMS

Keep in mind that the CIP is a façade improvement program. Therefore, there should be a noticeable improvement in the look of the façade after the work is completed. Facades facing a street are eligible for funding.

Two quotes are required to be submitted. Please ensure each item is separately identified in the quote in case only some of the features are approved.

1.0 Signs

- High quality signs with raised lettering and characters is preferred over flat signs. Flat signs may not be funded.
- Back lit signs are not funded other than halo lighting (raised or 3D solid letters with a shadow light behind) which is funded.
- Neon lighting can be incorporated into signage, however, painted neon colours cannot.
- Projecting/overhead signs that stick out perpendicular to the building so they can be seen down the street are encouraged. Shaped signs reflecting the business type are encouraged with simple words. For example, a dog bone with the word "Pets"; a coffee cup with the words "Café"; a cupcake with the words "Bakery".
- Awning signs are permitted. Awnings must be traditional shed type and lettering should be kept to a minimum.
- Window signage is funded and can be funded when façade signage isn't being used. Window signage should be minimal and maintain viewing within the store.
- Matt finish signs are preferred over glossy signs.
- Signs should not have moving or flashing parts and shall not be digital.
- Signs should not cover windows, storefront openings or decorative features.
- Signs shall not extend above the roof line.
- Billboards should be removed.
- Third party signage is not permitted.

2.0 Lighting

- Gooseneck lighting fixtures over awnings and signage is funded.
- Halo lighting behind solid 3D letters is permitted.
- Strip lighting above signage is permitted if the light source is concealed behind a valence.
- Accent lighting to illuminate building facades is encouraged.

3.0 Façade Elements - Panels

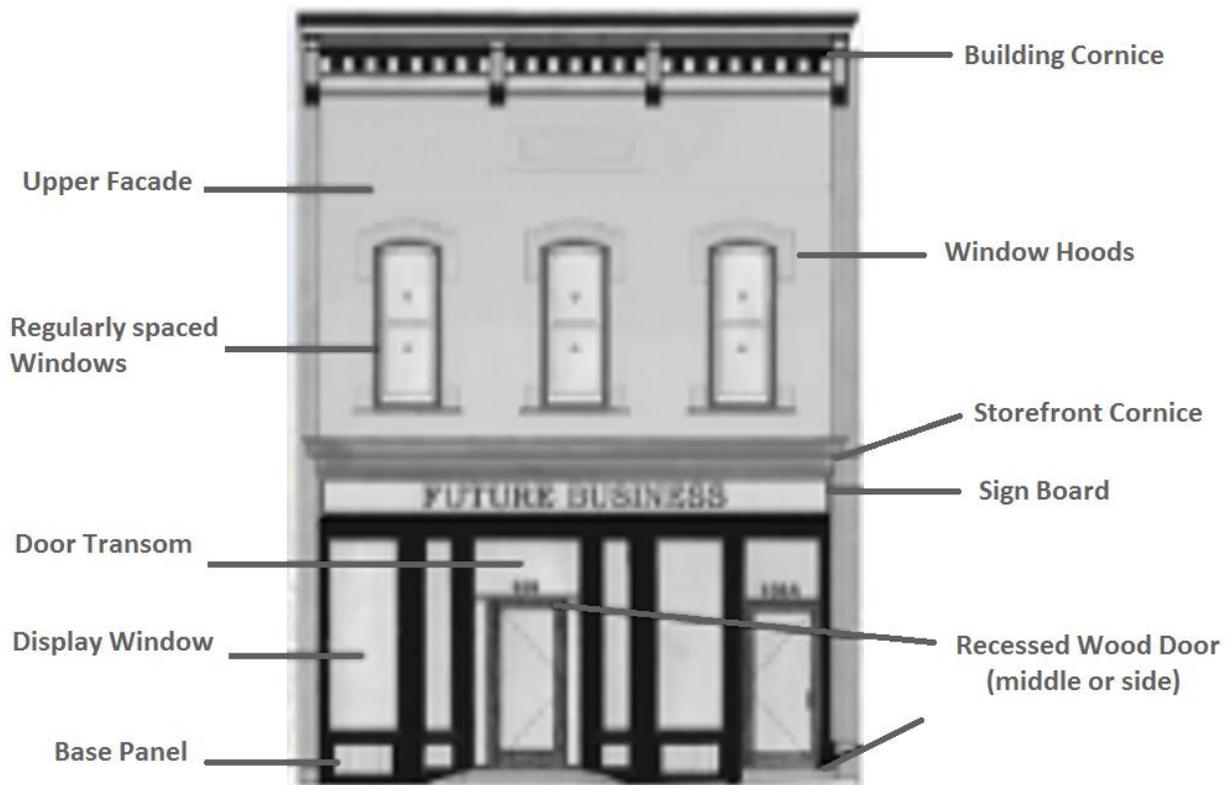
- Restoration of brick is encouraged and funded. Where the brick cannot be repaired, panel application is funded.
- Base panels and columns are encouraged and funded.

- Base panels shouldn't be more than 0.6 m high.
- Siding, be it vinyl, metal or wood is discouraged.
- Storefront and building cornices are encouraged and funded

4.0 Windows and Doors

- Replacing broken or foggy windows is funded on the main floor of the store
- Windows should maintain the historic opening of the building
- Windows on the first and second storey are funded where they are restoring the historic look of the building or where they are correcting an asymmetrical look that is at odds with the aesthetics of the building.
- Restoration or installation of transom windows is encouraged and funded.
- Windows should allow pedestrians to view into the store.
- Main floor windows should be of display size being at least 1.5 metres in width.
- Storefront doors should be glass to view in.

5.0 Traditional Storefront Façade:



6.0 Landscaping

- Landscaping that softens industrial buildings or buffers open storage in locations are highly visible is funded.
- Landscaping that supports signage and business entrances that will be established for many years is funded.

Examples of elements that are funded



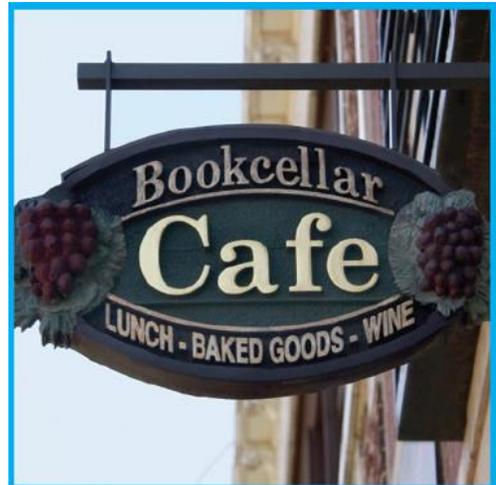
Note the panels and transom windows in the above examples. Both signs have raised lettering.



Note the halo lighting on the left and the bar lighting on the right. Both signs have raised lettering.



Classic shed awning with signage



Projected Sign with Raised Lettering

Note the storefront cornice and the panels on the left. Note the sign on the right uses Café as the main descriptor over the name so that it can be easily read by people driving or walking further down the street.



Window Lettering & Gooseneck Lighting

Note the base panels, planters, transom windows and glass door.

FAQ's

1. Signs need to meet the requirements of the Sign By-law. The Sign By-law can be found through the following link:
https://www.clearview.ca/sites/default/files/uploads/by-laws/08-49_sign_by-law.pdf
2. A sign needs a building permit when over 7.5 m in height, overhanging signs over 115 kg in weight, and signs with a face area of over 10 m² or as per the requirements of the Ontario Building Code. For more information please see the Sign Permit Information Guide on our website:
https://www.clearview.ca/sites/default/files/docs/building-planning/sign_permit_information_guide_2019.pdf
3. Projecting Signs if over a sidewalk, require a sidewalk permit. Contact the By-law Department at 705-428-6230 extension 241.
4. A window requires a building permit when a new opening is being created or an existing window opening is being enlarged.
5. Façade work requires a permit when it involves a structural alteration or repair.
6. The CIP Program funds up to 80% for signs and associated lighting up to \$10,000.
7. The CIP Program funds all other works up to 50% up to \$5,000.