

# Community Improvement Plan Program Update

Economic Development and Planning Advisory Committee  
March 13, 2019



## What is a Community Improvement Plan (CIP)?

A Community Improvement Plan is a tool where municipal planners and economic developers can work hand in hand to develop policies and provide incentives targeting specific types of growth and investment.

## **Why do we do it? The return on investment.**

This CIP Program is meant to enable and boost development momentum across the region.

- ...to have an inventory of Investment-Ready Properties
- ...to enable prioritized development

**Therefore growing the assessment base.**

## What is legally required to designate, adopt & implement a CIP?

- Section 28 of the Planning Act provides the framework and authority for preparing CIP's
- Only local municipalities and prescribed upper-tier municipalities can adopt a CIP (Grey County is not prescribed)
- CIP must be consistent with provincial, county and local policy
- Need implementing policies in the local Official Plan
- Need to pass a by-law designating a 'community improvement project area'
- Need to hold a public meeting
- Circulate a copy of the CIP document for MMAH's review
- Council adopts CIP
- Other By-laws may need to be passed/revised depending upon incentives (e.g. tax incentives, development charge exemptions)
- Budget approval

## Priority Areas

- **Residential:** To increase attainable housing stock, including secondary suites, multi-unit housing, rooming house developments, purpose built rental housing, and apartment dormitory style developments.
- **Agricultural:** To increase agricultural value-add, agri-tourism, and facility improvement projects
- **Vacant/Brownfield:** To promote the development, redevelopment and/or conversion of brownfield, vacant, and grey field properties
- **Downtown:** Downtown revitalization of store fronts, publically-used frontages, and streetscapes; reduction of vacant storefronts and increased residential capacity
- **Commercial:** Adaptive re-use of commercial, industrial and institutional buildings, support development of new commercial uses.

## Proposed Incentives

<input type="checkbox"/> Study & Design Grant	<input type="checkbox"/> Permit/Application Fee Exemption
<input type="checkbox"/> Development Charge Exemption/Deferral	<input type="checkbox"/> Brownfield Tax Assistance Grant
<input type="checkbox"/> Tax Increment Equivalent Grant	<input type="checkbox"/> Vacant Lands Tax Assistance Grant
<input type="checkbox"/> Heritage Property Tax Relief	<input type="checkbox"/> Housing Rehabilitation & Conversion Grant
<input type="checkbox"/> Surplus Land Grant	<input type="checkbox"/> Buildings & Land Improvement Grant
<input type="checkbox"/> Startup Space Leasehold Improvement Grant	<input type="checkbox"/> Vacant Building Conversion/Expansion Grant
<input type="checkbox"/> Façade, Signage & Property Improvement Grant	<input type="checkbox"/> Destination Infrastructure Grant

## Grey County

- The County will advance an annual budget for use by the municipality to assist with implementing the CIP program. The proposed cash contribution is \$20,000 per municipality for five years. 2019 Budget Approved on February 28<sup>th</sup> which includes the CIP contribution
- The County will also participate in the County tax portion of tax increment financing and provide relief to planning application fees and development charges as determined by the CIP program.
- Surplus land will also be offered up as determined by the CIP program.

## Member Municipality

- CIPs will be structured and administered by member municipalities based on local priorities. Selection and approval of initiatives are completed at the local level.
- Local municipalities are encouraged to contribute additional funds towards the incentives.

## Proponent

- The private sector will apply to their municipality based on eligibility criteria; and
- In most cases co-fund initiatives

- Circulated draft to Local Municipal Staff – Fall 2018
- Met with Local Municipal Staff including Finance staff – Fall 2018
- Presented CIP Program Report to Economic Development and Planning Advisory Committee – September 6<sup>th</sup>, 2018 and September 28<sup>th</sup>, 2018
- With budget approved we can now proceed with having Council accept the CIP Program
- Working on finalizing a draft CIP program based on feedback received – present to Council in April 2019
- Explore potential updates to the County's Development Charges By-law to encourage more rental housing
- Work with local municipalities to implement CIP program



# Grey County

Colour It Your Way

