

# Community Improvement Plan Program

PDR-CW-32-18

Committee of the Whole  
September 27, 2018



## 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.**

## Example: Hanover (2014 to present)

\$215,389 in grants from the municipality resulting in \$755,022 in improvements to downtown properties.



# CIP Program



## Examples: Owen Sound

### Developing Brownfield and Vacant Land

The Family Health Team located at 1050 1st Avenue West is a new 7400 square metre office building on former Brownfield Land. Over a course of 10 years the tax rebate has come to \$877,000.



# CIP Program



## Examples: Meaford

### 2017 CIP Grants (\$47,000) & Loans (\$11,000)

- Phase 2 ESA on the “moose property”
- Upgrades to an existing hotel
- Farm improvements
- Two new cider businesses.



## 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 (County and local municipalities)**

Red = local municipal actions

## 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
- **Residential and 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

## *Study & Design Grant*

**RESIDENTIAL** **INDUSTRIAL** **COMMERCIAL** **AGRICULTURAL**

To assist property owners with financing costs of undertaking various studies and design that promotes and support economic development and diversification. Eligible projects to receive study and design grants include affordable housing developments, brownfield developments, heritage properties, value-added agricultural developments, and façade improvements.

## *Permit/Application Fee Exemption*

**RESIDENTIAL** **INDUSTRIAL** **COMMERCIAL** **AGRICULTURAL**

To assist property owners with financing the cost of the development process by providing an exemption to the cost of the applicable permit and/or application fee. Eligible projects that can receive permit/application fee exemptions includes affordable housing developments, brownfield developments, value added agricultural developments, and façade improvements.

## ***Development Charge Exemption/Deferral***

**RESIDENTIAL** **INDUSTRIAL** **COMMERCIAL** **AGRICULTURAL**

To assist property owners with financing the cost of the development process by providing an exemption to the amount of applicable local municipal and county development charges. If the proposed development qualifies for one of the other incentives offered in the CIP program, than any applicable development charges will be exempted.



## ***Brownfield Tax Assistance Grant***

### **INDUSTRIAL**

To provide tax assistance for properties who require environmental remediation, and/or risk assessment/management prior to redevelopment.

## ***Tax Increment Equivalent Grant***

**INDUSTRIAL** **COMMERCIAL** AGRICULTURAL

To stimulate major investment by deferring part of the increase in property taxation as a result of a redevelopment or rehabilitation project of commercial/industrial, agricultural, and value-added agricultural properties. The Tax Increment Equivalent Grant (TIEG) would provide a grant to pay a portion of the Municipal taxes attributed to the increased assessment over a 10 year period. This essentially would phase in tax increases relating to re-assessments resulting from property improvements.

## ***Vacant Lands Tax Assistance Grant***

**RESIDENTIAL** **INDUSTRIAL** **COMMERCIAL** **AGRICULTURAL**

To assist property owners with financing the increased taxes resulting from the redevelopment of a vacant site.

## *Heritage Property Tax Relief*

**RESIDENTIAL** **COMMERCIAL** **AGRICULTURAL**

To provide heritage property tax relief for historic properties which are privately owned following restoration.

## *Housing Rehabilitation and Conversion Grant*

**RESIDENTIAL** **COMMERCIAL** **AGRICULTURAL**

To provide a grant for the rehabilitation of a previous residential unit, or the conversion of a commercial/residential/mixed-use building space into affordable residential units. To assist financing of building improvements that would have previously been cost prohibitive.

## *Surplus Land Grant*

**RESIDENTIAL** **INDUSTRIAL** **COMMERCIAL** **AGRICULTURAL**

Lands that are determined to be surplus to the needs of the local municipality or the County will be offered through a Request for Proposal process for development purposes. The local municipality and County will work together to identify lands that are surplus and to determine the best use for the surplus lands with first priority given to affordable housing developments. If the surplus lands are not appropriate for a residential use, they will be offered up for other uses such as Industrial and Commercial on a Request for Proposal basis.



## ***Buildings and Land Improvement Grant***

**INDUSTRIAL** **COMMERCIAL** **AGRICULTURAL**

To encourage the rehabilitation, repair and/or improvement of buildings and lands for commercial, industrial, agricultural, or value-added agricultural purposes.

## ***Startup Space Leasehold Improvement Grant***

**INDUSTRIAL** **COMMERCIAL** **AGRICULTURAL**

To assist new businesses and startup companies to set up shop by providing grants to property owners and tenants for the financing of non-temporary interior leasehold improvements or accessibility improvements for commercial space or live/work space to increase the marketability of property and rental units.

## ***Vacant Building Conversion/Expansion Grant***

**RESIDENTIAL** **INDUSTRIAL** **COMMERCIAL** **AGRICULTURAL**

To assist in the small-scale conversion of existing vacant space into new commercial, mixed-use and other eligible uses.

## ***Façade, Signage and Property Improvement Grant***

**RESIDENTIAL** **COMMERCIAL** **AGRICULTURAL**

To assist with the improvements to a building's façade or signage or other improvements to private property. This could also include improvements to heritage buildings.

## ***Destination Infrastructure Grant***

**COMMERCIAL** AGRICULTURAL

To encourage local stakeholders, organizations and municipalities to upgrade and invest in destination infrastructure.

## 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.
- 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



## **Performance Measurement & ROI**

- Annual Report Card

## **Marketing/Promotion**

- Promoting Priorities and Intakes
- Communicating Success

- Circulated draft to Local Municipal Staff – Aug. 17
- Met with Local Municipal Staff – Aug. 29
- Presented CIP Program Report to Economic Development and Planning Advisory Committee – September 6<sup>th</sup>, 2018

## Continuing the Process

### Next Steps

- Finance (September 28, 2018) & Stakeholder Meetings (Fall 2018 and Winter 2018/2019)
- Finalize Draft of CIP Program and present to Council
- Finalize individual drafts of CIP with each Municipality
- Public Meeting(s)
- Ministry Circulation
- Local Council Approval

**Timeframe to implementation six to eight months: Spring 2019**



# Grey County

Colour It Your Way

