

Community Improvement Plan Program

Economic Development and Planning Advisory Committee
September 6, 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.





Examples: Owen Sound

Brownfield and Vacant Land

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



Examples: Meaford

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

- New Boutique Hotel
- 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

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

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
 - Outlined process to adopt and implement CIP
 - Budget and Cost Containment
 - Performance Measurement
 - Marketing/Promotion
 - Review of Proposed Incentives Menu

Continuing the Process

Next Steps

- Finance & Stakeholder Meetings
- Second Draft for each Municipality
- Public Meeting(s)
- Ministry Circulation
- Council Approval

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



Grey County

Colour It Your Way

