

**The Corporation of the Town of Ingersoll
Economic Development Department Report
Subject - Community Improvement Plan (CIP) 2010**

August 09, 2010
Report Number D – 131/10

Mayor Holbrough and Members of Council

History / Background

Over the last few years, a variety of studies, surveys and reports have been completed to provide the Town of Ingersoll a road map to move ahead to achieve sustainable prosperity. The following reports are background material for the development of the CIP, and can be found on the Town of Ingersoll's website at www.ingersoll.ca:

Ingersoll Downtown Revitalization Plan 2004
Ingersoll Community Strategic Plan 2004-2009
First Impressions Reports 2005 with Alliston and Leamington, Ontario
Ingersoll Cultural Strategic Plan 2006 – now Arts Ingersoll
Ingersoll Business Retention and Expansion Survey 2009
Ingersoll Community Strategic Plan (revisiting & realignment) 2009-2014

A **Community Improvement Plan (CIP)** is a document that provides the framework to guide the re-development and improvements within a defined area of need. The CIP is an important tool, as it allows the municipality to direct funds and implements policy initiatives, acquire, rehabilitate and dispose of land and provide grants and loans to owners and tenants that would normally be unavailable for a specifically defined area, as well as, to undertake infrastructure and public space improvements.

A **CIP Steering Committee** was struck on February 23, 2010 and is comprised of representation from Town Staff, the Oxford County Planning Department, the BIA, the Chamber of Commerce and Local Business. The Steering Committee also met with representation from the Ministry of Municipal Affairs and Housing who has also provided input and guidance on the creation of the Ingersoll CIP.

A **Public Meeting** was held in Council Chambers at the Town Centre on **Wednesday March 31, 2010** to discuss commercial policy, downtown development challenges, issues and improvement possibilities and solutions. A wide invitation was extended to the BIA, Chamber of Commerce members, community strategic plan volunteers, the general public, Council and town staff. This public meeting was advertised on the Town website, in the Ingersoll Times and was emailed out to a wide audience. At the Public Meeting all were welcomed and a brief overview was given of the major studies and reports including in more detail the "Business Retention and Expansion Survey 2009" and the "Community Strategic Plan 2009-2014". An overview was then given of what a Community Improvement Plan is and what it can include. An open discussion was held relating to questions, scope, goals and objectives, suggestions and ideas towards the development of the CIP Plan for the Town of Ingersoll.

The Project

The next steps were two fold. Firstly, to prepare a short report asking for Council's approval to prepare the CIP and secondly to prepare two draft by-laws (one defining the CIP geographical area and one for the CIP plan itself) for Council's input and consideration.

Community improvement activities are intended to achieve positive change to the existing physical landscape, either through municipally driven or incentive-based programs. Section 28 of the Planning Act and sections 106 and 365.1 of the Municipal Act, 2010 provide the legislative basis for community improvement planning.

When a municipality has an official plan that contains provisions relating to community improvement Section 28 of the Planning Act gives that municipality the ability to designate by by-law, areas of their municipality as "Community Improvement Project Area" and to provide for a "Community Improvement Plan" for those areas.

A community improvement plan provides the municipality a number of powers relating to the acquisition, rehabilitation, construction, reconstruction and disposal of land and buildings and allows municipalities to make grants or loans to eligible applicants to assist in covering the cost of rehabilitating their lands and buildings, as per the limitations set out in Section 106 of the Municipal Act.

Section 365.1 of the Municipal Act 2001, encourages municipalities to clean up the contaminated lands, through such things as providing property tax assistance to eligible properties, deferment of municipal portions of property taxes on eligible properties upon application, and through the provinces Brownfields Financial Tax Incentive Program.

Recommendation

That Council approves Town Staff to prepare a Community Improvement Plan (CIP) 2010 as described in Section 28 of the Planning Act and sections 106 and 365.1 of the Municipal Act, 2010.

Respectively submitted,



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Director of Economic Development

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Deputy Clerk