



# **TOWNSHIP OF BONNECHERE VALLEY**

## **COMMUNITY IMPROVEMENT PLAN**



**AUGUST 2012**



# **TOWNSHIP OF BONNECHERE VALLEY COMMUNITY IMPROVEMENT PLAN**

## ***TABLE OF CONTENTS:***

1.0 INTRODUCTION.....	1
2.0 AREA OF APPLICATION .....	1
3.0 SECTION 28 – ONTARIO PLANNING ACT .....	1
4.0 PROVINCIAL POLICY STATEMENT .....	2
5.0 COUNTY OF RENFREW’S OFFICIAL PLAN .....	2
6.0 COMMUNITY IMPROVEMENT PLAN.....	3
6.1 Area of Applicability.....	3
6.2 Goals & Objectives.....	3
6.3 Plan Parameters.....	4
6.3.1 Role of the Chief Building Official or Designate....	4
7.0 PLAN IMPLEMENTATION .....	4
8.0 AMENDMENTS TO THE PLAN.....	5
SCHEDULE “A” .....	6



# **TOWNSHIP OF BONNECHERE VALLEY**

## **COMMUNITY IMPROVEMENT PLAN**

### ***1.0 INTRODUCTION:***

In the Township of Bonnechere Valley not only can you witness nature at its finest with abundant lakes and the breath taking Bonnechere River entwined in the woodlands of the Canadian Shield, but you can relax and stroll along the streets of the “Jewel of the Bonnechere”, better known as The Village of Eganville. The area is full of natural and cultural assets like the historic stone fence off the Opeongo Line and the Eganville Bridge Stone Arch which was erected in 1903. Our area is like a brilliant picture postcard and there's no shortage of things to do and places to stay along the way. We have camping, hiking, canoeing, boating, cottages, beaches, and resorts galore! Winter brings the joys of snowmobiling, cross-country skiing and skating. It is a lovely natural setting for tourism which harvests the opportunity to harbour an appealing, vibrant downtown attracting new citizens and tourists alike.

The purpose of this Community Improvement Plan (CIP) is to provide the mechanism for a coordinated municipal effort to preserve and improve the heritage of the Commercial District in the Village of Eganville as well as the hamlets within Bonnechere Valley by encouraging restoration and rehabilitation of building facades. The CIP is intended to focus on façade improvement within the Commercial District for the purpose of escalating the economic climate of the downtown area.

The CIP will be administered through the Township of Bonnechere Valley's Building & Zoning Department.

### ***2.0 AREA OF APPLICATION:***

The lands that are subject to the CIP are described as the lands within the village community designation and hamlet designation within the Official Plan. These areas are identified on the attached Schedule “A”.

### ***3.0 SECTION 28 – ONTARIO PLANNING ACT:***

Section 28 of the Ontario Planning Act allows municipalities, where there are provisions in its Official Plan relating to community improvement, to designate by Bylaw a “Community Improvement Project Area”, and subsequently provide for the preparation of a “Community Improvement Plan”. For the purposes of carrying out a community improvement plan that has come into effect, the municipality may make grants or loans, in conformity with the community improvement plan, to registered owners, assessed owners and tenants of lands and buildings within the community improvement project area, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole or any part of the

costs of the community improvement plan.

#### **4.0 PROVINCIAL POLICY STATEMENT**

Section 1.7 of the Provincial Policy Statement states that long-term economic prosperity should be supported by:

- Maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets;
- Promoting the redevelopment of brownfield sites; and
- Providing opportunities for sustainable tourism development.

#### **5.0 COUNTY OF RENFREW'S OFFICIAL PLAN:**

Community Improvements are addressed in the County of Renfrew's Official Plan under "Section 15.4 – Community Improvements" states, "Community Improvement \*projects are undertaken\* for the purpose of upgrading, redeveloping and rehabilitating the physical environment of older neighborhoods, recreational areas, commercial centers and industrial areas". The implementing and project specific Community Improvement Project area by-laws may be passed by a local Council pursuant to the provisions of this Plan and in accordance with the provisions of Section 28 of The Planning Act.

Section 15.4 in the County of Renfrew's Official Plan it sets out Community Improvement Objectives in the Urban Communities, the Village Communities and the Rural Hamlets of the County as designated Community Improvement Areas. The objectives contained in this section of the Official Plan provide the basis for undertaking community improvement plans and community development projects to help ensure the ongoing maintenance, improvement and rehabilitation of residential, commercial and industrial districts.

Objectives identified in this section are as follows:

- To improve municipal services such as roads, sidewalks, street lighting, parking, sewers, water supply, parks and recreation, community facilities, the waterfront areas or streetscaping. Improvements may apply to some or all of the listed services;
- The cleanup and redevelopment of brownfield properties (if applicable) will be facilitated;
- The phasing of improvements corresponds to the timing of improvements by the County and/or senior governments and is within the financial capability of the local municipality;
- A significant number of buildings in an area showing signs of deterioration and need of repair;
- Improvements to the visual appearance or aesthetics are required; and
- Improvements will have a significant impact on strengthening the economic base of the community.



## **6.0 COMMUNITY IMPROVEMENT PLAN 6.1**

### ***Area of Applicability***

This CIP dated August 2012 shall apply to the lands within the village community designation and hamlet designation within the Official Plan. These areas are identified on the attached Schedule "A".

### **6.2 Goals and Objectives**

This CIP encourages property owners and developers to pursue an incentive offered in support of preservation, restoration and rehabilitation of their properties. Registered owners, assessed owners and tenants of land and buildings within the Community Improvement Project Area are encouraged to undertake building façade improvements through the Façade Improvement Program under the Township of Bonnechere Valley's Community Improvement Plan.

The intent of offering a financial incentive for façade improvement as part of the Community Improvement Plan is to:

- Encourage improvements to and maintenance of existing buildings within the village community designation and hamlet designation within the Official Plan;
- Encourage the preservation of heritage features within the village community designation and hamlet designation within the Official Plan; and,
- Provide opportunity for investment in downtown buildings that improves the economic climate of the area and increases its importance as a destination for residents and visitors.

### **6.3 Plan Parameters:**

This CIP allows for the financial assistance to registered owners and assessed owners of land and buildings within the Community Improvement Area as identified on the attached Schedule 'A,' and to any person to such owner has assigned the right to receive the incentive.

Only projects which meet the list of eligible improvements or are otherwise deemed eligible upon review by the Chief Building Official (CBO) or designate will be eligible to receive the incentive.

Incentives will be a tax increment equivalent grant that provides property owners with grants equivalent to a deemed tax increment through the Community Improvement Plan.

This CIP will follow the same formula as the one demonstrated in the Ministry of Municipal Affairs and Housing's "Municipal Financial Tools for Planning and Development" handbook. "Assumptions for the grant program to registered or assessed owner:

1. Grant period is 10 years
2. The municipal tax portion before redevelopment is a constant \$10,000
3. The municipal tax portion after redevelopment is a constant \$110,000
4. The tax increment equivalent is a constant \$100,000 (i.e. \$110,000 less \$10,000) per year over the grant period
5. In year one of the program, the grant to the property owner is equal to 100 per cent of the tax increment. Thereafter, the grant decreases by 10 per cent per year (i.e., year two = 90 per cent, year three = 80 per cent etc.)"

The Township of Bonnechere Valley would also include as part of the incentive package a grant for the purchasing of a building permit and a waste site tipping grant for demolition materials.

The Community Improvement Plan will be administered by the Township of Bonnechere Valley's Building & Zoning Department.

This Community Improvement Plan is consistent with the Provincial Policy Statement and the County of Renfrew's Official Plan.

#### ***6.3.1 Role of the Chief Building Official (CBO) or Designate***

It shall be the responsibility of the CBO or designate to maintain and implement the community improvement incentive program established under the CIP, to provide consultative services to the applicants, to monitor progress of improvement projects, to identify material variances, to inspect and verify completion of improvement projects, and to review and approve improvement grant disbursements. The CBO shall function as the designate of Council in granting final approval regarding financial incentive programs and applications.

### ***7.0 PLAN IMPLEMENTATION:***

Financial incentive programs under this CIP will commence following consultation with the Ministry of Municipal Affairs and Housing and the coming into effect of the plan.

Council may conduct periodic reviews of the program(s) being offered under the community improvement plan to determine the effectiveness of the program and whether funding levels should be increased or decreased, or whether modifications to the program should be made.

Should Council decide that additional programs are to be added to the CIP or that the financial commitment to the program(s) is to significantly increase, an amendment to this plan shall be required.

At the time that Council for the Township of Bonnechere Valley establishes its annual budget, Council will determine the monies to be made available to the program(s) under the CIP for the current year. Council shall have the sole discretion to determine whether or not an annual budget allocation will be made to the program(s) under the CIP.

In addition, the Township of Bonnechere Valley reserves the right to limit the amount of assistance it will provide to any particular project.

The municipality shall consult with the Ministry of Municipal Affairs and Housing where amendments to the CIP include:

1. a change or expansion in the geographic area to which financial or land programs outlined in a CIP apply;
2. a change in the eligibility criteria;
3. the addition of new municipal assistance programs involving grants, loans, tax assistance or land; or
4. an increase in a financial incentive to be offered within a municipal CIP program, regardless of its significance.

#### ***9.0 AMENDMENTS TO THE PLAN:***

No amendments to the plan





# TOWNSHIP OF BONNECHERE VALLEY SCHEDULE "A"

