Corporation of the Township of Bonnechere Valley By-Law Number 2013-012

Being a By-law to adopt a "Community Improvement Plan"

WHEREAS Section 11(2)(3) of the Municipal Act, 2001 provides that a municipality may pass by-laws subject to the rules set out in subsection (4);

AND WHEREAS Council deems it necessary to adopt a Community Improvement Plan for the

AND WHEREAS the Corporation of the Township of Bonnechere Valley deems it in the public interest to enact this by-law;

NOW THEREFORE the Council of the Corporation of the Township of Bonnechere Valley enacts as follows:

- The Council for the Township of Bonnechere Valley hereby adopts the "Community Improvement Plan" provided as Schedule "A" attached hereto.
- 2. This by-law shall come into force and take effect upon final passage thereof.

Read a first and second time this 5th, day of February 2013.

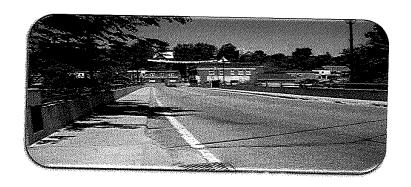
Read a third time and passed this 5th, day of February 2013.

Mayor Jennifer Murphy

CAÓ Bryẩn Martir

SCHEDULE A





January 1, 2013

TOWNSHIP OF BONNECHERE VALLEY COMMUNITY IMPROVEMENT PLAN

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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 abundant opportunities for camping, hiking, canoeing, boating, cottages, beaches, and resorts! Winter brings the joys of snowmobiling, cross-country skiing and skating. Our lovely natural setting for tourism harvests the opportunity to 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 buildings. The CIP is intended to focus on building renovations and improvements 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 bylaws 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 business 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 encouraging business owners to undertake building renovations and improvements through under the Township of Bonnechere Valley's Community Improvement Plan.

The intent of offering a financial incentive for building renovations and improvements as part of the Community Improvement Plan is to:

- Encourage improvements to and maintenance of existing commercial 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 commercial buildings that improves the economic climate of the area and increases its importance as a destination for residents and visitors.

The purpose of this CIP is to create stronger economic bases, and cleaner and more appealing environments within the Township of Bonnechere Valley's communities; Eganville, Foymount, Cormac and Augsburg. Implementation will start with the major communities of Eganville and Foymount. This will be done by defined commercial cores in each settlement area. The Township will aid existing local businesses by creating a tax increment based grant program if the businesses approve the guidelines set forth in this CIP. This CIP aims to create areas to attract new commercial development within the CIP boundaries in accordance with the County of Renfrew's Official Plan.

The downtown is the place that gives people their first sense of the community and leaves a lasting impression. Downtowns are the face and life blood of a community and reflect the community's values. A community's heritage is celebrated in its downtown through its

buildings that tell a story of the community's past and its values are celebrated in the downtown's present.

A healthy and vibrant downtown boosts the economic health and quality of life in a community. A healthy downtown creates jobs, incubates small businesses, protects property values, and increases the community's options for goods and services. A healthy downtown reflects the health of the whole community. Downtowns have an advantage over regional type developments in terms of their historical value and their compact, pedestrian friendly scale. Downtowns provide unique experiences that draw day trippers and tourists.

Downtown building renovations and improvements are important elements in preserving and enhancing the small-town character of Bonnechere Valley's communities and revitalizing the business climate.

Streetscape and facade improvements are a visible sign that positive things are happening, and that building owners, business owners, local government and the community care about their downtown and their businesses.

The goals of the Community Improvement Plan for the Township of Bonnechere Valley include:

- 1. Building healthier, stronger downtowns and communities.
- 2. Encourage the upgrading and re-use of derelict land and buildings.
- Protect, promote, enhance and celebrate the unique heritage of Bonnechere Valley, our people, family and buildings.
- Encourage residents to shop locally and use the local services and provide employment opportunities for local residents.
- Provide distinctive, attractive, walkable downtowns and build a strong sense of place and increase community pride.
- 6. Enhance the community improvement area's image and attract commercial investment. Support and help maintain local services, such as shops, restaurants, grocery stores, service industries such as banking, legal, personal service etc. Increase the tax base and diversify the local market. Bring expenditures from external sources into the local market.
- 7. Increases pedestrians and eyes on the street and reduce vandalism and crime.

6.3 Plan Parameters:

It is recognized that property improvements undertaken may result in increased assessment and therefore increased taxes. In order to encourage investment in the Community Improvement Plan areas, the Township has implemented a tax rebate program that would phase in any increased assessment in the Township's portion of the property tax for commercial buildings that are renovated or reconstructed.

The Property Tax Increment Grant may not be provided to residential properties within the Community Improvement Area, but may apply to the whole of a property that provides commercial space on the main floor of the building and residential use at the back and/or above.

This CIP allows for the financial assistance to registered owners and assessed owners of commercial 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.

The program will provide a tax increment based grant equivalent to 100% of the municipal property tax increase for up to 10 years following completion of the project.

The grant will be paid annually once:

- a) The eligible project is complete;
- b) Final building inspections have taken place;
- c) An occupancy permit has been issued (as applicable);
- d) All definciencies have been addressed;
- The property has been reassess by the Municipal Property Assessment Corporation (MPAC); and,
- f) The new property taxes have been paid in full for the year.

Pre-project Municipal assessment will be determined before commencement of the project at the time the application is approved. For purposes of the grant calculation, the increase the municipal assessment will be calculated as the difference between pre-project municipal assessment and post-project municipal assessment that are levied as a result of re-evaluation of the property by the MPAC following project completion. Grant payments will cease at the end of 10 years.

Comment [bm1]: This should be assessment not taxes

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.

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:

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
- The tax increment equivalent is a constant \$100,000 (i.e. \$110,000 less \$10,000) per year over the grant period
- 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; value of actual permit issued in relation to the commercial portion of the property) and
- A waste site tipping grant for demolition materials. (full value or equal to disposal value of materials from the reconstruction of the commercial portion of a property)

Comment [bm2]: Of actual permit issued related to commercial portion of property.

Comment [bm3]: Of the commercial portion of a property

The total amount of municipal assistance cannot exceed the costs associated with the rehabilitation of the property.

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.

The total of the grants made in respect of particular lands and buildings under this Community Improvement Plan and the tax assistance as defined in Section 365.1 of the Municipal Act, 2001 that is provided in respect of the lands and building in this Community Improvement Plan shall not exceed the cost of rehabilitating the lands and building.

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.

In the case of an appeal process if assistance has been denied by the Chief Building Official an appeal on the decision may be made the Chief Administrative Officer whose decision on the matter will be final.

Take notice that any person or agency may appeal to the Municipal Property Assessment Corporation in respect of the assessment.

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.

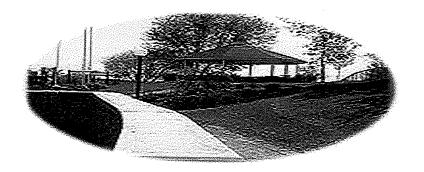
In addition, the Township of Bonnechere Valley reserves the right to limit the amount of assistance it will provide to any particular project.

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

- 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;
- the addition of new municipal assistance programs involving grants, loans, tax assistance or land; or
- 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"

