



June 15, 2021 (information June 16th Reg mt)

Report to Council on Development of a CIP Community Improvement Plan as part of our OP Official Plan

Council's vision to see development and growth in the Township is on-going. To achieve economic growth, increased tax dollars through assessment and to promote our township Council has been committed to finding a way to do this. As requested I have endeavored to establish the process and impact of developing a CIP a Community Improvement Plan for the Township as a means to meet councils' objectives.

I have spoken with our Legal Counsel, Ministry of Municipal Affairs and with our current Planner. As I had indicated and they have confirmed this process is very public, not quick and not inexpensive. For the best use of staff time and tax dollars council must be very clear what they want in the CIP.

The first obstacle in beginning this process is the availability of services if development is in the Hamlet. As council is aware nothing can happen as far as any significant development until the capacity issue is addressed at the Lagoons. Development of individual residential lots can continue and they would have a priority over any large development.

Also, it needs to be noted that neither the Planning Board nor the Township have Subdivision Control. Any multiple severances of any property require Subdivision controls and that is through the Ministry of Municipal Affairs Planning.

The capacity issue with the Lagoons also means we cannot do any rezoning of the property, actual development and/or implementation of a CIP, until the capacity issue is resolved.

A CIP plan as I have explained is a development plan as 'part' of the Official Plan, consequently it requires an OP amendment. OP amendments are a process and are open for public review and comment.

First Step: Define precisely what it is that you will have in a CIP for the Township. To be transparent the CIP should be available as incentive for any development anywhere in the township. This would require establishing all the areas that would be part of the CIP.

Second Step: Have a costing and time line for doing a CIP. This is a big project, costly and not quick, we would require some idea of time and cost for budget purposes at a minimum. We would need to do a RfQ for this service under our Procurement Policy.

Third Step: Establish what the impact will be on the taxpayers to implement the CIP that Council has agreed on, compared to any perceived benefits. Every incentive or exemption will be a direct cost to the tax payer.

The entire process is a very public process and taxpayers are encouraged to comment. There are numerous issues that council will have to consider through-out this process.

General information on a CIP and how it works:

Community Improvement Plans are intended to support and encourage development but that comes at a cost to the taxpayer and must be weighed against the long-term benefits.

When council establishes a CIP, they decide on what area it applies to and what the incentives are to encourage application for development in these areas. Since we can only apply a CIP to lands owned by the municipality the sale of the property must comply with our Sale of Land by-law, and/or it will also need to be amended to include sale of land in a designated CIP area.

As part of the budget process and under our Transparency and Accountability requirements we have to establish what it will cost the township to offer any particular incentive. For example, if the township waved a fee or provided some service to assist the development the cost to the township needs to be shown. Either as lost revenue or as actual cost to the taxpayers.

There is the ability to offer taxation incentives under a TIEG or Tax Increment Equivalent Grant. This would allow the phase in of taxes from the value today pre-construction to the assessed value completed construction to be phased in over a specified period where at the end the development is taxed at full CVA Current Value Assessment.

When a person applies under the CIP, the township will show what the cost is to the township for providing those incentives.

If all properties identified in the CIP were to be developed, the full impact to the township for any incentives needs to be considered.

Additionally, there are other agreement types and plans that need to be considered in the process. Senior facilities may work with DSSAB District Social Services Administrative Boards. Municipal Capital Facilities Agreements. Most of these other plans and possibilities to consider have restrictions and limitations and may not apply to all development types.

Glenn