

# Staff Report to Council

**Title:** Community Improvement Plan –  
Public Meeting

**Report Number:** Economic Development –  
2024-01

**Director:** Chief Administrative Officer

**Manager:** Strategic Initiatives

**Meeting Date:**  
Wednesday, February 14, 2024

**Date to be considered by Council:**  
Wednesday, February 14, 2024

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## Recommendation:

Subject to a review of submissions arising from the Public Meeting:

That Council adopt the new Community Improvement Plan (CIP) and areas for the Municipality of Kincardine and the necessary by-laws be forwarded to Council for adoption.

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## Executive Summary:

Staff have been working with the County of Bruce Economic Development staff to create a new Community Improvement Plan (CIP) that aligns with the enhanced Spruce the Bruce Program and provides a broader range of incentives that could support more priority areas like improvements in our downtowns, affordable/attainable housing, industrial, highway commercial, business park development, and the agricultural sector. The draft CIP was brought forward to Council for review in late 2023. The Ministry of Municipal Affairs and Housing has since reviewed the draft CIP and had no concerns. A Public Meeting is required under the Planning Act, prior to a CIP being adopted by Council.

## Strategic Priorities:

A.2-Improve investment readiness

## Financial Considerations:

Strategic Initiatives staff proposed \$60,000 through the 2024 budget process for CIP programs. Should Council adopt the CIP, an additional staff report will be presented to Council identifying recommendations on CIP priority areas.

An annual report will be prepared for Council consideration on recommendations and proposed budget for the CIP program.

As noted in report# [Economic Development-2023-01](#), depending on the array of new CIP programs implemented, it may require additional staffing support to manage and administer the programs.

The County of Bruce would continue to implement and fund the Spruce the Bruce programs (Schedule D of Attachment 2) and may also match funding for other programs. The Municipality may also participate and coordinate grants and loans with other levels of government for the purpose of carrying out a CIP.

### **Policy:**

Ontario Planning Act (1990) – Section 28

Municipality of Kincardine Official Plan (2021) – Section C8

### **Context and Background Information:**

CIP's allow Municipalities to provide incentives through tax assistance, grants, or loans to assist in the development or rehabilitation of lands and/or buildings within the defined boundaries of a 'Community Improvement Project Area'. In the Municipality of Kincardine Economic Development Strategy and through discussions with the former Economic Development Committee, it was suggested that a new CIP may help achieve some of the economic development initiatives for the Municipality.

The currently CIP was approved in 2008 and focused solely on downtown Kincardine. The new draft CIP includes a broader range of potential programs and an expansion to encompass the entire municipal boundary, as well as a revised downtown area for Kincardine and a new downtown focus area in Tiverton. Additional details on a CIP and the background work in developing the new plan was provided in report# Economic Development Report 2023-01.

If approved, this policy will come into effect following a 20-day appeal period.

### **Consultation Overview:**

Municipal staff have been gathering input on the CIP over the past 2 years. An initial Open House was held on October 4, 2022, and a public survey was launched in late 2022.

The draft CIP was prepared with the County of Bruce and reviewed by the municipal Development Team prior to coming forward to Council. The draft CIP was also circulated to the MMAH for review with no concerns being noted.

As required under Section 28(4) of the Planning Act, a notice of public meeting was published in the local newspaper, on the municipal website and circulated to public commenting agencies.

At the time of writing this report, no concerns or comments were submitted.

### **Origin:**

Council Resolution #11/22/23 – 06 directed staff to submit the draft CIP to the Ontario Ministry of Municipal Affairs and Housing for review and hold a public meeting in early 2024 prior to the CIP coming forward for Council adoption.

**Implementation Considerations:**

If Council supports an amount within the budget for programs in the CIP, then there will be a corresponding need to consider how the program will be administered and what resources will be required.

At the end of each year, staff will provide an annual report to Council to provide an overview of the program, outcomes achieved and identify priority areas and suggest budgets for the following year.

**Risk Analysis:**

A CIP allows the Municipality to draw from a series of tools that support development and business improvements. These types of incentives would not be permitted without the CIP and therefore would not be available should the situation arise.

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**Attachments:**

1. Public Notice
2. Community Improvement Plan
3. CIP Area Maps

**Prepared by:** Cherie Leslie, Community Economic Development Coordinator

**Submitted by:** Lorie Fioze, Manager of Strategic Initiatives