

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

BY-LAW NO. 2019-xx

A By-law to adopt Amendment No. 2 to the Urban Centre Community Improvement Plan for the Township of Centre Wellington.

The Council of the Corporation of the Township of Centre Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

1. THAT Amendment Number 2 to the Urban Centre Community Improvement Plan, consisting of the attached explanatory text, is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST AND SECOND TIME THIS 27th DAY OF MAY 2019.

Mayor

Clerk

READ A THIRD TIME AND PASSED THIS 27th DAY OF MAY 2019.

Mayor

Clerk

***AMENDMENT NO. 2 TO THE URBAN CENTRE COMMUNITY
IMPROVEMENT PLAN FOR THE TOWNSHIP OF CENTRE
WELLINGTON***

PART A - BASIS

1.0 Purpose

The purpose of this amendment is to:

- (i) Amend the Township of Centre Wellington 'Urban Centre Community Improvement Plan (CIP)' to allow for participation by the County of Wellington in the full Urban Centre CIP, and
- (ii) Specify the parameters for participation, such as form the County CIP will take, grant/loan eligibility, and review/approval of applications.

2.0 Location

The proposed amendment applies to all lands within the 'Urban Centre Community Improvement Project Area' as described by Section 3.1 and shown on Appendix A and B to the CIP.

3.0 Background

On March 30, 2015, the Township of Centre Wellington adopted the 'Urban Centre Community Improvement Plan'. Section 3.3.2.1 of the CIP states "the Township may explore the possibility for participation from Wellington County in the Urban Centre Community Improvement Plan", and outlines next steps for determining how and when the County may participate. Section 3.3.2.1 also notes that "once it is determined that the County will participate in the Urban Centre CIP, and the extent of the involvement in any of the financial incentives, an amendment to the financial incentives in Section 3.4 of this Plan will be required."

According to Section 28(7.2) of the Planning Act, with respect to upper-tier participation in CIPs, "the council of an upper-tier municipality may make grants or loans to the council of a lower-tier municipality and the council of a lower-tier municipality may make grants or loans to the council of the upper-tier municipality, for the purpose of carrying out a community improvement plan that has come into effect, on such terms as to security and otherwise as the council considers appropriate, but only if the official plan of the municipality making the grant or loan contains provisions relating to the making of such grants or loans."

On January 28, 2016, Wellington County adopted Official Plan Amendment No. 96, which incorporated provisions that enable the County to make grants or loans to local municipalities to assist in the implementation of Community Improvement Plans, in accordance with the Planning Act.

Furthermore, in March 2016, Wellington County Council determined that it may participate in the Township of Centre Wellington's Tax Increment Equivalent Grant Program. On June

28th, 2018, the County passed their Invest Well Community Improvement Plan setting out the priorities, goals and parameters for participation, such as grant programs, funding levels, and review/approval of applications, and agreement execution, were also determined. These parameters form the basis of this amendment.

PART B – THE AMENDMENT

The Township of Centre Wellington ‘Urban Centre Community Improvement Plan’ is hereby amended by:

1. **Section 3.4.3 County Participating in Financial Incentives** is amended by adding the following:

3.4.3 County Participation in Financial Incentives

In June of 2018, the County of Wellington adopted a full Community Improvement Plan – Invest Well. The Plan works with the existing CIP’s of the member municipalities, and respects locally-developed policy framework. At the same time, it recognizes and awards community improvement projects based on the extent to which they support County-wide planning and economic development goals. Invest Well is a collaborative plan as it encourages dialogue across public and private sectors, and among multiple levels of government to achieve revitalization and redevelopment goals. In preparing this CIP, County participation in financial incentive programs (in accordance with the Planning Act) was identified as a high priority. In January 2016 (as noted earlier), County Council approved Official Plan Amendment Number 96, which enables the County to make grants or loans to local municipalities to assist in the implementation of Community Improvement Plans.

The Invest Well CIP will participate in the Township’s CIP based on the incentive programs that the Township already recognizes and funds. The County has set out its priorities and eligibility requirements which the Township will administer and applications will be elevated for County participation based on meeting the County’s eligibility requirements and the availability of funding in any given year.

Notwithstanding the parameters identified in Section 3.4.4.5, the Corporation of the County of Wellington reserves the right to:

- Determine on an annual basis whether County participation in the Community Improvement Plan will be in effect for that year, subject to the subject to County goals and priorities, and the availability of resources; and
- Discontinue or cancel County participation in the Invest Well

Community Improvement Plan at any time.

Actual payment of the County portion of the Community Improvement Plan financial incentives to an approved applicant will be the responsibility of the Township of Centre Wellington. Funding from Wellington County will be provided to the Township and not directly to an approved applicant.

The County may identify an annual budget for participation in the Invest Well Community Improvement Plan.

All of the general eligibility criteria, application process conditions, and application requirements of this Plan shall apply. Additional County of Wellington eligibility criteria and priorities are set out in Section 8.0 which has been added to the Township of Centre Wellington Urban Centre Community Improvement Plan.

2. Section 4.2.2 Community Improvement Implementation Committee is amended by:

- a. Adding the following, after the subsection entitled “The Community Improvement Implementation Committee and Administrator will be responsible for”:

County Participation:

The Administrator shall elevate applications to the County based on the applications meeting the eligibility requirements of established by the County CIP’s goals and priorities, and the availability of resources. On an annual basis, and in accordance with the provisions in Section 3.4.3 of this Plan, Wellington County will make a determination as to whether or not it will participate during term of this CIP.

3. Section 8.0 County of Wellington Invest Well Community improvement Plan has been added as follows:

- a. The Invest Well Program was endorsed by County Council on June 28th, 2018 and sets out goals, criteria, and an implementation framework for the County’s participation in the financial incentive programs of its member municipalities.

Goals of the Invest Well Program

The County has identified three goals for the Invest Well Program, which will guide the financial participation in the Township of Centre Wellington CIP:

GOAL #1: INVEST WELL: To prioritize the investment of County resources into community improvement projects that directly support a set of long-term, County-wide planning and economic development priorities.

GOAL #2: INVEST READY: To strategically position privately-owned properties with high development/ redevelopment potential in order to attract further investment from investors and the private sector.

GOAL #3: INVEST MORE: To recognize community improvement projects that are approved for incentives through a member municipality CIP and to provide further support through County resources.

Criteria for Investment

Invest Well is a criteria-based community improvement program which means that to be eligible for funding from the County through the incentive programs in the Township of Centre Wellington CIP, proposed community improvement projects must meet a certain number of the County's 'criteria for investment'. The criteria for investment are introduced below:

- TO USE LAND STRATEGICALLY
- TO PROVIDE RENTAL HOUSING
- TO IMPROVE BUILDINGS AND INFRASTRUCTURE
- DIVERSIFY THE ECONOMY
- TO PROMOTE TOURISM

Invest Well Incentive Programs

County participation in financial incentives is a funding relationship between the County and the Township of Centre Wellington in support our CIP. The Invest Well Program sets out financial and non-financial incentives that may be available to owners/tenants of land and buildings that are eligible and have been approved for an incentive program through the Township of Centre Wellington. The incentives are intended to contribute to the goals of Invest Well and to address the County-wide priorities outlined above.

Detailed information about how each of the financial incentive program works is contained in the report and briefly described below.

1. Pre-Development Design/Study Grant: The County may contribute up to 100% of the value of eligible costs to a maximum of \$20,000 per project to a 'Design/Study Grant' (or similarly named grant program, as determined by the County). The grant will provide funding to cover eligible costs required to complete due diligence, planning, technical, and/or design studies that will investigate potential site-specific development constraints and/or provide new background information regarding a potential development and redevelopment project. The Township of Centre Wellington's CIP does not provide for this kind of grant other than the Contamination Assessment Study Grant.

2. Tax Increment Equivalent Grant: The grant will provide funding to cover part of the County portion of a property tax increment that is incurred as a result of a major community improvement project. This program will be a great addition to Centre Wellington TIEG incentive for priority sites where funding is provided to cover the Municipal portion of the property tax increment. From a County perspective the grant will be calculated as follows:

- In year one, the grant is equal to 100% of the County portion of the tax increment;
- In year two, the grant is equal to 80% of the County portion of the tax increment;
- In year three, the grant is equal to 60% of the County portion of the tax increment;
- In year four, the grant is equal to 40% of the County portion of the tax increment;
- and
- In year five, the grant is equal to 20% of the County portion of the tax increment.

3. Invest More Grant: This grant is in direct support of Goal 3 of Invest Well. It is intended to help support a broad range of improvements to existing buildings/properties and contribute to the overall beautification and revitalization of built-up areas. If eligible and approved, a grant from the County will be provided for 50% of the total value of eligible costs, to a maximum of \$10,000 per project and/or property. This is not a matching grant and a grant made by the Township of Centre Wellington in the same amount is not required in order for the County to provide funding; however, the applicant must be approved for at least one eligible program in the Township of Centre Wellington CIP.

Implementation and Interpretation

The implementation and interpretation of the Amendment shall be in accordance with the relevant policies of the Urban Centre Community Improvement Plan of the Township of Centre Wellington.