

# Municipality of Lakeshore – Report to Council

## Growth & Sustainability

### Community Planning



**To:** Mayor & Members of Council

**From:** Ryan Donally, Division Leader, Community Planning (acting)

**Date:** July 3, 2023

**Subject:** Community Improvement Plan for the Belle River Business Improvement Area – Extension

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### Recommendation

1. Extend the Community Improvement Plan funding and application intake for the Belle River Business Improvement Area until the 2026 fiscal year and direct Administration to prepare the necessary by-law.
2. Direct Administration to prepare a report detailing the process and cost of a downtown Belle River Growth Strategy and associated Community Improvement Plan, all as presented at the July 18, 2023 Regular Meeting of Council.

### Background

On August 14, 2007, Council approved an expansion to the Belle River Business Improvement Area.

On December 9, 2008, Council approved a Community Improvement Area, leading the way for a Community Improvement Plan (CIP). By-law 154-2008 designates the Belle River Improvement Area as a designated Community Improvement Area.

In June of 2013, a “Revitalization Strategy” was prepared by the Town of Lakeshore Planning Services Division. This document was uploaded to the Municipal website in 2014. The 2013 strategy cited that the CIP in the Revitalization Strategy would be in effect from July 22, 2013 until July 22, 2023 and that Council “may extend the program where Council deems it appropriate.”

By-law 27-2013 was passed by Council, which adopted a Community Improvement Plan for the Belle River Business Improvement Project Area for the purpose of facilitating community improvement through various initiatives and incentives as set out in the Plan.

## Comments

A Community Improvement Plan is a municipal planning tool that outlines a strategy for community improvements as well as a framework for providing a coordinated plan for improvements and rehabilitation to public and private lands by establishing policies and priorities for works that enable a municipality to encourage improvements to lands, buildings, infrastructure, property acquisition or sale, land assembly, parks, signage and streetscape through municipal or financial incentive programs. Municipalities can also provide incentives for providing affordable housing and remediating contaminated lands. Improvements may be realized with the help of incentive-based programs such grants, loans, or tax assistance. The Belle River Business Improvement CIP Revitalization Strategy from 2014 is attached (Appendix A – CIP Report).

The Belle River Business Improvement Area CIP (the CIP) includes the following financial incentive programs (additional details are in Appendix B – CIP Chart and Map):

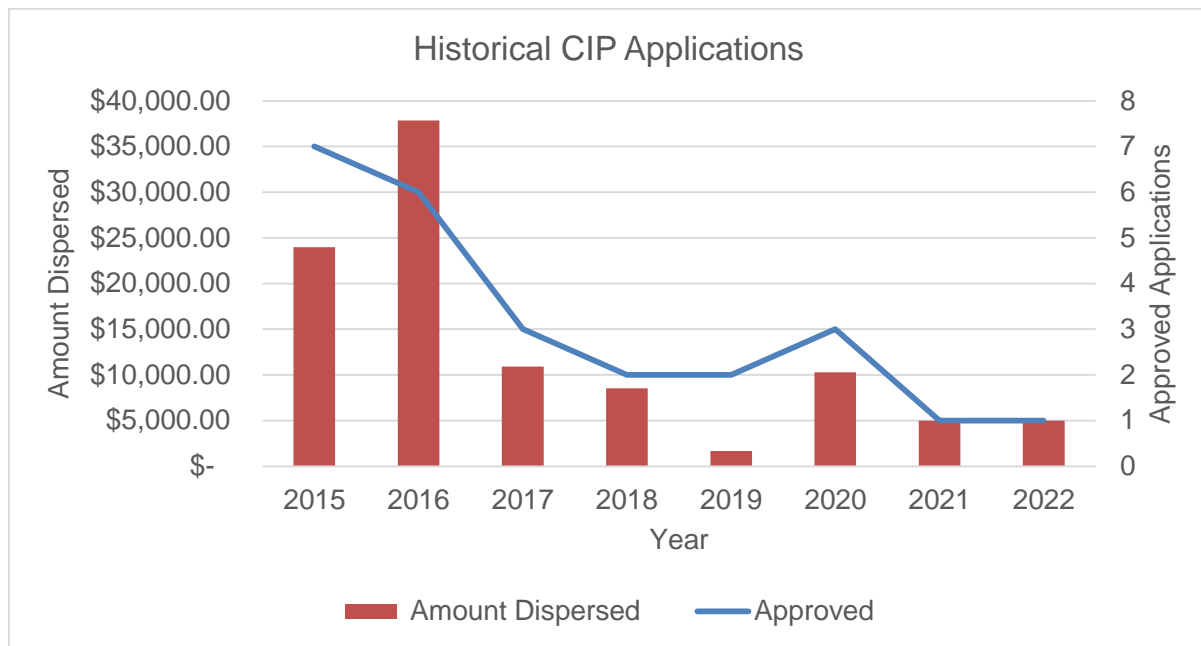
- Development Charge Grant Back
- Planning Application and Permit Fee Grant Back
- Cash-in-lieu of Parkland / Parkland Dedication Exemption
- Exemption from Parking
- Property Tax Increment Grant
- Façade Improvement Grant
- Accessibility Improvement Grant
- Public Art Grant

## CIP Utilization

CIP applications have decreased in utilization over the years. This downward trend is expected as many property owners have completed the works that fit within the CIP already and will not re-apply for the same project. The table below identifies the known records of CIP utilization.

The CIP Reserve at the completion of the 2022 fiscal year is \$87,733.15. Each year \$20,000 is transferred to the CIP base budget.

Year	Applications	Approved	Amount Dispersed
2015	8	7	\$ 23,963.87
2016	6	6	\$ 37,852.82
2017	3	3	\$ 10,900.00
2018	2	2	\$ 8,528.20
2019	2	2	\$ 1,663.00
2020	3	3	\$ 10,280.00
2021	1	1	\$ 5,000.00
2022	1	1	\$ 5,000.00
<b>TOTAL</b>	<b>26</b>	<b>25</b>	<b>\$ 103,187.89</b>



## Growth Strategy and CIP

As discussed in the Strategic Planning sessions with Council, there exists a notion to grow “up not out” related to the traditional downtown of Belle River and along the County Road 22 corridor. This re-imagination of the downtown core will require long-range visioning, planning and infrastructure coordination to ensure the goals of Council are achieved over the long term.

To help achieve this vision, Administration is recommending the launching of a multi-step Belle River Growth Strategy and an associated Community Improvement Plan to help incentivize this change. The scope of work for this project is not yet considered. A report outlining the steps will be brought forward to Council in the future.

To help bridge the time from the completion of the Belle River Growth Strategy with the potential for a new CIP to be launched, Administration is recommending the continuation of both the applications and the funding allotment for the existing CIP until December 31, 2026. Any additional monies in the existing CIP fund will be rolled into a future CIP to benefit the area. If a new CIP is not launched, Administration will bring a report back to Council which will consider the continuation or augmentation of the existing CIP.

## Financial Impacts

Annually, \$20,000 is transferred to the Belle River Business Improvement Area CIP.

Currently the CIP Reserve sits at \$87,733.15.

The subsequent report pertaining to the Belle River Growth Strategy will request a funding allotment for Council's consideration.

## **Attachments**

Appendix A – CIP Report September 2014

Appendix B – CIP Chart of Financial Incentive Programs and Map

## **Report Approval Details**

Document Title:	Community Improvement Plan - Extension.docx
Attachments:	- Appendix A - CIP Report.pdf - Appendix B - CIP Chart and Map.pdf
Final Approval Date:	Jul 12, 2023

This report and all of its attachments were approved and signed as outlined below:

Prepared by Ryan Donally

Approved by Justin Rousseau and Truper McBride