



**Township of Southgate  
Public Information Meeting Agenda**

**November 19, 2019**

**6:00 PM**

**Egremont Optimist Centre**

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1. Call to Order	
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3. Open Forum/Discussions	
4. Adjournment	



# Southgate Community Improvement Plan

Public Meeting  
Nov. 19, 2019

# What is a Community Improvement Plan

- A Community Improvement Plan (CIP) is a tool where municipal planners and economic developers can work to develop policies and provide incentives targeting specific types of growth and investment.
- The Township of Southgate has identified a need for a Community Improvement Plan program to help promote development in Southgate.

# Purpose of the CIP

Revitalization and improvement refer to activities that contribute to the economic development, beautification, quality of life, aesthetic improvements and the creation of a sense of place. Examples include:

- Redevelopment of underutilized properties;
- Development of existing properties;
- Improvement and beautification of buildings, façades and properties;
- Improvements of buildings to enhance accessibility for persons with disabilities;
- Improvement of community infrastructure, open spaces and pedestrian networks;

# Purpose of the CIP

- Conversion of upper storey space for residential uses;
- Adaptive reuse and restoration of historic properties and structures;
- Remediation and redevelopment or reuse of environmentally contaminated properties (brownfields);
- Providing opportunities for affordable/attainable housing; and
- Promotion of economic development and business growth.

# How to Use the CIP

- The CIP enables the municipality to issue financial incentives to private property owners interested in undertaking improvements to their building, property or to develop or redevelop their land.
- The programs are intended to facilitate the community enhancing property and building improvement projects.
- Programs will only be available when Council assigns funding to the programs.

# Financial Incentive Programs

- Tax increment equivalent grant;
- Building and land improvement grant;
- Façade, building and signage improvement grant;
- Property, landscaping and parking area improvement grant;
- Accessibility improvement grant;

# Financial Incentive Programs

- Destination infrastructure grant;
- Planning and building permit fee grant;
- Development Charge grant;
- Housing Rehabilitation and Conversion Grant; and
- Startup Space Leasehold Improvement Grant.



# **Brownfield Incentives and Surplus Land & Building Programs**

- Environmental Study Grant
- Brownfield Property Tax Assistance
- Surplus Lands & Buildings

# Next Steps

- Public meeting in Holstein on Nov. 19.
- Review by County of Grey Planning and Ministry of Municipal Affairs & Housing.
- Formal Public Meeting once comments have been received from the County and Ministry
- New Community Improvement policies in the Southgate Official Plan.
- Designation of a Community Improvement Project Area.
- Final approval of Community Improvement Plan.
- Selecting and budgeting for selected incentive programs.
- Making those incentive programs available.