

**Amendment No. 27
to the Township of Southgate
Official Plan**

COMMUNITY IMPROVEMENT PLAN

OCTOBER 2020

The Corporation of the Township of Southgate

By-law 2020-123

Being a by-law to adopt Amendment No. 27 to the Township of Southgate Official Plan affecting the all the lands within the Township of Southgate.

The Council of the Township of Southgate, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment No. 27 to the Township of Southgate Official Plan is hereby adopted.
2. This by-law shall come into force and take effect on the day of approval by the County of Grey.

Enacted and passed this 21st day of October 2020.

John Woodbury, Mayor

Lindsey Green, Clerk

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to the
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Part A – The Preamble

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

Part B – The Amendment

The Amendment describes the changes and/or modifications to the Township of Southgate Official Plan which constitutes Official Plan Amendment Number 27.

Part C – The Appendices

The appendices attached hereto do not constitute part of this amendment. These appendices contain background data, planning considerations and public involvement associated with this amendment.

Part A – The Preamble

Purpose

The purpose of this Amendment is to add a section to the “General Development Policies” of the Official Plan, section 7.11, to designate the entire Township as a Community Improvement Area and allow the Township to adopt a Community Improvement Plan for the purpose of providing, grants and incentives to foster rehabilitation and redevelopment of properties within the Township.

Location

The amendment would apply to all areas of the Township.

Basis

Section 28 of the Planning Act. Allows municipalities to designate areas as Community Improvement Areas and adopted Community Improvement Plans for the purposes of providing incentives to foster rehabilitation and redevelopment of properties. In order for a Community Improvement Plan to be adopted and approved it must be permitted and recognized within a municipality’s Official Plan.

Other Approvals

Following the approval of this Official Plan Amendment by the County of Grey a by-law shall be passed under section 28(2) of the Planning Act that will designate the entire Township as a Community Improvement Area.

Supporting Information

Draft Community Improvement Plan

Part B – The Amendment

All of this part of the document entitled **Part B – The Amendment**, consisting of the following text constitutes Amendment No.27 to the Township of Southgate Official Plan.

Details of the Amendment

The Township of Southgate Official Plan is hereby amended as follows:

1. That the following subsection is added to the Official Plan:

"7.11 COMMUNITY IMPROVEMENT PLANS

7.11.1 The Planning Act provides for the opportunity to plan for, coordinate and facilitate development, redevelopment, construction, rehabilitation and reconstruction, resulting in the physical improvement to areas of the Township.

The policies of this section of the plan are intended to provide access to various cost sharing programs, tax incentive programs and grants that are outlined in a Community Improvement Plan.

The Township shall identify and designate by by-law, a Community Improvement Plan Area and develop a Community Improvement Plan for that area. The by-law may designate the entire Township of Southgate if that is Council's desire.

The Community Improvement Plan shall provide and identify the following:

1. The goals and objectives of the Community Improvement Plan
2. Financial Incentive Programs
3. Eligibility requirements and program details for incentive programs
4. An application and review process
5. Payment and refusal process
6. Monitoring and evaluation criteria for the Community Improvement Plan
7. An Implementation process including outlining submission requirements including but not limited to elements such as, cost estimates, receipts, design drawings, signage and built form criteria."

Implementation and Interpretation

Subsequent to the adoption of this Amendment, Council will pass a by-law designating the an area of the Township as a Community Improvement Plan Area.

Part C – The Appendices

The following Appendices do not constitute part of Amendment No. 27 but are included as information supporting the Amendment.

Appendix A Community Improvement Plan

Appendix B Minutes of the Virtual Public Meeting September 23, 2020, 7pm

Appendix C Minutes of the Virtual Public Meeting on October 21, 2020, 1pm

Appendix D Staff Report PL2020-065