Staff Report EDO2019-012

Title of Report: EDO2019-012 - Southgate Community Improvement Plan Draft
Department: Economic Development
Council Date: September 18, 2019

Recommendation:
Be it resolved that Council receive Staff Report EDO2019-012 for information; and
That Council approve the second draft Southgate Community Improvement Plan (CIP) dated September 18, 2019; and
That the Township host public meeting(s) and on-line community consultation to allow stakeholders the opportunity to review the Plan and provide public input on the CIP program; and
That the Township submits the Community Improvement Plan to the Grey County Planning Department for review and comment; and
That the Township submits the Community Improvement Plan to the Ontario Ministry of Municipal Affairs and Housing for review and comment; and
That the Township schedules public meetings for the draft CIP on Wednesday October 16th and November 20th, 2019.

Background:
At the last Council meeting on Sept. 4th, 2019, the EDO submitted a draft Community Improvement Plan for information and review in Staff Report EDO2019-011. Council approved the following recommendations:

That Council receive Staff Report EDO2019-012 for information; and
That Council approve in principle the draft Southgate Community Improvement Plan (CIP); and
That the Township host public meeting(s) and for on-line consultation to allow stakeholders to review the Plan and to receive public input on the CIP program; and
That the Township submits the Community Improvement Plan to the Grey County Planning Department for review and comment;
That the Township submits the Community Improvement Plan to the Ontario Ministry of Municipal Affairs and Housing for review.
That Council provide comments and feedback to the EDO by September 11, 2019 for inclusion and draft approval for the September 18, 2019 Regular Meeting of Council; and
That the EDO be directed to provide Council with possible date for public meetings for consideration.
Staff Comments:
Since the Council meeting, the EDO and the Planner discussed potential dates for a public meeting for the draft CIP. They agreed that the public meetings should be in the evening. The next evening Council meetings are on October 16 and November 20, 2019.

As part of the Community Improvement Planning process, the Planner needs to add Community Improvement policies to the Official Plan. The Planner also needs to have a public meeting for the changes to the Official Plan. The Planner will be preparing a staff report on Community Improvement policies and was planning to hold a public meeting on November 20, 2019 for the Official Plan Review process.

As a result, the EDO, Planner and CAO decided to have 2 public meetings for the Community Improvement Plan on October 16 and November 20, 2019. The Planner will have a public meeting for the addition of Community Improvement policies to the Official Plan on November 20.

The EDO received comments from Council on the original CIP draft and made modifications to the CIP. Most of those changes were formatting changes.

The EDO also talked on the phone to the County Planner about the process of approving the CIP, the contents of the CIP and accessing the County funding for implementing the CIP. At this point the County Planner has not reviewed the draft CIP as it has not been approved by Southgate Council. When I briefed the County Planner on our progress and on our overall direction of the CIP, he suggested that we consider three changes to the Community Improvement Plan:

- We should designate the entire municipality rather than just Downtown Dundalk and Holstein as Community Improvement Project Areas, just in case in the future we would like to have other areas of the Township able to access CIP programs.
- The Township CIP should make the industrial and agricultural sectors eligible to apply for the CIP programs, just in case there is a future need to have programs available to those sectors.
- The Township CIP should have a wide variety of programs available in the CIP, rather than focusing on only downtown renewal.

The EDO also discussed these changes with the Southgate Planner who agreed that we should make these changes to the Southgate CIP.

The EDO changed the draft CIP to designate the entire municipality as a Community Improvement Project Area. As a result of this change, the EDO changed the name
of the draft CIP from “Downtown Dundalk and Holstein” Community Improvement Plan to the “Southgate” Community Improvement Plan.

The EDO added the industrial and agricultural sectors to the draft CIP programs which only resulted in minor changes to the text of the CIP document.

The EDO add two new programs to the list of programs available in the draft Southgate CIP:

- Program 4.8 Housing rehabilitation and conversion grant; and
- Program 4.9 Startup space leasehold improvements grant.

The EDO made the changes to the draft CIP so when we ask businesses, land/building owner and the public for comments at public meetings that we have a version that reflects Council’s changes and the County Planners suggestions.

When the County Planner and the Ministry of Municipal Affairs and Housing reviews the draft CIP, we will likely receive additional recommendations for changes to the document.

**Financial Implications:**
There is no financial impact as a result of this report.

**Communications & Community Action Plan Impact:**
The development of a Community Improvement Plan supports the following CAP objectives:

- CAP 2.A.3 New Retail & Business Services
- CAP 2.A.3 Supporting Local Businesses

**Concluding Comments:**
The new draft Community Improvement Plan has the following changes from the first draft of the CIP introduced to Council at the last Council meeting:

- The name of the draft CIP has changed to the Southgate Community Improvement Plan;
- The draft CIP will apply to the entire municipality;
- The industrial and agricultural sectors were made eligible for grants;
- A new grant program was added for housing renovations & conversions;
- A new grant program was added for startup space leasehold improvements; and
- The format of the CIP was improved.

Council consider approving two public meetings for the draft CIP on Oct. 16 and Nov. 20, 2019. With the Nov. 20th, 2019 meeting also including a public consultation meeting opportunity for the Community Improvement Plan to review
the policies to be added to the Southgate Official Plan. To implement the Community Improvement Plan the Township will have to add Community Improvement policies in the Official Plan, designate Community Improvement Project Areas where the Plan applies and budget for the grant programs that are selected to be implemented in the CIP.

Respectfully Submitted,

**Dept. Head: Original Signed By**

Glenn Walker, Economic Development Officer

**CAO Approval: Original Signed By**

Dave Milliner, CAO

**Attachments:** Draft Southgate Community Improvement Plan