



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.