

# **Southgate Council–Staff Visioning Session**

**Department: Economic Development &  
Industrial Park**

February 12, 2020

# **Development Charges By-law – Ec.Dev. & Industrial Park Planned Projects**

- ◆ Economic Development and Industrial Projects are not eligible for the collection of Development Charges.

# **Visioning Session - Ec.Dev. & Industrial Park**

## **Reserves & Reserve Funds**

Reserve - ED - Downtown Facades	\$ 18,000.00
Reserve - ED - Industrial Land	\$841,422.35
Reserve - ED - Horse & Buggy Trail	\$ 4,500.00
Reserve - ED – Signage	\$ 24,568.26
Reserve - ED - Downtown Parking	\$ 10,000.00
Reserve - ED - Downtown Improvements	\$ 0.00

### **Note:**

I. Reserve numbers are as of the end of 2020.

# **Visioning Session - Ec.Dev. & Industrial Park**

## **Community Action Plan**

### **Goal I - Attracting New and Supporting Existing Businesses and Farms**

**Action I:** The residents and businesses of Southgate envision a growing and diverse local economy, which respects our agricultural background while also attracting new businesses and new employment opportunities in keeping with the renewed growth of our population.

### **Strategic Initiatives 1-A (2019-2023)**

By 2023, together with existing businesses and other partners, the Township will have identified the types of new business opportunities that are likely to have emerged when Dundalk's 10-15 year growth has taken place and the Dundalk population approaches 4500 people. This business opportunity projection should project the likely demographic make-up of that future population and its likely work, travel, and shopping patterns. It should also identify possible municipal incentives that could facilitate the emergence of these future business opportunities.

>Southgate Economic Development will work with Southgate's Planner to develop a strategy (OP Review) and policies (CIP) to support new local business opportunities in Southgate to support employment & commerce.



# **Visioning Session - Ec.Dev. & Industrial Park**

## **Community Action Plan**

### **Goal 1 - Attracting New and Supporting Existing Businesses and Farms**

**Action 1:** The residents and businesses of Southgate envision a growing and diverse local economy, which respects our agricultural background while also attracting new businesses and new employment opportunities in keeping with the renewed growth of our population.

### **Strategic Initiatives 1-C (2019-2023)**

By 2023, the Township will have entered into an appropriate agreement to sell its Hwy 10 frontage for the purposes of commercial development, and development will be underway.

- > The Township will continue to develop the Hwy #10 property through Bypass Road & Servicing design & construction and then consider selling the property to a developer or market the lands with control through Township staff or a real estate sales representation.

### **Strategic Initiatives 1-D (2019-2023)**

The Township will continue to encourage, facilitate and publicize business skills training programs in Southgate.

- > Southgate will work with the County of Grey Economic Development and Business Enterprise Centre to support local businesses.
- > Southgate will consider a RED funding application in 2020 to help fund and develop an Economic Development Strategic Plan.

# **Visioning Session - Ec.Dev. & Industrial Park**

## **Goal 2 - Revitalizing Downtown Dundalk**

**Action 2:** The residents and businesses of Southgate envision our largest town once again becoming a source of community pride and a hotbed of community activity, with a much-improved appearance and a broader range of business opportunity.

### **Strategic Initiatives 2-F (2019-2023)**

The Township will appoint and work with a Downtown Revitalization Advisory Committee, involving community organizations, businesses, landlords and tenants, and other stakeholders.

>Township will appoint a Committee once the Community Improvement Plan is fully adopted.

### **Strategic Initiatives 2-G (2019-2023)**

The Township will have installed prominent signage to direct visitors to downtown attractions and businesses.

>Township will continue to pay the Hwy #10 annual sign costs to MTO and look to other property sign options.

### **Strategic Initiatives 2-H (2019-2023)**

The Township will support the renewal of the downtown murals.

> The Township will have to consider partnering with Business Owners to donate space and Community Groups and/or Southgate's Community Enhancement Funding to cover the costs of this initiative.

# **Visioning Session - Ec.Dev. & Industrial Park**

## **2020 - Capital Projects and Operation Plans**

Downtown Improvements – General	\$ 20,000
Downtown Improvements – Facade	\$ 2,000
Sale of Eco Park Industrial Lands	\$1,000,000
Hwy #10 Bypass-Design, Construction & Servicing	<b>See Roads Department</b>

### **Economic Development Planning in 2020**

- > Apply for RED Program funding to complete a Economic Development Strategic Plan.
- > Hire summer Student to inventory Business and Heritage Asset in Southgate.
- > Funded from \$50k in savings with the vacant EDO position.

# **Visioning Session - Ec.Dev. & Industrial Park**

## **2021 & 2022 – Planned Capital Projects and Operation Goals for Consideration**

### **2021**

Downtown Improvements – General	\$ 20,000
Downtown Improvements – Facade	\$ 2,000

### **2022**

Downtown Improvements – General	\$ 20,000
Downtown Improvements – Facade	\$ 2,000

### **Considerations:**

- > Complete a land appraisal of Hwy #10 lands to acquire a listing sale price per acre for both the Highway Frontage Commercial properties, for the Eco Park Roadway Phase II and Hwy 10 collector road frontage lands.



# **Visioning Session - Ec.Dev. & Industrial Park**

**2023 to 2029 Plan for New Infrastructure & Service Delivery  
that is a requirement based on Southgate's present  
Assessment Base**

## **Annual Contribution**

Downtown Improvements – General	\$ 20,000
Downtown Improvements – Facade	\$ 2,000

# **Visioning Session - Ec.Dev. & Industrial Park**

**2020 to 2029 Plan for New Infrastructure & Service Delivery  
that is a requirement based on Southgate's on anticipated  
future Development Growth**

**Hwy #10 Industrial Park Land Sales**

**> 140 acres**

# **Visioning Session - Ec.Dev. & Industrial Park**

**2020 to 2029 Plan for New Infrastructure & Service Delivery that is a requirement based on future changes in Legislation, Community Demographics and/or Climate Change**

## **Community Demographics**

**Inclusionary Research, Programs & Training to :**

1. Welcome new property owners to the community;
2. Community Group Volunteer Recruitment Fair event;
3. Work with local businesses to develop incentive programs to promote support local businesses; etc.

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**Questions & Comments**