

CARLETON PLACE OFFICIAL PLAN PROPOSED TEXT

Purpose

Council recognizes the importance of planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary.

It is the intent of Council to utilize Community Improvement Plans to promote and focus public and private sector investment into maintenance, rehabilitation, and redevelopment activities that improve the living and working conditions in the Town.

Goals:

The primary goals of Community Improvement Plans will be to:

- a) Preserve, redevelop and rehabilitate the built environment, including residential, commercial, industrial, and mixed-use areas;
- b) To ensure private and public community improvement activities are coordinated;
- c) To assist the Town in identifying priorities for municipal expenditure regarding community improvement projects; and,
- d) To participate, wherever possible, in Federal and/or Provincial programs that facilitate community improvement.

Objectives

Community Improvement Plans may be adopted to achieve one or more of the following objectives:

1. To upgrade and maintain all essential municipal services and community facilities and infrastructure;
2. To encourage or facilitate the intensification of Strategic Properties;
3. To ensure the maintenance of the existing building stock;
4. To preserve heritage buildings through rehabilitation, renewal and re-use;
5. To facilitate the remediation, rehabilitation and/or redevelopment of existing Brownfield sites;
6. To encourage the provision of a mix of housing types, including the construction of affordable housing;
7. To encourage private sector investment and the strengthening of the economic base;
8. To enhance the visual appearance of Community Improvement Areas;
9. To revitalize the Mississippi District as a mixed-use area and a vibrant shopping destination;
10. To improve energy efficiency and reduce carbon emissions where feasible;
11. Improving environmental, social, cultural, economic development, or safety conditions.

Criteria for Selection of areas

The entire Municipality is designated a Community Improvement Area.

Council may, by by-law, designate the lands within a Community Improvement Area as a Community Improvement Project Area whereupon Council shall undertake the preparation of a Community Improvement Plan for such area or areas. Prior to designating a Community Improvement Plan Area, Council shall repeal all previous designating by-laws adopted under the Planning Act for Community Improvement purposes in the area to be designated as a Community Improvement Project Area.

Community Improvement Project Areas must satisfy one or more of the following criteria:

- a) Building stock or property is in need of rehabilitation or redevelopment;
- b) Improvement to building facades and public spaces;
- c) Opportunities exist to realize energy efficiency improvements or expand housing opportunities through redevelopment or conversion of residential lands and/or buildings;
- d) Known or perceived contamination of land or buildings;
- e) The presence of incompatible land uses or activities, including non-conforming uses, that disrupt the land use and/or lifestyle of the citizens of the area due to factors such as noise, odour, vibration, parking, loading, and traffic circulation;
- f) Deterioration or deficient community infrastructure, such as, but not limited to, road, sanitary and storm sewers, water mains, curbs and sidewalks, community facilities, open spaces, parks, streetscapes, and utilities;
- g) The presence of cultural heritage resources which would benefit from enhancement;
- h) Opportunities exist to facilitate intensification of the area;
- i) Deteriorated or insufficient parking facilities, road access or traffic circulation;
- j) Built form and/or streetscapes are incoherent or detracting from a neighbourhood; and
- k) Other significant environmental, social or community economic development reasons for community improvement.

Phasing

Council shall have regard for the phasing of improvements in order to permit a logical sequence of events to occur without unnecessary hardship to area residents and the business community. The improvements should be prioritized according to the following:

- a. The ability for the Town to fund community improvement projects;
- b. The availability of senior level government programs that provide assistance for community improvement; and,
- c. The alignment of required capital expenditures to undertake community improvement with departmental priorities and associated capital budgets.

Implementation

Subject to Section 28 of the Planning Act, in pursuing the objectives of the Official Plan's Community Improvement Policies Council may:

1. sell, lease or dispose of lands and buildings acquired or held by the municipality;
2. acquire land to implement objectives of the Community Improvement Plan;

3. give loans and grants to owners, tenants and their assignees for rehabilitation purposes;
4. encourage the private sector to utilize available government programs and subsidies;
5. regularly update the Development Permit By-law to provide a range of appropriate uses for the intensification and integration of land uses in order to stimulate economic and functionality of areas;
6. provide tax assistance by freezing or canceling the municipal portion of the property tax on eligible properties for remediation purposes; and
7. issue debentures with the approval of the **Local Planning Appeals Tribunal**.

In developing Community Improvement Plans, Council will ensure that the public is involved in the planning process.