

OFFICIAL PLAN AMENDMENT (OPA-01-2021)

COMMUNITY IMPROVEMENT PLANS

VIRTUAL OPEN HOUSE

*APRIL 12-16, 2021*



**For More Information Contact:**

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## Purpose of the Virtual Open House

The Town of Carleton Place conducts statutory Open Houses and Public Meetings when changes are proposed to land use planning policies like the Official Plan.

It is important for the Town to understand and review the feedback of residents on amendments in order to fully appreciate and analyze the impact of those changes on property owners.

## A Note About COVID

Due to the present COVID-19 pandemic, a traditional “Open House” cannot be hosted at the Town Hall.

An Open House allows residents the opportunity to view and ask questions about the amendment. Posters illustrating the proposal are available and staff are present to speak with residents.

The “Virtual” Open House will offer the same sort of viewing and commenting experience remotely.

## How to Participate in the Open House



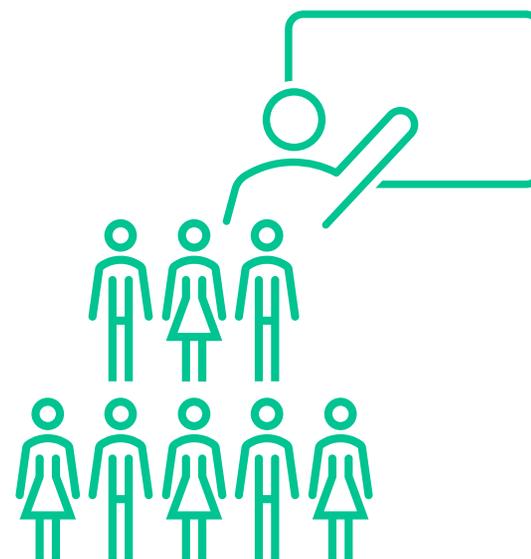
**Step 1** – Review the materials provided in this virtual package.



**Step 2** – Think critically about how the policy change may impact you and the development of the community.



**Step 3** – Provide your comments, thoughts or questions on the amendment to staff by following the links provided on the last page of the virtual package.



## Purpose of the Amendment

The purpose of the amendment is to make changes to Policy Section 6.15 of the Official Plan in order to clearly articulate the goals and objectives of Community Improvement Plans as defined under Section 28 of the Planning Act. The policy amendment will also recognize affordable housing, façade improvements, and energy efficiency projects as qualifiable proposals.

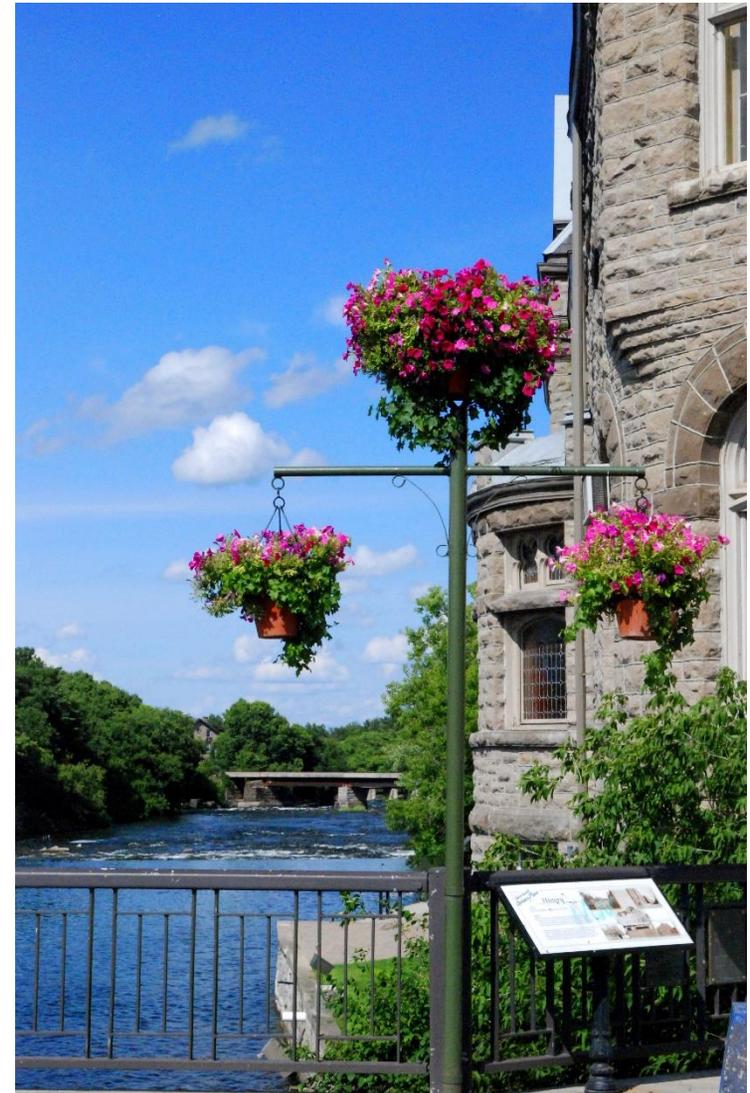
The Town must have enabling language within its Official Plan in order to adopt a Community Improvement Plan under the Planning Act. It is the intention of the Town of Carleton Place to develop a Community Improvement Plan by 2022, and future consultation in accordance with the Planning Act will be scheduled to discuss and review the details of the plan.

## Effect of the Amendment

The proposed amendment is general in nature and will impact all properties within the Town of Carleton Place.

### Policy vs. A Plan

*The intent of the current application is to create enabling language within the Official Plan in order to then proceed with the adoption of a Community Improvement Plan (CIP). The amendment subject to discussion is not the Plan itself, and a future consultation process will be conducted at the time the CIP is developed.*



1 - CARLETON PLACE CHAMBER OF COMMERCE

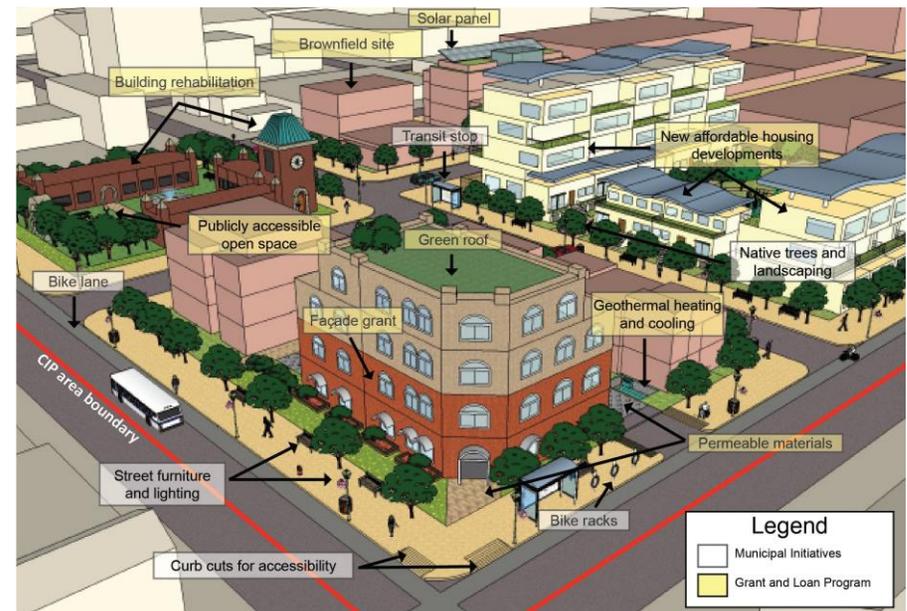
## What is a Community Improvement Plan?

A Community Improvement Plan or CIP is a tool that allows a municipality to direct funds and implement policy initiatives toward a specifically defined project area. Section 28 of the Planning Act gives municipalities that have enabling policies in their Official Plans, the ability to prepare Community Improvement Plans.

Community Improvement Plans are intended to encourage revitalization initiatives and/or stimulate development and redevelopment. Once implemented, the Plan allows municipalities to provide tax assistance, grants or loans to assist in the revitalization of lands and/or buildings within the defined Community Improvement Project Area (CIPA).

Through Community Improvement Plans, municipalities can:

- Focus public attention on local priorities and municipal initiatives (like affordable housing);
- Target areas in transition or in need of repair, rehabilitation and redevelopment;
- Facilitate and encourage community change in a coordinated manner;
- Stimulate private sector investment through municipal incentive-based programs



## What is the Town trying to achieve with a CIP?

The primary goals of Community Improvement Plans are to:

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

## What type of incentives will be offered?

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 Appeal Tribunal.



3 - TOWN OF SMITHS FALLS

## What types of projects will qualify for funding?

In order to achieve the goals of the Town's CIP, a qualifying project would have to demonstrate an achievement of one of the following objectives:

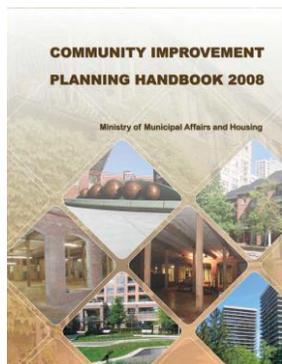
1. To upgrade and maintain all essential municipal services and community facilities and infrastructure;
2. To encourage or facilitate the intensification of Strategic Properties;
3. To ensure the maintenance of the existing building stock;
4. To preserve heritage buildings through rehabilitation, renewal 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. To improve environmental, social, cultural, economic development, or safety conditions.



4 - TOWN OF GANANOQUE

I'm still not sure how a CIP works or what the impact of a plan will be. Where can I find more information?

The Ministry of Municipal Affairs and Housing has produced a Handbook for residents looking to learn more about Community Improvement Plans. You can access the Handbook by clicking the link below:



[Community Improvement Planning Handbook](#)

There are some fantastic CIPs in other Eastern Ontario communities. To see examples of what communities have been able to accomplish, visit the following links:

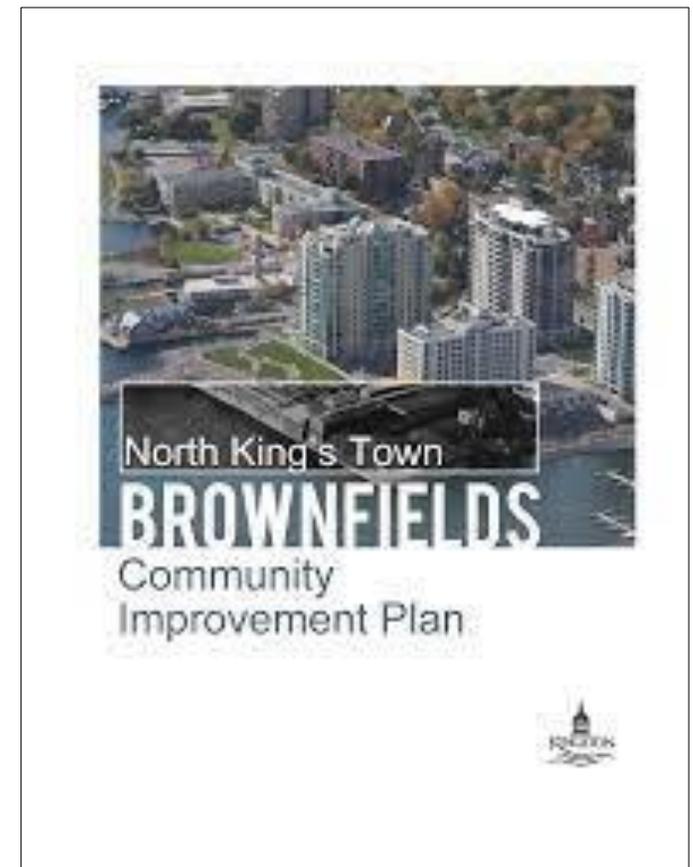
The City of Kingston – [Brownfields Community Improvement Plan](#)

The Town of Smiths Falls – [Downtown Revitalization Plan](#)

The City of Ottawa – [The city has 5 different CIP's serving different neighbourhoods](#)

The Town of Gananoque – [Downtown Revitalization and Brownfield Plan](#)

The City of Cornwall – [Heart of the City Plan](#)



## Provide your Feedback

Having reviewed the information provided in the virtual package, residents are encouraged to complete the Town's Application Comment Form referring to application OPA-01-2021.



[Application Comment Form](#)

All comments are welcome and staff will contact you following receipt to acknowledge and discuss the comments provided.

## Next Steps

Following the Open House, the Town will be conducting the statutory Public Meeting to allow participants the opportunity to provide comments directly to Council in a public forum.

The Public Meeting will be conducted "virtually" via Zoom and parties wishing to speak are requested to contact the Clerk, Stacey Blair ([sblair@carletonplace.ca](mailto:sblair@carletonplace.ca)) no later than the Tuesday prior to the meeting date.

The Public Meeting is scheduled for  
April 27<sup>th</sup>, 2021 at 7:00 p.m.

Residents may also watch the meeting live on the Town's Facebook page or review the archived video on the Town's website following the meeting.

Should a resident wish to provide comments but cannot or does not wish to participate in the Public Meeting, they are encouraged to contact the Director of Development Services directly at [ndwyer@carletonplace.ca](mailto:ndwyer@carletonplace.ca).

