

Economic Development & Planning Committee



Tuesday, June 2nd, 2009, 4:00 p.m.
City Hall - Council Chambers

Committee Members

Councillor M. Kalivas, Chair
Councillor G. Beach
Councillor J. Earle
Mayor D. Henderson,
Ex-Officio

Areas of Responsibility

Economic Development
Planning
Chamber of Commerce
DBIA
Heritage Brockville

Vision 20/20
* Community Council
* Downtown Revitalization
* Industry Advisory
* Tourism Advisory

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BETWEEN WILLIAM STREET AND WALL STREET,
CITY OF BROCKVILLE

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21 MAY 2009

REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE - 2 JUNE 2009

2009-080-06

SITE PLAN CONTROL APPROVAL

NORTH SIDE OF PEARL STREET WEST,
BETWEEN WILLIAM STREET AND WALL STREET,
CITY OF BROCKVILLE

M. PASCOE MERKLEY
DIRECTOR OF PLANNING
ANDREW MCGINNIS
PLANNER II

OWNER: WILLIAM AND PEARL DEVELOPMENTS INC.

APPLICANT/AGENT: STEVEN WEBSTER, PRESIDENT
MARNAC DEVELOPMENT CORP.

FILE: D11-387

RECOMMENDATION:

THAT Site Plan Approval be granted for the creation of a 1,060 m² (11,413.0 ft²) Pharma Plus/Rexall Pharmacy located on the north side of Pearl Street West, between William Street and Wall Street. Said development shall be in accordance with the following drawings:

- i) SITE PLAN – REXALL PHARMA PLUS, WILLIAM STREET & PEARL STREET WEST & WALL STREET, BROCKVILLE, ONTARIO, Issued by Caricari Lee Architects Inc, Project No. 08023, Drawing No. A100, dated 30 February 2009, as revised;
- ii) SITE PLAN DETAILS – REXALL PHARMA PLUS, WILLIAM STREET & PEARL STREET WEST & WALL STREET, BROCKVILLE, ONTARIO, Issued by Caricari Lee Architects Inc, Project No. 08023, Drawing No. A101, dated 30 February 2009, as revised;
- iii) SITE PLAN DETAILS – REXALL PHARMA PLUS, WILLIAM STREET & PEARL STREET WEST & WALL STREET, BROCKVILLE, ONTARIO, Issued by Caricari Lee Architects Inc, Project No. 08023, Drawing No. A102, dated 30 February 2009, as revised;
- iv) GROUND FLOOR PLAN – REXALL PHARMA PLUS, WILLIAM STREET & PEARL STREET WEST & WALL STREET, BROCKVILLE, ONTARIO, Issued by Caricari Lee Architects Inc, Project No. 08023, Drawing No. A201, dated 30 February 2009, as revised;
- v) BUILDING ELEVATIONS – REXALL PHARMA PLUS, WILLIAM STREET & PEARL STREET WEST & WALL STREET, BROCKVILLE, ONTARIO, Issued by Caricari Lee Architects Inc, Project No. 08023, Drawing No. A301, dated 30 February 2009, as revised;
- vi) BUILDING ELEVATIONS – REXALL PHARMA PLUS, WILLIAM STREET & PEARL STREET WEST & WALL STREET, BROCKVILLE, ONTARIO, Issued by Caricari Lee Architects Inc, Project No. 08023, Drawing No. A302, dated 30 February 2009, as revised;

North side of Pearl Street West, between William Street and Wall Street

Owner: William and Pearl Developments Inc.

Applicant/Agent: Steven Webster, MARNAC Development Corp.

File: D11-387

- vii) ROOF PLAN AND SECTIONS – REXALL PHARMA PLUS, WILLIAM STREET & PEARL STREET WEST & WALL STREET, BROCKVILLE, ONTARIO, Issued by Caricari Lee Architects Inc, Project No. 08023, Drawing No. A401, dated 30 February 2009, as revised;
- viii) LANDSCAPE PLAN – REXALL PHARMA PLUS, WILLIAM STREET & PEARL STREET, BROCKVILLE, ONTARIO, Issued by John A. Russo Landscape Architect, Job Number 09-062, Sheet No. L-1, dated 21 March 2009, as revised;
- ix) SITE GRADING & SERVICING – REXALL PHARMA PLUS, WILLIAM STREET & PEARL STREET, BROCKVILLE, ONTARIO, Issued by Mina Design Group, Job Number 09-062, Sheet No. SW-1, dated 21 March 2009, as revised;
- x) SITE PLAN – REXALL PHARMA PLUS, BROCKVILLE, ONTARIO, Issued by Tristar Engineering, Project No. 29036, Drawing No. E-1, dated 23 March 2009, as revised;
- xi) SITE PLAN – REXALL PHARMA PLUS, BROCKVILLE, ONTARIO, Issued by Tristar Engineering, Project No. 29036, Drawing No. LE-1, dated 23 March 2009, as revised;

PURPOSE:

The purpose of this application is to consider approval for the creation of a 1,060 m² (11,413.0 ft²) commercial building containing a Pharma Plus/Rexall Pharmacy and associated site improvements. The subject lands contain a commercial building (former Tata's Pizza) three (3) residential dwellings located on the north side of Pearl Street West, between William Street and Wall Street, and a vacant lot formerly occupied by a gas station.

ORIGIN:

Mr. Steven Webster, representing MARNAC Development Corp., on behalf of William and Pearl Developments Inc., Owner of subject lands, has submitted an Application for Site Plan Approval.

ANALYSIS:

The subject property has a total area of 4,091.7 m² (44,044.5 ft²) / 0.41 hectares (1.01 acres). The property is designated "Commercial General" under the Official Plan for the City of Brockville and zoned C2 – General Commercial Site Specific Zone under Zoning By-law 194-94, as amended.

A plan showing the location of the proposed commercial building and site location has been attached as **Schedule "A"** to this report.

The building will contain one (1) retailer operating under the banner "Pharma Plus/Rexall" and associated office/storage area. The building is proposed to be 1,060 m² (11,413.0 ft²) with a height of 7.29 metres (23.9 feet) and will contain a drive-thru pickup window located on the east side of the building.

The proposal has an estimated construction value of \$1.1 Million and depending on the season, will have 25 – 40 full/part time employees.

The parking area will be asphalt and contain fifty (50) parking stalls (approved by minor variance, File A03/09), including two (2) barrier free spaces, and two (2) loading spaces. The parking spaces will be clearly lined and marked. The remainder of the site is proposed to be sodded and landscaped along Pearl Street West, William Street and Wall Street.

A set of drawings for the proposed development may be viewed in the Planning Department prior to the EDP meeting and shall be available at the time of presentation of this report to the EDP Committee. Schedules A, B and C, inclusive, to this report are the Site Plan, Landscape and Elevation drawings respectively.

The Owner has had a Phase II Environmental Study completed, and traces of contamination on the former Tata's Pizza property were found. The contamination will be addressed and remediated during the demolition process.

All comments have been received and are being addressed.

The Site Plan Control Agreement will contain various standard clauses pertaining to snow clearing, refuse and recycling collection, financial security, etc. In addition, a building permit will be required to be issued within 12 months of Site Plan Approval, otherwise the hydraulic capacity allocated to this project will revert back to the City.

Site Plan Control Approval
North side of Pearl Street West, between William Street and Wall Street
Owner: William and Pearl Developments Inc.
Applicant/Agent: Steven Webster, MARNAC Development Corp.
File: D11-387

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POLICY IMPLICATIONS:

The proposed application conforms to all applicable municipal policies, standards and regulations.

FINANCIAL CONSIDERATIONS:

The applicant is responsible for all costs associated with the Site Plan Control Agreement and with development of the site as proposed. Development charges apply and will be collected prior to the issuance of a building permit.

CONCLUSION:

Following review of the Official Plan and Zoning By-law, as well as the submissions received respecting the request for Site Plan Approval for the north side of Pearl Street West, between William Street and Wall Street, it is reasonable to permit the construction of a 1,060 m² (11,413.0 ft²) commercial building containing a Pharma Plus/Rexall Pharmacy on the property owned by William and Pearl Developments Inc.. This is reflected in the recommendation at the beginning of this report.



Andrew McGinnis
Planner II

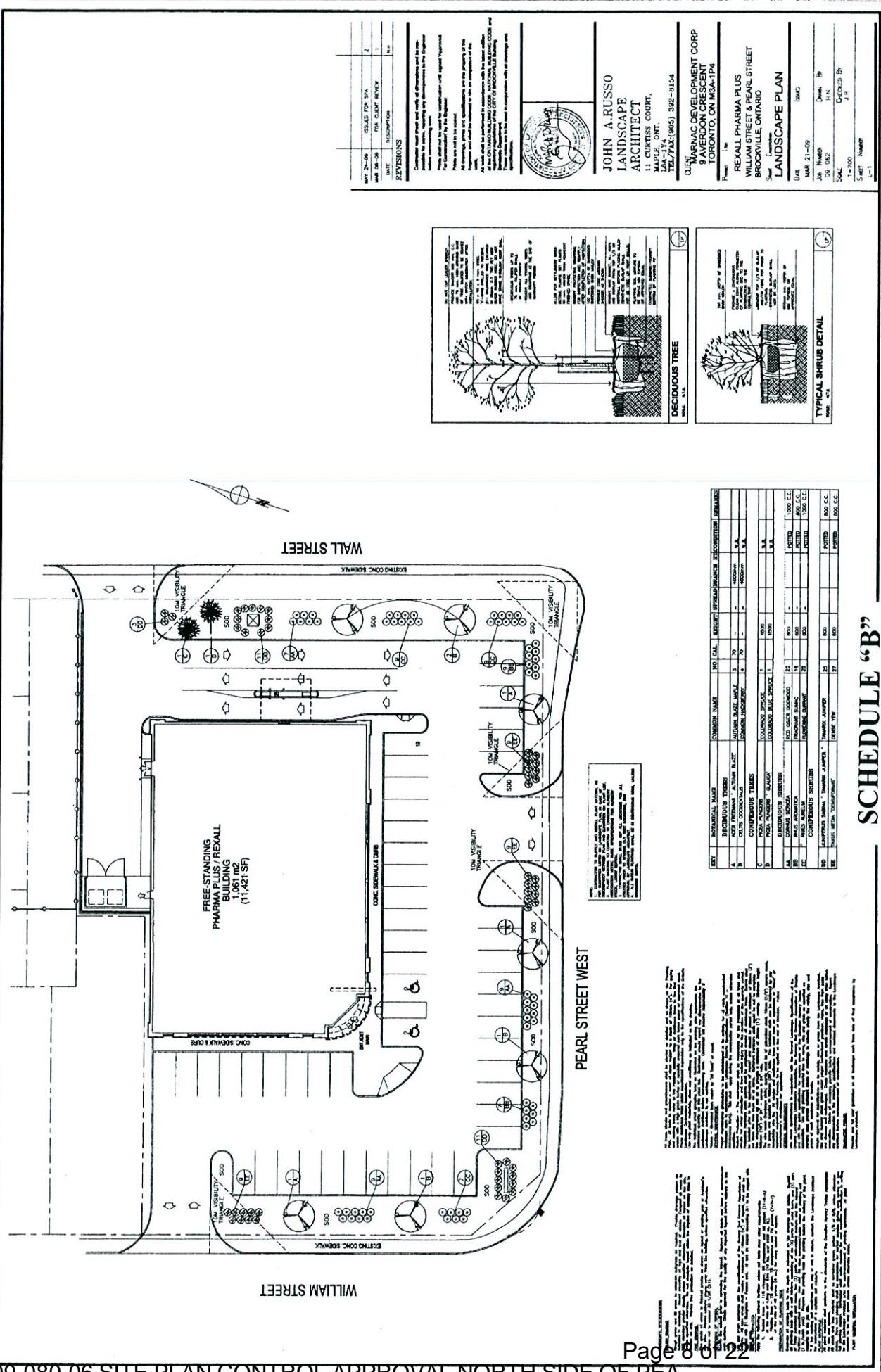


B. Casselman
City Manager



M. Pascoe Merkley
Director of Planning

SCHEDULE "B"



SCHEDULE "C"

2 SOUTH ELEVATION SCALE: 1/100

1 WEST ELEVATION SCALE: 1/100

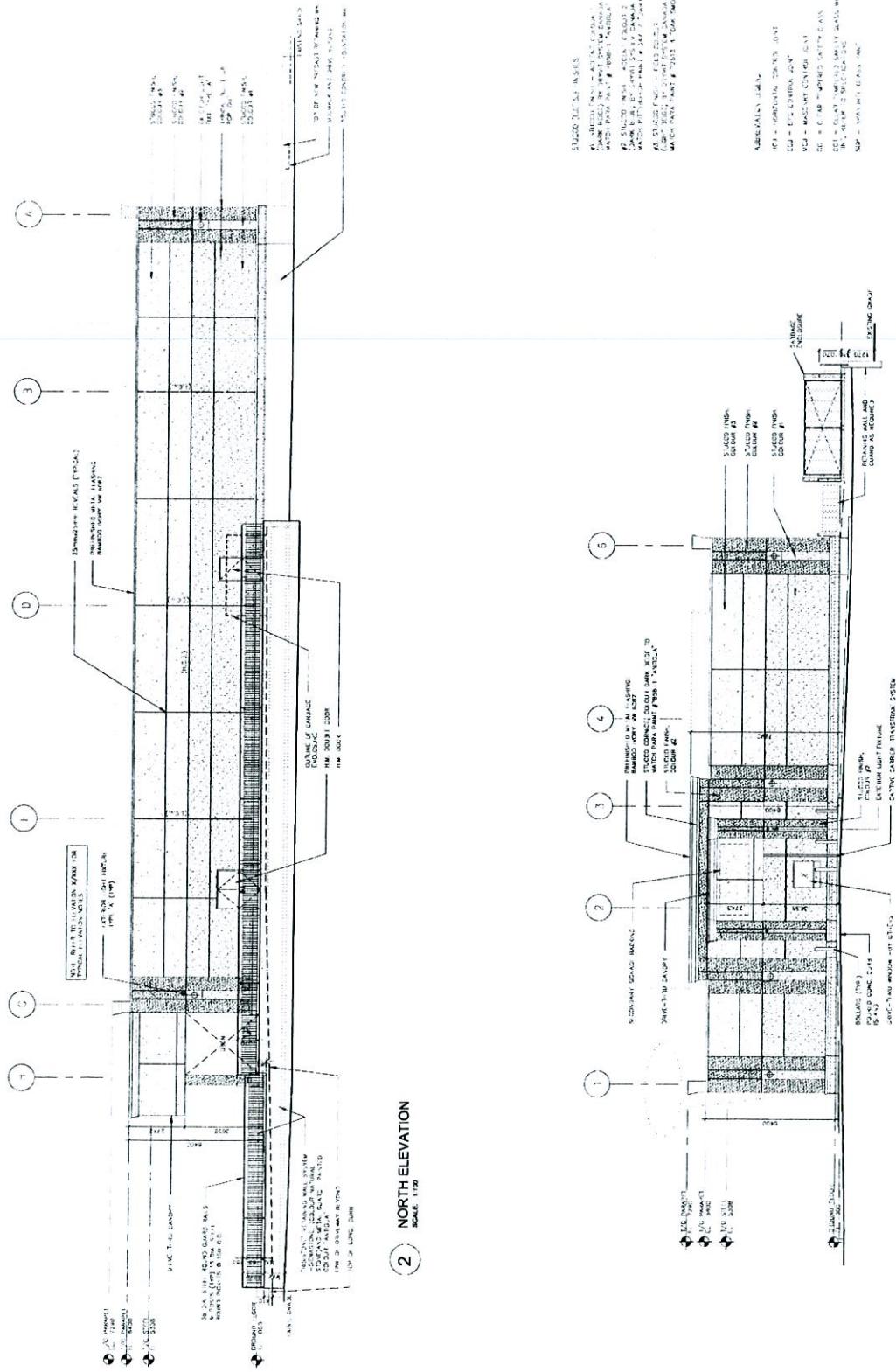
REXALL PHARMA PLUS
William Street & Pearl Street
BROCKVILLE, ONTARIO

CARICAR LEE ARCHITECTS INC.
1000 Yonge Street, Suite 1000
Toronto, Ontario M5G 1Z9
Tel: 416-481-7000
Fax: 416-481-7001

BUILDING ELEVATIONS

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2009-080-06 SITE PLAN CONTROL APPROVAL NORTH SIDE OF PEA...



28 May 2009

**REPORT TO THE ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE –
02 JUNE 2009**

2009-081-06

**2009 BUILDING FEES AND RESPONSE TO
BUILDERS' PROPOSED ECONOMIC INCENTIVES**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING
DAVID PAUL
DIRECTOR OF
ECONOMIC DEVELOPMENT**

RECOMMENDATIONS:

1. THAT building and plumbing fees remain at current rates for the remainder of 2009 and through to Spring 2010 when a new user fee by-law to implement the 2010 Budget is brought forward for enactment.
2. THAT the City commit to delay the implementation of any new Development Charge for a period of one (1) year from the expiry of Development Charge By-law 076-2004 as of June 23, 2009.

PURPOSE:

To respond to submissions respecting proposed building and plumbing permit fees, and a proposal from certain Brockville builders to establish a stimulus package for new residential construction.

BACKGROUND:

On Tuesday, April 28, 2009, a public meeting was held by Brockville City Council under the Building Code Act, as is required prior to passing a by-law to impose or change fees on applications for and on the issuance of permits. The issues arising from the public meeting were addressed in Report 2009-062-05 for consideration of the EDP Committee at its meeting of May 5, 2009. A recommendation for approval of a new fee by-law which moved forward from EDP to City Council on May 12, 2009 was referred to the next EDP Committee meeting, in light of a submission to Council that evening by Matthew Eyre, on behalf of Bridlewood Homes, Coombe Custom Homes, Nostalgic Homes and Spring Valley Homes. The submission (attached as **Appendix 1**) outlined a proposed local economic incentive package for purchasers of new homes.

In brief, the proposal suggests the following:

- Fees payable by builders for building permits and otherwise to be paid for development charges would be rebated to the new home purchasers upon confirmation, using receipts, of monies spent at local businesses;
- Builders will match City rebate dollar for dollar;
- Builders would commit to a minimum of 15 residential building permits in 2009;
- Local businesses would be encouraged to develop their own incentives in conjunction with this initiative; and
- Joint marketing would be investigated with the City and Chamber of Commerce.

There has since been a further submission made by Coombe Custom Homes outlining a proposed Hi-Density Stimulus Package (attached as **Appendix 2**).

The reaction of the Brockville and District Chamber of Commerce to a stimulus package for new home construction has been received, and is attached as **Appendix 3**.

Staff, along with Councillor Mike Kalivas, Chair of EDP Committee, have been meeting and communicating with several of the builders since the Council meeting of May 12, 2009, while investigating various aspects of the proposal.

ANALYSIS:

Investigation on the issue of the ability of the City to introduce a rebate to purchasers of new homes has revealed, through consultation with the City Solicitor, that such a proposal would contravene Section 106 of the Municipal Act, which section precludes municipalities from assisting commercial enterprise through the granting of bonuses. Council may be aware that the exception to this lies in the authority given to Council under Section 28 of the Planning Act to introduce Community Improvement Plans. Thus, the City Solicitor has advised that the City is unable to participate in the program as outlined by the builders.

In light of this finding, and in consideration of Brockville's existing competitive position as illustrated in **Appendix 4**, other options to provide for a short term stimulus have been investigated.

Firstly, Council has the ability to establish fees under the Building Code Act respecting applications for and issuance of building and plumbing permits, provided that the fees established for such activity do not exceed the reasonable cost of administration and enforcement associated therewith. To address concerns expressed by some builders about the 10% increase proposed to be introduced as part of the 2009 Planning Dept. budget implementation, Council could elect to introduce a lesser fee increase, or retain fees at their current levels.

If desired, Council could elect to charge no fee for this service on a temporary basis as a means of moving in the direction of the builders' proposed economic stimulus and fee rebate.

The staff recommendation in this report is to retain the fees at their current levels for the rest of this building season and into the new year until the 2010 budget is struck and implemented, including adoption of a new user fee by-law. This is a fair approach, benefiting all construction sectors on a short term basis.

Secondly, recent action by Council has deferred initiation of a new Development Charge, effectively creating a development charge holiday, commencing June 23, 2009. These fees, which otherwise would have to have been paid by the builders or their new home purchasers until June 23, 2009, are as follows:

Single and Semi-detached Units	\$1340.94
Townhouses	\$1260.49
Apartments	\$766.69

These amounts could represent, in essence, the City's contribution towards an incentive program crafted by the builders. To give this development charge holiday more substance, it is recommended in this report that Council commit not to implement any new development charges for a period of one (1) year from expiration of the current by-law.

There may be some desire on the part of Council to align more closely with the builders' proposal. We would suggest that the following parameters be considered for any additional incentive offering:

- The timeframe should be limited – 1 year maximum.
- The incentive should only be offered on dwelling types which will be available for purchase (single detached, semi-detached, links, triplexes, townhouses), such that the benefit can be passed on to the consumer.
- Targets could be established, either by establishing a base level for residential development (ie. 15 units), beyond which waivers would be available as an incentive to the builders to create more incremental growth, or by limiting any incentives to a maximum number of units. The latter would limit the City's exposure.
- The administration of any program would rest with the builders.
- A mechanism must be established on reporting back to Council on the outcome/success.
- The builders must provide a marketing/communications plan and be responsible for such.

EXISTING POLICY

None.

FINANCIAL CONSIDERATIONS:

The financial impact of any incentive package relating to development charge holidays or building fee waivers is difficult to predict, as any revenue losses would be directly proportionate to the level of development activity which occurs. We are in a recession

and development activity, like the economy, has been in a slowdown.

Development charges are paid to reserves which help fund the capital projects so designated. The operating budget would not be impacted from the development charge holiday.

The total Planning Dept. revenue budgeted in 2009 from building fees is \$214,500, which was to some extent premised upon fee rate increases of approximately 10%. The recommendation in this report, to retain fees at their current rates, may have an overall budget impact in the order of \$5000. Any consideration of further fee waivers will have a greater impact.

CONCLUSION:

The recommendations in this report provide some short term economic support for all construction sectors while remaining within the legislative authority provided to municipalities under the Municipal Act.

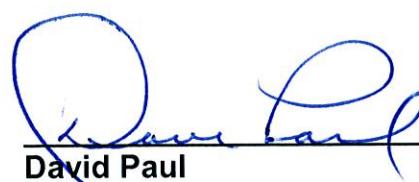
The City would be participating with the builders by holding fee increases at bay, and by guaranteeing a holiday from development charges for one (1) year. The residential builders can still offer a modified incentive package, which could be further enhanced with the support of other local businesses.

These builders should be heralded for bringing their innovative ideas forward to Council.



M. Maureen Pascoe Merkley
Director of Planning

Donna Cyr
Director of Finance



David Paul
Director of Economic Development


for

Bob Casselman
City Manager

**PROPOSED LOCAL ECONOMIC INCENTIVE PACKAGE
MAY 2009**

**THE FOLLOWING PROGRAM WAS INTRODUCED AT THE MAY 12
2009 CITY OF BROCKVILLE COUNCIL MEETING BY:**

**BRIDLEWOOD HOMES
COOMBE CUSTOM HOMES
NOSTALGIC HOMES
SPRING VALLEY HOMES**

THE PROPOSAL

The City of Brockville should institute a revolutionary stimulus package as follows:

- The local new homebuilders are prepared to pay current permit fees at the time of building permit application, if the City will rebate the cost of the fees and development charges to the end purchaser upon occupancy of a new home. The purchasers will be allowed a rebate from the City, not to exceed the total of permit fees and development charges on the property, for all receipts submitted by the purchaser from **local businesses** for a period of up to 6 months from the date of occupancy.
- These can be closing costs, moving expenses, furniture and appliance purchases, landscaping, paving, window coverings etc. as long as they are bought at local businesses.
- This type of program will promote the City as progressive, while stimulating both the local construction industry and its many spin off subsidiaries. Any funds rebated by the City, should be recovered by the increased assessment resulting from each new home. A \$2000.00 rebate spent at our local businesses, while the city collects an average of \$4000.00 of tax revenue for the next 100 years or more represents a net gain.
- We as local employers can commit to applying for a total of 15 residential building permits under this program. This will provide employment for local trades people while contributing to the City's tax base.
- To show our commitment to the incentive, we as local Builders will match, dollar for dollar, the amount the City of Brockville contributes to the package.
- We encourage local businesses to develop their own incentives in conjunction with this one, to entice more retail sales from these new

home buyers. What started out as a small incentive can grow into a package offering up to \$4000.00 or more.

- We want to work with the City of Brockville and the Chamber of Commerce to develop and implement a marketing plan to promote this incentive package throughout the province.

We believe that this program will provide help for local businesses, attract new residents to the city, and create a future tax base for years to come. We look forward to working with you on this exciting program. Its time to get innovative.

Thank you for your consideration.

APPENDIX 2 – Report 2009-081-06



The Way it Should Be
City of Brockville P.O. Box 275 Brockville ON K6V 5V5
(613) 498-0780 • Fax (613) 498-2332
coombecustomhomes@cogeco.ca

Attention: EDP Committee

M. Kalivas Chair Person
R.J. Earle
G. Beach

May 27th, 2009

RE: Hi-Density Rental Stimulus Package

I would like to begin by expressing my gratitude to all members for sharing in our future visions for Brockville. I personally believe this could be an extremely encouraging and exciting time for our City.

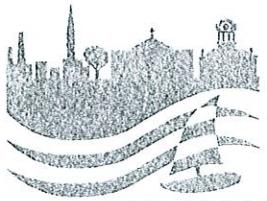
Speaking specifically with respect to a Hi-Density Stimulus Package, the property in question is located on the corner of Magedoma and Millwood Ave., the gateway to our Memorial Centre. My company's vision is to commence with the construction of a 55 Unit building. This building would be a three story structure with underground parking. Numerous distinguishing improvements have been able to be incorporated as a direct result of the Development Fee Holiday. All contributing to the enhancement of the lifestyles of the residences. Being built with an emphasis on Green Technologies, this theme will continue outward with the incorporation of beautiful vegetation. The interior, now will have a fully furnished great room with a large screen television for weekly movies. Adjacent of which would be a video/ games Library, craft room and computer centre. Electric sit-down scooters as well as bikes are also available for all use. Too numerous are the amenities to mention that these funds have allowed.

There has not been a high risk to developer building such as this built in Brockville for over 16 years. With support, I believe the timing to be now. The Stimulus Package I would like to present would be a direct financial benefit to each resident. Should the City continue the efforts to stimulate the economy by way of a Building Permit Fee Holiday, Coombe Custom Homes, upon the signing of a three year lease will issue a \$1,000 cheque. Imposed conditions would be that this money be spent within the City of Brockville pertaining towards furniture, washer/ dryers, computers and automobiles.

As with the economy, the future of this building is uncertain but I can assure everyone that a great amount of time and every effort has been put forward towards its success. Just talk within Brockville has brought excitement towards hope of much needed housing and employment. I personally would again like to thank-you for all your efforts as working together will bring results.

Most Sincerely, Paul Veenstra

APPENDIX 3 – Report 2009-081-06



BROCKVILLE AND DISTRICT *Chamber of Commerce*

3 Market St. W., Suite #1
Brockville, ON K6V 7L2

Tel 613-342-6553
Fax 613-342-6849

info@brockvillechamber.com
www.brockvillechamber.com

May 28, 2009

Mayor David Henderson
City of Brockville
1 King Street West
Brockville, Ontario
K6V 7A5

Dear Mayor Henderson:

Re: Brockville Builders Economic Stimulus Package

We have been contacted by a group of home builders in the Brockville area to seek the support of the Brockville & District Chamber of Commerce for a stimulus package for new home construction.

We have no hesitation in supporting this package. This support comes not only from the Advocacy and Economic Development Committee but also from the Board of Directors of the Chamber.

As a local initiative designed to stimulate a specific industry – new housing starts – that is struggling in the current recession, it is a good idea. As a local initiative focused on promoting the purchase of local products from local suppliers, it is a good idea. Like the Community Improvement Plan and other initiatives recently undertaken by the City of Brockville, this stimulus package is justifiable and necessary as it will be narrowly focused to seek to address a specific area of economic concern in our community.

We do believe that it needs to be sufficiently narrow in focus and time sensitive so as not to open an unlimited range of requests from others for relief from fees ordinarily charged by the City of Brockville. This would not be good for municipal policy or for municipal revenues.

Sincerely,

Mary Jean McFall
President
Brockville and District Chamber of Commerce



APPENDIX 4 – Report 2009-081-06

BROCKVILLE'S COMPETITIVE POSITION – COMPARATIVE ANALYSIS

82 Municipalities – Ontario

- Significant non-residential assessment per capita comparative to both Ontario and Eastern Ontario and below average per capita for both on residential assessment
- 40% less than survey average on Building Permit Fees in Eastern Ontario for Residential homes of 1800 sq. ft./\$135,000 value (\$910 vs \$1496). Second lowest permit fee Ontario wide based on 1800 sq.ft. home/\$135,000 value
- Property Taxes/Detached Bungalow – 7% less than survey average (\$2635 vs \$2819)
- Water/sewer and Taxes as % of Household Income - .03% less than survey average
- Fees – Development Charges – 2nd lowest for single detached (4 report no charges) (\$16,834 below Ontario average)
- Fees – Transit Fee – 13% below provincial average
- Average on water fixed monthly rate, slighting higher in sewer fixed monthly rate

Source: 2008 BMA Report

Municipal Services Office Bureau des services aux municipalités
Eastern Region Région de l'Est
8 Estate Lane 8 chemin Estate
Rockwood House Maison Rockwood
Kingston ON K7M 9A8 Kingston ON K7M 9A8
Phone: (613) 545-2100 Téléphone: (613) 545-2100
Fax: (613) 548-6822 Télécopieur: (613) 548-6822
Toll Free: 1-800-267-9438 Sans frais: 1-800-267-9438

June EPD

May 20, 2009

Mr. Bob Casselman
City Manager
City of Brockville
P.O. Box 5000
Victoria Building, 1 King Street W.
Brockville, ON, K6V 7A5

Re: Proposed Community Improvement Plan for the City of Brockville

Dear Mr. *Bob*:

As discussed today, I wish to thank you for providing our Ministry with the opportunity to meet with you and Municipal staff on April 29th with respect to a proposal to create a new Community Improvement Plan (CIP) for the City of Brockville. It is my understanding that the new CIP would serve as part of an economic stimulus package to help initiate new manufacturing and industrial sector development in the John G. Broome Business Park and Western Industrial Park, and potential expansions to three existing industrial properties.

As you are aware, Section 28 of the *Planning Act* allows for municipalities to designate a community improvement project area within its jurisdiction, and provide financial incentives for the improvement of these areas through a Community Improvement Plan. Financial incentives that may be provided through a CIP include grants, loans, and land under Section 28 of the Planning Act and tax assistance under section 365.1 of the Municipal Act, 2001 and Section 333 of the City of Toronto Act, 2006.

Our office has reviewed your proposal with our Provincial Policy Branch and Municipal Finance Policy Branch who also review CIP proposals. As a result of this review, I would like to provide you with our Ministry's position on the proper application of CIP's.

Your letter dated April 29, 2009 outlines that changes have been made to Section 28 (Community Improvement) of the *Planning Act* as a result of Bill 51 which came into effect on January 1, 2007 and new words such as "development" and "construction" have been added to the definition of "community improvement". It is my understanding that the rationale for Brockville to create the CIP would be to allow for financial incentives to be provided for Greenfield development; for both new investment as well as expanded footprints of existing industrial and business sites.

The ambit of what constitutes "community improvement" in Section 28 has been broadened as a



result of the Bill 51 changes. Pursuant to subsection 28(7) of the Act, a municipality may make grants and loans to persons to pay for the whole or part of the eligible costs of the community improvement plan. The term, "eligible costs" is defined in subsection 28(7.1) and includes a list of various activities. But, all of the activities in subsection 28(7.1) still relate to the purpose of the rehabilitation of lands and buildings (or the provision of energy efficient uses, etc) and are not applicable to Greenfield sites.

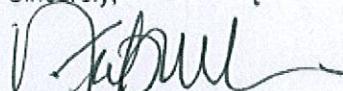
Grants and loans can be made for costs associated for either rehabilitation purposes or for energy efficient uses (examples include the costs of an environmental site assessment or a loan for façade improvements), but not for the facilitation of new development on Greenfield lands.

Municipalities still have the ability to offer incentives to attract development such as reduced development fees under other authorities such as the *Development Charges Act*. For example, some municipalities have exempted development charges for new industrial development.

I would like to emphasize however that although the project may not fall under the parameters of a Community Improvement Plan, municipalities have the ability to offer incentives for economic stimulus using business incubator programs or municipal capital facilities agreements. If you would like to discuss these tools, we can arrange to meet again along with my colleagues at the Municipal Finance Policy Branch.

In summary, the basis of Community Improvement Plans as set out in the *Planning Act* is to allow communities to have the ability to reduce development costs for disadvantaged sites/areas in order to level the playing field in relation to Greenfield sites. The changes brought to the *Planning Act* has not altered this policy direction. I would like to thank you again for meeting with me and staff of our Municipal Services Office to discuss the proposal for a new Community Improvement Plan for your City. I hope the information provided above was helpful in consideration of the Community Improvement Plan proposal.

Sincerely,



Vincen M. Fabiilli
Regional Director
Municipal Services Office - Eastern

