



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF DEVELOPMENT SERVICES

MISSION STATEMENT: *Committed to delivering cost-effective and efficient services for the residents of the Town of Amherstburg with a view to improve and enhance their quality of life.*

Author's Name: Christopher Aspila	Report Date: April 14, 2023
Author's Phone: 519 736-5408 ext. 2124	Date to Council: April 17, 2023
Author's E-mail: caspila@amherstburg.ca	Resolution #:

To: Mayor and Members of Town Council

Subject: Economic Development Community Improvement Plan

1. **RECOMMENDATION:**

It is recommended that:

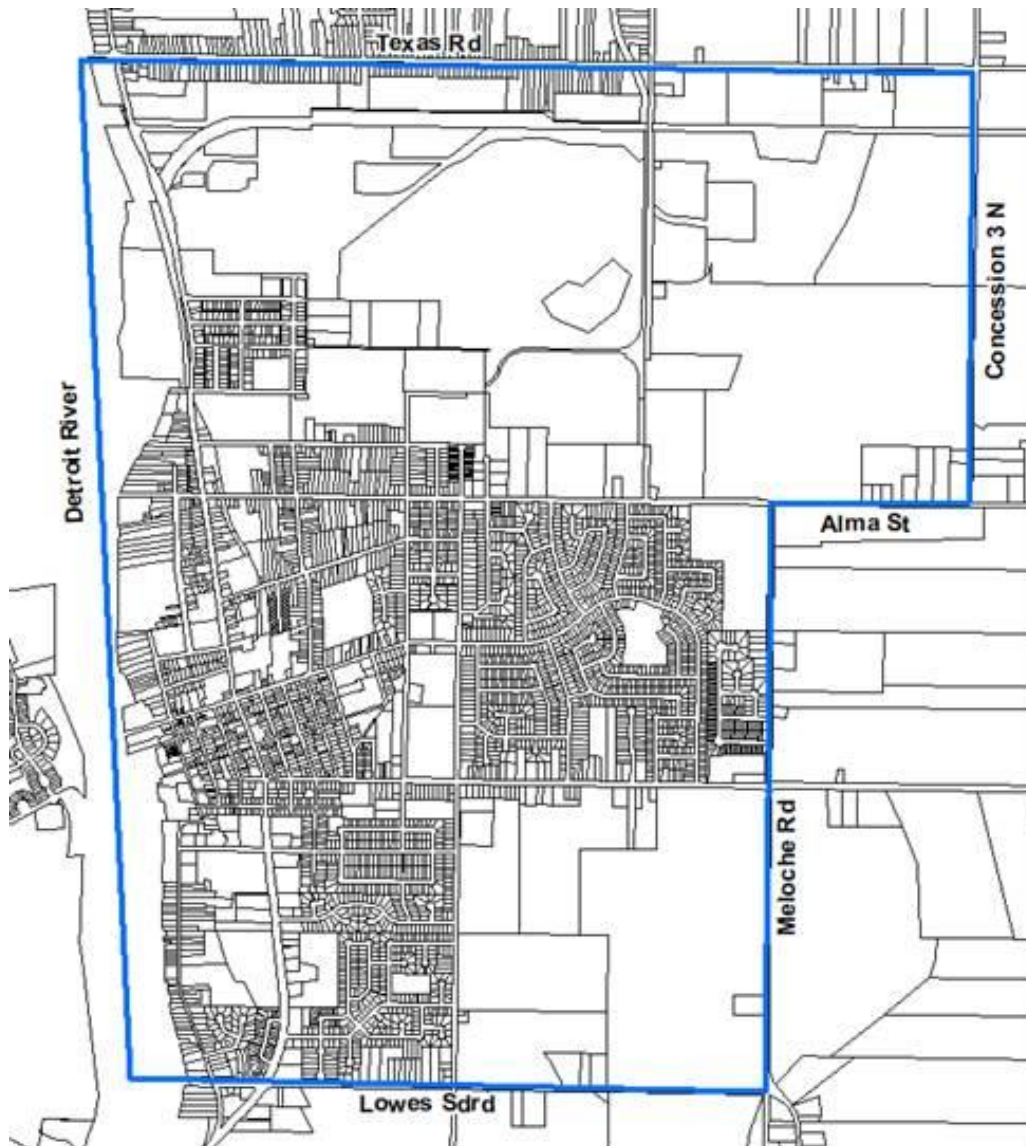
1. Council **APPROVE** the Economic Development Community Improvement Plan attached as Appendix 'A'; and
2. Administration **FORWARD** the Economic Development Community Improvement Plan to the Ministry of Municipal Affairs and Housing for filing; and,
3. By-law 2023-058, being a By-law to approve the Economic Development Community Improvement Plan, be taken as having been read three times and finally passed and the Mayor and Clerk **BE AUTHORIZED** to sign same.

2. **BACKGROUND:**

On August 15, 2022 the Town of Amherstburg Council designated an Economic Development Community Improvement Project Area in accordance with s.28 of the *Planning Act*, R.S.O. 1990, c. p. 13 as shown in Figure 1 below. Opportunity exists to enhance economic development in the Town of Amherstburg as the Town of Amherstburg is receiving interest from firms seeking a presence in the Essex-Windsor region due to emerging regional economic development opportunities and our Town's proximity to the Canada-United States border.

There are four and soon to be five border crossing routes with the pending completion of the Gordie Howe International Bridge between Ontario and Michigan. Three of these routes are by road, one by rail and one by ferry. The border crossings between Ontario

and Michigan are the busiest between Canada and the United States both in terms of dollar value and volume of commodities with the transportation equipment commodity group representing the largest component serving the well-developed automotive manufacturing sector. Additionally, there is an emerging financial and technical cluster in the Metro Detroit area that Amherstburg has proximity, infrastructure and skilled workforce to potentially attract firms to locate in Amherstburg.



In September 2022, the Town of Amherstburg retained planning consultants MillerSilani Inc. to lead consultations with government, businesses and residents about what an Economic Development Community Improvement Plan for Amherstburg should contain. A summary of the initial round of consultation is contained in the January 2023 Background report (attached as Appendix 'B').

On February 15, 2023, an Open House was held at the Libro Centre to receive comments from any member of the community about a potential new Economic Development Community Improvement Plan. Notice of this Open House was published in the River Town Times February 1, 2023.

Following the Open House, additional consultation took place with Senior Town Staff to finalize the scope and nature of incentives to be included in the new Economic Development Community Improvement Plan (CIP). The CIP is attached as Appendix 'A'.

On April 11, 2023, a Statutory Public Meeting was held at Council Chambers. Notice of this Open House was published in the River Town Times March 23, 2023. In addition, members of the Economic Development Advisory Committee were emailed April 3, 2023 and provided a copy of the proposed CIP report as well as notification of the SPM on April 11, 2023. While some members of the public spoke on this item, the comments were about specific properties and did not address the draft CIP that was the purpose of the meeting. No written comments were received for the Statutory Public Meeting. The Council direction at the Statutory Public Meeting was:

“Comments from the public, municipal departments, agencies, Economic Development Advisory Committee and Council with respect to an Economic Development Community Improvement Plan **BE RECEIVED and SUMMARIZED** in a future report to Council.”

3. DISCUSSION:

The CIP is divided into six chapters including:

1. An introduction to this CIP;
2. A discussion of the legislative and policy framework;
3. A discussion of the Economic Development Community Improvement Project Area;
4. The CIP objectives;
5. A discussion of the financial incentives available; and
6. An overview of CIP program administration and monitoring.

The CIP has been prepared to offer a targeted set of incentives that are fiscally responsible and focused on attracting and/or retaining investment and jobs that will improve the economic well being of Amherstburg residents.

The CIP will be implemented through a subsequent guideline prepared that will contain specific information and criteria for the different incentives offered.

4. RISK ANALYSIS:

Approving this CIP provides the Town of Amherstburg with a tool to attract potential new employers to the community and retain existing employers. There is a very high risk that not approving this CIP would reduce the Town of Amherstburg's competitive position in attracting new employers to the Town.

5. FINANCIAL MATTERS:

The Industrial Business Property Tax Equivalent Grant Program would provide a grant equivalent of up to 100% of the municipal property tax increase created by the project for up to 10 years after project completion for eligible projects.

The Commercial Business Property Tax Equivalent Grant Program would provide a grant equivalent of up to 50% of the municipal tax increase created by the project for up to 5 years after project completion for eligible projects.

The Development Charges Grant and Building Permit / Planning Fee Grant would be available to applicants successful at obtaining the Industrial or Commercial Business Property Tax Equivalent Grant. This would include a grant to offset up to 100% of the Development Charge Fees owing to the municipality. It would also provide for up to 100% of the value of Building Permit at Planning Fees related to a new and/or expansion of eligible industrial and commercial building projects up to a maximum grant of \$20,000 per eligible project.

The grants described do not require budgetary funding, rather would result in a decrease in property tax, development charges and building/planning fees for eligible projects.

6. CONSULTATIONS:

The Notice of Public Meeting was published in the local newspaper and circulated to the required agencies, property owners and municipal departments in accordance with the requirements of the Planning Act, R.S.O. 1990, c.P. 13 and associated regulations.

InvestWE – Stephen Mackenzie
Honeywell International Inc. – Megan Hall
Colliers Canada – Matt Chambers
Chief Administrative Office
Deputy Chief Administrative Officer / Director of Development Services

7. CONCLUSION:

The Economic Development Community Improvement Plan would offer incentives authorized under s.28 of the Planning Act to attract new businesses and retain existing businesses in the Town of Amherstburg. Furthermore, the Economic Development Community Improvement Plan is consistent with the provisions of s.17 of the Planning Act and the Town of Amherstburg Official Plan.



Christopher Aspila
Manager, Planning Services

Report Approval Details

Document Title:	Economic Development Community Improvement Plan.docx
Attachments:	- Appendix 'A' - Economic Development CIP.pdf - Appendix 'B' - Economic Development CIP Background Report.pdf - 2023-058- Ec Dev CIP.pdf
Final Approval Date:	Apr 14, 2023

This report and all of its attachments were approved and signed as outlined below:



Melissa Osborne



Tracy Prince



Valerie Critchley



Kevin Fox