

Town of Amherstburg

ECONOMIC DEVELOPMENT COMMUNITY IMPROVEMENT PLAN

Background Report



MillerSilani Inc., January 2023



TOWN OF AMHERSTBURG
ECONOMIC DEVELOPMENT COMMUNITY IMPROVEMENT PLAN
BACKGROUND REPORT

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SECTION 1 INTRODUCTION

1.1 Why is this Community Improvement Plan Being Prepared At This Time?

The Town of Amherstburg is receiving interest from individuals and corporations seeking a presence in the Essex-Windsor Region, to take advantage of emerging regional economic development opportunities. The Town's proximity to the US-Canada border, together with the availability of designated, zoned and serviced industrial and commercial lands makes Amherstburg an ideal candidate to attract new investment and jobs.

With the pending completion of the Gordie Howe International Bridge between Ontario and Michigan our region has five international land borders between Canada and the United States. These crossings are the busiest international gateways between our two nations, 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 that exists in Southern Ontario and Southeastern Michigan. More than 40,000 commuters, tourists and truck drivers carrying \$323 million worth of goods cross the Windsor-Detroit border each day.

In the Spring of 2022 Stellantis and LG Energy Solution (with financial incentives provided by the Government of Canada, the Government of Ontario and the City of Windsor) announced that the first large-scale, domestic, electric-vehicle battery manufacturing facility will be built in the City of Windsor. This is the single largest investment to ever be made in the Windsor-Essex Region.

With an investment of \$5 billion and an estimated 2,500 new direct jobs being created, this new battery plant is a transformative investment that will enable this region to successfully compete for and attract additional new advanced manufacturing, research and commercial investments. Work is underway in constructing this new facility that is expected to be operational in 2024.

Stellantis also announced that the Windsor Assembly Plant will be transformed to support the production of new multi-energy vehicle (MEV) architecture that will provide battery-electric (BEV) capability for multiple models. This vehicle assembly plant is being designed to have maximum flexibility to adjust production volumes as needed to meet changing market demand for electric vehicles. Retooling of the Windsor Assemble Plant is scheduled to begin in 2023.

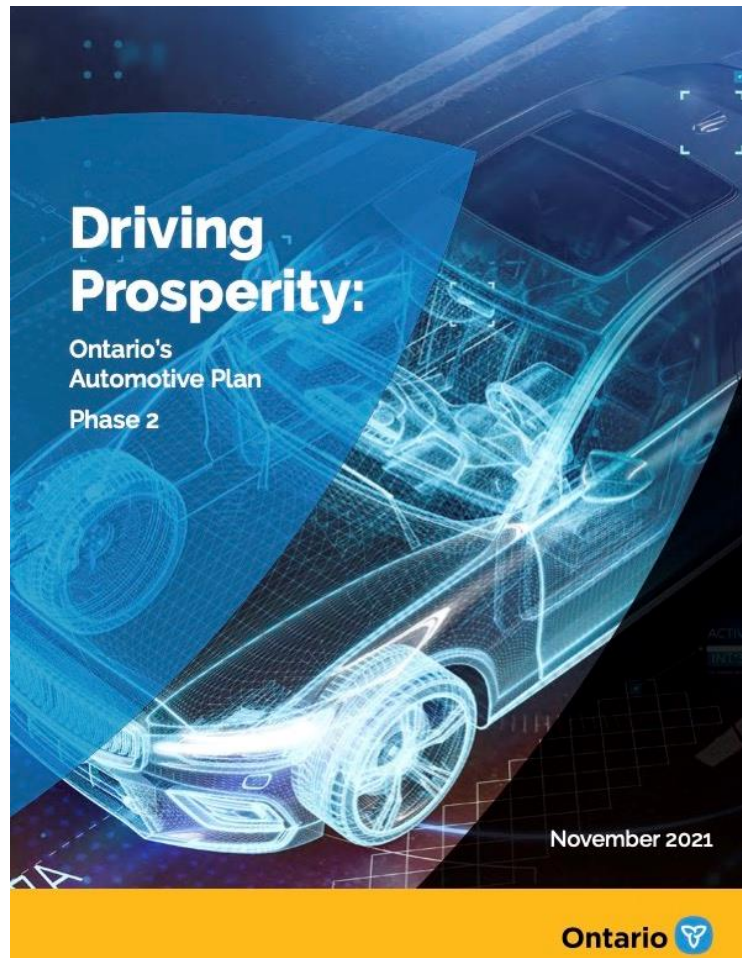
The Windsor-based Automotive Research and Development Centre (ARDC) is also being expanded by adding more than 650 highly skilled engineering jobs in support of Stellantis' growth in electrification. A new 100,000 square foot facility is being built to facilitate this

expansion, and it is expected to be completed by the end of 2023. This research centre will focus on advanced EV related technologies that are required for Stellantis to successfully transition its North American production facilities from ICE to EV propulsion systems.

In November of 2021 the Province of Ontario released “Driving Prosperity: Ontario’s Automotive Plan, Phase 2”. An integral part of this Plan is to position Ontario as a North American leader in developing and building the car of the future.

A new investment attraction agency (Invest Ontario) was specifically created to nurture investment and help businesses grow in the Province of Ontario.

Invest Ontario is offering a \$400-million fund to encourage investments in the advanced manufacturing sector, such as investment in EV-related technologies. This fund was utilized to assist with the funding of new battery plant in Windsor.



The Ontario Government is also offering a number of new tax incentives for manufacturing/ accelerated write-offs. Ontario is encouraging new business investment by allowing faster write-offs of the cost of capital investments such as new machinery and equipment. Businesses can immediately write off investments in manufacturing and processing machinery and equipment, as well as certain clean energy equipment and eligible zero-emission vehicles.

The Town of Amherstburg is well positioned to build on the province’s new investment strategy, and to take advantage of the opportunities that will emerge over the next decade as:

- a new EV technology and manufacturing cluster continues to build and expand in Southwestern Ontario;
- new logistics and cross-border transportation infrastructure becomes operational; and
- the financial/information technology cluster that exists in Southwestern Ontario and Southeastern Michigan continues to expand.

Opportunities exist to enhance economic development and job creation in the Town of Amherstburg through the preparation and adoption of a new Economic Development Community Improvement Plan (CIP) prepared in accordance with Section 28 of the Planning Act. Town of Amherstburg Council has directed that a new Economic Development CIP be prepared:

- a) to support the local economy by attracting major new investment and development that represent desirable sectors for the Amherstburg economy; and
- b) to encourage job creation in Amherstburg through the attraction of major new industrial and commercial development and/or the expansion of existing industrial and commercial businesses in identified sectors of the economy.

It should be noted that Town Administrative Staff intend to re-activate and complete work that was commenced in 2017 to prepare a Community Improvement Plan (CIP) for the Downtown Core Area. Work on that project was put on hold in 2021, and a subsequent report will be brought back to Council in the summer of this year, outlining further actions that will be taken by Staff to complete the Core Area CIP.

1.2 Purpose Of This Background Report

This Background Report is intended to provide information that will be utilized by Council when preparing the new Economic Development Community Improvement Plan (CIP), in keeping with Council's economic development and job creation objectives and utilizing the legislative authority and best practices available in the Province of Ontario.

It is important that the new Economic Development CIP be drafted in such a manner as to offer a targeted set of actions and incentives that are fiscally responsible, and capable of attracting and/or retaining the investment and jobs that will improve the economic well being of Amherstburg residents.

SECTION 2 LEGISLATIVE AND POLICY FRAMEWORK

2.1 Provincial Enabling Legislation

A Community Improvement Plan (CIP) is a municipal planning tool used to establish strategies, actions and financial programs for improving identified areas within a municipality.

Community improvement planning was a popular planning tool utilized by many municipalities in the 1970s and 1980s, as a means to encourage neighbourhood and downtown commercial core area renewals. At that time, it was also a requirement to have a Community improvement Plan in place in order for municipalities to receive provincial grants under former community improvement programs such as ONIP (Ontario Neighbourhood Improvement Program), CAIP (Commercial Area Improvement Program), and ODRP (Ontario Downtown Revitalization Program).

Those provincial grant programs no longer exist, and municipalities are now using Community Improvement Plans, Policies and Programs in more innovative ways to address emerging economic development objectives and to support and incentivise targeted and/or sector specific development/redevelopment projects that lead to new job creation.

Section 28(1) of the Planning Act defines community improvement as “the 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 therefor, as may be appropriate or necessary.”



A “community improvement project area” is defined as “a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.”

A “community improvement plan” is defined as “a plan for the community improvement of a community improvement project area.”

Once a municipality has identified and selected the geographic area that will be included within the CIP project area, it can prepare and adopt a Community Improvement Plan for the designated area.

Following the adoption of the Community Improvement Plan, Section 28 of the Planning Act allows a municipality to:

- a. acquire land within the community improvement project area;
- b. hold land acquired before or after the passing of the by-law within the community improvement project area;
- c. clear, grade or otherwise prepare the land for community improvement;
- d. construct, repair, rehabilitate or improve buildings on land acquired or held by it in the CIP area;
- e. sell, lease or otherwise dispose of any land acquired or held by it in the CIP area.;
- f. make grants or loans to registered owners, assessed owners and tenants of lands and buildings within the project area once the CIP has come into effect. (Costs may include costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities as identified in Section 28 (7.1) of the Planning Act.)

Section 28(7.3) of the Planning Act specifies that the total of the grants and loans made in respect of particular lands and buildings under subsections (7) and (7.2) and the tax assistance as defined in section 365.1 of the Municipal Act, 2001 shall not exceed the eligible cost of the CIP with respect to those lands and buildings.

Section 28(11) allows a municipality to register an agreement concerning a grant or loan made under subsection 28(7) or an agreement entered into under subsection 28(10) against the land to which it applies, and the municipality shall be entitled to enforce the provisions thereof against any party to the agreement and, subject to the provisions of the Registry Act and the Land Titles Act, against any and all subsequent owners or tenants of the land.

Section 69 of the Planning Act allows municipalities to reduce or waive the amount of a fee in respect of a planning application where it feels payment is unreasonable. Municipalities can use this tool to waive all matter of planning application fees to promote community improvement without inclusion in a CIP. Municipalities can also collect fees and then provide a partial or total rebate of fees in the form of a grant, but this must be done within a CIP.

Section 5 of the Development Charges Act, allows municipalities to grant exemptions from a development charge. This allows both upper-tier (County of Essex) and lower-tier (Town of Amherstburg) municipalities to offer partial or total exemptions from municipal development charges in order to support community improvement objectives. Through Section 28 of the Planning Act, as part of an adopted CIP, municipalities can offer a reduction in development charges in the form of a grant equivalent to part or all of the development charge normally payable.

These DC exemptions can be targeted and based on the Applicant meeting one or more specified project performance criteria, as set out in the Community Improvement Plan.

It should be noted that the Municipal Act regulates a municipality's ability to provide financial incentives. This restriction is set out in Section 106 (1) of the Municipal Act, and reads as follows:

"Despite any Act, a municipality shall not assist directly or indirectly any manufacturing business or other industrial or commercial enterprise through the granting of bonuses for that purpose. 2001, c. 25, s. 106 (1)."

Section 106 (2) states the municipal actions prohibited consist of giving or lending any property of the municipality, including money; guaranteeing borrowing; leasing or selling any property of the municipality at below fair market value; or giving a total or partial exemption from any levy, charge or fee.

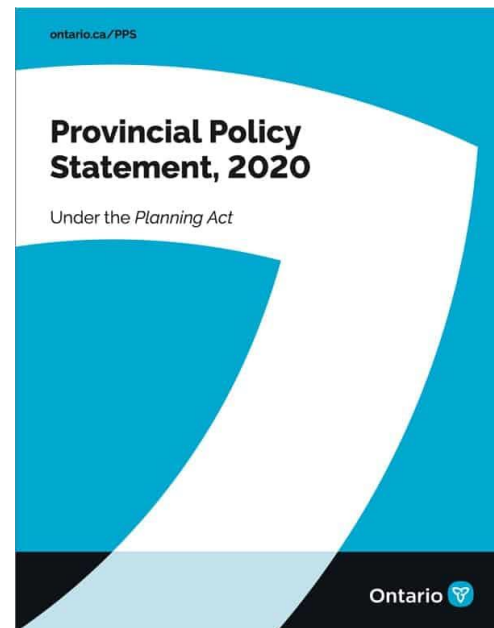
Despite these prohibited actions, there are exceptions in the Municipal Act provisions. Section 106 (3) of the Municipal Act provides an exception, allowing municipalities exercising authority under Section 28 of the Planning Act to make grants that would be otherwise prohibited.

2.2 Provincial Policy Direction

The Provincial Policy Statement (PPS) was issued in 2020 by the Provincial Government in accordance with Section 3 of the Planning Act.

It is a key part of Ontario's policy-led planning system, and it provides policy direction on matters of provincial interest related to land use planning and development.

The Provincial Policy Statement sets the policy foundation for regulating the development and use of land in Ontario, and it includes the following employment-related policies:



“Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and

- e) ensuring the necessary infrastructure is provided to support current and projected needs.”

“Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;
- d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- f) promoting the redevelopment of brownfield sites;
- g) providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;
- h) providing opportunities for sustainable tourism development;
- i) sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri- food network;
- j) promoting energy conservation and providing opportunities for increased energy supply;

- k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and
- l) encouraging efficient and coordinated communications and telecommunications infrastructure.”

Section 3 of The Planning Act requires that all decisions made by Municipal Councils with respect to planning matters “shall be consistent with” policy statements issued under the Act.

2.3 County Of Essex Policy Direction

The existing County Official Plan was adopted by County Council and received approval from the Province of Ontario in 2014. This Plan applies to all seven local Essex County municipalities, including the Town of Amherstburg.

The following Essex County Official Plan goals and policies are particularly relevant and applicable to the Town’s new Economic Development Community Improvement Plan:



OFFICIAL PLAN



Prepared By:



Adopted February 19, 2014
Approved by MMAH April 28, 2014

“Essex County Goals:

- to increase the opportunity for job creation within each local municipality by attracting and maintaining industries and businesses closer to where County residents live;
- to support long term economic prosperity by providing infrastructure and public service facilities to accommodate projected growth;
- to encourage employment opportunities on lands within Settlement Areas that are in proximity to rail corridors.”

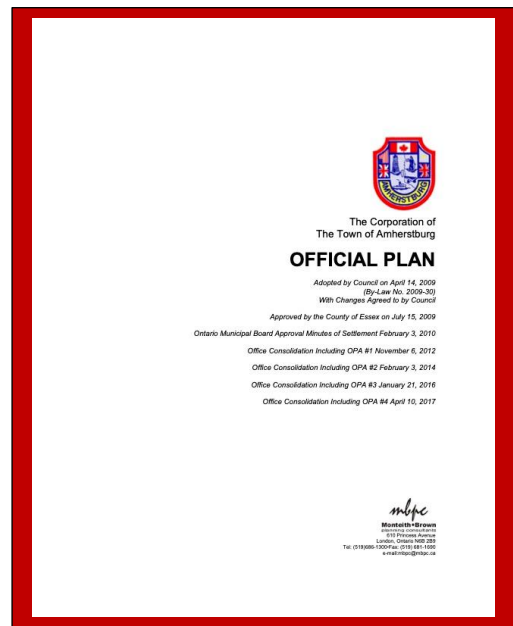
Essex County Policies:

- all new development within primary settlement areas shall only occur on full municipal water services and municipal sewage services, unless there are interim servicing policies in the local Official Plan that are in effect;
- Downtown/Uptown areas should maintain and/or enhance the existing character of these areas. Mixed-use development and an accessible pedestrian-oriented streetscape are encouraged. The preparation of Community Improvement Plans is also encouraged;
- The County encourages the redevelopment of brownfield sites.

2.4 Town Of Amherstburg Policy Direction

The Town of Amherstburg's Official Plan was adopted by Council in 2009 and received final approval in 2010.

A broad range of goals and policies contained within the Town's Official Plan are relevant and applicable to this new Economic Development Community Improvement Plan, and include the following:



“Subsection 1.7.9 – Industrial and Commercial Lands:

The Town of Amherstburg was the home of General Chemical/Allied Chemical. General Chemical lands are located within the Amherstburg Settlement Area adjacent to the

Detroit River between the Town's two largest areas of residential concentration. In addition to a large chemical plant General Chemical also had extensive brine wells, waste settling beds and quarrying operations associated with the chemical plant.

Although the industry has ceased as of January 2005 there continues to be an obligation to address the issue of the brownfields left by this industry's past activities.

The quarry operation had been acquired by a local quarry/gravel operator and will continue to operate in a manner similar to how it has operated in the past. The brine extraction lands have been sold to individuals interested in various recreational and residential forms of development. Concerns relating to servicing, land stability and provincially significant wetlands may limit any development on the former brine extraction property. Special policies to guide the after use of these lands will form part of this Official Plan.

The front portion of the chemical plant property was proposed for a general commercial development. While the proposal for commercial development in this location is very sound, recent inquiries would indicate that there may be interest in redeveloping the General Chemical lands for another heavy industrial use. The Town's desire for a balanced economy and job creation has resulted in a dual designation for this portion of the site to provide for the greatest flexibility between what was and what could be.

Within the Heavy Industrial designation referred to as the General Chemical lands is located Honeywell International Inc. Honeywell Chemicals is one of the largest producers of hydrofluoric acid and the Amherstburg plant employs 103 persons. Past consents to Honeywell have rendered certain parcels land-locked but with easements over the General Chemical lands. Future development of lands within this Heavy Industrial designation will address issues of access, buffering, servicing constraints and site rehabilitation.

As of June 2005, the Town has also lost another industry – Nexen. The site is located adjacent to the General Chemical lands. In 1981 when the plant was constructed, the road to this portion of the industrial park was closed for safety

considerations. The company is proposing to demolish the plant. Once the plant is removed concept plans as to how this area is to develop need to be part of any applications for redevelopment.

Subsection 2.5 – Industrial and Commercial Services

The Town of Amherstburg wishes to encourage businesses and industries to locate within the community to provide employment opportunities and to increase the assessment base. The Town also wishes to encourage the retention of disposable spending dollars within Essex County and Amherstburg in particular.

In order to achieve these objectives, the Town may participate in the development of additional or expanded business/industrial park sites and/or the provision of services to privately owned industrial lands so as to ensure an adequate supply of available serviced employment lands within the Town. The Town may also identify an area suitable for new format retail or service commercial opportunities while having regard for the existing commercial development. In doing so, the Town shall have regard to the relevant policies of this Plan.

Subsection 2.8.2 – Waste Settling Beds

The former General Chemical site and the Honeywell site have active waste settling beds, inactive waste settling beds and settling beds under remediation but closed. The Honeywell settling bed is considered an active waste disposal site.

Any new development or change of use on the site or within 500 metres of any of the waste settling bed sites as measured from the perimeter of the settling bed shall require an applicant to undertake a study, prepared by a qualified professional, to evaluate the presence and impact of environmental contaminants and any leachate migration in the soils.

The study will address the feasibility of mitigation measures if required. Depending on the results of the study, development may be restricted, conditions may be imposed, or development may be refused. Appropriate buffering may also be applied as determined by the study. No development may be permitted on the waste settling beds unless approval has

been granted under Section 46 of the Ontario Environmental Protection Act.

Subsection 2.18 – Brownfields Redevelopment Policies

The Province of Ontario recently amended Section 28 of the Planning Act. Section 28 allows municipalities to create Community Improvement Areas. The changes to the Act are intended to provide greater flexibility in how a municipality utilizes this Section of the Act when carrying out remedial works or redevelopment projects. The changes have expanded the range of projects and now include the ability to carry out remedial measures to clean up sites with environmental issues.

The Town can provide grants and loans to owners of brownfields to assist in the cost of any clean up. There are a number of sites within the community that could benefit from more flexible community improvement policies. The former General Chemical site, the former SKD site, the former Church and Dwight site, and the former Nexen site could possibly benefit from the new redevelopment policies.

More detailed policies on how this Official Plan addresses Community Improvement Areas are found in Section 6.3 of this Plan.

Subsection 2.19 – Smart Growth Policies

The Town will accommodate projected growth within the defined Settlement Areas and encourage a more efficient use of land and services.

The Town also supports revitalization of the downtown and commercial areas of the community while having appropriate and sensitive regard to the heritage features of this community.

Included in the Town's positive outlook for the commercial areas of the Downtown will be the continued encouragement of residential development on the upper floors of the commercial buildings, the added parking concessions to

existing and new development and the promotion of the tourism aspects of the Town.

Subsection 6.2 – Policies for Downtown Revitalization

It is the intent of this Plan to encourage the continued viability of the downtown core area. To this end, the following specific policies are set out with respect to future development in the Central Business Area.

6.2.1 Description:

- The Central Business Area shall comprise those lands adjacent to Richmond Street, west of Sandwich Street and Dalhousie Street from Rankin to Gore;
- The uses permitted in the Central Business Area shall consist primarily of those general commercial uses described in Section 4.4 hereof, but shall also include some mixed types of residential uses located primarily on the fringe of the Central Business Area;
- The limits of the Central Business Area do not coincide in all cases with those of land use areas. However, distinct and recognizable limits to the Central Business Area will be achieved where possible by differences in intensity and character between it and adjoining areas;
- The Central Business Area is and shall continue to be characterized by an intensive use of land.

6.2.2 Role and Function:

It is the intent of this Plan that the focal point of activity be the Central Business Area which shall continue to be the dominant and most intensive business area in the Town and in the surrounding market area. The Zoning by-law may apply square footage restrictions on uses beyond the Central Business Area in an attempt to encourage smaller retail and office uses to select the Central Business Area over locations on Sandwich Street.

6.2.5 Downtown Improvement and Revitalization

- It is the intent of this Plan that the progressive features and positive characteristics, which have developed in the Central Business Area, shall be retained and reinforced. Development of vacant sites and redevelopment of existing areas in the Central Business Area shall be encouraged in a comprehensive manner with a view to coordinating individual site designs and providing integrated solutions to pedestrian and vehicular traffic circulation problems. To further these objectives, Council may require that prospective developers of lands in the Central Business Area enter into a Development Agreement with the Municipality under Section 41 of the Planning Act, R.S.O. 1990 c.P.13;
- Although intensification of use will be inherent in most development or redevelopment, it is the intent of this Plan that in any rehabilitation, conservation, development, or redevelopment schemes for the Central Business Area, emphasis be placed on the provision of abundant light and air space, the provision of attractive and usable open space available to the public, the aesthetic value of enclosed areas as well as open areas, the importance of public buildings as focal points of civic improvement, the restoration of existing buildings wherever possible and the retention of historical atmosphere and buildings. High standards of civic design emphasizing unity, coherence, and aesthetic appeal shall be the goal throughout;
- No open storage shall be permitted in the Central Business Area;
- It is the intent of this Plan that the Central Business Area remain as compact as possible in order to serve the pedestrian most effectively. New development should be planned as an extension of the existing

business area and should not be allowed to infiltrate unnecessarily into adjoining residential areas;

- Preference should be granted to the redevelopment of vacant or derelict commercial buildings within the Central Business Area before considering amendments to the Zoning By-Law to permit expansion into adjoining residential areas;
- Council shall endeavour to improve the environment of the Central Business Area by making use of small spaces for such amenities as benches and planting and to improve the design of street lighting and other street furniture.
- Council shall encourage merchants and property owners in the Central Business Area to improve their shop fronts and signs and thereby improve the overall appearance of the downtown area;
- Council shall encourage an adequate standard of building maintenance on all property within the Central Business Area through the enforcement of a maintenance and occupancy standards by-law pursuant to Section 31 of the Planning Act R.S.O. 1990 c.P .13;
- Council shall consider the assembling of land within the Central Business Area as assistance to redevelopment or rehabilitation schemes;
- Council shall have regard to the policies relating to Economic Development that are contained in Section 6.5 of this Plan when considering the improvement and revitalization of the downtown area.

Subsection 6.3 – Policies for Community Improvement

6.3.1 Designation of Community Improvement Areas

In any established area of the Town where there is evidence that physical and/or socio- economic change may occur if no public action is taken, Council in conjunction with the citizens shall determine whether it

is in the best interest of the area and the Town as a whole to encourage such change by directing a program of orderly transformation or to encourage the conservation of the area.

Where the effects of physical and/or socio-economic change are already in evidence, Council shall determine in a similar manner whether or not this change is in the best interest of the area and the Town as a whole and, therefore, whether or not to encourage the rehabilitation and conservation of the area or its orderly transformation.

Council shall therefore, from time to time, develop Community Improvement Plans that provide details on how selected areas will be improved through conservation, rehabilitation, redevelopment, renovations, revitalization and/or environmental remediation. Community Improvement Plans may be applied to all types of uses, buildings, and/or structures in any given area.

Community Improvement Areas may be defined as that portion of the Town of Amherstburg that is bound on the west by the Detroit River, on the north by Texas Road on the east by Concession 3 North and on the south by Lowes Side Road.

6.3.2 Conservation, Rehabilitation and Redevelopment

In areas of conservation and rehabilitation, Council shall institute a program to ensure the conservation and rehabilitation of existing buildings, both through direction and encouragement and by regulatory measures in order to discourage redevelopment. Council shall recognize, however, the justifiable redevelopment of selected buildings and uses within these areas as an integral part of such a program. Particular attention shall be directed initially to those buildings and uses thought to have the most deleterious effects on the surrounding area.

6.3.3 Goals and Objectives

In The principal goals for Community Improvement Area shall be:

- To protect and enhance the quality of the area which the residents value highly;
- To eliminate the deficiencies in municipal services and recreational facilities wherever it is economically and physically possible;
- To assist the community in improving the overall appearance of residential and commercial structures and to act as a catalyst for individual improvement by acquiring properties that are beyond rehabilitation and removing their blighting influences from the area; and
- To urge and assist owners of commercial, industrial and residential property to rehabilitate premises where necessary in order to eliminate deterioration and improve community pride in ownership or occupancy.

The specific objectives of a Community Improvement Area shall be:

- To provide for the maximum feasible amount of rehabilitation of existing housing and commercial premises by making use of any government programs for financial assistance;
- To establish an active program for informing the property owners of various
- available forms of housing and commercial rehabilitation assistance;
- To enforce, if necessary, any controls which will contribute to the visual
- attractiveness of the community and the health and safety of the occupants;

- To improve the sanitary and flooding situation of the community by separating the sanitary and storm sewers on selected streets within the area identified as in need of community improvement on a phased program;
- To improve the water distribution system by installing new watermain on selected streets within the community improvement program area on a phased program;
- To improve the safety and visual appearance of the community by installing new sidewalks, improved street lighting, power lines, curbs and gutters, and the resurfacing of selected streets within the area on a phased program;
- To improve the visual appearance of the community by encouraging the relocating of non-conforming land uses and incompatible land uses;
- To ensure that the residents have a full range of community, social and recreational facilities by further developing or improving the H. Murray Smith Centennial Park, the Austin “Toddy” Jones Park, Bill Wigle Park, King's Navy Yard Park, and the expansion of parkland along the Detroit River;
- To encourage the residents and ratepayers to participate in the implementation of community improvement plans and other programs aimed at improving the community either by service clubs or individual actions or concerns;
- To ensure underutilized sites and/or environmentally compromised sites be revitalized to be contributing assets to the town; and
- To provide funding in the form of grants and/or loans and/or the waiving of fees for appropriate projects that meet the objectives of the Community Improvement Plan.

6.3.4 Criteria for Selecting Community Improvement Areas

In determining whether or not a portion of the Town of Amherstburg will be selected as a Community Improvement Area for the development of a Community Improvement Plan one or more of the following criteria would have to be met:

- There is a deficiency or deterioration² in one or more of the following municipal services:
 - a) Sewers and watermains;
 - b) Roads and streets;
 - c) Curbs and sidewalks; and
 - d) Street lighting and utilities
- There is a deterioration or deficiency in one or more of the following recreational and social facilities:
 - a) Public indoor/outdoor recreational facilities;
 - b) Public open space; and
 - c) Public social facilities such as community centres, libraries, cultural facilities
- That at least 25 percent of the housing stock is in need of rehabilitation, whether interior or exterior;
- That the area is potentially stable in terms of land use and densities, whether they be residential or commercial and that there are no indications of major redevelopment plans other than those in the form of improvements;
- That the area is composed of predominantly low and moderate income households in relationship to average provincial household income or to the rest of the community;
- For commercial areas, the area will be in whole or in part defined as the Central Business Area and the area will exhibit symptoms of physical, functional and/or economic decline in the form of, for example, buildings in need of rehabilitation, decrease in retail sales, high vacancy rates, or declining tax base;
- The area contains land use conflicts between non-compatible uses or contains underutilized lands which may detract from the viability of the area but which if

redeveloped or renovated or developed to another land use could enhance or revitalize the area;

- The overall streetscape or aesthetics of the area are in need of upgrades;
- The presence of land and/or buildings that may require environmental site assessments or designated substance analysis and the implementation of appropriate and necessary remedial measures.

6.3.5 Phasing of Improvements

The separation of sanitary and storm sewers will be a number one priority within the community with phasing occurring in a natural and logical sequence based on engineering studies.

Improvements to lighting, watermain, sidewalks and road surfaces will also be carried out in a logical, sequential manner in conjunction with the separation of sanitary and storm sewers.

Waterfront improvements are necessary to the continued acquisition of riverfront property for park purposes and the possible development of a marina. Necessary park improvements are also a priority in the community. The designation of a Community Improvement Project Area will be influenced by the availability of government assistance to help implement the necessary improvements.

Brownfields will be assessed on the benefit to be accrued to the community and on the willingness of the property owners to complete a redevelopment project.

6.3.6 Implementation

Implementation of the Community Improvements will occur through;

- implementation of the Property Standards By-Law;
- the support of the local Heritage Conservation committee and the application of Heritage designations;
- the acquisition of lands through Town expenditures;
- the sale of public lands for commercial redevelopment;
- the application for various government programs, grants and loans; and the encouragement of local incentive under private enterprise.;
- the support of the Business Improvement Area;
- consideration of more flexible approaches to the zoning when community improvement objectives are being met;
- encouragement of private initiatives regarding conservation, rehabilitation, redevelopment and environmental remediation;
- consideration of the provision of grants and/or loans and/or the waiving of fees when local initiatives support the objectives of the community improvement plan; and
- when feasible, acquire buildings and/or land to carry out the community improvement plan and objectives.

Subsection 6.5 – Economic Development

It is the intent of this Plan to develop the Town to its fullest economic potential, while maintaining the quality of life existing residents have come to expect.

This Plan hopes to promote the economic well-being of Town residents and to provide employment opportunities. It is also the intent of the Plan to achieve greater diversification in the Town's overall economic base, while continuing to encourage and promote the development of the traditional agricultural, industrial and commercial base of the Town. In addition, economic development through tourism will also be promoted and encouraged in the Town.

The general principles to be considered in the economic development of the Town are as follows:

- The Town shall encourage the expansion and diversification of the Town's economic base in order to maximize the number and types of employment opportunities and to stabilize the impacts of cyclical and long-term economic trends in various agricultural, industrial, service and commercial sectors upon the Town and its residents;
- The Town recognizes the importance of tourism to growth in the local economy and in employment, and will encourage the strengthening of and promote the further development of tourism and recreation opportunities in the Town by preserving heritage through maintaining historic sites, maintaining public access to the waterfront, the enhancement of the natural environment and wetland ecosystem of the area, and through the promotion of the Town;
- The Town shall undertake and adopt an economic development strategy for the Town in order to give focus and direction to its economic development efforts. This economic development strategy shall serve as a basis for the promotion of economic development in the Town to include three main areas of emphasis - agricultural diversity and stability,

industrial development and retail/tourism development. The Economic Development strategy may be undertaken in cooperation with neighbouring municipalities, the County of Essex and the Windsor-Essex County Development Commission;

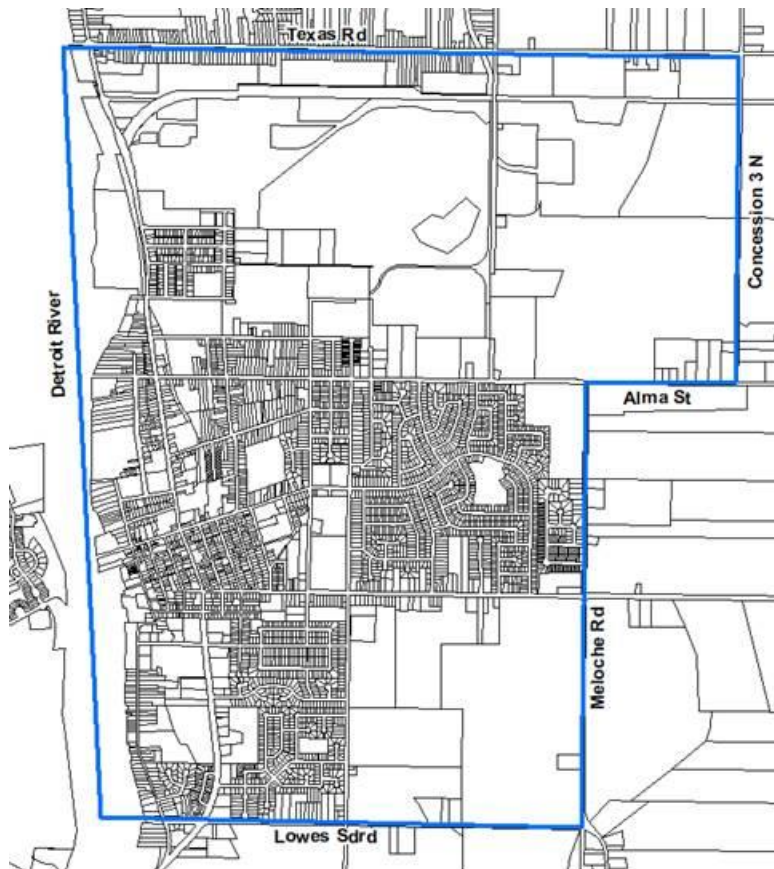
- The Town may participate in any programs offered by other levels of government to improve employment opportunities and promote economic development;
- The Town may cooperate with other levels of government to develop a strategy and program to acquire and develop land for economic development purposes;
- The Town may cooperate to develop an incubator mall, which may utilize existing vacant or underutilized buildings, to nurture new business ventures;
- The Town shall consider, upon request, participating in data collection and providing support services for public agencies engaged in tourism;
- The Town shall consider participating through financial or other support in County- wide cultural, heritage, convention and recreation activities which support tourism;
- Within areas under an industrial designation, the Town shall promote efficient, economical use of the land resources. The use of large lots by small industries will be discouraged unless there is a need for future expansion;
- As part of its on-going planning process, the Town will consider the short and long- term, direct and indirect, economic impacts of various types of development;
- In pursuing economic development, the Town will, at all times, ensure that the costs associated with development are within the Town's financial capabilities, and that there are no undue social or environmental costs;

- The Town shall promote and may participate in partnership with private development and/or the Essex Region Conservation Authority, in the development of a new docking facility in the community.

SECTION 3 ECONOMIC DEVELOPMENT COMMUNITY IMPROVEMENT PROJECT AREA

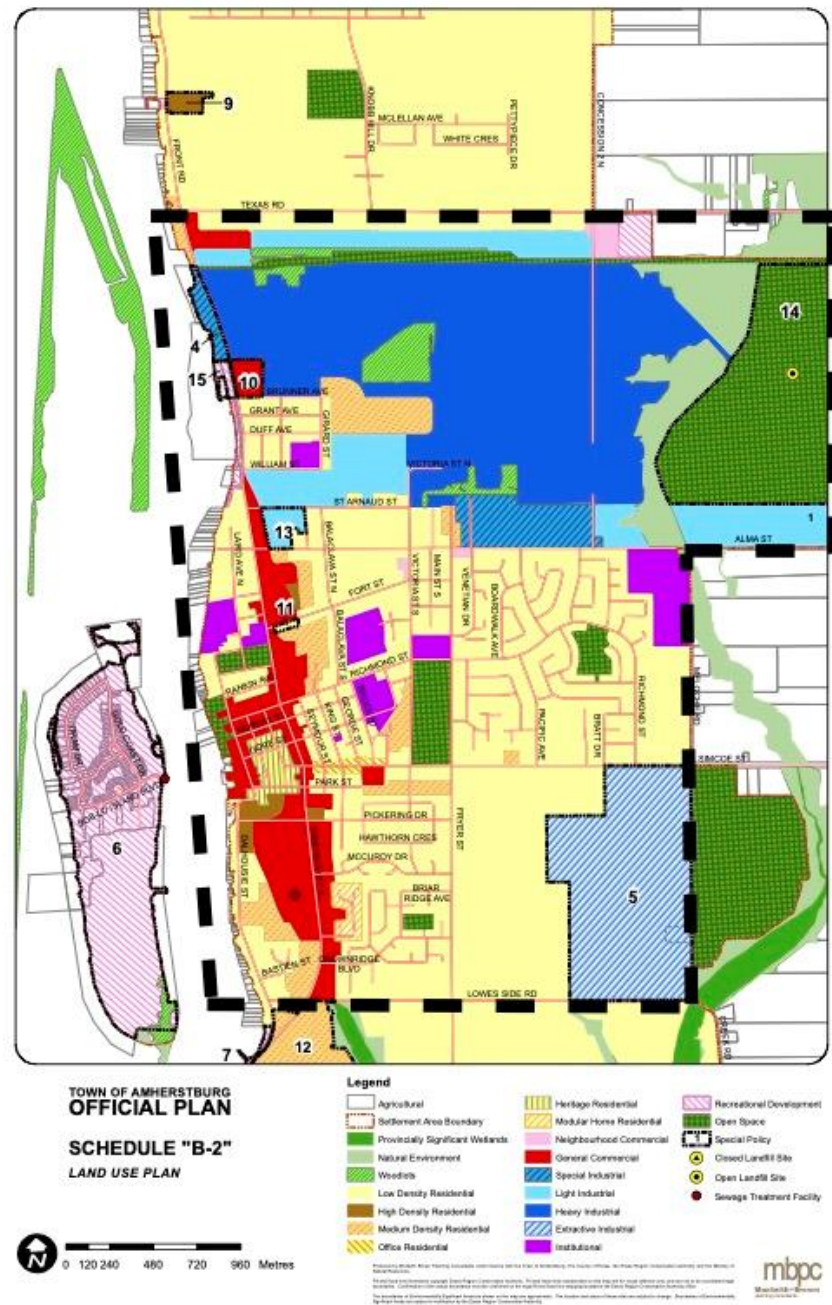
In the Fall of 2022 Council passed a By-law designating the lands shown in Figure 1 as the Economic Development Community Improvement Project Area. This CIP project area is based on the geographic land area identified in subsection 6.3.1 of the Town's existing approved Official Plan.

Figure 1 - Limits of the Economic Development CIP Project Area



The Town's Official Plan land use designations for properties located within the Economic Development CIP Project Area are shown on Figure 2.

Figure 2 – Official Plan Designations for lands located within CIP Project Area



Within the CIP Project Area there are large tracts of lands already designated for Heavy Industrial land uses. They are located generally along Front Road, south of Texas Road, west of Thomas Road and north of Alma Street. These lands comprise some of the properties previously occupied by the General Chemical plant and include sites that have frontage on the Detroit River and a seaport facility. A major County Road (former Highway 18) and the Essex Terminal Railway (which connects with Canadian National and Canadian Pacific Rail facilities) provide both highway and rail access from these lands to destinations located throughout Canada, the United States and Mexico.

Additionally, there are various properties situated within the CIP Project Area that are designated for Light Industrial, Special Industrial and General Commercial land uses.

All of these lands are situated within an area of the Town that is serviced with full municipal piped water and sanitary sewers. High speed (fibre) internet services are also available within the CIP Project Area.

SECTION 4 INITIAL OUTREACH AND CONSULTATION

An initial round of outreach and consultation was undertaken in the Fall of 2022 with staff from the following Provincial Ministries and Regional Agencies that have an interest in economic development, community improvement and brownfield redevelopment matters:

- the Ministry of Municipal Affairs and Housing;
- the Ministry of Economic Development, Job Creation and Trade;
- Invest Windsor-Essex;
- the Ministry of the Environment, Conservation and Parks.

Consultation also took place with senior Town of Amherstburg staff, including:

- the Chief Administrative Officer;
- the Deputy CAO/Director of Development Services;

- the Director of Corporate Services/Chief Financial Officer;
- the Director of Engineering & Infrastructure Services; and
- the Manager of Planning Services.

The following is a summary of what we heard from these initial meetings:

- This new Economic Development Community Improvement Plan (CIP) is intended to assist the Town achieve one of its key economic development objectives, by offering targeted financial incentives to medium and large scale industrial and/or commercial developments that are able to create a significant amount of new employment for Amherstburg residents;
- This CIP is also intended to assist with the Town’s community revitalization objectives, by offering targeted financial incentives for brownfield redevelopment and re-use of the Amherstburg Land Holdings Limited lands (and the surrounding industrially designated lands), in order to support new job creation within the Town of Amherstburg;
- Invest Windsor-Essex and Ministry of Economic Development, Job Creation and Trade staff advised that in their experience companies looking to invest in new businesses and/or to expand existing businesses are attracted to municipalities that have:
 - i. available sites that are pre-zoned, fully serviced and “shovel-ready”;
 - ii. removed the uncertainties associated with developing and/or redeveloping land by completing all required “due diligence work” up-front (i.e. Archeological, ESA studies);
 - iii. streamlined development review and approval processes, and building permits can be obtained quickly and without any undue delays;
 - iv. adopted a Community Improvement Plan that provides a broad range of financial incentives.
- Ministry and Regional Economic Development Staff also advised that companies are seeking to invest in communities that have:

- i. a highly educated and skilled pool of talent to draw from, to meet the needs of their particular business;
 - ii. willing sellers of available land (in appropriate locations), that are prepared to sell their properties at fair market prices;
 - iii. a broad range of cultural, recreational and commercial amenities and services, affordable housing options, and a quality of life that is able to attract and retain a skilled workforce.
- Staff from the Ministry of the Environment, Conservation and Parks (MECP) advised that:
 - i. A large portion of the Amherstburg Land Holdings Limited property has been remediated in keeping with a Director's Order issued by MECP, and these lands can be redeveloped for new commercial and/or industrial purposes;
 - ii. A remaining portion of these industrially designated lands (located further to the east) is not subject to this Director's Order. Someone wishing to redevelop these lands would have to undertake further Environmental and ESA studies to determine what additional site remediation work would be needed before development could be approved on these lands
- The Ministry of Municipal Affairs and Housing is responsible for administering Section 28 of the Planning Act. MMAH Staff noted that a number of communities in Southern Ontario have prepared Economic Development and/or Industrial Community Improvement Plans to support and facilitate Municipal Economic Development Objectives.

A review of best practices from these Council adopted Community Improvement Plans is set out in Section 5 of this Report.

SECTION 5 SUMMARY OF BEST PRACTICES

Based on discussions with Provincial, Regional and Municipal Staff involved in Municipal Economic Development and Municipal Planning, the following summary is offered of best practices currently being used to offer financial incentives to support municipal economic development and job creation objectives.

Municipalities are geographically, demographically, and economically diverse, and consequently the economic development opportunities and challenges that they need to address will vary across the province. Notwithstanding these differences, there are a common set of financial tools that many municipalities are successfully utilizing for municipal economic development purposes. Most of these municipalities offer a targeted package of financial incentives that include one or more of the following CIP programs:

- i. A Development Charge Rebate;
- ii. A Tax Increment Equivalent Rebate; and
- iii. A Planning & Building Permit Rebate.

Individual municipalities create specific CIP programs utilizing one or more of these financial incentives to achieve their stated job creation and economic development objectives. Best practices are to align these specific CIP incentives with:

- the desired outcomes and strategic economic development objectives of the community;
- the financial resources available to the municipality to fund the incentives being offered; and
- market knowledge as to which incentives will be most effective in attracting new investment (new jobs) to the community.

To highlight some of the best practices being utilized today, the following summary is offered from six small to mid-sized Ontario communities:

Town of Lincoln Industrial Lands Community Improvement Plan (2019)

The stated objective of this CIP is:

“To stimulate investment by the private sector in industrial-designated lands, and by doing so:

- Unlock the existing supply of vacant and underutilized land;

- Provide a direct contribution to achieving one of the Town’s fundamental economic development objectives of protecting and expanding the existing industrial base; and
- Create new jobs in the local economy.”

It is a five-year CIP, that offers the following financial incentives for an initial five-year period, that can be extended at the discretion of Council:

- An industrial Tax Increment Financial Grant. This grant provides a reimbursement to the Town’s portion of the property tax up to 80% of the annual Town tax increment over the base assessment and tax liability at Year 1. This grant can be collected for a maximum of 10 years. This grant cannot exceed the total value of eligible costs the developer incurred in site preparation and construction of the new industrial development.
- An Industrial Building Permit Fee Grant. This grant provides a 100% reduction in Building Permit Fees for building permit applications related to the construction of new and/or the expansion of existing industrial buildings, to a maximum grant of \$15,000 per property.
- An Industrial Development Charge Reduction Grant. This provides a reimbursement in the form of a grant of up to 50% of the value of the DC fees payable on a industrial development/redevelopment project, to a maximum grant of \$60,000.

Bradford West Gwillimbury Industrial Areas Community Improvement Plan (2016)

The objective of this Community Improvement Plan is...

“To stimulate investment by the private sector in industrially zoned employment districts including Artesian and Reagens Industrial Parks, and by so doing, provide or direct contribution to achieving fundamental economic development goals of the Town of Bradford West Gwillimbury.

More particularly, this may include stimulus to new investment in industrial buildings, operations, and employment by existing, new or relocating firms. By contributing to the build-out of these Parks, this plan will help meet the goals of existing businesses located in these Parks to expand, and thereby retain and

potentially create new or higher paying jobs which may have beneficial impacts elsewhere in the local economy.

Most specifically, the Plan is a basis for removing/reducing certain business costs which, in and of themselves, may act as a constraint to development.”

It is a five-year CIP, that applies to industrially designated lands located in the municipality’s two existing industrial parks, and it offers the following financial incentives for an initial five-year period, that can be extended at the discretion of Council:

- An Industrial Tax Increment Financial Grant. This grant provides a reimbursement to the Town’s portion of the property tax up to 100% of the annual Town tax increment over the base assessment and tax liability at Year 1. This grant can be collected for a maximum of 10 years. This grant cannot exceed the total value of eligible costs the developer incurred in site preparation and construction of the new industrial development.
- An Industrial Planning Fees and Building Permit Grant. This grant provides a 100% reduction in Planning and Building Permit Fees related to the construction of new and/or the expansion of existing industrial buildings in Year 1 and 2 of the CIP. In Year 3 and 4 the maximum grant is reduced to 50%, and in Year 5 of the CIP this grant is not offered.
- An Industrial Development Charge Reduction Grant. This provides a reimbursement in the form of a grant of up to 100% of the value of the DC fees payable on an industrial development/redevelopment project during Years 1 and 2 of the CIP. In Year 3 of the CIP the maximum grant is reduced to 75%, Year 4 to 50% and in Year 5 to 25%.
- An Industrial Building Restoration, Renovation, and Improvement Grant. This grant is offered to assist private sector landowners make improvements and/or small scale expansions to their existing industrial buildings by providing a grant equal to 50% of the eligible costs incurred by the landowner to make these improvements. The maximum grant per property is \$50,000, and the minimum grant is \$25,000.

Loyalist Township Industrial Community Improvement Plan (2022)

The stated purpose and objective of Loyalist Township Industrial Community Improvement Plan is:

“To attract or retain industrial businesses to encourage investment or reinvestment at greenfield and existing sites:

- To increase employment;
- To enhance property assessment and economic activity;
- To encourage land sales;
- And to take advantage of existing private and public infrastructure.

It is anticipated that this Plan should improve the likelihood of developing vacant or underutilized lands into productive uses, leading to the increase of the industrial base creating employment.

The purpose of the Industrial CIP is to provide the opportunity to develop and redevelop industrially zoned properties within the Township through the use of a tax increment equivalent grant in order to stimulate and support growth in local industries (existing and new operations) by reducing the initial cost barriers to such development.

The financial incentive program is intended to encourage the private sector to invest in publicly and privately held properties.

The Industrial CIP will provide an incentive in the form of a grant, up to four years in duration and Industrial CIP area is deemed to apply to the entire geographic limits of the Township.”

This CIP applies to all industrially zoned lands located throughout Loyalist Township, and offers one targeted financial incentive, as follows:

- An industrial Tax Increment Equivalent Grant. This grant is provided to eligible property owners over a 4 year period. The owner receives an annual grant equal to 100% of the value of the tax increment increase in Year 1. In Year 2, the grant is reduced to 75% of the value of the increment, in Year 3 it is reduced to 50% and in Year 4 it is reduced to 25%. At the end of Year 4 no further grants are provided to the owner.

In order to be eligible for this financial incentive, the cost of the new development/redevelopment must exceed a value of \$500,000 and lead to at least 10 new full time permanent jobs being created and maintained throughout the term of the grant.

The total value of the grant being offered cannot exceed 50 percent of the total cost of the improvements being made on the industrially zoned land.

Town of Tecumseh Industrial Community Improvement Plan (2022)

The Town of Tecumseh prepared a new Industrial Community Improvement Plan in 2022.

The stated purpose and objectives of this CIP are:

“To support the local economy by attracting major new investment and development that represent desirable sectors for the local economy, and to encourage job creation through the attraction of major new industrial development and/or expansion of existing industrial businesses into identified sectors of the economy.

The Industrial CIP will:

- Support investments in targeted high potential economic sectors that contribute to the diversification of the local economy;
- Support the establishment and on-going development of targeted sector clusters and encourage businesses to take advantage of cluster-related synergies;
- Support synergies with existing and growing industries by attracting investment based on the community’s strengths and competitive advantages;
- Provide financial incentive programs that are attractive to potential investors and corporate decision-makers, but are balanced with expectations of Town taxpayers and the Town’s ability to fund the financial incentive programs;

- Encourage investment that results in the productive use of lands and/or buildings for the purposes of establishing or maintaining a business enterprise, or the expansion of existing businesses to realize more effective use of the land's potential;
- Encourage capital investments that create new and/or maintain existing permanent jobs, as well as short-term construction jobs that contribute to the reduction of the unemployment rate;
- Support investment and development that results in an increase in property assessment and grows the non-residential municipal tax base over the long-term.

The Tecumseh Industrial Community Improvement Plan applies to all lands within the Town's three Settlement Areas that are designated as Business Park and are zoned industrially.

To be eligible for financial rebates (grants) under this CIP, the minimum size of the new industrial floor space being built would be 140,000 square metres, and this floor space must be used for an automotive assembly plant or an automotive parts manufacturing plant. This new Industrial CIP is intended to be in effect for 10 years and can be extended at that discretion of Council. It offers the following financial incentives to eligible industrial projects:

- A Tax Increment Equivalent Rebate. This rebate is equal to 50% of the increase in the municipal portion of property taxes as a result of the increase in assessment value from the new industrial development project. This rebate would be paid on an annual basis for up to 10 years.
- A Planning & Building Permit Rebate. This rebate is equal to 100% of the fees for Planning Act applications and/or Building Permit fees for eligible projects.
- A Development Charge Rebate. This provides a re-imbursement in the form of a grant of up to 100% of the value of the DC fees payable on an eligible industrial development.

City of Windsor Economic Revitalization Community Improvement Plan (2011)

The stated purpose of the City of Windsor's Economic Revitalization Community Improvement Plan is:

"To diversify the local economy by attracting new businesses that represent new and desirable sectors of the local economy, and to encourage job creation through the attraction of new businesses and/or the expansion of existing businesses into identified sectors of the economy".

This CIP applies to the entire City of Windsor, and offers the following financial incentive programs:

- The Business Development Grant Program. This CIP program is intended to attract new business investment to Windsor and provides a grant equivalent to 100% of the municipal property tax increase created by the project for up to 10 years after project completion for eligible projects. To be eligible for this grant the development or redevelopment must create a minimum of 50 new jobs in the manufacturing sector or more than 20 new jobs in other eligible sectors (creative industries, health and life sciences, corporate/head offices, professional services, renewable energy, tourism, warehousing/logistics).
- The Business Retention and Expansion Grant Program. This CIP program focuses on existing businesses, allowing them to expand and grow at their current locations. It provides a grant equivalent to 100% of the municipal property tax increase created by the project for up to 10 years after project completion for eligible projects. To be eligible for this grant the project must create 50 new jobs and/or retain 50 existing jobs in the manufacturing sector or create more than 20 new jobs and/or retain 35 existing jobs in the other targeted sectors (creative industries, health and life sciences, corporate/head offices, professional services, renewable energy, tourism, warehousing/logistics).
- The Small Business Investment Grant Program. This CIP program is intended to stimulate new investments in small businesses in the targeted economic sectors to assist with the expansion and diversification of the

local economy. It provides a grant equivalent to 100% of the municipal property tax increase created by the project for up to 10 years after project completion for eligible projects. To be eligible for this grant the business must have less than 50 employees if it is in the manufacturing sector, and less than 20 employees if it is in any other targeted sector (creative industries, health and life sciences, corporate/head offices, professional services, renewable energy, tourism, warehousing/logistics). Investment must result in a minimum increase of \$25,000 in assessed property value in order to be eligible for this grant.

- The Development Charges Grant Program. Applicants successful in obtaining one of the three available tax rebate grants will also be eligible to receive a grant to offset up to 100% of the Development Charge Fees that are owing to the municipality.
- A detailed listing of eligible project costs is set out in this Community Improvement Plan, and include costs associated with: constructing the new building or expanding existing buildings; upgrading on-site infrastructure; and constructing off-site improvements required to fulfil any development approval conditions.

Chatham-Kent Community Improvement Plan (2020)

In 2020 the Municipality of Chatham-Kent adopted a new Community Improvement Plan that applies to the entire municipality. The stated objectives of this CIP are:

“To stimulate development activity in the region that increases investment in existing and new industrial buildings/employment uses and employment growth.

To provide incentives through planning policy in strategic areas that support new investment in existing and new industrial buildings and to assist the build-out and occupancy levels in areas where large groupings of industrial land exist.

To assist the redevelopment of properties within existing industrial park areas which may be more marketable for different and higher-order employment uses.

To continue to focus investment in the Downtown and Mainstreet Areas for beatification, revitalization of retailing, expansion of residential choices in the downtowns and (re)development of vacant and underutilized lands.

To continue to invest in the commercial areas outside of downtowns areas.”

This CIP offers the following financial incentive programs:

- A Property Tax Increment Equivalent Program. This rebate is equal to 60% of the increase in the municipal portion of property taxes as a result of the increase in assessment value from the development and/or redevelopment of commercial, employment, mixed-use commercial, and major rental housing and affordable housing developments.

With the exception of the residential developments and major employment projects, the rebate is limited to a maximum of 5 years and must include a project that has a minimum of \$250,000 in eligible project costs. A major employment project (which is defined as an employment development that represents a minimum investment of \$5 million of eligible costs) is eligible to receive this grant on an annual basis for up to 10 years.

Eligible costs include the costs of constructing new buildings or making improvements for the purposes of establishing new residential, commercial, employment or institutional uses, or the expansion of existing buildings to realize more effective use of the land’s potential. These eligible costs can also include feasibility studies and support studies required to fulfil any requirements of making a complete planning application or building permit applications, and the cost of making off-site improvements required to fulfil any condition of a development approval.

- A Building & Planning Fee Rebate Program. This rebate is equal to 100% of the fees for Planning Act applications and Building Permits up to a maximum of \$20,000 for eligible projects.
- A Development Charge Rebate. This provides a re-imbursement in the form of a grant of up to 50% of the value of the DC fees payable on an eligible major rental housing and new affordable housing developments.

- It should be noted that a Façade Improvement Program and a Residential Conversion and Affordable Housing Program is also offered as part of this CIP.

SECTION 6 NEXT STEPS

The Town of Amherstburg Council has directed the preparation of an Economic Development Community Improvement Plan (CIP):

- a) to support the local economy by attracting major new investment and development that represent desirable sectors for the Amherstburg economy; and
- b) to encourage job creation in Amherstburg through the attraction of major new industrial and commercial development and/or expansion of existing industrial and commercial businesses in identified sectors of the economy.

Council has a range of options available as to the type and scope of incentives that it wishes to offer as part of this new CIP, including:

- what sectors are being targeted;
- the type of incentive is to be offered:
- the length of time that a grant/rebate is made available for;
- what project costs are eligible to receive a grant; and
- the minimum amount of investment and/or the minimum number of permanent jobs that the project will have to create to be eligible for one or more of the new grants/rebates.

To assist Council achieve its stated Economic Development objectives, the following description of potential new Amherstburg specific CIP programs are offered for review and discussion purposes:

An Industrial Business Development Grant

This CIP program is intended to attract new industrial development to Amherstburg and would provide a grant equivalent to 100% of the municipal property tax increase created by the project for up to 10 years after project

completion for eligible projects. To be eligible for this CIP grant the new industrial development (or the expansion of an existing industrial building) must create a minimum of 60 new permanent full time jobs in the manufacturing or the warehousing/logistics sectors.

A Commercial Business Development Grant

This CIP program is intended to attract new commercial businesses to Amherstburg, in targeted economic sectors (tourism, hospitality, professional services, health care and life sciences, and information technology). It would provide a grant equivalent to 50% of the municipal property tax increase created by the project for up to 5 years after project completion for eligible projects. To be eligible for this grant the project must make a minimum investment of \$500,000 in eligible project costs and must create a minimum of 20 new permanent full time jobs in one of the targeted economic sectors.

A Development Charges Grant

Applicants successful in obtaining one of the above noted available tax rebate grants would also be eligible to receive a grant to offset up to 100% of the Development Charge Fees that are owing to the municipality.

A Building Permit and Planning Fee Grant.

This grant would provide a rebate in the amount of 100% of the value of Building Permit and Planning Fees related to the construction of new and/or the expansion of eligible industrial and commercial building projects, to a maximum grant of \$20,000 per eligible project.

It should be noted that a CIP property tax increment equivalent rebate incentive is calculated only in relation to the local municipal portion of the total property taxes paid and does not include the education taxes levied, nor does it include the county's portion of the total property taxes. A county tax incentive would only be available should the County of Essex adopt new Community Improvement Policies agreeing to provide such assistance for projects that would qualify for such an incentive as set out in a Town of Amherstburg adopted Community Improvement Plan.

An important next step in drafting the Town's new Economic Development Community Improvement Plan is to review the contents of this Background Report with Senior Administrative Staff and with members of the Town's Economic Development Committee, to ensure that the financial CIP incentives to be offered by the Town are

properly targeted to achieve the desired outcomes and are fiscally responsible to taxpayers.

Following these meetings, a draft new Economic Development Community Improvement Plan will be prepared. A public open house will also be scheduled to obtain community input in advance of the new Economic Development CIP being presented to Council for review and adoption purposes.