



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: July 28, 2022
Author's Phone: 519 736-5408 ext. 2124	Date to Council: August 8, 2022
Author's E-mail: caspila@amherstburg.ca	Resolution #:

To: Mayor and Members of Town Council

Subject: Designation of Community Improvement Project Area – Economic Development

1. **RECOMMENDATION:**

It is recommended that:

1. Council **DESIGNATE** the area shown in Figure 1 of this report as the Economic Development Community Improvement Project Area.

EXECUTIVE SUMMARY:

N/A

2. **BACKGROUND:**

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.

Opportunity exists to enhance economic development in the Town of Amherstburg through the creation of a Community Improvement Plan prepared in accordance with Part IV of the *Planning Act*, R.S.O. 1990, c. p.13

3. DISCUSSION:

The first step in the process is to designate a Community Improvement Project Area in accordance with s.28 of the *Planning Act*, R.S.O. 1990, c. p. 13. The Town of Amherstburg has policies in the Official Plan that allow for the designation of Community Improvement Areas as follows:.

6.3.1 Designation of Community Improvement Areas

In any established area of the Town where there is evidence that physical and/or socioeconomic 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.

The Official Plan limits the area for Community Improvement Plans to the area shown on Figure 1 as follows:

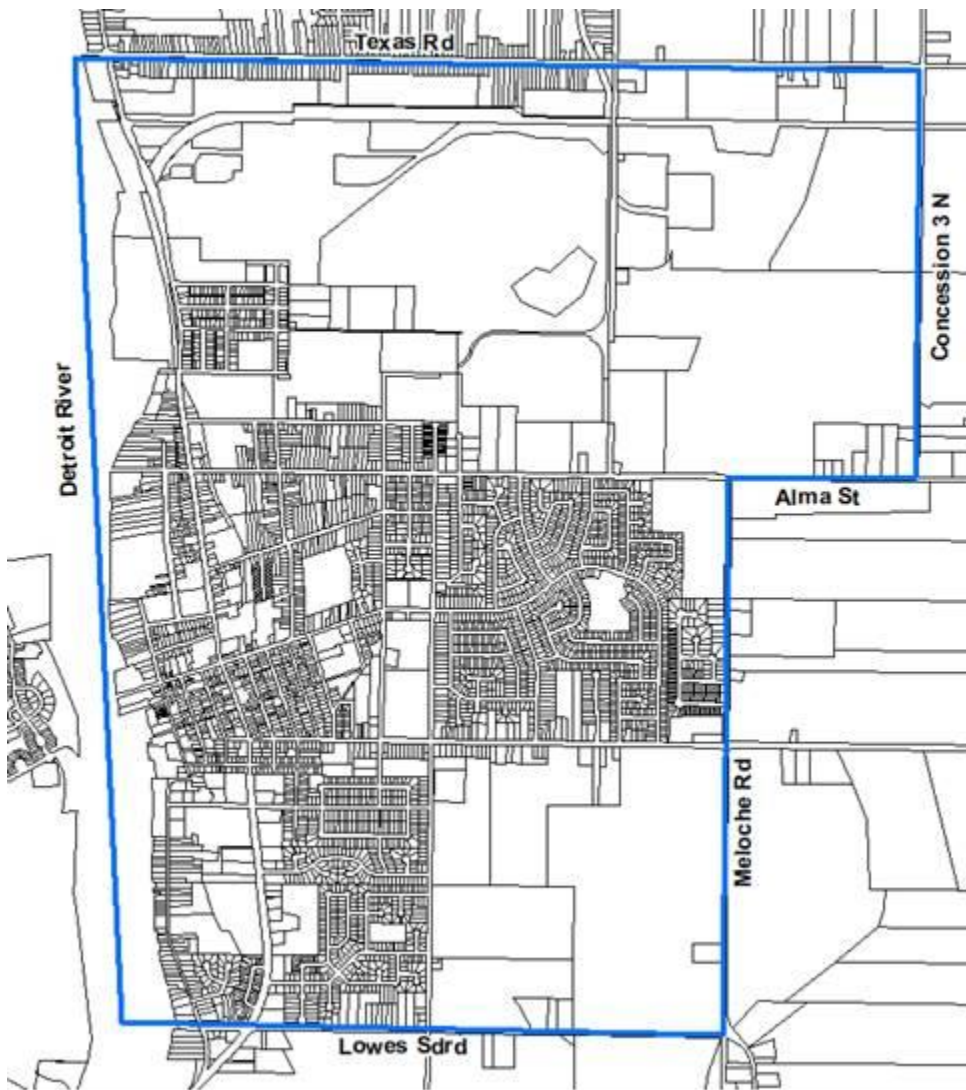


Figure 1: Economic Development Community Improvement Project Area

Within the proposed Community Improvement Project Area, there is an area of land designated as heavy industrial area located generally along Front Road, south of Texas Road, west of Thomas Road and north of Alma Street and comprises some of the lands previously occupied by the General Chemical plant. These lands include frontage on the Detroit River with a seaport facility, the County Road network and are actively served by the Essex Terminal Railway, connecting with Canadian National and Canadian Pacific in Windsor to destinations throughout Canada, the United States and Mexico.

Additionally, there are other lands throughout the Town that are currently zoned for commercial uses or could be re-zoned for commercial uses. Office commercial uses are of special interest due to availability of fibre/high-speed internet in the core area of the Town and the existence of a skilled labour force.

Should Council approve the designation of this Community Improvement Project Area, Administration will report back to Council at a future meeting to request direction for the preparation of an Economic Development Community Improvement Plan.

4. RISK ANALYSIS:

There is no risk in designating a Community Improvement Project Area. The Town of Amherstburg is creating an opportunity to develop a Community Improvement Plan that could lead to the attraction and retention of firms and thus create new jobs and attract new residents to the Town.

5. FINANCIAL MATTERS:

There is no financial impact on the Town with the designation of a Community Improvement Project Area. In the future, if Council decides to move forward with an Economic Development Community Improvement Plan or provide business incentives then there will be costs associated with those council directions, a report would be brought forward for future council discussion.

6. CONSULTATIONS:

N/A

7. CONCLUSION:

It is in the Town of Amherstburg's best interest to designate an Economic Development Community Improvement Project Area so that Council can consider the creation of an Economic Development Community Improvement Plan to attract and retain firms to the Town. The recommendation in this report marks the first step of the process giving Administration the authorization to prepare a Community Improvement Plan.



Christopher Aspila
Manager, Planning Services

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Report Approval Details

Document Title:	Designation of Community Improvement Project Area - Economic Development.docx
Attachments:	- 2022-0XX By-law Economic Development Community Improvement Project Area 20220815.pdf
Final Approval Date:	Aug 10, 2022

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



Melissa Osborne – Director of Development Services



Tracy Prince - CFO



Valerie Critchley – CAO/Clerk