



*BUSINESS IMPROVEMENT AREA
COMMUNITY IMPROVEMENT PLAN
OF THE
MUNICIPALITY OF CENTRE HASTINGS*

PREPARED BY THE MUNICIPALITY OF CENTRE HASTINGS

December 2012

Amended June 2018

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1.0 INTRODUCTION

1.1 PURPOSE:

This Community Improvement Plan (CIP) establishes a framework for the Municipality's support and implementation of a program to encourage the accessibility, maintenance and rehabilitation of commercial buildings and their facades as well as associated signage. The CIP will enhance the role of the downtown core as a commercial, administrative and cultural centre. The CIP also provides a framework to encourage and support the redevelopment of vacant and underutilized properties.

1.2 COMMUNITY IMPROVEMENT AREA BOUNDARIES:

The boundaries for the plan have been outlined in Appendix A – Schedule A.

1.3 GOALS:

The Community Improvement goals are as follows:

- (a) To provide incentives for businesses to enhance their buildings' presentation and accessibility to the public;
- (b) To improve the storefront signage, designs and paint schemes;
- (c) To stimulate pride in the Municipality of Centre Hastings.

1.4 OBJECTIVES:

The Community Improvement objectives are as follows;

- (a) To provide for rehabilitation or improvement of commercial facades, including brickwork and signage through the use of municipally assisted programs and funding sources;
- (b) To provide an incentive for private investment through the use of municipally assisted programs and funding sources;
- (c) To improve the physical and aesthetic amenities of buildings in the downtown village of Madoc while stimulating private investment and revitalization.
- (d) To improve the accessibility of commercial buildings in the downtown area of Madoc village through the use of municipally assisted programs and funding sources.

1.5 LEGISLATIVE AUTHORITY:

Section 28 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, includes in the definition of community improvement the development, redevelopment, reconstruction or rehabilitation of a community improvement project area and the provision of such commercial or other improvements as may be appropriate. Community Improvement Plan means a plan approved by the Municipality for the community improvement of a community improvement project area which is in the opinion of the Municipality of Centre Hastings Council, desirable to be improved.

The County of Hastings Official Plan contains policies relating to community improvement. The Council of Centre Hastings may designate the whole or any part of an area as a community improvement project area. When a by-law has been passed, the Council may provide for the preparation of a plan suitable for adoption as a community improvement plan for the community improvement project area. Once a community improvement plan is in effect, for the purpose of carrying out a community improvement plan, the Municipality of Centre Hastings may make grants and/or loans to registered owners and tenants of land and buildings within the community improvement project area, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole or any part of the cost of rehabilitation such as lands and buildings in conformity with the community improvement plan.

The total of the grants and loans made in respect of particular lands and buildings under subsection 28(7) of the Planning Act which is provided in respect of the lands and buildings, shall not exceed the cost of rehabilitating the lands and buildings.

1.6 BACKGROUND:

The Municipality of Centre Hastings has taken a strong interest in the revitalization of their commercial core and “main streets”. The Municipality has an Economic Development Committee consisting of elected members of Council and residents at large. They are committed to enhancing the growth and prosperity of The Municipality of Centre Hastings.

In 2005 the Municipality of Centre Hastings partnered with the Municipalities of Marmora & Lake and Tweed to create The Main Street Revitalization Initiative. This program, along with the support of the Ontario Ministry of Agriculture, Food & Rural Affairs was operated by a volunteer management committee in each community consisting of numerous key players – citizens, elected representatives, business owners and community agencies and shared with the other two communities the services and support of a full-time project Coordinator.

One of the recommendations of the Main Street Revitalization Committee was to develop a Facade and Signage Improvement Program as an incentive for businesses to beautify the downtown area and attract investors. The development of this CIP is a result of those recommendations.

1.7 COMMUNITY IMPROVEMENT PLAN PREPARATION:

The CIP contained within this document has been prepared in accordance with the provisions of the Planning Act and the Municipal Act, 2001. A copy of the Community Improvement Policies (Section 9.21) of the Official Plan for the County of Hastings is included as Appendix D to this plan.

The CIP has also been prepared in accordance with, and is consistent with, policies under the 2014 Provincial Policy Statement. Notably Section 1.1.3.1. of the PPS indicates that Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

The process included a number of measures to enable public input into the preparation of the CIP. Stakeholder input was obtained from the Municipality of Centre Hastings and the Community in Action Committee (Main Street Revitalization Initiative).

The process also included a statutory public meeting held in accordance with Section 17 of the Planning Act, R.S.O. 1990. Notice of the statutory public meeting was advertised in the local media and was held under section 28(4) of the Planning Act, to explain the program and receive feedback. A copy of a newspaper article can be found in Appendix B, and the statutory public meeting notice is provided as Appendix C.

2.0 BACKGROUND INFORMATION

2.1 HISTORY OF THE MUNICIPALITY OF CENTRE HASTINGS:

As the heart of Centre Hastings, Madoc Village is home to three schools and eight churches. The Village is also the home for Centre Hastings Skateboard Park which is the state of the art facility noted as one of the best in the Province. This facility includes not only a skateboard park but also a splash pad and a hemp bale art centre. Other recreational facilities include an outdoor pool, tennis courts, lawn bowling, an arena, slow pitch ball diamond, golfing and the Trail of Two Lakes trail system. Also of interest to the Village is the Motocross Racing in its fourth season bringing in racers from all over Canada and United States.

For medical health care needs, the Village is home to the Tri Area Medical Centre, home to a family health team, as well as dentists, opticians, hearing specialists and chiropractors.

The Village is a thriving community but there is a critical need for the downtown revitalization to provide assistance and encouragement to the business community who find it a constant struggle to prosper in a small town atmosphere.

2.2 POPULATION:

The Municipality of Centre Hastings has grown at a rate slightly higher than neighbouring municipalities and the 2011 Census indicated the population of Centre Hastings was 4,543 people. Over the past 50-years, the population of the Municipality has fluctuated in response to the following trends:

GROWTH-DAMPENING FACTORS:

- As the agricultural sector matured, the rural population declined during the 1960's;
- Birth rates have declined;
- Commercial base has yielded to that of the larger centres.

GROWTH-STIMULATING FACTORS:

- The attractive country-side has lured ex-urban settlement during the 1980's and 90's;
- The Municipality is situated at the intersection of Highways # 62 and # 7, a crux of the County, enabling Centre Hastings to function as a service centre for a wider market area than its immediate boundaries. Accordingly, a rise in the number of jobs in the public sector has been realized as evidenced by sub-regional Ministry and County sub-offices and an area-wide high school;

- The Municipality has been able to maintain or improve its sewer and water infrastructure sufficient to accommodate a number of small-scale developments that have allowed a retiring population to find down-scaled living arrangements and remain in the community.

2.3 ARCHITECTURE/STREETSCAPE:

Madoc has a unique variety of architecture. The Municipality Economic Development Committee has a strong vision for the development and architectural renewal of the town

The Community Improvement Planning Committee and the Economic Development Committee are committed to maintaining commercial spaces on the first floor of buildings in the downtown core with business and residential units on the second and third level. Continuing to concentrate on the commercial uses in the downtown core is fundamental to the ongoing survival of Madoc's commercial future. While it will continue to be subject to change and will evolve over time, the downtown core area is the centre for commercial activity and should be protected and promoted as such.

3.0 PROBLEMS AND DEFICIENCIES

To learn more about this issues and concerns facing Madoc's downtown/commercial district, the CIP Committee conducted a survey of businesses located in downtown Madoc in 2011 (See Appendix E). Among the 44 survey interviews that were conducted, indicated that they thought a CIP program could lead to increased business, and 95.5% thought that a CIP program could help develop more pride in our community

4.0 COMMUNITY IMPROVEMENT PLAN

In response to the influence of commercial development along the 401 corridor and Highway 7 and the lure of "big box" retailers, as well as in response to the findings of the CIP Survey Report, the Municipality of Centre Hastings has embarked upon creating a CIP to revitalize and re-shape Madoc's commercial core area. An applicant may participate in one or more programs listed in this section. The total of the grants and loans made in respect of particular lands and buildings under subsection 28(7) of the Planning Act shall not exceed the cost of rehabilitating the lands and buildings.

4.1 LOAN AND GRANT PROGRAM:

The Community Improvement loan and grant programs are designed to encourage the rehabilitation, restoration and improvement of commercial buildings, that would otherwise be considered cost prohibitive.

4.1.1 PURPOSE:

The CIP consists of the following:

- A Façade/Signage Improvement Loan and Grant Program
- An Accessibility Loan and Grant Program

The Façade/ Signage improvement Loan and Grant Program is intended to encourage façade/signage improvements in the Façade and Signage Improvement Area as shown on Appendix A – Schedule A through the provision of financial assistance to eligible owners and/or tenants with written permission from the property owner.

The Accessibility Loan and Grant Program is intended to assist with improvements to existing buildings in the Business Improvement Area as shown on Appendix A – Schedule A to increase accessibility for people with disabilities. *The Accessibility Loan and Grant Program will only be available for the 2018 and 2019 application periods.*

4.1.2 THE CIP COMMITTEE:

The CIP Committee of Council is responsible for reviewing applications under this program and for making recommendations to Council. It is also charged with reviewing the parameters and overall results of the program and to make an annual report to council.

4.1.3 ELIGIBILITY FOR LOAN AND GRANT PROGRAM:

- Applicants for the Façade/Signage Improvement and the Accessibility Loan and Grant Program must be the registered owner(s) of the subject property or tenants with written permission from the property owner.
- Staff will review property tax records. Property owners who are in arrears of property taxes, local improvement charges or any other municipal accounts receivable on the subject property are not eligible to receive funding the Loan and Grant Programs;
- Applicants are permitted to apply for a grant and/or a loan in one application;
- The owner(s) must match the Municipality's contribution as set out in Section 4.1.5 below;
- Outstanding work orders (building, fire, zoning, etc.) must be satisfied prior to funding approval;
- Only commercial properties are eligible for Façade/Signage Improvement and Accessibility Loan and Grant funding;
- Municipal contributions will be issued upon proof of paid invoices during various stages of project.
- Proposed works must comply with all applicable by-laws, codes and guidelines.

4.1.4 GENERAL TERMS OF LOAN AND GRANT PROGRAM

The applicant may choose to apply for either the Grant or Loan Program, or both simultaneously. The maximum amount that an applicant can receive in Grants and/or Loans for Façade/Signage Improvement and/or Accessibility Improvements is capped at \$5,000.00.

For the grant program, the Municipality of Centre Hastings will pay up to 50% of the eligible costs up to a maximum of \$5,000.00. The applicant pays a portion of the improvement and the Municipality of Centre Hastings provides a grant for a portion.

For the interest free loan, the Municipality of Centre Hastings will provide an interest free loan up to a maximum of \$5,000.00. The interest free loan is a repayable, non-interest bearing loan with a maximum amortization of 5 years commencing immediately upon issuance of the Notice of Completion of the approved project.

The Municipality of Centre Hastings may loan up to 50% of the eligible costs, however, projects with leveraged funds will be given priority.

Successful applicants will be required to sign a Promissory note outlining a repayment schedule, with repayment made in monthly installments until paid in full. Full payment may be made at any time with no penalty. The loan is also transferable to successors in title provided the new owner meets the eligibility criteria and agrees to the terms and conditions of the loan.

Any work completed prior to approval by the municipality is not eligible. Costs in excess of the maximum Grant and Loan shall be the responsibility of the applicant. Grants are disbursed on a reimbursement basis and will be issued upon receipt of paid invoices.

4.1.5 APPLICATION AND APPROVAL PROCESS:

- The CAO with assistance from the Chief Building Official and support staff, along with recommendations from the CIP Committee, shall manage the process;
- Qualified applicants must complete the application form;
- Two quotes are required and the CIP Committee will review the application and make recommendations to Council within 30 days after application deadline.
- Relevant building permit fees apply, and the cost of said fees and can be included in the grant or loan application.
- The total grant or loan amount for each year is limited – grants and/or loans will be reviewed and will be limited to one application per registered property owner or tenant, per address.
- If approved, work must be completed within eight months from the date of approval of the application unless extended by the CIP Committee;
- The applicant is responsible for obtaining all building permits and any other required permits for the work to be done;
- The applicant is responsible for conformance with all applicable health and safety standards;
- The applicant also agrees to maintain the property as outlined in the property standards by-law and make any necessary improvements under the Ontario Building Code for a period of 3 years or full payment of loan;

- Funding approval will lapse if a notice of completion is not issued within eight months of the date of execution of the Financial Assistance Agreement. The CIP Committee may grant an extension of up to four months following receipt of a written request by the owner setting out the reasons for the extension and providing a new date of completion.
- Final Decisions on applications, extensions and allocation of funds shall be made by Council. Applicants shall be afforded an opportunity to appeal CIP Committee decisions/recommendations to Council or appropriate Standing Committee.

4.1.6 PROMOTION:

The Municipality may promote the program and reserves the right to use approved and funded projects as examples in promotional programming. The municipality may promote an approved project by using photographs and descriptions of the project in promotional materials.

Application forms and further information are available at the Municipality of Centre Hastings Municipal Office at 7 Furnace Street, P.O. Box 900, Madoc, ON K0K 2K0. Telephone 613-473-4030.

4.2 GENERAL RULES:

The provision of any loan or grant as described by the selection committee – see section 4.4 shall be administered by the selection committee to the limit of the available funding. The Municipal Council may vary such programs if goals are not being met without a CIP amendment, provided that the variation does not exceed the original program's maximum grant, and loan. The Municipal Council may amend or discontinue programs if goals are not being met.

4.3 COMPOSITION

The selection committee shall be composed of the Community Improvement Committee made up of several community members and one member of Council where all applications will be forwarded to: The CAO of the municipality either in person or by email.

4.4 GUIDELINES

Criteria for approval of the applications will be considered upon:

- Adherence to the theme Vintage Village or Gateway to the Gold Rush
- Visibility impact,
- Time frame of project,
- Cost effectiveness,

- Urgency for the need for improvement.

5.0 COMMUNITY IMPROVEMENT PLAN BUDGET

5.1 FUNDING SOURCES:

The Grant and Loan Programs described in Sections 4.1 are funded solely by the Municipality of Centre Hastings.

The programs are funded by Municipal capital budget allocations, reviewed annually on an as-required basis, and by fund replenishment determined by budget process.

6.0 IMPLEMENTATION

6.1 AUTHORITY:

The Council of the Municipality of Centre Hastings passed By-law No. 2013-07 to designate the Community Improvement Project Area.

6.2 ADMINISTRATION:

The overall implementation of the Grant and Loan Program, including liaison with the Ministry of Municipal Affairs and the Ministry of Housing, shall be the responsibility of the CAO. The CIP will be reviewed by Community Improvement Committee annually.

7.0 INTERPRETATION

7.1 COMMUNITY IMPROVEMENT PLAN FORMATION:

All sections, figures and appendices of this document shall form the CIP for the Municipality.

7.2 COMMUNITY IMPROVEMENT PLAN AMENDMENTS:

Changes to the Community Improvement Project Area shall require an amendment to this plan. Changes may include a change in eligibility criteria, the addition of new municipal assistance programs involving grants, loans, tax assistance or land or an increase to a financial incentive to be offered within the plan. This plan has been prepared in accordance with and shall be deemed to conform to the County of Hastings Official Plan.

7.3 COMMUNITY IMPROVEMENT PLAN TITLE:

This plan shall be referred to as the Community Improvement Plan of Centre Hastings. At such time as other CIPs are prepared for this or other areas, this title may be modified for clarification purposes without requiring amendment to this plan.

7.4 DEFINITIONS:

“Commercial” means any property or building that is engaged in commerce, involved in work that is intended for the mass market, or used for the sale or production of goods.

“Community Improvement Plan” (CIP) establishes a framework for the Municipality’s support and implementation of a program to encourage the maintenance and rehabilitation of commercial buildings and their facades as well as associated signage in the Main Business Corridor of the Municipality of Centre Hastings. The CIP will enhance the role of the downtown core as a commercial, administrative and cultural centre as well as a Vintage Village. The CIP also provides a framework to encourage and support the redevelopment of vacant properties. The Future CIP will include hamlets within the Municipality of Centre Hastings.

“Community Improvement Project Area” means a municipality or an area within a municipality, the community improvement of which, in the opinion of Council, is desirable.

“Façade and Signage Improvement Area” means an area within a municipality, the façade and signage improvement of which, in the opinion of Council, is desirable to create a more interesting, appealing environment on the street attracting people and businesses to the area, help building owners attract and retain tenants, build civic pride among the local business community, contribute to quality of life of residents, workers and visitors, and promote the marketability of the local business area.

“Improvement” means any reconstruction, rehabilitation, enhancement of the façade or signage, addition, or other improvement of a structure.

“Rehabilitation” means any efforts that result in the productive reuse of lands and/or buildings within the Community Improvement Project Area.

“Official Plan” means a comprehensive long-range plan for land use which guides growth and land use change in a municipality.

APPENDIX "A" – BYLAW TO AUTHORIZE THE ADOPTION OF A CIP AND SCHEDULE "A" TO
BY-LAW 2013 - 07

THE CORPORATION OF THE MUNICIPALITY OF CENTRE HASTINGS

BY-LAW 2013 - 07

*(Being a By-law to authorize the adoption of a Business Improvement Area
Community Improvement Plan for the Municipality of Centre Hastings)*

WHEREAS a municipality is entitled to authorize the adoption of a Business Improvement Area Community Improvement Plan for the Municipality of Centre Hastings to encourage maintenance and rehabilitation of commercial buildings and their facades as well as associated signage in the Business Improvement Area (BIA) of the Municipality of Centre Hastings.

AND WHEREAS the authority is granted under the Planning Act, R.S.O. 1990 Chapter P.13 Section 28, as amended, to designate community improvement project areas and to prepare Community Improvement Plans;

AND WHEREAS the Council has given Notice in accordance with sections 17(15) to (22) of the Planning Act and did hold a public meetings on **November 10, 2011, May 1, 2012 and January 23, 2013.**

AND WHEREAS Council deems it expedient to adopt a Community Improvement Plan.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE

MUNICIPALITY OF CENTRE HASTINGS HEREBY ENACTS AS FOLLOWS:

1. **THAT** the Council of the Corporation of the Municipality of Centre Hastings hereby adopts the Business Improvement Area Community Improvement Plan of the Municipality of Centre Hastings, attached to this by-law as Schedule "A", which forms part of this by-law and which establishes a framework for the Municipality's support and implementation of a program to encourage the maintenance and rehabilitation of commercial buildings and their facades as well as associated signage in the Business Improvement Area of the Municipality.

2. **THAT** this By-law shall come into full force and effect on and after the passing thereof.

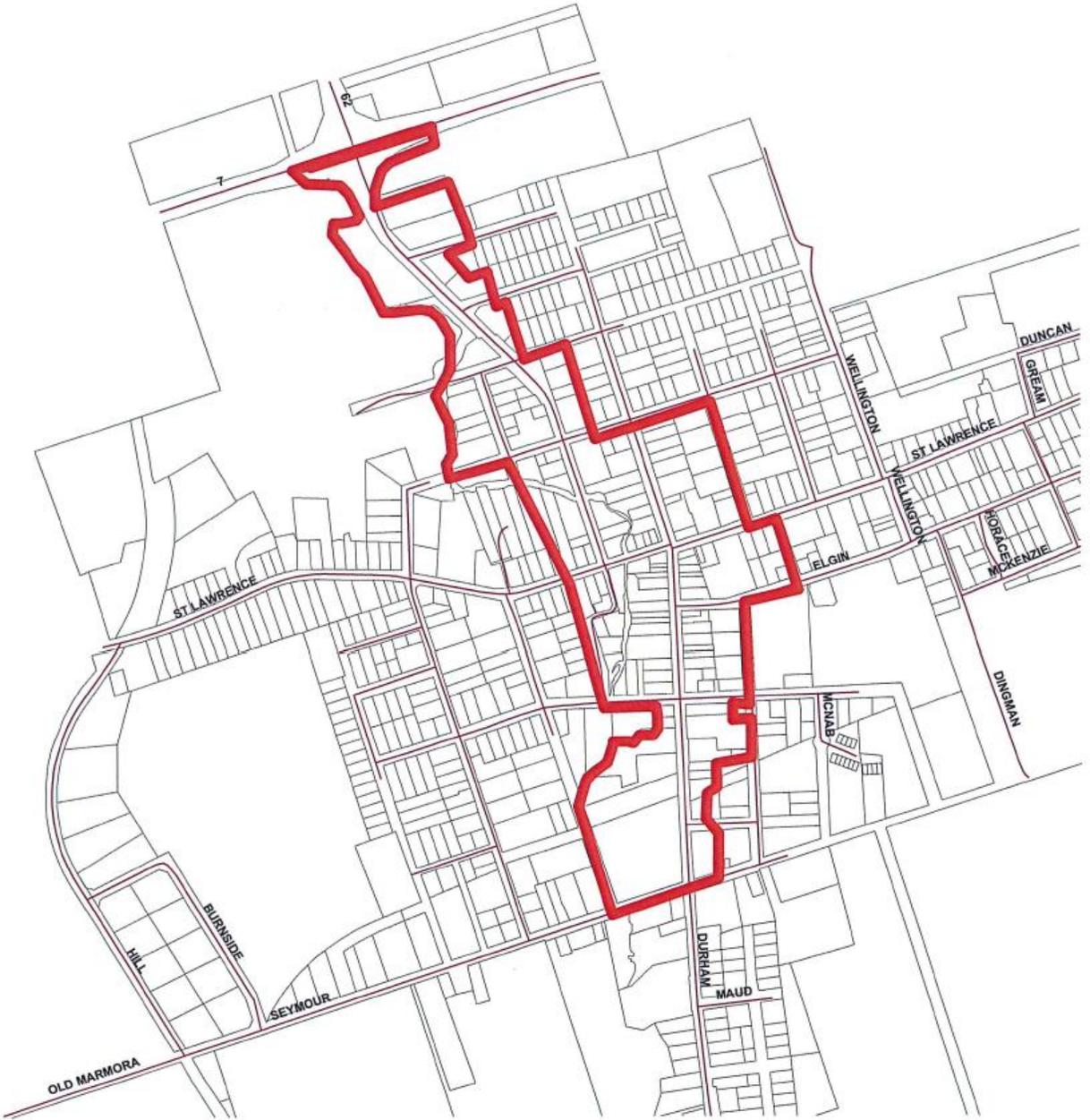
Read a first and second time this 13th, day of February, 2013.

Read a third time and finally passed this 13th day of February, 2013.

Owen Ketcheson, Reeve

Pat Pilgrim, CAO/Clerk

SCHEDULE "A"



Community Improvement Planning Committee seeks public input

By Gail Paquette

EMC News - Madoc - The Municipality of Centre Hastings is moving with the times by forming the Community Improvement Planning Committee, a committee of council.

Community improvement planning, one of the many sustainable planning tools found in the Planning Act, can help municipalities address challenges by providing a means of planning

and financing activities that use, reuse and restore lands, buildings and infrastructure. Although economic, demographic and environmental pressures differ from south to north, region to region and municipality to municipality, common to all Ontario municipalities is the need to build, reinforce or reshape themselves to meet global challenges and residents' future needs.

Community improvement planning activities are shaped by local needs, priorities and circumstances. Through community improvement plans, municipalities can focus public attention on local priorities and municipal initiatives and target areas in need of repair, rehabilitation and redevelopment.

In existence for eight months, The Community Improvement Planning Committee's objectives are to provide for rehabilitation of commercial façades through the use of municipally assisted programs and funding, provide incentive for private investment and improve the physical and aesthetic amenities in the village of Madoc.

Their goals are to improve storefront signage, designs and paint schemes stimulating pride in the Centre Hastings Downtown and contributed to the overall enhancement of Madoc as a Vintage Village.

They also want to encourage revitalization of vacant, underutilized or contaminated properties and buildings.

On Tuesday evening Chair of the Committee Tom Simpson and recently hired Data Collection Coordinator Bob Foster organized a public forum.

The forum was organized a public forum. The



Chair of the Community Improvement Planning Committee Tom Simpson and Data Collections Coordinator Bob Foster organized a public forum Thursday evening at the Kiwanis Club in Madoc. They were seeking input in drawing the boundary perimeters within the village that will eventually benefit from improvements. Photo: Gail Paquette

Planning Act requires that public meetings be held before a community improvement plan can be considered by council for adoption.

"Public involvement can help build consensus and community support. By involving the public and key participants at the start of a community improvement initiative, problems and conflicts can be more effectively addressed and solutions can be incorporated," stated Simpson.

Public engagement can be particularly significant as an accountability mechanism, ensuring public knowledge of the policy for offering municipal financial assistance or incentives to private land owners.

Transparency is a corner-

stone of community improvement plan public involvement. That means knowing that rehabilitation or redevelopment could not occur without financial assistance.

In keeping with this the committee held the forum to gather input on the first stage of establishing a framework, mainly by seeking suggestions on a physical boundary within the village to focus on.

Once the boundaries are set, Foster will go out into the area and collect a series of data including ideas and concerns of the commercial property owners that fall within the boundaries.

The public were invited to look at the boundaries indicated on the map provided and give ideas and com-

ments in the final draft. Once boundaries are set, information will be gathered and assistance given on a first-come, first-served basis.

"When you look at the past ten years and what has developed in Madoc like the Skate Park, Medical Centre and the Village Market Square, it is clear this community is already very into community improvement," said Foster. "I am looking forward to working with businesses and the wider community to generate ideas."

Because of the turnout on Thursday evening, the consensus of the committee is to allow for further input until December 15. The comments sheets can be picked up from the municip-

APPENDIX "C" COPY OF THE STATUTORY PUBLIC MEETING NOTICE

An initial meeting was held on November 10, 2011 at the Kiwanis Centre to obtain public comment on the CIP Boundaries.

A second meeting was held May 1st, 2012 to present the results of the Community Improvement Plan Data Collection Report and Receive comments.



PUBLIC INFORMATION MEETING

THE CORPORATION OF THE MUNICIPALITY OF CENTRE HASTINGS
COMMUNITY IMPROVEMENT PLAN COMMITTEE IS HAVING A PUBLIC
INFORMATION MEETING ON;

TUESDAY MAY 1, 2012
7:00 PM

AT THE ARTS CENTRE HASTINGS
230 DURHAM ST. MADOC (SKATE PARK)

TO PRESENT THE RESULTS OF THE COMMUNITY IMPROVEMENT
PLAN DATA COLLECTION REPORT AND RECEIVE COMMENTS

IF YOU REQUIRE ADDITIONAL INFORMATION PLEASE CONTACT;

Jeff Bitton
Parks, Recreation and Culture Coordinator
(613) 473-4030
jbitton@centrehastings.com

Amendment Number 7

To the Official Plan of the County of Hastings

Goals and Objectives of the Official Plan

Goals:

Council is encouraged to improve, upgrade and correct deficiencies in municipal, social and recreational services and shall encourage improvement to private lands within their jurisdiction. Council shall endeavour to provide a leadership and facilitating role in encouraging investment into lands, buildings, and facilities that will contribute to the public good.

Objectives:

- a) To improve and upgrade the urban and rural environment and, in particular, to address deficiencies with respect to the residential, commercial, industrial, recreational and community facility areas by:
 - (i) upgrading the municipal services,
 - (ii) increasing the efficiency of the movement of vehicular and pedestrian traffic,
 - (iii) making efforts to resolve land use conflicts,
 - (iv) enhancing the aesthetic quality.
- b) Local municipal Councils may undertake community improvement projects in a manner that is fiscally responsible, recognizing the anticipated growth and various functions of the community, including its social and economic roles.
- c) Local municipal Councils shall undertake a monitoring program to review budgeting and program direction in respect to the attainment of specific policies.
- d) Council encourages appropriate remediation of former industrial or commercial sites which are currently vacant under-utilized or abandoned.
- e) Through the giving of grants, loans, tax incentives, or waiving of fees or charges, Councils may undertake community improvement projects in a manner that is fiscally responsible, recognizing the anticipated growth and various functions of the community, including its social and economic roles.

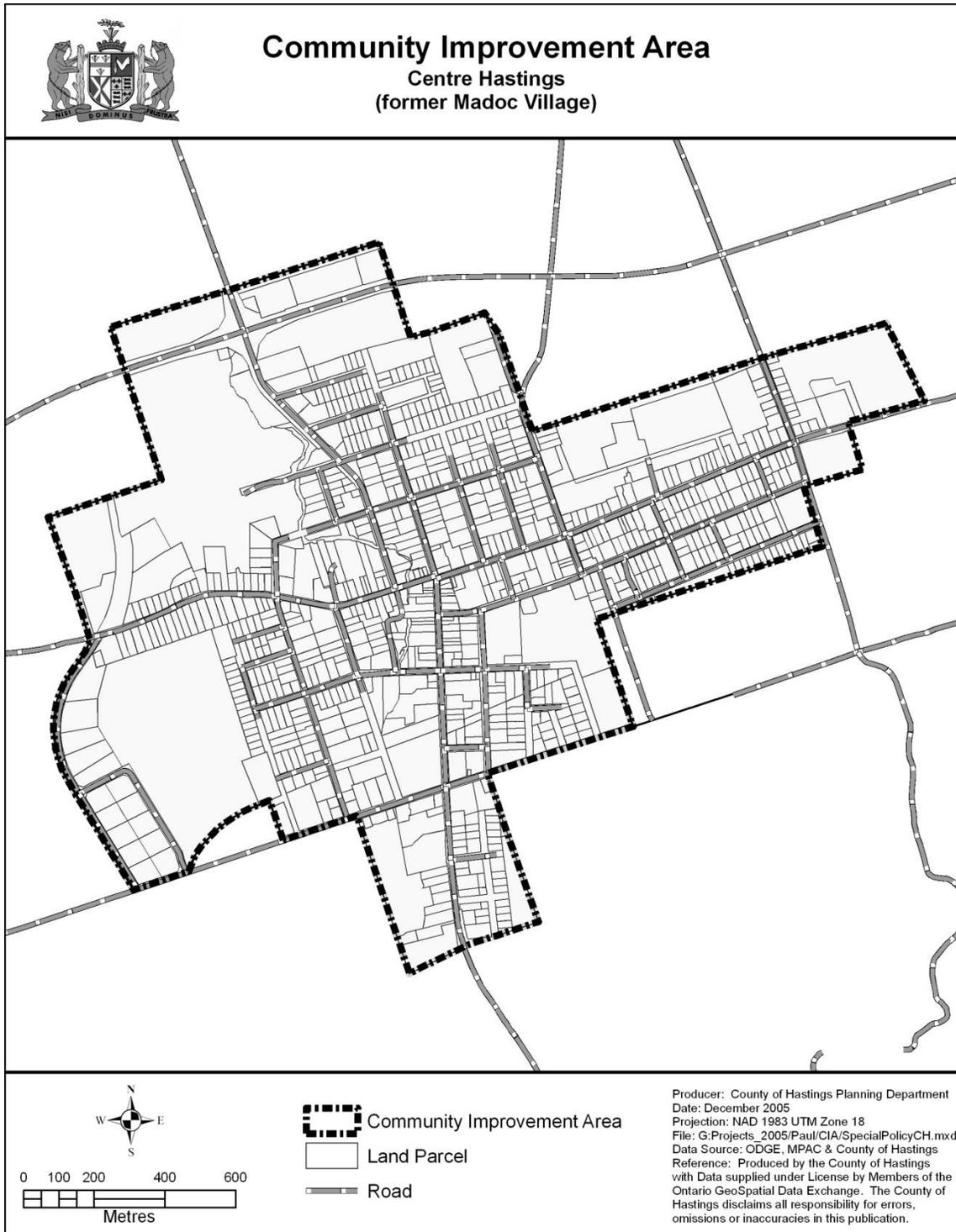
Key Policies:

Local Municipal Council may encourage community improvement initiatives by offering financial incentive programs under an approved Community Improvement Plan. The Community Improvement Plan may include grants, loans or tax assistance, including the offsetting of fees or charges, which are offered to property owners, tenants, or assignees under applicable sections of the Planning Act and Municipal Act.

For the purposes of this section, the term “rehabilitation” shall mean any effort that results in the productive reuse of lands, buildings, facilities, or infrastructure within the Community Improvement Project Area.

Lands subject to Community Improvement Policies –

Municipality of Centre Hastings



APPENDIX “E” – EXECUTIVE SUMMARY OF THE RESULTS OF THE CIP SURVEY CONDUCTED BY THE MUNICIPALITY OF CENTRE HASTINGS (COMMUNITY IMPROVEMENT PLANNING COMMITTEE)

PURPOSE OF THE SURVEY

This survey was conducted to provide the Community Improvement Plan ("CIP") Committee with direct input from business owners and commercial property owners in the designated study area.

The survey questions related to 1) current status factors that might recommend development of a CIP program, 2) expected effects, 3) ideas for branding to a theme, 4) anticipated levels of participation, 5) ratios of municipal investment which applicants would require before participating in the program, and 6) suggestions for the use of funds to encourage the revitalization of vacant, underutilized and/or contaminated properties and buildings.

THE DESIGNATED STUDY AREA

The CIP Committee developed an initial proposal for the study area which was presented at a public meeting on November 10, 2011. At that time the study area was bounded by Prince Albert Street to the north, Davidson Street, Church Street, and Baldwin Street on the east side, Livingston Street on the South side, and a line North from Champlain Street on the west side. On December 21, 2011 the CIP committee met again, reviewed submissions from the public related to defining the study area, and recommended to Council that the boundaries be extended to include properties fronting on Russel Street north to Highway 7, and properties fronting on Durham Street south to the Skatepark. This recommendation was accepted and approved by the Municipal Council.

SAMPLE

Participants in the study consisted of a volunteer sample of business owners and commercial property owners in the study area. A total of 44 surveys were completed. Of these, 39 interviews were conducted in person with the participants, 4 interviews were conducted on the telephone, and one business owner based in Campbellford submitted a completed survey form via e-mail. In six cases interviews were conducted with more than one business partner present. Requests for participation and a Letter of Introduction and Confirmation were delivered to all business owners and commercial property owners in the study area who could be identified. Business owners are generally very busy people, and the researcher attempted to revisit those businesses which had not responded, in one case going to the business seven times before an interview was completed. Some business owners and commercial property owners declined the invitation to participate, and others chose not to respond. Participation was lowest in those cases where services were being provided by agencies based outside of the municipality. In spite of the fact that this was a volunteer sample and some business owners and commercial property owners chose not to participate, the researcher has confidence that the results obtained in the 44 interviews provide a comprehensive set of data for consideration by the committee.

HIGHLIGHTS OF RESULTS

- A total of 44 survey interviews were conducted with business owners and commercial property owners in the Community Improvement Plan study area.
- 97.7% of the respondents indicated that more needs to be done to encourage residents to make most of their purchases in Madoc.
- 81.8% of the respondents indicated that more needs to be done to encourage visitors to shop in Madoc.
- 82.9 of the respondents indicated that they thought that a CIP program could lead to increased business.
- 95.5% of the respondents thought that a CIP program could help develop even more pride in our community.
- 72.7% of the respondents thought that the idea of branding Madoc as a “Vintage Village” was appealing.
- Other suggestions for branding that were mentioned by more than one individual included "Gateway to the Gold Rush" or something based on a Recreational theme - title to be developed.
- Overall, the level of interest in participating in a CIP program was high with more than half (23 of 44) of the respondents indicating that they likely would apply for CIP funding, and another six respondents indicating that they were not sure if they would apply or not.
- Of the 25 respondents who answered question 8, regarding the minimum level of municipal contribution they would require before applying for a grant, 80% indicated that they would apply for grants if the municipal contribution was at least 50%.
- Most of the suggestions with respect to the use of funding "to encourage the revitalization of vacant, underutilized and/or contaminated properties and buildings", related to improvements with respect to the vacant lots in the downtown core.
- Four respondents gave extended answers to question number 10, which was an invitation to provide any further comments they would like to make the CIP committee.

A full copy of this report is available at the Municipality Office.

THE CORPORATION OF THE MUNICIPALITY OF CENTRE HASTINGS

BY-LAW 2013 - 06

(Being a By-law to authorize the adoption of a Community Improvement Plan for the Municipality of Centre Hastings)

WHEREAS a municipality is entitled to authorize the adoption of a Community

Improvement Plan to encourage maintenance and rehabilitation of commercial buildings and their facades as well as associated signage;

AND WHEREAS the authority is granted under the Planning Act, R.S.O. 1990 Chapter P.13 Section 28, as amended, to designate community improvement project areas and to prepare Community Improvement Plans;

AND WHEREAS the Council has given Notice in accordance with sections 17(15) to (22) of the Planning Act and did hold public meetings on November 10, 2011, May 1, 2012 and January 23, 2013;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF CENTRE HASTINGS;

1. **THAT** the Council of the Corporation of the Municipality of Centre Hastings hereby adopts the Community Improvement Plan of the Municipality of Centre Hastings, attached to this by-law as Schedule "A", which forms part of this by-law and which establishes a framework for the Municipality's support and implementation of a program to encourage the maintenance and rehabilitation of commercial buildings and their facades as well as associated signage in the Community Improvement Plan Area of the Municipality.
2. **THAT** this By-law shall come into full force and effect on and after the passing thereof.

Read a first and second time this 13th day of February, 2013.

Read a third time and finally passed this 13th day of February, 2013.

Owen Ketcheson, Reeve

Pat Pilgrim, CAO/Clerk

APPENDIX G" – NOTICE OF PUBLIC MEETING

NOTICE OF PUBLIC MEETING

COMMUNITY IMPROVEMENT PLAN

The Community Improvement Plan Committee for the Corporation of the Municipality of Centre Hastings will hold a public meeting on **Tuesday, January 22, 2013 at 7:00 p.m.** in the Council Chambers in Madoc to present the Community Improvement Plan.

The Purpose of the public meeting is to present the details of the Community Improvement Plan (CIP) for the Municipality of Centre Hastings. This will be a program to provide encourage the maintenance and rehabilitation of commercial buildings and their facades as well as associated signage within the downtown core of the Village of Madoc.

ANY PERSON may attend the public meeting and/or make written or verbal representation in support of or in opposition to the proposed subject.

ADDITIONAL INFORMATION on the CIP can be obtained by contacting the Municipal Office during regular office hours.

Dated this 20th day of December, 2012.

(Ms.) Pat Pilgrim, C.M.O., Dipl.M.M.
CAO/Clerk
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