



The Corporation of the Town of Tecumseh

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: June 7, 2022

Report Number: DS-2022-23

Subject: Draft Industrial Community Improvement Plan
June 7, 2022 Public Meeting
OUR FILE: D18 CIPIND

Recommendations

It is recommended:

That report DS-2022-23, entitled “Draft Industrial Community Improvement Plan, June 7, 2022 Public Meeting”, **be received**;

And that the scheduling of a public meeting, to be held on Tuesday, July 12, 2022 at 5:30 p.m. in accordance with the *Planning Act* for the purpose of seeking public and stakeholder input on an amendment to the Tecumseh Official Plan that would have the effect of establishing that the entire municipality constitutes the Community Improvement Area, within which individual community improvement project areas may be designated by by-law, **be authorized**.

Background

The Town has retained Dillon Consulting Limited (“Dillon”) to assist in the preparation of an Industrial Community Improvement Plan (“Industrial CIP”). Similar to the Tecumseh Main Street CIP, the proposed new Industrial CIP is intended to focus on strategically incentivizing development, in this case significant industrial development, in alignment with federal and provincial incentive programs, in order to generate broad economic development benefits across the Town and region.

The Industrial CIP is being developed in accordance with Section 28 of the *Planning Act*. In doing so, it provides the Town with the opportunity to consider financial grant programs (e.g., tax increment equivalent grant, building and/or planning permit fees grant, development charge deferral grant) to incentivize industrial development of a particular scale (type and size of business). The use of these types of CIP incentives has become more common as of late in municipalities across Ontario as the competition for attracting significant industrial investment increases globally.

During the preparation of the proposed Industrial CIP, Dillon has researched best-practices across Ontario, undertaken public engagement with key stakeholders (including Invest WindsorEssex, industry organizations and leaders, the public, public agencies, etc.) and provided the Town with a range of approaches available to strategically incentivize new industrial investments in the Town.

The preceding was summarized for Council through a Power Point presentation by Dillon at the May 10, 2022 Regular Council meeting, which presentation was appended to Development Services Report [DS-2022-21](#). That Report sought authorization to schedule the statutory Public Meeting for June 7, 2022 in accordance with the *Planning Act*, which authorization was granted.

The purpose of this Report is to summarize the content of the “Draft Industrial Community Improvement Plan, June 2022” as prepared by Dillon (see Attachment 1), which is available for comment at the June 7, 2022 Public Meeting.

Comments

Dillon will be providing a Power Point presentation at the June 7, 2022 Public Meeting summarizing the contents of the Draft Industrial CIP. The Draft Industrial CIP provides details regarding the following:

- background information and the primary purpose for the Industrial CIP;
- applicable legislative and policy framework;
- proposed components of the Industrial CIP policies and programs:
 - project area;
 - project goals and objectives;
 - targeted economic sectors and uses;

- financial incentive programs, comprising Tax Increment Equivalent Rebate Program, Planning and Building Permit Fee Rebate Program, Development Charges Rebate Program;
- a guide for the Industrial CIP application process;
- Industrial CIP activities and actions that can be implemented by the Town; and
- policies related to the monitoring and implementation of the Industrial CIP.

Pending the outcome of the Public Meeting and after review of all comments received through the public consultation process, a final Industrial CIP document will be brought forward for Council's adoption.

In addition, it has been noted the Tecumseh Official Plan (Tecumseh OP) includes a range of supportive policies regarding the establishment of an Industrial CIP. However, the current policies, under subsection 10.8 i), restrict the Community Improvement Area to comprise "the entirety of the Settlement Areas" only. In order to provide a more flexible application of the Industrial CIP, Dillon has noted that there would be merit in undertaking an amendment to the Tecumseh OP so as to establish that the entire municipality constitutes the Community Improvement Area, within which individual community improvement project areas may be designated by by-law. Town Administration agrees that there is merit in undertaking this revision to the Tecumseh OP. Accordingly, it is recommended that Council authorize the scheduling of a statutory public meeting in accordance with the *Planning Act* in order to provide an opportunity for public and stakeholder input regarding such a revision to the Tecumseh OP.

Consultations

Financial Services
Dillon Consulting
County of Essex Planner

Financial Implications

None at this time.

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input checked="" type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input checked="" type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

Communications

Not applicable

Website Social Media News Release Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Recommended by:

Paul Anthony, RRFA
Director Community & Recreation Services & Acting Chief Administrative Officer

Attachment Number	Attachment Name
1	Draft Industrial Community Improvement Plan, June 2022