

Town of Tecumseh Draft Industrial Community Improvement Plan

Statutory Public Meeting

June 7, 2022

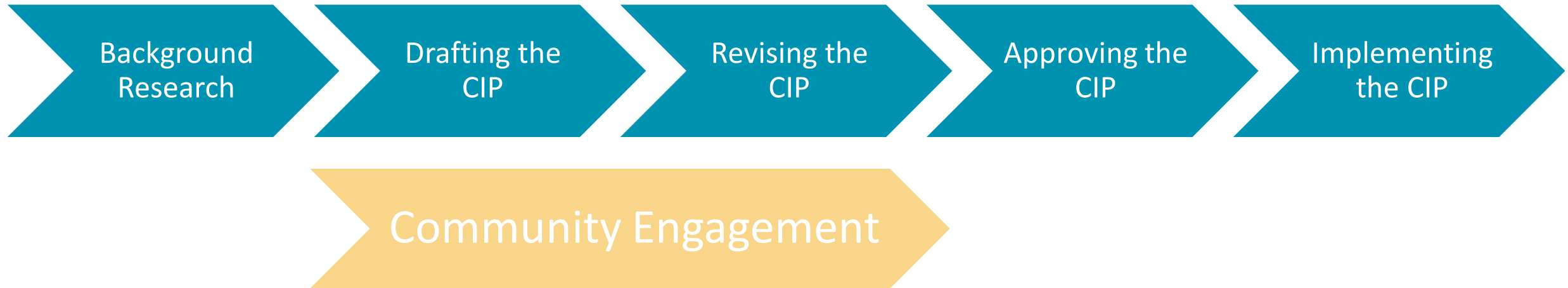


Agenda

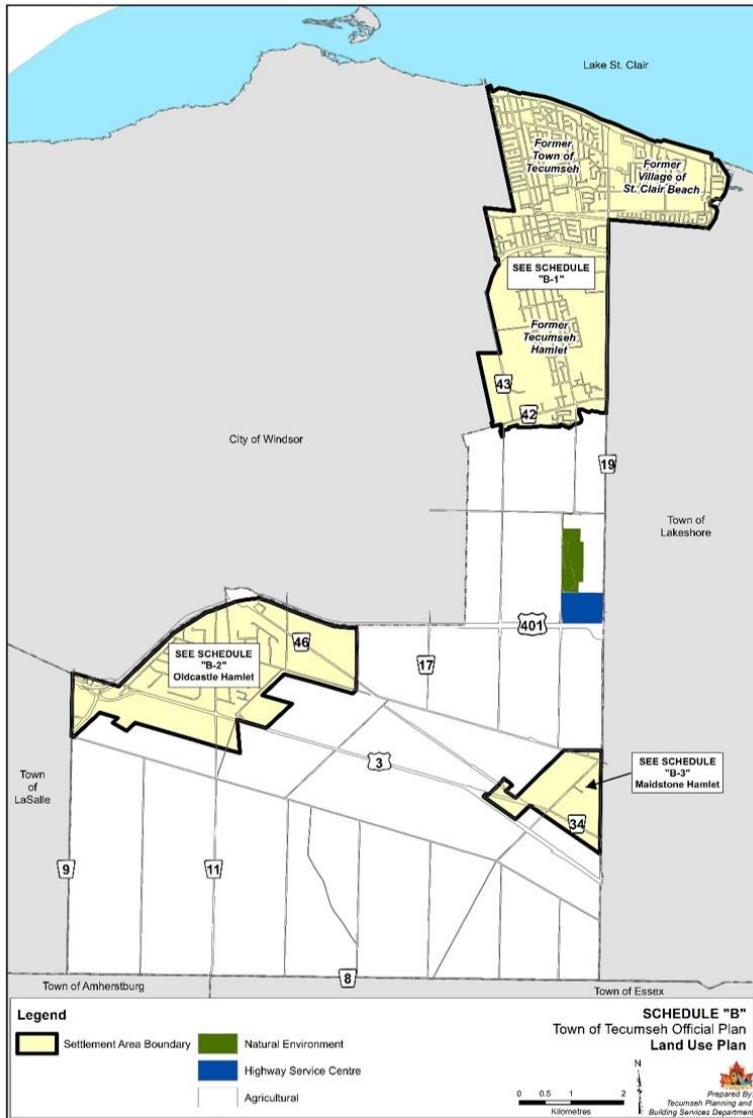


- Project Timeline
- Advancing a CIP
- Engagement Recap
- Economic Sector Impacts
- Proposed CIP Eligibility and Programs
- Next Steps

Project Timeline



Advancing a CIP

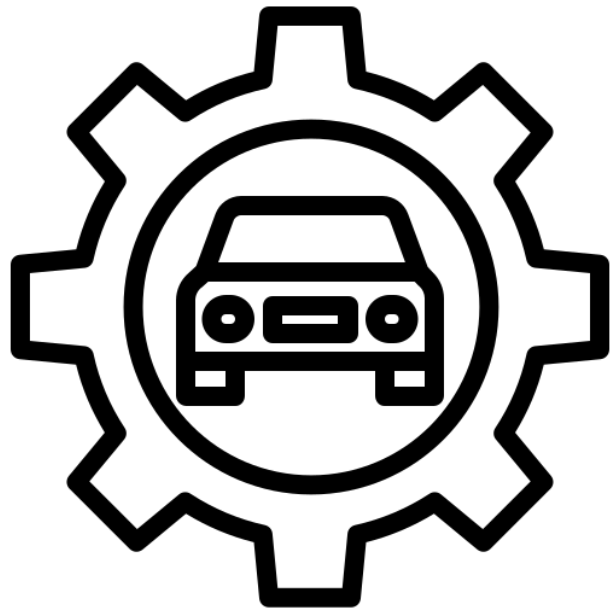


- Section 28 of the *Planning Act* outlines the parameters of creating and using a CIP
- The Town's Official Plan contains policies that support the establishment of a CIP (S. 10.8)
 - Allows Council to designate areas within Settlement Areas as a community improvement project area via by-law
- This CIP focuses on attracting major new industrial investment and development in the Town
- The Industrial CIP will allow the Town to provide rebates for eligible costs via financial incentive programs

Engagement Recap



- Public Open House held virtually on April 20 from 6:00 – 7:30PM
 - Recorded and posted on the Town website
- Stakeholder Interviews held virtually from April 19 to April 25
 - Key contacts from the industry and local agencies (ERCA, MMAH) provided by the Town and Invest Windsor Essex
- Written and verbal feedback welcomed from the public and stakeholders throughout the project



- In 2021, the Province released *Driving Prosperity: Ontario's Automotive Plan Phase 2*
 - A main objective is to transition and expand Ontario's automotive sectors towards vehicle and parts production for more hybrid and EVs, by building at least 400,000 electric vehicles and hybrids by 2030
- Opportunity for the Town to support potential large-scale feeder plants and enhance local synergies within the automotive sector

Optimizing Opportunities for Industrial Land Development



Photo by Town of Tecumseh

- **We take part in the Province of Ontario's updated strategy for innovation in the automotive sector**
- We engage in a 'renaissance' of the automotive industry
- Financial incentives add competitive edge in attracting industrial development
- We incentivize the strategic development of industrial lands
- Synergies within the automotive industry are facilitated

Eligibility Criteria for Industrial CIP Financial Incentives

- The property must be located within the Town's Settlement Area;
- The property must be designated for employment uses and have the appropriate zoning for employment uses;
- The proposed industrial development must be of a scale and use that would be assessed via MPAC's Assessment Methodology Guide for:
 - Assessing Automotive Assembly Plants in Ontario; or,
 - Assessing Automotive Parts Manufacturing Plants in Ontario; and,
- The proposed industrial development must meet the minimum floor space requirement of 140,000 square metres (approximately 1,500,000 square feet) of total floor area space.

Photo by Town of Tecumseh





Tax Increment Equivalent Rebate (TIER) Program

- Coverage of up to 50% of the municipal portion of taxes over a 10 year period
- The TIER is comprised of property tax revenue *forgone* by the Town
- The Town will still collect 50% of the municipal portion of property taxes for an eligible property along with 100% of the County and School Board tax amounts

Building and/or Planning Permit Fees Rebate Program

- 100% on fees for all Planning Act and Ontario Building Code Applications





Development Charge Rebate

- Coverage of up to 100% of the Town's Development Charges

Recommended CIP Municipal Leadership Strategy

In no particular order of priority, the Town may consider:

- A. Initiating an Official Plan Amendment to Section 10.8 Community Improvement to permit the entirety of the Town to be recognized as a Community Improvement Area for purposes of an Industrial CIP;
- B. Conducting a Lands Needs Assessment for large-scale employment uses;
- C. Initiating an Official Plan Amendment to designate additional lands for employment uses;
- D. Initiating an Official Plan Amendment to expand the Settlement Area Boundary to accommodate additional employment lands;
- E. Conducting an Infrastructure Study to determine servicing needs to support new major industrial investment and development;
- F. Undertaking a Traffic Analysis to determine what, if any, roadway improvements are needed to facilitate an increase in the movement of goods/freight related to a large-scale employment use;
- G. Conducting a detailed market analysis of the targeted sectors to determine additional ways to support large-scale industrial development;
- H. Coordinating with the County of Essex to provide complementary incentives for large-scale industrial development;
- I. If required, updating the Development Charge By-law No. 2019-63 to include a provision that allows for development charges to be rebated as part of a financial incentive program in a CIP;
- J. Establishing a promotions campaign to market the Town as a strategic location for major new industrial investment and development;
- K. Extending the municipal servicing networks in preparation for major new industrial investment and development;
- L. Coordinating with utility providers to expand the availability of electricity and telecommunications facilities; and,
- M. Coordinating with the Government of Canada and the Province of Ontario to attract major new industrial investment and development.

Next Steps

- Review and revise the Industrial CIP's financial incentive programs based on Council and Public feedback
- Present Final CIP for adoption in July 2022 at Council Meeting