



The Corporation of the Town of Tecumseh

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: August 9, 2022

Report Number: DS-2022-36

Subject: Official Plan Amendment No. 4
Revision to Community Improvement Plan Policies
OUR FILE: D19 CIPOPA

Recommendations

It is recommended:

That Report DS-2022-36 entitled “Official Plan Amendment No. 4, Revision to Community Improvement Policies”, **be received**;

And that, barring any unresolvable issues raised at the August 9, 5:30 p.m. Statutory Public Meeting, the following is recommended at the August 9, 2022 7:00 p.m. Regular Council Meeting:

- 1) **That** a by-law having the effect of amending the Tecumseh Official Plan by revising the wording in Section 10.8 Community Improvement in order to establish that the associated Community Improvement Area shall comprise the entirety of the municipality rather than the Settlement Areas, in keeping with DS-2022-36, **be adopted**;
- 2) **And that** a by-law having the effect of designating the whole of the Town as a Community Improvement Project Area for the purpose of establishing a Community Improvement Plan or multiple Plans respecting the revitalization, redevelopment, and enhancement of the entire area or any portion of the area, in keeping with DS-2022-36, **be adopted**.

Background

The Tecumseh Official Plan (“Tecumseh OP”) contains policies that encourage the use of Community Improvement Plans in order to revitalize residential, commercial and industrial sections of the Town and as a means to foster economic development in accordance with Section 28 of *the Planning Act* (“the Act”). The Act establishes that to prepare and subsequently adopt a Community Improvement Plan, Council must first pass a by-law designating the whole or any part of an area covered by an official plan as a community improvement project area.

Section 10.8 i) of the Tecumseh OP establishes that the Community Improvement Area comprises “the entirety of the Settlement Areas” only (as illustrated on Attachment 1). The Tecumseh OP is proposed to be amended to establish that the entire municipality constitutes the Community Improvement Area, within which individual community improvement project areas may be designated by by-law, including the passage of a town-wide by-law.

If this amendment to the Tecumseh OP is adopted, it is further proposed that a by-law be passed under Section 28 of the Act designating the whole of the Town of Tecumseh as a Community Improvement Project Area for the purpose of establishing a Community Improvement Plan or multiple Plans respecting the revitalization, redevelopment, and enhancement of the entire area or any portion of the area.

Comments

The proposed change to the Tecumseh OP to establish that the Community Improvement Area is town-wide will provide for a more flexible application of the full range of CIP policies across the entirety of the municipality. This is an approach which has become common among municipalities. This change to the Tecumseh Official Plan will then permit the adoption of a corresponding by-law designating a Town-wide Community Improvement Project Area.

August 9, 2022 Public Meeting

A Public Meeting has been scheduled for August 9, 2022 at 5:30 p.m. in order to provide an opportunity for residents and interested stakeholders/agencies to provide comments on the proposed Official Plan amendment in accordance with the provisions of the Act.

In anticipation of there being no issues raised at the Public Meeting or that any issues raised are resolved in a satisfactory manner, the following by-laws have been placed on the August 9, 2022 Regular Council meeting agenda for consideration of Council adoption:

- A by-law having the effect of amending Section 10.8 of the Tecumseh OP in order to establish that the Community Improvement Area shall comprise the entirety of the municipality rather than only Settlement Areas;
- a by-law designating the whole of the Town as a Community Improvement Project Area for the purpose of establishing a Community Improvement Plan or multiple Plans respecting the revitalization, redevelopment, and enhancement of the entire area or any portion of the area.

Consultations

County of Essex

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

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Location of Settlement Areas