

# Town of Orangeville Community Improvement Plan (CIP)

**T**he Town of Orangeville has retained Sierra Planning & Management to consult and prepare a **Community Improvement Plan (CIP)** for **The Town**. Private property owners and businesses can take advantage of the financial incentive programs contained in CIPs to achieve a range of community improvement goals such as improving their property façades and redeveloping property.



In order to tailor the financial incentive programs to meet and address the specific and unique needs of Orangeville, it is important for business and property owners, the public and Council to provide their input. An online survey will be distributed to downtown property owners, businesses, and other key stakeholders, but to ensure you have an opportunity to have your say on the CIP, please send an email to Jon Hack at [info@sierraplan.com](mailto:info@sierraplan.com) or give him a call at 416-363-4443 ext. 20.

You can also visit our project webpage at:

<https://www.orangeville.ca/en/town-hall/community-improvement-plan.asp>.

## What is a Community Improvement Plan (CIP)?

A Community Improvement Plan (CIP) is a tool available to municipalities under the *Planning Act* to help facilitate revitalization and redevelopment efforts in a defined area(s). To carry out CIPs, municipalities can establish grant, loan and other programs to encourage private sector investment in development and renovation efforts that seek to improve and revitalize areas and achieve local goals and priorities.

## CIP Basics

A Community Improvement Plan is focused on private ownership commercial, industrial and residential stock and is a tool available to municipalities under the *Planning Act* to help facilitate revitalization and redevelopment efforts in defined target areas.

Municipalities with community improvement policies in their official plans have the authority under Section 28 of the *Planning Act* to designate a Community Improvement Project Area (CIPA), and to prepare and adopt a Community Improvement Plan (CIP). The definitions of “community improvement,” “community improvement plan,” and “community improvement project area” can be viewed in the sidebar.

Under Section 28(6) of the *Planning Act*, municipalities through the implementation of the CIP have the authority to:

(a) construct, repair, rehabilitate or improve buildings on land acquired or held by it in the community improvement project area in conformity with the community improvement plan, and sell, lease or otherwise dispose of any such buildings and the land appurtenant thereto;

(b) sell, lease or otherwise dispose of any land acquired or held by it in the community improvement project area to any person or governmental authority for use in conformity with the community improvement plan.

In implementing the CIP, municipalities may also provide “grants or loans, in conformity with the community improvement plan, to registered owners, assessed owners and tenants of lands and buildings within the community improvement project area (Planning Act, Section 28(7)).” Eligible costs include those “related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities (Planning Act, Section 28(7.1)).”

Section 28 (1.1) Affordable Housing specifically identifies the provision of affordable housing as part of community improvement.

### Relevant definitions under Section 28(1) of the Planning Act

“community improvement” means the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary;

“community improvement plan” means a plan for the community improvement of a community improvement project area;

“community improvement project area” means a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason. R.S.O. 1990, c. P.13, s. 28 (1); 2001, c. 17, s. 7 (1, 2); 2006, c. 23, s. 14 (1).