

TOWNSHIP OF SOUTH FRONTENAC

BY-LAW NUMBER 2011-39

BEING A BY-LAW TO AMEND BY-LAW NUMBER 2000-85, THE OFFICIAL PLAN FOR THE TOWNSHIP OF SOUTH FRONTENAC, AS AMENDED, TO DESIGNATE ALL SETTLEMENT AREAS AS COMMUNITY IMPROVEMENT AREAS AND TO ESTABLISH COMMUNITY IMPROVEMENT POLICIES FOR THESE AREAS.

WHEREAS, the Municipal Council of the Township of South Frontenac deems it expedient to amend By-law Number 2000-85, the Official Plan for the Township of South Frontenac, as amended, as it relates to all Settlement Areas designations.

NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC BY ITS COUNCIL, HEREBY ENACTS AS FOLLOWS:

1. **THAT** section 6.18 COMMUNITY IMPROVEMENT POLICIES of the Township of South Frontenac Official Plan be deleted in its entirety and replaced with a new section 6.18 to read as follows:

6.18 COMMUNITY IMPROVEMENT POLICIES

This Plan recognizes the importance of revitalizing the settlement areas, villages and other built-up areas that are aging, and that there may be a need in the future to upgrade such elements as physical infrastructure, buildings, recreational facilities and/or the arrangement of existing land uses and to remediate brownfields. To accomplish this, Community Improvement Plans may be developed.

Community Improvement Plans are enabling policies under the authority of the Planning Act through which Council may provide financial incentives to address an identified need. For the purpose of this Plan, all areas in the Township that are designated as 'Settlement Areas' shall be identified as Community Improvement Areas. Thus, within these established settlements, certain community improvement project areas may be defined from time to time by by-law for which detailed plans may be prepared where there is an identified community need. The approval of such plans including any associated financial assistance shall be at the discretion of Council.

6.18.1 Criteria

To establish the need for a community improvement plan in Settlement Areas, one or more of the following criteria should be identified in the subject area:

- a) building stock or any housing units that are sub-standard according to minimum Township standards;
- b) unused or underutilized buildings or land that could be developed, redeveloped, renovated or converted to another use;
- c) hard surfaces such as roads, sidewalks, curbs, gutters and storm sewers that are deficient;
- d) lighting, signage, buildings or other public utilities that are sub-standard according to minimum Township standards or which are not designed for energy-efficiency;
- e) inadequate community services such as public indoor/outdoor recreation facilities or public open space;
- f) inadequate social facilities such as day cares;
- g) inadequate off-street parking facilities;
- h) inefficient traffic circulation or poor accessibility to residential, commercial or industrial areas;
- i) existing land uses that are incompatible with each other;
- j) the overall streetscape or aesthetics of an area requires upgrading;
- k) the presence of visual amenities (such as waterfront areas) which could benefit from protection, enhancement or promotion for tourism;

- l) the presence of brownfields.

6.18.2 Objectives

In Settlement Areas, where any of the above needs have been identified, a community improvement plan would establish one or more of the following objectives:

- a) promote cultural, social, economic and natural environmental sustainability;
- b) maintain the existing building stock and provide amenities and streetscape improvements to enhance the aesthetic appeal of the downtown/main street;
- c) facilitate the construction, reconstruction or rehabilitation of lands and/or buildings;
- d) maintain or improve the existing physical infrastructure for residential commercial, residential, industrial and institutional development;
- e) preserve historically or architecturally significant buildings;
- f) provide a mix of housing types to accommodate a full range of the Township's population;
- g) improve vehicle parking and traffic patterns and provide improved accessibility to all residents and businesses;
- h) improve compatibility between uses in proximity to each other;
- i) improve visual amenities (such as waterfront areas) to encourage and promote tourism;
- j) provide adequate community services and social services and enhance indoor/outdoor recreation facilities and/or public open space;
- k) improve energy efficiency wherever possible;
- l) rehabilitate environmentally compromised land and buildings through appropriate remediation.

6.18.3 Implementation

In implementing any of the above community improvement policies within a Settlement Area, the Township may;

- a) by by-law designate community improvement project areas and prepare community improvement plans for the project areas in accordance with the Planning Act;
- b) carry out community improvement projects in association with other public works projects and Township programs wherever possible;
- c) provide public funds through grants, loans and other financial instruments to the land-owners or their assignees;
- d) waive or reduce development fees to support the desired community improvement;
- e) provide tax assistance under the Municipal Act;
- f) make applications under all appropriate senior level government programs;
- g) provide information to land-owners and developers about the availability of municipal initiatives and financial assistance programs;
- h) where feasible, acquire buildings and/or lands and carry out the clearing and grading of land and/or the improvement of buildings to facilitate the community improvement;
- i) encourage private initiatives regarding the rehabilitation, redevelopment, conversion and environmental remediation of lands or buildings and, where appropriate support infill development and redevelopment;
- j) consider flexibility in zoning restrictions to support community improvement.

The provision of financial assistance in a community improvement plan will be based on the financial capabilities of the Township and will be entirely at the discretion of Council.

2. **THAT** the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for the approval of Amendment Number 12 to the Township of South Frontenac Official Plan.

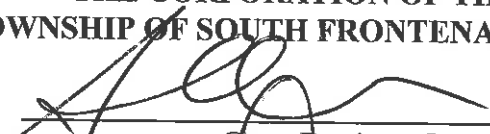
4. **THAT** this By-law shall come into force and take effect on the day of passing of the Official Plan Amendment Number 12 by the Minister of Municipal Affairs and Housing.

Dated at the Township of South Frontenac this twenty-first day of June, 2011.

Read a first and second time this twenty-first day of June, 2011.

Read a third time and finally passed this twenty-first day of June 2011.

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENAC**



Gary Davison, Mayor



Wayne Orr, Clerk-Administrator