



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PUBLIC MEETING MINUTES

DATE: Thursday November 5, 2015

TIME: 7:00 p.m.

PLACE: Puslinch Municipal Complex

FILE NUMBER: Community Improvement Plan
D18/CIP

MEMBERS: Mayor Dennis Lever - Chair
Councillor Ken Roth
Councillor Susan Fielding
Councillor Wayne Stokley
Councillor Matthew Bulmer

The Chair welcomed those attending the Public Meeting.

No pecuniary interest was declared by any member of Council.

The Chair advised that the purpose of the Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to the proposed Township of Puslinch Community Improvement Plan.

The Chair advised that the members of Council are here to observe and listen to public comments; however, they will not provide a position on the matter.

The Chair informed attendees when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal this application to the Ontario Municipal Board for a hearing. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Township of Puslinch before the decision is made, the person or public body is not entitled to appeal the decision of the Township of Puslinch to the Ontario Municipal Board. In addition, if a person or public body does not make an oral submission at a public meeting, or make written comments to the Township of Puslinch before the decision is made, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

The Chair noted that the Planning Act requires that at least one Public Meeting be held for the creation of a Community Improvement Plan.

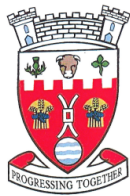
The Chair instructed the format of the Public Meeting is as follows:

- The consultant, Nancy Reid of Meridian Planning, will present the purpose and details of the Community Improvement Plan and any further relevant information.
- Following this the public can obtain clarification, ask questions and express their views on the Plan.
- Following this members of Council have the opportunity to obtain clarification and ask questions of the proposal.

Presentations

Nancy Reid stated she is pleased to attend this evening to present the draft Community Improvement Plan (CIP) that will provide the Township with tools, through the Planning Act, to provide financial incentives through grants and loans to commercial and industrial businesses and landowners. The milestones achieved to date have been:

- Consultation and Community Survey (May 2015)
- Stakeholder Workshop (May 13, 2015)
- Presentation to Council of CIP options (June 17, 2015)
- Stakeholder Workshop and Public Open House #1 (July 9, 2015)
- Preparation of Draft CIP (Summer 2015)



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- Statutory Public Meeting and Public Open House #2 (November 5, 2015)

Nancy Reid stated the vision for the CIP is to have an integrated and transformed main corridor that will be attractive, prosperous and distinctive, where residents, families and visitors will come to shop, eat, socialize, celebrate, play and explore. People will be able to move around safely through a network of roads, paths and trails and the area will be connected to its agricultural heritage, rural way of life and local pride.

Nancy Reid listed the goals of the CIP are to:

- Promote beautification and restoration of public and private property.
- Celebrate and restore local buildings and cultural heritage.
- Attract new business development.
- Support and promote existing businesses.
- Encourage active transportation and enhance recreational opportunities.
- Provide attractive streetscapes, including parking, gateway signage, tree plantings and lighting.
- Provide safe pedestrian and cycling connections between Aberfoyle and Morriston

Nancy Reid noted that the Community Improvement Project area includes the properties fronting Highway 6/Brock Road within the urban centres of Morriston and Aberfoyle and the Industrial Area in-between.

Nancy Reid indicated there are Township led programs that could be put into effect including a strategy for County participation in the CIP, zoning review, branding and marketing initiative, streetscape and active transportation improvements, heritage conservation initiatives, parking needs study and a festivals and events strategy.

Nancy Reid continued to list the Financial Incentive Programs the Township could put into action, subject to the availability of resources that include:

A. Planning and Building Fee Grant

Covers 100% of eligible fees required by Township (excluding processing and consulting fees).

B. Façade, Signage, and Landscape Improvement Grant

Up to 50% of the eligible costs of property improvements.

The maximum value is \$3,000 per property or total value of eligible costs related to project (whichever is less).

C. Building Improvement Grant

Up to 50% of the eligible costs of building improvements.

The maximum grant of \$3,000 per property or total value of eligible costs related to project (whichever is less).

D. Building Conversion and Expansion Grant

Up to \$10 per square feet of the converted or expanded floor space.

The maximum value is \$3,000 per property or total value of eligible costs related to project (whichever is less).

E. Motor Vehicle and Bicycle Parking Grant

Up to 50% of the eligible costs of the improvements to a maximum of \$500.

F. Tax Increment Equivalent Grant (TIEG) Program

Grant is equivalent to 75% of the Municipal portion of the tax increment

Provided over a 5-year period.

The total value of grants over 5 years shall not exceed \$25,000 or the total eligible costs (whichever is less).



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Nancy Reid indicated that for a property to be eligible for a financial incentive program, the lands must be located within the CIP boundary, the property shall be commercial, industrial or mixed-use, the proposed project must contribute to achieving the CIP's goal and the project must result in some level of improvement over existing conditions. The combined value of grants on a property shall not exceed \$5000 per year, with exception of the TIEG program.

Nancy Reid noted the Plan will have a 15 year implementation period that will end December 31st, 2031. Township Council is able to make decisions on CIP applications, but also can appoint a Community Improvement Implementation Committee to delegate the decision making. Council implements financial incentive programs annually and identifies a community improvement budget for the incentive programs.

Nancy Reid stated the Community Improvement Committee is to consist of Township Staff including the Development Coordinator, Chief Building Official and the Treasurer, who will together review and evaluate applications and make recommendations on the applications. The Committee will also market the CIP, monitor the use of the CIP and make budget and program recommendations to Council for implementation.

Nancy Reid stated further comments on the Draft CIP from the public, staff and Ministry of Municipal Affairs and Housing will be considered and may be required prior to final adoption of the Plan. It is anticipated that the CIP will be brought forward for council adoption in the new year, pending the Wellington County Official Plan CIP Amendment.

Question/Comments

Bill Knetsch inquired how the programs are provided with funding and wondered how the Township decides on applications.

Nancy Reid replied that the Township provides funding for the CIP programs and applications would be evaluated based on how they meet the Township's goals and objectives and stated that the Tax Increment Equivalent Grant (TIEG) and the façade improvement grant are the two most popular programs.

Bill Knetsch asked how does the community see the results?

Nancy Reid stated that the program is designed to help business owners with improvements that can have a stimulating effect in the community.

Councillor Bulmer asked for clarification on the Township documents that were referenced.

Nancy Reid noted the Township has a great set of existing documents that goals and objectives can be based on, such as the County's Active Transportation Plan, Morriston Street Scape project and the Urban Design Guidelines that includes desired types of signage, lighting and landscaping.

Councillor Bulmer mentioned that there are existing properties that are zoned commercial and industrial along Brock Road and inquired if new properties can participate that are rezoned to commercial or industrial.

Nancy Reid confirmed that properties that have zoning amendments to commercial or industrial can participate.

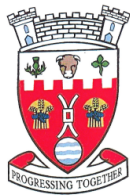
Councillor Bulmer noted the name "Our Corridor" could be improved upon.

Nancy Reid stated that the title can easily be changed.

Councillor Stokley inquired if the public could be included in choosing the available programs in advance because he would hate to see a program that wasn't utilized.

Nancy Reid noted the façade improvement grant and TIEG programs are two of the more popular programs and the TIEG doesn't require the Township to provide funding.

Mayor Lever stated it would be beneficial to have a type of marketing program that could get the public involved prior to initiating the program.



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Nancy Reid stated there are ways to inform the public such as a mailing, a brochure, and at the time of new development applications.

Councillor Fielding stated it is nice to see a way for all the plans in the Township to work together and have a purpose and noting branding is a key to the success of the CIP.

Mayor Lever noted the County is currently amending their Official Plan and creating a program where they are able to contribute to the TIEG program.

Bill Knetsch noted it is important to make people aware of the CIP and the financial support for development improvements.

Councillor Fielding stated it should be advertised and made enticing for people.

Mayor Lever indicated that when the Plan is approved and funds are allocated to implement programs the Township would advertise it, as this type of program is new to the Township.

There were no further questions and the Chair called an end to the public meeting and advised that Council would not be taking action on this proposal tonight.

Adjournment

The meeting adjourned at 7:38 p.m.