



## MUNICIPALITY OF THAMES CENTRE

**REPORT NO.** PDS-030-24

**TO:** Mayor and Members of Council  
**FROM:** Director of Planning & Development Services  
**MEETING DATE:** May 27, 2024  
**SUBJECT:** **COMMUNITY IMPROVEMENT PLAN**

### RECOMMENDATION:

**THAT** Report No. PDS-30-24 **BE RECEIVED** for information;

**AND THAT** the Community Improvement Plan dated May 13, 2024 be **APPROVED** in principle and that staff be directed to bring forward the implementing by-law for Council's consideration at the next regular meeting.

### PURPOSE:

The purpose of this report is to provide a summary of the public and agency consultation comments received along with a recommendation for Council's consideration with respect to the Community Improvement Plan (CIP) prepared by Stantec on behalf of the Municipality.

### BACKGROUND:

A CIP has been prepared to encourage revitalization through the provision of financial incentives and grants for eligible sites within the Municipality. The CIP has been subject to community engagement with the last session held on November 23, 2023. The CIP was also presented to the Economic Development Committee to which direction was provided. More recently, the CIP was presented at a public meeting of Municipal Council required by the *Planning Act* and held on April 29, 2024.

### COMMENTS:

All comments received during the public and agency consultation process are summarized in the attached memo. The comments have been considered, some of which have resulted in minor modifications or clarifications to the attached CIP.



The Municipality is the approval authority for the CIP. A by-law is required to designate a Community Improvement Project Area (CIPA) which includes the entire Municipality of Thames Centre and to approve the CIP. Following the passing of the by-law, notice is required which initiates a 20-day appeal period. Upon the CIP being approved and coming into full force and effect, staff will lead the implementation, marketing and monitoring of the Plan.

### **FINANCIAL IMPLICATIONS:**

The cost to prepare the CIP by Stantec is \$20,000. As part of the County of Middlesex's Economic Development Budget for 2023, the County is offering 50% funding to a maximum of \$10,000 towards the development of a CIP for the Municipality. In that regard, the Municipality is funding \$10,000 which was allocated as part of the 2023 budget.

As part of the approved 2024 budget, the Municipality has \$20,000 available within Economic Development for implementation of the CIP.

### **STRATEGIC PLAN LINK**

**Pillar:** *Smart Planning*

**Goal:** *Make smart planning decisions to grow the community, while maintaining a "hometown feel"*

### **CONSULTATION:**

Agency and Public Circulation in accordance with the *Planning Act*

### **REFERENCES:**

None.

### **ATTACHMENTS:**

Memo

Community Improvement Plan

Prepared by: M. Bancroft, Director of Planning and Development Services

Reviewed by: D. Barrick, Chief Administrative Officer