

To: Marc Bancroft
Municipality of Thames Centre

From: Rachel Haggith
London

Project/File: 161414402
Date: May 13, 2024

Reference: Municipality of Thames Centre CIP - Stakeholder Comment Response Matrix

The Municipality of Thames Centre circulated a copy of their Draft CIP to Stakeholders to allow for comments. Table 1 below outlines all comments that were received from Stakeholders to date, along with the Municipality's response.

Table 1 Stakeholder Comment Response Matrix

Stakeholder	Comment Received	Response Statement
Ministry of Municipal Affairs and Housing, from Dellarue Howard	Section 28(7.1) of the <i>Planning Act</i> outlines eligible costs that can be included in a CIP. This includes costs 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. The municipality should review the eligible cost proposed in the CIP to ensure that they fit within the eligible costs under section 28(7.1) of the <i>Planning Act</i> . In particular, the municipality is encouraged to further clarify the eligible projects and costs for the "On farm Business/Tourism Diversification Grant", specifically the following: <ul style="list-style-type: none"> • Farm Stand Operations, • On-Farm Store/Markets, and • Commercial Processing. 	The eligible projects and costs for the On-farm Business/Tourism Diversification Grant have been revised to ensure they fit within the eligible costs under section 28(7.1) of the <i>Planning Act</i> . It has been clarified which specific types of projects are eligible, and the uses have been aligned with the Municipality of Thames Centre Zoning By-law 75-2006. These updates are shown in Section 6.4.5 of the CIP.
	In addition to the above, the municipality is also encouraged to review the accuracy of the references to the Provincial Policy Statement (PPS) in the draft CIP. Section 2.1.3 of the draft CIP, bullets 3 through 5, appear to have incorrect PPS policy references. The policies pertain to PPS 1.7.1.	The references made to the Provincial Policy Statement within the CIP document have been reviewed and revised as required.
	The draft CIP contains multiple cross references. Under section 6.2 of the draft CIP "General Eligibility Criteria", paragraph (b) cross references section 6.5.1 – 6.6.1 of the CIP.	The cross references made within the CIP document have been reviewed and revised as required.

Reference: Municipality of Thames Centre CIP - Stakeholder Comment Matrix

	These sections do not exist in the draft document. This incorrect reference is also made in sections 6.2 (g) and 7.2.3 of the CIP.	
Enbridge, from Oliver Prcic	Mapping: We recommend that Enbridge's pipelines (and any other pipelines) and facilities be indicated on one or more maps within the CIP. Requests for GIS data from Enbridge should be sent to notifications@Enbridge.com .	Enbridge pipeline mapping is currently available to Thames Centre. As any development that would be an outcome from this CIP would also have to go through the relevant planning application, pipeline mapping will be addressed at this stage.
	As per Federal and Provincial Regulatory Requirements and Standards, pipeline operators are required to monitor all new development in the vicinity of their pipelines that results in an increase in population or employment. To ensure that all development within the pipeline assessment area is referred to Enbridge for review and comment, we recommend inclusion of the following policy: <ul style="list-style-type: none"> - "When a zoning amendment, subdivision or development permit application is proposed within the plan area for lands within 200m of a pipeline or right-of-way, as demonstrated in "Map xx: _____" (per recommendation #1), the application shall be referred to the pipeline company for review and input." 	There are existing policies to this effect from a high-level standpoint for development applications including Zoning By-law Amendments, Plan of Subdivisions, and Development Permit Applications. Pipeline concerns will be addressed during these processes, as required by Federal and Provincial regulations.
	To ensure that no unauthorized ground disturbance or pipeline crossings occur when development progresses, we recommend the following policy be included within the CIP. <ul style="list-style-type: none"> - "All development within 30m or crossings of a pipeline shall require written consent from the pipeline company and is the responsibility of the applicant to obtain prior to development approval." 	There are existing policies to this effect from a high-level standpoint. Pipelines will continue to be part of the development application process to ensure compliance with Enbridge for all developments, including ones initiated due to this CIP.
Sifton Properties, from Alexandra Haasen	Per Section 6.2 of the CIP, it is noted that a select set of land use designations within the Municipal Official Plan are eligible for funding. We request that the municipality consider adding the "Residential" designation to this list to provide for flexibility in terms of where the funding may be applied;	The Municipality of Thames Centre wants to initiate guiding community improvement activities in existing businesses and in maintaining Thames Centres as a desirable place to live and work. As the intent of this CIP is to provide additional beautification to the public realm, the residential designation will not be included in Section 6.2 of the CIP as an

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		<p>eligible designation. A detailed affordable housing suite of incentive programs was outside of the defined scope and guiding direction of the project, but (with council/staff direction) more housing specific affordability needs and targeted incentives programs could be developed in subsequent CIPs or a future CIP amendment.</p>
	<p>While it is acknowledged that the CIP includes some incentive programs to facilitate the development of affordable housing, inclusive of the commercial conversion/rental housing grant and planning and building permit fee grants, we encourage the municipality to consider including additional financial programs, targeted at incentivizing the development of affordable housing. One example, implemented by City of St. Thomas through their CIP, includes a Residential Program which provides grants up to a prescribed amount to go towards renovating and/or construction of new residential units, subject to a set of eligibility criteria. The purpose of this incentive program is to increase the supply of housing, including affordable housing. A copy of this Residential Program is included at the end of this letter as Appendix A; and</p>	<p>The Municipality of Thames Centre will consider an affordable housing CIP in the future, however a detailed affordable housing suite of incentives programs was outside of the defined scope and guiding direction of the project. With council/staff direction, more housing specific affordability needs and targeted incentives programs could be developed in subsequent CIPs or a future CIP amendment.</p>
	<p>Per Section 6.4.3 (Landscaping Grant) of the CIP, we request that the municipality consider increasing the maximum funding of \$2,000 per project/property and expand the list of eligible services to provide flexibility in terms of how this funding can be applied, keeping within the realm of eligible costs per Section 28 (7.1) of the Planning Act.</p>	<p>Due to the budget allocated for incentives in this CIP, the landscaping grant value is unable to be increased. The intent of the landscaping grant is to encourage the incorporation of good landscaping in overall site design, which should not require equivalent funding to other grants within this CIP. The eligible costs for this grant include “other similar projects or improvements”, which provides flexibility in terms of how this funding can be applied, in the opinion of the Implementation Committee.</p>

Reference: Municipality of Thames Centre CIP - Stakeholder Comment Matrix

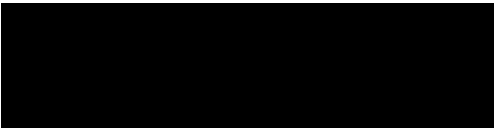
	In addition, we would also like to express our support with respect to Sections 7.2 b) and 8.3 of the CIP, noting that, if appointed, the CIP Administrator (Director of Planning), will incorporate both coordinating application submission processes and financial incentive opportunities into all development pre-consultation meetings. It is in our opinion that this would be beneficial as it would make the applicant aware of financial incentive opportunities that they could utilize as part of their future project, provided the eligibility criteria are met.	In regard to coordinating application submission processes and financial incentive opportunities, it has been discussed for planning application forms to be amended to include a line to inform community members that they could be eligible for more information.
Chippewas of the Thames First Nation Treaties, Lands and Environment, from Fallon Burch	We have minimal concerns with the overall intention of the plan. However, as projects are proposed through the support of the CIP, we would like to be notified of any projects that may impact COTTFN's protected rights and interests. e.g. land acquisition, development in undisturbed areas etc..	There are existing policies to this effect from a high-level standpoint. COTTFN will continue to be circulated projects that may impact their protected rights and interests.
Bell, from Norm Lingard	While we do not have any specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter. Please forward all future documents to circulations@wsp.com	All Stakeholders will continue to be circulated on any future decisions related to this CIP.
Thames Center Chief Building Official/ Risk Management Official, from Eric Boulard	I have no comments with respect to the proposed CIP.	N/A
Upper Thames River Conservation Authority, from Eric Gaskin	Our only comments would be to encourage the Municipality to circulate us on any works associated with the CIP on lands that are regulated. Aswell, while the Municipality identifies surplus lands, please reach out to discuss potential constraints to any regulated properties.	Circulation to the Upper Thames River Conservation Authority is required through the planning process. Circulation will continue to UTRCA where applicable for planning applications for developments related to this CIP.
Thames Center, Drainage Superintendent, from Travis Pitt	No comment.	N/A

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Thames Center, Director of Public works, from Jarrod Craven	I have no comments/concerns with the Thames Center CIP.	N/A
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Best regards,

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