

TOWN OF RAINY RIVER
COMMUNITY IMPROVEMENT PLAN



April 2006

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1 PLAN BACKGROUND

1.1. Foundation and Basis

The Town of Rainy River has participated in a number of studies in recent years that recognize the changing role of the Town towards economic development and the need to facilitate a broader and more diverse range of land uses throughout the community.

Various and significant areas of the community are available for development and although the permitted uses generally exemplify the current and anticipated uses, it is recognized that the opportunity exists to attract and broaden prospective developers to the Town of Rainy River through innovative and unprecedented methods.

In November 2005 Council considered and approved in principle, the establishment of various incentive programs as a means toward attracting development to the community.

This Community Improvement Plan was adopted by Council and represents a strong indication by Council to the community that the future health and vitality of the Town is important and that the Community Improvement Project Area identified, and defined by by-law, is deserving of special attention.

The Treasurer will administer this Community Improvement Plan, with assistance provided by the Rainy River Future Development Corporation as the assigned economic development agency for the Town. Other Departments may be assigned the responsibility for specific implementation of projects.

1.2. Strategic Planning

Town of Rainy River has actively participated in a number of local and regional initiatives focusing on economic development and community improvement in the district. These previous efforts provide the basis for the development of this Community Improvement Plan. Meanwhile, this Plan serves as an important means to achieving the vision proposed in these community-driven initiatives.

1.2.1. Town of Rainy River Community Development Strategic Plan

In 1997, the Town of Rainy River Council initiated a series of strategic planning sessions geared toward establishing a common set of priorities for the community. Facilitated by Dan Wright with assistance from community members and staff, the strengths, weakness, opportunities and threats of the community were identified and recommendations were made to utilize, remedy, achieve and reduce those defined issues. Strategic planning sessions continued on an ongoing basis and determined the specific steps necessary to facilitate the established priorities.

The Community Development Strategic Plan of the Town of Rainy River, adopted by Council, contained a number of goals and objectives directly and indirectly related to economic development. This Community Improvement Plan is a means to that end.

The Strategic Plan's goals and action strategies together with recommendations towards achievement are as follows:

- The retailers and consumers in Rainy River should communicate "what they are thinking" with each other with a view to a "win-win" for both groups;
- Rainy River or Rainy River in conjunction with other West Rainy River District municipalities need to determine the need for economic development, develop a strategy, and implement a course of action, including a method for continued financing of the operation;
- The Council should invite representatives from First Nations to develop an agenda for future meetings, identify more activities both think are important and begin working together for betterment.

- The Rainy River Recreation Board should look at their responsibilities with regard to programs, who they service, how they should be serving, and so on. A strategic planning process which determines the recreation needs of people should be undertaken.

1.2.2. Town of Rainy River Tourism Development Plan

The 1997 Community Development Strategic Plan acknowledged tourism as a potentially significant contributor to Rainy River's future growth and prosperity. In response, the Town of Rainy River commissioned a Tourism Development Plan in 1998 to examine the Town's role and to recommend specific actions for the development and expansion of tourism in the Town.

The Town of Rainy River currently has little tourism products to offer. While some aspects of the Town's appearance are very appealing, for the most part, the landscape and streetscape lack a sense of prosperity. Tourists' first impression of the Town would be either ambivalent or negative. However, the Tourism Development Plan recognized that the Town is ideally located to participate in the changing tourism economy of Northwestern Ontario. Accordingly, it set out specific directions with regard to developing regional tourism marketing, regional tourism products, local marketing initiatives, and enhancement of the local tourism product. Key action strategies include:

- Promote development of a golf course and four season club facility;
- Upgrade the appearance, signage and character of the Town to make it a more appealing and visitor friendly place;
- Market the Highway 11 route, snowmobile routes, Historic Boundary Waterway and the International Bridge to regional travelers and visitors. Enter partnerships with others in the region to promote these features; and
- Promote specific attractions and amenities of the Town.

1.2.3. Rainy River District Community Summit

In January, 2005, the Rainy River District held a district wide summit with the purpose of identifying common concerns and opportunities to improve the economy of the community. The Summit determined 6 key directions in the district, including tourism, agriculture, import substitution, value-added wood products, immigration and retail. This Community Improvement Plan is an important means to achieving the economic development goals and objectives in their fields.

The Community Summit outlined the following action strategies in the 6 key areas:

1) Tourism

- Promote and encourage entrepreneurship
- Expand the tourism base
- Create attractions for downtown areas to entice tourists to stay longer

2) Agriculture

- Develop an immigration program for the district
- Apply a hands on approach to developing an Abattoir
- Gather former studies into a database
- Identify areas of outsourcing
- Facilitate business retention and expansion – succession planning

3) Import Substitution

- Identify areas of outsourcing

4) Value-Added Wood Products

- Gather former studies into a database
- Research on other areas with value-added wood product centres (e.g. Finland, Sweden)

5) Immigration

- Create data base of business and relocation opportunities
- Encourage value-added agriculture production

6) Retail

- Facilitate business retention and expansion – succession planning
- Gather former studies into a database
- Create attractions for downtown areas to entice customers to stay longer

1.2.4. Sunset Country Tourism Study

In 2003, the Northwestern Ontario Tourism Association initiated a Sunset Country Tourism Economic Impact Study which justified the significant value of the tourism industry in the area west of Quetico Park, east of Lake of the Woods, north of the United States, and south of Hudson Bay.

The study traced the economic impact of tourism in Sunset Country at two levels: tourism expenditures by visitors and all tourism operators comprising the industry; capital expenditures made by fixed-roof accommodation providers. Based on the 2001 financial data provided by accommodation operators, the total annual economic impact of tourism on Sunset Country is:

- 12,235 full-year jobs, of which 9,898 jobs (81%) were in Sunset Country;
- \$451 million in economic activity, of which \$ 306 million (68%) benefited Sunset Country;
- Wages and salaries in excess of \$393 million, of which \$202 million in Sunset Country; and
- \$85 million in Federal, Provincial, and Municipal taxes.

The Town of Rainy River is located in the heart of Sunset Country. Various programs proposed in this Community Improvement Plan will facilitate the development of its tourism industry.

1.3. Official Plan and Zoning By-Law

The project area subject to this Community Improvement Plan consists of the whole Town of Rainy River, as shown on Schedule "A" of the Town of Rainy River Official Plan and more specifically zoned as residential, commercial, industrial, institutional and rural on Schedule "A" of Town of Rainy River Zoning By-Law 1112.

It is intended that future development of the Town provides increased opportunities for public access, encourage a greater mix of land uses, as well as recognizes and protects existing key natural features.

This Community Improvement Plan constitutes the legislative basis and context for the implementation of these ongoing programs and has been developed in accordance with Section 28 of the Planning Act (R.S.O. 1990, c.P.13.), as amended. The Town of Rainy River Official Plan was approved by MMAH in 1997. Section 4.9. thereof (entitled "Implementing Community Improvement Policies") confirmed policy statements contained throughout, describes the Town's policies for community improvement pursuant to Part IV of the Planning Act (R.S.O. 1990, c.P13).

2 COMMUNITY IMPROVEMENT PLAN

2.1 Introduction and Purpose

The Community Improvement Project Area (C.I.P.A.) of the Town of Rainy River was designated by Council on December 8, 2005 in accordance with Section 28 of the Planning Act (R.S.O. 1990, c.P.13.). A public meeting of Council to consider this Community Improvement Plan was held on May 1, 2006, notices of which were published in the Rainy River Record on April 18, 2006 and in the Westend Weekly on April 19, 2006.

This Community Improvement Plan will accomplish the following:

- Facilitate the efficient and orderly implementation of the community improvement policies of the Official Plan of the Town of Rainy River;
- Identify and describe the Community Improvement Project Area to which this plan relates;
- Provide rationalization and the fundamental basis of the Community Improvement Project Area;
- Confirm the commitment of the Town of Rainy River to encourage and support continued economic growth and investment in the community geared toward rehabilitation, renovation and relocation through utilization of unprecedented and innovative means;
- Provide a brief and general outline of the Incentive Programs endorsed by the Town of Rainy River;
- Provide sufficient flexibility to enable Council to make minor changes to the Plan without formal amendment.

2.2 Identification of Community Improvement Project Area

The boundaries of the Community Improvement Project Area are shown on Figure 1 attached to and forming a part of this Community Improvement Plan.

It is the intent of Council that opportunities for development not be limited to a specific area of the municipality and, to that end, has designated the project area representing the entire municipality. General community improvement programs that relate to the municipality in its entirety have been identified. Specific projects must be within the designated Community Improvement Project Area to qualify for financial incentives offered in accordance with this Plan. Amendments to the boundaries of the Community Improvement Project Area may be enacted by by-law of the Town of Rainy River Council in conformity with the community improvements policies of the Town of Rainy River Official Plan.

2.3 Selection Criteria

The location of the project area is consistent with the Town's Official Plan policies and satisfies, in particular, the following community improvement goals of the Town of Rainy River Official Plan:

- Safeguard the health, convenience and enjoyment of both residents and visitors by improving social, cultural and recreational facilities and services;
- Improve the Town's physical environment by participating in and/or encouraging programs which improve the municipal physical services, facilities and streetscapes and by encouraging private property owners to upgrade their holdings;
- Protect and improve the economic well being of the Town and its residents by encouraging and/or participating in programs that will promote new jobs, new capital investment and increase in the economic base and municipal tax base, having regard for the cost/benefit relationship of such programs;

Other key factors that resulted in the selection of the identified Community Improvement Project Area included detailed and stated obstacles, objectives, visions,

and strategies of the Town's Community Development Strategic Plan and Tourism Development Plan:

- The poor condition and appearance of buildings, landscaping and other site features in relation to the Town's property standards by-law, especially in the commercial area;
- The poor condition and inadequacy of municipal physical services such as roads, sanitary sewers, water systems, storm water drainage, sidewalks, lighting and hydro;
- The poor condition and lack of municipal recreation services and facilities such as parks, arenas, play fields, recreational equipment, trails, beaches, and passive recreational facilities;
- The poor condition and lack of municipal social and cultural facilities such as meeting rooms, museums, libraries, craft rooms, youth centres and seniors' centres;
- The lack of appropriate public transit facilities such as bus loading areas and shelters;
- The incompatibility of exiting land uses;
- The inadequacy and poor condition of off-street parking, vacancy rates, pedestrian accessibility and the potential for expansion within the areas designated for commercial uses;
- The existence of parking deficiencies and conflicts between loading areas and traffic circulations in industrial areas;
- The town is seeking to attract tourists and as a by-product, new businesses to the commercial core;
- The town has identified that it has within its project area, a heritage building that is in need of repair for its architectural significance and possible future commercial, cultural and social uses. It is anticipated that this building will act as an anchor or focus to the downtown to attract tourists and new business; and

- The town has identified the Rainy River waterfront as a significant resource that will satisfy needs of the local residents and serve as a second anchor (focus) to the downtown.

2.4 Project Area

For the implementation of this Plan, the whole Town of Rainy River has been designated as the Community Improvement Project Area. Amendments to the boundaries of the Community Improvement Project Area may be enacted by by-law of the Town of Rainy River Council and will require an amendment to this Plan.

The associated opportunities for improvement in the Community Improvement Project Area, identified in previously referenced documents, and through other investigations, include:

- Develop a menu of available and innovative financial incentives to stimulate value-added forms of development;
- Revitalize downtown business area and encourage retail development;
- Encourage tourism growth related to diversified forms of tourism activities ;
- Enable opportunities to improve telecommunication technology;
- Work in cooperation with First Nations and the Rainy River district municipalities to explore mutual opportunities and needs;
- The provisions of grants or loans to registered or assessed property owners for such purposes as façade improvement, subject to municipal authority under the Planning Act, the Municipal Act and/or any other applicable legislation;
- Improve municipal infrastructure to property line and community services where physically and economically feasible;
- The rehabilitation of municipal properties and/or the sale, lease or other disposition of municipal land as provided for in the Municipal Act and the Planning Act and/or any other applicable legislation;

The Project Area is described below along with existing land uses, building condition and potential for development relative to the Area.

All Incentive Programs apply to the whole Community Improvement Project Area. Information in this regard can be found in the detailed information found in Appendix “A” attached to and forming part of this Community Improvement Plan.

2.4.1 Town Wide Project Area

The Town Wide Project Area, as shown on Figure 1, evolves from two edges. On the south, it is bounded by the Rainy River and on the north, by the C.N.R. main line and Highway 11. From west to east, the town is approximately 3 km long. It extends from the international border and Canada Customs on its west border to a political boundary as its east border. The Project Area is approximately 334 hectares.

2.4.1.1 Existing Land Uses

The Town of Rainy River comprises of a mixed range of land uses, primarily residential, commercial, and industrial mixed with a small amount of rural. Fourth Street is the main commercial street, linking Rainy River to Highway 11th and located in the southerly portion of the Town.

2.4.1.2 Existing Building Condition and Potential for Development

A few vacant lands are available along the Highway 11 corridor, which have great potential for commercial and industrial development. By undertaking appropriate improvements along the Highway, the town has the potential to attract more tourists to stop over.

In addition, the Town has focused on improvements in the vicinity of the downtown area in order to alleviate a number of problems and to provide solid growth for the municipality. It is expected that the area of the downtown from the CN Railway lands south to the waterfront will continue to be the focus of future business development.

2.5 Economic Development Incentive Programs

In November 2005, Council considered a report outlining various Economic Development Incentive Programs and, directed further investigation by various Committees of Council.

In December, 2005, Council, by resolution, authorized the initiation of a Community Improvement Plan process in parallel with the Economic Development Incentive Programs as a priority project and, thus approved, in principle twelve programs outlined and considered previously.

All incentive programs apply to the entire Community Improvement Project Area. Detailed information in this regard can be found in Appendix "A" attached to and forming part of this Community Improvement Plan. Only one out of the twelve programs is non-financial related, and the rest have a financial nature. This session will focus on issues related to the proposed financial incentives programs.

2.5.1 Needs for Economic Development Financial Incentive Programs

The Town of Rainy River, as most other small communities across rural Canada, has been facing a decline in population for almost two decades. This has affected municipal services, educational system, job opportunities, and business opportunities within the community.

Meanwhile, substantial land in the Town of Rainy River is currently vacant and under-utilized. These sites possess development and redevelopment potential and, in many instances, would result in a significant community benefit if developed, rehabilitated and reused. The development and re-development of these properties have been identified as a significant issue in the municipality.

It is anticipated that more efficient use of land would realize increased tax assessment, creation of additional jobs and better utilization of infrastructure. New development and redevelopment in the project areas would complement and strengthen the area as well as support surrounding land uses currently in existence.

The Municipal Act prohibits "bonusing" through giving or lending money or property, guaranteeing borrowing, leasing or selling property at below fair market value or

giving an exemption from a levy, charge or fee. Providing tax relief to an area or granting exemption from any development fees would generally constitute “bonusing”. However, an exception is made in the Municipal Act when municipalities are exercising powers within the context of a Community Improvement Plan, prepared in accordance with the Planning Act and approved by the Minister of Municipal Affairs and Housing.

If a financial incentive program is established through a Community Improvement Plan, the Town may make grants or loans to the owners of lands and buildings to pay for the cost of rehabilitating such lands and buildings, and would not be considered “Bonusing”.

2.5.2 Economic Development Financial Incentive Programs

For the implementation of this Plan, the whole Town of Rainy River has been defined and designated by by-law as a Community Improvement Project Area. This Community Improvement Plan has been prepared to implement the community improvement works identified in the Official Plan as well as enable the Town to offer grant or loan programs to encourage development, redevelopment, revitalization and rehabilitation throughout the community, specifically, to allow the value of future increases in tax revenues as a result of increased assessment to pay the costs associated with site remediation, demolition of structures existing on the date the Plan is approved by the Minister of Municipal Affairs and Housing.

A range of municipal financial and planning incentive programs has been included in Appendix “A” of this Community Improvement Plan. These programs may be considered by Town Council in the future to encourage development, redevelopment, revitalization and improvement of the existing and future development in the Community Improvement Project Areas. Council’s discretion in implementing one or more of these programs will be dependent on the need for the program, the potential benefits and costs, the establishment of an effective implementation framework and the availability of budget. Programs that are not authorized by Section 28 of the Planning Act do not constitute part of the Community Improvement Plan but are intended to augment the Community Improvement Plan programs.

It is proposed that the incentive programs commence on the date this Plan is approved by the Minister of Municipal Affairs and Housing. The Treasurer will prepare an Incentive Program Status Report on an annual basis for Council Review. The Financial Incentive Programs outlined will continue as the annual budget permits and Council directs. Owners of properties participating in any of these programs may be eligible for

the grant subject to eligibility requirements of the program and specific limiting legislation.

Although a specific program may have additional eligibility requirements, the following general requirements apply for all programs:

- a) The applicant must be the registered owner or tenant of the property or have an equitable interest in the property. An Agent may act on behalf of the applicant with required authorization.
- b) Applications shall be submitted, on forms provided and supported by documentation as required, to the Municipal Administrator.
- c) All applications for assistance under this program will be considered subject to the availability of funding and upon approval of Council.
- d) The properties must be located within one of the identified Community Improvement Project Areas to which the grant or loan program applies.
- e) The property shall be developed such that the amount of the work undertaken is sufficient to result in the re-assessment of the property;
- f) In the case of development of vacant or cleared sites within a project area for new buildings, to determine the pre-development assessment base for these projects, the assessment shall be based upon the assessment roll of the previous year, as last revised, used for the current taxation year;
- g) The subject property shall not be in a position of property tax arrears at the time of application nor throughout the term of the program, including utility charges;
- h) The total value of funding under any and all programs to any individual site shall be limited to the total value of the rehabilitation, renovation or conversion undertaken.
- i) Property owners who have previously defaulted under any Town loan program will not be eligible.
- j) Grants/loans will not be given retroactively to recognize projects that have begun without application to the program. Applications must be received prior to any works being done to the associated building or property.

k) Loan commitments are valid for a period of one year and will expire if the work proposed is not completed within that time period. Agreements may contain for extension of a further six-month period upon approval by Council.

l) The Town, entirely at its own discretion, may enter into a new agreement with any subsequent owners of the property to receive outstanding payments under the program.

m) The Town may discontinue any of the Incentive Programs at any time; however, any participants in the program prior to its closing will continue to receive the grants as were determined through agreement for their properties.

2.6 Development Charges

The Development Charges Act permits municipalities to give full or partial exemptions for some types of development. In accordance with the Development Charges Act, a municipality may exempt specific areas, including Community Improvement Project Areas from the application of a development charges by-law.

Currently the Town of Rainy River does not charge development fees under the Development Charges Act. This is viewed by Council to be a valuable incentive toward encouraging development in the Town and, for this reason, has been included as promotional information in this document.

2.7 Implementation

The implementation of this plan may, at times, require amendments to the Official Plan and Zoning By-Law and, through the process of the planning amendments, the Town will have regard for the Provincial Policy Statement; specifically in regards to such issues as land use compatibility, natural heritage and cultural and archaeological resources, which will be addressed through the appropriate measures and studies.

2.7.1 Role of Council

a) Adopt this Community Improvement Plan and the corresponding Economic Development Incentive Programs in principle.

b) Promote development or re-development opportunities; and

c) Ensure appropriate funding, as a direct expenditure through the annual budget process, to implement the initiative of the Community Improvement Plan and the Economic Development Incentive Programs. Other funding sources identified for the projects outlined in the Community Improvement Project Area include, but may not be limited, to:

- Funding assistance opportunities such as provincial programs on a cost-sharing or grant basis with the Ministry of Municipal Affairs and Housing, Ministry of Finance, Ministry of Northern Development and Mines, Ministries of Tourism and Recreation, Ministry of Environment, Ministry of Energy and Ministry of Transportation;
- Fundraising initiatives of neighbourhood groups and service clubs; and
- Site specific improvements undertaken by property owners and arising either in part or wholly from improvements facilitated by this Community Improvement Plan.

3 REVISIONS TO THIS PLAN

This Plan is intended to be generic so that as additional municipal projects are identified, they can be undertaken without amendment to the Plan, as long as they meet the policies of the Official Plan and encourage economic development throughout the community.

From time to time, Council for the Town of Rainy River may review and amend any of the terms and eligibility criteria of the programs described in this Community Improvement Plan without amendment to the Plan.

Program additions to this Plan will require a formal amendment in accordance with Section 28(4) of the Planning Act, requiring notice of a public meeting of Council, adoption by Council, and approval by the Minister of Municipal Affairs and Housing.

4 APPROVAL OF MINISTER OF MUNICIPAL AFFAIRS AND HOUSING

In accordance with Section 28 of the Planning Act, RSO, 1990, c.P.13, this Community Improvement Plan and the Economic Development Incentive Programs will not come into effect until approved by the Minister of Municipal Affairs and Housing.

5 CONCLUSION

This Community Improvement Plan conforms to the Town of Rainy River Official Plan and, more specifically, to the community improvement policies contained in Section 4.9.

The approval of this Community Improvement Plan will provide the legislative basis and context for incentive programs that have been identified to economic development and private sector investment in the Town of Rainy River.

The amount the Town would pay back to property owners, through this program, has the potential to be significant. However, these costs would be paid with revenue that might not have otherwise been realized if it were not for these programs. The incentive programs included and outlined in this plan are viewed as a long-term benefit to the Town as tax revenues would ultimately increase in the long run.

Issues outside the parameters of this Plan, but supportive of further development in the project areas, have been, and will continue to be examined and assessed as identified.

6 DEFINITIONS

6.1. **“Building”** means a structure consisting of walls, roof and floor or a structural system serving the same purpose.

6.2. **“Community Improvement”** means the planning or re-planning, design or redesign, resubdivision, clearance, development or redevelopment, reconstruction and rehabilitation, 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, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary.

6.3. **“Community Improvement Plan”** means a plan adopted by Council and approved by the Minister of Municipal Affairs and Housing for community improvement of a community improvement project area and constituting a schedule of works for the maintenance, rehabilitation, repair and/or development of public and privately owned facilities and lands.

6.4. **“Community Improvement Project Area”** means an area within a municipality, the community improvement of which in the opinion of the Council, is desirable for community improvement because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings, deficiencies or for any other reason.

6.5. **“Contaminated Site”** means derelict, dysfunctional or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

6.6. **“Council”** means the Municipal Council of the Corporation of the Town of Rainy River.

6.7. **“Development”** means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size and usability thereof.

6.8. **“Economic Development Financial Incentive Plan”** means the document adopted by Council for the Town which sets out various incentive plans to encourage development, redevelopment, rehabilitation, renovation and restoration to properties within designated community improvement project areas.

6.9. "**Fill**" means material such as gravel, stone, soil, sand, and so on used to raise the elevation of an area.

6.10. "**Official Plan**" means a comprehensive long-range plan for land use which guides growth and land use change in a municipality. It usually contains a text setting out goals, objectives and policies and schedules showing proposed land uses and transportation routes.

6.11. "**Programs**" means incentives offered by Council to encourage economic growth in accordance with the Community Improvement Plan.

6.12. "**Redevelopment**" means the demolition of existing buildings for replacement with new ones.

6.13. "**Rehabilitation**" means to bring back to a former capacity or condition. For example, to improve a vacant or deteriorated building for occupancy.

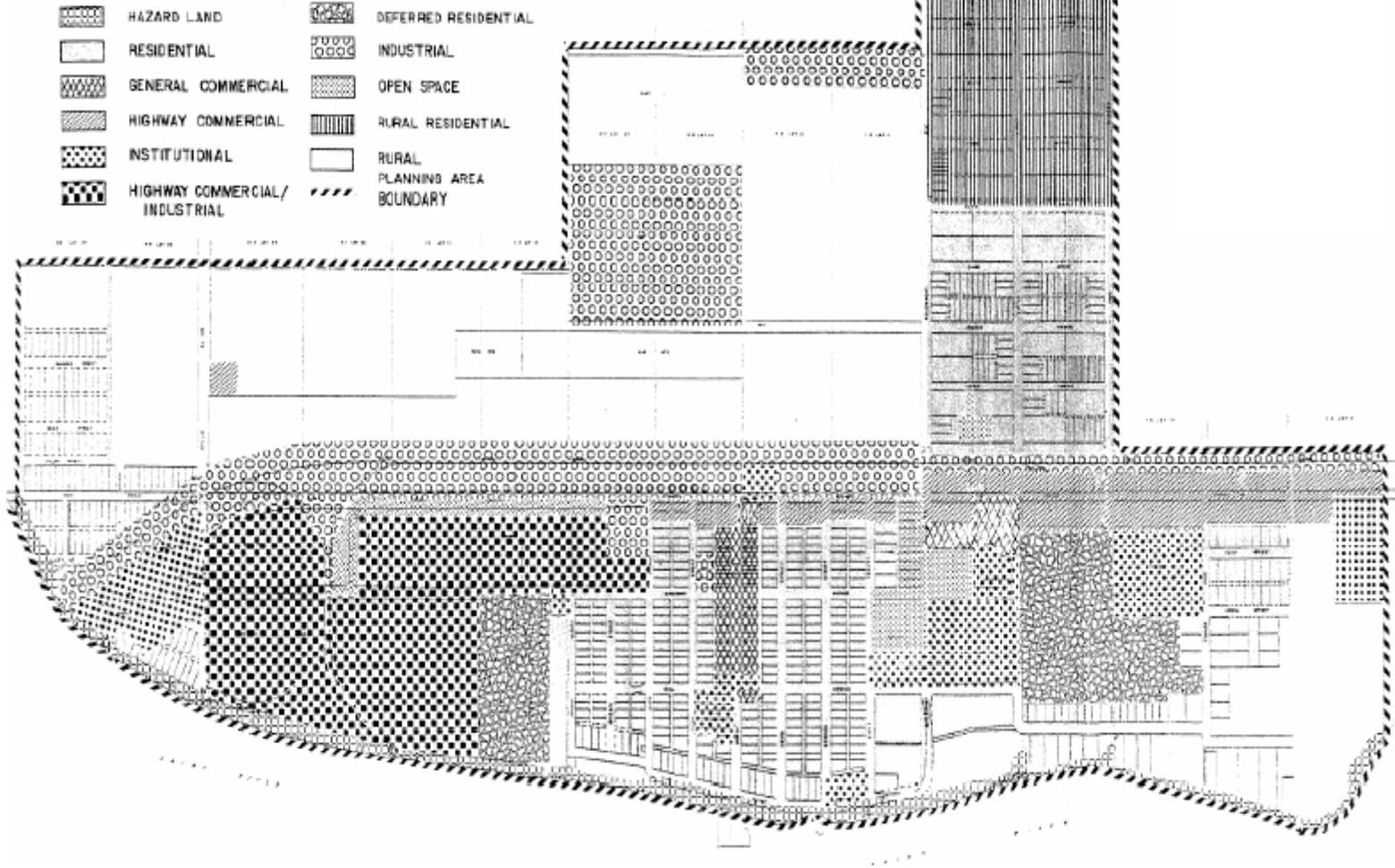
6.14. "**Renovation**" means to restore to a former better condition. For example, to improve a vacant or deteriorated building for occupancy

6.15. "**Restoration**" means to return a building to a prior condition. For example, the restoration of existing heritage buildings (not to be confused with redevelopment).

6.16. "**Town**" means the Corporation of the Town of Rainy River

FIGURE 1
TOWN OF RAINY RIVER
COMMUNITY IMPROVEMENT PROJECT AREA

**TOWN OF RAINY RIVER
LAND USE DESIGNATIONS**



A P P E N D I X "A"
ECONOMIC DEVELOPMENT
INCENTIVE PROGRAMS

The following is a summary of the Economic Development Incentive Programs that will be offered in the Community Improvement Project Area.

- **Land Availability Program Realty**
- **Realty Tax Increment Equivalent Program**
- **Municipal Applications Fee Program**
- **Building Permit Fee Program**
- **Sign Permit Fee Program**
- **Service Connection Program**
- **Crossings Grant Program**
- **Contaminated Sites Program**
- **Site Development & Grade Assistance Program**
- **Building Revitalization Program**
- **Tipping Fee Program**
- **Flexible Zoning Requirement**

NOTE

The Town of Rainy River does not charge development fees under the Development Charges Act. However, as a valuable tool to encourage development in the municipality, reference has been included in Section 2.7 of the Community Improvement Plan as promotional information.

Land Availability Program

In municipal owned areas, only Council may purchase and convey real property at a value determined to be in the best interest of the municipality. The intent of this program is to provide new developers the opportunity to reduce their initial investment of development through acquisition of real property from the municipality for less than fair market value to assist in the development or redevelopment of the property or area.

This program is available to properties zoned residential, commercial or industrial in the Town of Rainy River Project Area.

Realty Tax Increment Equivalent Program

A three-year phased program that provides a grant or loan as a percentage of the Town portion of the increase in Town property taxes as a result of building improvements and/or new development. The tax relief program is an innovative approach that provides financial incentives for new development, redevelopment and community improvement initiatives. These initiatives are led by the private sector and the program is designed to minimize financial pressures of the municipality. The intent of the program is to provide property owners who improve their properties with grant or loan equivalents that compensate the owners for the deemed incremental increase in property tax resulting from the improvements. The result is that property owners have a financial incentive to improve their properties because they will not face a corresponding increase in their realty tax for a specified grant or loan period.

The amount of the grant or the loan will be calculated based upon the increase in the municipal portion of the taxes that result from the work being done. The amount shall equal 75% of tax increase in the first annualized year, 50% in the second year and 25% in the third year from the first year reassessment is effective.

This program is available to properties zoned commercial or industrial in the Town of Rainy River Project Area.

Municipal Applications Fee Program

Grant of the fee paid for applications under the Planning Act (e.g. site plan, zoning amendment, Official Plan amendment, and subdivision). There are numerous municipal development applications and associated fees that may apply to new development and redevelopment projects in the designated Community Improvement Project Areas. As financial incentives, Council may consider to grant back the fee(s) charged for one or more of the following planning applications:

- Official Plan amendments
- Zoning by-law amendments
- Consent applications
- Development agreements
- Site plan applications and agreements, and
- Minor variance applications

This program is available to properties zoned commercial, industrial or residential in the Town of Rainy River Project Area.

Building Permit Fee Program

Grant of the fee paid for obtaining a Building Permit. The granting back of building permit fees for new development or redevelopment projects can assist in the lowering of costs.

This program is available to properties zoned commercial, industrial or residential in the Town of Rainy River Project Area.

Sign Permit Fee Program

Grant of the fee paid for obtaining a sign permit. The granting back of fees for signage can assist in the lowering of costs for property owners.

This program is available to properties zoned commercial or industrial in the Town of Rainy River Project Area.

Service Connection Program

Partial or full grant of the fees paid for connection of services by Operations (e.g. water, sanitary, storm). This program would assist property owners in the reduction of costs associated with development.

This program is available to properties zoned commercial or industrial and would apply to undeveloped areas in the Town of Rainy River Project Area.

Crossings Program

Grant of the fee paid for the installation of private crossings by Operations. This program would reduce costs for new development.

This program is available to properties zoned commercial or industrial and would apply to the Town of Rainy River Project Area.

Contaminated Sites Grant Program

A Grant of up to 50 % of costs for new developments on restored contaminated properties. This program would assist with cost reduction associated with restorative work on contaminated properties.

This program is available to properties zoned commercial or industrial in the Town of Rainy River Project Area.

Site Development and Grade Assistance Program

Grant, either wholly or in part, of the nominal fee charged for excavated material, for fill purposes. This program would assist property owners in preparing inappropriately developed property for redevelopment.

This program is available to properties zoned commercial or industrial and would apply to the Town of Rainy River Project Area.

Building Revitalization Program

This program would provide an interest-free, reduced interest and/or partially forgivable loan (on a matching-share basis) for property improvements that focus on improving the street appearance of buildings and encourage structural and weather/waterproofing repairs.

This program is available to properties zoned commercial or industrial in the Town of Rainy River Project Area.

Tipping Fees Program

Grant of the tipping fees paid for landfill services. This program would assist property owners in reducing costs associated with the rehabilitation and rejuvenation of existing structures.

This program is available to properties zoned commercial or industrial and would apply to the Town of Rainy River Project Area.

Flexible Zoning Requirement

Less restrictive zoning allows for an increased number of commercial, industrial and residential uses. Standards such as yard, frontage and parking requirements are altered to facilitate positive development.

This program is available to properties zoned commercial, industrial or residential and would apply to the Town of Rainy River Project Area.

A P P E N D I X " B "

**NOTICE OF PUBLIC MEETING FOR
COMMUNITY IMPROVEMENT PLAN**



TOWN OF RAINY RIVER NOTICE OF PUBLIC MEETING

TAKE NOTICE THAT pursuant to Section 17(15) of the Planning Act Council for the Corporation of the Town of Rainy River will hold a Public Meeting in the Rainy River Town Office on May 1, 2006 at 7:00 p.m. for the purpose of providing information, receiving comments of the public and considering the adoption of:

PROPOSED TOWN OF RAINY RIVER COMMUNITY IMPROVEMENT PLAN

The proposed Community Improvement Plan would apply to the whole Town identified as Community Improvement Project Area.

The purpose of the proposed Community Improvement Plan is to facilitate the efficient and orderly implementation of community improvement policies of the Official Plan, allow for the establishment of Economic Development Financial Incentive Programs to encourage the revitalization, rehabilitation, development and redevelopment of properties within the Community Improvement Project Area, and provide a plan basis for the future implementation of these programs within the Community Improvement Project Area.

The Planning Act provides that before adopting a Community Improvement Plan, at least one public meeting be held. Any person who attends this meeting will have the opportunity to make representation in respect of the proposed Community Improvement Plan.

If you do not attend the public meeting and/or if you wish to receive written notice of the adoption of the Community Improvement Plan, you can provide the Town clerk with the name and address to which such notice is to be forwarded.

Additional information relating to the proposed Community Improvement Plan may be obtained from Veldron at 807-852-3244 between the hours of 9:00 a.m. and 4:30 p.m.

Dated at the Town of Rainy River this 10th of April of 2006.

Contact

Veldron Vogan, Deputy Clerk-Treasurer
Town of Rainy River
P.O. Box 488
Rainy River, Ontario P0W 1L0
Tel: 807-852-3244
Fax: 807-852-3553
Email: rainyriver@tbaytel.net

A P P E N D I X " C
BY-LAW # 1469-06 DESIGNATE
COMMUNITY IMPROVEMENT PROJECT AREA

APPENDIX "D"
MINUTES OF PUBLIC MEETING PURSUANT TO
SECTION 28(4) THE PLANNING ACT