



Ilderton Community Improvement Plan



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1.0 Purpose and Introduction

The Municipality of Middlesex Centre's Council has identified the village of Ilderton as a settlement area that is to be the focus of municipal revitalization and investment efforts. Specifically, Council has targeted Ilderton's downtown for redevelopment and has commissioned a Master Plan in order to bring its vision for the area to fruition. Dr. Avi Friedman and his consulting team were retained by the Municipality and produced a strategy entitled "Retooling Downtown Ilderton." The specifics of Dr. Friedman's Master Plan are provided in section 2.2 of this document.

The purpose of the subject Community Improvement Plan (CIP) is to complement the work completed by Dr. Friedman and encourage property owners and tenants in Ilderton's downtown to start-up or expand their businesses. The CIP represents a financial commitment by the Municipality to revitalizing the core and stimulating private sector investment in the village. Furthermore, the CIP expresses the Municipality's dedication to improving the streetscape of Ilderton's downtown through the implementation of Dr. Friedman's recommendations for street improvements.

The Ilderton CIP is presented as follows. Section 2.0 provides background information regarding Ilderton as well as details of Dr. Friedman's Master Plan for the village core. The latter will offer insight into the public consultation undertaken by the consulting team as well as the Master Plan's findings and recommendations. Sections 3.0 and 4.0 of the document provide the legislative framework and policy context for the CIP, respectively. Section 5.0 is comprised of the community improvement strategy and includes details regarding objectives, the public consultation undertaken by the Municipality as well as details regarding the budget and implementation of the CIP.

2.0 Background

2.1 Ilderton

The village of Ilderton is located in the Municipality of Middlesex Centre within the geographic Township of London in the County of Middlesex. Ilderton has a population of approximately 2,200 residents and is centred around the intersection of Ilderton Road (County Road 16) and Hyde Park Road (County Road 20). In addition to its role as a service centre for the surrounding agricultural community, Ilderton is home to approximately 13% of Middlesex Centre's population and has been identified as a growth node within the Municipality. The availability of municipal water and sanitary sewers has enabled Ilderton to accommodate increased development and attract new residents and businesses to the community.

Ilderton's proximity to the Hyde Park neighbourhood in the City of London has created both challenges and opportunities for the village's business community. The Hyde Park commercial district is located approximately 8.5 kilometres from the heart of Ilderton and is comprised of big-box anchor tenants, strip mall development as well as specialty retail shops that are centred around the intersection of Hyde Park Road and Gainsborough Road. The commercial growth of the Hyde Park neighbourhood has been fuelled by residential development in northwest London as well as population growth in areas located north and west of the City, including Ilderton.

Ilderton's commercial district is concentrated in its historic downtown, located along Ilderton Road (County Road 16) and extending west from Meredith Drive to the Ilderton Arena and Community Centre. While the core boasts more than 20 businesses, a significant number of properties in downtown Ilderton house single-detached dwellings. As Ilderton grows, various development and re-development opportunities within the core are likely to arise and the aim of the subject CIP is to encourage and support Ilderton's downtown and its vital business community.

2.2 Dr. Avi Friedman's Master Plan for Downtown Ilderton

Middlesex Centre retained the services of Dr. Avi Friedman in order to formulate a Master Plan for Ilderton's downtown and facilitate the core's revitalization. In developing the Master Plan Dr. Friedman and his consulting team made several visits to Middlesex Centre and met with Municipal Council, staff, business owners and residents of the village of Ilderton. The Master Plan was crafted with mixed-use and medium density development as its driving principles. The Plan's findings and recommendations are summarized in the sections below as they provide the context for the subject CIP and offer a framework for the Municipality's role in supporting Ilderton's business community. The Master Plan may be obtained in its entirety through Middlesex Centre's website or by contacting the Municipality directly.

2.2.1 Study Area

Dr. Friedman's Master Plan generally focuses on the area between the Ilderton Community Centre and arena property and the intersection of Ilderton Road (County Road 16) and Meredith Drive. Specifically, Dr. Friedman's team developed a plan for the properties along the aforementioned stretch of Ilderton Road as well as land adjacent to these properties. By targeting the properties surrounding the main thoroughfare of the community, one of the Master Plan's key objectives is to increase the population base around the core which would in turn lead to a more vibrant and thriving commercial node in the downtown.

2.2.2 Public Consultation

Dr. Friedman and his team visited Middlesex Centre and the community of Ilderton three times during the preparation of the Master Plan for the village's downtown. On November 24, 2011 the consultants toured the village and met with municipal staff and Members of Council in order to identify elected officials' key priorities for the downtown. In addition, a December 5, 2011 visit was conducted in order to photograph the core and identify key land use and architectural characteristics of the village. On January 19, 2012 Dr. Friedman met with area business owners, residents, Members of Council and municipal staff in order to present a vision of a sustainable and vibrant core and obtain feedback from the community regarding how to best revitalize Ilderton's downtown.

2.2.3 Recommendations

On March 29, 2012 Dr. Friedman visited Ilderton to present his downtown Master Plan to the community. The Master Plan offers a host of development alternatives and its key recommendations, derived from extensive stakeholder consultation, include:

- Changes in surface texture of the road
- Increased sidewalk widths
- Provision of street furniture
- Establishment of a Memorial Park in the area in front of the arena
- Information plaques for historically significant buildings
- Upgrades to building façades and installation of awnings
- Uniform signage for downtown businesses
- Introduction of mixed-use buildings with ground floor commercial uses and second storey residences
- Promotion of off-street parking and establishment of bike lanes
- Medium density housing for vacant properties surrounding the core; comprised of townhouses, triplexes and apartment buildings
- Use of the silos located north of the core in order to display public art
- Establish a community park in the area surrounding the community centre and arena
- Create trail link from commercial core to Deer Haven Optimist Park and the woodland north of the village
- Locate an amphitheatre and neighbourhood park in the area surrounding the silos

3.0 Legislative Framework

3.1 Municipal Act, 2001

Sections 106(1) and 106(2) of the *Municipal Act, 2001* prohibit municipalities from assisting industrial or commercial enterprises through the granting of bonuses, which includes giving or lending any money or property of the municipality; guaranteeing loans; leasing or selling any municipal property at below fair market value; or providing an exemption from any levy, charge or fee. Notwithstanding the aforementioned provisions, Section 106(3) of the *Municipal Act, 2001* affords municipalities the ability to exercise their authority under Sections 28(6), 28(7) and 28(7.2) of the *Planning Act* and Section 365.1 of the *Municipal Act, 2001*, which centre around the provision of financial assistance and incentives for the purposes of community improvement planning. Specifically, Section 28 of the *Planning Act* empowers municipalities to implement CIPs and reap its many economic development benefits. Section 365.1 of the *Municipal Act, 2001* authorizes municipalities to offer tax relief for properties that are pursuing environmental rehabilitation within the context of a CIP.

Subject to Section 106 of the *Municipal Act, 2001*, Section 107 of the said Act permits municipalities to make grants on such terms as the Council considers appropriate. The power to make grants includes the power to make loans and guarantee loans; sell or lease land for nominal fees or to make land grants; provide for the use of any person municipally owned or occupied land as well as municipal officers, employees or agents; sell or lease at a nominal price or grant any municipal property; and provide for the use of municipal property, among other items.

3.2 Planning Act

The *Planning Act* is the principal legislation that governs the formulation and application of CIPs. Section 28(2) enables municipal councils to designate community improvement project areas via by-law provided that their official plans contain policies that authorize the establishment of such areas. Furthermore, Section 28(4) states that when a community improvement project area has been established a municipality may adopt a CIP for the project area. Within the framework of community improvement project areas and CIPs, and specifically as defined in Section 28(1), community improvement refers to the “planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, 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, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary.”

Section 28(6) outlines Council’s power for the purpose of executing a CIP that has come into effect:

- a) *construct, repair, rehabilitate or improve buildings on land acquired or held by it in the community improvement project area in conformity with the community improvement plan, and sell, lease or otherwise dispose of any such buildings and the land appurtenant thereto;*
- b) *sell, lease or otherwise dispose of any land acquired or held by it in the community improvement project area to any person or governmental authority for use in conformity with the community improvement plan.*

Section 28(7) of the *Planning Act* provides further authority to municipalities that are carrying out community improvement. Specifically, municipalities are permitted to make grants or loans in accordance with a CIP. The said financial incentives may be offered to owners and tenants of land and buildings within the community improvement project area and to any person whom the owner or tenant has assigned to receive the financial incentive, in order to pay for all or any part of CIP-eligible costs. The Act defines eligible costs as expenditures related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of land and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities.

3.3 Development Charges Act, 1997

Section 5(1)10 of the *Development Charges Act, 1997* provides municipalities with the ability to phase in development charges and offer full or partial development charge exemptions. Furthermore, Section 5(6) dictates that if a development charge by-law will exempt a type of development, phase in a development charge or otherwise provide for a type of development to have a lower development charge than is allowed, the rules for determining development charges may not provide for any resulting shortfall to be made up through higher development charges for other development. While the aforementioned provisions permit municipalities to provide development charge relief independent of community improvement planning, such an incentive may also be included as part of a broader CIP initiative.

4.0 Policy Context

4.1 Provincial Policy Statement, 2005 (PPS)

The PPS is a provincial document that was issued under the authority of Section 3 of the *Planning Act*. Provincial policy mandates that all decisions pertaining to planning matters ‘shall be consistent with’ the PPS. While the municipal authority to adopt CIPs is enshrined in legislation, the PPS contains policies that support business improvement and community revitalization.

Section 1.1.3 of the PPS specifies that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. Furthermore, the PPS directs that land use patterns within settlement areas shall be based on densities and a mix of land uses which use land, resources and infrastructure efficiently. It is further noted that planning authorities are responsible for promoting intensification and redevelopment where it can be accommodated, including on brownfield sites.

Section 1.3 of the PPS requires that municipalities support a diversified economic base and take into account the needs of current and future businesses. It is also noted that an appropriate mix of employment opportunities is to be provided in order to meet the long-term needs of the community. Furthermore, Section 1.4 requires municipalities to provide an appropriate range of housing types and densities; thus ensuring that employers have a diverse labour force, among meeting other objectives. Section 1.7 notes that long-term economic prosperity is to be supported by maintaining and enhancing the vitality and viability of downtowns and mainstreets as well as by promoting the redevelopment of brownfield sites.

4.2 County of Middlesex Official Plan

The County of Middlesex Official Plan provides a regional planning framework within which member municipalities produce specific growth and development policies. Section 2.3.4 of the County Official Plan notes that the County will cooperate with member municipalities and the business community to ensure that employment centres are served by modern infrastructure. Furthermore, the County encourages a mix of housing to ensure a sufficient labour force as well as a high standard of urban design to create healthy communities which attract investment.

Section 3.2.3 of the County Official Plan promotes member municipalities’ use of community improvement planning via the inclusion of policies to facilitate same in their official plans. Moreover, Section 4.6 notes that County Council as well as the councils of member municipalities shall encourage public participation and ensure that the community is thoroughly consulted during the formulation of CIPs.

4.3 Middlesex Centre Strategic Plan (2012-2017)

In 2012, Middlesex Centre’s Council adopted a new Strategic Plan that is to guide the Municipality through 2017. The formulation of a CIP for Ilderton would aid in supporting the following strategic priorities and associated outcome statements:

Strategic Priority	Outcome Statement
Realizing development potential	Middlesex Centre is committed to sustainable mixed-use land development
Realizing economic development opportunities	Middlesex Centre will proactively create and promote the best environment for opportunities, education and awareness
Capitalizing on Middlesex Centre’s location advantage	Middlesex Centre will address the challenges of bordering a large urban centre while maintaining a unique identity
Promoting local commercial and retail growth and sustainability	Middlesex Centre will position locally owned and operated businesses as regionally competitive, reducing reliance on neighbouring enterprises
Expanding local employment options	Middlesex Centre will grow its local economic base and opportunities by promoting and nurturing human and social capital

4.4 Middlesex Centre Official Plan

The Middlesex Centre Official Plan provides detailed planning policies for the Municipality’s settlement and agricultural areas. Section 9.2 of the Middlesex Centre Official Plan notes that one of the Municipality’s goals is to develop a diverse and sustainable economic base. The Municipality is committed to business development as well as the retention and expansion of existing businesses. Section 9.2 further states that Middlesex Centre will promote the viability of its downtowns in its planning policies and decisions and encourage the remediation of brownfield sites.

Section 10.18 of the Middlesex Centre Official Plan permits the Municipality to identify areas within the Official Plan as community improvement project areas, in accordance with the *Planning Act*. Furthermore, the Municipality is empowered to prepare CIPs that prioritize community improvement initiatives. Section 10.18 permits the Municipality to utilize the following criteria when considering the designation of a community improvement project area:

- a) *Buildings or sites in need of maintenance, rehabilitation or redevelopment;*
- b) *Deterioration in structure or appearance of building facades, streetscapes, parking facilities, pedestrian access or signage, and so on;*
- c) *Municipal services and parking facilities which may be inadequate or in need of repair;*
- d) *An inadequate supply of parkland, cultural or social facilities;*
- e) *The existence of incompatible or conflicting land uses;*
- f) *Susceptibility to flooding and poor drainage;*
- g) *The need for construction and improvements to energy efficiency;*
- h) *The provision of affordable housing.*

Section 10.18 permits the Municipality to offer grants and loans to owners and tenants of properties within community improvement project areas as well as to anyone whom the owners or tenants have designated to receive the grants or loans, provided the financial incentives or assistance is offered for the purpose of implementing a CIP.

5.0 Community Improvement

5.1 Objectives

The objectives of Ilderton's community improvement programs are to complement Dr. Friedman's Master Plan for the downtown and to revitalize the village's commercial core by stimulating private sector investment in the area. As outlined in Section 2.2.3 of this Plan, Dr. Friedman's proposal for the village centre includes a host of recommendations that may be implemented by a number of stakeholders, including the Municipality and business community. It is anticipated that in addition to the financial incentives that will be offered through the CIP, Council will consider Dr. Friedman's recommendations in the context of the annual municipal budget and through the Municipal Streetscape Enhancement and Land Redevelopment Program outlined in Section 5.4.4 below. The Municipality will continue to work with Ilderton's business community as well as with area service clubs in order to realize the community's vision for Ilderton's main street.

5.2 Project Area

The project area for the Ilderton CIP is generally comprised of the properties along the north and south sides of Ilderton Road (County Road 16) between Meredith Drive and the Ilderton Community Centre and arena property; including several properties that are located north and south of the main street. The CIP project area effectively encompasses Ilderton's entire commercial core as well as surrounding commercial and industrial properties. The limits of the CIP project area are considered to be approximate and minor modifications to the boundaries may be made without amending the CIP. Specifically, if the commercial node in Ilderton expands east toward Hyde Park Road (County Road 20) an amendment to this plan will not be required in order to include the land along the north and south sides of Ilderton Road (County Road 16) into the project area as the context of the CIP and its objectives for the main thoroughfare of the community will remain the same.

A map of the CIP Project Area is provided in the Appendices section of this Plan.

5.3 Consultation

In addition to the public consultation that was undertaken in formulation of Dr. Friedman's Master Plan for the village centre, the Municipality hosted two meetings with the Ilderton Area Business Association (IABA) in order to gather feedback specific to the CIP. On September 20, 2012 Middlesex Centre's staff made a presentation to the IABA in order to explain the purpose of community improvement planning, identify the benefits of a CIP as it relates to Dr. Friedman's Master Plan and to solicit feedback from area businesses regarding the types of financial incentives that would benefit Ilderton's business community. On October 2, 2012 Dr. Friedman and Middlesex Centre's staff met with members of the IABA in order to answer any questions that the association had regarding Dr. Friedman's Master Plan and the associated CIP that was being formulated for the village.

In addition to the meetings held with the IABA, the draft CIP is being posted on the Municipality's website and public comments are also being solicited through the advertisement of a public meeting of Council. The input received through the advertising and holding of the public meeting, coupled with the feedback solicited from the business community and various additional stakeholders including the Ministry of Municipal Affairs and Housing (MMAH), will be incorporated into the CIP prior to its presentation to Council for consideration of adoption. Municipal staff met with MMAH staff on August 23, 2012 in order to initiate the community improvement planning process and have maintained continuous contact with the Ministry during the formulation of the draft CIP.

5.4 Programs

The following community improvement programs have been selected for inclusion in the CIP in order to aid in the revitalization of Ilderton's downtown and the realization of Dr. Friedman's proposal for the village's commercial core. There are a total of four programs included in the Ilderton CIP, including three financial incentive programs that are intended to stimulate private sector investment in the commercial core and one municipally-led program that is aimed at beautifying the streetscape of downtown Ilderton and facilitating redevelopment of municipally-owned land in the project area. Section 5.5 of this Plan provides specifics regarding the implementation of the CIP, including details regarding the CIP budget and the processing of grant applications.

It is important to note that financial incentives may not be extended to greenfield, or vacant land, development that is not a brownfield, or environmentally contaminated, site.

5.4.1 Façade and Signage Improvements Grant Program (\$)

The Municipality may provide a grant up to a maximum of 50% of eligible project costs in order to improve the façade and signage of a commercial building. A maximum dollar value for the grant will be established annually based on the amount of funding made available for community improvement each year. The grant will be payable immediately following completion of the work.

The Façade and Signage Improvements Grant Program has been designed to enrich the storefronts of businesses in Ilderton, particularly along the main thoroughfare of the community. One of the overriding themes that emerged out of the consultation sessions held by both Dr. Friedman and municipal staff was that the area could benefit from the use of consistent signage that advertises the downtown as a whole and unites businesses in the commercial core. Uniform signage may also aid in creating a sense of place and allow businesses to capitalize on the benefits of group marketing that promotes Ilderton as a unique shopping destination. Façade improvements were determined to be vital to the health of the commercial core and important aspects of a broader effort to enhance the streetscape and draw people to the downtown.

Eligible façade and signage improvements include, but are not limited to:

- Provision of barrier-free access
- Installation of new signs and replacement of existing signs
- Painting, cleaning and restoration of exterior, including masonry work
- Landscaping
- Repairs to windows and doors
- Roof work

- Replacement of exterior architectural features
- Installation and replacement of exterior lighting
- Alterations to awnings and other entrance features

Professional design services that are required to undertake eligible work may also qualify for the grant program, with the pre-approval of Municipal staff.

5.4.2 Development Charges Grant Program (\$)

The owner or tenant of a property for which commercial, industrial or medium density residential development charges are paid to Middlesex Centre may be provided with a grant equivalent up to a maximum of 50% of the charges paid. The building permit facilitating the payment of development charges must be approved by the Municipality in order to receive the grant. The grant will be processed immediately upon approval of the building permit by the Municipality.

The function of the Development Charges Grant Program is to reduce the costs of redevelopment in Ilderton's downtown in order to stimulate construction within the CIP project area. Eligible fees include only those that are paid directly to Middlesex Centre as per the Municipality's Development Charges By-law(s).

5.4.3 Property Tax Increment Equivalent Grant Program (\$)

The Municipality may provide a tax increment equivalent grant for one year following the completion of a commercial, industrial or medium density residential development where the project results in an increase in current value assessment. The grant may be available for those applicants who are unable to obtain a development charges grant via the program outlined in Section 5.4.2 above.

The rationale for the Property Tax Increment Equivalent Grant Program is to encourage redevelopment and intensification of the downtown and its surrounding areas while facilitating the highest and best use of properties within the project area. In temporarily forgoing the increase in tax revenue that would be produced from an increase in the current value assessment as a result of the project, the Municipality's goal is to stimulate private sector investment in Ilderton.

5.4.4 Municipal Streetscape Enhancement and Land Redevelopment Program

The Municipality is committed to the beautification and enrichment of the streetscape in Ilderton's commercial core through the implementation of the recommendations in Dr. Avi Friedman's Master Plan for Downtown Ilderton. The various streetscape improvements recommended by Dr. Friedman will be considered on an ongoing basis and the Municipality will seek partnerships with community groups and other stakeholders to facilitate such enhancements within the core. The Municipality will also consider opportunities to redevelop municipally-owned land within the project area in order to support the development concepts recommended by the Master Plan for Downtown Ilderton.

5.5 Implementation

The following sections provide details regarding the Ilderton CIP budget as well as the eligibility criteria and general requirements that must be met by applicants to the community improvement programs. In addition, information is provided regarding the evaluation of grant applications that are available through the CIP.

5.5.1 CIP Budget

The Ilderton CIP budget will be set annually by Council. The funds may be allocated to specific community improvement programs or to a general fund to be used for any of the programs of the Ilderton CIP as demand warrants. Council will determine which, if any, of the community improvement programs will be utilized in a given year. Recognizing that demand for the various community improvement programs may fluctuate from year to year, Council may establish a Community Improvement Reserve Fund to carry over unused community improvement funds to future years.

5.5.2 Eligibility and General Requirements

Potential applicants are requested to meet with the Municipality's staff prior to submitting a grant application through the CIP. The Municipality's Economic Development representative will serve as the primary contact for potential applicants and will coordinate the initial consultation meeting between proponents and the Municipality's staff. Potential applicants are kindly asked to fill out the grant application in draft form and be prepared to outline their proposal at the meeting. Specifically, proponents will be requested to provide details regarding estimated costs, timeline of the project and how their improvements or redevelopment plans conform to the vision of the CIP and Dr. Avi Friedman's Master Plan for downtown Ilderton. Potential applicants are encouraged to submit preliminary plans and drawings to support their request and any other information that they deem to be appropriate to convey their design concepts.

The CIP grant application may be found in the Appendices section of this Plan. It is anticipated that minor changes will be made to the application from time to time and such changes will not necessitate amendments to the CIP. Potential applicants are requested to visit Middlesex Centre's website or contact the Municipality's Economic Development staff in order to obtain the current application.

While the intent of the CIP is to have a single, multi-purpose application for the various community improvement programs, it is anticipated that applicants may be required to enter into agreements with the Municipality to qualify for some of the programs available. The determination of whether such an agreement is warranted will be made by the Municipality's staff following the endorsement of an application and the applicant will only be requested to enter into such an agreement in order to satisfy a specific condition of approval. It is noted that any such agreement may be required to be registered against the title of the land to which it is to apply, as determined by the Municipality's staff.

5.5.3 Evaluation of CIP Applications

Subsequent to the consultation meeting with a potential applicant, the Municipality's staff will review the proposal and provide feedback to the proponent so that he or she may complete the application and submit it for a formal review. Each application will be reviewed by the Chief Administrative Officer, Treasurer and Economic Development staff representative as well as the Councillor for Ilderton and a member of the public appointed by Council; who will comprise the CIP Applications Review Committee and collectively evaluate each application and formulate a recommendation to Council regarding whether or not it should be approved. At its discretion, the CIP Applications Review Committee may request additional information from the applicant in order to evaluate the application.

The primary evaluation criteria that the CIP Applications Review Committee will consider will be the proposal's conformity with the Ilderton Downtown Master Plan and its support for the community's vision for the Ilderton commercial core. As part of its review the Committee will also consider the timeframe and size of the proposed project as well as the amount of money being requested by the applicant. At its discretion, the Committee may opt to set a deadline for the receipt of all CIP applications for a given year or instead process requests on a rolling basis.

5.5.4 Monitoring of the CIP

The CIP Applications Review Committee will monitor the effectiveness of the CIP and report to Council on an annual basis. Staff will generally present the following information for Council's consideration when the CIP budget is being determined:

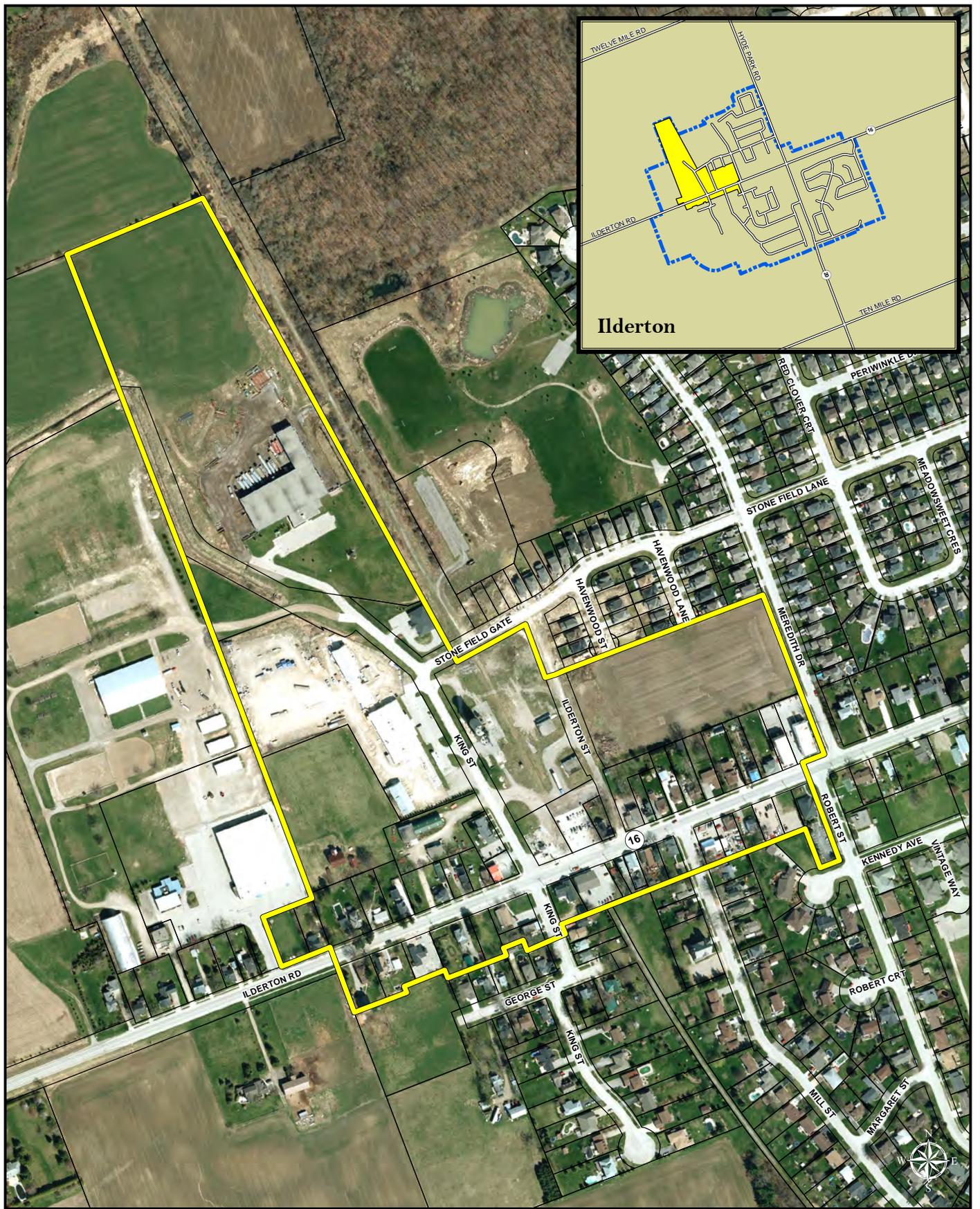
- Number and type of applications received during the previous year
- Number and type of applications that were approved during the previous year
- Funding information for each community improvement program undertaken during the previous year
- Overview of the applications that did not qualify for funding during the previous year and a review of the reasons for the decisions
- Increase in municipal property taxes that has resulted through the community improvement programs
- Square footage of new commercial and industrial space created through the use of the CIP
- Overview of the streetscape and façade improvements that have resulted in the downtown
- Status of ongoing projects that have received CIP funding
- Any feedback received regarding the community improvement programs from the public and business community

The timeframe of the CIP will be 15 years. While Council may review the CIP at any time, it is anticipated that the Plan will be reviewed at least once every five years to ensure that the community improvement programs are meeting the needs of the community and its businesses. Municipal staff will monitor the CIP on a continuous basis and may recommend that Council review the CIP if a specific program or component of the Plan is no longer appropriate or necessary or if additional programs are needed. The inclusion of additional programs into the CIP will necessitate an amendment to this Plan.

5.5.5 *Amendments to the CIP*

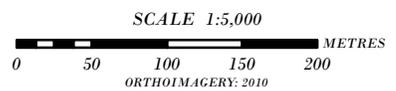
As previously outlined in Sections 5.2 and 5.5.2 of this Plan, it is not anticipated that minor modifications to the boundaries of the CIP project area or minor changes to the CIP grant application will necessitate amendments to this Plan. Significant changes to the Plan that arise out of a formal review, as outlined in Section 5.5.4 above and including but not limited to the addition of financial incentive programs, will require an amendment to this document.

Appendices



Ilderton Community Improvement Plan ~ Project Area

- Approximate CIP Boundary
- Ilderton Settlement Boundary



Applicants are encouraged to review the Ilderton Community Improvement Plan and the Master Plan for Downtown Ilderton prior to submitting a grant application. Both documents may be found at www.middlesexcentre.on.ca

Please note that a consultation meeting with the Municipality's staff is required prior to submitting an application. Please contact the Municipal Office at (519) 666-0190 to discuss your proposed project and set up a consultation meeting.

Please select which grant you are applying for:

- Façade/Signage Improvement Grant
- Development Charges Grant
- Property Tax Increment Equivalent Grant

Address of subject property: _____

Legal description of subject property: _____

Assessment Roll Number: _____

Business Name (if applicable): _____

Applicant(s)

Name: _____

Mailing Address: _____

Village: _____ Postal Code: _____

Phone: _____ Cell: _____

Fax: _____ Email: _____

Registered owner(s) of the subject property (if different from above)

Name: _____

Mailing Address: _____

Village: _____ Postal Code: _____

Phone: _____ Cell: _____

Fax: _____ Email: _____

Please provide a detailed description of your project, including a timeline for completion:

Have you or will you be applying for any other public funding for this project, including monies from federal, provincial or municipal sources? Please provide the sources and amounts.

MUNICIPALITY OF MIDDLESEX CENTRE

BY-LAW NUMBER 2013-017

BEING A BY-LAW PURSUANT TO SECTION 28 OF THE *PLANNING ACT* R.S.O. 1990, C. P.13, AS AMENDED, TO DESIGNATE DOWNTOWN ILBERTON AS A COMMUNITY IMPROVEMENT PROJECT AREA

WHEREAS authority is given to the Municipality of Middlesex Centre's Council by Section 28 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to designate Community Improvement Project Areas within any part of the Municipality covered by the Official Plan;

AND WHEREAS Section 28 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, defines a Community Improvement Project Area as "a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason;"

AND WHEREAS the Municipality of Middlesex Centre's Council has adopted an Official Plan covering all land within the Municipality;

AND WHEREAS the Municipality of Middlesex Centre facilitated the creation of a Master Plan for Ilberton's downtown, entitled *Retooling Downtown Ilberton, Middlesex Centre, Ontario*;

AND WHEREAS the Municipality of Middlesex Centre's Council deems it appropriate to designate downtown Ilberton as a Community Improvement Project Area in order to facilitate the vision established in *Retooling Downtown Ilberton, Middlesex Centre, Ontario*;

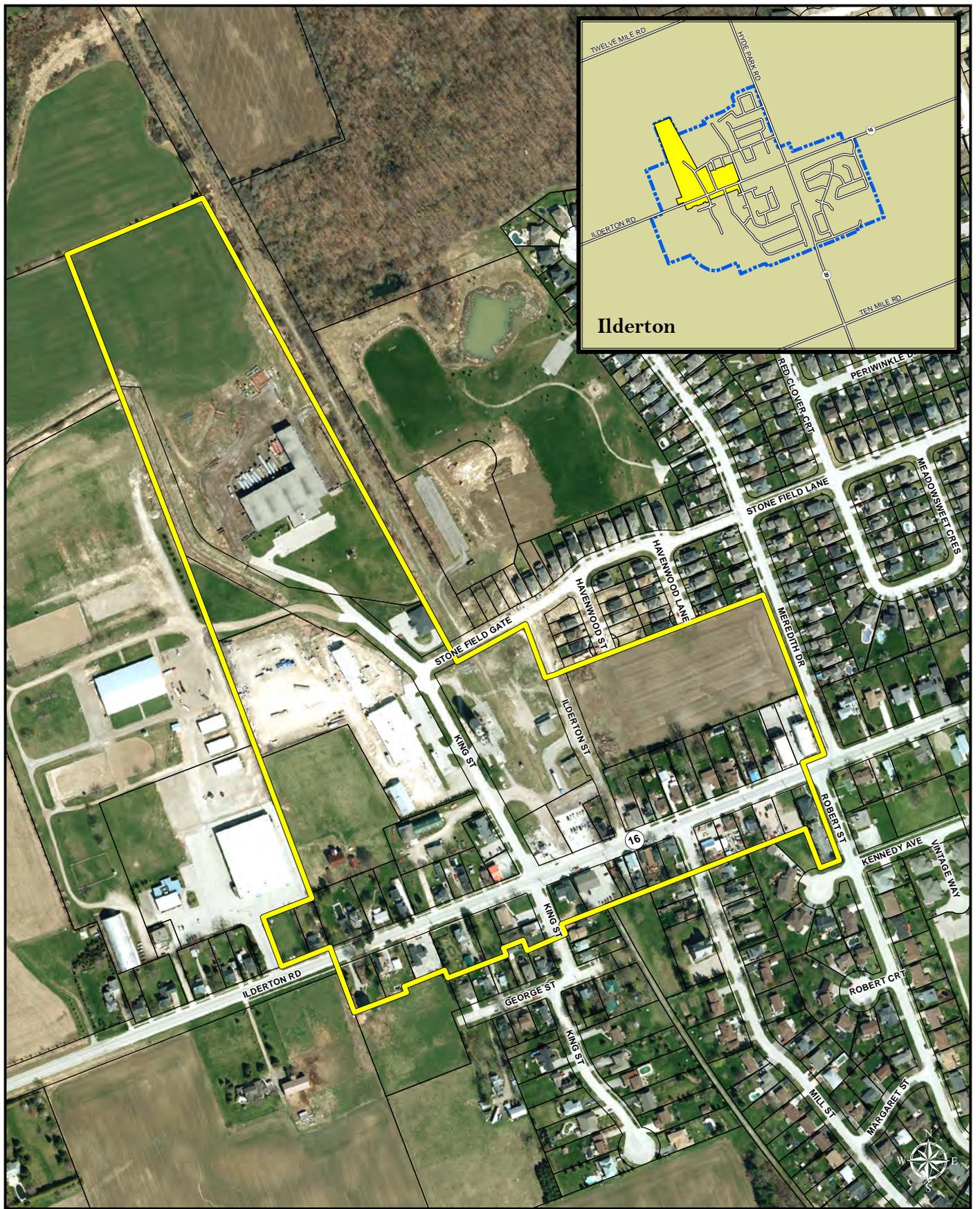
NOW THEREFORE BE IT ENACTED as a By-law of the Municipality of Middlesex Centre:

1. That pursuant to Section 28 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, the land designated on Schedule "A" to this by-law attached hereto and forming part of this by-law is hereby designated as a Community Improvement Project Area.
2. This by-law shall come into force and take effect on the date of enactment.

READ a FIRST, SECOND and THIRD TIME and FINALLY PASSED on this 21st day of February, 2013.

Mayor

Clerk



Ilderton Community Improvement Plan ~ Project Area

- Approximate CIP Boundary
- Ilderton Settlement Boundary

SCHEDULE "A"

