

**Ministry of
Municipal Affairs
and Housing**

**Ministère des
Affaires municipales
et du Logement**



**Municipal Services Office
Northeastern**

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Sudbury ON P3E 6A5

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**Bureau des services aux municipalités
Région du Nord-est**

159 rue Cedar, Local 401

Sudbury ON P3E 6A5

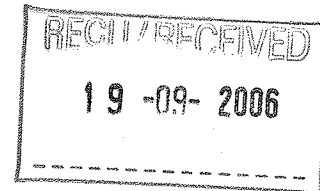
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September 13, 2006



Mr. Iain Laing, M.C.I.P.
Director of Community Development
Town of Parry Sound
52 Seguin Street
Parry Sound ON P2A 1B4

Dear Mr. Mens:

**Subject: Status of Decision on the Facade/Brownfield
Community Improvement Plan
for the Town of Parry Sound
MMAH File No.: 49-CP-0111-06001**

This letter is further to the Notice of Decision given on August 3, 2006 pursuant to Section 28 of the Planning Act with respect to the Facade/Brownfield Community Improvement Plan of the Town of Parry Sound.

It is intended to provide you with the status of the decision on the Community Improvement Plan pursuant to subsections 17(36) and (38) of the Planning Act which pertain to appeals, when decisions become final and when approvals come into effect.

Please be advised that no appeals were filed within the 20 day appeal period. A sworn declaration confirming this is enclosed. All of the CIP adopted by By-law No. 2006-4948 is approved and came into force on August 24, 2006.

Enclosed for your records is an original copy of the CIP marked up with the Minister's modifications. A duplicate original copy will also be sent to the Parry Sound Area Planning Board for their files. We have retained an original "Minister's Copy" for our files.

Should you have any questions regarding the above information, please contact Laurie Brownlee, Area Planner, at 1-800-461-1193, ext. 46864.

Yours truly,

A handwritten signature in cursive script, appearing to read "Heather Robertson".

Heather Robertson, MCIP, RPP
Manager, Community Planning and Development
Northeastern Municipal Services Office

encl.

- c. Glenn Robinson, Secretary-Treasurer, Parry Sound Area Planning Board (with enclosures)
- Rob Mens, CAO, Town of Parry Sound (letter only)
- Lynn Middaugh, Economic Development Project Manager, Town of Parry Sound (letter only)

DECISION

With respect to a Community Improvement Plan Subsection 28 of the Planning Act

I hereby approve the Facade/Brownfield Community Improvement Plan for the Town of Parry Sound adopted by By-law No. 2006-4948, subject to the following modifications:

1. Page 1, PURPOSE, item b) Redevelop Environmentally Unfit Sites Effectively Program, by deleting the word "*rehabilitation*" in the second line and replacing it with "*remediation*".
2. Page 1, LEGISLATIVE AUTHORITY, by adding the words "***of the Planning Act and section 365.1 of the Municipal Act***" after the words "*Under section 28(6), (7) and (7.1)*" in the seventh line.
3. Page 5, FACADE IMPROVEMENT PLAN, Goals and Objectives, by deleting the second sentence in its entirety.
4. Page 5, FACADE IMPROVEMENT PLAN, Program Parameters, by adding the following new second and third sentences in the first paragraph:

"The eligible improvements include the costs of architectural plans, site plan drawings, facade improvements on a primary side (front), facade improvements on a secondary side, sign improvements, heritage sign improvements, exterior lighting improvements, and landscape improvements. Property tax increment grants and building permit application fees grant are also available under this program."

Program Parameters is further modified by adding the words "***which include the following and***" after the words "*criteria which*" on the ninth line of the second paragraph, by adding a colon ":" at the end of the paragraph, and by adding the following items after the existing paragraph:

- ***Any work initiated prior to the review and approval of the Facade Improvement Program application is not eligible for funding;***
- ***Properties and buildings shall not have any tax arrears or outstanding work orders;***
- ***The grants approved will not exceed 50% of the total costs of the improvements."***

5. Page 6, FACADE IMPROVEMENT PROGRAM, Program Parameters, by adding the following new third paragraph:

“Building owners who are eligible for the Property Tax Increment Grant, will receive relief from the increases in taxes resulting from the facade improvements only, for a period of five (5) years. Following the five (5) year period, the building owner will be responsible for the increase in taxes resulting from the facade improvements. The Property Tax Increment Grant will only be available where the property and building improvements undertaken result in an increase in the municipal share of the individual taxes and exceeds \$200.00 per year.”

6. Page 8, REDEVELOP ENVIRONMENTALLY UNFIT SITES EFFECTIVELY PROGRAM, Basis, by adding the word “**project**” after the words “community improvement” in the fourth line of the sixth paragraph.

7. Page 8, REDEVELOP ENVIRONMENTALLY UNFIT SITES EFFECTIVELY PROGRAM, Basis, by deleting the word “rehabilitation” in the fourth line of the seventh paragraph and replacing it with “**remediation**”.

8. Page 9, REDEVELOP ENVIRONMENTALLY UNFIT SITES EFFECTIVELY PROGRAM, Goals and Objectives, by deleting the word “rehabilitation” in the fourth line of the first paragraph and replacing it with “**remediation**”.

9. Page 10, REDEVELOP ENVIRONMENTALLY UNFIT SITES EFFECTIVELY PROGRAM, Program Parameters, by deleting the words “require rehabilitation under the Environmental Protection Act” in the fourth line of the second paragraph and replacing them with “**demonstrate through a Phase II Environmental Site Assessment that the property does not meet the standards of the Environment Protection Act to permit a Record of Site Condition to be filed in the Ministry of the Environment’s Environmental Site registry.**”

10. Page 10, REDEVELOP ENVIRONMENTALLY UNFIT SITE EFFECTIVELY PROGRAM, Program Parameters, by deleting the word “rehabilitation” in the eleventh and twelfth lines of the second paragraph and replacing them with “**remediation**” each time.

11. Page 11, REDEVELOP ENVIRONMENTALLY UNFIT SITES EFFECTIVELY PROGRAM, Program Parameters, by adding the words “**include the following and**” after the words “conditions of the program” in the first line of the second paragraph, by adding a colon “:” at the end of the sentence and by adding the following items at the end of the paragraph:

- “• **Costs eligible for tax assistance under the REUSE program include:**
- i) the costs of environmental remediation;**
 - ii) the costs of placing clean fill and grading (as reequired related to the environmental remediation);**
 - iii) the costs of a Phase II Environmental Site Assessment or a Site Specific Risk Assessment;**
 - iv) the costs of removing structures where the structure would impede the ability of the property to be successfully remediated;**
 - v) the costs of financing (interest charges) of preparing the studies and undertaking the remediation;**
 - vi) the cost of an insurance premium to guarantee the remediation will be completed.**
- **The tax assistance provided must not exceed the eligible costs of remediation;**
- **Applications must be submitted prior to remediation action being undertaken;**
- **Applications must not have received any prior municipal assistance related to the development of the property nor having been approved and having received property tax assistance, will they be eligible for any further development assistance;**
- **Applicants must provide a development schedule and adhere to such schedule. Failure to maintain the approved development schedule may lead to penalty or cancellation of assistance and repayment of any assistance given;**
- **Applicants must be willing to enter into a REUSE agreement with the Town upon approval of their application.”**

Dated this 3RD day of AUGUST, 2006.



David King
(Acting) Regional Director
Northeastern Municipal Services Office

File No.: 49-CP-0111-06001
Municipality: Town of Parry Sound
Subject Lands: Facade/Brownfield Community Improvement Plan

Date of Decision: August 3, 2006
Date of Notice: August 3, 2006
Last Date of Appeal: August 23, 2006

NOTICE OF DECISION

With respect to a Community Improvement Plan Subsection 28 of the Planning Act

A decision was made on the date noted above to give approval to the Facade/Brownfield Community Improvement Plan for the Town of Parry Sound as adopted by By-law 2006-4948.

Purpose and Effect of the Official Plan

The Facade Improvement program of the CIP seeks to facilitate business retention and expansion by encouraging businesses location in the various business areas of the town to improve or beautify their facades in support of the approved theme of "Marine Heritage".

The Brownfield program of the CIP seeks to facilitate the development of properties that, as a result of their previous use, require environmental rehabilitation prior to their development or redevelopment.

A copy of the decision is attached.

When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the Manager, Community Planning and Development, at the address shown below and it must,

- (1) set out the specific part of the proposed Community Improvement Plan to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal the decision of the Ministry of Municipal Affairs and Housing to the Ontario Municipal Board. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or group.

When the Decision is Final

The decision of the Minister of Municipal Affairs and Housing is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Other Related Applications:

N/A

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below or from the office of the municipality noted above.

Mailing Address for Filing a Notice of Appeal

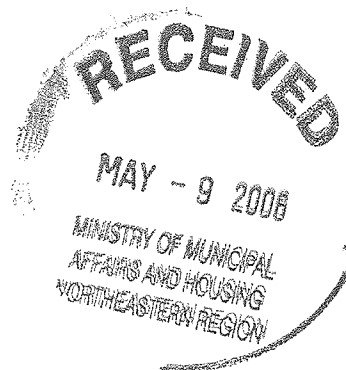
Ministry of Municipal Affairs and Housing
Northeastern Municipal Services Office
159 Cedar Street, Suite 401
Sudbury ON P3E 6A5

Submit notice of appeal to the attention of Heather Robertson, Manager, Community Planning and Development, NEMSO

Tele: (705) 564-6853
Fax: (705) 564-6863



FACADE/BROWNFIELD
COMMUNITY IMPROVEMENT PLAN



MAY 2006

THE CORPORATION OF THE TOWN OF PARRY SOUND
PARRY SOUND ONTARIO

Certified to be a true and
correct copy, date: May 4, 2006
Donna L. Besman
Donna L. Besman, Deputy Clerk

This Community Improvement Plan, as adopted by the Council of the Corporation of the Town of Parry Sound by By-law No. 2006-4 on th, 2006, is hereby approved pursuant to Section 28 of the Planning Act, R.S.O. 1990, as amended.

Date

Assistant Deputy Minister
Provincial Municipal Relations
Division
Ministry of Municipal Affairs

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PURPOSE

This community improvement plan establishes a framework for the Town's support and implementation of two programs to help facilitate the economic development of the municipality. These programs relate to two separate real or perceived impediments to economic development/economic activity.

a) **Facade Improvement Program**

The first program is designed to help facilitate business retention and expansion by encouraging businesses located in the various business areas of the town to improve or beautify their facades per an approved theme - "Marine Heritage"

b) **Redevelop Environmentally Unfit Sites Effectively Program**

MODIFICATION

NO. 1 UNDER
SECTION 17(34) OF
THE PLANNING ACT

The second program is designed to help facilitate the development of properties that, as a result of their previous use, require environmental ~~rehabilitation~~ prior to their development or redevelopment.

LEGISLATIVE AUTHORITY

Section 9 of the Official Plan for the Town of Parry Sound contains provisions relating to community improvement in the municipality. Under section 28(2) of the Planning Act the Council may pass a By-law designating a community improvement project area. Such a By-law has been passed to designate the town as the Facade/Brownfield Community Improvement Project Area. This Plan has been prepared and adopted under section 28(4) of the Planning Act. The necessary public meeting has been held and notice of the public meeting as required has been completed. Under section 28(6), (7) and (7.1), the municipality may take certain actions in support of community improvement and provide economic assistance as is proposed by the programs identified by this plan.

LOCATION

The lands targeted for application of the programs cross a number of the boundaries identified in Schedule "B" of the Official Plan "Community Improvement Areas". The proposed Facade Improvement Program will apply to the various commercial areas and streets of the municipality. The Redevelop Environmentally Unfit Sites Effectively program is mainly targeted to the Waterfront area of the town, however, there are properties across the entire municipality that would qualify for the use of this program and would, through its use, address the goal of economic development through intensification. As a result, this plan will apply to the entire area of the town as permitted under Section 28 (2) of the Planning Act.

MODIFICATION
NO. 2 UNDER
SECTION 17(34) OF
THE PLANNING ACT

FACADE IMPROVEMENT PROGRAM

Basis:

Under the Objectives section of the Town's Official Plan the following two objectives in relation to Economic activity are stated:

"Recognizing and supporting the contribution of existing businesses in the community and ensuring their continued viability in the future;"

"Supporting the continued vitality of the downtown as the principal shopping business and administrative focus of the Town."

Under the Community Improvement Policies of the Official Plan an objective for the selection of a community improvement area is stated as **"physical appearance and the enhancement of economic development."**

The Town's strategic plan states a strategic goal of:

"To support commercial and retail development initiatives that retain business and strengthen the Town's commercial sector, particularly the downtown core."

These policies illustrate the commitment made to the welfare of the business sector and specifically to the downtown of the community.

Significant private sector business development has occurred over the past number of years at the south entrance to the town substantially increasing the commercial base at this main entry point. These new businesses are generally developed in a modern commercial format using attractive construction and facade designs. A consequence of the development of this new commercial development stock is to put existing long time town businesses at a competitive disadvantage to the new commercial development. Pursuant to the above noted Official Plan policies, the Town wishes to assist these businesses to maintain their viability and promote their expansion and to provide more attractive commercial building stock overall. To accomplish this a Facade Improvement Program is proposed. Enhancement/improvement of business facades in a themed approach will create an attractive business environment drawing customers to the long established business areas.

An Ad Hoc Committee of the Town's Business Retention & Expansion Team met on several occasions to confirm a theme and to develop a Facade Improvement Program that would complement the theme. Under the direction and guidance of an urban designer specializing in facade improvements, concept drawings/boards were created giving a visual of the theme, "Marine Heritage". The theme builds upon the importance of Georgian Bay and all the history surrounding Bay activities. Georgian Bay has played a critical role in the development of the Town of Parry Sound having supported industry such as lumber mills as well as travel and tourism.

Beautification efforts have been undertaken on an independent, sporadic basis by some business owners, however, these efforts have not been coordinated to a like theme. The result has been that there is an apparent disconnect between the actual business (facade), and the imagery of Georgian Bay and our natural vistas.

Business owners, where the business owner is not the owner of the building/property, cite the problem of absentee landlords as a barrier to facade improvement. Some of the building/property owners do not live in the town and as such, are not necessarily motivated to improve facades. To address this, it is the intent of the Facade Improvement Program to provide financial assistance to defray any municipal tax increase resulting from the facade improvement where the increase is greater than \$200.00 per year thus relieving a concern that may dissuade an absentee landlord from participating in the program. Another challenge to beautification is the mix of retail verses office uses, specifically in the downtown area. Encouragingly enough, however, interest has been expressed by owners and tenants of offices in the proposed program. It is hoped that this program will also encourage new businesses to locate in existing vacant commercial buildings.

Numerous policies support the creation and implementation of the proposed program. The Official Plan promotes the maintenance of the town's function as follows:

"Surrounded by rural and semi-rural townships, the town provides an urban core for these areas and provides employment, services and products to a large area. With the regional centres of Sudbury, Barrie and Bracebridge being 88 to 160 kilometres away, the town acts as a primary location for commercial trade, health care services, government services, cultural events, educational facilities and many other needs of the area population. Specific land use and development policies should recognize the need to maintain and strengthen this function. In addition, the unique character and amenities of the town should be promoted and protected to improve the local employment base and support and improve the economic vitality of the area."

In recognition of the physical character of the town and the need to retain it, Plan policy states:

“The Town of Parry Sound has a strong character developed as a result of its history, location function and size. It is important to preserve elements of this character and the Town’s cultural heritage resources for the present and future inhabitants of the community.”

Objectives to achieve this include:

- **“preserving as far as possible, those elements of the local built form that contribute to the heritage of the Town;**
- **maintaining heritage resources wherever possible.”**

The Plan sets policy for the maintenance of a pleasant environment:

“The Town of Parry Sound is characterized by attractive amenities, both natural and man made highlighted by the Seguin River and Georgian Bay. It will be the objective of the Town to maintain and improve upon these amenities including expanding recreation facilities, making the waterfront areas more visually attractive, providing a clean and aesthetically pleasant environment.”

Specific to the downtown area the Plan commits to:

“...continual upgrading and redevelopment of the existing Downtown will be supported by Council and in conjunction with the Board of Management of the Business Improvement Area, efforts will be made to enhance the appearance of the Downtown through building repair and streetscape improvement and to adopt an improvement program for the Downtown area.”

“...it is the policy of this Plan to preserve the character of the downtown area through the maintenance of building fronts and heights along Seguin and James Streets. Development will be supported that preserves the architectural style and periods reflected in the downtown area.”

To address the many policy goals of the Official Plan and of the Town’s Strategic Plan, a Facade Improvement Program is proposed.

MODIFICATION
NO. 3 UNDER
SECTION 17(34) OF
THE PLANNING ACT

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Goals and Objectives:

This portion of the Community Improvement Plan encourages owners and tenants of commercial buildings in the Facade/Brownfield Community Improvement Project area to improve their facades, landscaping, outdoor signage, heritage signage and external lighting in support of the approved theme - "Marine Heritage". ~~The plan allows for the Town to provide financial assistance in the form of a grant to allow the improvements, including architectural plans, site plan drawings, facade improvements on primary side (front), facade improvements on secondary side, sign improvements, heritage sign improvements, exterior lighting improvements, landscape improvements, property tax increment grant and building permit application fees grant.~~

The Facade Improvement Program is intended to accomplish the following objectives:

- to create an attractive image of the Town that reflects the marine Heritage theme and character of the Town;
- to encourage consistency in urban design and signage while recognizing the importance of creativity and diversity;
- to reinforce the commercial core as the main service centre for the Town;
- to create connections or linkages between the south end, downtown, waterfront and north end commercial areas;
- to create attractive entrances to the commercial areas;
- to encourage business retention and expansion of local existing businesses;
- to encourage new development.

Program Parameters:

The Facade Improvement Program would allow assistance in the form of a grant to be provided to property owners and tenants in the Facade/ Brownfield Community Improvement Project Area to beautify their facades. Plans that are required to improve the facades (ie. architectural, site plan), would also qualify for funding assistance. The Application Review Committee consisting of the Town's Economic Development/Project Manager, the Director of Community Development and one representative from each of the following groups: Downtown Business Association, Business Expansion and Retention Team, Council, and the community, have the right to approve or deny the application for assistance under the program pursuant to the eligibility criteria which are attached hereto as Appendix "3".

MODIFICATION
NO. 4 UNDER
SECTION 17(34) OF
THE PLANNING ACT

MODIFICATION
NO. 5 UNDER
SECTION 17(34) OF
THE PLANNING ACT

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This municipal assistance program would provide grants to property owners and tenants who undertake the beautification of their commercial properties/buildings. Only commercial building owners and tenants of the buildings who operate a business located in the Facade/Brownfield Community Improvement Project Area are eligible for assistance. If an application is submitted by a tenant, the owner of the property must give written authorization in order for the application to be considered.

The amount of the grant for each improvement (ie. primary facade, secondary facade, signage, landscaping, outdoor lighting, etc.), is detailed in the Facade Improvement Program and applicants may only apply for a maximum of \$17,000.00 in any one calendar year. This includes the amount of a Property Tax Increment Grant if applicable. The program works on a cost sharing basis between the applicant and the municipality with each partner paying 50% of the total costs. The municipality will pay to a set maximum in each of the grant categories. Provision of the grant will be conditional on the execution of a letter of agreement between the applicant and the Town.

The Facade Improvement Program will rely on annual budget approval from Council. Program applications and approval amounts will be monitored to establish a base/benchmark for future budget requests. The benefit of the program will be realized through the potential of increased commercial taxes as the Facade Improvement Program may encourage businesses to establish in currently vacant commercial spaces.

REDEVELOP ENVIRONMENTALLY UNFIT SITES EFFECTIVELY PROGRAM

Basis:

The Waterfront area of the Town has been identified as having great potential to act as an economic development generator to help provide the municipality with tax revenue and employment opportunities for its citizens. Numerous studies completed over the last 20 years have identified this potential that would result from the redevelopment of the waterfront from its previously predominant industrial use to a mix of tourist commercial and residential uses that take advantage of the recreational and aesthetic attributes of Georgian Bay. A certain amount of redevelopment has taken place in this area. Public developments including a transient marina, recreational trails, parkettes, street and parking enhancements and an entertainment and performing arts centre, have been developed. Many millions of dollars have been invested in these public improvements, all designed to support and act as a catalyst to the private sector developments that have been anticipated. Private sector development in this area, however, has lagged behind.

Policy of the Town as identified by its Official Plan supports the redevelopment of the waterfront from its previous industrial nature: **“The Municipality supports the transformation and revitalization of the Waterfront Areas of the Town of Parry Sound from industrial to a mix of commercial and residential.”** The following plan objective further illustrates this direction: **“The transformation of the waterfront into a major tourist and service centre for land and water users:”** Through land use designations placed on the waterfront area and a liberal variety of permitted uses allowed by these land use designations, the objective of the redevelopment of the waterfront as desired by the Plan, is supported.

In spite of supportive policy to the redevelopment of the waterfront contained in the Official Plan since 1986, little in the way of private development has occurred. The conversion of the waterfront has partially taken place as a result of the removal of the bulk oil storage tanks formerly operated by Imperial Oil, Shell Oil and McIsaac Fuels. The removal of these tanks and the consequent availability of the lands removed a major impediment to the redevelopment of the area, however, the private sector has been reluctant to grasp the opportunity presented.

The former industrial usage of the majority of properties in this area and in particular the bulk oil storage depots, has resulted in a high expectation of environmental contamination. In some cases significant contamination is known and in others it is assumed. Current Provincial legislation and local Official Plan policy require the clean-up of these properties to appropriate standards prior to the reuse of the lands. Environmental clean-up requirements and liability issues associated with the use of contaminated lands provide a significant disincentive to the purchase and redevelopment of the properties. The disincentive is so significant that without some form of counteracting incentive, these properties may remain underused and their potential not realized for decades.

Properties with contamination issues are not restricted to the Waterfront area of the town alone. There are properties in various locations within the municipality that, due to the historic nature of their land uses, have the potential to be contaminated. A partial list of uses that have previously existed in the community with potential for property contamination include metal smelter, chemical factory, dry cleaners, railway operations, gas stations and industrial operations. These properties are mostly located in the urban service area of the town where municipal services already exist.

The Town's growth policy as contained in the Official Plan promotes intensification and more efficient use of serviced land:

MODIFICATION

NO. 6 UNDER
SECTION 17(34) OF
THE PLANNING ACT

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“The town’s greatest development potential lies with more efficient use of its existing serviced lands. New development will be encouraged to take place on already serviced land or on land where services can be easily extended. This policy will provide development potential without providing an onerous financial burden on the municipality.”

“The Municipality is therefore, obliged to adopt a vigorous in filling development policy with increased densities to enable efficient and practical servicing to occur.”

“In filling and intensifying development along existing serviced corridors recognizing the high cost of lateral service extension in difficult rocky terrain:”

“Ensure the most efficient use of services with a strong in filling policy and a similarly strong intensification development policy;”

These policies illustrate the importance to the Town of the efficient use of its existing services. As a major component of its growth strategy, the removal of certain properties from use due to the disincentive of contamination would compromise this policy goal and reduce the Town’s capacity for growth. To counteract this disincentive and allow the development and redevelopment of these serviced lands an incentive program is needed.

Under the Community Improvement Policies of the Official Plan, objectives for the selection of a community improvement project area are stated as **“physical appearance and the enhancement of economic development”** and **“site suitability for intended uses”**. The community improvement area covered by this plan and the programs that it would allow will address these objectives.

Town Council proposes to adopt a Community Improvement Plan pursuant to the Planning Act which would permit the establishment of the **Redevelop Environmentally Unfit Sites Effectively** program (**REUSE**) to provide property tax assistance that would encourage the ~~rehabilitation~~ of these properties and allow their redevelopment.

Section 28(2) of the Ontario Planning Act allows Council to adopt a By-law to designate all or any part of a municipality a Community Improvement Project Area where there is an Official Plan in effect that contains provisions relating to community improvement. Where such a By-law is adopted, section 28 (4) of the Act allows Council to adopt a Community Improvement Plan pursuant to Planning Act requirements. This Plan will authorize the Town of Parry Sound to provide municipal property tax assistance through the REUSE program under the authority of Section 365.1 of the Municipal Act, 2001, which enables municipalities to cancel all or a portion of property taxes levied for municipal purposes on eligible brownfield properties.

MODIFICATION

NO. 7 UNDER
SECTION 17(34) OF
THE PLANNING ACT

The Minister of Finance may approve matching education property tax assistance on a proportional basis for eligible brownfield properties under the province's Brownfields Financial Tax Incentive Program (BFTIP). The matching education tax assistance may be provided on a different schedule from the assistance provided by the Town and may be subject to additional conditions.

Goals and Objectives:

This program will encourage property owners throughout the town to remediate and redevelop their contaminated sites. The provision of property tax assistance will provide an incentive to overcome the significant disincentive of the costs of environmental ~~rehabilitation~~. Through the implementation of this program it is expected that currently vacant or underused properties will be redeveloped to more appropriate uses as opposed to being left in their current state.

The REUSE program is intended to accomplish the following objectives:

- facilitate redevelopment of former industrial properties in conformance with Official Plan policy;
- provide increased tax revenue and employment opportunities to the town;
- use existing land and infrastructure more efficiently and reduce the need for costly infrastructure extensions;
- eliminate potential public health threats;
- improve the appearance of the town.

MODIFICATION
NO. 8 UNDER
SECTION 17(34) OF
THE PLANNING ACT

MODIFICATION
NO. 9 UNDER
SECTION 17(34) OF
THE PLANNING ACT

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Program Parameters:

The REUSE program may allow for assistance in the form of cancellation of all or a portion of property taxes levied for municipal purposes on eligible brownfield properties. The Minister of Finance may also approve matching education property tax assistance on a proportional basis for eligible brownfield properties under the province's Brownfields Financial Tax Incentive Program (BFTIP). The matching education tax assistance may be provided on a different schedule from the assistance provided by the Town and may be subject to additional conditions. Where property taxes have already been paid by a participant, the property may receive a credit towards future property tax payments. The purpose of the property tax assistance is to compensate for the costs that would be generated as a result of required contamination remediation prior to development or redevelopment of the property. The REUSE program does not provide property tax assistance in respect of other development costs such as site preparation, infrastructure installation or consultant costs other than if such costs are directly related to the necessary contamination remediation activities. Tax assistance under this program may be provided for the removal of structures that would impede the ability of a property owner to successfully remediate their property. In this regard, the total tax assistance provided a landowner for remediation purposes cannot be greater than the sum of the costs of any action to reduce the concentration of contaminants on the site and the costs of complying with a certificate of property use issued under Section 168.6 of the Environmental Protection Act. Council will reserve the right to determine what scale of development or redevelopment project would qualify for municipal property tax assistance under the REUSE program.

This municipal assistance program would provide property tax assistance to owners who undertake the development or redevelopment of their land that would cause a significant increase in assessment. The program would only be available to those properties that ~~require rehabilitation under the Environmental Protection Act.~~ The requirements of the Environmental Protection Act and Ontario Regulation 153/04 dealing with Records of Site Condition, which came into effect in October 2004, are summarized in the guide "Records of Site Condition: A Guide on Site Assessment, the Cleanup of Brownfield Sites and the Filing of Records of Site Condition (October 2004)". Eligible properties could qualify for a 50% reduction in their total municipal taxes for a maximum period of 10 years. In exceptional cases, Council could grant a higher reduction, up to 100% of the tax increment due to ~~rehabilitation~~ for the maximum or a lesser period. The assistance provided could not exceed the costs of ~~rehabilitation~~. The rate of tax assistance and the period over which it would apply will be determined by Council and implemented through a By-law passed under Section 365.1 of the Municipal Act, 2001 and within a REUSE agreement which will be a requirement of the program. Tax assistance under the REUSE program shall be available during the rehabilitation period and the development period as identified under Section 365.1 of the Municipal Act.

MODIFICATION
NO. 10 UNDER
SECTION 17(34) OF
THE PLANNING ACT

MODIFICATION
NO. 11 UNDER
SECTION 17(34) OF
THE PLANNING ACT

- 11 -

The Minister of Finance may approve matching education tax assistance for eligible brownfield properties through the province's Brownfields Financial Tax Incentive Program (BFTIP). The Town of Parry Sound may apply for matching property tax assistance through the submission of a draft By-law to the Minister of Finance. The education tax assistance may be delivered on a different schedule than the assistance provided by the municipality and may be subject to additional conditions. Education tax assistance will last for a maximum of three years. Extensions may be approved by the Minister of Finance on a case by case basis.

Eligibility criteria, application process and conditions of the program, are identified in Appendix "4".

The program will encourage the rehabilitation and redevelopment of properties that otherwise, would remain unused or underused and consequently, would fall far short of their development potential. It will allow the growth of the municipality without any costly extension of public services. It will improve the appearance of properties in the urban area of the town and it will reduce the potential for public health threats. Of prime importance to the town, the program will generate development that will provide economic stimulation in the form of direct jobs, spinoff jobs, taxes, and the like that will far exceed the amount of tax assistance provided.

IMPLEMENTATION:

The programs that may be established under this Community Improvement Plan do not have a specific duration. Town Council will determine when these programs are to be utilized in order to accomplish the objectives identified previously. At any time, Council may determine that either or both of the programs is/are no longer needed and discontinue its/their use.

In respect of the Facade Improvement Program, a set of guidelines and procedures have been developed and are attached hereto as Appendix "3". As the program is operated, modifications to these may be made to ensure the objectives of the program are obtained.

A set of guidelines and procedures for the REUSE program to establish the specifics of how the program will operate are attached hereto as Appendix "4". These guidelines will be refined as experience is gained through the application of the program. In the application of the program and the refinement of the guidelines, promotion of the objectives as identified previously in this plan will be a priority.

Council will conduct periodic reviews of the programs being implemented under this Community Improvement Plan to determine their effectiveness and to determine whether modifications to the programs should be made. In respect of the Facade Improvement Program, the expected demand of the program will allow a review to take place after the first season of operation. In respect of the Reduce Environmentally Unfit Sites Effectively Program, review of the program operation will take place after experience is gained through the processing of an application. Given past experience, an application under this program may not come the first year of operation.

APPENDICES

The Municipality may be required to retain professionals in connection with certain development applications and the review of such developments. In these instances, after a project is endorsed in principle, the proponent will be required to deposit an appropriate amount with the Municipality to offset anticipated professional fees.

8.13 Delegation of Authority

The Town of Parry Sound will seek to have all those authorities available from the Minister of Municipal Affairs delegated to the Town.

8.14 Development Charges

Council may pass a by-law under The Development Charges Act to assess and recover their anticipated expenses for new growth for both hard and soft services.

Development Charges may be levied against Plans of Subdivision, Consents, Condominiums, Zoning By-Law Amendments, Minor Variances, Building Permits, and lands exempted from Part Lot Control.

9.0 COMMUNITY IMPROVEMENT POLICIES

9.1 Objectives

To achieve the community improvement objectives of this Plan, community improvement areas will be selected based on some or all of the following criteria:

- (a) Generally, community improvement areas will be considered on the basis of identified deficiencies of hard and soft services in the existing developed areas of the Town.

Also, flood protection, traffic safety and citizen satisfaction will be relevant criteria as well as the ability of the Town to carry the cost of any proposed improvement;

- (b) In potential residential areas, deficiencies in hard services will be the most important criteria for policy area selection. The solution to land use conflicts will also be very important, along with the presence of older housing requiring rehabilitation, upgrading or, in the worst cases, site clearance and redevelopment. Problems related to the proximity of residential uses to the waterfront redevelopment, commercial area expansions, parking area construction and railway company activities will also be important criteria. The upgrading and maintenance of park space, recreation and community service facilities will play a lesser, but still important role.

- (c) Potential commercial and industrial areas in Parry Sound, apart from the Central Business District and the Parry Sound Mall area, tend to be scattered throughout the town. The criteria used for the selection of commercial and industrial areas may include the same criteria applied for residential areas as set out in Section 9.1(b) above. In addition, criteria for industrial and commercial areas will include parking and traffic safety concerns, access improvements, vacant land, signage, physical appearance and the enhancement of economic development.
- (d) Waterfront improvement area criteria will include resolving land use conflicts, improving access to the lake, acquiring vacant land, upgrading services for waterfront users, appearance, parking, relocating property owners, site suitability for intended uses and evaluating the need for a proposed use.

9.2 Community Improvement Area

The areas outlined on Schedule "B" to this Plan as Community Improvement Policy Areas shall henceforth be known as the Community Improvement Policy Areas for the Town of Parry Sound.

The identification of these policy areas was based upon the criteria established by Sub-Section 9.1 herein.

Council will undertake comprehensive and complementary improvement programs within these policy areas as financial resources permit.

9.3 Implementation

In order to implement the Community Improvement policies for the Town of Parry Sound, the following activities and programs may be employed (but not limited to):

- (a) the use of the powers with regard to Community Improvement provided in The Planning Act;
- (b) the enforcement of Section 10 property standards through a Property Standards By-Law;
- (c) supporting downtown upgrading and expansion as set out in Sub-Section 6.3.2 of this Plan;
- (d) supporting the participation of town residents in rehabilitation programs;

- (e) preserving, rehabilitating, renewing and reusing historically significant sites and buildings; and
- (f) participating in Provincial and Federal redevelopment programs.

10.0 PROPERTY MAINTENANCE AND OCCUPANCY STANDARDS

10.1 Policy

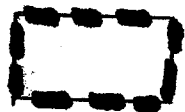
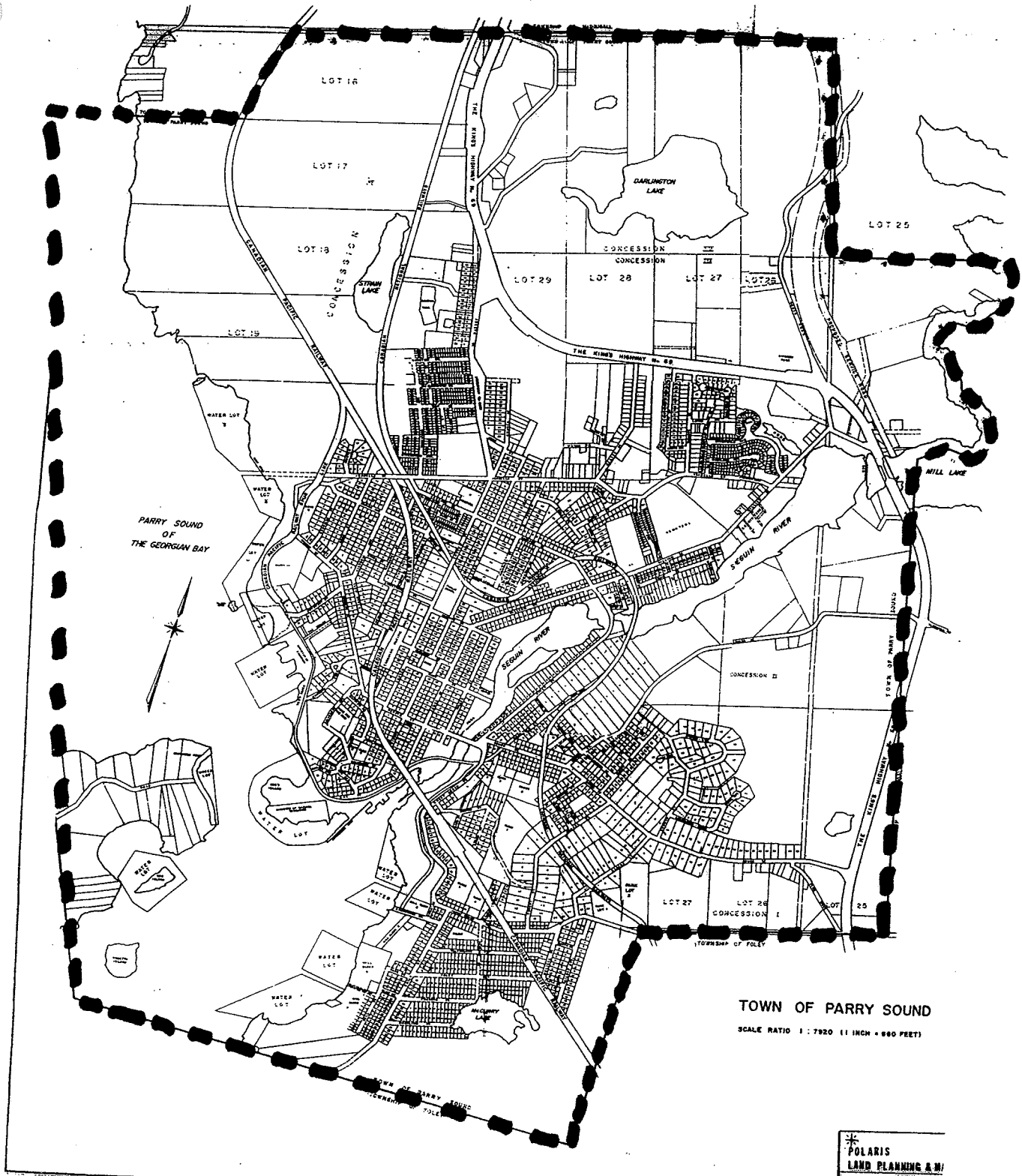
The Town of Parry Sound, having enacted a Property Maintenance and Occupancy Standards By-Law under the provisions of The Planning Act, will:

- (a) assist the Property Standards Officer to encourage citizens to improve their homes and buildings to a safe and decent condition to comply with the minimum standards;
- (b) permit the qualifying owners of property in any selected improvement area to obtain financial assistance to improve their homes under any Provincial or Federal program;
- (c) provide a standard which can be used to secure a safe, sanitary and comfortable dwelling unit for all residents in town;
- (d) ensure that commercial and industrial buildings meet the standards with respect to safety and sanitation especially in cases where residential dwelling units are contained in the same building or on the same property; and
- (e) encourage the participation of the citizens of the town in achieving the long range objective of improving the quality of the built environment and the appearance and livability of residential neighbourhoods throughout both the Urban and Rural areas of the town.

10.2 Standards

The Town of Parry Sound will maintain a by-law or by-laws setting out clearly the minimum standards of maintenance and occupancy of all types of property and the methods and procedures which will be followed to ensure that the objectives of the policy and program will be reached. The by-law or by-laws will contain requirements with respect to:

- (a) the maintenance of all types of property including the condition of yards, the provision of sewage and drainage facilities, the condition of accessory



**FACADE/BROWNFIELD COMMUNITY
IMPROVEMENT PROJECT AREA**

**POLARIS
LAND PLANNING & M**
P. MILLER PRINCE
PARRY SOUND, ONTARIO, P2

TOWN OF PARRY SOUND

FACADE IMPROVEMENT PROGRAM

Eligibility

Location of Eligible Properties

Facade Improvement areas must coincide with the areas identified in the Community Improvement Plan, as identified below:

- Area #1: Downtown area, per the attached map
- Area #2: South entrance - from Bowes/Hwy. 400 to Forest Street
- Area #3: North entrance - from Joseph/Parry Sound Drive to Isabella St.
- Area #4: William Street entrance to Town

For the purpose of the 2005 Facade Improvement Grant program, applications in Area 1 only will be accepted.

Types of Facade Improvement Grants

Facade Improvement grants may be available for the following:

- i) Primary Building Facade Grants - where improvements are made to the front of the building, forming the primary entrance.
- ii) Secondary Building Facade Grants - where a building has a side that faces a street and/or laneway, intended for improvements, or a second or third story intended for improvements.
- iii) Outdoor Signage Improvement Grants - where improvements are made to exterior signage, including dark skies lighting.
- iv) Landscape Improvement Grants - where improvements are made to the primary (front) of the building, or side of the building if that side fronts on a street and/or laneway.
- v) Heritage Signage Improvements - where improvements are made to the primary (front) of the building, or side of the building if that side fronts on a street and/or laneway, providing the building has historic significance (does not have to be registered as a Heritage Building).
- vi) Property Tax Increment Grant - where the improvements result in a tax increase exceeding \$200.

Who is Eligible to Apply

Commercial building owners and tenants of the buildings who operate a business located in the Community Improvement Area 1 may apply for grants under the Facade Improvement Program. If the application is submitted by the tenant, the owner must give written authorization in order for the application to be considered. This applies for improvements to signage as well.

Eligibility Criteria

1. Any work initiated prior to the review and approval of the Facade Improvement Program application is not eligible for funding.
2. Properties and buildings shall not have any tax arrears or outstanding work orders.
3. Tenants must have a current business licence.
4. Facade Improvements will only be available for entire building faces. Partial improvements to a portion of a building face will not be eligible. Improvements to signage and lighting may be made independent of improvements to the entire building faces.
5. A primary Building Facade Grant may be available for the building facade that forms the primary entrance to the building.
6. A secondary Building Facade Grant may be available for the side of the building, providing that side fronts on a street and/or laneway, and/or for improvements to the 2nd or 3rd story of the building.
7. The Property Tax Increment Grant will only be available where the property and building improvements undertaken result in an increase in the municipal share of the increased taxes and exceeds \$200. per year. The actual costs associated with the individual application and associated improvements may be subject to an independent audit at the request of the Town and at the expense of the property owner, to confirm the anticipated tax increase.
8. Applicants may only apply for a maximum of \$17,000. in any one calendar year. This includes the amount of the Property Tax Increment Grant, if applicable.
9. Improvements must be completed within 18 months from the date the application has been approved.
10. Improvements must be completed before another application is submitted.

Facade Improvement Program Grant Specifics

- i) 50% to a maximum of \$1,000 for Architectural Plans
- ii) 50% to a maximum of \$1,000. for Site Plan Drawings
- ii) 50% to a maximum of \$10,000. for facade improvements on primary side (front)
- iii) 50% to a maximum of \$5,000. for facade improvements on secondary side
- iv) 50% to a maximum of \$1,500. for Sign Improvements
- v) 50% to a maximum of \$200. for Heritage Sign Improvements
- v) 50% to a maximum of \$1,500. for Exterior Lighting Improvements
- vi) 50% to a maximum of \$5,000. for Landscape Improvements
- vii) Property Tax Increment Grant
- viii) Building Permit Application Fees Grant

*Approval of applications is conditional on availability of funds.

Property Tax Increment Grant

Building owners who have applied for the Property Tax Increment Grant, will receive relief from the increases in taxes resulting from the facade improvements only, for a period of five (5) years. Following the five (5) year period, the building owner will be responsible for the increase in taxes resulting from the facade improvements.

TOWN OF PARRY SOUND

FACADE IMPROVEMENT PROGRAM

Application Process

During each year's budget process, Council will determine and approve the allocation of funds to the Facade Improvement Program.

The availability of grant money maybe limited to the total amount of funding that has been allocated to the Facade Improvement Program.

The Facade Improvement Program will be advertised twice per year, in February and September.

Council and the Application Review Committee reserve full right to either approve or reject any application.

1. Application for grants under the Facade Improvement Program shall be forwarded to the Application Review Committee c/o, the Economic Development Project Manager.
2. Where the applicant is not the building owner, the application must include approval from the building owner, authorizing the improvements.
3. The Application Review Committee will consist of the following:
 - Economic Development/Project Manager
 - Director of Community Development
 - Downtown Business Association Member
 - Business Retention/Expansion Team Member
 - Council Member
 - one lay appointee
4. The Town's Community Development and Finance Departments will confirm that the subject property does not have tax arrears or outstanding orders against it.
5. The Application Review Committee may request a site visit to fully assess the application.
6. The Application Review Committee will review each application to confirm that the proposed work conforms with all Town By-laws.
7. The Application Review Committee shall forward a recommendation to Council,

for their consideration. The applicant will be notified of the date when the recommendation will come forward to Council.

8. Upon approval, the Application Review Committee will mail the applicant (or the property owner if different than the applicant), the standard Letter of Agreement with an outline of the grant details. The Letter of Agreement is to be signed and returned to the Town of Parry Sound within 30 days.
9. Prior to commencing with any improvements, the applicant must obtain all necessary municipal permits. Building permit fees and other planning fees, if applicable, will be reimbursed once the work has been initiated.
10. All work completed by the applicant shall be in accordance with the Letter of Agreement and the requirements of the building permits and applications.
11. Upon completion of the project, the applicant shall submit copies of all invoices (stamped paid), and/or receipts pertaining to the approved improvements, to the Economic Development/Project Manager. The Chief Building Official will inspect the completed work to ensure compliance with the commitment agreement. The Chief Building Official may obtain assistance from the Application Review Committee.
12. 50% of the grant will be paid to the applicant once the application has been approved. The balance of the grant will be paid within 30 days of receipt of the paid invoices, as indicated above.

TOWN OF PARRY SOUND

FACADE IMPROVEMENT PROGRAM

Conditions of Program

1. Availability of any Facade Improvement Grant is subject to the availability of funds.
2. The Application Review Committee shall assess each application based on the eligibility requirements and the degree to which the proposed improvements support the Marine Heritage Theme.
3. The applicant must enter into a Letter of Agreement once approval has been given and prior to commencing the work.
4. Upon approval of an application and signing of the Letter of Agreement, the applicant is entitled to 50% of the approved grant. The remaining 50% will be paid to the applicant upon satisfactory completion of the project, per the Chief Building Official's final inspection, based on the accounting of all paid receipts related to the work.
5. If the actual costs are less than provided for in the Letter of Agreement, the amount of the grant payment may be reduced; however, if the costs are higher, the grant payment shall not exceed that defined in the Letter of Agreement.

TOWN OF PARRY SOUND
FACADE IMPROVEMENT PROGRAM

Application Form

Name of Applicant: _____

Name of Business: _____

Location: _____

Name of Building Owner: _____
(If different from Applicant)

Concurrence of Building/Property Owner: _____
(Signature of Building Owner)

Please indicate which facade(s) are to be improved ?

- Front which faces _____ Street. Rear which faces _____ Street.
 Side which faces _____ Street

Please indicate which Facade Improvement Grant Program you are applying for.

- 50% to a max. of \$1,000. Architectural Plans 50% to a max of \$1,000. for Site Plan Drawings
 50% to a max of \$10,000. (primary side) 50% to a max of \$5,000. (secondary side)
 50% to a max of \$1,500. for Sign Improvements 50% to a max of \$200. for Heritage Signage
 50% to a max. of \$1,500. for Exterior Lighting 50% to a max of \$5,000. for Landscape Work
 Property Tax Increment Grant Building Permit Application Fees Grant

*Maximum Grant in any one calendar year is \$17,000.

Description of proposed improvements: (Include overall improvement plan, color and type of paint, materials to be used & details of sign). Please attach

Estimated date of completion:

Quotes: Please attach contractors quotes

Signature of Applicant



TOWN OF PARRY SOUND**REDUCE ENVIRONMENTALLY UNFIT SITES EFFECTIVELY
PROGRAM****Eligibility****Location of Eligible Properties**

All properties in any location within the town that require environmental remediation prior to their development or redevelopment are eligible for the program.

Eligible Costs

Costs eligible for tax assistance under the REUSE program include:

- i) the costs of environmental remediation;
- ii) the costs of placing clean fill and grading (as required related to the environmental remediation);
- iii) the costs of a Phase II Environmental Site Assessment or a Site Specific Risk Assessment;
- iv) the costs of removing structures where the structure would impede the ability of the property to be successfully remediated;
- v) the costs of financing (interest charges) of preparing the studies and undertaking the rehabilitation;
- vi) The cost of an insurance premium to guarantee the remediation will be completed.

Who is Eligible to Apply

Property owners who propose the development or redevelopment of their properties and where, prior to such development or redevelopment, environmental remediation is necessary to allow the development proposed. The development or redevelopment of the property must result in a significant increase in the property assessment for the application to be considered. Property owners who propose developments exempt from taxation are not eligible.

Eligibility Criteria

1. A Phase II Environmental Site Assessment must demonstrate that the property does not meet the standards of the Environmental Protection Act to permit a Record of Site Condition to be filed in the Ministry of the Environment's Environmental Site registry;
2. Properties and buildings shall not have any tax arrears or outstanding work orders.

3. Applications must be submitted prior to remediation action being undertaken.
4. Applicants must not have received any prior municipal assistance related to the development of the property nor having been approved and having received property tax assistance, will they be eligible for any further development assistance;
5. Applicants must provide a development schedule and adhere to such schedule. Failure to maintain the approved development schedule may lead to penalty or cancellation of assistance and repayment of any assistance given;
6. The applicant must agree to release all environmental information regarding the site to the municipality;

Reduce Environmentally Unfit Sites Effectively Property Tax Assistance Specifics

Upon approval by Council, execution of a REUSE agreement and if necessary, passing of a Brownfields Financial Tax Incentive Program By-law, tax assistance in the form of a 50% reduction in the total realty taxes for the property may be provided for a period of up to 10 years. Under special circumstances with the approval of Council, tax assistance to 100% of the increased realty taxes after development may be provided for a period of up to 10 years. The tax assistance provided may not exceed the eligible costs of remediation as identified previously. The Minister of Finance may approve matching education property tax assistance on a proportional basis for eligible brownfield properties under the province's Brownfields Financial Tax Incentive Program (BFTIP). The matching education tax assistance may be provided on a different schedule from the assistance provided by the Town and may be subject to additional conditions.

TOWN OF PARRY SOUND

REDEVELOP ENVIRONMENTALLY UNFIT SITES EFFECTIVELY PROGRAM

Application Process

The availability of property tax assistance under the REUSE program is dependent on the municipality's financial capability to forgo all or a portion of the realty taxes that would normally be generated by the development of the subject property. Council shall determine its financial capability to provide tax assistance on a case by case basis and may deny an application if the financial capability of the municipality is not considered adequate.

The Reduce Environmentally Unfit Sites Effectively Program will be advertised twice per year, in February and September.

Council and the Application Review Committee reserve full right to either approve or reject any application.

Prior to submission to the Ministry of Finance for education tax assistance, an application must be approved by Council and the Application Review Committee. Approval of education tax assistance rests with the Minister of Finance.

1. Application for property tax relief under the Reduce Environmentally Unfit Sites Effectively Program shall be forwarded to the Application Review Committee c/o, the Director of Community Development.
2. Applications shall include the following:
 - a Phase II Environmental Site Assessment;
 - an estimate of the total costs of the environmental remediation;
 - a development plan of sufficient detail showing the proposed development of the site;
 - a development schedule for the development of the site
3. Only the registered property owner or an agent of the property owner displaying appropriate authority to act on their behalf may make application to the program.
4. The Application Review Committee will consist of the following:
 - Economic Development/Project Manager
 - Director of Community Development
 - Director of Finance and Administration
 - Chief Administrative Officer

- Council Member
- Business Development Team Member

5. The Town's Community Development and Finance Departments will confirm that the subject property does not have tax arrears or outstanding orders against it.
6. The Application Review Committee may request a meeting with the applicant and their consultants to fully assess the application, the development proposed and its proposed timing.
7. The Application Review Committee will review each application to confirm that the proposed development conforms with all Town By-laws.
8. The Application Review Committee shall forward a recommendation to Council, for their consideration. The applicant will be notified of the date when the recommendation will come forward to Council.
9. Upon approval, the Application Review Committee will arrange the drafting of an agreement to specify the terms and conditions of the tax assistance which will be mailed to the applicant (or the agent) for their review. Prior to assistance being provided, the agreement must be executed by the owner and its provisions satisfied. If education tax assistance is to be provided, a draft Brownfields Financial Tax Incentive Program By-law will be prepared and sent to the Ministry of Finance for approval and to the applicant for review.
10. The provision of continued tax assistance is conditional on the applicant complying with the provisions of the REUSE agreement and any BFTIP By-law passed.

TOWN OF PARRY SOUND

REDUCE ENVIRONMENTALLY UNFIT SITES EFFECTIVELY PROGRAM

Conditions of Program

1. The availability of property tax assistance under the REUSE program is dependent on the municipality's financial capability to forgo all or a portion of the realty taxes that would normally be generated by the development of the subject property.
2. The Application Review Committee shall assess each application based on the eligibility requirements and the degree to which the proposed project supports the objectives as identified in the Facade/Brownfield Community Improvement Plan.
3. Subsequent to the remediation, a Record of Site Condition must be filed in the Ministry of the Environment's Environmental Site Registry.
4. A statutory declaration as to the final eligible costs of the remediation must be provided to the municipality. Failure to provide such a declaration in a timely manner will result in cancellation of assistance and recovery of any assistance given.
5. Continued property tax assistance is conditional on the previous years taxes being paid.
6. Upon default of any of the provisions of the Brownfields Financial Tax Incentive Program Property Tax Assistance By-law or any provision of the REUSE agreement, the property owner becomes liable for payment of all tax assistance including interest provided the property.
7. The property owner shall file with the municipality an annual update on the environmental contamination, the rehabilitation activities, the estimated costs, an estimate of the duration of the remediation, and other matters as may be required as detailed in the Property Tax Assistance By-law or the REUSE agreement.
8. If granted, matching education property tax assistance provided by the Minister of Finance under BFTIP shall be terminated for a property at the point of:
 - severance or subdivision;
 - sale or conveyance;

- the date that tax assistance equals accumulated costs of contaminant reduction action taken to permit the filing of a Record of Site Condition for the property; and
- the date stipulated in the municipal By-law approved by the Minister of Finance.

THE CORPORATION OF THE TOWN OF PARRY SOUND

BY-LAW NO: 2006-4949

**Being a By-law to designate the Town of
Parry Sound as a Community Improvement
Project Area**

WHEREAS Section 28 (2) of the Planning Act, R.S.O. 1990 c. P13 as amended, authorizes a Council of a municipality where an Official Plan is in effect containing provisions relating to community improvement to pass a By-law to designate the whole or any part of the area covered by the Official Plan a community improvement project area; and

WHEREAS the Corporation of the Town of Parry Sound has an Official Plan that contains provisions relating to community improvement; and

WHEREAS the lands hereinafter described are part of the area covered by the Official Plan of the Corporation of the Town of Parry Sound; and

WHEREAS the Council of the Corporation of the Town of Parry Sound deems it in the interest of the Municipality to designate the lands hereafter described as the Facade/Brownfield Community Improvement Project Area.

**NOW THEREFORE THE COUNCIL FOR THE
CORPORATION OF THE TOWN OF PARRY SOUND ENACTS AS
FOLLOWS:**

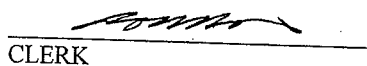
1. Pursuant to Section 28 (2) of The Planning Act, the following land is hereby designated as a Community Improvement Project Area and this area of land and premises situate, being in the Town of Parry Sound and being composed of that area of land which is shown on Schedule "A" attached and referenced hereto as "Town of Parry Sound Facade/Brownfield Community Improvement Project Area" is more particularly described as follows:

That area which is contained within the boundaries of the Town of Parry Sound.

2. All By-laws previously passed pursuant to Section 28 (2) of the Planning Act are hereby repealed.
3. This By-law shall come into force and take effect on the final day of passing thereof.

READ a FIRST time this 2nd day of May, 2006


MAYOR


CLERK

THE CORPORATION OF THE TOWN OF PARRY SOUND

BY-LAW NO: 2006-

- 2 -

READ a **SECOND** and **THIRD** time, **PASSED, SIGNED** and **SEALED**

this 2nd day of May, 2006.

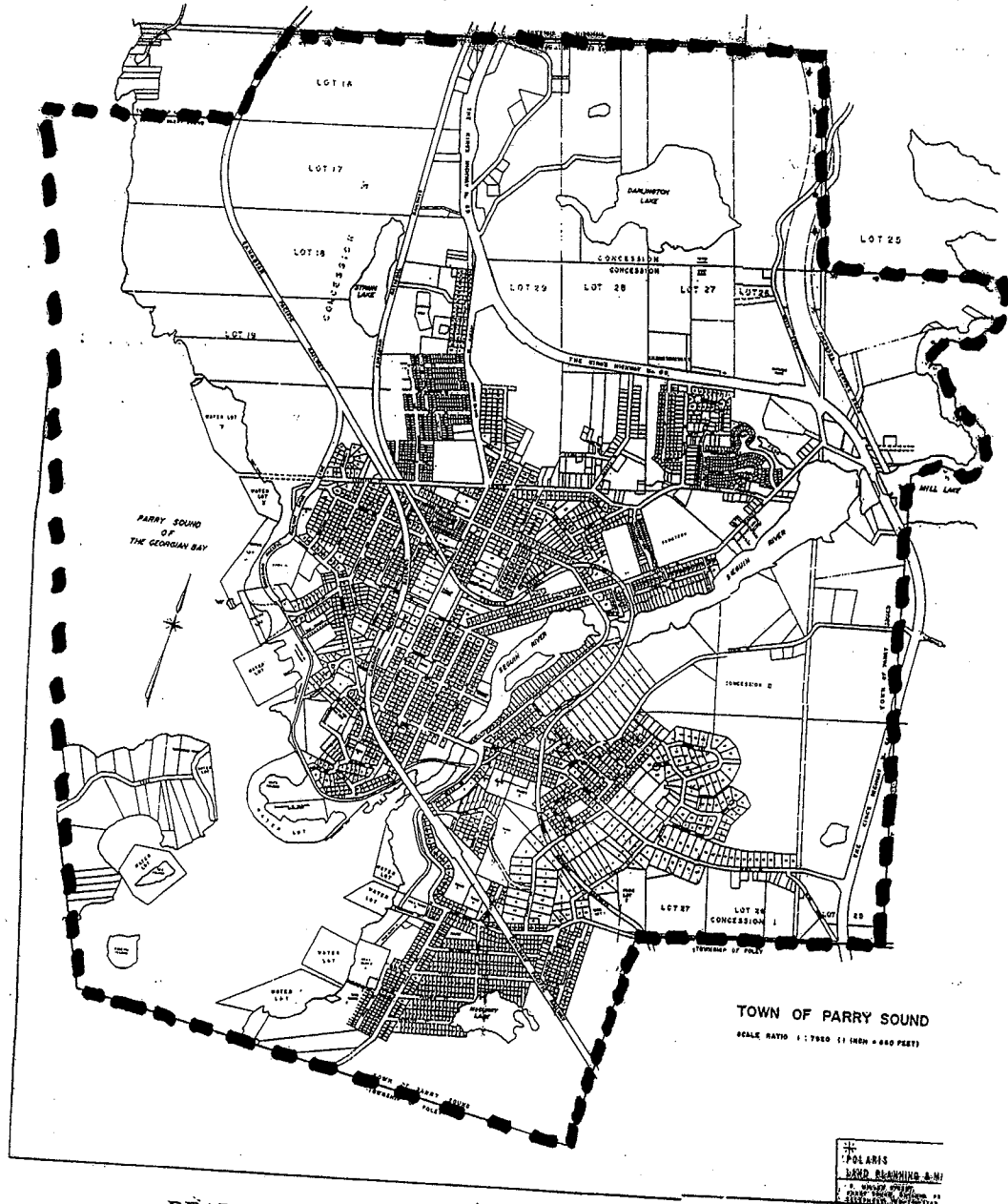
Red Knight
MAYOR

[Signature]
CLERK

THE CORPORATION OF THE TOWN OF PARRY SOUND

BY-LAW NO: 2006-4949

SCHEDULE "A"



READ a FIRST time this 2nd day of May, 2006.

Red Knight
MAYOR
[Signature]
CLERK

READ a SECOND and THIRD time, PASSED, SIGNED and SEALED

this 2nd day of May, 2006.

Red Knight
MAYOR
[Signature]
CLERK