

The Corporation of the City of North Bay

By-Law No. 2020-87

**A By-Law to amend By-Law 2019-107 to amend
the Growth Community Improvement Plan**

Whereas Section 28(2) of the Planning Act permits Municipalities where there is an Official Plan in effect that contains provisions relating to community improvement, the Council may, by By-law, designate the whole or any part of an area covered by such an Official Plan as a Community Improvement Project Area;

And Whereas the Council of The Corporation of the City of North Bay designated the entire City boundary as a Community Improvement Project Area by By-law No. 2019-106, as per Section 28(2) of the Planning Act, R.S.O., 1990, as amended;

And Whereas the City of North Bay's Official Plan contains provisions pertaining and supporting a Community Improvement Plan;

And Whereas the goals of the Growth Community Improvement Plan are to encourage sustainable growth and development within housing, the industrial sector with the creation of jobs and economic opportunity and to enhance the City's Downtown Core.

And Whereas the Growth Community Improvement Plan would provide successful applicants within the target areas grants permitted under Section 28(7) of the Planning Act, R.S.O., 1990, as amended, to encourage growth and development within the Industrial Target Area, Housing Target Area and the Downtown Target Area and Waterfront Target Area;

And Whereas Council adopted the Growth Community Improvement Plan on December 8, 2019 by By-Law 2019-107.

Now therefore the Council of The Corporation of the City of North Bay hereby enacts as follows:

1. The attached explanatory text constitutes Amendment No. 1 to the Growth Community Improvement Plan is hereby adopted.
2. This By-Law shall come into force and take effect on the day it is passed, subject to and in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended from time to time.

Read a First Time in Open Council the 8th Day of December 2020.

Read a Second Time in Open Council the 8th Day of December 2020.

Read a Third Time in Open Council and Passed this 8th Day of December 2020.

Mayor, Allan McDonald

City Clerk Karen McIsaac

**AMENDMENT NO. 1 TO THE CITY OF NORTH BAY'S GROWTH
COMMUNITY IMPROVEMENT PLAN**

November 2020

**AMENDMENT NO. 1
TO THE GROWTH COMMUNITY IMPROVEMENT PLAN**

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STATEMENT OF COMPONENTS

PART ONE - INTRODUCTION is included for information purposes and is not an operative part of this Official Plan Amendment.

PART TWO - THE AMENDMENT, consisting of the text attached hereto, is an operative part of this amendment to the Growth Community Improvement Plan.

PART ONE - INTRODUCTION

1. PURPOSE

The purpose of the amendment to the Growth Community Improvement Plan (Growth CIP) is to add an additional incentive program, the Landfill Tipping Fee Grant within the Housing Target Area of the Growth CIP.

2. LOCATION

This Amendment applies to the Growth Community Improvement Plan Project area which is the entire City of North Bay, and more specifically within the Housing Target Area, as identified on Schedule 'A' of the Growth CIP.

PART TWO - THE AMENDMENT

1. PURPOSE

The purpose of the amendment to the Growth CIP is to add an additional incentive program within the Housing Target Area.

2. THE AMENDMENT

The Growth CIP is hereby amended with the following:

1. Add the following into Section 4.0 after "11. Parking and Transit Fee Grant-

"12. Landfill Tipping Fee Grant".

2. Add an additional section be added after Section 4.12, as follows:

4.13 Landfill Tipping Fees:

4.13.1 Purpose

To provide a rebate for the required Landfill Tipping fees needed for the demolition of the primary building. The landfill tipping fees may act as a barrier and lead to illegal dumping and/or derelict buildings. This program is intended to be used as a last resort and property owners are encouraged to maintain their buildings to a high standard and conduct regular maintenance.

4.13.2 Description

Can provide a rebate of 100% of the Landfill Tipping Fees for sorted material to a maximum of \$50,000 or 50% of the Landfill Tipping Fees for unsorted material to a maximum of \$25,000.

Of the eligible rebate 25% of the tipping fee would be rebated when the building is demolished and 75% of the tipping fee would be rebated if the building is replaced with a new development within one (1) year of demolition.

4.13.3 Program Requirements

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements and the availability of funding as approved by Council.

The Landfill Tipping Fee Program is to encourage the removal of derelict commercial and residential buildings within the Housing Target Area of the Growth CIP. This program should be used as a last resort and property owners are always encouraged to maintain their buildings to a high standard and conduct regular maintenance.

The Landfill Tipping Fee is available to applicants who are removing a portion or the entirety of their derelict building and replacing it with a new development within one (1) year of demolition. Applicants will be encouraged to rehabilitate or modernize whenever possible. When it has been deemed too cost prohibitive, this program will encourage the removal of these buildings to allow for new construction to occur.

Applicants will be required to provide the rationale and justification through the application process in why they cannot rehabilitate the existing building and have to demolish the entire or parts of the building.

The Landfill Tipping Fee is not intended for general clean-up of properties or the removal of contents of a building.

4.13.4 Eligible Costs

Up to 100% of the Landfill Tipping Fees for sorted material to a maximum of \$50,000 or 50% of the Landfill Tipping Fee for unsorted material to a maximum of \$25,000.”