

AMENDMENT NO. 3  
TO THE MUNICIPALITY OF TRENT HILLS OFFICIAL PLAN

Adopted by Council \_\_\_\_\_

Approved by the Ministry of Municipal Affairs and Housing \_\_\_\_\_

PART A: THE PREAMBLE

PURPOSE:

This amendment establishes policies which will allow for the creation of Community Improvement Plans. These policies will establish framework for the municipality's support and implementation of a program to encourage the maintenance, rehabilitation and redevelopment of commercial and industrial areas within Trent Hills.

LOCATION:

These policies will cover the entire Municipality of Trent Hills. Since the municipality is made up of a number of urban areas and hamlets the policies will establish guidelines for the development of Community Improvement Plans. These plans will, in turn, identify the specific programs and areas where redevelopment will occur.

BASIS:

The Municipality of Trent Hills Official Plan does not contain provisions regarding community improvement. The inclusion of these policies will provide the opportunity to develop plans that will identify development tools and incentives that will encourage reuse, redevelopment and upgrades to commercial and industrial areas and buildings that have little or no use. It will also provide opportunities to encourage new business startups in targeted areas.

OFFICIAL PLAN AMENDMENT NO. 3

FOR

THE MUNICIPALITY OF TRENT HILLS

The attached text and map schedules constituting the Community Improvement Plan Policies for the Municipality of Trent Hills was prepared and adopted by the Council of the Corporation of the Municipality of Trent Hills under By-law No. \_\_\_\_ in accordance with Section 17 and Section 28 of the Planning Act RSO 1990, Ch. P.13, as amended, on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

PART A

The Preamble does not constitute part of the policies regarding Community Improvement Plans but is included for reference.

PART B

The Community Improvement Plan policies consisting of text and schedule constitutes the amendment which will add these policies to the Trent Hills Official Plan. The Official Plan currently contains no policies identifying the makeup of Community Improvement Plans.

### **3.3 COMMUNITY IMPROVEMENT**

#### **3.3.1 GENERAL STATEMENT**

Council recognizes the importance of revitalizing various residential, commercial and industrial sections of the municipality and intends to continue and enhance the established processes of renovation, rehabilitation and revitalization. To this end, Council has designated the municipality as a Community Improvement Area as shown on Schedule 9 to this Plan.

#### **3.3.2 POLICIES**

**3.3.2.1** The Community Improvement Areas as shown on Schedule 9 will be subject to the following criteria for establishing Community Improvement Plans:

- (a) the presence of building stock and/or housing units that do not meet minimum occupancy standards as set forth in the municipality's Property Standards By-law;
- (b) the presence of unused or underutilized land or buildings that could be developed, renovated or converted to another use;
- (c) the presence of buildings or lands or architectural and/or historical merit and sites of archaeological significance or interest;
- (d) the presence of deficiencies in hard services including roads, sidewalks, curbs, gutters, storm and sanitary sewers, and water service;
- (e) the presence of lighting or other public utilities that fail to meet municipal standards, or that are not energy efficient;
- (f) inadequate recreation facilities (indoor/outdoor, public open space);
- (g) inadequate social facilities e.g. day care facilities;
- (h) a lack of adequate off-street parking facilities;

- (i) limited or poor accessibility to residential/commercial/industrial area;
- (j) excessive building vacancies within the area;
- (k) the presence of incompatible land uses;
- (l) the overall streetscape or aesthetics of an area requires upgrading;
- (m) the presence of special visual amenities (e.g. waterfront) which could benefit from protection to enhancement;
- (n) the presence of points of interest, and amenities that provide an opportunity of tourism.

### **3.3.2.2**

Within Trent Hills the municipality shall:

- (a) encourage improvement activities that contribute to a strong economic base including both tourism and industrial development;
- (b) establish and maintain the physical infrastructure required for residential, commercial and industrial development within Community Improvement Areas;
- (c) ensure the maintenance of the existing building stock where appropriate and encourage rehabilitation, renovation and repair of older buildings;
- (d) preserve historically and architecturally significant buildings;
- (e) provide a mix of housing types to accommodate all segments of Trent Hills' population;
- (f) improve parking and traffic patterns and enhance compatibility with surrounding uses;
- (g) promote the continued development and revitalization of the Central Business Areas, Downtown Mainstreets, and employment modes and strengthen their role as areas that serve the surrounding community;

- (h) encourage appropriate development and redevelopment along waterfronts in accordance with the policies of this Plan;
- (i) provide and maintain adequate social and recreation facilities and services;
- (j) improve energy efficiency where feasible and appropriate.

### **3.3.2.3**

In order to implement its Community Improvement policies, the municipality may:

- (a) designate by by-law community improvement project areas, and prepare Community Improvement plans for the project areas in accordance with the Planning Act;
- (b) integrate Community Improvement projects with other public works and municipal programs and initiatives;
- (c) continue to support and encourage Business Improvement Areas (BIAs) in their efforts to maintain strong and viable business areas;
- (d) continue the enforcement of the property standards by-law with respect to residential, commercial and industrial building stock and lands;
- (e) continue to make applications to participate in all appropriate senior level government programs;
- (f) continue to support the Trent Hills Heritage Committee and heritage conservation programs and initiatives;
- (g) encourage private rehabilitation, redevelopment and conversion activities, and where appropriate support infill development;
- (h) where feasible, acquire buildings and lands to carry out community improvement objectives;
- (i) consider a more flexible approach to zoning where community improvement objectives are supported;

- (j) develop grant, loan and rebate programs that provide a financial framework for community improvement.