



NOTICE OF ADOPTION OF A COMMUNITY IMPROVEMENT PLAN PURSUANT TO SECTION 17(23) OF THE *PLANNING ACT*

REGARDING: The City of Brantford Greyfields Community Improvement Plan

The Council of The Corporation of the City of Brantford passed By-law 148-2021 on June 22, 2021, to adopt the City of Brantford Greyfields Community Improvement Plan, in accordance with Sections 17 and 28 of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended. Pursuant to Section 17(23.1) of the *Planning Act*, regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter.

PURPOSE AND EFFECT OF THE GREYFIELDS COMMUNITY IMPROVEMENT PLAN (CIP):

The purpose of the proposed Greyfields Community Improvement Plan is to support the revitalization of greyfield sites across the Built-Up Area, by helping property owners make improvements to their properties or redevelop their properties into mixed use developments (with both commercial uses and residential uses). It is envisioned that these revitalization projects will provide for a variety of types and tenures of residential units, including affordable housing, support existing and new commercial uses, and facilitate the transformation of clusters of greyfield sites into attractive and thriving commercial areas.

The proposed Greyfields CIP includes three financial incentive programs intended to facilitate private sector investment in greyfield sites, supporting their improvement or redevelopment, as follows:

- The Property Tax Increment-Based Grant which is intended to promote the transformative redevelopment of greyfields into new mixed use developments that will increase a property's assessed value. Depending on the provision of affordable housing units in a redevelopment project, the grant may be enhanced to provide a greater financial incentive;
- The Commercial Façade, Landscaping and Connectivity Improvement Grant which is aimed at facilitating improvements to the appearance and accessibility of existing commercial and mixed use properties; and,
- The Mixed Use Building Improvement Grant which would support the conversion of existing buildings to mixed use buildings.

(Please note that the Commercial Façade, Landscaping and Connectivity Improvement Grant program and Mixed Use Building Improvement Grant program may be offered after the Property Tax Increment-Based Grant program has been in operation for one year, and provided Council allocates funds to a reserve for the payment of the grants.)

APPROVAL PROCEDURE:

This Community Improvement Plan is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of the Council of The Corporation of the City of Brantford is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

APPEAL PROCEDURE:

When and How to File an Appeal

Any appeal to the Ontario Land Tribunal must be filed with the Clerk of The Corporation of the City of Brantford no later than July 20, 2021.

The Appeal must be sent to the attention of the City Clerk, 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; and
- (2) set out the reasons for the appeal; and
- (3) be accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021* in the amount of \$1,100.00 payable by certified cheque to the Minister of Finance, Province of Ontario; and
- (4) be accompanied by a \$500.00 administrative fee made payable to the Corporation of the City of Brantford.

Who Can File

Only individuals, corporations or public bodies may appeal a decision of The Corporation of the City of Brantford to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Mailing Address For Filing a Notice of Appeal

Attention: Tanya Daniels, City Clerk
Corporation of the City of Brantford
100 Wellington Square
P.O. Box 818
Brantford, Ontario
N3T 5R7
Tel: (519) 759-4150, ext. 5715
Fax: (519) 759-7840

ADDITIONAL INFORMATION:

A copy of the adopted Greyfields Community Improvement Plan can be found on the City of Brantford website at <https://www.brantford.ca/en/your-government/greyfields-revitalization-strategy.aspx>. A hard copy can also be viewed at City Hall, 100 Wellington Square, Brantford Ontario, N3T 2M2 between 8:30 a.m. and 4:30 p.m., Monday to Friday, by contacting the Planning Department at 519-759-4150, ext. 5546 to schedule a viewing appointment. For more information, contact Victoria Coates, Senior Planner, Long Range Planning, at 519-759-4150, ext. 5712 or by email to vcoates@brantford.ca.

NOTICE DATED: June 30, 2021



TANYA DANIELS, CITY CLERK

City of Brantford
100 Wellington Square
P.O. Box 818
Brantford, Ontario, N3T 5R7