



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

### **REGARDING: The City of Brantford Downtown Community Improvement Plan**

The Council of The Corporation of the City of Brantford passed By-law 146-2021 on June 22, 2021, to adopt the City of Brantford Downtown 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 DOWNTOWN COMMUNITY IMPROVEMENT PLAN (CIP):**

The purpose of the Downtown Community Improvement Plan is to support Downtown revitalization and bring more people living and working in Downtown Brantford by helping property owners redevelop their properties within the new Downtown Urban Growth Centre (UGC), as delineated in the City's new Council-adopted Official Plan that is before the Province for final approval. It is envisioned that these redevelopment projects will provide for a variety of types and tenures of residential units, including affordable housing, support existing and new commercial and institutional uses, and contribute to a complete community in the heart of the City.

The Downtown CIP includes a Property Tax Increment-Based Grant program to provide property owners with a financial incentive to redevelop their properties within the UGC. Eligible redevelopment projects include new buildings or substantial additions for residential uses or mixed uses (with both residential and commercial units) that will result in an increase in the assessed value of the property. Depending on the provision of affordable housing units in a redevelopment project, the grant may be enhanced to provide a greater financial incentive.

### **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 Downtown Community Improvement Plan can be found on the City of Brantford website at [www.brantford.ca/DowntownCIP](http://www.brantford.ca/DowntownCIP). 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](mailto:vcoates@brantford.ca).

**NOTICE DATED:** June 30, 2021

A handwritten signature in black ink, appearing to read 'Tanya Daniels', with a stylized flourish extending to the right.

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**TANYA DANIELS, CITY CLERK**

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