

CHAPTER 5: COMMUNITY IMPROVEMENT POLICIES

5.1 GENERAL POLICIES

- 5.1.1 Council may pass a by-law to designate part of, or the entire township, as a Community Improvement Project Area in accordance with Section 28 of the Planning Act. Within a designated Community Improvement Project Area, Council may prepare and adopt a *Community Improvement Plan* to promote maintenance, rehabilitation, revitalization, remediation and/or conservation of selected lands, buildings and/or communities.
- 5.1.2 Council will consider the characteristics of an area to be designated for community improvement. A Community Improvement Project Area will have one or more of the following characteristics:
- a) the presence of conflicting land uses;
 - b) the presence of buildings in need of renovation, rehabilitation, improvement or replacement;
 - c) deficiencies in terms of open spaces, parks, community facilities or landscaping;
 - d) a significant deterioration of infrastructure; and/or,
 - e) deficiencies in terms of flood protection.
- 5.1.3 In order to provide for the rehabilitation of a Community Improvement Project Area with an approved *Community Improvement Plan*, Council may:
- a) acquire land within the community improvement project area and clear, grade or otherwise prepare the land for community improvement;
 - b) construct, repair, rehabilitate or improve buildings on land that has been acquired by Council;
 - c) sell, lease or otherwise dispose of land that has been acquired by Council;
 - d) provide grants or loans to property and building owners within the Community Improvement Project Area;
 - e) enforce by-laws and policies dealing with property maintenance; and,
 - f) encourage the private sector and the public to become involved with initiatives in Community Improvement Project Areas.
- 5.1.4 The Township may provide grants, loans or other assistance as Township Council deems appropriate for the purposes of carrying out programs as described in Regional *Community Improvement Plans*.