

February 26th, 2024



Cochrane Growth CIP



J.L. Richards

ENGINEERS • ARCHITECTS • PLANNERS

Learning Objectives

A. How the \$10/lot concept can be implemented

B. The Bonusing Rule

C. Exception – Community Improvement Plan



A Transformational Opportunity

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Home > Industry News > Economic Development

Cochrane wants to sell residential lots for \$10

'We have a whole generation, our youth, who believe they will never be able to own a home, and most would see that as being borderline tragic'



[Marissa Lentz, Local Journalism Initiative Reporter](#)

Nov 6, 2023 3:00 PM



The 'bonusing rule'

Municipal Act (2001)


s.106 Assistance prohibited

A municipality cannot assist directly or indirectly any business or commercial enterprise through the granting of bonuses for that purpose. The municipality shall not grant assistance by,




However, these restrictions do not apply when Council is exercising its authority under subsections 28 (6), (7) or (7.2) of the *Planning Act*.

CLPs are a powerful tool



“Community Improvement”: Means the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary;



“Community Improvement Project Area”: Means a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.



CIP Prerequisites

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- ✓ ☒ An official plan in effect in a municipality contains provisions relating to community improvement in the municipality.
- ✓ ☒ The Council has passed a by-law designating the whole or any part of an area covered by said official plan as a community improvement project area.

Where should community improvement take place ?

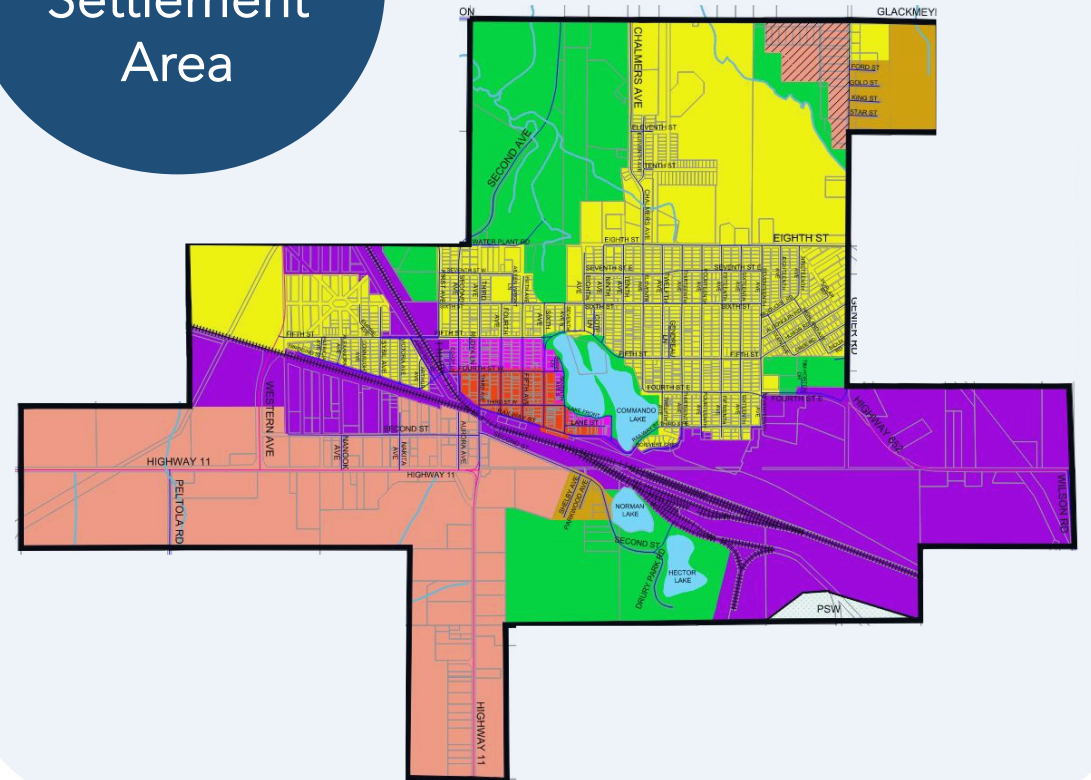
The majority of growth should be located in the settlement area:

"The focus of urban growth in the Planning Area is expected to take place within the Cochrane Settlement Area where an adequate level of public services are currently available or can be provided at a reasonable cost." (Section 2.6(7) Town of Cochrane Official Plan)

Settlement area growth provides a positive return on investment.

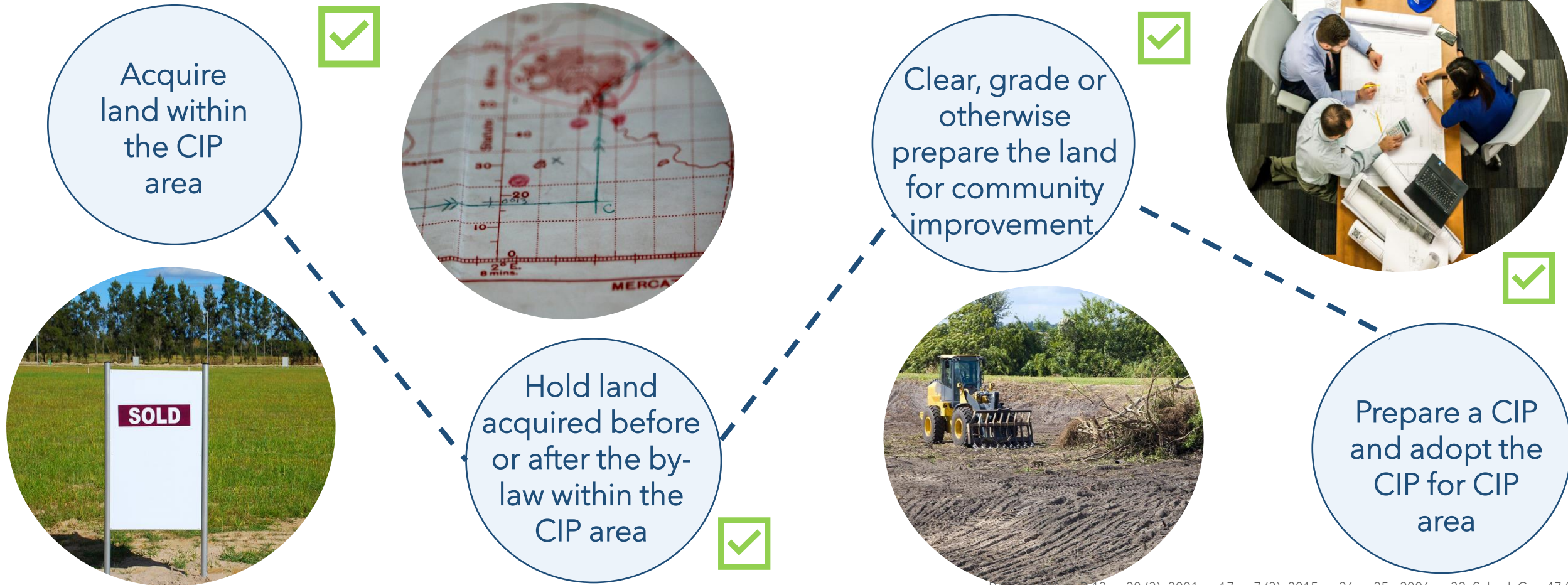
CIP incentives should be available only in the settlement area.

Cochrane
Settlement
Area



CIP Activities

After the CIPA By-law comes into effect, Cochrane may:



CIP Activities

After a CIP comes into effect, Cochrane may:



CIP Activities

After the CIP comes into effect, Cochrane may issue grants and loans to...

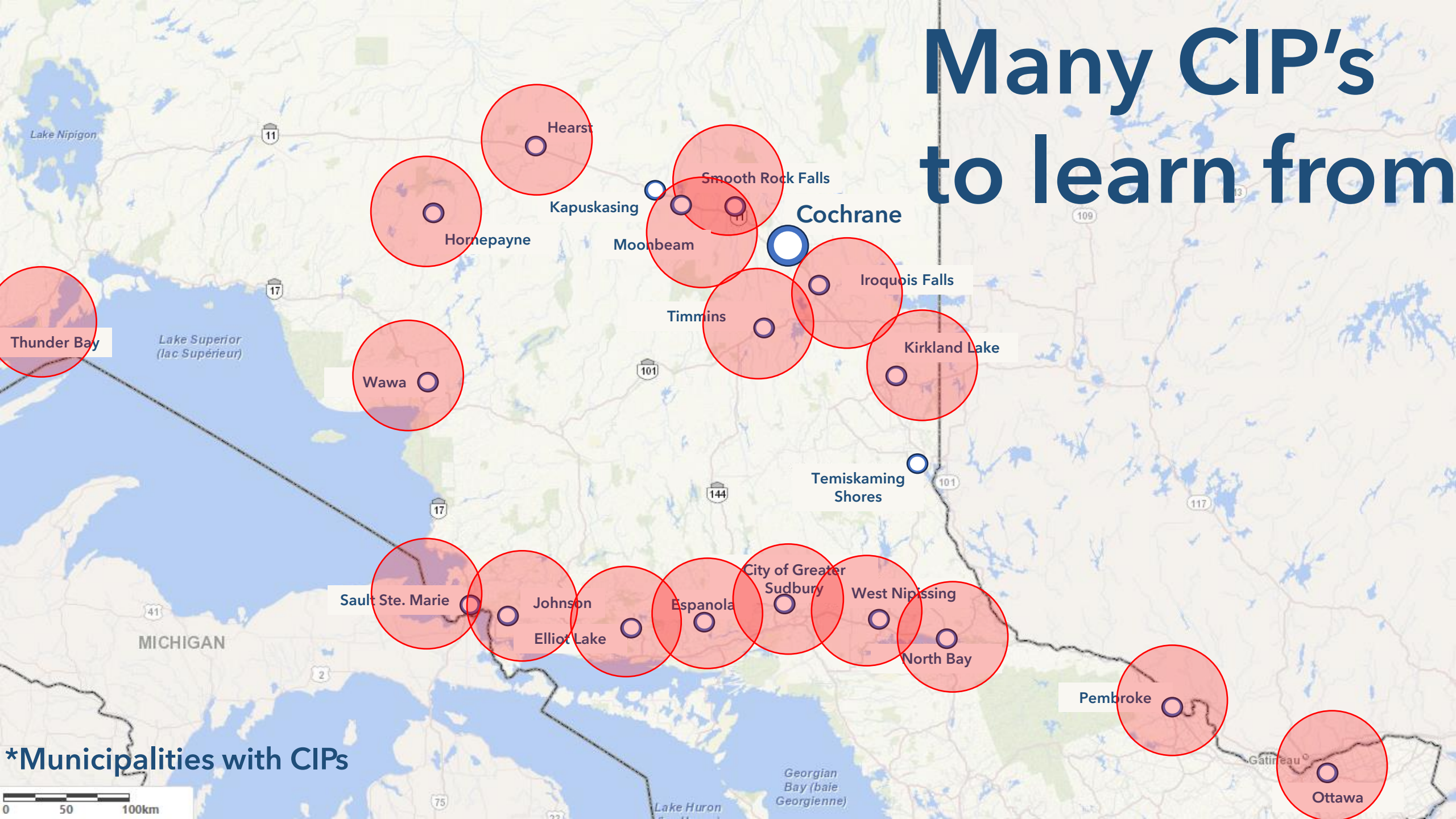


Two Important Tests

Maximum amount: The total of the grants and loans made in respect of particular lands and buildings under subsections 28(7) and 28(7.2) of the *Planning Act, 1990* and the tax assistance provided under section 365.1 of the *Municipal Act, 2001* that is provided in respect of the lands and buildings shall not exceed the eligible cost of the community improvement plan with respect to those lands and buildings.

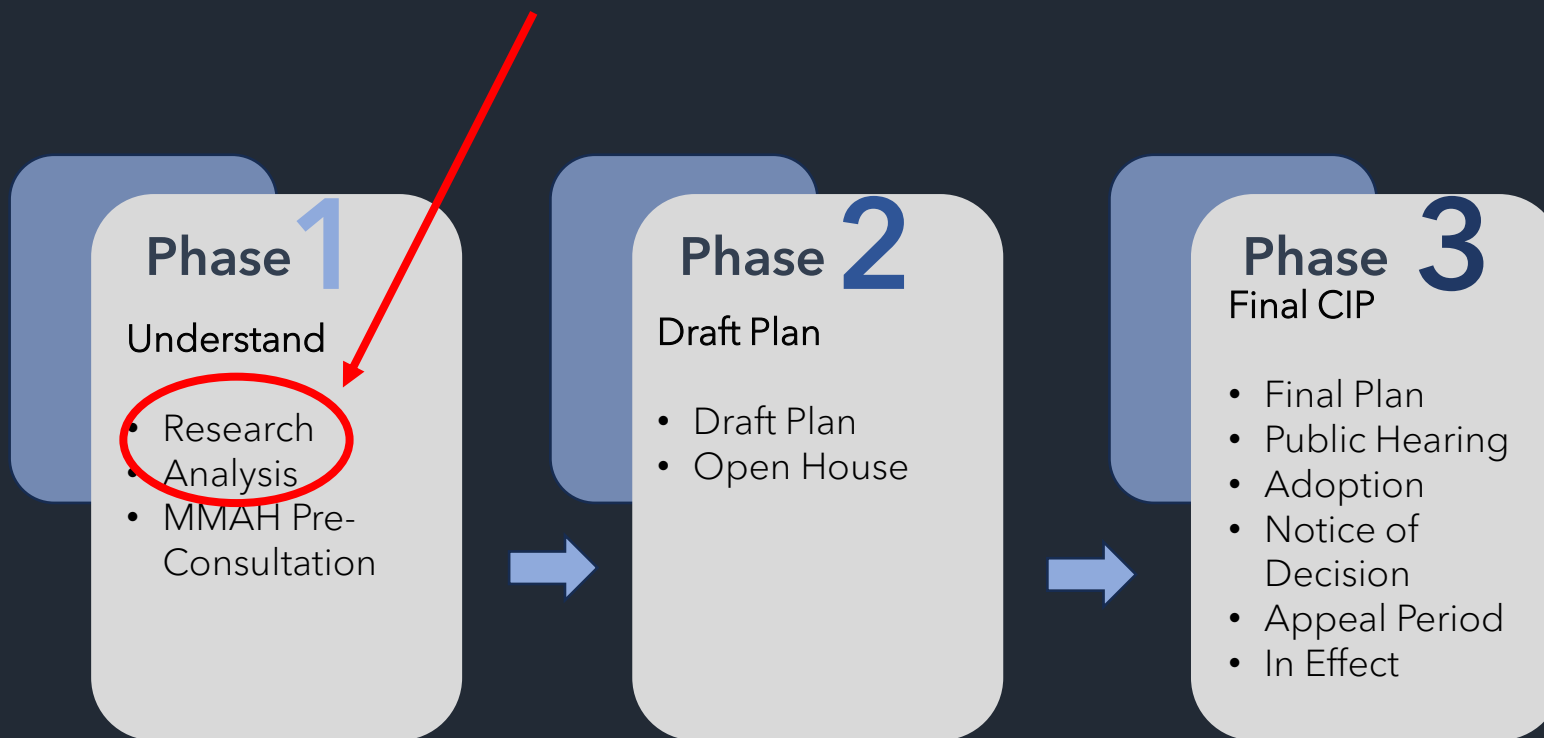
Eligible costs: 28(7.1) For the purposes of subsection 28(7), the eligible costs of a community improvement plan may include costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities.

Many CIP's to learn from











Typical CIP Process

We are here.



Typical CIP Process

High-Level Schedule

Project Phase	January - February	February - March	March - April
Phase 1: Understand	6 to 8 weeks  		
Phase 2: Draft Plan	12 to 16 weeks   		
Phase 3: Final CIP	16 to 20 weeks   		

Thank you!

Questions & Comments



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