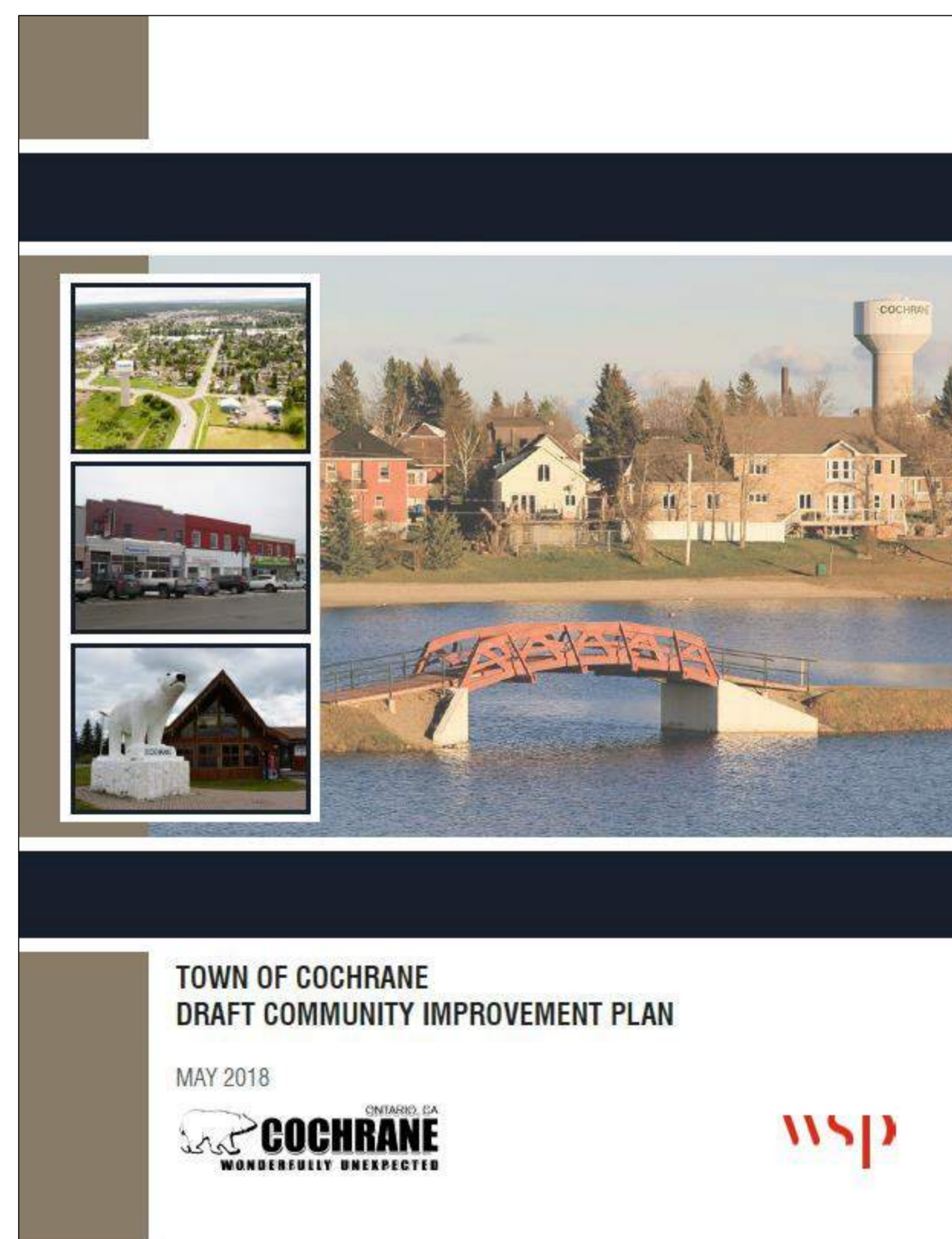


Welcome!

The Town of Cochrane has prepared a Community Improvement Plan to capitalize on the Town's advantages and encourage redevelopment, private-sector investment, and community revitalization.

At this Public Open House, we will present the Draft CIP and provide an opportunity for public comments.



What is a CIP?

- Planning and economic development tool under the Ontario Municipal Act and Planning Act
- Establishes a framework to achieve a wide variety of goals tailored to the community
- Includes financial incentives through grants
- Provides many community benefits:
 - Stimulates private sector investment in targeted areas of the community
 - Promotes revitalization and place-making to attract tourism, business investment and economic development opportunities
 - Develops affordable housing
 - Promotes brownfield cleanup and redevelopment
 - Helps use existing community infrastructure effectively
 - Enhances streetscapes, building facades and signage

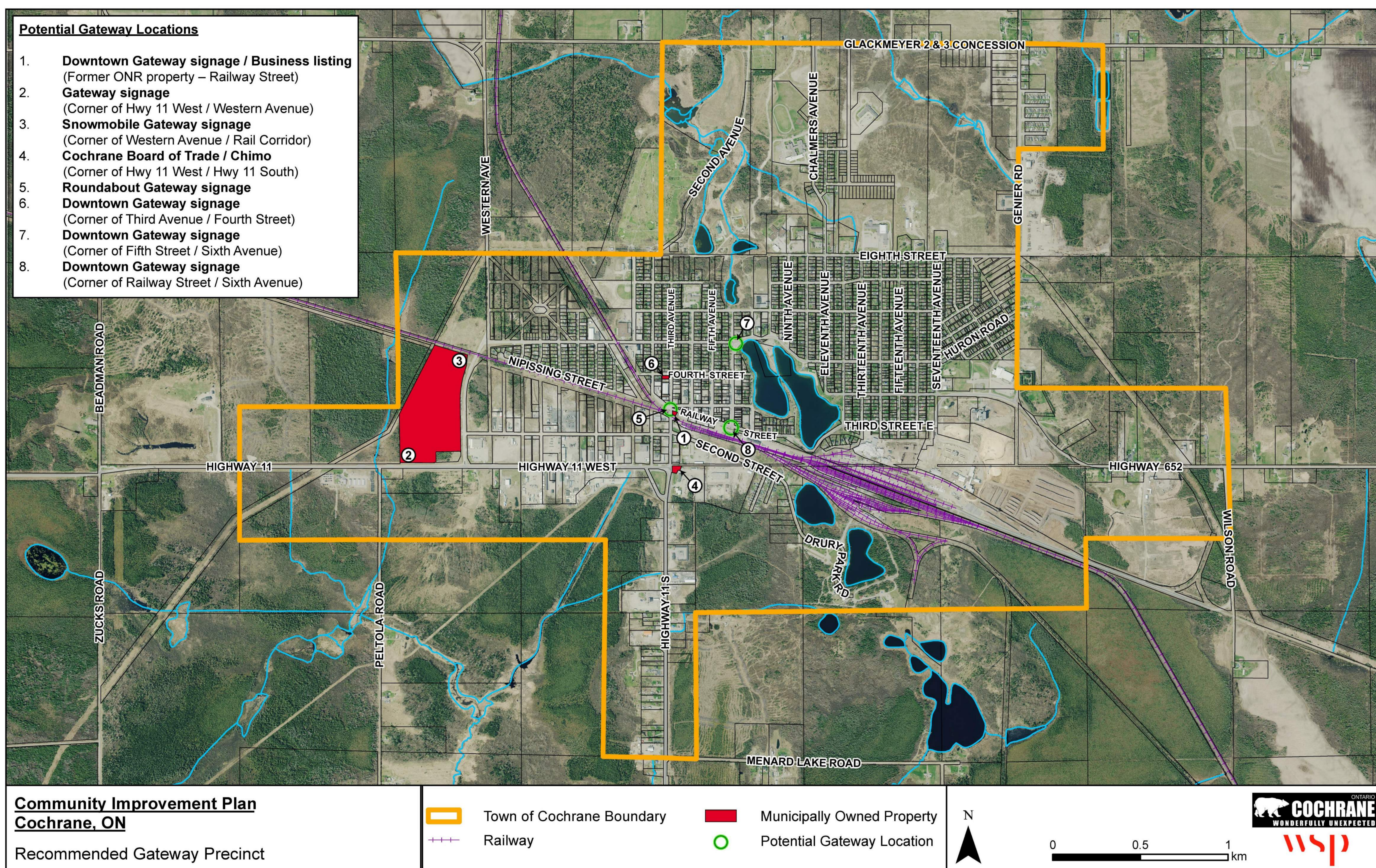


Proposed Financial Incentive Programs

FINANCIAL INCENTIVE PROGRAM	APPLICABLE PRECINCTS		PROGRAM HIGHLIGHTS
	Downtown Precinct	Brownfields Redevelopment Precinct	
Accessibility Grant	✓		A grant for a total of 50% of the construction costs, to a maximum of \$2,500.
Affordable Housing Study Grant	✓		A grant for a total of 50% of eligible project costs, to a maximum of \$5,000.
Brownfield Property Tax Assistance Grant	✓	✓	Cancellation, deferment, or freezing of municipal and provincial portions of property taxes for properties undergoing environmental remediation.
Downtown Housing Grant	✓		A grant equal to 50% of the construction cost of each unit, to a maximum of \$5,000 per unit, and to a maximum of two (2) units for eligible address.
Environmental Site Assessment Grant	✓	✓	A grant equivalent up to 50% of the cost of undertaking an eligible study, to a maximum of \$3,000 per study, and a maximum of two (2) studies per property / project.
Façade Improvement Grant	✓		A grant for a total of 50% of the construction costs, to a maximum of \$5,000.
Landscaping and Parking Area Grant	✓		A grant for a total of 50% of the construction costs, to a maximum of \$5,000.
Planning and Building Fee Grant	✓	✓	A grant equal to 100% of the Town's fees, to a maximum of \$1,500, to cover the cost of minor variance applications, zoning by-law amendment applications, site plan applications, building permit fees, or demolition permit fees.
Retail Market Strategy Study Grant	✓		A grant equivalent up to 50% of the cost of undertaking an eligible study, to a maximum of \$3,000 per study, and a maximum of one (1) study per property / project.
Signage Improvement Grant	✓		A grant for a total of 50% of the construction costs, to a maximum of \$2,500.
Tax Increment Equivalent Grant	✓		100% rebate of the municipal portion of a property tax increment resulting from redevelopment or building improvements, paid in increments over a maximum of 10 years.

Recommended Gateway Precinct

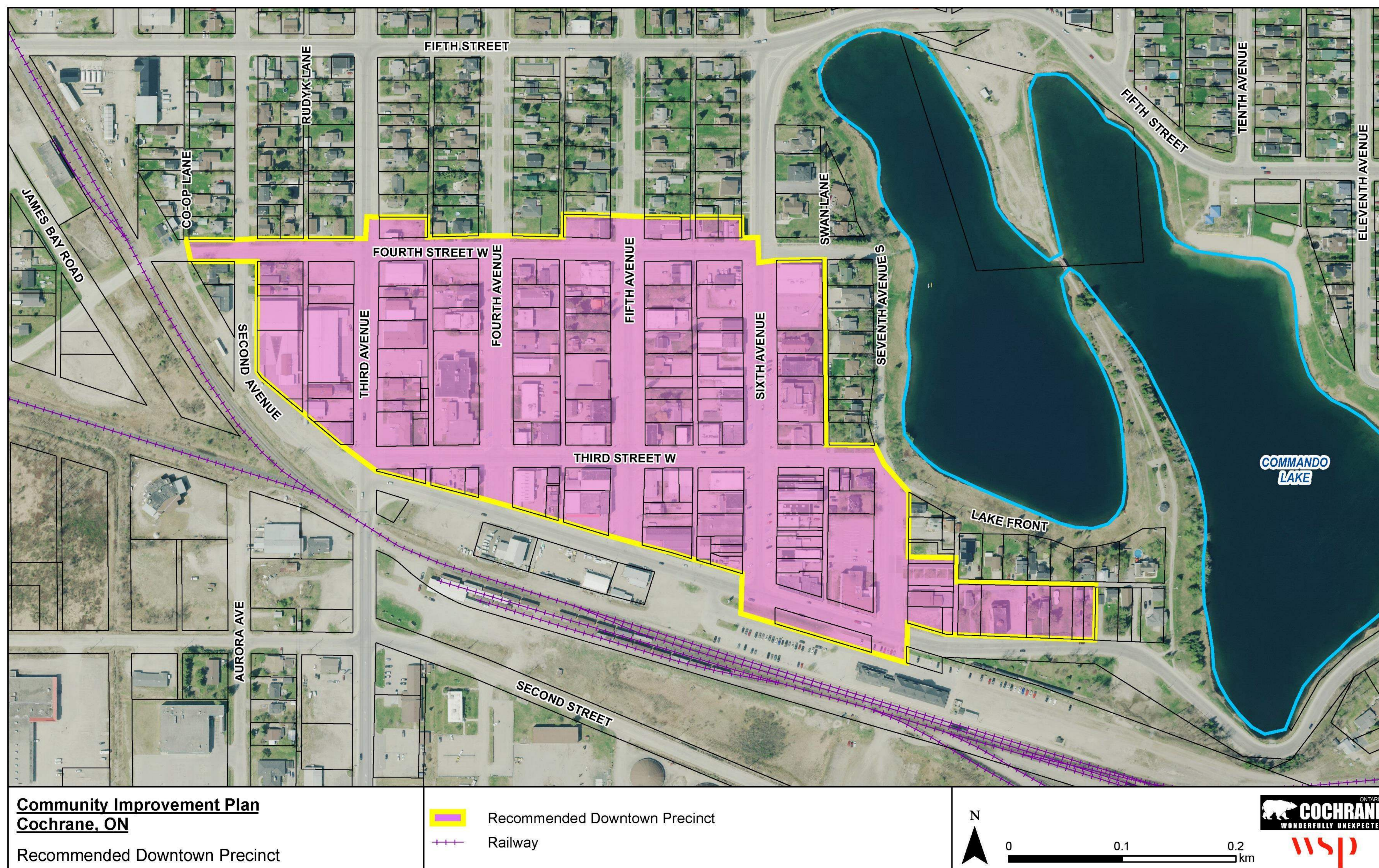
Objective: Create a welcoming first impression and distinct visual identity by signifying key entry points into Town, improving wayfinding, and showcasing the Town's character



Top: Cochrane Gateway signage for snowmobilers (Source: Town of Cochrane, 2018)
Middle: Concept rendering of potential Downtown gateway signage (Source: WSP, 2018)
Bottom: Example of directional signage (Source: Onsign Industries)

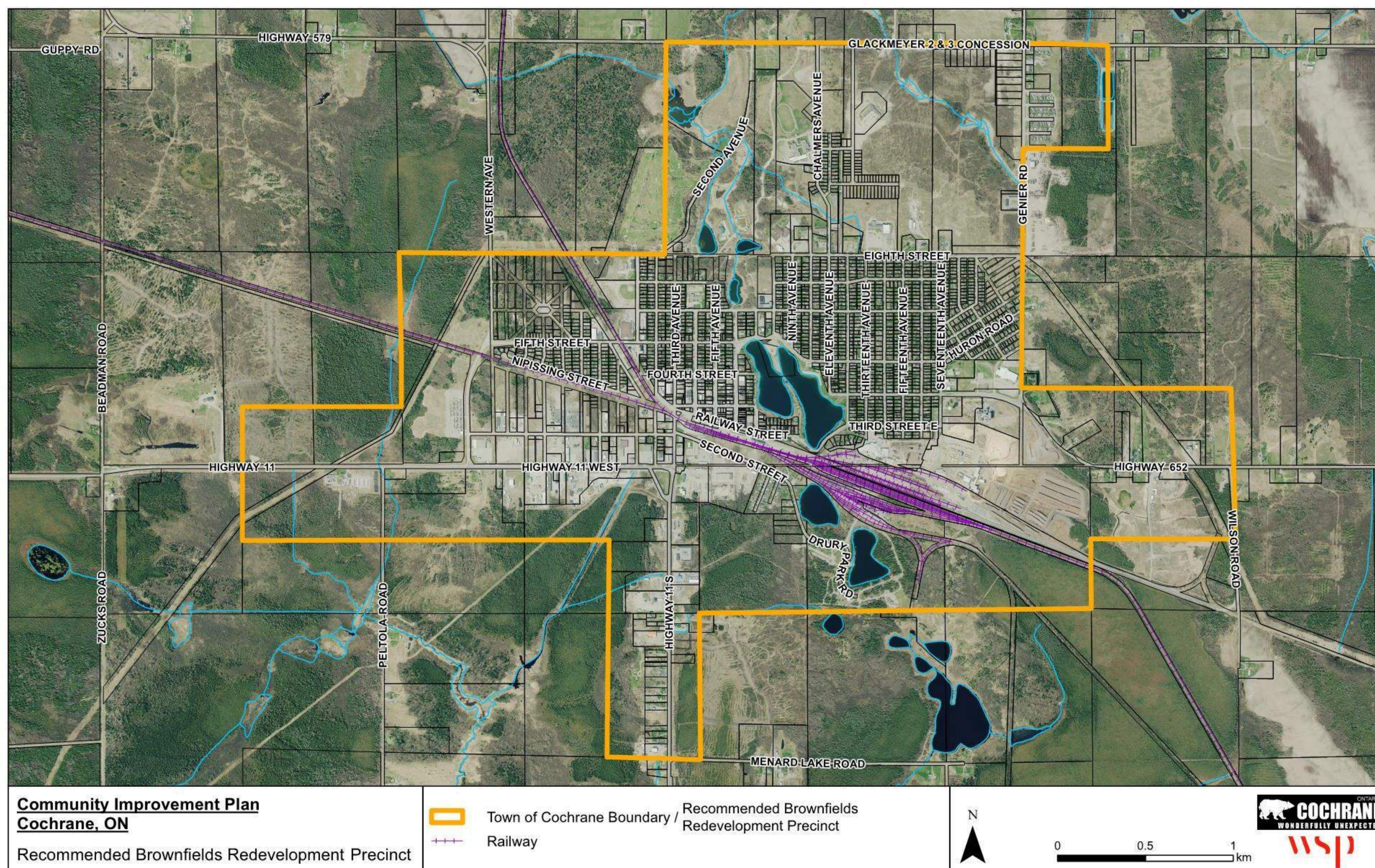
Recommended Downtown Precinct

Objective: Create a welcoming, economically and socially vibrant Town centre that attract businesses, residents, and visitors



Recommended Brownfields Redevelopment Precinct

Objective: Promote the remediation and redevelopment of former commercial / industrial properties which are contaminated and underutilized



CIP Implementation

The Town will implement the CIP over a 10-year period.

Following CIP approval, Town Council will:

- Establish the available budget for financial incentive programs;
- Appoint an existing Town staff member as the Administrator to implement the CIP; and
- Review and approve applications for financial incentives.

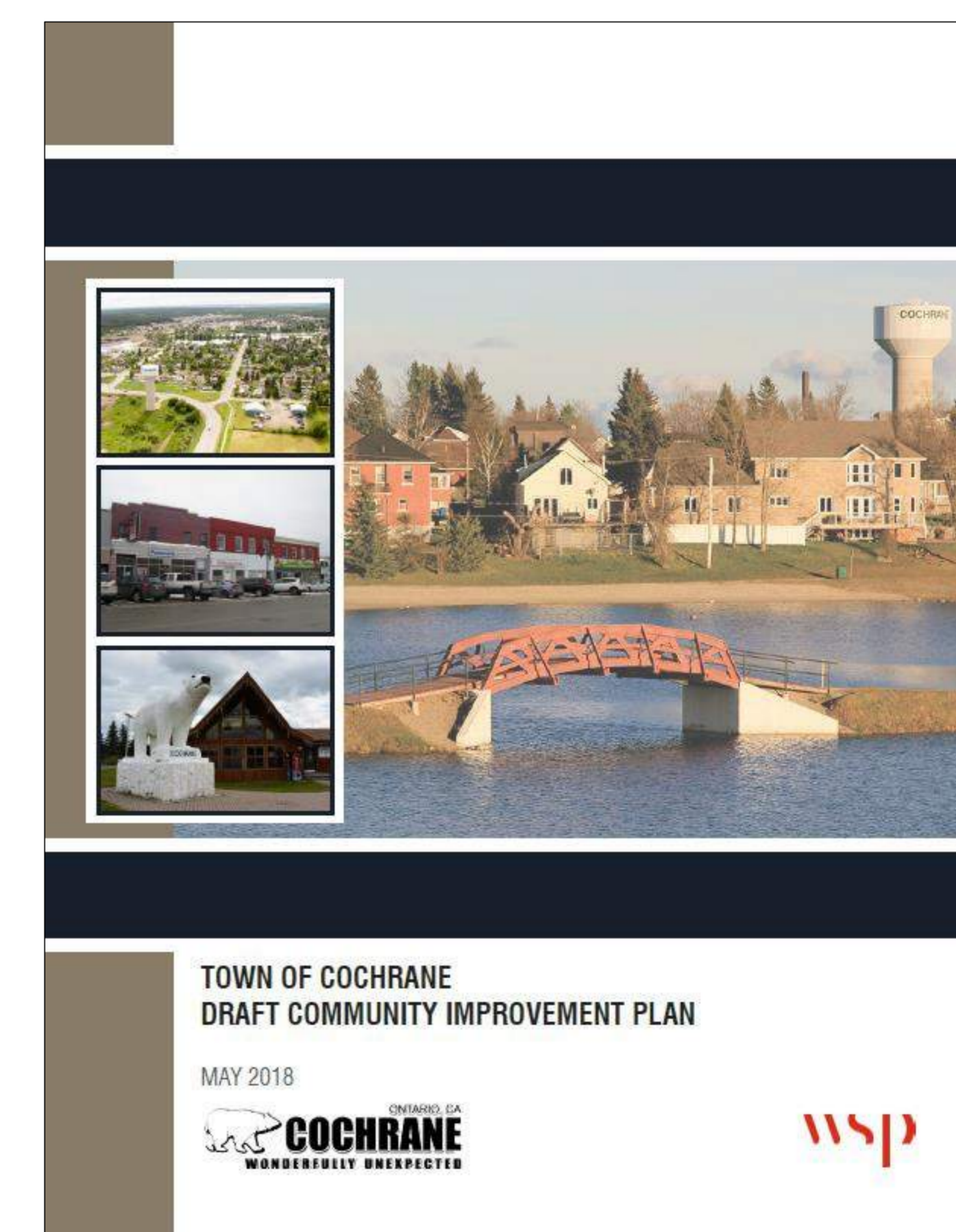
Once appointed, the Administrator will:

- Develop and implement a CIP marketing strategy;
- Coordinate applications for financial incentive programs; and
- Provide annual CIP monitoring and evaluation reports to Council.

Significant changes to the CIP will require an amendment under Section 28(5) of the Planning Act. Administrative changes and changes to the CIP budget for financial incentive programs do not require an amendment.

Want to Apply?

- Proposed projects must contribute to the vision and goals of the CIP and meet the eligibility requirements and design criteria set out in the CIP document.
- Applicants must consult the Town's CIP Administrator to discuss their proposed project before submitting an application.
- Detailed plans and supporting materials will be required as part of the application. The application process is described in detail in the CIP document.



CIP Project Process



Next Steps

- Please provide your comments on the Draft CIP by **May 30, 2018**
- May 31, 2018 → Final Draft CIP revised based on public input and published for review
- June 20, 2018 → Statutory Public Meeting (Planning Board Meeting at the Fire Hall, 23 Fifth Street, Cochrane, 7:00 pm)

If you have any questions / comments, contact:

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Town of Cochrane
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E: isabelle.denault@cochraneontario.com

Thank you for your participation in bringing community improvement and revitalization to Cochrane!