

## 6.1 General Principles

It is the goal of this Plan to provide for the on-going maintenance, improvement, rehabilitation and upgrading of the existing community structure. Community Improvements, which are very broadly defined as encompassing those public and private sector activities which serve to maintain, rehabilitate and redevelop the existing physical environment, are an effective means by which to accommodate this goal and the various social and economic priorities as may be identified from time to time within the community.

Increasing demands for municipal services and related facilities are requiring all levels of government to plan for the maximum utilization and effectiveness of existing public services and facilities. Consequently, the improvement of the public infrastructure, where deficiencies are identified, is of considerable importance in establishing priorities for the allocation of limited financial resources. As a result, community improvement policies and programs are becoming a basic element in the financial and land use planning process at the municipal level.

The principal areas of concentration in relation to community improvement programs will be those where there is evidence of physical deterioration or lack of an appropriate level of service. The improvements in turn, will focus on obtaining maximum efficiency in the use of existing public services and facilities and to stimulate economic development and/or redevelopment, job creation, a stronger municipal assessment base and a more desirable living environment. Experience suggests that public investment created through such actions will foster an attractive atmosphere for private investment.

Community Improvement Policies are a prerequisite to the designation of specific Community Improvement Project Areas, the preparation of detailed Community Improvement Plans, and, for municipal participation in Provincial programs. The inclusion of community improvement policies in this Plan represents a statement of the Municipality's commitment to the on-going maintenance and upgrading of the present community structure.

**6.2 Criteria For Designation**

The criteria for which regard must be had in the identification and designation of a Community Improvement Area are defined as follows:

- i. the community contains areas of incompatible land use either in the form of residential/commercial, industrial/residential or commercial/industrial conflicts which may prejudice the functional or economic role of the area in accordance with the intent of this Plan;
- ii. the area has been identified as being deficient, either now or in the future, in terms of the level of municipal services, that is the water supply and distribution system, the sanitary sewage collection and treatment system, and/or storm sewers;
- iii. the area has been identified as being deficient in terms of streets, streetlighting and/or sidewalks which do not conform to municipal standards or which require substantial improvements relative to the level of service required to adequately service the area;
- iv. the area has been identified as being deficient in terms of neighbourhood and/or community parkland, cultural and recreational or community facilities inclusive of such facilities as athletic fields, community centres, libraries, senior citizen facilities or other similar community and recreational facilities or where such facilities exist significant improvements are required in order to ensure public safety and effective utilization.
- v. the community or a portion thereof lies within a flood susceptible area or has natural drainage characteristics which require such measures as flood proofing or storm water management to alleviate storm related flooding situations;
- vi. the area contains man-made hazards, such as poor intersection design or abandoned structures which should be eliminated in order to ensure a greater degree of public safety;
- vii. the area has been identified as one where the housing stock or commercial/industrial buildings are approaching the end of their functional life, in which buildings should either be rehabilitated and restored for sequential uses in keeping with the nature of the area or

6.2 Criteria For Designation (cont'd.)

demolished so as to allow for redevelopment of the site for a use more compatible with adjacent land uses;

- viii. the area contains vacant and underutilized lands and buildings or structures which could be developed or redeveloped in a manner which reinforces the functional role of the area, provides opportunities for energy conservation, and, at the same time, provides for the enhancement of the municipal tax base; and,
- ix. there are commercial areas which demonstrate need of upgrading and/or streetscape improvements and improved off-street parking and loading facilities to provide for the area's economic viability as a central place in the community as a whole.
- x. the area contains industrial buildings where a need has been identified to provide improved transportation facilities and municipal services, aesthetics and landscaped open space in order to ensure its viability.

6.3 Selected Community Improvement Area

In accordance with the provisions of The *Planning Act*, S.O., 1983, as amended, the Fenelon Falls Urban Area, as delineated on Schedule "D", attached to and forming part of this Plan, is hereby designated as a Community Improvement Area.

6.4 Implementation

- a. An amendment to this Plan will be required to designate additional areas as Community Improvement Areas or to redelineate the boundaries of the Community Improvement Area. Council shall have regard for the criteria set forth under Section 6.2 hereof in the designation or redesignation of such Community Improvement Areas.

6.4 Implementation (cont'd.)

- b. Council shall implement the general principles and policies of this Section in the following manner, namely:
- i. through the identification of specific community improvement projects, the designation of Community Improvement Project Areas by By-law and the preparation of Community Improvement Plans pursuant to the provisions of Section 28 of *The Planning Act, S.O., 1983*, as amended;
  - ii. through participation in programs with senior levels of government;
  - iii. through the acquisition of land to implement adopted Community Improvement Plans;
  - iv. by encouraging the orderly development of lands as a logical and progressive extension of development which provides for the infilling of underutilized lands;
  - v. by encouraging the private sector to utilize available government programs and subsidies;
  - vi. by encouraging the rehabilitation of existing buildings and structures which may adapt to an alternative, sequential use which is compatible with the surrounding community and the intent of the Official Plan;
  - vii. through a review of the comprehensive zoning By-law to ensure that the By-law provides for a range of appropriate uses, which is reflective of contemporary standards and which provides for the intensification and integration of compatible land uses;
  - viii. through a review of and the appropriate application of the Ontario Heritage Act in terms of both the designation of buildings and possibly heritage districts;
  - ix. through enactment and enforcement of the property standards By-law;

6.4 Implementation (cont'd.)

- x. through continued support and co-operation for constructive activities and programs undertaken by local service organizations, particularly those which provide for improvements to recreational, cultural and community facilities where identifiable deficiencies exist; and,
  - xi. through assistance and co-operation in the formation and designation of a Business Improvement Area and continuing support for those measures which assist in surmounting such potential problems as declining viability and physical deterioration.
- c. Council may by by-law designate the lands within a Community Improvement Area as a "Community Improvement Project Area". Council shall have regard for the basis of selection and boundaries of the Community Improvement Project Area.
- d. Where Council has adopted a by-law pursuant to the provisions of Section 28(2) of *The Planning Act, S.O., 1983*, to designate a Community Improvement Project Area, Council may undertake the preparation of a Community Improvement Plan for the area. Regard shall be had for the following matters in the preparation and adoption of a Community Improvement Plan, namely:
- i. the land use designations and intent of this Official Plan;
  - ii. the nature of existing land uses, the physical condition of the buildings and structures and the socio-economic fabric of the community;
  - iii. the existing level of services and the nature of improvements proposed to the municipal infrastructure, that is roads, water supply, sanitary and storm sewers, public utilities and other community facilities;
  - iv. the identification of properties proposed for acquisition and/or rehabilitation;
  - v. the estimated costs, means of financing and the staging and administration of the project;
  - vi. the phasing of improvements and the means of implementation;

6.4 Implementation (cont'd.)

- vii. the provision of sufficient flexibility, as circumstances warrant, where project and costing revisions are necessary;
  - viii. the provision for citizen involvement during the preparation of a Community Improvement Plan; and,
  - ix. the potential for stimulating private sector investment and an improved municipal assessment base.
- e. Council shall have regard for the phasing of improvements in order to permit a logical sequence of events to occur without creating unnecessary hardship for area residents and/or businesses. For the purposes of this Plan, priority shall be given to those improvements relating to municipal services, public roads, parking facilities, streetlighting, storm drainage, sidewalks and community and recreational facilities. The phasing of specific community improvement projects shall be determined by Council having regard for those matters set forth under paragraph (d) hereof.