

The Corporation of the City of North Bay

By-Law No. 2024-60

**Being a By-Law to amend By-Law 2019-107
to amend the Growth Community Improvement Plan**

Whereas Section 28 (2) of the Planning Act permits Municipalities where there is an Official Plan in effect that contains provisions relating to community improvement, the Council may, by By-law, designate the whole or any part of an area covered by such an Official Plan as a Community Improvement Project Area;

Whereas the Council of the Corporation of the City of North Bay designated the entire City boundary as a Community Improvement Project Area by By-Law No. 2019-106, as per Section 28 (2) of the Planning Act, R.S.O., 1990, as amended;

Whereas the City of North Bay's Official Plan contains provisions pertaining and supporting a Community Improvement Plan;

Whereas the goals of the Growth Community Improvement Plan are to encourage sustainable growth and development within housing, the industrial sector with the creation of jobs and economic opportunity and to enhance the City's Downtown Core.

Whereas the Growth Community Improvement Plan would provide successful applicants within the target areas grants permitted under Section 28(7) of the Planning Act, R.S.O., 1990, as amended, to encourage growth and development within the Industrial Target Area, Housing Target Area and the Downtown Target Area and Waterfront Target Area;

Whereas Council adopted the Growth Community Improvement Plan on December 8, 2019 by By-Law 2019-107;

Now therefore the Council of the Corporation of the City of North Bay hereby enacts as follows:

1. The attached explanatory text and schedule constitutes Amendment No. 2 to the Growth Community Improvement Plan is hereby adopted.
2. This By-Law shall come into force and take effect on the day it is passed, subject to and in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended from time to time.

Read a First Time in Open Council the 13th Day of August, 2024.

Read a Second Time in Open Council the 13th Day of August, 2024.

Read a Third Time in Open Council and Passed this 13th Day of August, 2024.

Mayor Peter Chirico

Deputy City Clerk Veronique Hie

**AMENDMENT NO. 2 TO THE CITY OF NORTH BAY'S GROWTH
COMMUNITY IMPROVEMENT PLAN**

August 2024

Amendment No. 2
to the Growth Community Improvement Plan
of the City of North Bay

The attached explanatory text and Schedule A constitute Amendment No. 2 to the Growth Community Improvement Plan of the City of North Bay. This Amendment was adopted by The Corporation of the City of North Bay by By-law No. 2024-60 in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990 as amended by Statutes of Ontario 19101, Chapter 4, Section 9 pursuant to O. Reg. 543/06 on August 13, 2024.

Corporate Seal

Mayor Peter Chirico

Deputy City Clerk Veronique Hie

PART ONE - INTRODUCTION

1. PURPOSE

The purpose of the amendment to the Growth Community Improvement Plan (Growth CIP) is to expand the Housing Target Area to the entire serviced Settlement Area of the City of North Bay, enhance the Tax Incremental Grant for property owners willing to guarantee their rent at affordable levels for 20 years, remove the Tax Incremental Grant for those properties not guaranteeing their rent at affordable levels and remove a parking requirement incentive within the Downtown Target Area.

2. LOCATION

This Amendment applies to the Growth Community Improvement Plan Project area which is the entire City of North Bay.

PART TWO - THE AMENDMENT

The Growth CIP is hereby amended with the following:

1. Amend Section 2.0 by deleting the words "Residential Intensification Area" with "Settlement Boundary" to reflect the expanded Housing Target Area.
2. Amend Section 3.0 under "Housing Target Area" to replace the project area description with the following:

"The Housing Target Area is the Settlement Area of the City of North Bay, as shown on Schedule 1 of the City of North Bay's Official Plan and Schedule 'A', attached. In order to qualify for any incentives, the property would need to be fully connected to urban services."

3. Amend Section 4.1 – General Program Requirements by deleting the existing item (q) and replacing it with the following:

"q) The property subject to Growth CIP application, and any other property and/or properties linked to the applicant and/or property owner(s), must be in good standing at the time of the application and throughout the entire length of the grant commitment, including but not limited to property taxes, status of Building Permit(s) etc.;"

4. Amend Section 4.2, subsection 4.2.2 Description to include the following after the first table:

"The **Housing Target Area** provides an enhanced tax incremental based grant for property units who will guarantee their units are affordable for a period of 20 years or more. The program would provide an annual tax incremental based grant of up to 100% for the first six (6) years. The property owner would be required to pay their full property tax in accordance with the program requirements below in year seven (7).

Grant Percentage	Year
100%	1-6
0%	7

5. Amend Section 4.2, subsection 4.2.3 Program Requirements after the first paragraph to include the following:

"Where a building in the **Housing Target Area** contains 10 units or more, applicants are required to maintain a minimum of 25% of the units as affordable units.

Where a building in the **Housing Target Area**, contains 9 units or less, applicants are required to maintain a minimum of 50% of the units as affordable units.

Affordable units are defined as rental units that will be rented out for 80% or less of the Average Market Rent as determined by the Canada Mortgage and Housing Corporation (CMHC) for the bedroom type in that given year within the Nipissing District and when available, North Bay specific data.

Applicants not meeting the above program requirements within the Housing Target Area are not eligible for any tax incentive."

6. Delete Section 4.11 Parking Requirement Exemption Program in its entirety, as shown below:

~~"4.11 Parking Requirement Exemption Program~~

~~4.11.1 Purpose~~

~~The purpose of the Parking Requirement Exemption Program is to incentivize new businesses and residential units to locate within the downtown area by providing a reduction of parking requirements.~~

~~4.11.2 Description~~

~~The Parking Requirement Exemption Program can provide a reduction in the parking requirements from the Zoning By law for new businesses and residential units when located within the Downtown Target Area.~~

~~4.11.3 Program Requirements~~

~~Applicants are eligible to apply for this program, subject to meeting the general program requirements.~~

PART THREE – IMPLEMENTATION

This Amendment to the Growth Community Improvement Plan shall be implemented in accordance with the implementation policy contained in Part 5 of the Official Plan.

PART FOUR – INTERPRETATION

This Amendment to the Growth Community Improvement Plan shall be interpreted in accordance with the interpretation policy contained in Part 6 of the Official Plan.

Schedule A – Housing Target Area

