



The Corporation of the Town of Prescott Community Improvement Plan (CIP) Fact Sheet

Date Issued: September 15, 2023

The Town of Prescott will be accepting applications for the recently amended Community Improvement Plan shortly.

TAKE NOTICE: On May 1, 2023 the Town of Prescott passed By-law 19-2023, a “By-law to Adopt a Community Improvement Plan for the Town of Prescott”.

In order to ensure that the residents and businesses in the Town understand the Community Improvement Plan (“CIP”) and to clear up any misunderstandings about the CIP and how it is intended to work the Town is publishing this Fact Sheet.

What is a Community Improvement Plan?

A CIP is a planning and economic development tool that creates incentives to develop and redevelop property within the Town. The preparation of a CIP is enabled through 2 pieces of legislation: the Planning Act and the Municipal Act.

Project Areas are identified in the CIP. Properties within Project Areas must meet specific eligibility criteria to be considered for incentive programs to make specific types of improvements to properties in that Project Area.

The CIP allows the Town to provide grants, loans and tax assistance (depending on eligibility and the type of program offered) to commercial and industrial property owners to assist with improvements to their properties.

What is the Purpose of a Community Improvement Plan?

The purpose of a CIP is to establish financial incentives to develop, redevelop and revitalize properties as established in the CIP Project Areas.

The incentives also help to create a level playing field as between brownfield (contaminated) sites and non-contaminated sites. The grants and other incentives are intended to give commercial and industrial property owners the impetus to clean up their land and redevelop. The purpose of the incentives is to fund a large part of cleanup costs as a way to get contaminated lands cleaned up and put back into productive use.

The CIP identifies different areas where different types of incentives are available and for different types of development. The CIP programs are designed to stimulate redevelopment and certain types of property improvements in the different Project Areas.



For example, in the Riverwalk District the CIP Project Area extends outside of the traditional downtown core to include other commercial areas that may benefit from the incentives. The Town wants to include more property to stimulate property improvements in a larger geographic area as that is deemed to be in the best interests of the Town.

The entire Town is designated as a Brownfield Project Area in the CIP. This does not mean that every property in Town is contaminated – we know that is not true. However, by designating the entire Town, the incentives for remediating and redeveloping a contaminated site can be applied across the Town without the need to revisit the CIP, and amend it to include property that may not have been identified as contaminated originally. The Town believes that having fewer barriers to remediation and redevelopment is in the best interests of the Town and will hopefully result in more properties being identified, cleaned up and redeveloped.

In the Heritage Conservation Project Area the CIP includes incentive programs to assist and promote improvements to facades and interiors with the purpose of improving the heritage fabric in the Town.

Does a Community Improvement Plan affect the Official Plan and Zoning?

A CIP is a different tool from a municipal Official Plan or Zoning By-law. The CIP is approved under the authority of the Planning Act, but it does not affect land use planning decisions.

The purpose of the CIP is not to regulate the use of land, it is only a planning and economic development tool to allow the Town to create incentives for property owners to make improvements to their properties. The CIP cannot be used to support or refuse an application made under the Planning Act – it does not have any legal effect on the zoning of a property or its designation under the Official Plan.

The CIP has designated Project Areas that have different boundaries than what is found in the Official Plan. That does not make the CIP inconsistent with the Official Plan or create any need to amend the Official Plan. Having areas designated in the CIP that are different from the Official Plan is not unusual and reflects the purpose of the CIP which is to identify areas in the Town that would benefit from the incentive programs. The Official Plan has policies that allow for the CIP to be created, but those policies do not restrict how the various Project Areas can be defined geographically.

Matthew Armstrong, CAO/Treasurer
Town of Prescott
marmstrong@prescott.ca
613-925-2812 Ext 6220