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

July 2024

**DRAFT FOR PUBLIC REVIEW AND
COMMENT**

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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-____ 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 _____, 2024

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Corporate Seal

Mayor, Peter Chirico

City Clerk Karen McIsaac INDEX

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 and remove the Tax Incremental Grant for those properties not guaranteeing their rent at affordable levels and remove a parking 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, in year seven (7) the property owner would be expected to pay their full property tax in accordance with the program requirements below.

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:

“The Housing Target Area, where a building contains 10 units or more, applicants are required to maintain a minimum of 25% of the units as affordable units. In the Housing Target Area where a building 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 the 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 3 – 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 TWO – 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

