

COUNTY OF OXFORD

BY-LAW NO. 6520-2023

BEING a by-Law to amend By-law Number 5510-2013, as amended, to adopt a County of Oxford Community Improvement Plan.

WHEREAS, Section 28 of the Planning Act, RSO 1990, Chapter P.13, as amended, provides for the designation of a Community Improvement Project Area and adoption of a Community Improvement Plan;

AND WHEREAS pursuant to By-law Number 5510-2013, as amended, the Council of the County of Oxford designated lands as a Community Improvement Project Area;

AND WHEREAS the Council of the County of Oxford deems it in the interest of the Municipality to amend the Community Improvement Plan to include an Affordable Housing Incentive Program and designate the whole of the County as a Community Improvement Project Area for the purpose of this Program;

NOW THEREFORE, the County of Oxford, pursuant to Section 28 of the Planning Act, R.S.O, 1990, enacts as follows:

1. That Schedule 'A' attached to By-law Number 5510-2013 is hereby further amended as itemized in Schedule 'A' attached hereto.
2. That this By-law shall become effective on the date of third and final reading.

READ a first and second time this 22nd day of March, 2023.

READ a third time and finally passed this 22nd day of March, 2023.

MARCUS RYAN

WARDEN

CHLOE J. SENIOR

CLERK

Schedule 'A'
BY-LAW No. 6520-2023

Section	Amendment
Table of Contents	<p>Is hereby amended by replacing item 2.1 with the following:</p> <p><i>“2.1 Community Improvement Project Areas (CIPA)”</i></p> <p>Is hereby further amended by adding the following after section 3.0:</p> <p><i>“4.0 Affordable Housing Incentive Program.....Error! Bookmark not defined.</i></p> <p style="padding-left: 40px;"><i>4.1 Program Details..... Error! Bookmark not defined.</i></p> <p style="padding-left: 40px;"><i>4.2 Eligibility..... Error! Bookmark not defined.</i></p> <p style="padding-left: 40px;"><i>4.3 Local Municipal Consultation Error! Bookmark not defined.</i></p> <p><u>Appendices</u></p> <p><i>Appendix I: Tax Grant Back Program Guidelines of the City of Woodstock Downtown CIP</i></p> <p><i>Appendix II: Tax Grant Back Program Guidelines of the Town of Tillsonburg Downtown CIP</i></p> <p><i>Appendix III: Tax Grant Back Program Guidelines of the Township of Norwich CIP</i></p> <p><i>Appendix IV: Tax Grant Back Program Guidelines of the Town of Ingersoll CIP</i></p> <p><i>Appendix V: Affordable Housing Definitions of the County of Oxford Municipal Housing Facilities By-law”</i></p>
1.1 Introduction	<p>Is hereby amended by adding “<i>as well as the creation of affordable housing</i>” following “<i>buildings and Infrastructure</i>” and deleting “<i>specific</i>” in paragraph 1.</p> <p>Is hereby further amended by deleting “<i>renewal</i>” in paragraph 2, as well as adding “<i>including the creation of affordable housing</i>” at the end of paragraph 2.</p>
1.2 County Role in Community Planning	<p>Is hereby amended by adding “<i>and Affordable Housing</i>” in the subsection title.</p> <p>Is hereby further amended by adding the following after paragraph 3:</p> <p><i>“The Official Plan also promotes the creation of all forms of housing to meet the social, health and well-being needs of current and future residents. This includes the promotion of a mix of housing types (affordable and market) and densities in appropriate areas to meet housing needs.</i></p> <p><i>As a Consolidated Municipal Service Manager, the County is responsible for the delivery and administration of housing services, including the implementation of the 10-Year Shelter Plan, which sets a long-term vision, targets and strategies to promote housing stability across the shelter continuum. The County Shelter Plan sets specific direction with respect to the creation of new affordable housing supply and the preservation and optimization of existing housing stock. In response to the strategic directions of the County’s 10-Year Shelter Plan, the County Master Housing Strategy also provides a variety of specific strategies and initiatives to assist in addressing housing needs.”</i></p>

	<p>Is hereby further amended to reflect a number of technical amendments to ensure the CIP is consistent with current legislation and County functions.</p>
<p>1.3 Legislative Authority and Policy Framework</p>	<p>Is hereby amended by adding the following under “Legislative Authority and Policy Framework”:</p> <p><i>“The legislative authority for CIPs and the programs outlined in this document are derived from Section 106 of the <u>Municipal Act</u>, 2001, as well as Sections 28(6) and (7) of the <u>Planning Act</u>.”</i></p> <p>Is hereby further amended by adding the following section:</p> <p><i>“v) <u>County 10-Year Shelter Plan and Master Housing Strategy</u></i></p> <p><i>As required under the <u>Housing Services Act</u>, 2011, the County adopted a 10-Year Shelter Plan in 2014 for the purpose of providing a vision for how housing services and supports should be delivered to meet the diverse needs of the community. As required by the Ministry of Municipal Affairs and Housing (MMAH), a five year review of the Plan took place in 2019, highlighting a number of projected outcomes and strategies into 2024, including the preservation and optimization of existing housing stock and an increase in the affordable rental housing supply.</i></p> <p><i>In light of rising rental and housing costs, and the growing waitlist for community housing, affordable housing was further identified as a top priority item in the 2022 County Budget Survey. While the creation of affordable housing is central to the County’s 10-Year Shelter Plan, based on significant changes in the housing market, there was a need to consider a Master Housing Strategy (MHS) to support the implementation of additional housing options. Through the completion of the MHS, it was determined that a lack of housing supply is leading to less affordability and more demand on rental housing. In light of this, the MHS was developed in an effort to provide a variety of strategies and initiatives to assist in addressing the current housing supply shortage. Of note, the Strategy included the consideration of incentives to further promote more affordable housing options throughout the County.”</i></p> <p>Is hereby further amended to reflect a number of technical amendments to ensure the CIP is consistent with current legislation and County functions.</p>
<p>1.4 Process</p>	<p>Is hereby amended by adding the following after the first sentence:</p> <p><i>“The original CIP, as adopted by County Council in 2013, included the City of Woodstock and the Town of Tillsonburg, reflecting the local CIPs that had been adopted by those communities at the time the CCIP was approved. Subsequently, Council adopted an amendment to the CCIP in June 2016 for the purpose of extending the existing area covered by the Plan to include the downtown areas of the Village of Norwich and Village of Otterville, the Plan was again amended in 2018 to include the Town of Ingersoll.</i></p> <p><i>In December 2022, County Council further authorized staff to review the CIP with the intent of formally exempting affordable housing projects from County planning application fees and encouraging Area Municipalities to consider similar incentives with respect to Affordable Housing.”</i></p>
<p>2.1 Community Improvement</p>	<p>Is hereby amended by adding the following “Community Improvement Project Areas”:</p>

<p>Project Area (CIPA)</p>	<p><i>“There are two Community Improvement Project Areas (CIPAs) for the purpose of administering the incentive programs provided under this CIP.”</i></p> <p>Is hereby further amended by adding the following in sequential order”</p> <p><i>“2.1.2 Affordable Housing Incentive Program CIPA</i></p> <p><i>The Affordable Housing Incentive Program provided in Section 4.0 applies to affordable housing projects that are located entirely on those lands identified on Schedule 6 and meet the eligibility criteria of Section 4.2. All lands identified on Schedule 6 have been designated by County Council, by by-law, as a Community Improvement Project Area (CIPA) for the purpose of administering the Affordable Housing Incentive Program, pursuant to Section 28 of the <u>Planning Act</u>.”</i></p> <p>Is hereby further amended to reflect a number of technical amendments to ensure the CIP is consistent with current legislation and County functions.</p>
<p>2.2 Purpose</p>	<p>Is hereby amended by adding the following after “County’s”:</p> <p><i>“settlements, as well as further encourage the development of affordable housing throughout the County.”</i></p>
<p>2.3 Goals and Objectives</p>	<p>Is hereby amended by replacing paragraphs 1 and 2 with the following:</p> <p><i>“The fundamental goals of the CCIP are to promote the following:</i></p> <ul style="list-style-type: none"> <i>• Development within the recognized core areas of the County by encouraging property and business owners to improve the visual quality and function of buildings within the said areas with a view to enhancing the long-term viability and economic stability of the County; and,</i> <i>• Creation of affordable housing for low and moderate income households by assisting to minimize the barriers and costs associated with the development process.</i> <p><i>The goals of the CCIP are consistent with the policies of the County Official Plan, and compliment the directives of the County’s 10-Year Shelter Plan, Master Housing Strategy, as well as Local Municipal CIPs and relevant design guidelines.”</i></p> <p>Is hereby further amended by adding the following as a bullet point under “Generally, the objectives of the CCIP are to”:</p> <p><i>“further promote and encourage the development of affordable housing;”</i></p>
<p>4.0 Affordable Housing Incentive Program</p>	<p><i>Is hereby amended by adding the following after Section 3.0:</i></p> <p><i>“4.0 Affordable Housing Incentive Program</i></p> <p><i>4.1 Program Details</i></p> <p><i>The Affordable Housing Incentive Program will provide a waiver for the costs of applicable County planning application fees, including Condominium, Official Plan Amendment and Consent, as set out in the County’s Fees and Charges By-law.</i></p> <p><i>The waiver will not include any deposits required to cover the costs of peer reviews in relation to studies submitted in support of a planning application.</i></p>

	<p>4.2 Program Eligibility</p> <p><i>In order to qualify for this incentive program, the eligible housing project must be located entirely within the Community Improvement Project Area identified in subsection 2.1.2, and meet one or both of the following criteria:</i></p> <ul style="list-style-type: none"> • <i>An affordable rental housing project that is subject to a Municipal Housing Facilities Agreement with the County, pursuant to Section 110(1) of the Municipal Act and County By-law 4664-2006, as amended, including appropriate securities, to ensure the property is developed and maintained, either primarily or partially, as affordable rental housing for a specified term.</i> • <i>An affordable ownership housing project that is developed by Habitat for Humanity, or a similar non-profit organization that is devoted to providing affordable ownership housing, and is subject to a Municipal Housing Facilities Agreement, pursuant to Section 110(1) of the Municipal Act and County By-law 4664-2006, as amended, or a similar funding agreement, with the County, including appropriate securities to ensure the property is developed and offered, either primarily or partially, as affordable ownership housing for a specified term.</i> <p>4.3 Local Municipal Consultation</p> <p><i>The County of Oxford is strongly committed to working with Local Municipalities to cooperatively and effectively address housing needs. The CCIP enables the County and Local Municipalities to further address common housing goals in a partnership beneficial to both levels of government, with the understanding that varying incentives can be provided at each level.”</i></p>
Appendix V	Is hereby amended to include <i>Appendix V – Affordable Housing Definitions of the County of Oxford Municipal Housing Facilities By-law.</i>
Throughout	Is hereby amended to reflect a number of technical amendments to ensure the CIP is consistent with current legislation and County functions.