



COUNCIL MEETING

RFD

Date: September 18, 2024

TO: Mayor and Members of Council
FROM: Glen Boone, Director of Development and Planning
DATE: September 6, 2024
SUBJECT: **Second Reading - By-law to Amend the Municipal Planning Strategy 24-10 for Commercial Development Districts**

ORIGIN: Planning Staff have been directed to prepare amendments to the Municipal Planning Strategy (MPS) necessary for developing a Commercial Development District Bylaw.

LEGISLATIVE AUTHORITY: Bill 177 and Section 71C of the MGA enables a municipality to designate a Commercial Development District (CDD) in accordance with its MPS and develop a by-law respecting the use of such district.

RECOMMENDATION: **THAT Council approve second reading of the By-law to Amend the Municipal Planning Strategy 24-10 for Commercial Development Districts**

BACKGROUND: Council wishes to develop a Commercial Assessment Phase-in program by creating Commercial Development Districts (CDD). Commercially assessed properties in such CDDs meeting the criteria established in an accompanying by-law would be eligible for the Phase-In program of up to 50% of assessment increases generated by either investment or redevelopment over a period of up to ten years. To utilize this program the Municipality must designate a CDD in the Municipal Planning Strategy and develop a bylaw establishing the program criteria. CDDs must not be enterprise or industry specific.

DISCUSSION: The creation of Commercial Development District in the Municipal Planning Strategy the first step in this process and establishes where this economic development tool can be used while a separate by-law will establish the tax incentives, the phase in period, base year, and assessment threshold details.

FINANCIAL IMPLICATIONS: Dependent upon details in associated by-law. The purpose of creating the Commercial Development Districts is to encourage new and expanded commercial development. Although the incentive may initially reduce the tax revenue collected it is anticipated it will also stimulate new commercial growth with a long term benefit.



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ENVIRONMENTAL IMPLICATIONS: None specific to this matter.

COMMUNITY ENGAGEMENT: Staff conducted a public engagement process in July and August 2021. Due to the pandemic, this was limited to a series of ads in the local paper and a detailed information sheet on commercial assessment phase in program. No comments were received from the public. The amendment received first reading and notices for a public hearing placed in the Cumberland Wire, a locally circulated newspaper on April 13 and 20th, 2022, and then readvertised in May, June, and July on the municipal website and social media. The public hearing was held on July 20, 2022. No Submittals were received at the time of this memo.

This amendment is undergoing the public participation program again due to substantial changes to the proposed amendment. In accordance with new MGA section 204 regulations, an open house was held on July 18, 2024. The open house was advertised through Municipal website, two weeks prior to the scheduled open house. No comments were received by staff, from the public, at the open house.

A public hearing was conducted on August 21, 2024. The public hearing was duly advertised on the Municipal Website two weeks prior to the scheduled hearing date and further advertised in the Casket, one week prior to the hearing date. No representatives of the public spoke at the public hearing, one comment from a member of the public was received by staff in support of the adoption of the Commercial Development Districts.

ALTERNATIVES: Council may defer the issue to a later date, request further information or reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

ATTACHMENTS:

Attachment A: Proposed MPS amendments

Attachment B: Proposed Schedule C: Commercial Development Districts.



COUNCIL MEETING

RFD

Date: September 18, 2024

Attachment A: Proposed MPS Amendments

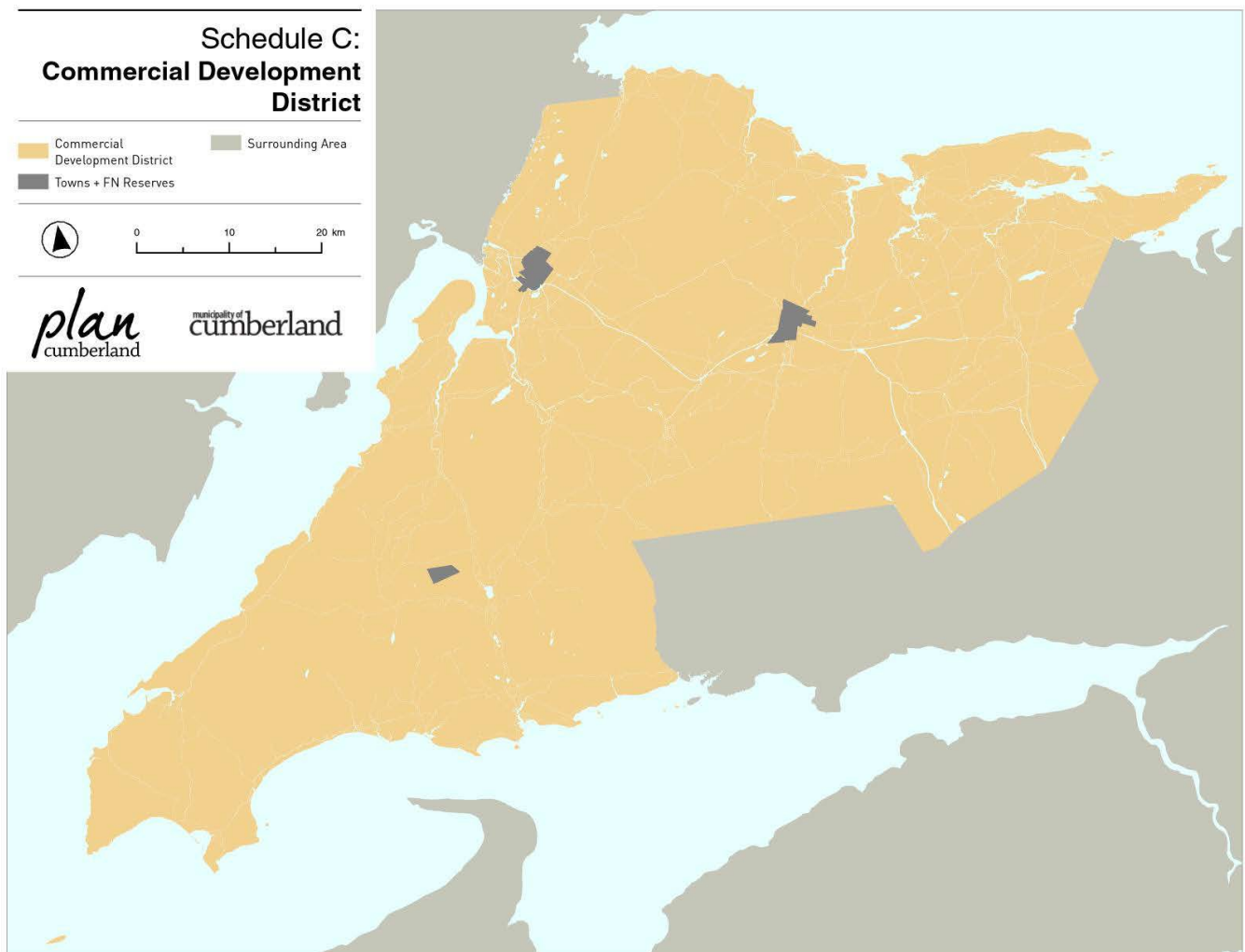
4.5.4 Commercial Development District

Cumberland faces challenging economic conditions. As a tool to reduce financial barriers to commercial development and growth, Council has chosen to implement the Commercial Assessment Phase-In program. To support the implementation of the Commercial Assessment Phase In program, the creation of the Commercial Development District is required.

Commercial Development Districts (CDD) represent areas of economic opportunity and growth for Cumberland County. Establishing CDDs enables the application and implementation of the Commercial Development Support program, as outlined in the Commercial Development Support Program Bylaw. Commercial Development Districts are not to be enterprise or industry specific.

Policy 4-32 Council shall, on Schedule C, Commercial Development District Map, designate land as commercial development districts, to support the implementation and administration of the Commercial Assessment Phase In program.

Attachment B: Proposed Schedule C: Commercial Development Districts



NOTICE OF PUBLIC HEARINGS

Details

 Published: 06 August 2024

A Public Hearing regarding the By-law to Amend the Municipal Planning Strategy 24-08, By-law to Amend the Land Use By-law 24-09, and By-law to Amend the Municipal Planning Strategy 24-10 for the Municipality of Cumberland will be held at

3:30 pm, Wednesday, August 21st, 2024 in the Council Chambers of the Upper Nappan Service Centre.

Note that this meeting may be rescheduled or conducted online, visit cumberlandcounty.ns.ca to verify meeting schedule.

By-law to Amend the Municipal Planning Strategy 24-08

- Redesignate a portion of PID 25044124 from Industrial to Resource.

By-law to Amend the Land Use By-law 24-09

- Rezone a portion of PID 25044124 from Urban Industrial (IND) Zone to Commercial Recreation (CRec) Zone.

By-law to Amend the Municipal Planning Strategy 24-10

- **Amend section 4.5 to add subsection 4.5.8 Commercial Development Districts.**
- **Amend section 8 to add Schedule C: Commercial Development Districts**

Hearing documents can be viewed at plancumberland.ca/hearings or by contacting our office at 902-667-2313. Public Hearings are open to the public. You may participate by submitting comments by email to: Planning@cumberlandcounty.ns.ca or by mail to: Planning Dept, Upper Nappan Service Centre, 1395 Blair Lake Rd, Upper Nappan, NS B4H 3Y4.



SPECIAL COUNCIL

RFD

Date: August 21, 2024

TO: Mayor and Members of Council
FROM: Glen Boone, Director of Development and Planning
DATE: September 6, 2024
SUBJECT: **Public Hearing - By-law to Amend the Municipal Planning Strategy 24-10 for Commercial Development Districts**

ORIGIN: Planning Staff have been directed to prepare amendments to the Municipal Planning Strategy (MPS) necessary for developing a Commercial Development District Bylaw.

LEGISLATIVE AUTHORITY: Bill 177 and Section 71C of the MGA enables a municipality to designate a Commercial Development District (CDD) in accordance with its MPS and develop a by-law respecting the use of such district.

RECOMMENDATION: **THAT Council approve first reading of the By-law to Amend the Municipal Planning Strategy 24-10 for Commercial Development Districts AND schedule a Public Hearing for the proposed By-law.**

BACKGROUND: Council wishes to develop a Commercial Assessment Phase-in program by creating Commercial Development Districts (CDD). Commercially assessed properties in such CDDs meeting the criteria established in an accompanying by-law would be eligible for the Phase-In program of up to 50% of assessment increases generated by either investment or redevelopment over a period of up to ten years. To utilize this program the Municipality must designate a CDD in the Municipal Planning Strategy and develop a bylaw establishing the program criteria. CDDs must not be enterprise or industry specific.

DISCUSSION: The creation of Commercial Development District in the Municipal Planning Strategy the first step in this process and establishes where this economic development tool can be used while a separate by-law will establish the tax incentives, the phase in period, base year, and assessment threshold details.

FINANCIAL IMPLICATIONS: Dependent upon details in associated by-law.

ENVIRONMENTAL IMPLICATIONS: None specific to this matter.



SPECIAL COUNCIL

RFD

Date: August 21, 2024

COMMUNITY ENGAGEMENT: Staff conducted a public engagement process in July and August 2021. Due to the pandemic, this was limited to a series of ads in the local paper and a detailed information sheet on commercial assessment phase in program. No comments were received from the public. The amendment received first reading and notices for a public hearing placed in the Cumberland Wire, a locally circulated newspaper on April 13 and 20th, 2022, and then readvertised in May, June, and July on the municipal website and social media. The public hearing was held on July 20, 2022. No Submittals were received at the time of this memo.

This amendment is undergoing the public participation program again due to substantial changes to the proposed amendment. In accordance with new MGA section 204 regulations, an open house was held on July 18, 2024. The open house was advertised through Municipal website, two weeks prior to the scheduled open house. No comments were received by staff, from the public, at the open house.

A public hearing was conducted on August 21, 2024. The public hearing was duly advertised on the Municipal Website two weeks prior to the scheduled hearing date and further advertised in the Casket, one week prior to the hearing date. No representatives of the public spoke at the public hearing, one comment from a member of the public was received by staff in support of the adoption of the Commercial Development Districts.

ALTERNATIVES: Council may defer the issue to a later date, request further information or reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

ATTACHMENTS:

Attachment A: Proposed MPS amendments

Attachment B: Proposed Schedule C: Commercial Development Districts.



SPECIAL COUNCIL

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Date: August 21, 2024

Attachment A: Proposed MPS Amendments

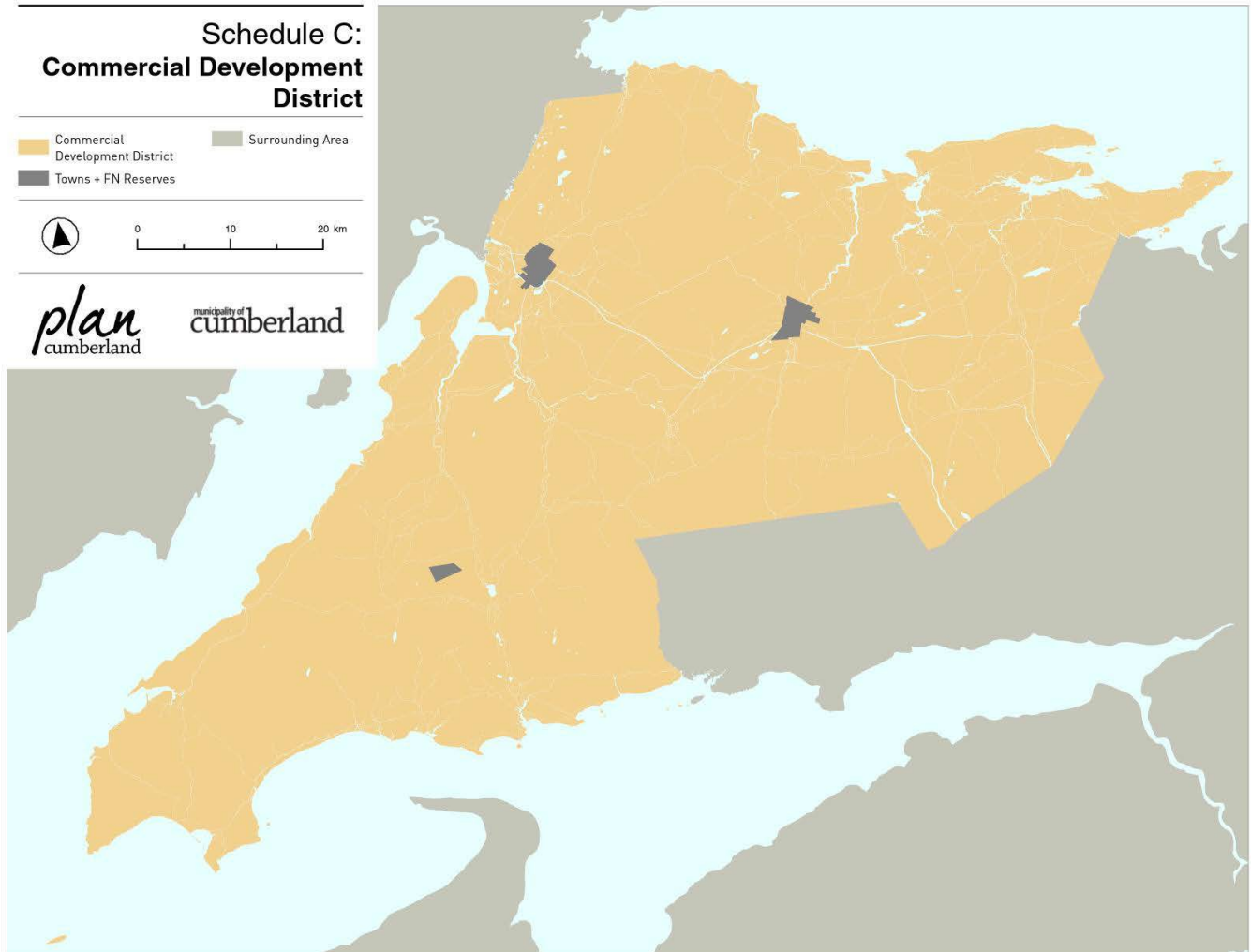
4.5.4 Commercial Development District

Cumberland faces challenging economic conditions. As a tool to reduce financial barriers to commercial development and growth, Council has chosen to implement the Commercial Assessment Phase-In program. To support the implementation of the Commercial Assessment Phase In program, the creation of the Commercial Development District is required.

Commercial Development Districts (CDD) represent areas of economic opportunity and growth for Cumberland County. Establishing CDDs enables the application and implementation of the Commercial Development Support program, as outlined in the Commercial Development Support Program Bylaw. Commercial Development Districts are not to be enterprise or industry specific.

Policy 4-32 Council shall, on Schedule C, Commercial Development District Map, designate land as commercial development districts, to support the implementation and administration of the Commercial Assessment Phase In program.

Attachment B: Proposed Schedule C: Commercial Development Districts





CUMBERLAND COUNCIL

RFD#

Date: June 26, 2024

TO: Mayor and Council
FROM: Glen Boone, Director of Development and Planning
DATE: June 26, 2024
SUBJECT: **First Reading of the Amendments to the Municipal Planning Strategy for Commercial Development Districts**

ORIGIN: Planning Staff have been directed to prepare amendments to the Municipal Planning Strategy (MPS) necessary for developing a Commercial Development District Bylaw.

LEGISLATIVE AUTHORITY: Bill 177 and Section 71C of the MGA enables a municipality to designate a Commercial Development District (CDD) in accordance with its MPS and develop a by-law respecting the use of such district.

RECOMMENDATION: **That Council approve first reading of the amendments to the MPS for Commercial Development Districts AND schedule a Public Hearing for the proposed amendment.**

BACKGROUND: Council wishes to develop a Commercial Assessment Phase-in program by creating Commercial Development Districts (CDD). Commercially assessed properties in such CDDs meeting the criteria established in an accompanying by-law would be eligible for the Phase-In program of up to 50% of assessment increases generated by either investment or redevelopment over a period of up to ten years. To utilize this program the Municipality must designate a CDD in the Municipal Planning Strategy and develop a bylaw establishing the program criteria. CDDs must not be enterprise or industry specific.

DISCUSSION: The creation of Commercial Development District in the Municipal Planning Strategy the first step in this process and establishes where this economic development tool can be used while a separate by-law will establish the tax incentives, the phase in period, base year, and assessment threshold details.

FINANCIAL IMPLICATIONS: Dependent upon details in associated by-law.

ENVIRONMENTAL IMPLICATIONS: None specific to this matter.

COMMUNITY ENGAGEMENT: Staff conducted a public engagement process in July and August 2021. Due to the pandemic, this was limited to a series of ads in the local paper and a detailed information sheet on commercial assessment phase in program. No comments were received from the public. The amendment received first reading and notices for a public hearing placed in the Cumberland Wire, a locally circulated newspaper on April 13 and 20th, 2022, and then readvertised in May, June, and July on the municipal website and social media. The public hearing was held on July 20, 2022. No Submittals were received at the time of this memo.

This amendment is undergoing the public participation program again due to substantial



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changes to the proposed amendment. In accordance with new MGA section 204 regulations, an open house was held on July 18, 2024. The open house was advertised through Municipal website, two weeks prior to the scheduled open house. No comments were received by staff, from the public, at the open house or thereafter.

ALTERNATIVES: Council may defer the issue to a later date, request further information or reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

ATTACHMENTS:

Attachment A: Proposed MPS amendments



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Attachment A: Proposed MPS Amendments

4.5.4 Commercial Development District

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Commercial Development Districts (CDD) represent areas of economic opportunity and growth for Cumberland County. Establishing CDDs enables the application and implementation of the Commercial Development Support program, as outlined in the Commercial Development Support Program Bylaw. Commercial Development Districts are not to be enterprise or industry specific.

Policy 4-32 Council shall, on Schedule C, Commercial Development District Map, designate land as commercial development districts, to support the implementation and administration of the Commercial Assessment Phase In program.



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Date: May 22, 2024