

**CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2025-078**

By-law to amend the Economic Development Community Improvement Plan

WHEREAS By-law 2023-58 adopted an Economic Development Community Improvement Plan for the Town of Amherstburg;

AND WHEREAS the Official Plan in effect for the Town of Amherstburg, as amended, contains provisions enabling the Council of the Town of Amherstburg to designate a Community Improvement Project Area by-law for the purpose of preparing a Community Improvement Plan;

AND WHEREAS Section 28(2) of the Planning Act, R.S.O. 1990, c.P.13, as amended, states that “where there is an official plan in effect in a local municipality or in a prescribed upper-tier municipality that contains provisions relating to community improvement in the municipality, 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”;

AND WHEREAS By-law 2023-045 designated certain lands located in the Town of Amherstburg as an Economic Development Community Improvement Project Area for the purpose of establishing a Community Improvement Plan respecting the revitalization, redevelopment, and enhancement of the entire project area or any portion of the designated area;

AND WHEREAS By-law 2025-071 amended the lands designated as an Economic Development Community Improvement Project Area in By-law 2023-045;

AND WHEREAS the Council of the Corporation of the Town of Amherstburg deems it necessary and in the best interest of proper planning to further amend the Town’s Economic Development Community Improvement Plan;

NOW THEREFORE the Council of The Corporation of The Town of Amherstburg enacts as follows:

1. That Figure 1, on page 15 of the Economic Development Community Improvement Plan, be deleted and replaced by a new revised Figure 1 as shown on Schedule “A” attached;
2. That Section 1, Introduction, of the Economic Development Community Improvement Plan is hereby amended by adding two new paragraphs following the last paragraph of this Section to read as follows:

“A Secondary Plan for the Howard Industrial Park District was adopted by Council in 2023, and it received final approval and came into full force and effect in February 2025. This District encompasses in excess of 300 hectares of industrially designated lands that can accommodate a broad range of Light and Space-Extensive Industrial Uses. It has been identified by Council as an important economic development area that can supply shovel-ready new industrial building sites and create new employment opportunities for Town residents.

Subsection 9.6.4.2 of this Secondary Plan designated the entire Howard Industrial Park District as a Community Improvement Area. New Community Improvement Policies were incorporated into the Town’s Official Plan by way of this Secondary Plan that enable Council to use a Community Improvement Plan to provide funding to eligible landowners and businesses, including financial tools such as grants, loans,

reduction in fees and development charges, tax relief, or other financial incentives as may be deemed appropriate by Council.

Following the approval of this Secondary Plan, Council deemed it appropriate to amend the existing Economic Development Community Improvement Plan, in keeping with the policy direction as set out in subsection 9.6.4.2 of the approved Secondary Plan.

An Addendum to the 2023 Economic Development CIP Background Report has been prepared. It contains updated information in support of the revisions that are being made to the Town’s Economic Development Community Improvement Plan, including a summary of new County of Essex and Town of Amherstburg Official Plan policies.”

3. That Section 3, Economic Development Community Improvement Project Area, of the Economic Development Community Improvement Plan is hereby amended by adding a new paragraph following the last paragraph of this Section to read as follows:

“On October 27, 2025 Council passed a By-law pursuant to Section 28 of the Planning Act, expanding the limits of the designated Economic Development Community Improvement Project Area to include all of the lands as shown on the revised Figure 1.”

4. That Section 5, Financial Incentives Available, of the Economic Development Community Improvement Plan is hereby amended by deleting the first paragraph of Section 5 and replacing this paragraph with a new paragraph to read as follows:

“To achieve an important Strategic Economic Development Goal of Council, and the stated objectives of this amended Economic Development Community Improvement Plan, the following Financial Incentive Programs are being offered to eligible development projects:

1. An Industrial Business Property Tax Equivalent Grant Program

This CIP program is intended to attract new industrial development to Amherstburg and would provide a grant equivalent ranging from 70% to 100% of the municipal property tax increase created by the project for a period ranging between 6 years and 10 years after project completion for eligible projects, as set out in Table 1. To be eligible for this CIP grant the new industrial development (or the expansion of an existing industrial building) in a manufacturing and/or logistics facility must meet the following criteria.

Table 1

Number Of New Permanent Full time Jobs	Investment	Available Grant	Term Of Grant
5 to 19	Minimum \$250,000	70%	6 years
20 to 59	Minimum \$500,000	85%	8 years
60 plus	Minimum \$1,000,000	100%	10 years

2. A Commercial Business Property Tax Equivalent Grant Program

This CIP program is intended to attract new commercial businesses to Amherstburg, in targeted economic sectors (hospitality, professional services, health care, life sciences, and information technology). It would provide a grant equivalent ranging from 30% to 50% of the municipal property tax increase created by the project for period ranging from 3 years to 5 years after project completion for eligible projects, as set out in Table 2. To be eligible for this grant the new commercial development (or the expansion of an existing commercial building) in a hospitality services facility, a professional office and health care facility, a life science facility and/or an information technology facility must meet the following criteria.

Table 2

Number Of New Permanent Full time Jobs	Investment	Available Grant	Term of Grant
5 to 19	Minimum \$250,000	30%	3 years
20 to 29	Minimum \$500,000	40%	4 years
30 plus	Minimum \$1,000.000	50%	5 years

3. A Development Charges Grant and a Building Permit/Planning Fee Grant

Applicants successful in obtaining one of the above noted available tax rebate grants would also be eligible to receive a grant to offset: (i) up to 100% of the Development Charge Fees that are owing to the municipality; (ii) up to 100% of the value of Building Permit and Planning Fees related to the construction of new and/or the expansion of eligible industrial and commercial building projects, to a maximum grant of \$20,000 per eligible project.”

5. That Section 5, Financial Incentives Available, of the Economic Development Community Improvement Plan is hereby amended by adding the following paragraphs to immediately follow the last paragraph of Section 5, to read as follows:

“In order to facilitate the re-use, development and revitalization of underutilized and vacant lands located within the limits of the designated Economic Development Community Improvement Project Area, the Town may acquire, hold, clear and other wise prepare land for community improvement. Subject to the provisions as set out in Section 28 of the Planning Act, the Town may also sell, lease or otherwise dispose of any land acquired or held by it in the community improvement project area to any person, corporation or governmental authority for use in conformity with the Economic Development Community Improvement Plan.

The CIP program application form and guideline will include information highlighting the criteria that will be used by Council when acquiring and disposing of land in accordance with Section 28 of the Planning Act.”

Read a first, second and third time and finally passed this 27th day of October. 2025.

MAYOR- MICHAEL PRUE

CLERK- KEVIN FOX

DRAFT

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2025-078

Figure 1- LIMITS OF ECONOMIC DEVELOPMENT COMMUNITY IMPROVEMENT PLAN

