

35-11-6.

May 13/13

NOTICE OF PUBLIC MEETING

PROPOSED THOROLD GATEWAY ECONOMIC CENTRE COMMUNITY IMPROVEMENT PLAN AND RELATED OFFICIAL PLAN AMENDMENT

RECEIVED

APR 24 2013

CITY CLERK'S OFFICE
ST. CATHARINES, ONTARIO

PROPOSED CHANGES

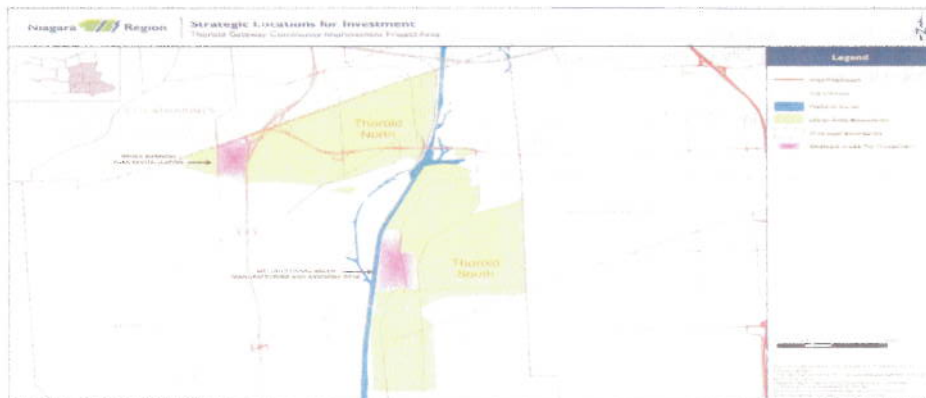
Official Plan Amendment

The City's Official Plan contains policies enabling the City to approve Community Improvement Plans within specific Community Improvement Areas. The City proposes to amend the Official Plan to permit all designated employment lands in settlement areas (urban areas and rural settlement areas designated in an Official Plan, as amended from time to time) as Community Improvement Project Areas.

Gateway Community Improvement Plan

The City of Thorold has initiated a Thorold Gateway Economic Centre Community Improvement Plan (CIP) for designated employment lands in settlement areas which implements the goals identified in the Provincial Growth Plan's Economic Gateway Zone and Centre designations, and the Regional Policy Plan, as amended. The CIP provides a comprehensive framework for the introduction and implementation of financial incentive programs (Tax Increment Grant Program and Regional Development Charge Grant) and municipal leadership actions in order to support economic development and job creation. The CIP provides the vehicle to accelerate the process of bringing employment lands within the Gateway Economic Zone and Centre to market.

While the CIP programs apply to the designated employment lands in settlement areas in general, financial incentive programs are provided over a longer time period for lands identified as strategic locations for investment. City of Thorold strategic locations for investment are highlighted and identified on the Key Map below.



Key Map

HAVE YOUR SAY

Input on the proposed Official Plan Amendment and Community Improvement Plan are welcomed and encouraged. You can provide input by: speaking at the public meeting or by making a written submission to the City of Thorold. Please note that unless you do one of the above now, you may not be able to appeal the decision later.

DISTRIBUTION

Staff: Council

PUBLIC MEETING

Date: May 21, 2013
Time: 8:00 p.m.
Place: Corporation of the City of Thorold
Council Chambers, 3540 Schmon Parkway, Thorold Ontario

Copies to:

TES: [Signature]

PS: [Signature]

LS:

HR:

FIRE: 12

FMS:

EDTS:

CAO/MAYOR:

WRITTEN SUBMISSION

To provide input in writing, or to request personal notice if the proposed Official Plan Amendment is adopted or the Community Improvement Plan is approved, please send a letter c/o City Clerk, Susan Daniels, 3540 Schmon Parkway, P.O. Box 1044, Thorold Ontario, L2V 4A7.

MORE INFORMATION

For more information, please contact Adele Arbour, Director of Planning and Building Services at 905-227-6613 ext. 245 or Jack Bernardi, Planner at ext. 257.

A copy of the Planning Technical Report and proposed Community Improvement Plan and draft Official Plan Amendment will be available for viewing in the City of Thorold Planning and Development Services Department after 3:00 p.m. on Thursday, May 16, 2013. The proposed Community Improvement Plan will also be available on the City's website www.thorold.com. Any additional information may be obtained during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday, through the Planning and Building Services Department, (905) 227-6613, 3540 Schmon Parkway, Thorold.

LEGAL NOTICE

Sections 17 and 28 of the Planning Act

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Thorold before the proposed Official Plan Amendment is adopted or Community Improvement Plan is approved, the person or public body is not entitled to appeal the decision of the Council of the City of Thorold to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Thorold before the proposed Official Plan Amendment is adopted or Community Improvement Plan is approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board, unless in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the adoption of the proposed Official Plan Amendment or approval of the Community Improvement Plan, you must make a written request to the Clerk of the City of Thorold and such request must include the name and address to which such notice should be sent.

Dated at the City of Thorold this 25th day of April, 2013
Susan Daniels, City Clerk