

Difference Between Community Improvement Plan and Secondary Plan

The Township of Greater Madawaska is working on both a Community Improvement Plan (CIP) and a Secondary Plan at the same time. While they are related, they serve very different purposes and do not replace one another.

What is a Secondary Plan?

A Secondary Plan is a long-term land-use planning document. It provides detailed direction on how an area should grow and develop over time. This includes policies related to land uses, building form, density, transportation, servicing, and environmental protection.

Secondary Plans are policy documents adopted under the *Planning Act* and are used by the Municipality when reviewing development applications such as rezonings, site plans, and subdivisions. They establish the *rules and expectations* for future development but do not provide funding or financial incentives.

What is a Community Improvement Plan (CIP)?

A Community Improvement Plan (CIP) is a financial and economic development tool. It allows the Municipality to offer grants, loans, or other incentives to encourage investment and reinvestment in a defined area.

A CIP does not change land-use permissions. Instead, it supports projects that already align with municipal policy by helping to offset costs associated with building improvements, property upgrades, or other community-benefiting investments.

How Do They Work Together?

Think of the two tools as complementary:

- The Secondary Plan sets the vision and policy framework for how an area should evolve.
- The CIP helps make that vision achievable by encouraging private investment that aligns with those policies.

A project may be guided by the Secondary Plan, and, if eligible, may also apply for incentives under the CIP. Having both tools in place allows the Municipality to align policy direction with practical investment support.

Why Are Both Happening at the Same Time?

Working on both plans concurrently allows the Township to:

- establish clear long-term planning direction, and
- put tools in place to help support early, aligned investment.

Advancing the CIP does not pre-judge or replace the Secondary Plan. Each plan will follow its own public consultation and Council approval process.

Quick Comparison

Secondary Plan	Community Improvement Plan (CIP)
Land-use planning tool	Financial incentive tool
Sets long-term policy direction	Encourages investment and reinvestment
Regulates how land can be developed	Does not change zoning or land use
Applies to future development decisions	Applies to eligible projects and improvements
No funding attached	May include grants or loans