

Intensification & Redevelopment Program

The intensification and redevelopment program is intended to promote the rehabilitation of properties which may require improvements to comply with minimum code requirements, and support the functional redevelopment and renovation of buildings or properties necessary for new or expanded uses. This program also encourages infill projects to increase the efficient use of lands and services within the core areas of the Municipality.

Incentive Options

Building Permit & Planning Fee Grant

50% of Building / Planning Fees, up to \$10,000

Construction Costs Matching Grant (Barrier-Free Works)

50% of Construction Costs, up to \$10,000

Professional Fees Matching Grant

50% Professional Fee costs, up to \$5,000

Brownfield Investigation Grant

50% of the cost of an Environmental Site Assessment (ESA) or other environmental study, up to \$25,000

Annual Tax Increment Grant

Grant is a % of the difference between the pre-development and post-development taxes on a property, offered annually as a grant. The grant will decrease at an annual rate determined by the Municipality.

Eligible Areas

Downtown Strathroy

Caradoc Street South Commercial Corridor

Mount Brydges Commercial Core

Melbourne Commercial Core

Eligible Works

- Works associated with the establishment or expansion of a non-residential use
- Infill development on vacant or partially developed properties, such as but not limited to:
 - New main building construction; or
 - Additions to an existing building, resulting in a minimum 25% increase in gross floor area.
- Works undertaken to improve barrier-free accessibility of the building and/or lot:
- Investigative works/studies associated with evaluating brownfield sites for development potential.
- Professional fees for any designs or services reasonably associated with the works above.

Eligibility Criteria

1. Only available to non-residential buildings/properties
2. Projects in Downtown Strathroy are subject to the requirements of the Downtown Strathroy Urban Design Guidelines
3. This program is not intended to support greenfield development
4. The Construction Costs Matching Grant shall only be applied to those parts of works/projects directly associated with barrier-free and accessibility improvements.
5. All property taxes must be paid in full before receiving any grant monies under the Annual Tax Increment Grant.