

COUNCIL REPORT

Meeting Date: May 5, 2025
Department: Building, Planning & By-law Enforcement
Report No.: BBP-2025-42
Prepared by: Saja Alasmar, Development Services Coordinator
Reviewed by: Jake DeRidder, Senior Development Coordinator
Approved by: Rob Browning, Chief Administrative Officer

SUBJECT: Community Improvement Applications – May 2025 – 22443 Adelaide Road

RECOMMENDATION:

THAT: Report BBP-2025-42 “Community Improvement Applications – May 2025 – 22443 Adelaide Road” be received for information, and further;

THAT: Council approve Tara Thomas and Cecilia Arnett’s application for funding through the Beautification Program to the maximum amount of \$5,600.13.

BACKGROUND:

A complete application for CIP funding was received in Q1 of 2025. The submissions was made in accordance with the CIP application guidelines and the policies set forward and approved by Council. A summary of the submission is provided below:

Address of proposed works: 22443 Adelaide Road, Mount Brydges ON

Applicants: Tara Thomas and Cecilia Arnett

The applicants have submitted a CIP application under the *Beautification Program*, specifically requesting support through the Construction Costs Matching Grant, with the selection of the Multiple Façades option. The proposal includes the rehabilitation of the side and rear façades of the existing building, which are currently in poor condition and present safety concerns, while also detracting from the visual character of the surrounding community (see *Figures 1 and 2*).

In addition, the application proposes an upgrade to the existing signage to enhance business visibility and contribute positively to the streetscape along Adelaide Road (see *Figure 2 and 3*). The applicants have indicated that construction will begin upon Council’s approval of the CIP application.



Figure 1 Rear of building in need of façade rehabilitation.



Figure 2 View of existing building and sign.



Figure 3 View of existing sign.

CONSULTATION:

The CIP application was reviewed in consultation with the CIP Committee and evaluated based on criteria outlined in the CIP Manual. The following conclusions and recommendations were made by the CIP Committee:

Tara Thomas and Cecilia Arnett Re: 22443 Adelaide Road, Mount Brydges ON

After reviewing the application, the CIP Committee determined that it meets all funding requirements and was deemed complete on April 10, 2025. The property is located within the Eligible Stream Zones as outlined in *Schedule A* of the Strathroy-Caradoc CIP Manual, specifically within the Mount Brydges Commercial Core. As such, the applicants are subject to the *Downtown Strathroy Urban Design Guidelines*, which they are in compliance with. The application falls under the *Beautification Program* and requests support through the Construction Costs Matching Grant, selecting the Multiple Façades option.

**Table 1. Tara Thomas and Cecilia Arnett (22443 Adelaide Road, Mount Brydges, ON)
CIP Funding Summary**

FUNDING PROGRAM AND INCENTIVES	FUNDING REQUEST	CALCULATED INCENTIVE AMOUNT
BEAUTIFICATION PROGRAM		
1. Construction Costs Matching Grant	Multiple Façade 50% of Construction Costs, up to \$20,000.00 Quote 1: \$ 11,200.25 + HST Quote 2: \$ 22,356.00 + HST	50% of Lowest Quotes provided = \$ 5,600.13
2. Professional Fees Matching Grant	<i>Not applied for</i>	<i>Not applied for</i>
Total Incentive Amount (\$):		\$ 5,600.13

The grant value recommended for this application is \$5,600.13 (*Table 1*). Payment of the grant would be provided after a site inspection of the completed works is conducted to confirm the works have been carried out in accordance with the CIP Funding Agreement, and after receiving proof of payment for all costs claimed for eligible works.

FINANCIAL IMPLICATIONS:

The total value of all grants recommended is \$5,600.13. There remains **\$1,146,891.10** of uncommitted funds in the 2024 CIP budget.

ALTERNATIVE(S) TO THE RECOMMENDATION:

1. Council to provide alternate direction.

CONSULTATION:

Chief Administrative Officer
Director of Finance & IT/Treasurer
Director of Community Services
Development Commissioner

STRATEGIC PLAN ALIGNMENT:

- 1. Economic Development:** Strathroy-Caradoc will have a diverse tax base and be a place that offers a variety of economic opportunities to current and prospective residents and businesses.
- 2. Managing the Challenges of Growth for the Municipal Organization:** Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources. We are committed to maintaining operational efficiency and economies of scale through these times of change.

ATTACHMENTS:

[Strathroy-Caradoc CIP Manual](#)

[Downtown Strathroy Urban Design Guidelines](#)

Tara Thomas and Cecilia Arnett (22443 Adelaide Road, Mount Brydges ON)

- Compliance Report, Downtown Strathroy Urban Design Guidelines