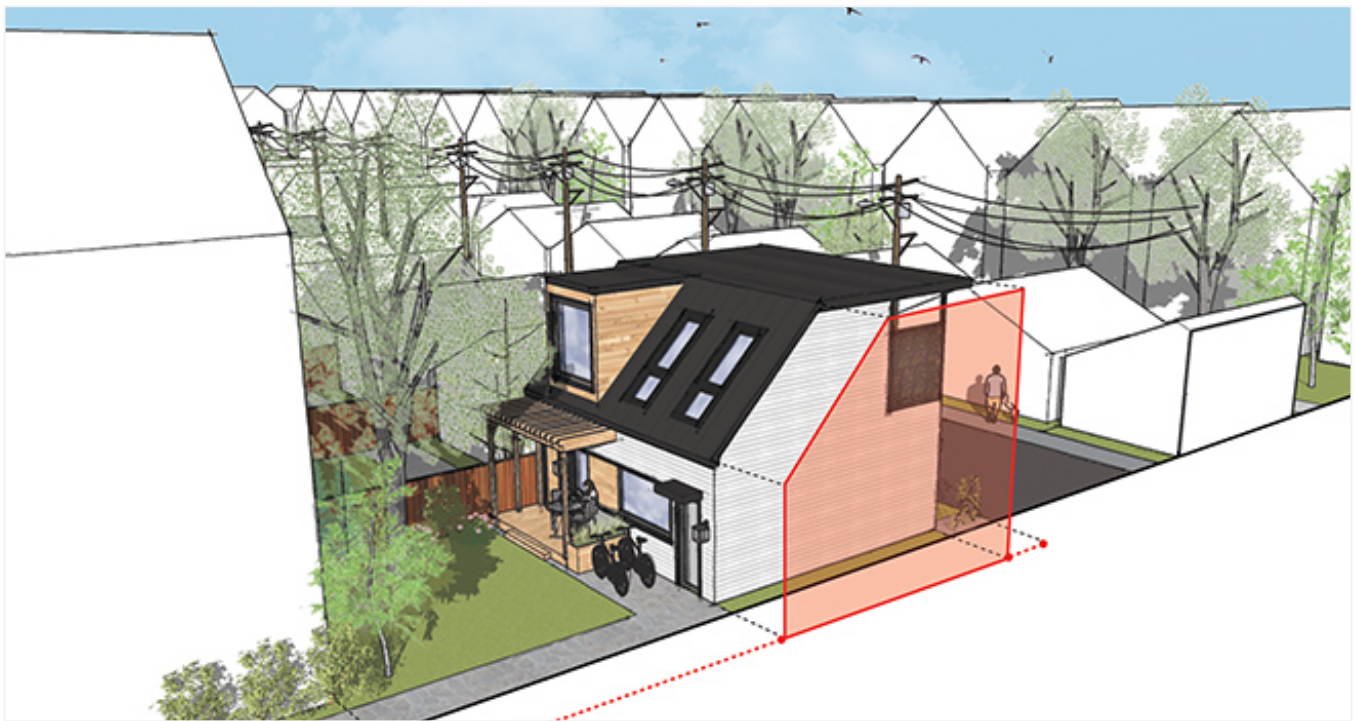


5.3 Additional Unit Program



The additional unit program is designed to assist property owners with the cost of creating new residential rental units on eligible properties. In addition to new units, this program will also assist property owners with costs associated with bringing non-compliant units up to code to legalize existing units and ensure the safety and wellbeing of tenants is maintained. This program is intended to encourage an increase in the stock and diversity of rental housing options throughout the Municipality as well as allow for increased density in built-up urban areas with larger lot fabrics.

Eligible Stream Zones (Schedule A)

- Entire Municipality

Eligible Works

Development or **redevelopment** that results in the creation of a new additional residential rental unit or **“Dwelling, Secondary Suite”** on a property;

Works or upgrades that may be required to achieve compliance with building/fire codes and/or the zoning by-law, in order to “legalize” an existing unit;

Development or **redevelopment** that results in the establishment of a **“Garden Suite”** on a property;

Professional fees for any designs or services reasonably associated with the works above;

Any combination of the above.

Eligibility Criteria

In addition to the general criteria outlined in Section 7.3, the following eligibility criteria apply to projects under this program:

- Prior to any grant monies being issued, the **dwelling, secondary suite** or **garden suite** must comply with the Strathroy-Caradoc Zoning By-law, and any other applicable codes/legislation, and must obtain an occupancy permit from the Municipality;
- Costs associated with cosmetic, material lifecycle replacement, or otherwise visual improvements to an existing **dwelling, secondary suite** or **garden suite** are not eligible for funding;
- Projects located within Downtown Strathroy shall be subject to the requirements of the *Downtown Strathroy Urban Design Guidelines*.

<https://www.strathroy-caradoc.ca/en/city-hall/resources/COUNCIL/2018-07-16/8.5.2---Strathroy-Urban-Design-Guidelines.pdf>

Incentive Details

Applicants may apply for funding under one or a combination of the following grants.

Building Permit & Planning Fee Grant

The maximum amount of the grant is 75% of the total **building permit and planning fees** associated with the project.

Construction Costs Matching Grant

The maximum amount of the grant is 25% of the **construction costs** of the eligible works, up to \$15,000.

Professional Fee Matching Grant

The maximum amount of the grant is 50% of the **professional fees** associated with the eligible works, up to \$1,500.

Eligible Program Combinations

The grants under this program may be combined with grants from the following programs:

- Rural Economic Development & Agri-Tourism