



The image shows the exterior of the Thames Centre building, a modern structure with several tall, white, rectangular columns. A sign on one of the columns reads "Thames Centre". The building is surrounded by a well-maintained lawn and various shrubs and trees. A banner is visible on the building's facade.

Thames Centre CIP

Monday, April 29th, 2024

The Community Improvement Plan Process



This completed Community Improvement Plan (CIP) will encourage revitalization through the provision of financial incentives and grants for the eligible sites within the municipality.



The process now involves implementation, which is anticipated to occur over the next 10-year period.



Eligible community members will complete the application process once approved, the community improvement project will begin.



Monitoring the CIP's success, in accordance with the Monitoring Plan set out in Section 9 and providing annual reports.

Engagement Program and Feedback

Feedback from the Public Stakeholder meeting held, on November 23rd, 2023

CIP Programs:

When asked which potential CIP programs could be beneficial, the feedback was that all the programs may be beneficial and none of them should be limited.

Common Themes of Goals and Improvements that should be Addressed by the CIP;

- Affordable Housing
- Environment and Sustainability
- Character Preservation
- Businesses
- Community Investment

Incentives



8 Financial Incentive Programs;

- Tax Increment Grant
- Façade Improvement Grant
- Landscaping Grant
- Commercial Conversion/Rental Housing Grant
- On-farm Business/Tourism Diversification Grant
- Building, Property, and Accessibility Improvement Grant
- Planning and Building Permit Fee Grant
- Sign Improvement Grant

Purpose:

To provide support for physical improvements to land, businesses, and buildings within the municipality.

Eligibility:

- Located within the defined CIP areas
- Ownership of the property
- Total amount of the CIP will be \$5,000
- CIP will make beneficial improvements

Overview of Feedback Received

MMAH Feedback:

- Eligible Cost Review, specifically for the On-farm Business/Tourism Diversification Grant
- Review Accuracy of Provincial Policy Statement (PPS) policy references
- Review cross references made in Section 6.2 of the CIP

Sifton Properties Limited Feedback:

- Consideration for Residential designation to be included in Section 6.2 of the CIP
- Inclusion of additional financial programs targeted at incentivizing the development of affordable housing
- Increase to maximum funding and expansion of eligible services for Landscaping Grant

Agency Responses:

- Municipality of Thames Centre Chief Building Official
- Bell Canada
- Municipality of Thames Centre Drainage Superintendent
- Municipality of Thames Centre Public Works
- Upper Thames River Conservation Authority