

REPORT TO: Mayor and Members of Council

PREPARED BY: Felicia Krista, Manager of Economic Development & Community Engagement

DEPARTMENT: Economic Development

DIVISION: Economic Development

MEETING DATE: May 6, 2026

SUBJECT: Report DEDCS-13-2026 – CIP Application – 34077 Neil Road ARU

PROPOSED MOTION

THAT Council receives Report DEDCS-13-2026 regarding “CIP Application – 34077 Neil Road ARU” for information;

AND THAT Council deny the owners of 34077 Neil Road, Lucan, \$10,000.00 toward the construction costs, \$2,500.00 toward planning and building fees, and \$1,500.00 toward the professional fees for their additional residential unit project, as the project is outside the eligible areas identified within the North Middlesex Community Improvement Plan.

STAFF RECOMMENDATION

THAT Council receives Report DEDCS-13-2026 regarding “CIP Application – 34077 Neil Road ARU” for information;

AND THAT Council deny the owners of 34077 Neil Road, Lucan, \$10,000.00 toward the construction costs, \$2,500.00 toward planning and building fees, and \$1,500.00 toward the professional fees for their additional residential unit project, as the project is outside the eligible areas identified within the North Middlesex Community Improvement Plan.

EXECUTIVE SUMMARY

The North Middlesex Community Improvement Plan (CIP), approved in 2021 and consolidated in January 2026, continues to serve as a strategic tool to support economic development and community improvement, with recent updates increasing construction

cost thresholds and expanding all program streams. The 2026 CIP framework includes both Business/Commercial and Residential/Affordable Housing streams, aligning with Council's priorities to enhance economic growth and housing opportunities. An application has been submitted to construct an Additional Residential Unit (ARU) at 34077 Neil Road to provide safe and attainable housing for senior family members, with all required documentation completed. However, the property falls outside of the CIP's designated eligible areas, and while funding could be considered at Council's discretion, the applicant is not eligible under the current program criteria.

LINK TO STRATEGIC PRIORITIES

Economic Development By promoting economic growth through implementation of the Economic Improvement Plan

BACKGROUND

The North Middlesex CIP was approved at the May 12th, 2021, meeting of Council, with a recent January 2026 Consolidation made to the program. The CIP provides an incentive toolbox that can be used to support economic development and community improvement projects throughout the Municipality. Council has the option of selecting which financial incentive programs, funding methods and budget on an annual basis. The 2026 CIP has been revised to enhance its impact on both economic development and housing opportunities within the municipality. The 2026 CIP fund has had some changes to the framework during the consolidation process. Construction costs for most streams were increased from \$5,000 to \$10,000 per project. This year's CIP remains extended to open all available streams within the current CIP framework:

Business/Commercial Stream

1. Beautification
2. Rural Economic Development
3. Accessibility
4. Brownfield Study Program
5. Conversion, Expansion & Redevelopment Program

Residential/Affordable Housing Stream

1. Additional Residential Unit Program
2. Affordable Rental Housing Unit Program

DISCUSSION

The applicant currently owns the property located at 34077 Neil Road, Lucan, ON, and plans to add an additional residential unit (ARU) to the property. The project involves the creation of a new ARU to provide safe and attainable housing for their senior family members. The project will join an existing workshop to a self-contained secondary suite for their family. The applicant is not eligible for the ARU Grant in the CIP as the location of the property is outside of the eligible areas identified within the CIP. The CIP sets the settlement boundaries as the eligible areas as the intended outcome of the stream is to create an increased number of residential units so that there is diversified housing within communities. This allows more places to live for service workers who help support the workforce needed for the sustainability of downtown businesses.

If it is the Council’s wish, the applicant could receive \$10,000 for 50% of the construction costs, as the costs associated with the project well exceed the maximum, \$2,500 for 50% of the planning/building fee costs, as the costs associated with the project are well within the maximum. Furthermore, the applicant would receive \$1,500 for 50% of the professional fees, as the costs associated with the project are well within the maximum. The applicant provided all necessary supporting documentation, a completed and signed application, and drawings for the project, but the applicant owns a property outside the designated area for this project in relation to the CIP.

FINANCIAL

Approved Operational Budget

2026 Opening Balance	Funds Dedicated to Date	Proposed Funding	Proposed Closing Balance
\$25,000.00 <i>Residential/Affordable Housing Stream</i>	\$0.00 <i>Residential/Affordable Housing Stream</i>	\$0.00 <i>Residential/Affordable Housing Stream</i>	\$25,000.00 <i>Residential/Affordable Housing Stream</i>
\$25,000.00 <i>Business/Commercial Stream</i>	\$25,000.00 <i>Business/Commercial Stream</i>	\$0.00 <i>Business/Commercial Stream</i>	\$0.00 <i>Business/Commercial Stream</i>

ATTACHMENT

- North Middlesex CIP Application Form: 34077 Neil Road
- Supporting documentation (quotes, drawings).

Prepared By: **Felicia Krista, Manager of Economic Development & Community Engagement**

Reviewed By: Brandon Drew, Director of Economic Development & Community Services

Reviewed By: Ralph D'Alessandro, Director of Finance /Treasurer

Approved By: Samuel Shannon, Interim Chief Administrative Officer