



Policy No. 6900-02
Residential Infill Incentive Policy 6900-02

Policy

As communities age they can develop a tired look which can limit future opportunities. Council believes that the development of infill lots revitalizes communities by keeping neighbourhoods alive while maximizing the use of current municipal infrastructure and providing housing stock that better fits people's needs.

Purposes

The purpose of this policy is to provide incentives to construct new residential dwellings in established residential zones for the purpose of beautification, resident attraction, and economic development.

1. Definitions

- 1.1 **"Demolition"** means the removal or partial removal of a building structure, requiring a Demolition Permit.
- 1.2 **"Dwelling"** means a complete building or self-contained portion of a building used or designed to be used by a household, containing independent and separate sleeping, cooking and sanitary facilities intended as a permanent residence and having an independent entrance, either directly from the outside of the building or through a common area inside the building.
- 1.3 **"In-fill"** means development in a mature or previously built-up area of the Village occurring on vacant or underdeveloped lands that is aside existing development, and which makes use of established municipal infrastructure.
- 1.4 **"Structure"** means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground, not including pavement, curbs, walks, open air surface and movable vehicles.

2. Responsibilities:

- 2.1 Council has the sole authority to endorse, amend or cancel this policy at any time.
- 2.2 Administration has the authority to administer the Residential Infill Incentive Policy Procedures as set out.

3. Eligibility:

- 3.1 The Residential Infill Incentive Program is open to any Owner of Lands zoned within the Land Use Bylaw as R1 (Low Density Residential District) or R2 (Moderate Density Residential District.)
- 3.2 Lots in the 49th Street and 55th Street registered residential subdivisions are not eligible for this program.



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3.3 Eligible development includes:

- 3.3.1 Demolition of existing Structures on Infill Lands
- 3.3.2 Development of a Dwelling that meets the criteria of the associated residentially-zoned district in the Village of Innisfree as per the Land Use Bylaw.

3.4 The new assessment total of the entire property must be increased by a minimum of \$75,000 to receive an incentive. Annual assessment increases initiated by the Municipal Assessor are not eligible. The new assessment value, set at a minimum of \$75,000, must be tied to an approved Development Permit.

3.5 Incentives will not be issued to any applicant who is in arrears of any municipal financial obligation.

4. Incentives:

4.1 A grant of up to Fifteen Thousand (\$15,000) Dollars per application shall be made available for the demolition of a current Structure(s) prior to new construction of a Single Detached Dwelling, Duplex or Multi-attached Dwelling within a residential district as identified in the Village of Innisfree Land Use Bylaw.

4.2 Proof of payment for the demolition is required to be submitted to the Village of Innisfree and should the cost of demolition be less than Fifteen Thousand (\$15,000) Dollars, the amount of the grant shall be equal to the amount paid.

4.3 A Municipal Property Tax Exemption, per the following schedule, shall be assigned to the corresponding property tax account of a property that demonstrates a minimum \$75,000 incremental increase in property assessment upon completion of construction, (approved under a Village of Innisfree Development Permit, and all Provincially required permits,) of a Single Detached Dwelling, Duplex or Multi-attached Dwelling upon an Infill lot within a residential district as identified in the Village of Innisfree Land Use Bylaw:

- 4.3.1 First Year – 75% of Municipal Property Taxes Only
- 4.3.2 Second Year – 50% of Municipal Property Taxes Only
- 4.3.3 Third Year – 25% of Municipal Property Taxes Only
- 4.3.4 Fourth Year – 10% of Municipal Property Taxes Only
- 4.3.5 Fifth Year - - No further incentives apply.

4.4 The property tax exemption shall only apply to the municipal portion of taxes. Provincial Education Levy and Senior Lodge requisitions are excluded from any reduction in taxes.



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5. Program Criteria:

- 5.1 Applications shall be for residentially zoned properties only.
- 5.2 All applications are subject to the availability of funding as determined by the Village of Innisfree Council and will be considered on a first come, first served basis.
- 5.3 Applications for an incentive will only be accepted if submitted by the legal owner of the property.
- 5.4 Municipal Development and Alberta Safety Code Council Permits must be applied for and approved, if relevant to the work, and all regulations complied with.
- 5.5 Work initiated prior to an application shall not be eligible for an incentive.
- 5.6 Work must be completed within one year of application approval and if not, the Village of Innisfree shall cancel the incentive.
- 5.7 Incentives are not transferrable to other properties or Owners.
- 5.8 Should any criteria in this policy not be adhered to, the Village of Innisfree shall cancel the incentive.
- 5.9 The Village of Innisfree reserves the right to discontinue this program at any time.
- 5.10 The Village reserves the right to refuse any application and only applications that meet the program's purpose shall be considered.
- 5.11 Incentives for demolition shall come from Unrestricted Reserves and are to be released upon a resolution of Council once a final inspection is completed and submitted to the Village.
- 5.12 Incentives for Municipal Tax Exemptions shall come from the annual budget, upon Council endorsement of the same once an Occupancy Permit has been submitted.

6. Applications:

- 6.0 Applications shall include:
 - 6.0.1 Completed application form.
 - 6.0.2 Photographs of any structures to be demolished.
 - 6.0.3 Approved Municipal Demolition Development Permit and Alberta Safety Code Council Permits (if applicable.)
 - 6.0.4 Approved Municipal Development and Alberta Safety Code Council Permits.
- 6.1 Applications may be submitted at any time until the program is fully subscribed or suspended.