



TOWN OF SEDGEWICK

RESIDENTIAL INFILL INCENTIVE POLICY

POLICY # 22-17

APPROVAL DATE: *March 17, 2022*
RESOLUTION NUMBER: *2022-55*

1. Policy Statement

As communities age they can develop a tired look which can limit future opportunities. 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.

2. Policy Purpose

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.

3. Definitions

- 3.1. "Demolition" means the removal or partial removal of a building structure, requiring a Demolition permit.
- 3.2. "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.
- 3.3. "In-fill" means development in a mature or previously built-up area of the Town occurring on vacant or underdeveloped lands that is aside existing development and which makes use of established municipal infrastructure.
- 3.4. "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.

4. Eligibility

- 4.1. The Residential Infill Incentive Program is open to any owner of lands zoned within the Land Use Bylaw as R1A (Residential Single Detached District), R1 (Residential General District), R2 (Residential Multi-Family District), R3 (Residential Sectional

Home Subdivision District), or R4 (Residential Low Density District) that exists in a mature neighbourhood as identified in Schedule 'A'.

- 4.2. Lots in the 54th Avenue subdivision are not eligible for this program.
- 4.3. Eligible development includes:
 - 4.3.1. Demolition of existing Structures on Infill lands.
 - 4.3.2. Development of a Dwelling that meets the criteria of the associated residentially-zoned district in the Town of Sedgewick as per the Land Use Bylaw.
- 4.4. The new assessment total of the entire property must be increased by a minimum of \$200,000 in order to receive an incentive.
- 4.5. Incentives will not be issued to any applicant who is in arrears of any municipal financial obligation.

5. Incentive

- 5.1. A grant of up to Fifteen Thousand (\$15,000.00) Dollars per application shall be made available for the demolition of a current Structure(s) prior to new construction or reconstruction of a Single Detached Dwelling, Duplex or Multi-Attached Dwelling within a residential district as identified in the Land Use Bylaw.
- 5.2. Proof of payment for the cost of demolition is required to be submitted to the Town of Sedgewick and should the cost of demolition be less than Fifteen Thousand (\$15,000.00) Dollars, the amount of the grant shall be equal to the amount paid.
- 5.3. A municipal property tax exemption of Ten Thousand (\$10,000) Dollars shall be assigned to the corresponding property tax account of a property that demonstrates a minimum \$200,000 incremental increase in property assessment upon the completion of new construction of a Single Detached Dwelling, Duplex or Multi-Attached Dwelling upon an In-fill lot within a residential district as identified in the Land Use Bylaw.
- 5.4. The property tax exemption shall only apply to the municipal portion of taxes. Provincial school and senior lodge property requisitions are excluded from any reduction in taxes.

6. Program Criteria

- 6.1. Applications shall be for a single residential property.
- 6.2. All applications are subject to availability of funding as determined by Town of Sedgewick Council and will be considered on a first-come, first-served basis.
- 6.3. Applications will only be accepted if submitted by the legal owner of the property.
- 6.4. Development permits must be applied for and approved if relevant to the work and all regulations complied with.
- 6.5. Work initiated prior to an application being approved shall not be eligible for an incentive.
- 6.6. Work must be completed within one year of application approval and if not the Town of Sedgewick may cancel the incentive.
- 6.7. Incentives are not transferrable to other properties or owners.
- 6.8. Should any criteria in this policy not be adhered to, the Town of Sedgewick shall cancel the incentive.
- 6.9. The Town of Sedgewick reserves the right to discontinue this program at any time.
- 6.10. The Town of Sedgewick reserves the right to refuse any application and only applications that meet the program's purpose shall be considered.
- 6.11. Incentives shall come from unrestricted reserves and are to be released upon a resolution of Council once an occupancy permit has been submitted.

7. Applications

- 7.1. Applications shall include:
 - 7.1.1. Completed application form
 - 7.1.2. Photographs of any Structure to be demolished
 - 7.1.3. Approved demolition permit (if applicable)
 - 7.1.4. Approved development permit
- 7.2. Applications may be submitted at any time until the program is fully subscribed or discontinued.

8. Revision/Review History

TOWN OF SEDGEWICK

March 17, 2022
DATE


MAYOR

March 17, 2022
DATE


CHIEF ADMINISTRATIVE OFFICER

