



RESIDENTIAL DEVELOPMENT INCENTIVE POLICY

P14-2014

RESIDENTIAL DEVELOPMENT INCENTIVE POLICY

1. Objective

The objective of this program is to promote sustainable residential development within the Village de Memramcook. The two winning strategies are (1) residential development on existing lots and (2) the creation of new lots and residential developments contributing to the sustainability of the municipality.

2. Definition

"Developer" means a person or an entity who builds a new street to subdivide a piece of land into a lot or lots of land with the aim of selling lots for residential purposes.

3. Incentive Categories and Deadlines

- a) For a subdivision, either the developer or the individual is eligible to receive a \$1,000 incentive for each new registered lot of land. This incentive does not apply to lots on which a house is already located or to land already forming part of a subsequent allotment on which an incentive has already been applied.

Deadline to apply: no later than 180 days following the land registration date obtained at Service N.B. Proof of registration must accompany the application.

- b) For a subdivision where there is construction of a street or a new street section and where installation costs of the water pipeline are assumed by the developer, the developer is eligible to receive an incentive of \$1,000 for each connection for each new home he or she builds on that street.

Deadline to apply: no later than 180 days following the date of connection to the public water system.

- c) For a subdivision where there is construction of a street or a new street section and where installation costs of the sanitary sewer are assumed by the developer, the developer is eligible to receive an incentive of \$1,000 for each connection for each new home he or she builds on that street.

Deadline to apply: no later than 180 days following the date of connection to the sewer system.

- d) When an owner builds a new home, he or she is eligible to receive the following incentive according to the type of dwelling built :
- i) single family home and mini-home valued at \$100,000 or more : \$1,500
 - ii) semi-detached home: \$1,000 per unit
 - iii) townhouse of 3 units or more: \$1,000 per unit
 - iv) multifamily home (apartment): \$500 per unit

Deadline to apply: no later than 180 days following the Regional Service Commission 7 (RSC7) final inspection date.

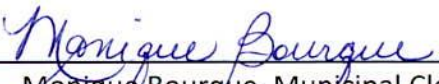
4. **Application Process**

The Village de Memramcook will study the incentive requests and associated application forms (Appendix A) which meet established deadlines identified in article 3 of this policy. Refunds are made within 45 days of receipt of the application.

5. **Entry Into Force**

This policy replaces all other policies related to residential development incentives within the municipality and comes into force on July 1, 2014.

Date of adoption by Municipal Council: July 14, 2014
Reference: P14-07-121


Monique Bourque
Monique Bourque, Municipal Clerk

**APPENDIX A
RESIDENTIAL DEVELOPMENT INCENTIVE PROGRAM APPLICATION FORM**

Name of individual(s) or of developer: _____

Name of subdivision: _____

Mailing address: _____

Street number of the property: _____

Property PID: _____

Telephone: _____ Email: _____

The request is for which incentive?

- Subdivision (include proof of registration of the land)
- Subdivision with street and water pipeline
- Subdivision with street and sanitary sewer pipeline
- Completed residential construction (include proof of property ownership)

SIGNATURE(S): _____

DATE: _____

SECTION TO BE COMPLETED BY ADMINISTRATION

Approved by:

Chief Administrative Officer

Date

Director of Finances

Date

Amount Disbursed: _____