TOWN OF NIVERVILLE-DEVELOPMENT

POLICY NO. D2-17:	**Demolition Grant**	
EFFECTIVE DATE:	**June 20, 2017**	**RESOLUTION# 208-17**
REVISION DATE:	**December 17, 2019**	**RESOLUTION# 367-19**

Background: The Town of Niverville (the "Town") recognizes the vital role infill development plays in refreshing and keeping the Town vibrant, through the redevelopment of aged residences. To enhance the availability of high-density multi-family housing, the Town will provide an incentive grant to encourage property owners and developers to partner with the Town in increasing density on multi-family residential zoned properties. To encourage the development of Commercial Main Street properties by removal of residential residences and development of new commercial buildings along Main Street between the CPR tracks and 5th Avenue, the Town will provide an incentive grant to remove the aged existing residences and replace them with a commercial building.

The Demolition Grant (DG) will offer a $10,000 one-time per lot incentive to property owners and developers whose property is in a Residential High Density Zone (RHD) and has entered into a Development Agreement or an existing residential property in the CMS Commercial Main Street Zone, on Main Street between the CPR tracks and 5th Avenue. The purpose of the grant is to reduce the financial burden on owner(s) to remove existing buildings and prepare the site for construction. The property on which demolition occurs must see the building density increase to a minimum of four residential units per lot or construction of a commercial building (Main Street).

Terms & Conditions:

1. DG eligibility up to a maximum of 5 properties in a given year for all RHD development and Commercial re-development of existing residential properties in the CMS Commercial Main Street Zone on Main Street between the CPR tracks and 5th Avenue in the Town;

2. Grant is payable to the registered property owner at the time of demolition;

3. Property owner must have an executed (signed by owner and Town) a Development Agreement prior to demolition of existing buildings;

4. Property owner must have obtained from the Town a demolition permit, prior to demolition, and a new Building Construction permit for the subject property before being eligible for DG;

5. The construction of a new multi-family building or commercial building must be completed and all fees as per terms of the Development Agreement paid within two years of issuance of the building or development permit for the site. Should new building construction completion not occur as per these defined conditions, the DG will be repayable back to the Town. The building permit holder, subject to appeal to Council whose decision will be final and non-appealable, will lose their refundable building permit deposit to be applied to the repayable DG and any outstanding balances will be added to property taxes.

Definitions:

A) *Application process*:
   i)   Applicant enters into negotiations with Town on a Development Agreement
      a.   Applicant must request in writing during negotiations their desire to receive the DG.
   ii)   Applicant provides full drawings to Town for development:
      a.   Approved Development Agreement – applicant moves on to Step iii.
      b.   Failure to reach Development Agreement – applicant moves back to Step i or proceeds without DG.
   iii)   Applicant requests Building or Development Permit & Demolition Permit from Town.
   iv)   Town reviews and rejects/approve permits requested
   v)   IF:
      a.   Approved – Applicant must pay in full the fees associated with Demolition and Building Permit
         i.   Once Approved – owner will receive a letter notifying them of acceptance of DG when picking up permits.
      b.   Denied - Applicant has option to request review by Council; must submit letter to Council within fifteen (15) days of notice of denied application with reasoning for additional consideration.
   vi)   Town processes payment on DG within thirty (30) days of Demolition being completed to satisfaction of Town.