

TOWN OF UNITY

POLICY & PROCEDURE

TITLE: In-fill Residential Incentive Policy

Category: Economic Development

Date: March 13th, 2007

Authority: Administrator

POLICY NO: 3.27

Policy Statement

The Council of the Town of Unity wishes to create a Policy to provide incentives to construct new residential dwellings in established residential and commercial zones for the purpose of Economic Development.

DEFINITIONS

Residential Dwellings- Single-Family dwellings as defined in the Town of Unity Zoning Bylaw.

In-fill- A lot within the Town of Unity where residential developments have occurred in the past or on which a residential dwelling current exists.

Established Residential/Commercial Zones- Subdivisions within the Town of Unity that have been established prior to 1986, specifically excluding those subdivisions commonly known as Mytrash, Leeson Road, and Dickson Subdivisions, and those zoned as UR.

POLICY

1. That the Town of Unity exempt from taxation all improvements made to a vacant infill lot, in or after the year 2007, for the purpose of constructing a new residential dwelling in an established residential/commercial zone of the Town of Unity for a period of 1 years in addition to the year in which construction commenced.

2. In the event that demolition of an existing residence occurs in or after the year 2007 to allow new improvements on an infill lot, that the Town of Unity exempt from taxation all improvements made to that infill lot, in or after the year 2007, for the purpose of constructing a new residential dwelling in an established residential/commercial zone of the Town of Unity for a period of 2 years in addition to the year in which construction commenced.
3. The moving of an existing residential dwelling to an in-fill lot in an established residential/commercial zone shall also be eligible for this Policy provided that dwelling has not prior existed within the Town of Unity limits and that an Application for Moving Permit has been completed and approved.
4. These exemptions shall be passed by bylaw and be for Economic Development purposes, for example to ensure sufficient labour force exists within the Town of Unity and to revitalize established residential/commercial zones.
5. Exemptions shall only be applied against the development in question
6. The Council of The Town of Unity shall encourage the School Division(s) to participate in this Policy.
7. Before exemptions are applied against a property an Application For Development Permit, along with an Application For Building Permit and any other related application(s) and/or documentation shall be completed and approved.
8. The Town Administrator and Director of Economic Development shall administer this policy.