

DEVELOPMENT INCENTIVE GRANT Land Policy L.3

Council wishes to encourage owners of residential and commercial lands to invest in improvements which will increase the assessed value of the property, and for residential lands, increase the inventory of housing options available. Preference is given to multi-family dwellings such as duplexes, apartments and row houses.

To encourage this, Council has established a grant to encourage construction.

Incentive details:

The grant is equal to 5% of the increase in assessed value, up to a maximum payout of \$5,000 for residential developments, and \$20,000 for commercial. The value is assessed when construction is complete, and is based upon the land and the improvements made at that time.

The grant funds are paid to the property owner in three (3) equal payments, paid annually. These payments are distributed around the end of January each year.

Eligibility:

- The land owner cannot have any outstanding or overdue debts to the Municipality. For example, taxes, utilities or any other accounts, must be paid in full and on time.

A residential development must be either

- 'stick-built' on a concrete foundation,
- a modular home on permanent foundations, or
- a manufactured home with a minimum assessed value of \$50,000, placed on a permanent foundation.

A commercial development must be 'stick-built', constructed on a concrete foundation, and assessed at a minimum of \$50,000 when completed.

Municipal District of Opportunity No. 17

<http://www.mdopportunity.ab.ca>

Municipal Offices:

Wabasca:

780Box 60, Wabasca AB, T0G 2K0

ph: 1-780-891-4283

Red Earth Creek:

Box 50, Red earth Creek, AB, T0G 1X0

Ph: 1-780-649-3427

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Calling Lake:

Box 22, Calling Lake, AB, T0G 0K0

Ph: 1-780-331-3860

Fax: 1-780-331-3950

LEASING OF LAND

Land Policy L.6

Every application shall be accompanied by a non-refundable \$150.00 application fee.

Lease rates for commercial, industrial, recreational or agricultural leases are 12% of the appraised market value, or as negotiated, whichever is greater. Rates are paid annually.

Grazing leases are charged at an annual rate of \$30 per acre, to a maximum of \$450 per year. The terms on grazing leases do not exceed 3 years.

Haying permits for seasonal hay removal on MD owned land may be issued on a first-come-first served basis in March of each year.

Provided by:

Lands, Planning and Development Department.



Land Policies & Incentive Programs

LAND DEVELOPMENT AND SALE POLICY

Land Policy L.1

The Municipality will determine the location and design of residential Raw Land within the hamlets.

The municipality may sell raw land for commercial or industrial private developments under the following conditions:

- The Municipality has no plans for developing or otherwise using the raw land.
- The proposed development must conform to the requirements of the Municipality's Land Use Bylaw.
- The proposed Development must conform to the Engineering Design Standards adopted by the Municipality.
- The Purchaser shall ensure that the appropriate quality assurance testing has been completed and the reports are provided to the Municipality.
- The Purchaser is responsible for the cost of all services including water, sewer, roads, power, natural gas, sanitary lines and storm sewer, access to the property and for any other costs associated with the sale, subdivision and development of the property.
- Where the Purchaser constructs utilities or other services which benefit parts of the Municipality not included in the development, Council may approve a cost-sharing arrangement.
- The Purchaser will be required to enter into a Development Agreement and provide a security deposit to guarantee the completion of the subdivision equal to 100% of the total construction costs including road access, and water and sanitary laterals where applicable and necessary.

Applications for Raw Land must be accompanied by a \$150.00 application fee, which is non-refundable.

If subdivision is required, it must be completed within six (6) months from the date which Council approved to sell the land.

The MD sells land at fair market value.

Purchasers of either Raw Land or Developed Land must enter into a 'Purchase Agreement', which includes the requirement to complete the Development within **one (1) year** after title has been transferred. Also, in the event that development is not completed within the one year time frame, the Municipality may reacquire the lands and title for 80% of the original purchase price paid.

Anyone making an offer to purchase Municipally developed Land is required to put a minimum down payment of 10% of the purchase price and the land shall be held a maximum of 21 banking days subject to successful financing.

Purchasers who rescind their land application after the Purchase Agreements have been signed, the municipality may reacquire the lands and title for 80% of the original purchase price pursuant to the Option to purchase.

LAND DEVELOPMENT GRANT PROGRAM

Land Policy L.7

Council wishes to encourage the subdivision, servicing, and improvement of Raw and Vacant Land in the MD, and increase the number of lots available for residential, commercial and industrial uses.

The grant is a one time payment of 100% of the increase in taxation as a result of improvements made to the raw land.

To be eligible, the applicant must propose to subdivide Raw or Vacant land to create at least five (5) new serviced and buildable lots.

Applications are made upon signing a development agreement with the MD. Applications are reviewed & approved by Council.

The program is limited to one grant application per land development project.

All land development approved under this program must be complete within 3 years of receiving grant approval.

SUBSIDIZED SUBDIVISION GRANT

Land Policy L.2

The purpose of the Subdivision Grant is to promote the subdivision of residential lots into smaller parcels, followed by construction of new residential homes.

The MD will pay on behalf of an individual who requests a lot split the following:

- Road Access / Approach (Value - \$2,500.00)
- Water/Sewer Tie in Services to the development (Value - \$10,000.00)
- Subdivision Applications Fees & Endorsement Fees
- Legal Survey Costs
- Utility Services Right of Way Easements Where required

As part of the agreement the owner will contribute a \$5,000 deposit and if the landowner constructs or places a new residence on the lot, which has a minimum assessed value of \$50,000 and is secured on permanent foundation, within 2 years of registration of subdivision the \$5,000.00 deposit will be refunded to the landowner.

Priority shall be given to single lot splits and, subject to budget availability, multiple lot splits may be eligible. However, the \$5,000 deposit must be made for each additional lot. These newly created Lots must be developed for residential purposes. The number of applicants approved per year will be considered based on budget. Applicants may not be considered until following budget year.

Approval / Selection Process:

- First come, first served basis
- The applicant must construct, or locate a residence on the newly created parcel within two (2) years of registration of the subdivision.
- The minimum size of the newly subdivided lot must meet the Land Use Bylaw requirements

Where the lot is vacant, the MD will supply 1 set of services for one (1) \$5,000.00 deposit. However the land owner must construct within two years in order for the \$5,000.00 to be refunded.