

TOWN OF STETTLER

Prepared by: Economic Development Committee Number: XVI-4(b)

Adopted by: Town of Stettler Council Original Policy: 1995 07 04

Previous Policy: 1998 12 15

Current Policy: 2025 08 05

Title: Economic Incentive Policy for Residential Development

Purpose: To establish an Incentive Program to encourage new development of Single-Family Dwellings, Multi-Unit Dwellings, Apartments, etc. within the Town of Stettler Land Use Bylaw Residential Districts. This incentive will assist in filling the need in our community as established by the 2024 Town of Stettler Housing Needs Assessment.

Definitions:

"Apartment" as defined in the Town of Stettler Land Use Bylaw in effect.

"CAO" means the Chief Administrative Officer of the Town of Stettler.

"Council" means the Council of the Town of Stettler;

"Development Permit" means a permit issued pursuant to the Town's Land Use Bylaw.

"Land Use Bylaw" the Land Use Bylaw in effect for the Town of Stettler.

“Multi-Unit Dwelling” multi-unit dwellings listed in residential districts as per the Land Use Bylaw in effect for the Town of Stettler

"Owner" means the person or organization listed on the land title as a registered owner.

"Project Completion" means the satisfactory completion of applicable development permit conditions to the satisfaction of the CAO or designate, the closed safety codes permits for all disciplines (building, electrical, plumbing and gas), building occupancy granted, development agreement compliance and no outstanding damage to Town lands or infrastructure.

"Purpose-Built Rentals" means residential building with 4 or more separate rental units as defined in the Land Use Bylaw, including but limited to fourplex and apartment.

"Safety Codes Permit" means a permit issued pursuant to the Safety Codes Act for building, fire, electrical, plumbing or heating/gas works.

"Single Family Dwelling" as defined in the Town of Stettler Land Use Bylaw in effect.

"Street" means any thoroughfare, highway, road, trail, avenue, viaduct, lane, alley, square, bridge, causeway, trestle, walkway, or other similar feature, which are lands administered by the Town, any part of which the public is entitled or permitted to use.

"Town" means the Town of Stettler.

"Town Owned Lot" means any land owned by the Town for which a legal title has been issued in accordance with the Land Titles Act intended for sale on the open market and does not include Public Use Land.

Responsibilities:

- 1) The Chief Administrative Officer, or designate, is responsible for ensuring that this policy is implemented, monitored, and evaluated.
- 2) The Chief Administrative Officer or designate shall approve all applications.

Application Process:

- 3) Program grants will be awarded to successful applicants only. In conjunction with a Development Permit application for an eligible development project the applicant will be advised of the program and process to receive grant funds upon completion of their project.
- 4) Applications will be received on the appropriate form with all eligible projects completed after passing of the current policy.
- 5) Eligible project includes a newly constructed or repurposed building development for a single family dwelling, multi-family dwelling or apartment as defined in the Town of Stettler Land Use Bylaw.

- 6) Complete projects are eligible to receive funds as follows:

Project	Funding Amount
Single Family Dwelling	\$3,000.00
Multi-Family Dwelling	\$5,000.00
Apartment (5 or more units)	\$10,000.00

Funds will be disbursed upon confirmation of project completion (The satisfactory completion of applicable development permit conditions to the satisfaction of the CAO or designate, the closed safety codes permits for all disciplines (building, electrical, plumbing and gas), building occupancy granted, development agreement compliance and no outstanding damage to Town lands or infrastructure.

- 7) The property subject to funds shall not be in arrears of any municipal financial obligation.
- 8) Project funding will be awarded on a first come, first served basis (upon confirmation of project completion) until annual budget allocation of funds is exhausted. It is acknowledged that available funding may vary from year to year based on budget approvals and financial considerations.