



## **POLICY & PROCEDURE**

**Title:** 8th Avenue West Residential Lot Incentive and Height Requirements

**Category:** Economic Development

**Date:** June 13th, 2017

**Amended:** October 27, 2020

**Authority:** Unity Town Council

**Policy No.:** 3.39

### **POLICY STATEMENT**

The Council for the Town of Unity wishes to provide an incentive to promote the sale and construction of residential housing in the 8th Avenue West subdivision, as well as provide additional building regulations for a portion of these properties.

### **POLICY OBJECTIVE**

Incent the construction of residential homes.

### **POLICY**

1. For the purpose of this Policy, the 8th Avenue West subdivision shall include Lots 12 to 21 (inclusive) of Block 60 Plan 98MW17437, and Lots 8 to 15 (inclusive) of Block DD Plan 101855314.
2. No assessment shall apply and no property tax shall be levied on properties in the 8th Avenue West subdivision in the initial year that residential construction, occurring after October 27th, 2020, commences and for the subsequent five (5) following years.
3. These exemptions shall be passed by bylaw and be for Economic Development purposes.
4. The Town of Unity shall encourage the school division(s) to participate in this Policy.
5. In the event that the School Division(s) do not participate in this Policy, assessment will not be exempted and a rebate for the municipal portion of the paid property taxes

shall be refunded or applied as future property tax credit to the property owner, for a five (5) year term and only following full payment of property taxes levied each year.

6. Any and all outstanding accounts, including but not limited to building permit fees, business license fees, and landfill disposal fees, must be paid by the property owner or their representative prior to the application of this Policy.

7. A height restriction shall be applied and written into the applicable sales agreements for Lots 20 and 21 of Block 60 Plan 98MW17437, for which the height of the dwelling shall not exceed one storey or more specifically 6.5 m.

8. The Director of Economic Development in conjunction with the Chief Administrative Officer shall administer this Policy.

9. The Town of Unity shall review this Policy annually.