



TOWN POLICY

COUNCIL POLICY:

Urban Renewal Policy

POLICY NUMBER: U-6-1

RESOLUTION NUMBER: 2020-224

ADOPTED: October 27, 2020

SUPERSEDES:

Policy U-6, Policy U-5, Policy C-11

PREPARED BY: Development Officer

DATE: September 8, 2020

UP FOR REVIEW: February 4, 2030

Policy Statement:

It is the policy of the Town to incent new development to improve individual properties, neighborhoods and the community at large. The intent of this amendment is to strive to incent where appropriate while using the resources of the Town (machinery and labour) for its greatest benefit.

The purpose of this policy is to:

Establish guidelines to incent the redevelopment of low assessment properties to be replaced with properties of higher assessment.

1) Categories for Funding Under the Urban Renewal Program.

(a) Single Family Residential

2) This program will cover all types of Single Family Dwellings. New construction is required to replace the existing home; either with the same type as is removed or any other type of Single Family Dwelling as long as the development meets the criteria of the Land Use By-Law that is in effect at the time of development. Please note that if a home is to be moved in and not built on site, only new moved-in buildings qualify for the Urban Renewal Program.

(a) Commercial/Industrial Urban Renewal Program

3) The Urban Renewal Program has been expanded to assist with the development of commercial or residential dwellings in all Commercial and industrial zones. A commercial or industrial structure shall not be replaced by a residential dwelling. All commercial urban renewal will be limited to the services outlined in this policy.

4) Urban Renewal Program Details





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- (a)** To qualify for the Urban Renewal Program, the property must have a condition assessment of the water and sewer lines done by the Town. The Town will look at the age of the lines, the material of the lines and the condition of the lines. If the condition is poor, the Town will replace the sewer and water lines from the main lines to the home owner's property line at no cost to the home owner. The home owner will then be required to replace their lines from the property to the home at their cost. The curb, gutter, sidewalk and pavement that are damaged due to the installation of the new water and sewer services will be replaced by the Town at no cost to the home owner.
- (b)** If needed, and at the Town's discretion, the electrical services will be replaced at no cost as long as it is an overhead connection. However, the home owner can request a quote from the Town and pay for the cost of an underground service.
- (c)** The Town may, at its discretion, help with the removal and replacement of up to 20 feet of curb, gutter, sidewalk, and pavement due to the relocation of the driveway for the new dwelling.
- (d)** All currently approved properties will continue to be eligible under this new policy. The Town Administration will call all approved properties in October of each year to determine who is moving ahead so the Town can budget as closely as possible for the costs in future budgets.
- (e)** In the event that the property is currently vacant (meaning that there is no improvement currently on the property), the property may still qualify for urban renewal if the following conditions are satisfied:

 - The property has existing historical water and sewer connections to the property indicating that there was once an improvement on the property, or there is certain evidence of a previous home / improvement on the property;
 - The property owner has not been the recipient of any funding from the Town or Province for any urban renewal or similar initiative in the past for the property;
 - The property meets all of the conditions of the policy as stated in sections 1 and 2 of this policy.

