

**Policy Title: Residential Housing Affordability
 Rebate**

Policy Objective	To encourage new residential development within the Town of Outlook
Authority	
Supporting Bylaw	Bylaw 08-2023 Zoning Bylaw
Related Policy	TAX 006, PLA 003

OBJECTIVE

The purpose of this policy is to encourage new residential development within established residential zoning areas within the Town of Outlook.

SCOPE

This policy applies to all residential zones within the Town of Outlook.

DEFINITION

- a) “Contractor” means:
 - a. Any party or person providing a corporate or business name registration valid in Saskatchewan; and
 - b. Is licensed by the Town of Outlook as a General Contractor engaged in the construction of houses for the purpose of resale as their primary business activity
 - c. The agent hired to work on behalf of the property owner
- b) “Town” means the Town of Outlook
- c) “Council” means the Council of the Town of Outlook
- d) “Single-Detached” means one-unit dwellings
- e) “Semi-Detached” means two-unit dwellings
- f) “Multi-Unit” means a building divided into multiple units with the intended use of permanent occupancy which does not include, motels or hotels

- g) “Legal Basement Suite” means the development of a legal basement suite within an existing or new single-detached unit
- h) “Utility Line Service Fees” means the establishment of utilities lines running from the main to the new residential development
- i) “Eligible Unit” means one residential unit as defined by the Housing Accelerator Fund (HAF) requirements set forth by Canada Mortgage and Housing Corporation (CMHC)

ELIGIBILITY

In order to be eligible for this incentive the property shall be located in a residential zoning district and shall consist of the following:

1. Must have approved building and/or new development permits following September 1st, 2023 and prior to March 31st, 2026

POLICY GENERAL REGULATIONS

1. Eligible expenses include: building permit fees, new development permit fees, subdivision, change of zoning, demolition permit fees, MuniCode inspection fees and utility line service fees.
2. Contractors developing single-detached residential housing and/or the establishment of a basement suite within an existing dwelling can apply for up to a maximum of \$1500.00 to assist with the eligible expenses. If developing a new single-detached home along with a legal basement suite, contractors can apply for \$1500.00 per eligible unit up to a maximum of \$3000.00 to assist with eligible expenses.
3. Contractors developing semi-detached housing can apply for up to a maximum of \$3000.00 to assist with the eligible expenses. If developing a new semi-detached home along with the addition of legal basement suites, the contractor can apply for \$1500.00 per eligible unit up to a maximum of \$6000.00
4. Contractors developing multi-unit residential housing can apply for up to a maximum of \$6000.00 to assist with the eligible expenses.
5. Contractors must provide receipts of eligible expenses along with the Housing Affordability Fund Incentive application form to be submitted to Development Officer for approval upon substantial completion of new residence.
6. Notwithstanding regulations 1 and 3 of Policy # TAX 006, this development incentive can be used along with Policy # TAX 006 and PLA 004, that is one property may benefit from any one, two or all three of these development incentives at any given time.
7. Town Council reserves the right to make exceptions to this policy by Council resolution on a case-by-case basis.