

**Policy Title: Demolition of Derelict Buildings
Rebate**

Policy Objective	To encourage improved neighborhood aesthetics by removing derelict buildings to protect property values of neighboring properties and public safety.
Authority	
Supporting Bylaw	Bylaw 08-2023
Related Policy	TAX 006 PLA-004

OBJECTIVE

The purpose of this policy is to encourage improved neighborhood aesthetics by removing derelict buildings to support neighborhood revitalization and to protect public safety.

SCOPE

This policy applies to all residential zoning districts in 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; and
- 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) “Derelict buildings” means in very poor condition as a result of disuse, neglect or uninhabitable due to unforeseen circumstances such as a house fire, flood accident, or natural occurring event.
- h) “Eligible Unit” means one residential unit as defined by the Housing Accelerator Fund (HAF) requirements set forth by Canada Mortgage Housing Corporation (CMHC)

ELIGIBILITY

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

1. Be listed on the title of the property AND have secured approval of all relevant permits, including but not limited to, a demolition permit.
2. Have secured approval of a residential building permit for the property that will develop at least one eligible unit

POLICY GENERAL REGULATIONS

1. Eligible expenses include:
 - a) demolition permit
 - b) landfill gate fees for demolition remains being taken to the Outlook Regional Landfill
2. Eligible expenses can qualify for up to a maximum of \$5000.00 per eligible unit developed.
3. Alternative method of load fees may be eligible under special circumstances as approved by the Development Officer.
4. Contractors must provide receipts of eligible expenses to be submitted to the Development Officer upon substantial project completion. Property must be cleared of derelict building and the post demolition remains to be considered as substantial project completion.
5. Notwithstanding regulations 1 and 3 of Policy TAX 006, this development incentive can be used along with policies # TAX 006 and PLA 003, that is one property may benefit from any one, two or all three of these development incentives at any given time.
6. Town Council reserves the right to make exceptions to this policy by Council resolution on a case-by-case basis

Housing Affordability Rebate Application



Date: _____

Business Name: _____

Mailing Address: _____

Email: _____

Phone: _____

Civic Address: _____

Select which development you are completing and requesting grant funds to support: (Check all that may apply)

- Single-Detached Residential Housing Rebate
- Semi-detached Residential Housing Rebate
- Multi-Unit Residential Housing Rebate
- Legal Basement Suite Rebate
- Demolition of Derelict Buildings Rebate

Describe Your Development in Detail: (business/contractor details, project goals, building details)

I understand that if approved, I will need to submit invoices for reimbursement within 90 days after substantial completion of the project.

Property Owner Signature