

**City of Wetaskiwin
Council Policy**

**Residential
Development
Incentive Policy**



Policy Number:	CO-056
Effective On:	May 1, 2025
Approval History:	N/A
Review Frequency:	Every (4) years
Division Responsible:	Community & Protective Services, Economic Development Department
Cross-Reference:	

1. Policy Statement

The purpose of this policy is to stimulate residential development within the City of Wetaskiwin, promote population growth, and enhance economic vitality by offering a \$10,000 financial incentive for each newly constructed home on eligible residential lots.

Over the past year, the City has experienced a 3.6% growth in population, and with ongoing efforts to attract both workforce as well as new commercial and industrial investment. The City recognizes that it is important to see housing development in step with our continued growth to ensure that investors and workforce can both live and work in the community.

The City of Wetaskiwin is committed to encouraging residential growth to meet housing demands and support community development. This incentive program provides financial assistance to property developers and individuals constructing new homes, contributing to the city's economic and social objectives.

2. Definitions

'Chief Administration Officer (CAO)' means the person appointed to the position of Chief Administrative Officer by Council pursuant to the Municipal Government Act or their delegate.

'City' means the municipal corporation of the City of Wetaskiwin.

'Council' means the Mayor and Councilors duly elected pursuant to the provisions of the Local Authorities Election Act.

'Housing' means any dwelling unit suitable for human habitation, including single-family homes, apartments, and other types of residential buildings.

'Home' means a person's primary residence, their dwelling, where they live, and where they have their usual place of residence.

‘Duplex’ means a single residential building housing two separate, independent living units.

‘Fourplex’ means a single residential building containing four separate, self-contained dwelling / living units.

‘Townhome’ means a multi-level, residential attached dwelling, typically sharing one or more walls with a neighboring unit.

3. Standards

3.1 Eligibility Criteria

To qualify for the Residential Lot Development Incentive, applicants must meet the following criteria:

Eligible Properties:

- 3.1.1 The lot must be within the City of Wetaskiwin’s designated residential zones as outlined in the land use bylaw.
- 3.1.2 The lot must have appropriate infrastructure access, including water, sewer, and road connections, or a plan to establish such infrastructure prior to construction.

Construction Requirements:

- 3.1.3 The home (housing) must comply with all municipal building codes and regulations.
- 3.1.4 Construction must commence within 12 months of the incentive approval date.
- 3.1.5 The home must be completed and receive an occupancy permit within timelines set out in the land use bylaw.

Applicant Eligibility:

- 3.1.6 Applicants may include private individuals, developers, or contractors.
- 3.1.7 Applicants must not have any outstanding taxes, fees, or bylaw violations with the City of Wetaskiwin.

Type of Dwelling:

- 3.1.8 Eligible homes include single-family homes, duplexes, fourplexes, and townhomes.

3.2 Incentive Details

Amount:

- 3.2.1 A ten-thousand-dollar (\$10,000) incentive will be provided for eligible residential lots and new housing / home construction per door, up to a fourplex.

Disbursement:

- 3.2.2 The incentive will be disbursed 100% upon issuance of the occupancy permit, confirming project completion.

Funding Availability:

- 3.2.3 The program will operate on a first-come, first-served basis, subject to the availability of municipal funds allocated to the program.
- 3.2.4 Recognizing that this program has a one-year budget approval, approved projects must be completed and have secured an occupancy permit by March 31, 2026.

3.3 Application Process

Submission:

- 3.3.1 Applicants must submit a completed application form, proof of lot ownership, construction plans, and a project timeline to the City's Economic Development Office.

Approval:

- 3.3.2 Applications will be reviewed by the City for compliance with program criteria.

Reporting:

- 3.3.3 Approved applicants must provide progress reports at key milestones to ensure compliance with the program terms.

3.4 Program Review and Evaluation

- 3.4.1 The municipality will conduct an annual review of the program to assess its effectiveness in meeting housing development goals and report to Council

- 3.4.2 Future approvals or adjustments to the incentive amount, eligibility criteria, or program scope may be made based on findings and budget considerations.

*Original has been signed, sealed
& filed with Records Management*

Tyler Gandam, Mayor

Sue Howard, City Manager