



**DEVELOPMENT INCENTIVE  
GRANT PROGRAM APPLICATION**  
**Municipal District of Opportunity No. 17**  
**P.O. Box 60, Wabasca, AB T0G 2K0**  
**Bus. (780) 891-3778 Fax (780) 891- 4283 Toll Free 1-888-891-3778**

Property Owners Name		Date	
Mailing Address			
Hamlet			
Postal Code	Telephone (Business)	(Residence)	
Agent if Applicable.			
<b>PROPERTY LOCATION:</b>			
Registered Plan No.	Block	Lot	Development Permit Number
Tax Roll Number		Title No.	
<hr/> Agent or Landowner		<hr/> Date	
<hr/> Witness		<hr/> Date	
<hr/> Municipal District of Opportunity No.17		<hr/> Date	

## **Development Incentive Grant**

5% of the increase in total assessed value (including land and improvements) resulting from the new residential or commercial development *to a maximum of \$5,000 for residential development and \$20,000 for commercial development* is provided as a grant under the Program. The assessed value is at project completion and is based upon assessment of land and improvements at the time of completion of the development.

The grant is to be provided and paid to the property owner in 3 equal annual installments to be made on or before January 31<sup>st</sup> of each year, commencing on January 31<sup>st</sup> of the year following project completion and final grant approval by the Municipality. Each grant is subject to annual review by Council.

### **To be included with this application**

- A detailed written explanation of the proposed development, with plans/drawings
- Detailed cost estimates and specific identification of the costs for which the applicant may be seeking funding for
- A minimum of three contractor bids or quotes for all work proposed for the project or, in the case of a designated manufactured home, and independent appraisal as to its value (upon request from the Development Authority)
- A copy of an approved Development Permit and/or approved Building Permit for the improvement
- Any additional information the Chief Administrative Officer may reasonably require

### **Terms of Eligibility**

- 1.1. To be eligible for grant approval, the improvement to be constructed or placed on the property must result in an increase of at least \$50,000 in the assessed value of the property, as determined by the Municipality through a post construction/installation assessment.
- 1.2. A residential dwelling to be constructed on the lot must be either:
  - 1.2.1. of stick-built construction on a concrete foundation;
  - 1.2.2. a modular home placed on a permanent(concrete or pilings) foundation; or
  - 1.2.3. a new or used designated manufactured home having a minimum assessed value of \$50,000.00 and be placed on a permanent(concrete or pilings) foundation.
- 1.3. A commercial building must be of stick-build construction on a concrete foundation.
- 1.4. The minimum investment by the applicant for eligible improvements must be at least \$25,000 for each project. The purpose of this threshold is to ensure quality development. The structures that will be developed under the Program will most likely be well above the given threshold.
- 1.5. No work must be performed until approved by the Municipality. Work that has commenced prior to the Municipality's approval is not eligible for a grant through this Program.
- 1.6. The applicant will only be eligible for a grant once the Municipality has received verification that the residential dwelling or commercial building that is the subject of the grant application has been completed to the Municipality's satisfaction.
- 1.7. The Program is limited to one grant application per parcel.
- 1.8. The applicant must be the registered property owner and/or his or her designate.

- 1.9. Applications must be in good standing with the Municipality in order to qualify under this Program. Applicants that have outstanding taxes (including tax arrears), outstanding utilities or any litigation with the Municipality will not qualify for this Program. If any tax or utility payments are missed or received late for the property, the Municipality may terminate any application related to that property.
- 1.10. Government offices and agencies and any organizations exempt from paying property taxes to the Municipality will not qualify for this Program.
- 1.11. All projects approved under this Program must be completed in a timely manner. All projects must be completed within 18 months of the approval by the Municipality. When it can be demonstrated that circumstances clearly beyond the applicant's control prohibit completion within 18 months, the Municipality may, in its discretion, grant a 6 month extension. Failure to complete the project in a timely manner will result in cancellation of the application at the discretion of the Municipality.
- 1.12. Applicants are required to comply with all planning and development regulations, including any relevant policy or statutory plan which applies to the area, the Municipality's Land Use Bylaw and other relevant Bylaws. Applicants will be responsible for securing all required development permits and building permits and all work must comply with all applicable Provincial and Federal legislation.
- 1.13. All contractors must be licensed by the Province of Alberta. All construction contracts will be between the applicant and the contractor.
- 1.14. Final determination of qualification for a grant pursuant to this Program will not be made until the construction is substantially complete and a review has been undertaken by the Development Officer assessing the project against the applicant's previously approved proposal.
- 1.15. The general conditions and requirements of the Program are not necessarily exhaustive and the Municipality reserves the right to include other conditions, considerations and requirements as deemed necessary on a property specific basis. All grants pursuant to this Program are subject to the general conditions and requirements found in the Land Policy (L.3) "Development Incentive Program".

*For more information regarding the Development Incentive Grant Program  
please visit our website at [www.mdopportunity.ab.ca/content/land-policy](http://www.mdopportunity.ab.ca/content/land-policy)*