

By-law No. PD-012: RESPECTING DEVELOPMENT INCENTIVES

The Council of the Municipality of Grand Bay-Westfield under authority vested in it by Section 10 of the *Local Governance Act*, S.N.B. 2017 c.18 and amendments thereto enacts as follows:

SHORT TITLE

1. This by-law may be cited as the Development Incentive Program By-law.

DEFINITIONS

2. In this By-law, unless the context requires otherwise:
 - (a) “Council” means the Council of the Town of Grand Bay-Westfield;
 - (b) “Missing Middle Housing” means ground-oriented housing types that exist between single-detached and mid-rise apartments, including garden suites, secondary suites, duplexes, triplexes, fourplexes, row houses, courtyard housing and apartments;
 - (c) "Municipality" means the Town of Grand Bay-Westfield;
 - (d) “Programs” means the following development incentive programs attached to this By-law:
 - i) Schedule “A”, Residential Development Incentive Program;
 - ii) Schedule “B”, Development Approval and Building Permit Fee Discount Program; and
 - (e) “Senior Housing” means multi-unit housing primarily intended for persons aged fifty-five (55) and older.

DEVELOPMENT INCENTIVE PROGRAMS

3. The Programs are hereby approved.

REVIEW

4. The By-law and the Programs hereunder shall be reviewed by Council in 2026, to be included in budget deliberations held that year for 2027.
5. A review of this By-law and the Programs hereunder shall consider the return on investment including new property assessment growth resulting from projects approved under the Program and whether the program objectives of promoting the development of Missing Middle Housing, Senior Housing within the Municipality

REPEAL, REVOCATION AND TRANSITION

6. All prior development incentive programs approved by the Municipality are hereby repealed and revoked.
7. Notwithstanding section 6, any prior development incentive program approved by the Municipality under which a project remains active, the applicable prior development incentive program shall continue to apply to that project

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READ A FIRST TIME by title this 14th day of November, 2023.

READ A SECOND TIME by title this 14th day of November, 2023.

READ A THIRD TIME by title and ENACTED on this ___ day of _____, 2024.

This By-law comes into force on the date of final passing thereof.

SIGNED AND APPROVED this ### day of , 2024.

John Enns-Wind
CAO / Clerk

Seal

Brittany Merrifield
Mayor

DRAFT