

A Community in Transition

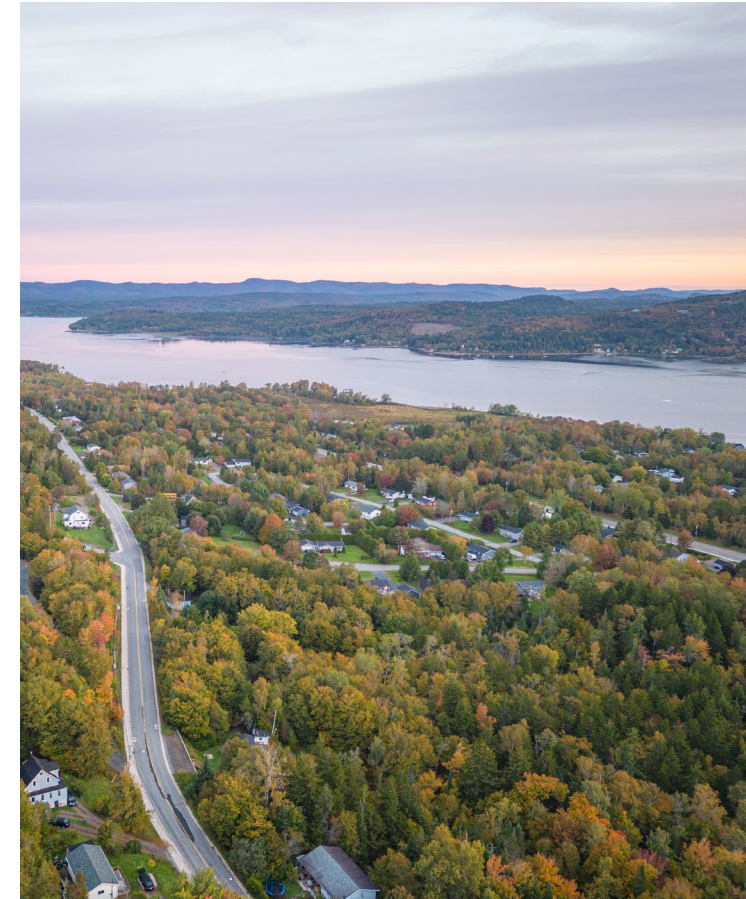
**Experiencing the growth pressures of the
Greater Saint John Region**

4% increase in its households in 5 years

20% increase in its young workforce

22% increase in its aging population

5% increase in one-person households



Open for Business

Promoting high-density development

Allow increased housing density

Managing climate risks

Promoting infill developments

Flexible parking requirements

Clear development and service charges



Open for Business

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Waiving public hearings on affordable housing projects

Encouraging accessory dwelling units

Updates to subdivision guidelines

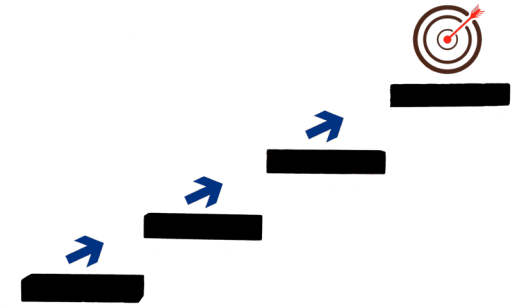
Streamlined development approvals



EIA Grants

Environmental Reviews:

- **Grants up to \$35,000**
- **May be necessary for some developments**
- **Advocating for quicker approval times**



Current Initiatives

Development Incentive Program

Economic Development Plan

Housing Accelerator Fund (HAF)


Recreation Hub

Lonewater Farm

Seniors Housing



Development Incentive Program

Up-front Capital Cost Grant		Post Completion Incentive Grant	Waiver of all
Both if 24+ units			Development Fees
Aimed to reduce barriers to construction	Tied to number of units created	Building Permit Fees	
Up to \$35,000 for Capital costs	Payments for up to 5 years		

Incentive Program Example

48 units (2+ bedrooms)

Category	Amount
Waived Fees	\$ 39,000
Capital Costs	\$ 35,000
Post completion (\$40K x 5 years)	\$ 200,000
Total	\$ 274,000



Program Eligibility

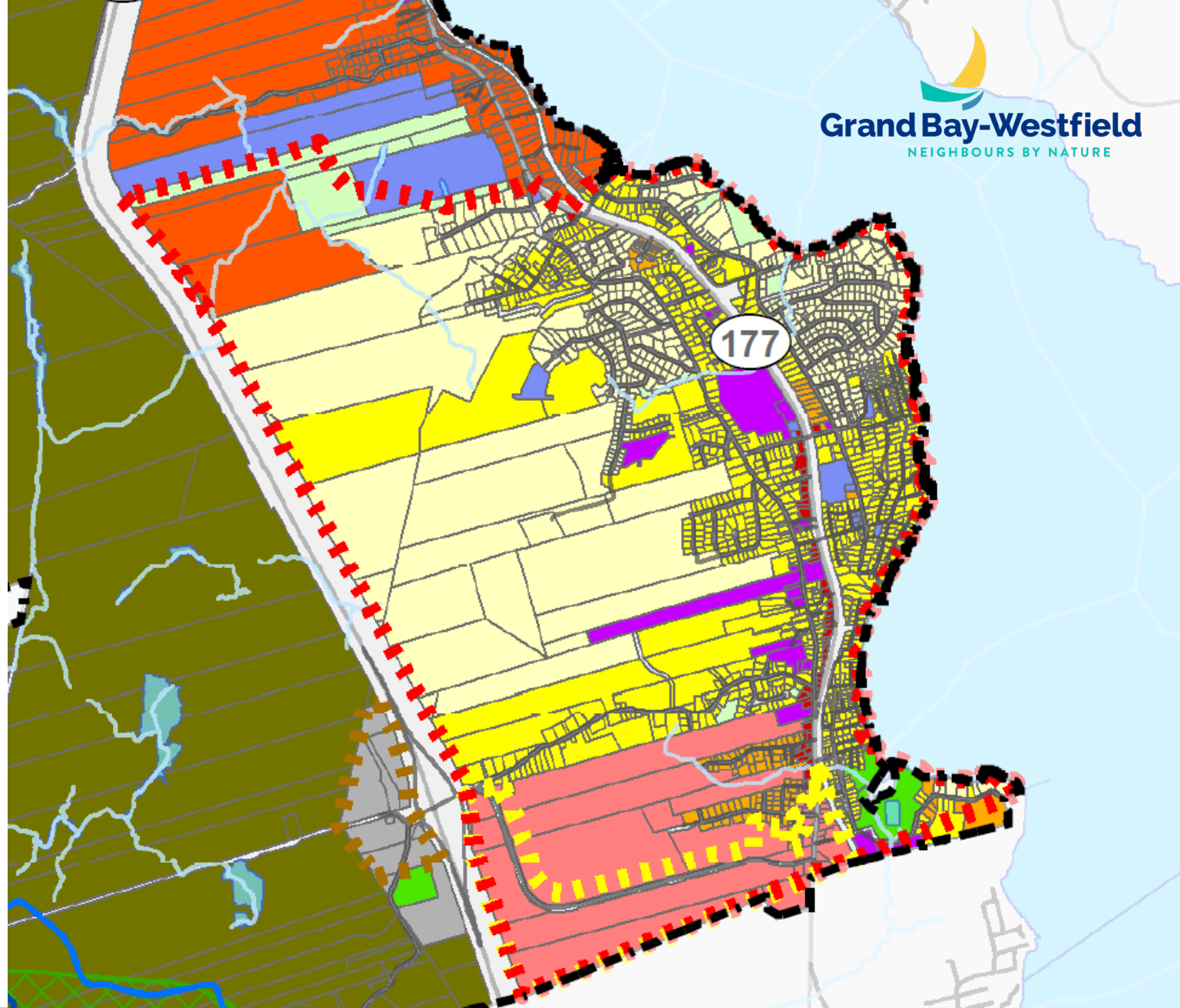
**One or both of two (2) types of housing:
missing-middle or seniors;**

**Located in the Residential Stable
Intensification Area;**

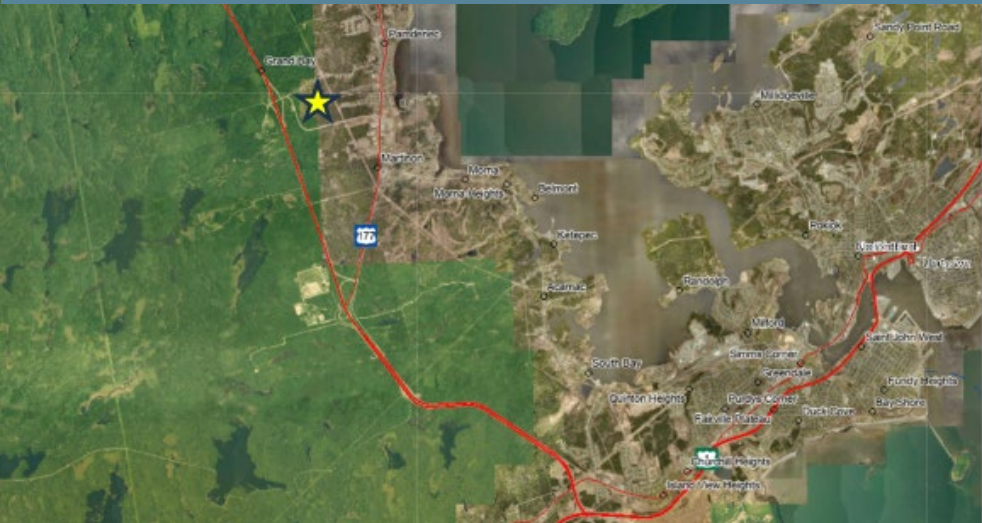
**A minimum of six (6) living units of at least
two (2) bedrooms for missing-middle; or a
minimum of 12 independent seniors living
units.**



Residential Stable Intensification Area



Site Location



Site Opportunity



PID

00220210

SIZE

78 Acres +/-

Owner

Actively Listed by
Bill Fairbairn

Concept Rendering



Site Location



Site Opportunity



PID

00221176

SIZE

21 Acres +/-

Owner

Actively Listed by
Bill Fairbairn

Concept Rendering



Site Location



Site Opportunity



PID

00221176

SIZE

21 Acres +/-

Owner

Actively Listed by
Bill Fairbairn

Concept Rendering



Site Location



PID

00466672

SIZE

29 Acres +/-

Owner

JD Irving Ltd.

Site Opportunity



Site Opportunity





PID
00221176

SIZE
App. 1 Acre

Owner
Town of Grand Bay

