

# Where Development Meets Opportunity

Unlock Grand Bay-Westfield's Potential

Welcome to Grand Bay-Westfield, where more than 235 hectares (580 acres) of prime land is available for your residential and commercial projects.

Located just 15 minutes from Uptown Saint John and well-connected to major transport routes and diverse transit options, our town is cultivating a dynamic and profitable environment for developers. Enjoy streamlined approvals, landowner collaboration, and substantial local and federal incentives when you come here.

## EXCLUSIVE DEVELOPER INCENTIVES

For eligible developments, Town incentives include:

- **Frontage Fees Waived:**  
Expect cost savings thanks to the suspension of frontage fees.
- **Zero Permitting Costs:**  
Developers can move forward without upfront permitting fees.
- **Fast-Tracked Approvals:**  
Our streamlined approval process speeds up development.

- **Site Preparation Grants:**  
Up to  
**\$35,000**
- **Annual Incentives:**  
Up to  
**\$40,000**  
in direct yearly rebates for approved projects for five years.

Federal incentives include:

- **Accelerated Amortization:**  
**10%** for purpose-built rental projects.
- **GST Elimination:** On new rental apartment projects.





# Grand Bay-Westfield

NEIGHBOURS BY NATURE

## SURGING MARKET DEMAND & ECONOMIC GROWTH

Our town and the Greater Saint John area are experiencing strong demand for all housing types, catering to young families, professionals, and downsizing retirees. This diverse market highlights exceptional investment opportunities in a booming housing sector:

- **57% Housing Price Increase:** Single-detached homes now average **\$300,000**.
- **Sold-Out Developments:** All recent projects sold pre-completion.
- **Higher Apartment Rents:** Prices for apartment rentals have **doubled**.
- **Rapid Population Growth:** The Saint John Region has grown by approximately **3,000** people annually for the past few years and is anticipated to maintain this growth.
- **Vacancy Rate Plunge:** From **7% to 2%** since 2021.

## ZONING FLEXIBILITY FOR DEVELOPERS



**Benefit from our adaptable zoning regulations designed to streamline your projects:**



- **Relaxed parking requirements.**
- **Increased building heights.**
- **Introduction of Flag Lots.**
- **Density flexibility across zones.**
- **Reduced lot widths and areas.**
- **Provisions for mini, tiny, and modular homes.**



## Building Success Together in Grand Bay-Westfield

The Town of Grand Bay-Westfield is always moving forward and is open for business. We've tailored our approach to be business-friendly by offering developer-directed incentives, eliminating frontage fees, and allowing for greater residential density, all while ensuring faster permit processing with less red tape.

**Call us today to chat about your next opportunity: 1-506-738-6400**

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