TITLE:	**RESIDENTIAL INFILL INCENTIVE PROGRAM**
POLICY NUMBER:	2026-006
EFFECTIVE DATE:	March 11, 2026

PURPOSE:

The Residential Infill Incentive Program is designed to incentivize the expeditious redevelopment of infill properties. The program will enhance and benefit established neighbourhoods and the community as a whole through revitalization and economic stimulus.

The program is comprised of a non-repayable grant to offset fees, construction of public infrastructure, levies and costs associated with redevelopment and reconstruction projects.

DEFINITIONS:

"CAO" means the Chief Administrative Officer of the Town of Innisfail;

"Council" means the Council of the Town of Innisfail;

"Development permit" means a permit issued pursuant to the Town's Land Use Bylaw;

"Infill Property" means a property on which one or more residential buildings are allowable under the Land Use Bylaw and which is wholly situated in the 'Eligible Residential Area' outlined in the map attached as Schedule A;

"Land Use Bylaw" means the Land Use Bylaw in effect for the Town of Innisfail;

"Owner" means the person or organization listed on the land certificate as a registered owner;

"Project Completion" means the satisfactory completion of applicable development permit conditions to the satisfaction of the CAO or designate and the closed safety codes permits for all disciplines (building, electrical, plumbing and gas);

"Reconstruction" means a change, alteration or repair to a residential building that qualifies as a 'reconstruction' under the *New Home Buyer Protection Act* (Alberta), and all regulations pursuant thereto, by virtue of at least seventy-five (75) percent of the enclosed square

footage of the residential building above the foundation at completion of the change, alteration or repair is new;

"Redevelopment" means the creation or replacement of a residential building(s) on a property;

"Residential Building" means any development containing one or more dwelling unit as defined in the Land Use Bylaw, including but not limited to secondary suite, detached dwelling, duplex, stacked rowhouse, apartment;

"Safety Codes Permit" means a permit issued pursuant to the Safety Codes Act for building, fire, electrical, plumbing or heating/gas works;

"Street" means any thoroughfare, highway, road, trail, avenue, viaduct, lane, alley, square, bridge, causeway, trestle, walkway, or other similar feature, which are lands administered by the Town, any part of which the public is entitled or permitted to use;

"Town" means the Corporation of the Town of Innisfail;

"Town Owned Lot" means any land owned by the Town for which a certificate of title has been issued in accordance with the *Land Titles Act* intended for sale on the open market and does not include Public Use Land.

RESPONSIBILITIES:

1) The Chief Administrative Officer, or designate, is responsible for ensuring that this policy is implemented, monitored, and evaluated.

2) The Chief Administrative Officer or designate shall approve all applications.

APPLICATION PROCESS:

3) Program grants will be awarded to successful applicants only. In conjunction with a Development Permit application for an eligible redevelopment or reconstruction project the applicant will be advised of the program and process to receive grant funds upon completion of their project.

4) Applications will be received on the appropriate form with all eligible costs identified and appropriate record of expenditure provided. Receipts must indicate the location for which work was conducted. Eligible costs must be incurred between the issuance of related

Development Permit(s) and the date of application.

5) Only one application may be submitted per project, and application must be submitted within 12 months of project completion.

6) Eligible program costs:
   a) Development and Safety Codes permit fees;
   b) Offsite levies;
   c) Preparation of engineering studies, such as grading, drainage or geotechnical reports required to complete the project at the discretion of the CAO;
   d) Hazardous materials survey and abatement;
   e) Installation or replacement of water and wastewater service connections, including excavation and water meter(s);
   f) Construction, repair or replacement of sidewalk or roadways resulting from project permit requirements or service installation.

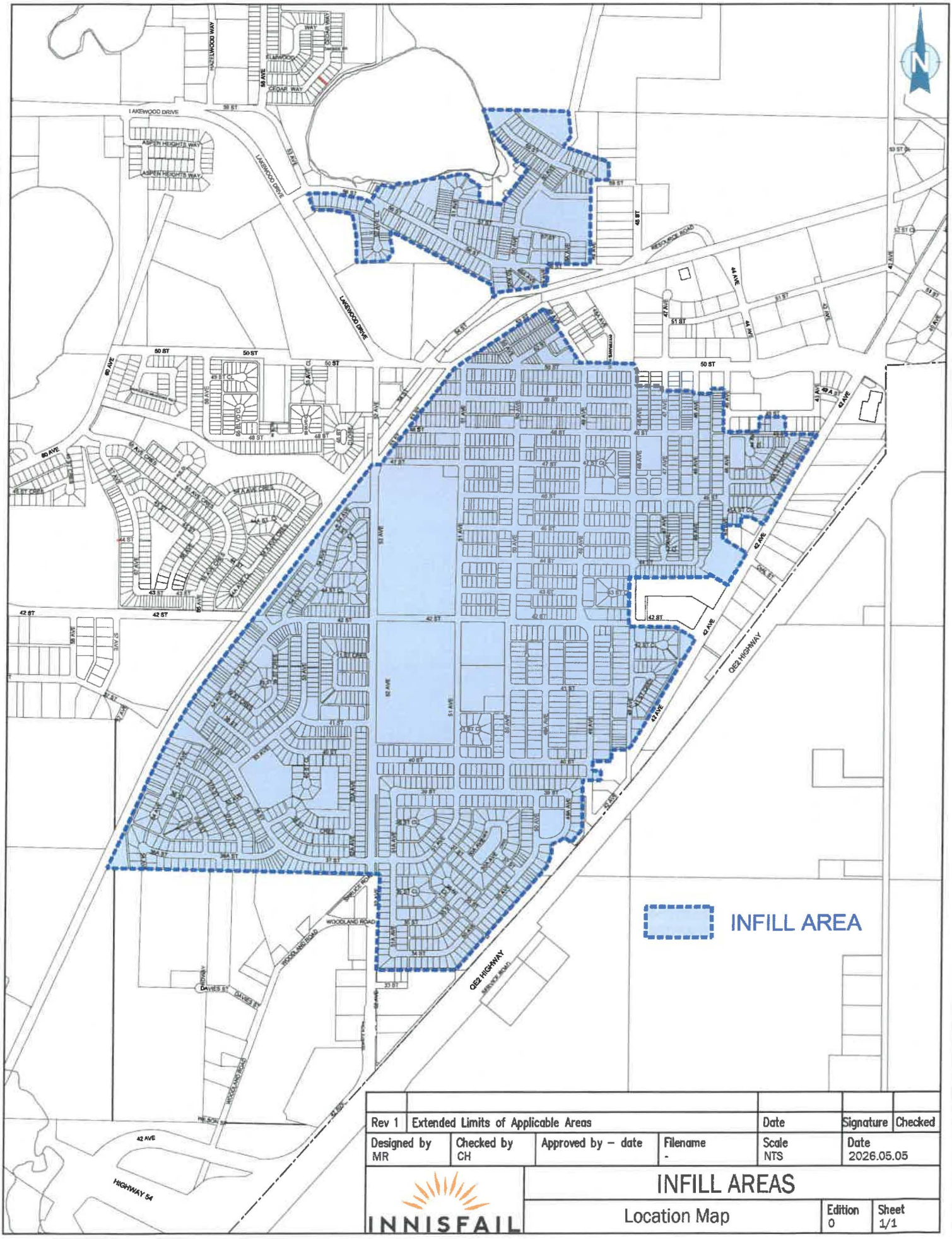
7) A base amount of $10,000 plus $5,000 per additional dwelling unit is eligible to receive funds, to a maximum of $25,000/project (Example a 4 unit development would be eligible for $10,000 plus (3 x $5,000) = $25,000). Proof of payment of costs outside those required by the Town shall be provided upon project completion. Funds will be disbursed upon confirmation of project completion (satisfactory fulfillment of all Development Permit conditions, Building Occupancy granted and there is no outstanding damage to Town lands or infrastructure).

8) The property subject to a grant shall not be in arrears for tax or utility charges payable to the Town.

9) Project funding will be awarded on a first come, first served basis until annual budget allocation of funds is exhausted. Applications will be reviewed in the order in which complete submissions are received.

Mayor

Chief Administrative Officer



Rev 1	Extended Limits of Applicable Areas			Date	Signature / Checked
Designed by MR	Checked by CH	Approved by – date	Filename -	Scale NTS	Date 2026.05.05

INNISFAIL

INFILL AREAS

Location Map

Edition 0

Sheet 1/1