



## Program 5: High-Density Residential Municipal Fees Rebate

### What is the intent of the program?

The purpose of this program is to reduce the financial strain on developers to start the development process, increase housing starts, and encourage building permit applications in the short term. New rental and ownership housing developments that qualify as “high density” are eligible for a grant to help cover the upfront costs of eligible municipal planning fees and payment-in-lieu of parkland fees.

The grant would cover 100% of eligible municipal fees, up to a maximum of \$20,000 per property. The eligible municipal fees covered by the rebate include, minor variances, consents, site plan approval, building/demolition permit, and cash-in-lieu of parkland dedication. However, this rebate does not cover development charges (DCs).

### Are you eligible to apply?

You are eligible to apply for CIP Program 5, if:

Your property is:

- Located anywhere in the urban serviced area of the City of Belleville; and,
- Zoned R3, MX1, or MX2;

You have already received site plan approval;

You have gone through pre-consultation with City staff to discuss requirements for a complete application under this CIP; and,

You are proposing a development that:

- is a new building;
- contains any combination of rental and ownership housing units, including purpose-built rental units;
- Qualifies as “high density”, in accordance with section 3.10 of the Official Plan (By-law 2021-180, or as amended); and,
- Is able to obtain building permit(s) by December 1, 2027 and start construction.



## If your application is approved, how do you get the incentive?

To receive the incentives for CIP Program 5:

The City has received your complete “CIP Program 5” application in writing, at the time of making an application(s) for Building Permit approval; and,

You have entered into an Agreement with the City.

### Additional considerations

- The incentives offered through this CIP program can be enhanced with HAF funding. Refer to CIP **Program 15** (Housing Accelerator Fund Enhancement).
- **Affordable** units are eligible for exemptions from DCs and parkland dedication fees, in accordance with the City’s DC By-law and the *Development Charges Act*. Therefore, these costs are not eligible under this program. For **affordable** rental units, they may be eligible for deferral of DCs as outlined in the *Development Charges Act*.
- The incentives would be applied to eligible municipal fees in the following order of priority: building permit fees; site plan approval fees; and cash-in-lieu of parkland dedication, as determined by the City in accordance with the *Planning Act*. If the combined value of the incurred municipal fees and required parkland dedication fees exceeds the maximum grant amount of \$20,000, the City will require that the remaining parkland dedication fees be given in the form of cash-in-lieu.
- The development does not need to contain **affordable** housing units to be eligible for the High-Density Residential Municipal Fees Rebate.
- As a condition of the rebate, the applicant must enter into an agreement with the City that prohibits the use of new housing units for short-term accommodations (e.g. Airbnb, VRBO, or similar). This agreement will be registered on the title of the property, which makes it legally binding on the original owner and all subsequent purchasers:
  - For **affordable** units, short-term accommodations would be prohibited for a 25-year period, which aligns with the affordability period for projects receiving exemptions under the *Development Charges Act*.
  - For market-rate units the period within which short-term accommodations are prohibited will be at the discretion of the City.
- For condominium developments, the agreement will also require the short-term accommodation prohibition to be embedded within the condominium corporation’s declaration and/or by-laws. A violation of this condition by any unit owner will constitute a default of the agreement, and the City will have the right to seek repayment of the original incentive.



By signing below, the Applicant/Agent confirms review and understanding of the requirements for Program 15: High Density Residential Municipal Fees Rebate.

Applicant/Agent Signature: \_\_\_\_\_

Date: \_\_\_\_\_