



**MUNICIPALITY OF EMERSON-FRANKLIN
BY-LAW NO. 2025-03**

**BEING A BY-LAW OF THE MUNICIPALITY OF EMERSON-FRANKLIN
TO ESTABLISH HOUSING INCENTIVE PROGRAM**

A by-law of the Municipality of Emerson-Franklin to create a Housing Development Incentive Program and implement financial assistance for eligible housing construction projects in the Municipality of Emerson-Franklin.

WHEREAS, Section 261.2 (1) of The Municipal Act authorizes a Council of a municipality to establish by by-law financial assistance programs;

AND WHEREAS, the Council of the Municipality of Emerson-Franklin has deemed it necessary and critical to establish the terms and conditions, eligibility and criteria for a Development Incentive program in support of priority residential construction activities within the Municipality of Emerson-Franklin limits;

NOW THEREFORE BE IT RESOLVED THAT the Municipality of Emerson-Franklin Council in meeting duly assembled, enacts as follows:

1. The Housing Development Incentive Program attached in Schedules A is hereby adopted.
2. The Housing Development Incentive Application form attached in Schedule B is hereby adopted.
3. The By-law shall be known as the Municipality of Emerson-Franklin Housing Development Incentive By-law No. 2025-03.
4. This By-law shall come into force on March 1, 2025.

DONE AND PASSED as a bylaw of the Municipality of Emerson-Franklin in the Province of Manitoba, this 11th day of February, 2025.

A handwritten signature in black ink that reads "Dave Carlson".

Reeve Dave Carlson

A handwritten signature in blue ink that reads "Tracey French".

Chief Administrative Officer Tracey French

READ A FIRST TIME this 20th day of January, 2025.
READ A SECOND TIME this 20th day of January, 2025.
READ A THIRD TIME this 11th day of February, 2025.



**MUNICIPALITY OF EMERSON-FRANKLIN
SCHEDULE "A"
BY-LAW NO. 2025-03**

HOUSING DEVELOPMENT INCENTIVE GRANT

Background

The following will be used as Terms of Reference to calculate the scope and amount of the Housing Development Incentive Grant (the "grant") provided by Emerson-Franklin Council (the "Municipality") to an eligible property titleholder (the "titleholder"). Eligible properties must be located within urban areas including Dominion City and Emerson, as designated in the Municipality's Development Plan and maps as per Schedule

The Housing Development Incentive Grant is intended to encourage new construction of priority residential units. This includes housing types such as single-detached, semi-detached, multiple stacked or side-by-side dwellings, and multi-family units. Although the grant is primarily limited to residential projects, it is also intended to support a range of housing types including the potential for secondary commercial uses.

Project Eligibility

The applicant/titleholder must satisfy one or more of the following criteria to be eligible to apply:

1. The titleholder generates an increase in property value by establishing a minimum of eight (8) new dwelling units.
2. The titleholder generates an increase in property value by establishing a minimum of four (4) new dwelling units.
3. The titleholder generates an increase in property value by establishing a minimum of two (2) new dwelling units.

With respect to developing leased/rental units, only one titleholder to whom the Emerson-Franklin property tax statement is issued can apply for this grant program. While this grant includes freehold titleholders and/or leasehold titleholders, tenants are not eligible. Any arrangements regarding the grant allocation between tenants and landlords will not in any form or manner involve the Municipality.

The grant to the titleholder is calculated only on the municipal portion of the annual taxes due.

The grant program commences effective March 1, 2025, and is not applicable to any infrastructure built or in the process of being constructed prior to this date.

Terms and Conditions

1. The titleholder must submit to the Municipality an application for a building or development permit during the program period.
2. The program supports new dwelling unit creation including: New Building construction, additions, or conversions of existing non-residential to residential within the Urban Areas of Emerson and Dominion City.
3. The grant pertains to:
 - a. The percentage of the annual municipal portion of taxes being levied against the new or existing building value, and
 - b. The number of dwelling units being created or added
4. The grant can commence in either the first full calendar year or added tax year after construction completion.

5. Payment to successful applicants will be made in accordance with:
Table 1: Grant per Dwelling Unit,
Table 2: Property Tax Rebate,
Table 3: Municipal Permit Fee Rebate
6. Property tax rebate cannot exceed more than 100% of the municipal tax portion. The dollar value determined in Year One will form the basis of calculations for future years to provide applicants with exact value over the duration of grant.
7. Grant calculations for the calendar year in which the development/building permit is issued is shown in Table 1, Table 2, and Table 3.
 - a. As outlined under Table 1, the one-time grant per dwelling unit applied to the new housing units being added.
 - b. As outlined under Table 2, the percentage is applied to the municipal tax on the first tax bill and forms the basis for years two through four.
 - c. As outlined under Table 3, the development fees and charges are applied to the cumulative fees associated with the development and building permit application process.

Available Incentives

The financial incentive amount available to eligible applicants is based on the number of new residential dwelling units being proposed.

Incentive Tier 1 – Eight (8) dwelling units or more

- \$25,000 per dwelling unit grant
- Property tax rebate – 80% in year one
- Reduced fees and charges

Incentive Tier 2 – Four (4) dwelling units or more

- \$15,000 per dwelling unit grant
- Property tax rebate – 60% in year one
- Reduced fees and charges

Incentive Tier 3 – Two (2) dwelling units or more

- \$10,000 per dwelling unit grant
- Property tax rebate – 40% in year one
- Reduced fees and charges

Table 1: Grant Per Dwelling Unit - Grant issued upon completion of construction and final building inspection/occupancy permit

Number of Units	Grant Per Dwelling Unit
8+	\$25,000
4-7	\$15,000
2-3	\$10,000

Table 2: Property Tax Rebate- Grants will be paid at the end of the calendar year on a declining scale based on the amount of the grant in Year One. The scale of grant payments is as follows:

Number of Units	Year One	Year Two	Year Three	Year Four
8+	80%	60%	40%	20%
4-7	60%	40%	20%	10%
2-3	40%	20%	10%	0%

Table 3: Municipal Permit Fee Rebate

Municipal Permit and Infrastructure Fees payable upon building permit approval and rebate issued upon completion of construction and final building inspection/occupancy permit:

8+ dwelling units: Rebate of 80% Calculated on Total Development Permit, Building Permit Fees, Zoning Amendment fees and Capital Lot Contribution fees

4 – 7 dwelling units—: Rebate of 60% Calculated on Total Development Permit, Building Permit Fees, Zoning Amendment Fees and Capital Lot Contribution fees

2 – 3 dwelling units – Rebate of 40% Calculated on Total Development Permit, Building Permit Fees, Zoning Amendment Fees and Capital Lot Contribution fees

Application Requirements

1. All eligible applications must result directly from an approved development and or building permit application from the Municipality.
2. All eligible applications must result from a net increase in new residential square footage as determined by a qualified professional.
3. Application to this program must be made at any time before 60 days of the construction start date;
4. All municipal and educational taxes must be paid in full on the subject lands on or before October 31 of the current tax year.

Application Process

1. Applicant makes application for building permit and housing incentive grant application in accordance with provisions of Building By-Law with the Municipality.
2. Application and building permit reviewed by the Municipality.
3. Upon completing its review and subsequently approving the application, the Municipality calculates the total value of the grant.

Definitions

Urban Area: Properties designated as ‘Urban Area’ within the Municipality’s Development Plan Bylaw.

Program Period: Any building or development permit issued after March 1, 2025, for a eligible housing development project may make an application under this grant program to the Municipality subject to funding availability and Municipal approval.

Application Period: The Municipality will accept applications for the next calendar year up to November 30th of the current calendar year. Any applications submitted in the month of December will be approved for the following incentive year due to budget planning requirements for the Municipality. Titleholders must make an application at time of development and or building permit, but the application will only be processed upon a complete review by the Municipality.

Schedule – Application to include documents required, checklist, for review and approval by council or planning committee