

RURAL MUNICIPALITY OF MOUNTAIN



SCHEDULE 'A' TO BY-LAW NO. 03/2023

RESIDENTIAL DEVELOPMENT PROGRAM TERMS AND CONDITIONS

Definitions

Substantially Completed means the completion of the exterior walls & roof, installation of windows and doors, fully enclosed, lockable, and hooked up to municipal water and/or sewer if applicable.

Program Information

All those wishing to apply under this program shall fill out the attached application form and have it submitted to the RM of Mountain Council for review at the time of lot purchase.

The purchaser will be responsible for paying the set reserve bid of the property. Should a person wish to purchase multiple lots, this grant program shall only be eligible for the roll number to which the building will be located.

Upon approval, Council will complete the land transfer to the purchaser. The purchaser will be responsible for all legal transfer fees and any applicable building permit fees. All buildings under this program must conform to the building and development by-laws and Provincial Codes. Persons who fail to complete building permits will not be eligible for this program.

The purchaser will be responsible for completing the building of one residential dwelling unit within two years of the purchase date. The building must be substantially completed on or before the two-year deadline in order to be eligible under this grant program. The building does not have to be a primary residence.

Once the property has been deemed substantially completed, and is assessed by the Provincial Assessor, the municipality will refund the full purchase price of the lot (does not include transfer fees). The minimum assessment must be higher than \$45,000.00 in order to be eligible for the grant. The refund will be issued by way of a cheque to the property owner at the next Council meeting.

The municipality will not add the supplemental assessment by way of a tax bill until January 1 of the following calendar year after substantial completion.



Telephone: (204) 236-4222
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200 Drury Ave., P.O. Box 155
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Eligibility

Any assessable residential building is acceptable under this program as long as it meets the minimum assessment. This includes relocating an existing building or house trailer, from within or outside the municipality. All buildings must meet Provincial Code.

The residential incentive program is not eligible for government departments.

The property and the new building must be classed as 10T by the Manitoba Assessment Branch.

If applicable, the building(s) must be connected to municipal water and/or sewer services.

Any new construction or renovations will be subject to municipal building or development by-laws. Failure to receive applicable permits will result in your application being denied.

Deadline Extensions

Should the purchaser not have the construction completed within the two-year time frame, there will be no grant under this program.

If the purchaser ran into unexpected delays that were beyond their control, and if they gave reasonable efforts to mitigate these delays, they may apply to Council for an extension of the deadline.

The decision of Council shall be final and not subject to further appeal.



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RESIDENTIAL DEVELOPMENT PROGRAM APPLICATION FORM

Applicant's Legal Name:

Address:

Email:

Phone Number:

Property in Question:

Roll Number:

Legal Description:

Reserve Bid:

Description of Proposed Residential Building:

(Please include as much information as possible, including estimated timelines for construction)

I, _____ hereby certify that the above information is true and accurate to the best of my knowledge.

Signature

Date

Please note that in order to be eligible for the incentive program the above-mentioned properties must be classed as 10T (Residential). If they are not already classed as such the RM of Mountain will use this document and your projected start date to inform the Manitoba Assessment Branch to reclassify the parcels as such to ensure your eligibility.



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