



## TOWN OF BELLE-BAIE POLICY

<b>TITLE :</b>	Promoting Infill Development to Increase Density in Existing Communities
<b>Policy Number:</b>	P2025-02
<b>AUTHORIZATION :</b>	Administration and Municipal Council
<b>EFFECTIVE DATE :</b>	January 10, 2025
<b>Amended :</b>	N/A
<b>Replaces :</b>	N/A
<b>APPROVAL :</b>	Municipal Council

### 1. OBJECTIVE

The purpose of the *Policy for Promoting Infill Development to Increase Density in Existing Communities* is to provide the necessary framework to support the Town Council of Belle-Baie in financially assisting the development of higher-density housing opportunities in Belle-Baie. Funding comes from the Housing Accelerator Fund (HAF) of the Canada Mortgage and Housing Corporation (CMHC).

### 2. INITIATIVES

More specifically, the initiative aims to provide financial support to eligible landowners to make new housing available, with a particular focus on affordability, inclusivity, and missing middle housing.

The development of family housing and basement apartments, the redevelopment of vacant apartments, and the conversion of existing non-residential buildings into housing are considered fast housing solutions, not tied to capital incentive projects.

### 3. DEFINITIONS

**Infill Development:** The process of constructing new buildings or units on underused or vacant parcels of land, or converting existing non-residential buildings into housing units, within existing urban areas.

**Housing Unit:** A single housing unit in a building designed to be occupied by one household.

**Owner:** The individual or legal entity holding legal ownership of a property as registered with the relevant authorities.

**Affordable Housing through Non-Profit Partnerships:** Housing units that meet affordability criteria established by CMHC, New Brunswick's Department of Social Development, or that follow provincial affordability guidelines. (See Appendix A)

**CMHC:** Canada Mortgage and Housing Corporation.

### 4. IMPLEMENTATION

#### 4.1 Eligible Activities

- (a) Eligible developments may include new construction and the redevelopment/renovation of vacant apartments to create additional housing through infill development as defined above.
- (b) The proposed development must add at least one new unit to an existing property.
- (c) The development may include multi-family units such as duplexes, triplexes, fourplexes, rowhouses, and apartment buildings.
- (d) Work must begin no later than 6 months after the building permit is issued.

#### 4.2 Process

- (a) An incentive application must be submitted to the Town office after a building permit has been issued for the proposed development.
- (b) After the application is reviewed and a funding decision is made by the relevant authorities, applicants will be informed of the decision and next steps, if applicable.
- (c) Incentives will be awarded on a first-come, first-served basis.

## 4.3 Funding

(a) The incentive amount will be disbursed in two equal payments of 50%:

- First payment: When a building inspector confirms that 50% of the work has been completed.
- Second payment: Upon project completion, if it occurs after February 1 of the year following the issuance of the permit.

(b) Density Grant: The incentive is based on the number of units and calculated as follows for any residential development adding one or more infill category units:

- A base amount of \$6,000 per unit.
- An additional \$2,000 per bedroom.
  - For example, a one-bedroom unit receives  $\$6,000 + \$2,000 = \$8,000$  per unit.
  - A two-bedroom unit receives  $\$6,000 + \$2,000 \times 2 = \$10,000$  per unit, etc.
- To be eligible, the development must include at least 10% affordable units (rounded up to the next whole number).
- For affordable units only, an additional \$5,000 per affordable unit will be granted as an incentive.

Illustrative Example: If a developer submits an application for a 12-unit building, each with two bedrooms, and 2 of those units are classified as affordable, the incentive would be:

- 10 standard units  $\times \$10,000 = \$100,000$
- 2 affordable units  $\times \$15,000 (\$10,000 + \$5,000) = \$30,000$
- Total incentive: \$130,000

## 4.4 Compliance with Affordability Criteria

(a) If applicants have already applied for affordable housing funding under federal (CMHC) or provincial (Department of Social Development) programs, they are automatically eligible or considered grandfathered into the municipal incentive program (for the number of affordable units only).

(b) If applicants do not wish to apply to federal or provincial affordable housing programs, they may still apply to the municipal program and be eligible under the following conditions:

- Sign a developer commitment letter stating they will maintain affordable rent levels.
- Affordability is defined by the provincial affordability level (Appendix A), subject to annual increases that do not exceed the Canadian Consumer Price Index (CPI).

- The applicant may be subject to verification by the municipality or its agents, requiring proof of rent amounts to demonstrate compliance.
  - In case of non-compliance, the municipality reserves the right to reclaim any funds disbursed and may exercise legal options to recover the amounts.
- (c) This grant aims to promote densification while ensuring a significant portion of affordable housing in new residential developments.

## **4.5 General**

- (a) This policy to promote infill development for increased density in existing communities, and the associated disbursements, are first-come, first-served. The Municipality reserves the right to amend the terms of this offer without notice.
- (b) Senior care homes are excluded from this initiative as they are eligible for other federal and provincial subsidy programs.
- (c) Incentives apply only to developments that result in a net increase in the number of housing units in the community. Relocation or replacement of demolished units does not qualify.
- (d) Grant amounts will be available to approved recipients for six months after the eligibility date. If unclaimed within this time frame, the Municipality reserves the right to reallocate the funds to other beneficiaries.
- (e) Incentives under this initiative cannot be combined with other incentives offered by the Town of Belle-Baie under the HAF.

## **5. ADMINISTRATION AND CONTACT**

For any inquiries or assistance regarding this policy and related infill development incentives, please contact:

**Vincent Poirier**  
Growth and Development Manager

Mail : [vincent.poirier@bellebaie.ca](mailto:vincent.poirier@bellebaie.ca)  
Phone number : 506-543-1458

## APPENDIX A

### MEDIAN MARKET RENTS – Affordable Rental Housing Program (ARHP)

Effective May 1, 2024

#### (Chaleur Region)

Rents (for subsidized housing units) should be equal to or lower than market rents for similar housing in the community or region, according to NB Housing criteria. The rent prices shown below are for guidance purposes only. Final decisions regarding rent acceptability are made by NB Housing. The rent prices shown in the 1st table do not include heating/electricity/hot water.

**Note:** *If heating is included in the rent, the following additional amounts must be added to the rates in the 1st table to obtain the market rent rate with heating/electricity included. See the 2nd table below.*

#### Heating Not Included

Municipality	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms
Bathurst/Beresford	\$665	\$755 \$	\$945 \$	\$1075 \$

#### Description of Add-on Costs

Description	1 Bedroom	2 Bedrooms	3 Bedrooms
Heating/electricity/ hot water	+ \$90	+ \$120	+ \$160