



THE VILLAGE OF ST-PIERRE-JOLYS
BY-LAW NO. 2025-10

BEING A BY-LAW OF THE VILLAGE OF ST-PIERRE-JOLYS
TO ESTABLISH HOUSING INCENTIVE PROGRAM

A by-law of the Village of St-Pierre-Jolys to create a Housing Incentive Program and implement financial assistance for eligible housing construction and renovation projects in the Village of St-Pierre-Jolys.

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 Village of St-Pierre-Jolys has deemed it necessary and equitable to establish the terms and conditions, eligibility and criteria for a financial assistance program to support the construction of priority housing within the Village of St-Pierre-Jolys limits;

NOW THEREFORE BE IT RESOLVED THAT the Village of St-Pierre-Jolys Council in meeting duly assembled, enacts as follows:

1. The Housing Incentive Program attached in Schedules A is hereby adopted.
2. The Incentive Area Map is attached hereto as Schedule B and forms part of this By-law.
3. The By-law shall be known as the Village of St-Pierre-Jolys Housing Incentive By-law No. 2025-10.
4. This By-law shall come into force on November 5th, 2025.
5. That By-law No. 2022-9, known as the Development Incentive By-law, and any associated amendments thereto, are hereby repealed.

DONE AND PASSED as a bylaw of the Village of St-Pierre-Jolys in the Province of Manitoba, this 5th of November, 2025.

Raymond Maynard, Mayor

Tina Bubenzer, Chief Administrative Officer

READ A FIRST TIME this 15th day of October 2025.
READ A SECOND TIME this 5th day of November 2025.
READ A THIRD TIME this 5th day of November 2025..

3.3. For eligible projects within the Infill Area, the applicant/titleholder must satisfy the following criteria to be eligible to apply:

3.3.1. The titleholder generates an increase in property value by establishing a **minimum of two (2)** new dwelling units on one (1) or more properties held in common ownership and located adjacent to each other. For the purpose of this section, “adjacent” shall mean properties that share a common boundary line.

3.4. For eligible projects within the Greenfield Area, the applicant/titleholder must satisfy the following criteria to be eligible to apply:

3.4.1. The titleholder generates an increase in property value by establishing a **minimum of eighteen (18)** new dwelling units.

3.5. With respect to developing leased/rental units, only one titleholder to whom the Village of St-Pierre-Jolys 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 Village.

4. General Terms and Conditions

4.1. The titleholder must submit to the Village an application for a building or development permit during the program period.

4.2. Eligible projects will receive the grant only after construction is complete. Payment of the grant shall be contingent upon verification that the change in assessment and corresponding tax adjustment have been applied by the Provincial Assessment Branch.

4.3. Payment to successful applicants will be made in accordance with the tables listed under the following section, Grant Allocations and Reimbursements.

4.4. Applicants must be in good standing with the Village and not be in arrears on taxes, utilities, fees, fines, or other amounts; and shall not have any pending enforcement issues with the Village.

4.5. Council, by means of a resolution or by-law passed during regular Council meeting, reserves the right to suspend or repeal this Housing Incentive Program upon confirmation that all funds allocated to this program through the Housing Accelerator Fund have been fully committed or exhausted. Upon such confirmation, the By-law shall have no further force or effect.

5. Grant Allocations and Reimbursements

5.1. The grant pertains to:

- 5.1.1. The geographic location of the units being created or added.
- 5.1.2. The number of units being created or added,
- 5.1.3. The type of unit being created or added, and
- 5.1.4. The percentage of the annual general municipal portion of taxes being levied against the new or existing building value,

5.2. The total value of the grant awarded per titleholder shall not exceed \$20,000 excluding any Affordability Bonus.

5.3. The maximum amount available under the ‘Affordability Grant’ is \$5,000 per new affordable dwelling unit to a **maximum of eight (8) units or \$40,000 per project**.

- 5.4. The ‘Property Tax Rebate’ cannot exceed more than **60%** of the general at-large 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.
- 5.5.The ‘General Residential Grant’ cannot exceed more than **25%** of the required Development Fees and Charges required for your project.

6. Municipal Property Tax Rebate

- 6.1.The Municipal Property Tax Rebate (the “Tax Rebate”) is to provide a tax reimbursement for new dwelling units within the **Main Street Area** or **Infill Area** as identified under Schedule B.
- 6.2.The subject property receiving the Municipal Property Tax Rebate shall not be eligible for the General Residential Grant incentive provided within this By-law.
- 6.3.The Tax Rebate shall only apply to at-large municipal taxes. Provincial Education Tax Levies are outside the jurisdiction of the Village and are excluded from the Tax Rebate.
- 6.4.Grant calculations will be applied to the total at-large municipal taxes paid for the calendar year in which the increase in property assessment is applied as shown in Table 1.
- 6.5.The Tax Rebate will be paid at the end of the calendar year on a declining scale for the duration of two (2) years.
- 6.6.Eligible projects shall be subject to Section 3: Project Eligibility and Section 4: General Terms and Conditions within this By-law.

Table 1: Municipal At-Large Property Tax Rebate

<u>Dwelling Type</u>	<u>Year One</u>	<u>Year Two</u>
New multi-unit dwellings	60%	40%
New single, row or town home dwellings	40%	20%

7. General Residential Grant

- 7.1.The General Residential Grant (the “General Grant”) is intended to provide a reimbursement in Development Fees and Charges paid for new dwelling units within the **Main Street Area, Infill Area, or Greenfield Area** as identified under Schedule B.
- 7.2.The funding allowed under the General Residential Grant is **25%** of the total Development Fees and Charges as administered under the Capital Contribution Lot Fee By-law 2016-09.
- 7.3.Owners or contractors (with property owner permission) are eligible to apply for the General Grant.
- 7.4.The subject property receiving the General Residential Grant shall not be eligible for the Municipal Property Tax Rebate incentive as provided within this By-law.
- 7.5.The Applicant shall ensure all required municipal permits are in place prior to issuance of the General Residential Grant.
- 7.6.Extensions may be considered and granted where justified, at the discretion of Council.

7.7. Eligible projects shall be subject to Section 3: Project Eligibility and Section 4: General Terms and Conditions within this By-law.

8. Affordability Grant

8.1. The purpose of the Affordability Grant (the “Affordability Bonus”) is to provide a per-unit grant for the new construction of affordable dwelling units within the **Main Street Area** or **Greenfield Area** as identified under Schedule B.

8.2. The maximum funding allowed under the Affordability Grant is \$5,000 per dwelling unit up to a **maximum of eight (8) dwelling units or \$40,000**.

8.3. To be eligible for the Affordability Grant, one of the following criteria must be met:

8.3.1. New dwelling unit must be rented at less than 80% of the median market rent for Manitoba for a minimum of twenty (20) years; or

8.3.2. New dwelling unit must be sold at less than 70% of the median home sale value.

8.4. Owners or contractors (with property owner permission) are eligible to apply for the Grant.

8.5. The Applicant shall ensure all required municipal permits are in place prior to issuance of the Affordability Grant.

8.6. Extensions may be considered and granted where justified, at the discretion of Council.

8.7. Eligible projects shall be subject to Section 3: Project Eligibility and Section 4: General Terms and Conditions within this By-law.

9. Application Requirements and Process

9.1. All eligible applications must result directly from an approved development and or building permit application from the Village.

9.2. All eligible applications must result from a net increase in new residential square footage as determined by a qualified professional.

9.3. All municipal and educational taxes must be paid in full on the subject lands on or before October 31 of the current tax year.

9.4. The application process shall be as follows:

9.4.1. The titleholder is issued a development or building permit in accordance with provisions of the Zoning By-law and Building By-Law of the Village.

9.4.2. The titleholder shall submit a completed Housing Incentive Program application form to the Village of St-Pierre-Jolys for consideration.

9.4.3. Applications must be received within a year (365 days) of the housing construction being commenced.

9.4.4. The Village may require any additional information that, in Council’s discretion, is necessary to consider the eligibility of the application or to confirm ongoing compliance with the eligibility criteria.

- 9.4.5. Council holds the right to evaluate each application and determine the type of incentive issued to eligible projects.
- 9.4.6. The Village will advise applicants in writing if their application has been approved including the calculated total value of the Grant.

Eligible Locations

-  Main Street Area
-  Infill Development Area
-  Greenfield Development Area

