

Town of Grand Falls-Windsor Housing Incentive Program (HIP)

1. Introduction

The Town of Grand Falls-Windsor's Housing Incentive Program (HIP) is designed to promote sustainable growth and increase housing availability within our community. This program offers a financial incentive to encourage homeowners to enhance the density of their existing properties through the addition of secondary suites or secondary dwellings, as well as to incentivize infill development in our urban core. Also, this program applies to landowners interested in the construction of multi-unit dwellings, apartment buildings and condominiums.

2. Program Objective

The HIP aims to:

- Increase the stock of affordable and diverse housing. Incentivizing secondary suites (apartment, basement apartment, or in-law suite that are independent of the principal home) and secondary dwellings (garden suite or granny flat separate from the principal residence on a permanent concrete foundation) options.
- Encourage the efficient use of land and resources within existing urban areas.
- Support the town's sustainability and livability goals by enhancing residential density.
- Increase stock of multi-unit dwellings (duplexes, quadplexes, apartment buildings, and condominiums).

Incentive Details:

- **Incentive Amount:** Eligible participants can receive an incentive of \$7,500 for the creation of:
 - Additional residential units on their property, such as secondary suites and dwellings.
 - New multi-unit dwellings constructed under this program will not be charged the per unit water tax until the individual units are first rented or two years have lapsed, whichever occurs first.
 - Land servicing costs related to water and sewer connections may be provided to housing constructed by non-profit and charitable organizations to meet social housing needs. Projects will be assessed on a case-by-case basis.

- **Eligibility:** This incentive is available to all property owners in Grand Falls-Windsor who are interested in either adding to their existing home or undertaking new infill development that includes the addition of a secondary suite or a secondary dwelling on single family lots or the construction of multi-unit structures.
- **Use of Funds:** The incentive can be used to cover costs directly associated with the development of any qualified units.

Eligibility Criteria

- **Ownership:** Applicants must be the registered owner(s) of the property.
- **Zoning Compliance:** The proposed development must comply with the Town of Grand Falls-Windsor Development Regulations 2022-2032.
- **Building Standards:** All construction must meet or exceed the National Building Code of Canada latest edition.
- **Application Process:** Applicants must submit a detailed proposal outlining their development plan, including architectural designs, and a project timeline.

3. Application Process

- **Submission of Application:** Interested parties must submit a completed application form along with the required documentation to the Town's Public Works and Development Department. Application must include a schedule of work including a completion date.
- **Review Process:** Applications will be reviewed on a first-come, first-served basis, subject to the availability of funds and compliance with program criteria.
- **Approval and Agreement:** Approved applicants will enter into an agreement with the Town, specifying the terms and conditions of the incentive, including the project completion timeline.
- **Permitting:** Applicants can commence construction once a building permit is issued by the Town after a review of the design drawings.

4. Program Terms

- **Completion Timeline:** All development projects must be completed within 24 months from the date of issuing a building permit or agreement signing.
- **Inspection and Compliance:** Inspections are mandatory and will be carried out as per the building permit requirements.



Mayor's Office
709-489-0412

CAO
709-489-0407

Corporate Services
709-489-0400

Community Services
709-489-0450

Public Works & Development
709-489-0427

Funds disbursement

- The incentive will be disbursed as follows:
 - 50% disbursement upon the successful completion of the first building inspection by the Town's Building Inspector.
 - 50% upon successful completion of all other inspections and issuance of a final occupancy permit.

5. Funding

The HIP is funded through municipal funds and a housing accelerator grant from the federal government that's targeted for increasing housing supply and density.

6. Program Duration

This program will be effective from June 18, 2024, until December 31, 2027, or until program funds are exhausted.


Contact Information


For more information, application forms, or to discuss your project proposal, please contact:

Public Works and Development Department,
Town of Grand Falls-Windsor
PO Box 439
5 High Street
Grand Falls-Windsor, NL
A2A 2J8
709-489-0427

Email: incentiveprogram@townofgfw.com

THE TOWN OF GRAND FALLS-WINDSOR

By: 
Name: Barry Manuel
Title: Mayor

By: 
Name: Darren Finn
Title: CAO

**Approved by Council at meeting #594
on June 18, 2024**

