



City of Yorkton

POLICY TITLE SHOW HOME REBATE PROGRAM (SHRP)		ADOPTED BY City Council	POLICY NO. 10.420
ORIGIN/AUTHORITY City Council	JURISDICTION City of Yorkton	EFFECTIVE DATE November 27, 2023	PAGE # 1 of 2

PURPOSE:

To encourage the development of new finished homes in underdeveloped residential subdivisions by providing financial incentive to homebuilders to construct and sell show homes on City-owned residential lots.

POLICY:

1. City Council has adopted the **Show Home Rebate Program (SHRP)**, as outlined.
 - 1.1 The SHRP is made available to all eligible contractors as determined by City of Yorkton Policy No. 10.180 “Sale of Residential Lots”.
 - 1.2 A rebate equal to 50% of the purchase price of the lot will be offered to eligible contractors upon substantial construction completion (90 days after City approval of the vapour barrier installation). Contractors may use the rebate toward the purchase price of the lot or other costs associated with the show home.
 - 1.3 To be eligible:
 - 1.3.1 The applicant must have constructed at least one residential dwelling during the two years prior to application;
 - 1.3.2 The applicant must have proven capacity to construct a residential dwelling by October 1, 2024;
 - 1.3.3 The show home must have a completed interior and exterior and can be furnished at the discretion of the builder;
 - 1.3.4 The show home must be grassed or turfed in the front yard and have a finished hard surface driveway and finished posterior deck;
 - 1.3.5 The show home must have an above grade square footage of between 1,400 – 2,200 sqft, with a minimum of 1,000 sqft on the main level; and
 - 1.3.6 The primary exterior finishes of the show home must be accompanied by some type of complementary finish on the façade (i.e. brick, stone, etc.).
 - 1.4 Preference will be given to locally-owned businesses.
 - 1.5 Lots will be sold as per City of Yorkton Policy No. 10.180 “Sale of Residential Lots”.
 - 1.5.1 Upon the signing of an Agreement, an amount equal to 10% of the purchase price of the lot plus GST is payable to the City.
 - 1.5.2 The balance owing is due, for contractors intending to build a spec home, within 24 months from the date of signed Agreement.

POLICY TITLE	POLICY NO.	PAGE #
SHOW HOME REBATE PROGRAM (SHRP)	10.420	2 of 2

1.6 Application Procedure:

1.6.1 A completed “Show Home Rebate Program Application” (see Appendix A) must be submitted to the Business Liaison no later than January 31, 2024.

1.6.2 The following must be included with the Application:

- a. Proposed budget and estimates by a professional estimator, contractor, engineer, architect or qualified design professional.
- b. Site plan of the property to scale, building elevation drawings, renderings or mock-ups, and photos of similar works and proposed materials.

1.7 Applicants are eligible to receive the SHRP for multiple properties, provided they meet the requirements of this Policy.

1.8 All applicants must submit plans of the proposed development which comply with Federal and Provincial statutes, and Municipal Bylaws, including, but not limited to, the *National Building Code of Canada*, the *Uniform Building and Accessibility Standards Act*, and the City of Yorkton Zoning Bylaw 14/2003.

1.9 The City is only responsible for providing rebates based upon the funding commitment for that fiscal year as determined by City Council.

1.10 The City reserves the right to repeal approval under the SHRP if:

- 1.10.1 Construction of the new dwelling unit is discontinued;
- 1.10.2 Building/site deficiencies are not corrected; or
- 1.10.3 The property is in contravention of any City bylaw.

1.11 The City reserves the right to withhold a portion of the rebate should the applicant fail to meet all points listed under Section 1.3 of this policy.

1.12 A property that received a rebate for the Show Home Rebate Program may also be considered for the Residential Construction Incentive upon application of a Building Permit for eligible structures.

1.13 The City will award a maximum of five separate rebates in 2024.

1.14 This Policy will close to new applicants at the end of 2024.

RESPONSIBILITY:

City Council, under the advisement of the Director of Planning, Building & Development, is responsible for the ongoing review and updating of this policy.