



INVEST
GRANDE PRAIRIE

New Multi-Unit Housing Incentives

Builders, Developers, Investors – Connect with us today!

With vacancy rates <1.5 %, the City of Grande Prairie is pro-actively incentivizing the development of new multi-unit housing projects, getting shovels in the ground sooner, creating new investment opportunities and addressing housing supply across the City. New policies and incentives are available, stimulating the local economy, lowering development costs, increasing density, and providing new market and non-market affordable housing options in the City.

Municipal Fee Rebates available through Invest Grande Prairie

A new Municipal Fee Rebate Program was approved by City Council on June 17, 2024 and is available for all new multi-unit housing construction projects with the City.

A grant equal to 100 % of the City imposed portions of all Inspection Services Permit Fees, Engineering Services Fees and Planning & Development Fees is available until December 2025. \$700,000 in funding is available. In the case of Mixed-Use Apartment Buildings, residential uses must equal greater than 75% of the building's total square footage. For full program details visit: investgp.com/grants-incentives

Land Use Bylaw C-1260 Amendments & Streamlined Permitting

On June 17, 2024, City Council approved amendments to Bylaw C-126-80 (Land Use Bylaw) to allow for additional secondary-suite development in the City. Amendments include allowances for secondary suites in semi-detached dwellings, and the reduction of lot width requirements, parking requirements and size restrictions.

Did you know? The City's Planning and Development Department offers expedited permitting timelines. For appropriately zoned parcels, a complete application package can be reviewed and approved in as little as three weeks.

¹ CMHC. (2023, Oct.) Vacancy Rates. bit.ly/4cU3f1C

Waiver of Connection Fees through Aquatera Utilities Inc.

Aquatera Utilities is implementing relief on infrastructure charges within the Grande Prairie region for connection to infrastructure for new multi-family developments. Eligible multi-unit residences include apartment buildings, duplexes, multi and semi-attached dwellings, residential condominiums, and secondary suites. Applications received between February 15, 2024 – December 30, 2025 will qualify. For more information visit:

aquatera.ca/transparency-growth/infrastructure-charges

Canadian Mortgage & Housing Corporation (CMHC)

CMHC offers a range of flexible funding and financing opportunities designed to build or renovate affordable housing and standard market housing projects. Connect with Prairie Region staff on loan, mortgage insurance and funding at: cmhc-schl.gc.ca

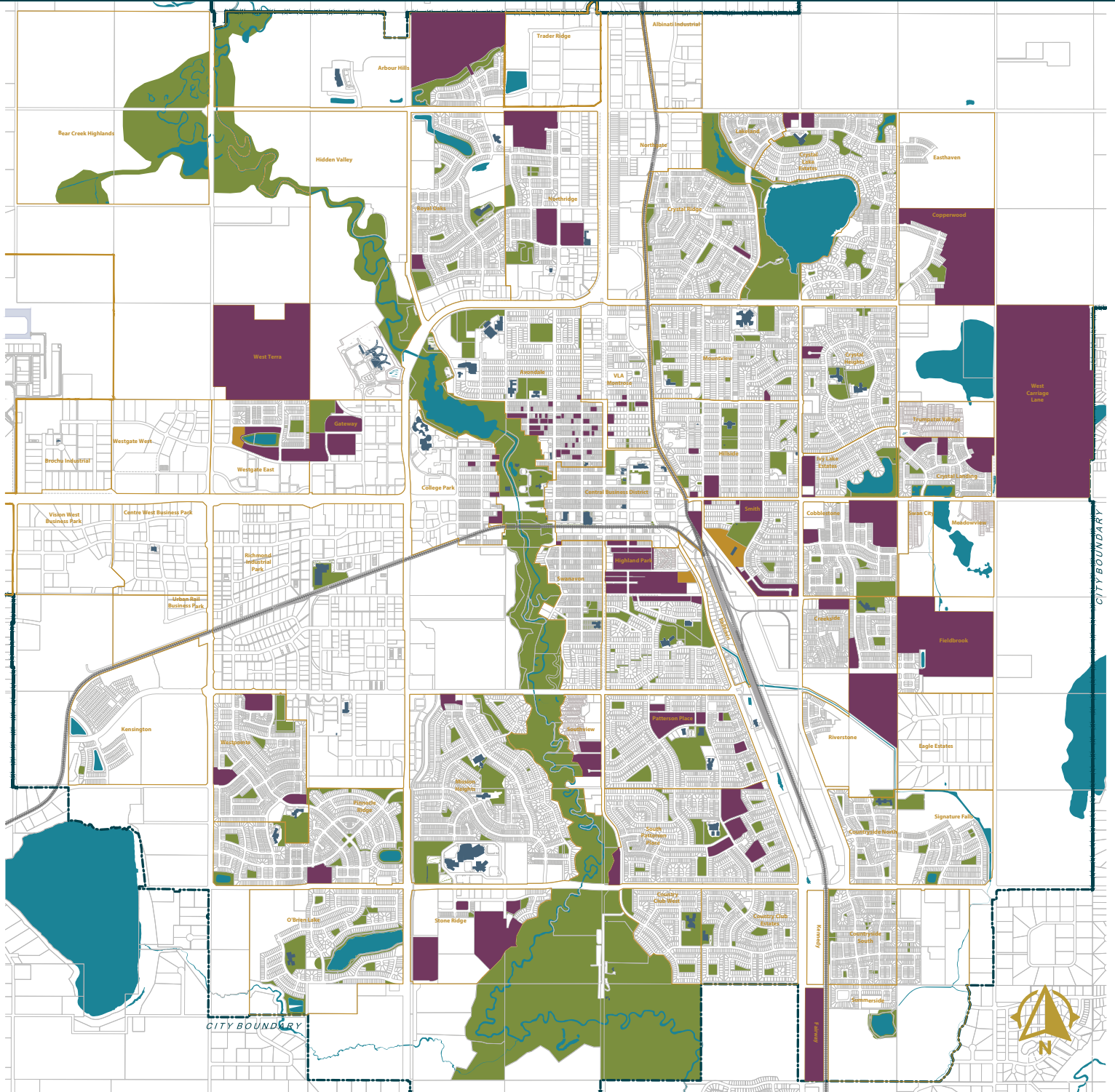
Land Available for Housing Development

The City has an abundance of land currently zoned for multi-family, which will reduce project timelines and expedite new housing availability.

CITY OF
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Multi Family Development Opportunities

- High Density Residential
- Medium Density Residential



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investgrandeprairie.com

To learn more about the Development Incentives and Grants Program, please contact:

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- businessincentives@cityofgp.com
- cityofgp.com/businessincentives

