

# Downtown Incentives



The City of Fort Saskatchewan offers two incentives to promote multi-unit and mixed-use residential projects in the downtown area: the Brownfield Tax Exemption and the Downtown Development Grant, both introduced in response to the Downtown Action Plan (2021).

## Brownfield Tax Exemption

This incentive encourages multi-unit residential or mixed-use development on vacant, derelict, or under-utilized properties. It provides a 100% exemption on the incremental increase of municipal property taxes for up to 15 years, with the total value of the exemption capped at 5% of the project's eligible capital costs.

### ELIGIBILITY:

- Located on a designated site in the downtown area
- New construction with at least two storeys and 50% dwelling units
- A minimum of four units for multi-unit residential or two units for above ground-floor commercial mixed-use
- Must obtain and follow all necessary permits and approvals
- Must apply before construction begins and enter into an Exemption Agreement

## Downtown Development Grant

This cash-based grant, equal to 3% of the eligible capital costs for the project up to a maximum of \$500,000 in funding, supports the development of new multi-unit residential and mixed-use projects downtown.

### ELIGIBILITY:

- Located in the designated downtown area
- New construction with at least two storeys and 50% dwelling units
- A minimum of four units for multi-unit residential or two units for above ground-floor commercial mixed-use
- Must obtain and follow all necessary permits and approvals
- Must apply before construction begins and enter into a Grant Agreement



## Eligible Property Maps

-  **DOWNTOWN DEVELOPMENT GRANT**  
*Program Boundary and Eligible Areas*
-  **BROWNFIELD TAX EXEMPTION**  
*Eligible Properties*

