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## Residential Demolition Grant Policy

POLICY NUMBER: 240-AD-24

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Approval Date: November 26, 2024

Revise Date: May 12, 2026

Motion Number: CRM20241126.1022

Repeal Date:

Supersedes: New

Review Date:

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### 1.0 **Policy Intent**

The City of Cold Lake is committed to promoting community development, infill, growth and revitalization of established residential neighborhoods. Additionally, the City is committed to addressing residential derelict properties which can drain resources (enforcement, fire, police, administrative), create concern of community health and safety, disorder and property nuisances. The intent of this policy is to establish a grant program to support the demolition of derelict residential properties, while ensuring that grants are transparent and administered equally amongst applicants in a manner that promotes the intent of the incentive opportunity in the best interests of the City of Cold Lake.

### 2.0 **Purpose**

The purpose of this policy is to incentivize property owners to demolish derelict residential properties by offering a grant program that will offset some of the costs associated with the disposal of demolition materials.

### 3.0 **Policy Statement**

3.1 The City of Cold Lake shall establish a grant program to incentivize demolition of derelict residential properties in the City of Cold Lake.

3.2 A standardized application process with a rolling intake will be established.

3.3 The following guidelines shall ensure transparent and consistent administration of the grant:

3.3.1 Eligibility Criteria and Application Requirements;

3.3.2 Grant Fund Established

### 4.0 **Managerial Guidelines**

#### **Eligibility Criteria & Application Requirements**

4.1 To be deemed eligible to receive a residential demolition grant, the following criteria must be met:

4.1.1 The applicant must be a property owner of the property subject to the application;

4.1.2 Property must:

4.1.2.1 be a residential property;

- 4.1.2.2 have no outstanding property taxes owing;
- 4.1.2.3 be “derelict”; defined for the purpose of this policy as a property that is, in the opinion of the City, in a state of disrepair such that it would be unfeasible to remediate the condition of the dwelling;
- 4.1.2.4 be located in the City of Cold Lake;
- 4.1.3 Building Permit for demolition of the dwelling unit must be issued;
- 4.1.4 The cost of the demolition must not be paid for by an insurance provider or another third party.
- 4.1.5 The applicant must provide a compliance Permit Service Report confirming all requirements of the Building Permit for demolition are met.
- 4.2 Applications may be submitted no earlier than the application date for the Building Permit for demolition of the property. Applications must be submitted within thirty (30) days of the date of the compliant Permit Service Report for the Building Permit for demolition.
- Demolition Grant**
- 4.3 City of Cold Lake shall provide up to five (5) residential demolition grants to successful applicants. Each property is only eligible for one (1) grant.
  - 4.3.1 A residential demolition grant shall be provided in an amount up to \$10,000 for a property where no hazardous material abatement is required; or
  - 4.3.2 A residential demolition grant shall be provided in an amount up to \$20,000 per grant for a property where hazardous material abatement is required.
    - 4.3.2.1 The applicant shall provide proof of the abatement required as part of the grant application process, including the expected costs associated with abatement work. The City of Cold Lake will provide a recommendation for the total grant amount on the information contained in the completed application. The total grant amount will not exceed \$20,000 per grant.
- 4.4 The City of Cold Lake will provide its Council with a recommendation for the total grant amount based on the information contained in the completed grant application. The grant will not exceed \$10,000 where hazardous material abatement is not required or \$20,000 where hazardous material abatement is required.
- 4.5 The City will only consider applications which include a completed Application Form submitted within the time periods indicated in this Policy.
- 4.6 Grants will not be distributed to successful applicants until the City receives a compliant Permit Service Report confirming all requirements of the Building Permit for demolition are met.
- 4.7 City reserves the right to refuse to provide a grant where at the discretion of the City it is determined that it would not be in the public interest to do so.
- 4.8 The City will review this policy and may consider funding for future years.

**5.0 References**

N/A

**6.0 Persons Affected**

City of Cold Lake staff

Members of the Public

**7.0 Revision/Review History**

May 12, 2026 – Motion No. CRM20260512.1011 – Sections 4.1.4, 4.3-4.4.

May 16, 2026

Date

May 20, 2026

Date

Chief Administrative Officer



Mayor