

		<b>Demolition Subsidy Policy</b>		<b>Policy #5.6.30</b>	
Department Owner:		Planning & Development			
Policy Applies To:		C1 land use district re-development			
Date Created:				Date Approved By Council:	
Version #:		1.0		Resolution #:	
Last Review Date:				Policy(ies) Replaced/Rescinded: N/A	

**Intent:**

This policy establishes a financial assistance program to support the demolition of deteriorated, vacant, or obsolete buildings in the Town of Claresholm C1 – retail commercial land use district, with the goal of promoting redevelopment, enhancing public safety, and revitalizing underused parcels.

**Program Overview:**

The Town will offer financial subsidies to eligible property owners to offset demolition costs, subject to compliance with zoning, planning, and safety standards.

**Objectives:**

- Support property owners in removing unsightly or end-of-life structures.
- Encourage redevelopment aligned with Claresholm’s Municipal Development Plan (MDP).
- Improve land-use efficiency in core areas (promote public spaces and re-development).
- Reduce the number of derelict or vacant structures in the downtown core.

**Eligible Properties:**

Properties must:

- Be located within the Claresholm municipal boundary within the C1 – retail commercial land use district.
- Contain a structure that is vacant, unsafe, structurally unsound, or economically non-viable.
- Not be designated as a historic or protected structure, unless formally delisted and cleared for demolition.

**Applicant Eligibility:**

Applicants must:

- Be the legal owner of the property or authorized agent.
- Submit a redevelopment concept or proof of intent to sell for redevelopment.
- Have all property taxes and utility bills paid in full.
- Obtain a demolition permit from the Town prior to work (demolition permit fee waived by the Town, still the responsibility of the owner to obtain a Safety Codes permit, and pay a deposit to ensure Municipal Infrastructure is not damaged during demolition to be returned upon completed demolition).

## **Financial Assistance:**

- The Town will provide a subsidy of up to \$20,000, or 50% of demolition costs, whichever is less.
- If environmental remediation is required, an additional \$2,500 may be awarded.
- Funds are reimbursed upon submission of:
  - Paid invoices from licensed demolition contractors
  - Site inspection approval by the Town's Development Officer or Building Inspector

## **Application Process:**

- Submit the Demolition Subsidy Application Form (see below).
- Town administration reviews and presents the request to Council if necessary.
- Upon approval, sign a Demolition Agreement with the Town.
- Complete demolition within 180 days of approval (once all applicable permits have been issued).
- Final inspection and disbursement of funds.
- Funding is subject to annual municipal budget availability.
- Maximum of one application per property.
- The Town may refuse applications not in the public interest or non-compliant with land use bylaws.



# Claresholm

## Appendix A:

### Town of Claresholm — Demolition Subsidy Application

#### Section

#### Details

**Applicant Name:**

**Mailing Address:**

**Phone / Email:**

**Property Address:**

**Legal Land Description:**

**Are you the registered owner?**  Yes  No (If no, attach written authorization)

**Current Use of Property:**

**Reason for Demolition:**  Unsafe  Vacant  Obsolete  Other: \_\_\_\_\_

**Proposed Future Use /  
Redevelopment Concept:**

**Estimated Demolition Cost  
(Attach Quote):**

**Demolition Contractor:**

**Requested Subsidy Amount:**

**Will environmental  
remediation be required?**  Yes  No

**Attachments:**  Demolition Quote  Proof of Ownership  Redevelopment Sketch (if available)  Tax Payment Confirmation

**Applicant Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Submit this form and supporting documents to:

**Town of Claresholm Administration Office**

**111, 55 Ave West, Box 1000 Claresholm AB**

**T0L 0T0**