

# To develop, it's in my nature!

## 2023-2025 Municipal industrial Parks Development Program

**Objective:** Encourage existing and new businesses to establish and expand in municipal industrial parks. Provide a framework for negotiations with project promoters while setting deadlines and conditions for completion.

**Eligible Projects:** Projects located within the perimeter of the City of Edmundston's industrial parks: Edmundston-North, République and Saint-Jacques industrial parks. The nature of the projects must first be approved and comply with applicable municipal regulations.

**How the program works:** The promoter must initially purchase a parcel of industrial land within one of the municipal industrial parks at a set price per square metre (see Appendix 1) and cover all applicable transfer fees. In April and October of each year, an update of the projects will be carried out and when the predetermined criteria below are met, a reimbursement of the cost of purchase of the lot, according to established percentages, will be paid to the promoter.

To obtain 100% of the reimbursement of the purchase price of the lot, the following components must be completed within 2 years from the purchase date.

Percentage of reimbursement of lot purchase cost per criterion achieved *	
Implementation of a building in accordance with the National Building Code and Zoning By-law (sketches required)	60 %
Landscaping (plan required)	30 %
Installation of a permanent streetside plinth sign – (sketch required)	10 %
<b>Total possible refund</b>	<b>100 %</b>

\* Details concerning the criteria:

**Establishment of a building:** To receive the expected reimbursement of 60% of the purchase cost of the lot, a building must be built on the parcel in question. (A building is a structure consisting of rigid exterior walls and a roof, housing or intended to house persons, animals, or personal property.) The construction must be completed according to the plans approved at the issuance of the building permit, comply with municipal by-laws, and meet all inspection requirements.

**Landscaping:** To receive the expected reimbursement of 30% of the purchase cost of the lot, the company must proceed with the development of said lot with particular attention to the front yard,

including buildings, parking lots, service areas and landscaping. (Landscaping means any combination of trees, shrubs, flowers, grass or other horticultural elements, decorative masonry, asphaltting, fences, or other architectural features that are all designed to enhance the visual aspect of a property.)

Installation of a sign: To receive the expected reimbursement of 10% of the purchase cost of the lot, the company must install a plinth sign on a base and enhance it with landscaping. The company must make sure that it is clearly visible and identifiable along the road by means of a quality permanent plinth sign. (A plinth sign is set on a base. The width of the structure / base is at least 80% of the width of the sign, for example, the signs advertising the industrial park)

**Special conditions:** The project developer will have a full year to start construction of the building. Failure to comply with this clause will result in the repossession of the lot by the municipality.

The project developer will have a maximum of 3 years to claim all components of the reimbursement of the purchase cost of his industrial lot. After this period, funds will no longer be available for refund.

The investor must ensure that all accounts are in good standing with the City of Edmundston to be considered eligible at the time of application and that all of owned properties comply with municipal policies in force.

**Steps to follow:**

1. Make an appointment with the Economic Development Coordinator
2. Meet with the Economic Development Department:
  - Information on applicable municipal requirements
  - Detailed explanation of the program
  - Explanation of the approach
  - Discussion on the proposed project
3. Complete the online application form at the time of obtaining the building permit.  
(<https://edmundston.ca/en/development/incentive-programs>)

**For more information:**

Isabelle Laplante  
Economic Development Coordinator  
Phone: (506) 739-2080  
E-mail: [isabelle.laplante@edmundston.ca](mailto:isabelle.laplante@edmundston.ca)



# Appendix 1

## Purchase price of industrial lots 2023-2025

The purchase price of lots within the perimeter of the industrial parks is as follows for the period from January 2023 to December 2025.

	Price (\$/sq.ft.)	Price (\$/sq. metre)
Edmundston-Nord Industrial Park	0,46	5,00
République Industrial Park	0,46	5,00
Saint-Jacques Industrial Park	0,46	5,00