

TOWN OF DUNDURN

BYLAW NO. 2017-04

ECONOMIC DEVELOPMENT TAX INCENTIVE BYLAW

A BYLAW OF THE TOWN OF DUNDURN TO PROVIDE TAX EXEMPTIONS TO PROMOTE NEW COMMERCIAL AND RESIDENTIAL INFILL DEVELOPMENT IN ESTABLISHED AREAS *NOT* WITHIN THE SUNSHINE MEADOWS SUB-DIVISIONS.

The Council of the Town of Dundurn, in the Province of Saskatchewan, enacts the following:

1. Purpose

This Bylaw is intended to encourage and foster commercial and residential infill development within established neighbourhoods and *not* located within the Sunshine Meadows Sub-divisions using property tax exemption agreements.

This Bylaw is set in place to achieve the following objectives:

- a) To encourage businesses to locate or expand their operations in town;
- b) To increase employment opportunities in the town;
- c) To provide tax exemptions to businesses within their start-up year(s);
- d) Improve the town's competitive position;
- e) To increase the long-term viability of a commercial project;
- f) To demonstrate the Town's commitment to business and industry;
- g) To encourage individuals and families to choose the town to purchase residential property;
- h) To encourage density by redeveloping and infilling in existing neighbourhoods;
- i) To encourage development of new condominium or apartment rental housing in existing neighbourhoods; and
- j) To increase population growth in the town by offering competitive property tax rates.

2. Selection Criteria

The Town will consider the following selection criteria when reviewing an application for tax exemptions:

- a) To increase property tax assessment from any new construction on undeveloped infill land or improvement to existing commercial property;
- b) The impact the business, housing or rental development will have to the Town and surrounding properties;
- c) The increase in business services or products available;
- d) Potential of job creation because of the development;
- e) Investment into the residential or commercial development;
- f) Esthetic improvements to land or property the development will bring; and
- g) any other factors Council considers important.

3. Definitions

Infill Development: Land in whole or sub-divided in an established area where infrastructure such as roads, water and sewer are pre-existing but where no principle dwelling or commercial building pre-existed.

Single Dwelling: A detached building consisting of one unit and occupied or intended to be occupied as a permanent home or residence, but shall not include a mobile or prefabricated home that is designed to be moved and without a foundation.

Duplex Dwelling: A building divided horizontally into two dwelling units as herein defined.

Semi-Detached Dwelling: Two dwellings side by side in one building with a common party wall which separates without openings, the two dwelling units throughout the entire structure.

Multi-Unit Dwelling: Four or more dwellings side by side in one building with common party walls which separates without openings the dwellings throughout the entire structure.

Dwelling Unit: One or more habitable rooms constituting a self-contained unit used as a residence, each unit have sleeping, cooking and toilet facilities.

Rental Development: A dwelling unit that is not for sale for a minimum of 5 years but is to be offered for rent or lease.

4. Application of the exemption

Commercial Development:

The Town may provide an exemption of property taxes on the assessed value of the improvement of new commercial construction on bare land, or expansion to an existing commercial site as per Schedule 'A' attached. The exemption does not apply to the assessment of land; base and minimum taxes where applicable will remain on land and any pre-existing buildings or improvements. The Exemption Application form Schedule B must be submitted with the Development and Building Permit Application.

Single, Duplex or Semi-Detached Dwelling Residential Infill Development:

The Town may provide an exemption of property taxes on the assessed value of the improvement of new single, duplex or semi-detached residential construction on land previously undeveloped as per Schedule 'A' attached. The exemption does not apply to the assessment of land; base and minimum taxes where applicable. The Exemption Application form Schedule B must be submitted with the Development and Building Permit Application.

Multi-Unit Dwelling Rental Development:

The Town may provide an exemption of property taxes on the assessed value of the improvement of new multi-unit rental development on land previously developed or undeveloped land as per Schedule 'A' attached. The exemption does not apply to the assessment of land; base and minimum taxes where applicable will remain on land and any pre-existing buildings. The Exemption Application form Schedule B must be submitted with the Development and Building Permit Application.

Commercial and Residential:

- a) The exemptions are applied once the improvement is assessable and remain in effect providing the development proceeds within the provided timeframes and its intended use;
- b) The exemption is transferable to other parties for the duration of the pre-existing exemption agreement only with the Town of Dundurn's written consent;
- c) The Town reserves the right to approve each incentive package individually and to customize incentives to any specific project; and
- d) The Town agrees that the exemption from levied taxes provided to the Developer by this Agreement, shall include school taxes pursuant to *The Municipalities Act* Section 298 (5), (6), (7);

FURTHER, the developer/applicant agrees that the exemption from levied taxes, including school taxation, shall always be subject to the Town having the statute authority to provide the exemption from levied taxes, without the Town having to:

- Make up the school tax revenue, or
- Obtain the consent of the school board for the exemption.

5. Exclusions

The Municipality will not normally consider providing a tax exemption in the following situations:

- a) Unfair competition – New businesses or housing which will be in direct competition with an existing business or residential development offering similar services or products or that will be in direct competition to the Sunshine Meadow's Subdivision Development may be excluded where it is believed it is not in the public interest and does not enhance the economic progress of the community.
- b) Existing Business – Tax exemptions will not normally be provided to:
 - New owners of an existing business as the business is established;
 - New businesses that are renting or leasing commercial space from a landlord.
- c) Municipal Discretion – The Municipality may not provide such tax exemptions where it is believed it is not in the best interest of the public or where it does not enhance the economic progress of the community.
- d) A single or duplex residential development is not considered an 'infill' development on land where previous development existed.

6. Agreement


Incentives will be provided by agreement between the applicant and the Town. The applicant shall abide by all terms to receive the incentive. Tax exemptions may be rescinded or repealed at anytime with 30 days' notice:

- If the development is not completed within the specified timeframes;
- The development changes its intended use as noted in the application;
- The information provided in the application is fallacious or misleading; and
- If any taxes and fees are in arrears.

7. Adoption

This bylaw shall come into force and take effect upon the date of the final passing thereof.





Per Vinding, Mayor



Eileen Prosser, Administrator

Introduced and given first reading on the 12th day of June 2017
Given second reading on the 12th day of June 2017
Final reading and hereby be adopted the 12th day of June 2017



Schedule A

Commercial Development

New construction, assessed improvement only

Year 1	100% Exemption
Year 2	100% Exemption
Year 3	50% Exemption
Year 4	50% Exemption
Year 5	25% Exemption

Commercial expansion to existing building

Assessment improvement increase \$50,000 - \$100,000	1 Year Exemption
Assessment improvement increase \$100,001 - \$200,000	2 Year Exemption
Assessment improvement increase \$200,001 – over	3 Year Exemption

Single, Duplex or Semi-Detached Dwelling Residential Infill Development

New construction on previously undeveloped land only, assessed improvement only

Year 1	40% Exemption
Year 2	40% Exemption
Year 3	40% Exemption

Multi-Unit Dwelling Rental Development

New construction on previously undeveloped or developed land, assessed improvement only

Year 1	100% Exemption
Year 2	100% Exemption
Year 3	100% Exemption



**ECONOMIC DEVELOPMENT TAX INCENTIVE
FOR ESTABLISHED NEIGHBOURHOODS
NOT WITHIN THE SUNSHINE MEADOWS SUBDIVISION**

BYLAW 2017-04 Schedule B

PLEASE READ

Application Procedure:

- 1. This application must be included with your Development and Building Permit Application form(s).**
- 2. Fill out the details on the application form. Please attached any other information that believe will help evaluate the application such drawings and renderings are encouraged to be provided if they are not already included with your Development and Building Permit Application form(s).**
- 3. Return the application form to the attention of the Town of Dundurn development officer. The application will be checked and prepared for consideration by Council.**
- 4. Council will consider the application and if approved the development will be included into the Tax Incentive Bylaw.**
- 5. Upon approval, an agreement between the Developer and the Town of Dundurn will be prepared and executed by both parties, putting in place the tax exemption for the development.**

Eligibility: the application should be submitted, evaluated and approved (via motion) by the Council prior to any other application for permits being finalized. Except where pre-authorized by the Development Officer. Applicants who wish to receive their building or business permits prior to finalizing their tax incentive application, without approval from the Development Officer will waive their eligibility for the incentive.



TOWN OF DUNDURN

APPLICATION FOR A TAX INCENTIVE WITHIN ESTABLISHED NEIGHBOURHOODS

For Municipal Use

Received By: _____

Date: _____

Roll No. _____

REGISTERED PROPERTY OR BUSINESS OWNER

First Name

Last Name

Corporation or Partnership

Mailing Address

Municipality / Town

Postal Code

Civic Address

Telephone

Cell

Email Address

PROPERTY – LEGAL DESCRIPTION & ADDRESS

Lot(s)

Block

Registered Plan No.

CIVIC ADDRESS

Check which Incentive is being Applied for:

- New Commercial & Industrial Construction**
- Expansion to pre-existing Commercial property**
- New Single, Duplex or Semi-Detached Dwelling Residential Infill Development**
- Multi-Unit Dwelling Rental Development**
- Discretionary**

Date

Signature of Registered Property or Business Owner

Date

Signature of registered Property or Business Owner

For Municipal Use:

Development / Building Permit Info:

Permit # _____

Project details: _____

Date of Final Inspection: _____

Tax Incentive Starting Year: _____

Recommended for Approval by Development Officer: _____

Approved prior to Development and Building Permit

Yes No

Date

Development Officer

New Commercial Development

Year 1 _____ 100% Exemption

Year 2 _____ 100% Exemption

Year 3 _____ 50% Exemption

Year 4 _____ 50% Exemption

Year 5 _____ 25% Exemption

Expansion to existing Commercial Property

Assessment increase \$50,000-\$100,000 1 year Exemption

Assessment increase \$100,001-\$200,000 2 year Exemption

Assessment increase \$200,000-over 3 year Exemption

Single, Duplex or Semi-Detached Dwelling Residential Infill Development

Year 1 _____ 40% Exemption

Year 2 _____ 40% Exemption

Year 3 _____ 40% Exemption

Multi-Unit Dwelling Rental Development

Year 1 _____ 100% Exemption

Year 2 _____ 100% Exemption

Year 3 _____ 100% Exemption

Approved by the Development Officer on _____
(Date)

OR

Approved by Council on: _____ Resolution: _____