



# CITY OF MEADOW LAKE POLICY

<b>SECTION:</b>	Planning, Development & Land Use	<b>NUMBER:</b> 600-18-002	<b>RESOLUTION:</b> 243/18
<b>TITLE:</b>	Residential Infill Tax Incentive	<b>EFFECTIVE DATE:</b> January 1, 2019	
<b>ORIGIN/AUTHORITY:</b>	Council	<b>REVISED:</b>	
<b>DEPARTMENT:</b>	Council, Finance, Planning & Development	<b>PAGES:</b> 6	

## 1. INTRODUCTION

### 1.1 Purpose

This initiative is intended to promote development within the City of Meadow Lake and to encourage new and infill development in established residential neighborhoods. This initiative may also help encourage the sale and redevelopment of long standing tax title properties currently owned by the City.

### 1.2 Definitions

a) **Infill Lot:** means

- a single vacant lot located in a predominantly built-up area that has been serviced with water and sewer, or is capable of being connected to existing water and sewer mains, and is bounded on two or more sides by existing development; or
- any lot which contains an older existing house which will be removed and replaced with a new house;

and does not include:

- lots within newer residential multi-parcel subdivisions created on or after January 1, 2000.

b) **Multi-Parcel Subdivision** means a subdivision of a single parcel within any zoning district that creates four or more new lots.

c) **New Residential Construction** means construction or installation of a new home, duplex, condominium, or apartment building which has not previously been occupied and for which a building permit has been obtained after December 31, 2018, but does

not include reconstruction of an existing structure required by an insurance policy after a disaster.

## **2. POLICY**

- a) Authority for this policy is granted under Section 262 and 263 of *The Cities Act*.
- b) This policy applies to new residential construction on an infill lot within the City of Meadow Lake.
- c) To be eligible for this rebate, a building permit must have been obtained to construct a new residential or multi-unit residential dwelling from the City of Meadow Lake after December 31, 2018. Applications under this policy must be made within 30 days of the date of permit issue in order to be eligible.
- d) Buildings constructed on permits issued on or prior to December 31, 2018 will continue to fall under the tax incentive provisions of Bylaw 6/2008.
- e) The issuance of the building permit and demolition permit, if required, must follow the requirements as set by the bylaws and policies of the City of Meadow Lake.
- f) The tax rebate will cease if the tax account on the property goes into arrears.
- g) The property will cease to be eligible for tax rebate if construction is not completed within two years of the date of issue of the building permit.
- h) If an individual sells a dwelling approved by this policy, the tax incentive is transferable to the new registered owner.
- i) This rebate may not be combined with another City property tax incentive policy.
- j) Council reserves the right to alter the rebate to suit specific developments at their sole discretion.

## **3. REBATE AMOUNT**

- a) The rebate amount will be for the municipal tax and school tax based on residential assessment on improvements, and base tax on improvements in the following amounts:
  - 100% of the levy in the first year;
  - 75% of first year's rebate amount in the second year; and
  - 50% of first year's rebate amount in the third year.The land portion of the assessment and base tax for vacant land shall remain payable.

## **4. PROCEDURE**

- a) Applicants must complete a City of Meadow Lake Application for Tax Rebate Incentive in the prescribed form.

- b) Upon receipt of the application and approval by the City of Meadow Lake, the applicant shall sign a Tax Rebate Agreement.
- c) The tax rebate will not start until January 1 after construction is substantially complete. The applicant will be responsible for any taxes levied for partially complete construction.
- d) Full compliance with all City development, building and demolition permit policies shall be required. Failure to submit required documents by the property owner or to follow the direction of the City's Building Official shall result in forfeit of all rights to the tax rebates provided in this policy.

### Appendix A - Application for Tax Rebate Incentive - Residential Infill

This initiative is intended to promote infill housing development in established neighborhoods within the City of Meadow Lake.

#### Conditions of Eligibility for the Rebate

1. Development whose building permit was issued after December 31, 2018 is eligible for the rebate under this policy. Rebates for permits issued on or prior to December 31, 2018 will continue to be eligible under Bylaw 6/2008.
2. The lot is an infill lot and the development is new construction, as defined within this policy.
3. Should the property be transferred to a new owner, the rebate shall continue until the end of the time frame established by the agreement.
4. There are no outstanding property taxes owing on the lot(s).
5. Construction must be completed within two years of the building permit date of issue.

#### Applicant Details

Full Name of Applicant(s):			
Mailing Address:	City:	Province:	Postal Code:
Phone Number(s):		Email Address:	
Legal Description of Property:			
Civic Address of Property:			
Date of Issue of Building Permit:		Planned Construction Start and End Dates:	
Date of Demolition (if applicable):			

I/We, the undersigned, understand the conditions of eligibility outlined above and would like to apply for a conditional tax rebate under the residential infill housing tax incentive policy.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

For Office Use Only	
Application Approved / Denied:	Date of Receipt:
Application Approved By:	Approval Date:
Signature of Approving Official:	

**Appendix B - Tax Incentive Rebate Agreement  
Residential Infill Development**

Agreement made this \_\_\_\_\_ day of \_\_\_\_\_

Between:

The City of Meadow Lake  
Hereinafter called "the City"

and

Applicant:  
Hereinafter called "the Owner"

WHEREAS the City has developed a Tax Incentive Policy that provides for a property tax rebate on certain properties in the City under certain conditions; and

WHEREAS the Owner has met the requirements to obtain a property tax rebate under this policy;

NOW THEREFORE the City and the Owner covenant and agree:

1. The property eligible for the property tax rebate are:  
Lot , Block, Plan, also known as [Civic Address]  
hereinafter called "the Lands"
2. Pursuant to the City's Tax Incentive Policy 600-18-002 and pursuant to Section 262(4) and 263(5) of *The Cities Act* and subject to the terms of this agreement, the City grants a rebate of 100% of the municipal and school assessments and base taxes on improvements for a one year period commencing on \_\_\_\_\_. This shall be followed by a rebate of 75% of the original rebate amount in the second year, and a rebate of 50% of the original rebate amount in the third year. After the rebate concludes on \_\_\_\_\_, the Lands shall be fully taxable.
3. The rebate granted pursuant to this agreement does not include local improvement levies, utility charges, development fees or any other such charges or fees properly imposed by the City or any other taxing authority.
4. The scope of the tax rebate, including the calculation of any percentage or proportion, shall be conclusively determined by the City Assessor.
5. The Owner shall promptly provide the City with any information or documents requested by the City Assessor to complete and check the assessment of the lands and improvements thereon.

- 6. This agreement may be assigned to a new owner of the Lands who satisfies the criteria established for the tax rebate.
- 7. This tax rebate shall continue only so long as:
  - a) The improvements on the Lands conform to all civic and provincial laws governing the construction and use of the improvements, including and zoning and building bylaws;
  - b) Construction is completed within two years of the date of issue of the building permit; and
  - c) There are no tax arrears on the Lands.

IN WITNESS whereof, the parties hereto have executed this agreement.

CITY OF MEADOW LAKE

\_\_\_\_\_

Mayor

\_\_\_\_\_

City Clerk

\_\_\_\_\_

Witness

\_\_\_\_\_

Owner

\_\_\_\_\_

Witness

\_\_\_\_\_

Owner