

RURAL MUNICIPALITY OF DUNDURN NO. 314

BYLAW NO. 11-2017

BUSINESS TAX INCENTIVE BYLAW

A BYLAW OF THE RURAL MUNICIPALITY OF DUNDURN NO. 314 TO PROVIDE TAX EXEMPTIONS TO PROMOTE COMMERCIAL AND INDUSTRIAL DEVELOPMENT

The Rural Municipality of Dundurn No. 314, in the Province of Saskatchewan, enacts the following:

1. Purpose

This Bylaw is intended to provide a framework for Council to encourage and foster business development in the RM of Dundurn No. 314 through the use of property tax exemptions agreements.

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

- a) To encourage businesses to locate or expand their operations in the RM of Dundurn No. 314;
- b) To increase employment opportunities in the RM of Dundurn No. 314;
- c) To provide tax exemptions to businesses within their start-up year(s);
- d) Improve the RM of Dundurn No. 314 competitive position;
- e) To increase the long-term viability of a commercial project; and
- f) To demonstrate the Municipalities commitment to business and industry.

2. Selection Criteria

The Municipality will consider the following selection criteria when reviewing an application for tax exemptions,

- a) The increase in property tax assessment from any new construction or major capital improvement;
- b) The impact the business will have on the municipality;
- c) The increase in business services or products available;
- d) Potential job creation as a result of the development
- e) Esthetic improvements to land or property the development will bring; and
- g) Other factors.

3. **Application of the Exemption**

The Municipality may provide up to four (4) year exemption on property taxes to the increased assessed value of the improvement, of new construction on bare land, or expansion to an existing site as per Schedule A attached.

- a) The exemption does not apply to the assessment of the land;
- b) The exemptions are applied once the improvement is assessable and remain in effect providing the development proceeds within the provided timeframes and for its intended use;
- c) The municipality reserves the right to approve each incentive package individually and to customize incentives to any specific project;
- d) The Tax Exemption forms will be distributed to the applicant on approval of their Building Permit. The municipality reserves the right to set a date as to when the application is due, and
- e) The municipality agrees that the exemption from levied taxes provided to the Developer (applicant) by this agreement, shall not include school taxes.

4. **Evaluation**

- a) **Application:**
A person or business requesting a tax exemption for a commercial or industrial development shall complete the application form attached as Appendix A, to the best of their knowledge and ability;
- b) **Confidential:**
The application form shall be confidential and shall not be disclosed to the public. The information shall be used solely by the municipality to confirm the application meets the criteria and intent of this bylaw;
- c) **Job Creation:**
The applicant should provide an estimate of any part time or full-time jobs being created directly through their venture as well as construction and trades jobs in the construction and expansion of the project.

5. **Exclusions**

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

- a) **Unfair competition**
New businesses which will be in direct competition with an existing business offering similar services or products maybe excluded. Council may decide not to provide such tax exemptions where it believes it is not in the public interest and does not enhance the economic progress of the community;

- b) **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.
- c) **Existing Business**
The municipality will not provide such tax exemptions to new owners of a previously existing business as the business is existing and established
OR
new owners where the business space is rented or leased from a landlord.

6. Agreement

A business tax incentive exemption will be provided by agreement between the applicant and the municipality. The applicant shall abide by all terms and conditions of the agreement in order to receive the incentive.

Exemption will be applied only when the project or improvements are completed per the timeframes indicated in the application and the development remains for its intended use.

Tax Exemptions may be rescinded:

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

7. Authorization

The Municipality is authorized to approve a tax exemption application. The Administrator and Council are authorized to sign agreements, for the purpose of exempting those specified property parcels for the year (s) indicated on said schedule.

8. Repeal

The tax exemption may be repealed at anytime with 30 days notice at the municipalities discretion. Circumstances where the tax exemption agreement may be repealed include but are not limited to:

- The applicant failing to complete their project or improvements as specified in the application or having an expired development permit;
- The applicant not undertaking the business activity or providing services as detailed in their application as the intended used;
- Providing fallacious or misleading information in the application for an economic development tax rebate;
- Failure to comply with any of the terms specified in the application and subsequent agreement; and
- If any taxes and fees become in arrears.

9. **Previous Policy**

This bylaw shall be applicable to commercial/industrial development that is not covered under previous tax incentive policies.

10. **Adoption**

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

Read a first time this 12 day of Sept, 2017

Read a second time 10 day of Oct, 2017

Read a third and final time this 10 day of Oct, 2017




Reeve

Administrator

Oct. 10/17
Date



Certified a True Copy of the Original

This 10 day of Oct, 2017

Administrator

BUSINESS TAX INCENTIVE BYLAW

BYLAW 11/2017

SCHEDULE A

TERM	EXEMPTION
1	100%
2	75%
3	50%
4	25%
5	Full Taxation

BUSINESS TAX INCENTIVE BYLAW
APPENDIX "A" BYLAW TO BYLAW 11/2017

Confidential

Application To Access The Business Tax Incentive Bylaw

Any business that wishes to access tax exemptions under this Bylaw will be required to complete the following Application. This will outline the nature of the project.

This application shall be submitted to the RM of Dundurn No. 314, to the attention of Council.

The values provided on this form are for application purposes only and exemptions will be based on assessed values as assigned by Saskatchewan Assessment Management Agency (SAMA)

*** PLEASE PRINT ***

Business Name _____

Business Owner _____

Mailing Address _____

Phone Number _____

Email Address _____

Proposed Development Civic Address _____

Legal Land Description _____

Estimated Project Start Date _____

Estimated Completion Date _____

Intended Use

Please provide a brief description of the business/development you are proposing. What products or services will be delivered? What will the day to day operations consist of?

Estimated Cost of Construction _____

Estimated New Jobs to be Created

Construction jobs _____

Full Time Jobs _____

Part Time Jobs _____

Declaration of Applicant

I, _____ of _____
Name of Applicant Name of Municipality

In the Province of Saskatchewan, solemnly declare that all the above statement contained within the Application are true, and I make this solemn declaration conscientiously believing it to be true, knowing that is the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act". I certify that the above information is true and accurate to be best of my knowledge. I understand that knowingly provided false costs will nullify and void the Business Tax Incentive Agreement.

Signed _____

Date _____

Witness _____

FOR MUNICIPAL USE

Development /Building Permit Info

Permit # _____

Project Details _____

Date of Final Inspection _____

Inspection File # _____

Tax Incentive Starting Year _____

Recommended for Approval _____

_____ Date

Approved by Council _____

_____ Date

Resolution # _____

Reeve

Administrator