

RURAL MUNICIPALITY OF VANSCOY NO. 345

BYLAW NO. 17-2022

BUSINESS TAX INCENTIVE BYLAW

A BYLAW TO PROVIDE TAX EXEMPTIONS TO PROMOTE COMMERCIAL AND INDUSTRIAL DEVELOPMENT

The Council of the Rural Municipality of Vanscoy No. 345, 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 Vanscoy No. 345 through the use of 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 the RM of Vanscoy No. 345;
- b. To increase employment opportunities in the RM of Vanscoy No. 345;
- c. To provide tax exemptions to businesses within their start-up year(s);
- d. Improve the RM of Vanscoy No. 345 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;
- 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
- f. Other factors.

3. Application of the Exemption

The Municipality may provide up to four (4) year exemption on property taxes to the increase assessed value of the improvement, of new construction on bare land, or expansion to an existing site as per Schedule A as attached hereto and forming part of this Bylaw:

- 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 Business Tax Incentive application 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 agreement, shall not include the Education Property Tax portion.

4. Evaluation

a. **Application:**

A person or business requesting a tax exemption for a commercial or industrial development shall complete the application form provided by the Municipality, 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 trade 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 may be excluded.

b. **Municipal Discretion**

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.

c. **Existing Business**

- i. The Municipality will not provide such tax exemptions to new owners of a previously existing business; or
- ii. New owner's where the business space is rented or leased from a landlord.

6. Agreement

A business tax 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.

Exemptions 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:

- a. If the development is not completed within the specified timeframes;
- b. The development changes from its intended use as noted in the application;
- c. The information provided in the application is fallacious or misleading; and
- d. 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 the agreement, for the purpose

of exempting those specified property parcels for the year(s) indicated on said Schedule A.

8. Repeal

The tax exemption may be repealed at any time with 30 days written notice at the Municipalities discretion.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

- a. The applicant failing to complete their project or improvements as specified in the application or having an expired development permit;
- b. The applicant not undertaking the business activity or providing services as detailed in their application as the intended use;
- c. Providing fallacious or misleading information in the application for a Business Tax Exemption;
- d. Failure to comply with any of the terms specified in the application and subsequent agreement; and
- e. If any taxes and/or fees become in arrears.

9. Policy

This Bylaw shall be applicable to Commercial and Industrial Zoning districts which are regulated in the Rural Municipality of Vanscoy No. 345 Zoning Bylaw 3/18.

10. Adoption

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

Reeve

Administrator

SEAL

Read a third time and adopted

This 14th day of July, 2022

Administrator

SCHEDULE A
Bylaw 17-2022

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