

**TOWN OF SHAUNAVON
TAX INCENTIVE POLICY**

This initiative is to promote economic development in the Town of Shaunavon by encouraging the construction and renovations of residential, commercial and industrial buildings within the Town of Shaunavon.

Definitions:

- a) **“Administrator”** as defined in *The Municipalities Act*
- b) **“Applicant”** means any individual or corporation who makes an application regarding this Policy
- c) **“Building”** as defined in *The Municipalities Act*
- d) **“Building Permit”** as defined in *The Planning and Development Act, 2007*.
- e) **“Building Official”** as defined in *The Uniform Building and Accessibility Standards Act*
- f) **“Council”** as defined in *The Municipalities Act*
- g) **“Designated Officer”** as defined in *The Municipalities Act*
- h) **“Development”** The carrying out of any building, engineering, mining or other operations in, on, or over land or the making of any material change in the use or intensity of the use of any building or land
- i) **“Development Officer”** The officer of the Town of Shaunavon appointed pursuant to Section 3.1 of the Town of Shaunavon’s Zoning Bylaw
- j) **“Development Permit”** as defined in *The Planning and Development Act, 2007*.
- k) **“Improvement”** as defined in *The Municipalities Act*
- l) **“Increased Assessed Value”** means the amount of new improvement assessment value on field-sheets produced by the Saskatchewan Assessment Management Agency (SAMA)
- m) **“infill lot”** means a lot that, at one time, has had residential development established
- n) **“Land”** as defined in *The Municipalities Act*
- o) **“Lot”** An area of land with fixed boundaries which is on record in the Land Titles Office by Certificate of Title
- p) **“Mobile Home”** A non-motorized, transportable, single story trailer coach, which:
 - i) is used for long-term, year-round or seasonal habitation;
 - ii) is manufactured off site, in one or more sections;
 - iii) is placed on a permanent or temporary foundation;
 - iv) is connected to the municipal water and sewer system;
 - v) shall be certified by the manufacturer that it complies with Canadian Standards Association code CSA-Z240;and shall not include:
 - i) a recreational vehicle; or
 - ii) a tourist or camper trailer.
- q) **“Property”** as defined in *The Municipalities Act*

- r) **“Owner”** as defined in *The Municipalities Act*
- s) **“Other Taxing Authority”** as defined in *The Municipalities Act*
- t) **“Serviced”** means that water and sewer mains are installed in the street abutting the lots.
- u) **“Standing Committee”** means any committee comprised of members of Council and established pursuant to Section 38 of *The Town of Shaunavon’s Bylaw No. 2017-06 Council Procedure Bylaw*.
- v) **“Successful Applicant”** means any individual(s) or corporation whose application is awarded by the Committee of the Whole
- w) **“Tax”** as defined in *The Municipalities Act*
- x) **“Town”** shall mean the Town of Shaunavon
- y) **“Unsafe condition”** as defined in *The Uniform Building and Accessibility Standards*

The following is a tax incentive policy for new or replacement homes and multi-unit residential dwellings, new or replacement commercial and industrial buildings and additions to existing residential, commercial and industrial buildings within all sectors of the Town of Shaunavon.

1. An incentive will only be applied if there is an increased assessed value in excess of twenty thousand dollars (\$20,000.00) on new construction or an existing building due to renovations or additions.
2. All tax incentive policies will come into effect for building and development permits issued after the incentive package is passed by council.
3. All required demolition, building and development permits must be completed and approved by the Town of Shaunavon as part of the qualification for incentives.
4. All outstanding accounts (taxes, receivables, utility, etc.) with the Town of Shaunavon must be in a current position before the incentives will be granted.
5. The exemption does not apply to the assessment of the land. All municipal and education taxes, local improvement levies, base tax and special levies will still be levied on the land, if applicable.
6. That anyone whom participated and qualified for the 2018 lot promotion shall be exempted from taxation on the land, improvements, minimum land tax and base tax as per the ratios stated in the Residential Incentive Policy portion of this policy.
7. The exemption period is by calendar year, beginning on January 1st of the year immediately following the substantial completion of the building permit as per building inspector or upon date of occupancy (whichever comes first) of the building or improvements. The Owner must advise, in writing to the Town of Shaunavon’s Administrator, of occupancy within thirty (30) calendar days. The Town of Shaunavon

will not assess new home construction or replacement in the year that construction begins.

8. Construction must be completed within one (1) year of issuance of the building permit, to be eligible for any incentive or as per agreement with the Town of Shaunavon through resolution by Council on an individual project. All land taxes levied on the qualifying property must be kept current. The tax exemption automatically ceases when the property taxes on the qualifying property go into arrears (greater than 30 days).
9. If the owner(s), prior to the end of the incentive time period, sells the qualifying building and or property for which incentives have been granted, the incentives shall end at December 31st in the year of the sale.
10. The owner(s) covenants and agrees not to assign the entitlement of land or improvements, or portion of land or improvements, to any other, without first obtaining the written consent of the Town; which consent may be withheld.
11. If the increased assessment still falls into the municipal tax range when taxes are levied, the full amount of minimum tax will still be levied and a tax exemption will only be granted on the education portion of the increased improvement assessment amount. If the increased assessment results in a municipal tax levy that is higher than the minimum tax amount, the municipal exemption will equal the difference between the original levy and the minimum tax amount.
12. Full compliance with all of the Town of Shaunavon zoning bylaws and building bylaw regulations, shall be required. Failure to submit required documents by the property owner(s) or his/her agent result in the forfeit of all rights to the incentives provided in this policy.
13. Any property that has been designated as a "municipal heritage property" will require Council approval prior to the issuance of any permits.
14. The above incentive package shall be authorized and implemented only by resolution of the Council of the Town of Shaunavon and shall come into effect as of that date and shall remain in place for one (1) year.

Residential Incentive Policy

The following conditions apply to new or replacement homes or multi-unit residential dwellings and major renovations and additions to existing buildings.

1. Residential incentives will be based on the following criteria:

New Lot Development

- 1 yr- 100%
- 2 yr- 66%
- 3 yr- 33%

2. Infill Residential Lot incentives will be based on the following criteria:

Infill Lot Development

- 1 yr- 100%
- 2 yr- 100%
- 3 yr- 50%

* Infill Lot Development Incentives Available in R1 & R2 Zoning

- No installation fees for water/ sewer main hook up (property owner responsible for materials)
- The infill policy for development of new housing in established areas shall apply to Town owned and Private lots that have been serviced with water and sewer.
- Improvements shall qualify for incentives when the towns building official states the house is substantially complete.

3. Ready-to-Move Homes, Modular Homes and houses or buildings moved into town are eligible.

4. Trailers, mobile homes and modular homes (trailer styles) are not eligible for incentives as they are not allowed in R1 or R2.

5. The following additional improvements shall not be subject to exemption under this policy:

- a) Decks and fences
- b) Replacement of exterior finish
- c) Re-roofing or re-shingling of roof
- d) Minor interior renovations or basement finish
- e) Carports or an addition to an existing garage

6. Multi-Family Residential development will be granted infill lot incentives. Incentives will qualify in all land areas of development including non-infill areas.

Commercial and Industrial Incentives

The following conditions apply to new or replacement commercial buildings and major renovations and additions to existing commercial buildings in the Town of Shaunavon.

1. Commercial incentives will be based on the following criteria:

\$20,000- 200,000

Tax Incentives

1yr	100%
2yr	100%
3yr	80%
4yr	50%
5yr	0%

\$200,000- \$2,500,000

1yr	100%
2yr	100%
3yr	80%
4yr	50%
5yr	0%

\$2,500,000- \$5,000,000

1yr	100%
2yr	100%
3yr	80%
4yr	80%
5yr	0%

2. The following additional improvements and structures shall not be subject to exemption under this policy:

- a) Oil Tanks and Bulk Fuel Tanks, etc.
- b) Utility or Radio Towers
- c) Minor interior renovations
- d) Non-permanent or removable buildings
(Buildings that have a steel floor, including steel I-beams, if not set on an approved permanent foundation)
- Examples: Atco trailers, Modspace type trailers, Oilfield shacks

Large Industrial, Manufacturing, Commercial or Retail Incentive Policy

The Council of the Town of Shaunavon reserves the right to customize an incentive policy, on an individual basis, for any large industrial, manufacturing, commercial or retail development.

The Town of Shaunavon reserves the right to periodically review, eliminate and modify this policy.