



Town of Carberry

Family • Friends • Home

Schedule A – By-law 6/2020

Town of Carberry

Downtown Property Tax Incentive Policy

May 2020

Purpose:

This initiative is intended to promote new development, expansions, and improvements to existing businesses within the downtown core area of the Town of Carberry.

Definitions:

- **Downtown Revitalization Area** means the area outlined in Appendix A.
- **Eligible Construction Project** means any addition, renovation, or new construction for a commercial or industrial use that requires a Cypress Planning District building permit valued at a minimum of \$50,000, or 25% of the assessed value, whichever is less, and has been obtained after May 15th, 2020.
- **Increased Assessed Value** means the increase in assessment, if any, as determined by the Assessor following an eligible construction project.

Policy:

- a) Authority for this policy is granted under section 261 of the *Municipal Act*, and Town of Carberry By-law No. 6/2020.
- b) This policy applies to eligible construction projects on properties located within the area outlined in Appendix A.
- c) To be eligible for this rebate, a building permit must have been obtained for the project from the Cypress Planning District after May 15th, 2020. Applications under this policy must be made within 60 days of the date of permit issue in order to be eligible.
- d) Work undertaken prior to this policy and By-law 6/2020 will not be eligible for tax incentives.
- e) Developers that are interested in purchasing property in the downtown area may also make application to Council prior to the purchase of a property. Council may agree to terms at this time to promote sales and therefore improvements to the downtown area.



Town of Carberry

Family • Friends • Home

Schedule A – By-law 6/2020

- f) The issuance of the building permit and demolition permit, if required, must follow the requirements as set by the by-laws and policies of the Town of Carberry and Cypress Planning District.
- g) The tax rebate will cease if the tax account on the property goes into arrears.
- h) The property will cease to be eligible for tax rebate if construction/renovations are not complete by the date set out in the agreement.
- i) If an individual sells a property approved by this policy, the tax incentive is transferrable to the new registered owner, provided all other provisions of the agreement continue to be met.
- j) This rebate may not be combined with any other incentive policy with the Town of Carberry.
- k) Council reserves the right to alter the rebate to suit specific developments at their sole discretion.

Rebate Amount:

- a) The rebate amount shall be discussed on a case-by-case basis with the property owner. Rebates will be based on construction costs, and other factors that are determined applicable by the Council of the Town of Carberry. Generally, the rebate structure will be as follows:

<u>Project Cost</u>	<u>Rebate</u>
25% of Assessed Value	25% tax reduction for 3 years, max \$12,500
\$50,000 - \$99,000	33% tax reduction for 5 years, max \$33,000
\$100,000 - \$249,999	40% tax reduction for 5 years, max \$100,000
\$250,000+	66% tax reduction for 10 years, max \$165,000

- b) Rebates will be given against the Municipal portion only of the property taxes for the property in question. The full amount of the school taxes will be charged as normal.
- c) Rebate amounts will be applied directly to the applicant's tax account. Any credit amounts will remain on the account to be applied to the next year's tax levy and will not be paid out as a cash refund.



Town of Carberry

Family • Friends • Home

Schedule A – By-law 6/2020

Procedure:

- a) Applicants must complete a Town of Carberry Application for Tax Incentive Rebate form.
- b) Applicants will be contacted to make an appointment to appear as a delegation before Council, to present the details of the project.
- c) Council will then deliberate the rebate application, and notify the applicant of their decision, within 45 days of the presentation.
- d) The Town of Carberry and the property owner will enter into an agreement, which will outline the details of the rebate. Full compliance with all applicable by-laws, permits, and requirements of the agreement shall be required. Failure to meet the obligations of the agreement will result in cancellation of the rebate.



Town of Carberry

Family • Friends • Home

Schedule A – By-law 6/2020

Appendix A – Map of Downtown Revitalization Area

