

**TITLE:** Development Tax Incentive  
**POLICY NO.:** X-005  
**APPROVAL:**  
**EFFECTIVE DATE:** March 26, 2018  
**AMENDED DATE:** May 25, 2020  
**REVIEW DATE:** February 20, 2018  
 March 19, 2018  
 May 19, 2020  
**SUPERSEDES POLICY NO.:**

**POLICY STATEMENT:** To provide municipal tax incentives to support Council’s strategic plan by fostering and encouraging new housing, investment, and business start-up in the Town of Mayerthorpe.

**PURPOSE:** To establish a rebate structure for municipal tax incentives to encourage new housing, commercial and industrial development stimulating the economy in the Town of Mayerthorpe.

**DEFINITIONS:**

Development	Means newly constructed buildings, excluding accessory buildings, garages, portable buildings, temporary buildings, mobile homes and manufactured homes.
Registered Owner	Means: a) the purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the Certificate of Title in the land any assignee of the purchaser’s interest that is the subject of a caveat registered against the Certificate of Title, or b) in the absence of a person described in paragraph (a), the person registered under the Land Titles Act as the owner of the fee simple estate in the land.

**PRINCIPLES:**

1. This policy applies to housing, industrial, and commercial new construction

authorized by Development that is subject to municipal tax.

2. Municipal tax rebate for new industrial/commercial Development is as follows:
  - a. Supplemental Municipal Tax – 100%
  - b. 1<sup>st</sup> Year Municipal Tax – 75%
  - c. 2<sup>nd</sup> Year Municipal Tax – 50%
  - d. 3<sup>rd</sup> Year Municipal Tax – 25%
3. This policy does not apply where Policy I-006 Infill Tax Rebate is applicable.
4. Municipal tax on the value of pre-existing improvement(s) are not eligible for the municipal tax rebate.
5. Municipal tax on the value of land is not eligible for the municipal tax rebate.
6. Other tax levies (i.e. school levy and Lac Ste. Anne Foundation levy) and local improvement levies are still payable by the Register Owner.
7. Municipal tax rebate cheques shall only be issued to the original Payee.
8. Municipal tax rebate cheques shall be prorated when there is a change in Registered Owner within the calendar year for which a rebate is applicable.
9. Applications will not be necessary for municipal tax rebates. They will be refunded automatically in August of the taxation year in which they are applicable.
10. Municipal tax rebate cheques will only be issued when all the taxes levied against the property are paid in full.
11. Municipal tax rebate cheques will only be issued once all of the following compliance Reports for the property are received at the Town Office:
  - a. Building Permit Services Report
  - b. Electrical Permit Services Report

- c. Gas Permit Services Report
- d. Plumbing Permit Services Report

End of Policy.