

Mossey River Municipality

By-law No. 01-2020

BEING A BY-LAW OF MOSSEY RIVER MUNICIPALITY TO ESTABLISH BUILDING INCENTIVES FOR NEW OR SIGNIFICANT UPGRADES TO RESIDENTIAL, COMMERCIAL OR AGRICULTURE CONSTRUCTION.

WHEREAS Section 261 (2) of *The Municipal Act* authorizes the council of a municipality to establish by by-law financial assistance programs;

AND WHEREAS the Council of Mossey River Municipality has recognized the importance and significance of fostering and encouraging new construction and significant upgrades to existing residential, commercial and agricultural buildings;

AND WHEREAS the Council of Mossey River Municipality has deemed it necessary and expedient to pass a by-law for the purpose of establishing a building incentive program that would encourage new building and upgrades to existing buildings;

NOW THEREFORE THE COUNCIL OF MOSSEY RIVER MUNICIPALITY ENACTS AS FOLLOWS:

1. Definitions

- a) BASE YEAR means the year prior to the year which the property is re-assessed as a result of new construction or a significant upgrade to existing buildings.
- b) RESIDENTIAL BUILDING means a building whose portioned assessment is in a prescribed class of property assessed as residential as per *The Municipal Assessment Act*.
- c) COMMERCIAL BUILDING means a building whose portioned assessment is in a prescribed class of property assessed as commercial as per *The Municipal Assessment Act*.
- d) Agricultural BUILDING means a building whose portioned assessment is in a prescribed class of property assessed as agriculture as per *The Municipal Assessment Act*.
- e) BUILDING INCENTIVE means a tax rebate for municipal taxes.
- f) MUNICIPALITY means Mossey River Municipality.
- g) MUNICIPAL TAXES means the property taxes imposed for municipal purposes by the municipality.
- h) OWNER/DEVELOPER means a person, corporation, or partnership who is the registered owner under *The Real Property Act* of land on which the new construction or significant upgrades to existing construction has occurred.

- 2. This by-law established a building incentive program for new construction or significant upgrades to existing construction in the residential, commercial and agriculture assessment classes whereby new municipal taxes which may result from an increase in assessment due to the new construction, would be eligible for a tax rebate on municipal taxes commencing in the year following the base year as per schedule A.

3. All applications under this program must comply with the following:
 - a) The proposed construction whether new or upgrades must conform with all applicable provisions of Mossey River Municipality by-law and other legislation, including but not limited to the Zoning By-law and the Provincial Building Code.
 - b) The owner/developer shall not have any outstanding debts in arrears to the municipality.
4. Applications will be processed on a first-come, first-served basis and shall be made in the prescribed form, entitled Building Incentive Program Application Form, as developed and provided by the municipality.
5. By-law No. 2/2016 Being a By-law of Mossey River Municipality to Encourage Economic Development in Mossey River Municipality by Providing Grant Incentives adopted on the 18th day of February 2016 is hereby repealed.
6. This by-law shall come into force and take effect on the 9th day of March, 2020.

DONE AND PASSED by the Council of Mossey River Municipality in regular session assembled, this 9th day of March, 2020.

Ron Kostyshyn
Reeve

Donna Ainscough
Interim Chief Administrative Officer

Read a First Time this 3rd day of February, 2020
Read a Second Time this 24th day of February, 2020
Read a Third Time this 9th day of March, 2020.

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Schedule A

Residential Rebate (45% Portioned Assessment)

Owners will receive a tax rebate on municipal taxes for a period of Two (2) years for new construction or significant upgrades to existing construction that cause a minimum increase in assessment of \$75,000.00.

Year One 100% rebate on municipal taxes to a maximum of \$5,000.00
Year Two 50% rebate on municipal taxes to a maximum of \$5,000.00

Commercial Rebate (65% Portioned Assessment)

Owners will receive a tax rebate on municipal taxes for a period of Three (3) years for new construction or significant upgrades to existing construction that cause a minimum increase in assessment of \$75,000.00.

Year One 100% rebate on municipal taxes to a maximum of \$7,500.00
Year Two 100% rebate on municipal taxes to a maximum of \$7,500.00
Year Three 100% rebate on municipal taxes to a maximum of \$7,500.00

Agriculture Rebate (26% Portioned Assessment)

Owners will receive a tax rebate on municipal taxes for a period of Two (2) years for new construction or significant upgrades to existing construction that cause a minimum increase in assessment of \$75,000.00.

Year One 100% rebate on municipal taxes to a maximum of \$5,000.00
Year Two 100% rebate on municipal taxes to a maximum of \$5,000.00