



## TOWN OF NIVERVILLE-FINANCE

**POLICY NO. F1-20:**            **COMMERCIAL & INDUSTRIAL SQUARE FOOTAGE  
INCENTIVE GRANT**

**EFFECTIVE DATE:**        **May 19, 2020**                                **RESOLUTION# 161-20**

**REVISION DATE:**                \_\_\_\_\_                                **RESOLUTION# \_\_\_\_\_**

Background: The following grid will be used as a guide to calculate the scope and amount of incentive grant (the “grant”) provided by Niverville Council to an eligible property titleholder (the “titleholder”) located in a commercially zoned area (*see herein “definitions” for further clarification*) within the Town of Niverville (the “Town”).

The purpose of the square footage incentive grant is to encourage construction of new infrastructure resulting in added commercial and industrial assessment and the creation of new available space without a tenant in place. The business incentive grant is limited to commercial or industrial enterprises within specific localities of the community as herein described. That portion of a construction project classified as being of a residential category (*see “residential category” definition herein*) as determined by Manitoba Assessment are exempt for consideration under this policy.

In order to be eligible for the grant, the titleholder must create new square footage that would be actively marketed for sale or lease. An increased and assessed larger square footage is the prerequisite criteria for eligibility consideration and this grant cannot be used in conjunction with any other grant or incentive offered by the Town.

Once the property becomes occupied by a tenant, this incentive will be cancelled immediately.

The grant to the titleholder is calculated only on the general municipal portion of the annual taxes due.

Council, by means of a resolution passed during regular Council meeting, reserves the right to suspend the program at any time. The grant program commences effective May 19<sup>th</sup>, 2020 and is not applicable to any infrastructure built or in the process of being constructed prior to this date.

<b>Part “A” Assessment</b>	<b>Discount</b>
2,000 to 7,499	33%
7,500 to 14,999	67%
15,000 +	100%

Terms & Conditions:

1. Grant pertains to the percentage of the annual general municipal portion of taxes being levied in any one full calendar year.
2. Grant commences in the first full calendar year after infrastructure completion. This is a requirement as a new assessment has to be completed/determined by the Manitoba Assessment Branch. (*see "Application Period" definition herein*). Payment to successful applicants will be made within 30 days of the property tax due date (*property taxes are currently due and payable by September 30<sup>th</sup>*)
3. Grant will not exceed more than 100% of the municipal tax portion despite the numerical application of the above grid and cannot be used in conjunction with any other grant or incentive from the Town.
4. Grant extends to a maximum of two calendar/tax years. The grant decreases by 50 % per annum over the eligible period.
5. In each applicable year the full amount of annual taxes payable and water and sewer accounts must be paid prior to grant approval. Any overdue accounts with the Town during the period eligible for the grant will result in immediate loss eligibility to continue with the program.
6. To qualify for the grant program all applicants must have obtained a Building Permit with the Town prior to construction commencing and have been issued an Occupancy Permit. The Occupancy Permit date will be considered in the application process.
7. Eligibility for the grant is based on the terms and conditions described within this policy. In the event a titleholder disagrees with the Town's decision, the titleholder may choose to appeal to Council who will hear their case during an open council meeting. Council's decision is final.
8. It is the sole responsibility of the titleholder to request the grant in writing from the Town. (*see "application period" definition for further details*). If a request is not received within the application period, the Town is under no obligation to consider eligibility for the grant program. For sake of clarity, the Town will not consider grant eligibility retroactively.
9. Grant application approval will occur after the titleholder's application has been approved by resolution of the Town Council. A Letter of Agreement signed by the titleholder and the signing officers of the Town shall complete the application process.

Definitions:

- A) **Residential category:** The Municipal Assessment Act by way of regulation sets out prescribed classes of property. These classes of property are based on type, use, size and ownership of land or buildings, or any one or more of them. There are three residential categories – Residential 1 –

Category 10: 1-4 dwelling units per building; Residential 2 – Category 20: 5 or more dwelling units per building; Residential 3 – Category 80 – Owner Occupied Condominium and Co-operative Housing.

- B) **Commercially zoned:** those properties whose primary purpose is a commercial or industrial enterprise located in the following designated zones as defined by By-law No. 795-18 and amendments thereto: **CMS** (Commercial Main Street), **CC** (Commercial Corridor), **MG** (Industrial General), **MMU** (Industrial Mixed Use) and **RCC** (Recreational Community Complex).
- C) **New Infrastructure:** for the purpose of eligibility for this business incentive grant, new infrastructure represents newly constructed buildings, tear-down/re-builds and/or expansions to existing buildings. Expansions must be able to show separately the increased assessment as a result of the facility expansion as reported by the Manitoba Assessment Branch. Interior renovations are not eligible for the grant.
- D) **Program period:** any building permit issued after May 19, 2020 for a commercially or industrially zoned property expanding, re-building or building new infrastructure may make an application under this grant program to the Town.
- E) **Application period:** the Town will accept applications for the current calendar year up to December 1<sup>st</sup> of the current calendar year. Any applications submitted in the month of December will be approved for the following incentive year due to budget planning requirements for the Town. (i.e. Titleholder X makes application for 2016 tax reduction on December 15<sup>th</sup>, 2015. Due to blackout period this application will only be accepted for 2017 incentive program.) Titleholders must make an application prior to new assessment being determined by the Manitoba Assessment but the application will only be processed upon the Manitoba Assessment completing their review.
- F) **Application process:**
- i) Applicant registers building permit with Town.
  - ii) Building permit approved by Town.
  - iii) Applicant obtains building permit from Town Office; may request application form for the Business Incentive Policy.
  - iv) Applicant completes and returns form with supporting documentation to Town Office.
  - v) Upon Occupancy Permit being issued and Manitoba Assessment completing its review, the Town activates the Application, reviews current status of all tax and utility accounts made by titleholder.
  - vi) Town approves / denies request and provides basis for decision
  - vii) IF:
    - a. Approved – Town will contact Applicant to work out details of the Letter of Agreement. Town will grant approved percentage of grant within thirty days after payment in full by the titleholder of the property tax statement;
    - b. Denied – Applicant has option to request review by Council as per condition number 7.