

# TOWN OF ITUNA

## BYLAW NO. 5-2007

### A BYLAW OF THE TOWN OF ITUNA TO PROVIDE INCENTIVES FOR THE ESTABLISHMENT OF NEW BUSINESSES OR CONSTRUCT NEW RESIDENCES WITHIN THE TOWN OF ITUNA

*Section 8(1)(h) The Municipalities Act*

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COUNCIL of the Town of Ituna, in the Province of Saskatchewan, enacts as follows:

#### **TITLE AND PURPOSE:**

1. This Bylaw shall be known as "Business/Residential Incentives Bylaw".
2. The purpose of this Bylaw is to provide incentives for the establishing of new businesses and/or the construction of new businesses and residences thereby encouraging investment in the Town of Ituna. Incentives are provided by way of property tax abatements to certain businesses and residences.

#### **DEFINITIONS:**

3. In this Bylaw, the following definitions apply:
  - (a) Administrator – means the Administrator of the Town of Ituna or an employee of the Town designated by the Administrator to act on behalf of the Town;
  - (b) Council – means the Council of the Town of Ituna;
  - (c) "New Business" - means a business new to the town and one which has not operated in the town previously;
  - (d) "New Commercial/Industrial Construction" – means a new business which has constructed a new facility in the town;
  - (e) "New Residential Construction" – means a new residence which has been constructed or moved into the town, including newly constructed ready to move homes; and
  - (f) Town – means the Town of Ituna, Saskatchewan.

#### **COMMERCIAL-INDUSTRIAL PROPERTY:**

4. Commercial/Industrial business tax concessions may be granted by way of property tax abatements as follows:

(a)	Year of construction -	100% abatement of municipal and school taxes;
(b)	First year -	100% abatement of municipal and school taxes
(c)	Second year -	80% abatement of municipal and school taxes
(d)	Third year -	60% abatement of municipal and school taxes
(e)	Fourth Year -	40% abatement of municipal and school taxes; and
(f)	Fifth Year -	20% abatement of municipal and school taxes.
5. Council may grant a business tax concession to the assessed owner of property in accordance with Section 4 when a new business is established in the town.
6. Council may grant a business tax concession to the assessed owner of property in accordance with Section 4 for New Commercial/Industrial Construction in the town.

7. Council may grant a business tax concession to the assessed owner of property in accordance with Section 4 for a business which has expanded its facility after application for a building permit that so modifies the facility or adds to the existing improvements as to increase the assessed value. The amount of the tax concession shall be based upon the increase only in assessed value of the improvement.
8. Applicants for business tax concessions shall obtain and complete Application for Property Tax Concessions in Form "A" as set out in Schedule "A" appended hereto.

**RESIDENTIAL PROPERTY:**

9. Residential construction concessions may be granted for new residential construction by way of property tax abatements as follows:
  - (a) Year of construction - 100% abatement of municipal and school taxes;
  - (b) First year after construction - 100% abatement of municipal and school taxes; and
  - (c) Second year - 50% abatement of municipal and school taxes.
10. Council may grant a residential tax concession in accordance with Section 7 to the assessed owner of property for New Residential Construction in the town upon receipt of an Application for Property Tax Concessions in Form "B" as set out in Schedule "B" appended hereto.

**ADMINISTRATION:**

11. Tax concessions shall be granted once a building is completed.
12. The Administrator shall provide tax concessions by way of tax abatements at the time property taxes are levied.
13. Tax concessions shall only be granted when property tax and sewer and water accounts are current.
14. Only one tax concession shall be granted on any one property every six (6) years.
15. Local improvements or any frontage charges shall not be considered for tax concessions.
16. Construction of ancillary buildings when there is a primary building in Sections 5 and 10 do not qualify.
17. Renovations do not qualify.
18. In the event of a dispute between an assessed owner and Council, Council's decision is final.

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Mayor

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Administrator

SCHEDULE "A"

TO BYLAW No. 5-2007

FORM "A"

*APPLICATION FOR PROPERTY TAX CONCESSIONS:*

COMMERCIAL/INDUSTRIAL PROPERTY:

1. Name of Property Owner/Lessee: \_\_\_\_\_
2. Assessed Owner's Address: \_\_\_\_\_  
P.O. Box      Town      Telephone Number
3. Legal Description of Property: \_\_\_\_\_  
Lot      Block      Plan
4. Name and Description of Business Occupying Property: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Civic Address      P.O. Box      Telephone Number
5. Business Owner/Manager: \_\_\_\_\_  
Residence: \_\_\_\_\_  
Civic Address      P.O. Box      Telephone Number
6. Date of Opening Business: \_\_\_\_\_
6. Date of Completion of Construction: \_\_\_\_\_

I understand that where the Owner/Occupant of said property is indebted to the Town of Ituna, the Property Tax Concession shall be reduced by the amount of indebtedness.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner/Occupant

SCHEDULE "B"

TO BYLAW No. 5-2007

FORM "B"

*APPLICATION FOR PROPERTY TAX CONCESSIONS:*

RESIDENTIAL PROPERTY:

1. Name of Assessed Property Owner: \_\_\_\_\_

2. Assessed Owner's Address: \_\_\_\_\_  
P.O. Box      Town      Telephone Number

3. Legal Description of Property: \_\_\_\_\_  
Lot      Block      Plan

\_\_\_\_\_   
Civic Address

4. Date of Completion of Construction: \_\_\_\_\_

I understand that where the Owner/Occupant of said property is indebted to the Town of Ituna, the Property Tax Concession shall be reduced by the amount of indebtedness.

\_\_\_\_\_   
Date

\_\_\_\_\_   
Property Owner