

TOWN OF TEULON

BY-LAW NO. 6/07

Being a By-Law to encourage economic development in the Town of Teulon by providing grant incentives.

WHEREAS “The Municipal Act”, S.M. 1996, c.58, provides in part as follows:

“Section 258(2) A council may encourage economic development in any manner it considers appropriate” and

“Section 258(4) A council may make a grant for the purpose of economic development in the municipality.”

NOW THEREFORE the Council of the Town of Teulon enacts as follows:

1. THAT pursuant to subsection 258(2) and 258(4) of “The Municipal Act”, Council hereby approves the “Building Incentive Program” attached as Schedule “A” and also approve the “Existing Commercial/Industrial Building Incentive Program” attached as Schedule “B” to this By-law.
2. THAT By-law No. 6/05 of the Town of Teulon be hereby now rescinded.

DONE AND PASSED in open Council assembled at the Council Chambers of the Town of Teulon, in the Province of Manitoba this 13 day of November, A.D. 2007 .

Mayor

Chief Administrative Officer

Given first reading this 9th day of October, A.D. 2007 .

Given second reading this 13 day of November, A.D. 2007 .

Given third reading this 13 day of November, A.D. 2007

SCHEDULE "A"

TOWN OF TEULON BUILDING INCENTIVE PROGRAM

The Town of Teulon is implementing a Building Incentive for new residences and businesses within the Town of Teulon in order to encourage economic development. Property owners may be eligible, upon application, for cash incentives over a period of 1 to 3 years. Applications for the "incentive" must be made within 6 months of the residence/business being added to the Town of Teulon Assessment Roll. A property will not be eligible for the incentive program more than one time.

1. Building incentive grants for new, fully constructed residences or businesses will be paid as follows:

Commercial/Industrial

- Year One (or portion thereof) – Grant equivalent to 80% of the general municipal taxes (from the date of entry to the roll)
- Year Two – Grant equivalent to 60% of general municipal taxes
- Year Three – Grant equivalent to 40% of general municipal taxes

Residential

- Year One (or portion thereof) – Grant equivalent to 60% of general municipal taxes (from the date of entry to the roll)
- Year Two – Grant equivalent to 40% of general municipal taxes

1.1 Only new, fully constructed, residences establishing in new, serviced residential areas or new, fully constructed residences establishing in existing serviced infill lots within the Town of Teulon are eligible for this grant program

1.2 Only new, fully constructed businesses establishing in new, serviced commercial/industrial areas or new, fully constructed businesses establishing in existing serviced commercial/industrial infill lots within the Town of Teulon are eligible for this grant program.

- i. Definition of "New, fully constructed"

- a) Built on site structures, constructed in the year or the immediately preceding year, that comply with building codes and by-laws of the Town of Teulon and the Province of Manitoba
- b) Ready To Move (RTM) homes constructed in the year or the immediately preceding year as certified by the contractor that comply with building codes and by-laws of the Town of Teulon and the Province of Manitoba, and
- c) A “never-occupied” structure in compliance with building codes and by-laws of the Town of Teulon and the Province of Manitoba

1.3 The following are not eligible for the grant program:

- Grant-in-Lieu Properties
- Crescent Creek Park
- Mobile Homes

- 2.0 Only the person or persons liable to pay the taxes on the property for which a grant application is made is eligible for a grant.
- 3.0 All taxes for the property for which application is being made must be paid in full on or before the due date.
- 4.0 This incentive grant will be payable within 30 days of the one year after the date the house is added to the Assessment Roll, with subsequent payments occurring within 30 days of the yearly anniversary of being added to the Assessment Roll until the full incentive is paid.
- 5.0 Entitlement to the grant shall cease upon sale of the property by a person who is, or had been eligible to apply for a grant.
- 6.0 In the event there is any dispute regarding eligibility for the program and/or grant amount available, the decision of the Council of the Town of Teulon will be final.
- 7.0 The registered owner or the person liable to pay the taxes on the property for which a grant application is made must not be in violation of any of the Town of Teulon By-Laws, Development Agreements or Industrial Use Agreements.

SCHEDULE "B"
EXISTING COMMERCIAL/INDUSTRIAL BUILDING INCENTIVES PROGRAM

- 1a) Building Incentive Grants for previously existing commercial or industrial property will be as follows:
- 1a.i) The building must have been vacant for a period of at least 6 months immediately prior to being eligible for this program.
 - 1a.ii) The owner of the structure in question must be in operation of the business from that premises for a period of one year to be eligible under this program.
 - 1a.iii) The owner of the property is responsible to make application for this Incentive Program.
 - 1a.iv) The application must be for a new business that has never been operated by the applicant at a previous time in the Town of Teulon.
 - 1a.v) All applications made under this portion of the Building Incentive Program must be reviewed and approved by the Council of the Town of Teulon.
 - 1a.vi) Any existing commercial or industrial property having a Market Value Assessment in excess of \$75,000.00 is eligible under this program.
 - 1a.vii) Under this program, the qualified applicant will be eligible for a grant equivalent to 80 % of the general municipal taxes for that year of operation.