

# The Resort Village of Manitou Beach

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Policy Title: <b>Building Incentive Policy</b>		Adopted By: <b>Council</b>	Policy Number: <b>#2-2021</b>	
Origin/Authority: <b>Council</b>	Jurisdiction: <b>Resort Village of Manitou Beach</b>		Effective Date: <b>April 26, 2021</b>	Pages:  2
Reviewed By: <b>Administration</b>			Resolution: <b>#02-2021</b>	

## 1. Purpose:

For further development of the local economy, this policy is designed to encourage NEW RESIDENTIAL construction, on land sold directly from the Resort Village of Manitou Beach.

## 2. Eligibility:

For NEW RESIDENTIAL properties to be eligible, the following terms and conditions must be met:

- a) Property must have been purchased directly from the Resort Village of Manitou Beach. Title transfers and sales after the first point of sale from the Resort Village of Manitou Beach, do not qualify for tax incentives.
- b) Development and building permits must be applied for and APPROVED within three years from time of acceptance of the Offer to Purchase land from the Resort Village of Manitou Beach. Minimum Land Taxes will apply to Lands until such time that permits have been obtained. {To take full advantage of tax concessions, development and building permits must be applied for in the first year.}
- c) New construction of a RESIDENTIAL dwelling with a minimum of 800 square feet, unless otherwise approved by Council, in accordance with Municipal Zoning and OCP Bylaws.
- d) Tax exemptions only apply to the first approved development and building permit.

### **3. Tax Exemptions:**

- a) No property taxes shall be levied on land purchased from the Resort Village of Manitou Beach in the calendar year in which the development and building permits have been applied for and APPROVED. When permits are approved after November 1, the following year shall be considered Year 1 of the Tax Incentive Agreement.
- b) Tax exemptions are ONLY on municipal taxes levied and do not apply to legislative taxes levied by the Province of Saskatchewan: the Education Tax.
- c) Tax concessions for residential development that meet ALL eligibility criteria established in this policy apply to:

YEAR 1- 100% Tax Exemption from Municipal Taxes.

YEAR 2- 75% Tax Exemption from Municipal Taxes.

YEAR 3- 25% Tax Exemption from Municipal Taxes.

YEAR 4- 0% Tax Exemption from Municipal Taxes.

- d) If portions of ANY applicable taxes are unpaid on December 31, in the calendar year taxes were levied, the property shall immediately become ineligible to receive any further tax concessions, not previously applied to the assessment or tax roll.
- e) All owners or developers must make a written request to Council to be eligible to receive concessions in this policy. Council shall issue a written confirmation of approved tax concessions.
- f) Additions, renovations, accessory building, decks, and landscaping are excluded from this policy, regardless of construction value or changes to assessment.
- g) Tax exemptions DO NOT apply to local improvement levies or frontage taxes levied before or here in after the Offer to Purchase has been accepted by Council or development and building permits have been applied for and/or approved.
- h) The Chief Administrative Officer shall administer this policy.
- i) This policy take effect on the day of adoption by resolution from the elected Council for the Resort Village of Manitou Beach.