

Policy Title: **COMMUNITY IMPROVEMENT AND CONSOLIDATION (CIC) PROGRAM**

Policy #: C2

Authority Approval: Mayor and Council

Resolution #: 212-2020-08-04

Effective Date: August 4, 2020

Distribution: Master

Fire Department

Administration

Library

Council

Public Works

FCSS

Recreation

POLICY STATEMENT: The purpose of this policy is to adopt an incentive program to encourage development in the older parts of Town to improve neighborhood appearances, increase assessments, and make effective use of existing infrastructure.

PROCEDURES:

1. **GENERAL**

- 1.1 Length of Program – In the case of a demolition, the appropriate demolition permit must be applied for on or before December 31st, 2022. In the case of development of a vacant property, the appropriate development permit must be applied for on or before December 31st, 2022.
- 1.2 The tax rebate is on the municipal portion of property taxes only. The rebate applies to both land and improvement taxes.
- 1.3 All developments must conform to the Land Use By-Law and other applicable regulations.
- 1.4 The period of tax rebate will begin with the year following the year that construction starts. The period of tax rebate shall be:
 - a. In the case of a qualifying demolition, 3 years, and
 - b. In the case of a development of vacant property, 2 years.
- 1.5 If the taxes for any given year are not paid by the date that taxes are due that year, then the tax rebate for that year will be lost regardless of whenever they are paid. This section shall not apply to properties which are on the monthly instalment tax payment plan, provided taxes are paid as per the instalment plan specifications.
- 1.6 Where a demolition is involved, construction must start within 6 months of the date of the application for a demolition permit in order to qualify for the 3-year rebate.
- 1.7 For the purposes of the program, a qualifying demolition is considered to occur only in those cases where a building that has become dilapidated through age is demolished and a new building constructed in its place. Buildings that are demolished as a result of damage caused by fire, windstorm, vehicle collision or other catastrophic events do not qualify as a demolition.

- 1.8 Construction must be complete to the point of suitability for occupancy within 1 year of the date of start of construction. This time period may be extended in the case of a multi-family or large commercial development.
- 1.9 In the case of single-family residential, the time period for completion may be extended, in the case of extenuating circumstances. A request for approval must be applied for prior to the 1 year deadline and must be granted by the Development Officer.
- 1.10 For the purpose of administering the program, the Development Officer has full authority in determining the dates of demolition permit, start of construction and completion of construction.
- 1.11 Failure by the applicant to comply with any of the regulations herein may result in disqualification of the applicant from the program.

2. RESIDENTIAL PROPERTIES

- 2.1 All residential demolitions and vacant lots bordering on existing water and sewer mains qualify, as per attached map – See attached map marked Appendix ‘A’.
- 2.2 In order to qualify for the program, the new improvement must be assessed in excess of:



For a single family dwelling	\$100,000
For a duplex	\$80,000/unit
For a triplex or quadruplex	\$60,000/unit
For a multi-family project (greater than 4 units)	\$50,000/unit.

3. COMMERCIAL PROPERTIES

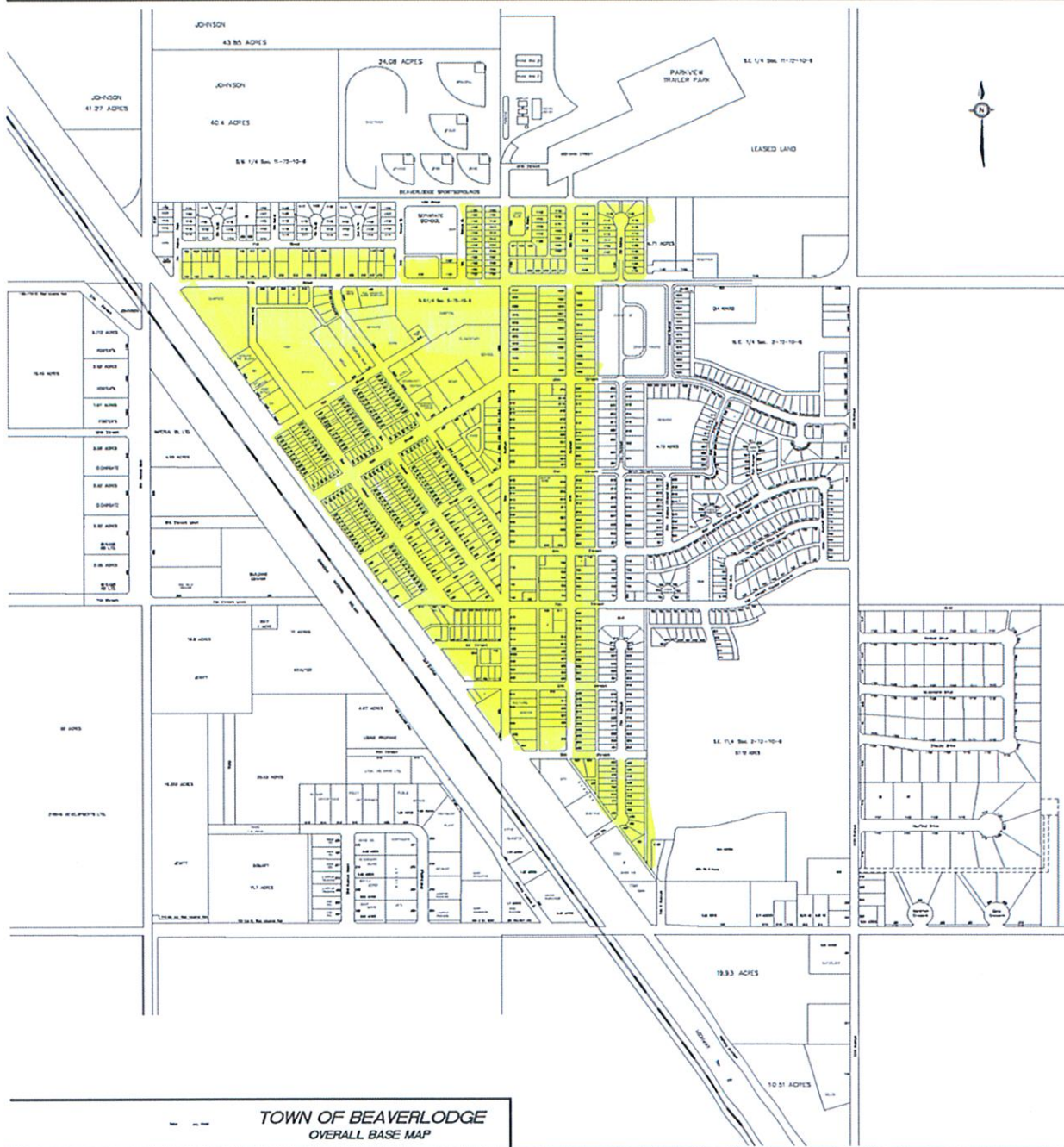
- 3.1 Development on all C1 and C2 properties except for peripheral areas will qualify.
- 3.2 Development must be of a permanent nature.
- 3.3 Addition not to qualify.

ADDITIONAL INFORMATION

- 1. The standard building permit cost will apply. (See: Fees & Charges Policy C-3)
- 2. The tax rebate applies to the municipal portion only. The property owner will be charged the full levy and will pay the full levy; in turn the Town of Beaverlodge will refund the property owner the municipal portion only.
- 3. The property owner is responsible to complete the CIC Program Application see Appendix “B”, and the application must be received by the Development Officer within 90 days of the date of construction completion.

Reviewed/Amended	Date: August 4, 2020
	
Mayor	CAO

CIC MAP 2020-2022 – APPENDIX 'A'





APPENDIX "B"

CIC PROGRAM APPLICATION

Name(s): _____

Address: _____

Phone Number: _____

Roll Number #: _____

Legal: Lot: _____ Block: _____ Plan: _____

Civic Address: _____

Year entered in CIC Program: _____

Development Permit Number: _____

Demolition Permit Number (if applicable): _____

Check One:

Vacant Property Development _____
(2 Year Municipal Portion Refund)

Demolition Replacement _____
(3 Year Municipal Portion Refund)

Demolition Start Date: _____ [must be within 90 days of permit application]

Development Start Date: _____

.....If start date it unknown please write an approximate.....

Description of Development:

I hereby submit an application to participate in the CIC program. I fully understand the regulations and limitations of the program and my responsibilities.

Date of Application

Signature of Applicant

For Office Use Only

Date Received: _____ Date Approved: _____ Approved By: _____