

VILLAGE OF ST-PIERRE-JOLYS

BY-LAW NO 2022-9

A by-law of the Village of St-Pierre-Jolys to create a Development Incentive Program and implement financial assistance for eligible construction and or renovation in the Village of St-Pierre-Jolys.

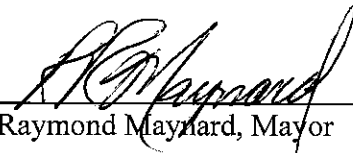
WHEREAS, Section 261.2 (1) of The Municipal Act authorizes a Council of a municipality to establish by by-law financial assistance programs;


AND WHEREAS, the Council of the Village of St-Pierre-Jolys has deemed it necessary and critical to establish the terms and conditions, eligibility, and criteria for a financial assistance program for economic development in support of commercial and industrial construction and LAND DEVELOPMENT activities within the Village of St-Pierre-Jolys limits;

NOW THEREFORE BE IT RESOLVED THAT the Village of St-Pierre-Jolys Council in meeting duly assembled, enacts as follows:

1. The Development Incentive Program attached in Schedules A is hereby adopted.
2. The Development Incentive Application form attached in Schedule B is hereby adopted.
3. The By-law shall be known as the St-Pierre-Jolys Development Incentive By-law No. 2022-9.
4. This By-law shall come into force on November 17, 2022.

DONE AND PASSED by the Village of St-Pierre-Jolys Council duly assembled at 701 Jolys Avenue East, St-Pierre-Jolys in the Province of Manitoba, this 16 of November 2022.


Raymond Maynard, Mayor


Tira Bubenzer,
Chief Administrative Officer

READ A FIRST TIME this 2nd day of November 2022.
READ A SECOND TIME this 2nd day of November 2022.
READ A THIRD TIME this 16th of November 2022.

The **Year One** Incentive would be calculated as follows:

		Total
Assessed Market Value of Development		\$450,000
Portioning Factor		65%
Portioned Assessment		\$292,500
	2022 Mill Rate	
Total Municipal Taxes	16.894	\$4,941.50
Total Estimated Incentive (60% of Municipal Taxes)		\$2,964.90

In summary, the approximate total incentive amount each year would be as follows:

	Municipal Tax	Incentive
Year One	\$5,490.55	(60%) - \$2,964.40
Year Two	\$5,490.55	(50%) - \$2,470.75
Year Three	\$5,490.55	(40%) - \$1,976.60
Year Four	\$5,490.55	(20%) - \$988.30
Total	\$21,962.2	\$8,400.05

Definitions

Commercially / Industrially / Residentially zoned: those properties whose purpose is a commercial, industrial, or residential use is located in the following designated zones as defined by By-law No. 21-11 and amendments thereto: CM (Commercial Main Street), CH (Commercial Highway), M (Industrial General), RS (Residential Standard), RC (Residential Compact) and RMU (Residential Mixed Use).

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 confirmed by the Manitoba Assessment Branch. Interior renovations are not eligible for the grant.

Increase in Assessed Value: means the actual increase in building assessment value on a property tax statement as determined by the Manitoba Assessment Branch, excluding any inflationary increase.

Program Period: any building or development permit issued after [January 1, 2023] for a Commercially / Industrially Zoned property expanding, re-building or building new infrastructure may make an application under this grant program to the Village.

Application Period: The Village will accept applications for the next calendar year up to November 30th 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 Village. Titleholders must make an application at time of development/building permit but the application will only be processed upon the Manitoba Assessment Branch and or Village of St-Pierre-Jolys Council to complete their review.

Application Process:

1. Applicant registers development and or building permit with Village.
2. Development and or building permit approved by Village.
3. Applicant obtains building or development permit from Village Office; may request application form for the Development Incentive Grant.
4. Applicant completes and returns form with supporting documentation to Village Office.
5. Upon Manitoba Assessment completing its review and submitting documents to the Village, the Village activates the Application, reviews current status of all tax and utility accounts made by titleholder.
6. Village approves / denies request and provides basis for decision.
7. IF:
 - a. Approved – Village will provide written notice of acceptance to the Applicant;
 - b. Denied – Applicant has option to request review by Council as per condition number.

Declaration of Applicant

I, _____ of _____
(Name of Applicant) (Name of Municipality)

In the Province of Manitoba, solemnly declare that all the above statement contained within the Application are true, and I make this solemn declaration conscientiously believing it to be true, knowing that is the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

I certify that the above information is true and accurate to the best of my knowledge. I understand that knowingly providing false costs will nullify and void the Development Incentive Grant.

Signed: _____

Date: _____

Witness: _____