

LOCAL GOVERNMENT DISTRICT OF PINAWA
BY-LAW NO. 903-2023

Being a by-law to phase out the financial assistance program which provides an incentive for new residential development.

WHEREAS Council has deemed it no longer necessary to provide a financial assistance program for incentives for new residential development;

NOW THEREFORE the council of The Local Government District of Pinawa enacts as follows:

That the financial assistance program to provide taxation incentives for new residential development applies to existing and all new residential Building Permits issued prior to the enactment of this by-law and for which the residences are completed by and incentive applied for by December 31, 2023. That the Local Government District of Pinawa will provide to the registered owner of a newly constructed residential dwelling a grant of the equivalent of two years general municipal taxes. This grant does not include School Division taxations or any other future By-Law taxations.

That the financial assistance program be administered in accordance with the Policy Requirements as attached to this by-law as Schedule "A".

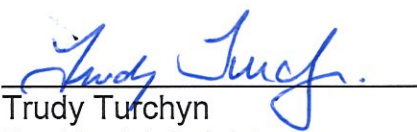
That the applicant is responsible to apply for the incentive program on the Application Form as attached to this by-law as Schedule "B".

That upon acceptance of the incentive program application, the applicant must enter into a Development Incentive Agreement with the Local Government District of Pinawa as attached to this by-law as Schedule "C".

That Schedules A, B and C of this by-law may be amended from time to time by resolution of Council.

That By-law No. 897-22 be rescinded.

DONE, PASSED and ENACTED as a by-law of The Local Government District of Pinawa, in the Province of Manitoba this 14th day of March, 2023.


Trudy Turchyn
Resident Administrator

Read a first time this 24th day of January, 2023.

Read a second time this 14th day of February, 2023.

Read a third and final time this 14th day of March, 2023.

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Schedule "A"
POLICY GUIDELINES

Program Purpose:

The purpose of the program was to encourage construction of new, fully constructed residences in The Local Government District of Pinawa effectively increasing economic development and increasing the tax base. Due to the consensus that the incentive has not been considered a deciding factor in the decision to build in Pinawa, Council has decided that the incentive be phased out.

Definitions:

"general municipal taxes" means all municipal taxes and existing debenture debt as of the date of third reading of this By-law imposed by The Local Government District of Pinawa based on the portioned assessment of the land and buildings. This does not include School Division taxations or any other future by-law taxations.

"new, fully constructed residences" means the following single-family dwellings:

- (a) built on site structures or Ready to Move (RTM) house, be completed or moved on the building site by December 31, 2023, that comply with building codes and by-laws of The Local Government District of Pinawa and the Province of Manitoba; and
- (b) for which Building Permits have been issued prior to March 15th, 2023.

"registered property owner" means the registered owner(s) of the land upon which a new, fully constructed residence is or is to be situated.

Requirements:

1. Upon acceptance of a tax incentive credit applicant as passed by a Resolution of the Council of The Local Government District of Pinawa, The Local Government District of Pinawa shall grant and will apply a credit for **increased** general municipal taxes on The Local Government District of Pinawa property tax roll to the registered property owner by August 31st, 2024 and August 31, 2025 as calculated in paragraph 2. below.
2. The Development Incentive program will provide general municipal tax credits for a maximum of twenty-four months. The general municipal tax credits distributed on a prorated basis as follows:
 - **Portion A:** The first portion of the tax credit will be for the residual construction year calculated from the date that construction is deemed to be substantially complete by the Building Inspector of The Local Government District of Pinawa. Upon receipt of the Manitoba Assessment Branch Added Tax Notice following the date of substantial completion, The Local Government District of Pinawa will reimburse the registered property owner(s) for paid general municipal taxes (**increased portion**) accruing after the date of substantial completion during the residual construction year.
 - **Portion B:** The second portion of the tax credit will be calculated from January 1st to December 31st. This portion of the tax credit will be applied directly to the municipal tax account on August 31.
 - **Portion C:** The third portion of the tax credits will be calculated from January 1st and prorated to provide for a full twenty-four-month tax credit period. This portion of the tax credit will be applied directly to the municipal tax account on August 31.
3. Registered property owners are responsible to apply for an incentive under this program and must make application in writing to The Local Government District of Pinawa on the application form attached to this By-law No. 903-2023 as Schedule "B" and provide such additional documentation as may be

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required by The Local Government District of Pinawa to process such application prior to commencing construction.

4. Building permits must be obtained and approved and construction of the new, fully constructed residence must be substantially complete by December 31st, 2023 to be eligible for the incentive program. The date of the final inspection and approval by the Building Inspector shall be the date of substantial completion. The registered property owner may make an application to the Council of The Local Government District of Pinawa for an extension for the date of substantial completion.
5. The new, fully constructed residence must have a minimum building assessment of One Hundred Thousand Dollars (\$100,000.00).
6. The new, fully constructed residence must be in full compliance with building codes and by-laws of The Local Government District of Pinawa and the Province of Manitoba, including all applicable policies and practices.
7. The registered property owner must not be in violation of any of the by-laws, development agreements or zoning regulations of The Local Government District of Pinawa. In the event of such violation, the tax incentive credit shall cease and the Development Incentive Agreement shall be terminated.
8. All infrastructure costs associated with the preparation of the land shall be borne by the registered property owner, subject to any applicable development agreement.
9. All costs associated with transfer of title of a new, fully constructed residence are the responsibility of the purchaser.
10. Property taxes must be kept current. In the event that there are any tax arrears, the tax incentive credit shall cease and the Development Incentive Agreement shall be terminated. Any property taxes due during the residual construction year prior to the date of substantial completion must be paid in full by August 31st of the current year.

In the event that there is any dispute regarding eligibility for the program and/or credit amount available, the decision of Council of The Local Government District of Pinawa will be final.

Schedule B

Please submit the completed application to:

Only one application per property will be accepted. Building Permit must be issued prior to March 15, 2023.

ApplicantCo-Applicant (if applicable)

Property Information

Please provide a detailed description of the proposed new home

Please provide a detailed site plan.

Signature of Co-Applicant: _____

[illegible]

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Schedule "C"

DEVELOPMENT INCENTIVES AGREEMENT

THIS AGREEMENT made this _____ day of _____ A.D., 20____

BETWEEN:

Local Government District of Pinawa (First Party)

AND

(Registered Property Owner(s))(Second Party)

Roll# _____

Civic Address: _____

Legal Description: _____

THAT both parties agree that Schedule "A" Policy Requirements to By-Law No. 903-2023, being The Local Government District of Pinawa Development Incentive By-law, must be met to deem this agreement valid;

THAT both parties agree that a grant, equivalent to two (2) year's general municipal taxes be allocated after all conditions of by-law No. 903-2023 have been met;

THEREFORE a grant will be given to the registered property owner who has met all conditions of by-law No. 903-2023 pertaining to the construction of a new residence.

DATED at The Local Government District of Pinawa, Manitoba this _____ day of _____, A.D. 20____.

Witness

Registered Property
Owner

Witness

Registered Property
Owner

Local Government District of Pinawa

Witness

Mayor

Witness

Resident Administrator