

**R.M. of ELLICE – ARCHIE  
BY-LAW# 06-2015  
INCENTIVE TAX CREDIT PROGRAM**

It is the purpose of this by-law, known as the “Incentive Tax Credit Program” by-law to establish an incentive program to attract new residents and businesses to the area by way of offering a tax credit for municipal taxes or a grant upon successful application approval by council (per ss. 261.2(1) of The Municipal Act).

**1. DEFINITIONS**

The following definitions are to be used with this by-law:

- (a) **Home.** Means a single family dwelling consisting of built on-site structures that comply with building codes and by-laws of the Municipality; ready To Move (RTM) homes as certified by the contractor that comply with building codes and by-laws of the Municipality; modular and mobile homes that apply with building codes and by-laws of the Municipality.
- (b) **New Business.** Means a new business started in a townsite of the municipality, including an existing business purchased by a new owner, that results in a building that is existing, constructed or moved in that will be used for principal place of business and is classified as commercial property on the municipal tax roll.
- (c) **New Resident.** Means a new individual or family moving into the Municipality who has not lived in the Municipality prior to, including first time home owners within the Municipality, that are purchasing an existing home, constructing a home, moving in a home and become the occupants of the home.
- (d) **Registered owner.** Means a person that holds the title to the property as registered with the Brandon Land Titles office.
- (e) **Townsite.** Means within McAuley, St. Lazare and Manson and property is not zoned agricultural.

Now therefore, the council of the RM of Ellice – Archie enacts as a by-law the following:

**2. ELIGIBILITY**

The Incentive Program Tax Credit is to be paid to an eligible:

- (a) **New Resident** to the Municipality, an amount of up to a maximum of \$1,500.00 per year towards the balance of the residential portion of property taxes payable after all other rebates have been applied for the first two years.
- (b) **New Business** within any townsite in the Municipality an amount of up to a maximum of \$2,500.00 per year on the commercial property taxes for the first two years.

**3. GUIDELINES**

The following guidelines are to be used for the Incentive Program Tax Credit.

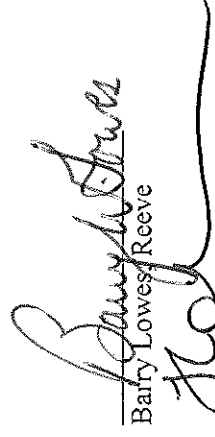
- (a) New resident(s) and New business owner(s) are responsible to apply for an incentive under this program and must make application in writing on the application form attached to this bylaw as Schedule “A” to the municipality within six months of becoming the registered owner of the property and added to the municipal tax roll. Proof of purchase will be required.
- (b) The municipality upon acceptance of the tax incentive credit applicant as passed by a resolution of council will apply a credit annually on December 31st of each eligible year as calculated below to the municipal property tax roll to the maximum described in paragraph 2 a) or 2 b). The first year credit will be calculated from the date that the new owner becomes the **registered owner** of property to December 31st. The second year credit will be calculated from January 1st to December 31st. The remaining year credit will be calculated from January 1st to the date that is two years from the registration date. Any tax balance remaining after application of the maximum credit as described in paragraph 2 a) or 2 b) must be paid prior to the property being eligible to receive the next years credit.

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- (c) If the new resident or new business owner sells, moves or ceases business from the property within the two year period, the municipality will remove the credit from the property tax roll on the date of determined ineligibility.
  - (d) The Incentive Program Tax Credit Grant to the homeowner or business owner shall be paid from economic development funds budgeted for and approved in the municipality annual budget.
- 4. TERMINATION OF PROGRAM**
- (a) Council has the right to end the Incentive Program Tax Credit. All applications that are made prior to repeal of the by-law will qualify under the program.
  - (b) If taxes on the property are in arrears, this Tax Credit Program will be terminated and the homeowner or business owner will become ineligible to receive further credits from the municipality.

DONE AND PASSED as a by-law of The Rural Municipality of Ellice - Archie at  
McAuley in the Province of Manitoba 8<sup>th</sup> day of April, 2015.

  
Barry Lowes Reeve

Trisha Coleman, CAO

Read a first time this 24<sup>th</sup> day of March, 2015.  
Read a second time this 8<sup>th</sup> day of April, 2015.  
Read a third time this 8<sup>th</sup> day of April, 2015.

**R.M. of ELLICE – ARCHIE**  
**BY-LAW# 06-2015**  
**INCENTIVE TAX CREDIT PROGRAM**  
**SCHEDULE “A”**  
**INCENTIVE TAX CREDIT PROGRAM APPLICATION**

Name of Applicant(s): \_\_\_\_\_

Address of Applicant(s): \_\_\_\_\_

Name of Business (if Applicable): \_\_\_\_\_

Legal Address of Residence or Business for which you are applying for the tax credit incentive:

Lot/ Block/ Plan/  
Section Township Range

Date of Ownership: \_\_\_\_\_  
(Please attach proof of ownership)

Signature of Applicant(s) \_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_ Date Filed

|   |
|---|
| <b>OFFICE USE ONLY:</b>   |
| Date presented to Council: _____                                      |
| _____ APPROVED  |
| Tax Credit Amount Year 1: \$ _____ Tax Credit Amount Year 2: \$ _____ |
| _____ DECLINED  |
| Reason for Ineligibility: _____                                       |
| _____   |
| Reeve _____ Chief Administrative Officer                              |