



THE TOWN OF SNOW LAKE

BY-LAW NUMBER 1008/25

BEING A BY-LAW OF THE TOWN OF SNOW LAKE TO ESTABLISH A DEVELOPMENT TAX INCENTIVE PROGRAM

WHEREAS Section 261 of *The Municipal Act* provides authority for municipalities to establish financial assistance programs for any purpose that Council determines appropriate;

AND WHEREAS Section 261.2(2) of *The Municipal Act* provides that:

(d) establishing terms and conditions under which financial assistance may be provided or terminated, including establishing criteria for determining

(i) the amount, or the manner of calculating the amount, of financial assistance,

(ii) the maximum annual financial assistance, and

(iii) the year or years during which financial assistance may be paid out or applied;

(e) respecting criteria for eligibility of recipients of financial assistance; and

(f) respecting any other matter that the council considers necessary or advisable.

AND WHEREAS Council is of the opinion that all efforts must be made to promote development in the Town to support economic growth;

NOW THEREFORE the Council of The Town of Snow Lake, in meeting duly assembled, enacts as follows:

1. DEFINITIONS

In this by-law

“Assessed Value” means the value for real property as determined under the *Municipal Assessment Act*.

“Commercial” means any business which would fall under the Manitoba Assessment Branch’s property class of ‘Other’.

“Development” means the new construction of a building, placement of a newly constructed Single-Family Dwelling, new expansion of a commercial building, Single Family Dwelling, Multi-Family Dwelling.

“Developer” is defined as a person, agency, or company that is responsible for constructing or renovating a building on a property within the municipal boundaries of the Town of Snow Lake.

“Financial Assistance” means a tax credit based on the incremental taxes paid under this By-Law.

“General Municipal Levy” means the property taxes imposed for general municipal at large purposes by the municipality. This excludes School Division Levies, Provincial Education Support Levies, Deficit Recovery Levies, Reserve Fund Levies, Local Improvement Levies, Special Service Levies, or any other charges and fees added to the taxes under *The Municipal Act*.

“Multi-Family Dwelling” means a building containing two or more residential dwelling units, each such unit designed for and used by only one family, and may include duplexes, row houses, town houses, and apartment buildings. This does not include accessory buildings, detached garages, sheds, etc.

“Owner(s)” means the person who is the registered owner under *The Real Property Act* of land on which a building is or will be located, or the granted thereof of a valid conveyance registered under *The Registry Act* or an agent of either such owner.

“Single-Family Dwelling” means a detached building or structure containing one residential dwelling unit designed for and used by one family. This does not include accessory buildings, detached garages, sheds, etc.

“Town” means the Town of Snow Lake

2. INCENTIVE TYPES

The Town hereby establishes the program to provide Financial Assistance in the form of tax credits based on the increase in building assessment as a result of eligible development.

There are three incentive categories for which owners can receive Financial Assistance on the eligible portion of the General Municipal Levy amount:

a) Commercial Incentive.

For Commercial development, over a period of five tax years the owners can receive:

Year 1 100% refund;
Year 2 80% refund;
Year 3 60% refund;
Year 4 40% refund; and
Year 5 20% refund.

b) Single-Family Dwelling Incentive.

For Single-Family Dwelling development, over a period of three tax years the owner can receive:

Year 1 75% refund;
Year 2 50% refund; and
Year 3 25% refund.

c) Multi-Family Dwelling Incentive.

For Multi-Family Dwelling development, over a period of five tax years owners can receive:

Year 1 80% refund;
Year 2 60% refund;
Year 3 40% refund;
Year 4 20% refund; and
Year 5 10% refund.

d) If a property’s taxes are corrected by the Municipality under the Municipal Act as a result of a reduction in the Assessed Value of the property, the Municipality must reduce the Financial Assistance applied to reflect the reduction in the General Municipal Levy. The Municipality may reduce the Financial Assistance applicable in subsequent years.

3. CRITERIA

- a) All eligible development must result in a net increase in the roll number’s Assessed Value.
- b) The financial assistance will be calculated on only the increased building assessment. Land assessment or the building assessment prior to new construction or expansion shall not be used in the calculation of the tax refund.
- c) If a building is deconstructed and a new building constructed or placed, the financial assistance will apply only to the difference in assessment between the deconstructed building and the new building.
- d) If the property the construction occurs on is transferred, the tax incentives will accrue to the new owner of said property.
- e) To be eligible to receive financial assistance:
 - i) The property’s taxes must not be in arrears,
 - ii) The Owner must not own any property in the Town in tax arrears or be otherwise indebted to the Town,

- iii) The property's taxes must be paid in full for the year Financial Assistance is to be paid,
- iv) New Commercial buildings, Single Family Dwellings, or Multi-Family Dwellings with a minimum assessment increase of \$100,000.00,
- v) Expansion of Single Family Dwellings, Multi-Family Dwellings, Commercial buildings, with a minimum assessment increase of \$75,000
- vi) The property must comply with the Municipality's by-laws
- vii) For commercial buildings only, an active business must be operated from the property

4. APPLICATION PROCESS

The owner must submit the attached application form (Schedule "A") to the Designated Officer of the Town no later than the first tax year in which the new development has been applied to the current assessment roll.


If on the basis of the application and the information supplied with it, the application meets the By-law's requirements, the Town's Chief Administrative Officer or a Designated Officer may approve the application and approve Financial Assistance as authorized under this by-law.

If the eligibility requirements are not met, the Town may give the Owner notice of the failure and provide a period within which to remedy the failure. If the failure is not remedied to the Town's satisfaction, the Town may suspend Financial Assistance, terminate payment of Financial Assistance for the property, or take such other actions as the Town determines appropriate.

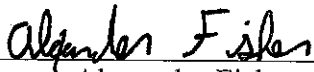
5. REPEAL

By-Law 945/15 is hereby repealed.

DONE AND PASSED as a Bylaw of the Town of Snow Lake by the Mayor and Council in open session assembled this 11 day of March 2025.



Ron Scott, Mayor



Alexander Fisher, CAO

Read a first time this 25th day of February 2025.

Read a second time this 11 day of March 2025.

Read a third time this 11 day of March 2025.

