

## -City of Melfort Policy Manual

<i>POLICY TITLE:</i> <b>Multi-Unit Rental Incentive Policy</b>	<i>POLICY NUMBER:</i> <b>7.28</b>	<i>EFFECTIVE DATE:</i> <b>April 11, 2011</b>
<i>ORIGIN:</i> <b>Planning &amp; Development Committee</b>	<i>ADOPTED BY COUNCIL ON:</i> <b>April 11, 2011</b>	<i>DATE AMENDED:</i> <b>August 4, 2011</b>  <i>NEW EFFECTIVE DATE:</i>

### 1.0 PURPOSE

- 1.1 To promote economic development by stimulating multi-unit rental housing projects in specified areas of the City.
- 1.2 The term ~~%~~multi-unit+ shall be defined as four residential units or more with a common title.

### 2.0 GENERAL POLICY

- 2.1 The policy will be evaluated annually.

This policy is established under the authority of Section 262(4) of The Cities Act and applies to municipal tax and school tax as a result of **new** developments.

- 2.2 If an individual sells a development approved by this policy, the tax incentive is transferable to the new registered owner. This policy applies as long as construction is completed within eighteen (18) months.
- 2.3 Applications are to be made to the Community Development Manager.
- 2.4 The policy is focused on multi-family rental units where zoning is applicable as set out below in R-2 (discretionary) and R-3 (permitted) zoned areas.

### 3.0 BENEFITS TO THE CITY OF MELFORT

- 3.1 To encourage the construction of multi-unit rental housing developments, identified as a need in the community due to low vacancy rates and large-scale projects slated for future development in the region, such as the Pehonan Hydroelectric Project and the Shore Gold Diamond Mine.
- 3.2 Some of the lots are owned by the City and have been obtained through tax title property. Currently, City crews maintain the property. Incentives may assist in selling the property.

#### **4.0 POLICY R-2 & R-3**

- 4.1 The following R2 & R3 zoned policies have been implemented to encourage new development in neighbourhoods that are zoned R2 (discretionary) & R3 for the following purposes: new apartments and other multi-unit residential rental buildings. Also, this policy applies to four or more new additional units added to existing rental buildings. All city-owned land sales are subject to an Agreement for Sale with the City of Melfort.
- 4.2 On City-owned vacant lots, private-owned vacant lots and for replacement of existing homes with a new multi-unit rental housing development, a five-year, 100% tax exemption, applied as an exemption to the first five years of Municipal Tax and School Tax.
- 4.3 The property will be assessed and become taxable on January 1<sup>st</sup> of the year following the issuance of the building permit, excepting for permits issued after August 31<sup>st</sup>. For permits issued after August 31<sup>st</sup> of any given year, they shall be assessed and become taxable as though the permit was issued in the following year.

Council reserves the right to customize the incentive packages to any specific project.