



CITY OF DAUPHIN

BYLAW 07/2017

BEING A BYLAW OF THE CITY OF DAUPHIN TO IMPLEMENT A RESIDENTIAL SPECULATIVE HOME TAX ABATEMENT PROGRAM

WHEREAS Section 261 (2) of *The Municipal Act* authorizes the Council of a municipality to establish by-law financial assistance programs;

AND WHEREAS the Council of the City of Dauphin has recognized the importance and significance of fostering and encouraging the construction of speculative residential single-family homes in the community;

AND WHEREAS the Council of the City of Dauphin has deemed it necessary and expedient to pass a by-law for the purpose of establishing the terms and conditions for a financial assistance program that would encourage the construction of speculative residential single-family homes;

BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF DAUPHIN IN OPEN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. In this by-law,

- (a) **Base year** means the year prior to the year in which construction began of the speculative home.
 - (b) **Financial assistance** means a tax credit for municipal taxes.
 - (c) **Municipal taxes** means the property taxes imposed for municipal purposes by the municipality, including local improvement plans, special service levies and frontage levies, but specifically excluding school taxes.
 - (d) **Municipality** means the City of Dauphin.
 - (e) **Owner/Developer** means a person, corporation, or partnership who is the registered owner under *The Real Property Act* of land on which the speculative home is constructed, or the granted thereof of a valid conveyance registered under *The Registry Act*, or an agent of either such owner/developer.
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- (f) **Residential Property** means any building or structure which has been used, is used or is capable of being used solely for the purposes of human habitation whereby such premises have been identified as such in the City of Dauphin Zoning By-Law.
 - (g) **Speculative home** means a single-family residential dwelling constructed by a developer according to their specifications without having a buyer or sales order in advance of construction completion.
2. This bylaw establishes a financial assistance program for speculative homes within the City of Dauphin boundaries, whereby new municipal taxes which may result from an increase in the assessed value of a property due to the addition of a speculative home would be eligible for a tax credit for a period of up to twenty-four (24) months, commencing in the year following the base year and ending at the lesser of twenty-four (24) months or the date of title transfer if the property is sold.
 3. The tax credit shall be calculated to equal the municipal taxes for the property after construction completion, less the municipal taxes for the base year, prorated on a monthly basis in accordance with #2 above.
 4. All applications under this program must comply with the following:
 - (a) The proposed speculative home development project must conform with all applicable provisions of the City of Dauphins bylaws and other legislation, including but not limited to the Zoning Bylaw, the Property Standards Bylaw, the Building Bylaw and the Provincial Building Code;
 - (b) The owner/developer shall not have any outstanding debts in arrears to the municipality.
 5. Applications will be received and processed on a first-come, first-served basis and shall be made in the prescribed form, entitled “Residential Speculative Home Financial Assistance Program”, as developed and provided by the municipality.
 6. This bylaw shall come into force and take effect on January 1, 2018.

DONE AND PASSED by the Council of the City of Dauphin in regular session assembled, this 11th day of December, 2017.



Allen Dowhan, Mayor



Brad D. Collett, Chief Administrative Officer

READ A FIRST TIME this 20th day of November, 2017.
READ A SECOND TIME this 11th day of December, 2017.
READ A THIRD TIME this 11th day of December, 2017.