



Municipal Policy Manual

CODE: 40-09-01

CATEGORY: Planning and Development

POLICY TITLE:

TAX CONCESSIONS

PURPOSE:

To establish a fair and consistent means of granting tax concessions to promote economic growth within the Village of Boyle.

PROCEDURE:

- 1) Council may grant tax concession when
 - a) an existing commercial building is sufficiently altered as to increase the assessed value of the building and to significantly improve the aesthetic appearance of the building, or
 - b) a new building or development is constructed.
- 2) Concessions may be granted upon written request from the property owner, business owner or developer responsible for payment of property taxes to the Village of Boyle. Requests must be submitted to Council prior to the start of construction and may be included in a Development Agreement between the Village of Boyle and the property owner, business owner or developer.
- 3) When granting tax concession for an existing business or building, Council shall consider:
 - a) The total increased assessment
 - i) Whether the improvement is an addition or an alteration to the existing building or business
 - ii) In the case of an addition or interior alteration of the building, the potential for new products and services provided to the residents of Boyle and the perceived need for those products and services.
 - b) How the appearance will benefit other businesses and whether the alterations are expected to promote increased customer traffic.
 - c) The number of potential new employment opportunities including, but not limited to:
 - i) Expected payroll over a five year period
 - ii) Expected number of new jobs created
 - iii) Expected number of skilled jobs created
 - iv) Job training opportunities for Boyle area residents

POLICY DATE:
April 15, 2009

REFERENCE:
#09-192

REVISION:

- 4) When granting a tax concession for a new business development, Council shall consider:
 - a) Whether an existing building is being replaced and the condition of the existing building
 - b) The increase in the assessed value of the property after the development is fully completed
 - c) The potential for increased product and services to Boyle area residents and the perceived need for those products and services
 - d) The number of potential new employment opportunities including, but not limited to:
 - i) Expected payroll over a five year period
 - ii) Expected number of new jobs created
 - iii) Expected number of skilled jobs created
 - iv) Job training opportunities for Boyle area residents
- 5) Council may grant concessions for the municipal portion of the property taxes only. All applicable requisitions shall be paid as levied.
- 6) Concessions may be granted for a period of between one and five years. Concessions will come into effect in the year following the development or alterations. Concessions will not be granted for the year in which the building is completed.
- 7) Property taxes must be paid in full prior to Council granting any tax concession.
 - a) During the concession period, taxes must be paid when due.
 - b) If taxes are not paid when due, the tax concession agreement granted by Council shall become void and shall not be renewed.