

## **Policy Title: NEW BUSINESS VACANT BUILDING INCENTIVE POLICY**

Policy Number: Commercial Incentive - 01  
Authority: Town of Coronach Council  
Approval date: May 11<sup>th</sup>, 2021  
Effective date: May 11<sup>th</sup>, 2021  
Last Review date: May 11<sup>th</sup>, 2021  
Next Review date: May 11<sup>th</sup>, 2023

### **PURPOSE**

The purpose of this policy is to stimulate new business growth by utilizing existing vacant buildings and commercial spaces.

### **1. DEFINITIONS:**

- 1.1 Any business that has never had a business license in the **Town of Coronach**;
- 1.2 Any business that occupies a vacant building within the **Town of Coronach**;
- 1.3 A licensed homebased business that moves to a commercial space or occupies a vacant Building;
- 1.4 Homebased businesses are ineligible.

### **2. GENERAL POLICY:**

- 2.1 Shall apply only to businesses starting up in a vacant building or commercial space, which has been vacant for at least 6 months;
- 2.2 Available to businesses that have purchased a vacant building. The incentive will not come into effect until business activity begins;
- 2.3 In the case of multi-tenant buildings, the rented space will be calculated as a proportionate share of taxes based on a total rentable square footage of the building compared to the newly rented area;
- 2.4 If in a rented building, the owner of the building has to make an application for the Incentive Agreement. The owner of the building must also provide verification that the benefit of the incentive is being passed on to the tenant as a clause or amendment in the tenant's lease agreement;

- 2.5 The incentive will terminate on the date that the business ceased operations, whether in a privately owned premises, or rented, taxes become payable pro-rated for every day during the year the business **is not** in operation;
- 2.6 No one building will be able to access this Incentive more than four (4) times during the course of its existence;
- 2.7 In order to qualify for the incentive, property taxes must be current;
- 2.8 Council reserves the right to approve each incentive individually and has the option to expand, reduce or limit the incentive on a case-by-case basis;
- 2.9 Businesses and/or developments must conform to all Municipal Bylaws and Policies, the Laws of the Province of Saskatchewan and Canada.

### **3. TIMING OF INCENTIVES:**

- 3.1 The Incentive will be applied as follows:
  - 3.1.1 50% of the current year's municipal taxes to a maximum of \$2000;
  - 3.1.2 25% of municipal taxes in following year to a maximum of \$1000;
  - 3.1.3 Third year Full taxation.
- 3.2 Incentives will commence in the year the business opens for its first day of business. If taxes were paid in full, the property owner will only receive 50% of taxes rebated from time of opening until calendar year-end.

### **4. Council Determinations:**

- 4.1 Council reserves the right to accept or refuse an incentive application;
- 4.2 Council reserves the right to provide a full or partial incentive;
- 4.3 Council reserves the right to cancel, limit, or reduce any incentive if conditions of the incentive are not met per ***Sections 298 (2), (5) and (6) of the Municipalities Act of Saskatchewan;***
- 4.4 Council reserves the right to increase the level of any incentive if conditions of the incentive change due to expansion per ***Sections 298 (2), (5) and (6) of the Municipalities Act of Saskatchewan.***