



Town of Rimbey Policy Manual

Title: Community Improvement and Consolidation Program (CIC)

Policy No.: 6701

Supersedes

Approved: August 11, 2005

Resolution No.: 285/05

Effective Date: August 11, 2005

Purpose: Development Incentive to encourage replacement of derelict buildings.

Policy Statement:

1. GENERAL:

1.1 PROGRAM LENGTH

- CIC is an annual program.
- Demolition permits for the demolition of an existing property shall be applied for, on or before, December 31 of the year of the program.

1.2 TAX EXEMPTION:

- Refers to all the assessed property taxes.
- The exemption applies to both the land and improvement taxes.

1.3 ELIGIBLE DEVELOPMENTS

- To qualify for this program all developments must conform to the Rimbey Land Use Bylaw 762/04 and other pertinent regulations.

1.4 TAX EXEMPTION PERIODS:

- The period of tax exemption will begin with the year following the year that construction is completed in accordance with the approved development permit.
- Subject to Council having to approve the tax exemption for each exempted property on an annual basis, the period of the exemption shall be:
 - 5 years for a qualified construction following demolition, construction of the new improvement must begin within 1 year of the date of application for the demolition permit, in order to qualify for the 5 year exemption.

1.5 DEMOLITION:

- For the purposes of this program, a qualifying demolition is considered to occur only in those cases where a residence or commercial building that has become dilapidated through age is demolished, and a new structure is constructed in its place.
- Buildings that are demolished as a result of damage caused by fire, wind, storm, vehicle collision, or other catastrophic event do not qualify as a demolition for this program.

1.6 PROPERTY TAXATION:

- All applications are subject to approval by the Development Authority.
- If the property taxes for any given year are not paid by July 31 of the taxation year, then the tax exemption for that year will be lost, regardless of when the taxes are paid.

1.7 CONSTRUCTION PERIOD

- Construction of the building must be completed to the point of suitability for occupancy within twelve months of the start of construction date on the building permit.
- This period may be extended by Council in the case of multi-family residential or large commercial developments.
- If this requirement is not met, then the applicant will lose the tax exemption for the first year of the program, and for each year that the project remains incomplete, after the original completion deadline, the corresponding year's exemption shall be lost.

1.8 DEVELOPMENT OFFICER:

- For the purpose of administering this program, the Development Officer has full authority in determining the dates of the Demolition Permit, start of construction, and completion of construction.

1.9 DISQUALIFICATION:

- Failure by the applicant to comply with any of the program regulations herein may result in disqualification of the applicant from the program.

2. RESIDENTIAL PROPERTIES:

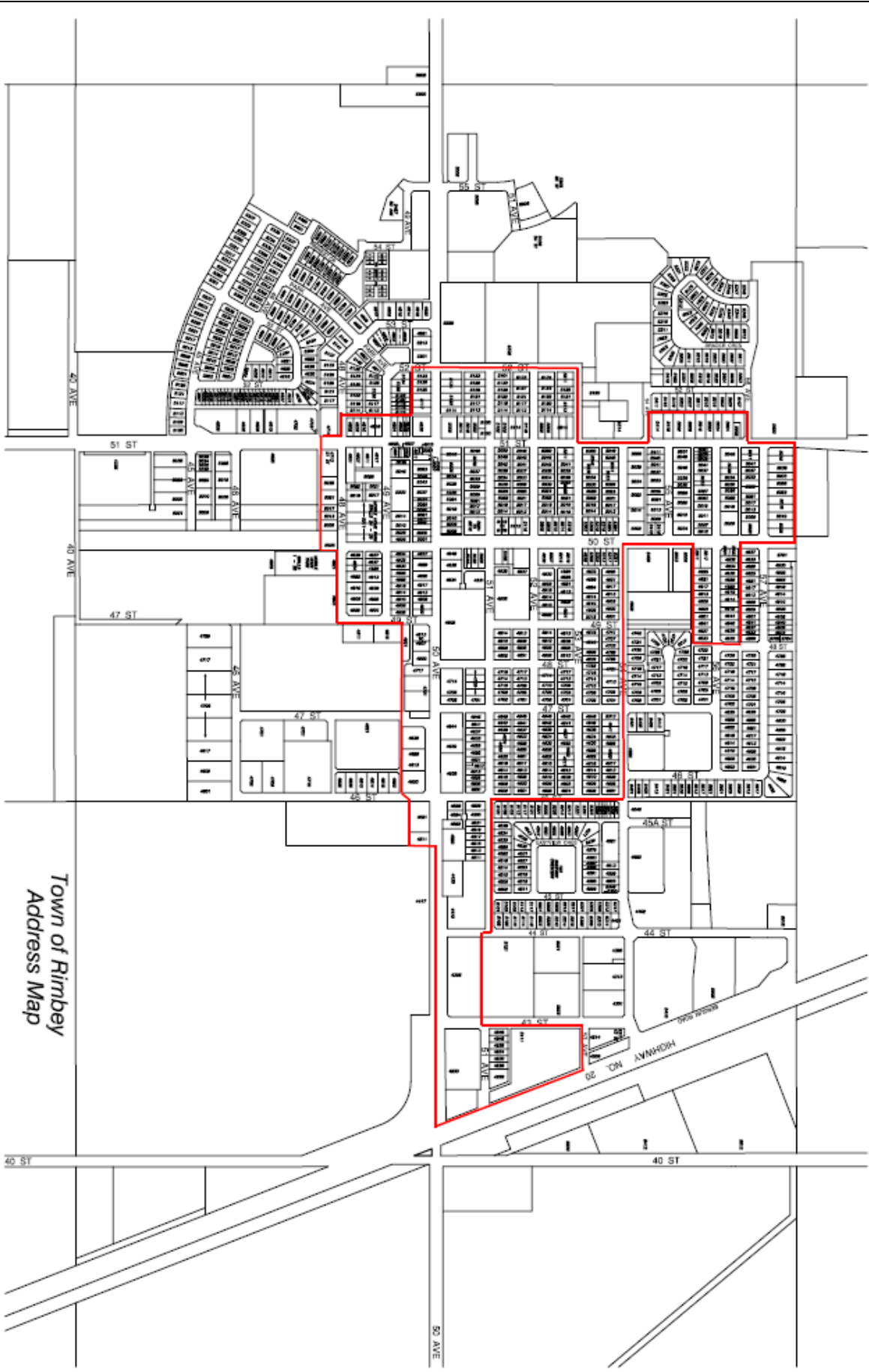
- All residential lots with the boundary attached qualify for the program except:
 - MHS
 - MHP

3. NON-RESIDENTIAL PROPERTIES:

- All C-1 Central Commercial, C-2 Highway Commercial and DC lots within the boundary as attached.

4. ADDITIONS:

- Additions to existing improvements do not qualify for this program.



Town of Rimbey
Address Map

Amended:

Date: *September 8th, 2005* **Resolution:** *310/05*

Date: **Resolution:**