



COUNCIL POLICY



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Effective Date: February 20, 2018

Policy Name: Community Improvement and Infill Program

Policy Number: 18/02/18

Council Approval Date: February 20, 2018

Council Resolution No.: 18/02/18

Policy Statement:

The purpose of this policy is to encourage the development of new residential dwellings within existing residential districts in the Town of Vermilion. The intent of this program is to provide an incentive for the demolition of one old residential dwelling and the construction of one new residential dwelling.

1. Length of Program - The appropriate demolition/development permit must be approved on or before December 31.
2. The tax cancellation is on the municipal portion of property taxes only and does not include local improvements or education taxes. The tax cancellation applies to improvement taxes only calculated on the difference of the improvement assessed prior to and after completion of the development.
3. All developments must conform to the Land Use Bylaw and other applicable regulations.
4. The period of tax cancellation will be for the year following the year that construction is completed. Subject to Council having to approve the tax cancellation on each affected property on a yearly basis, the period of tax cancellation shall be one (1) year in the case of a qualifying demolition or removal and new construction. Construction of a new dwelling must commence within 24 months after the demolition. If the property is sold as a vacant lot to another party they are no longer eligible for the incentive.
5. Accessory buildings are eligible if construction occurs within the same time period as the qualifying new construction.
6. Additions, expansions or renovations are not eligible for this program.
7. Accessory buildings as a stand alone project are not eligible for this program.

8. For the year the tax cancellation is being considered by Council the total current taxes levied less the proposed municipal tax cancellation shall be paid by July 15 of that year or the tax cancellation being considered will not be provided regardless of whenever after they are paid.
9. For the purposes of this program, a qualifying demolition is considered to occur only in those cases where an existing residential dwelling is demolished or removed for the purpose of constructing a new residential dwelling on the site.
10. All eligible development must be of a permanent nature.
11. Failure by the applicant to comply with any of the regulations herein may result in disqualification of the applicant from the program.
12. Subject to annual review by Council.

Eligible Residential Properties

1. All residential demolitions or removal for the purpose of new residential construction except for:
 - a) RMH1, RMH2 or DC1 district lots (Residential Manufactured Home)
 - b) any accessory building or addition, expansion or renovation.

2. In order to qualify for the program, the new improvement must be assessed in excess of:

for a single family dwelling	80,000,
for a duplex	\$60,000/unit
for a triplex or quadruplex	\$40,000/unit
for a multi-family (greater than 4 units)	\$30,000/unit