
Non-Residential Improvement Policy

Policy Number: CFS286/2016
Approval Date: September 27, 2016
Supersedes Policy: 154/2012

SECTION A

1.0 Policy Purpose

- 1.1 To stimulate and encourage the development of non-residential property within the Municipality of Morinville, consideration is provided for the forgiveness of the municipal portion of non-residential taxes for a maximum period of one year.

2.0 Policy Statements

2.1 Requirements

- 2.1.1 Applicants must complete the 'Application for Subsidy'.
- 2.1.2 Approval will be provided by the CAO or delegate.
- 2.1.3 Every application will be processed on an individual basis, prior to or at the time of development.
- 2.1.3.1 Consideration will be provided to applicants who are currently developing property at the time of the passing of this policy.
- 2.1.4 The type of development that may qualify for forgiveness is new development resulting from new construction of commercial or industrial facilities that are to be constructed on non-residential property. Major additions and/or renovations to property may be considered, if total estimated assessment is twice current assessment.
- 2.1.5 Residential and bare land assessment will not be considered for subsidy.
- 2.1.6 Should an application for forgiveness be denied, the CAO or delegate will communicate the decision in writing, to the applicant.
- 2.1.7 Decision made by the CAO may be appealed to Council, providing the appeal is made within 15 days of the applicant having received the written decision made by the CAO.

2.2 Policy Details

- 2.2.1 Only the municipal portion of taxes may be forgiven. The applicant will be responsible for tax portions relating to school requisitions and Sturgeon Foundation requisitions.
- 2.2.2 Fifty percent (50%) of the municipal taxes of the tax year following commencement of construction will be forgiven on a one time basis.
- 2.2.3 The Town of Morinville will reimburse the applicant the amount of the forgiveness upon receiving confirmation that taxes have been paid in full and a complete subsidy application has been received and approved.

3.0 Expiry Date

- 3.1 This policy will expire December 31, 2019.

SECTION B

1.0 Reference to other Policy and Legislation

Municipal Government Act – Section 153 (a) and (b), Section 201 (1) (a), and Section 347 (1).

2.0 Persons Affected

Council
Financial Services
Owners of Undeveloped Non-Residential Property

3.0 Review/Revision History and Author

Previous Policy 154/2012 - A. Isbister
Previous Policy 243/2004 – H. E. Chalifoux – Rescinded February 12, 2007
Previous Policy 297/2003 – H. E. Chalifoux – Superseded by Policy 243/2004



Lisa Holmes
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Andrew Isbister
Chief Administrative Officer