

# **Municipality of Emerson-Franklin Development Incentive**

## **By-law No. 2023-09**

A by-law of the Municipality of Emerson-Franklin to create a Development Incentive Program and implement financial assistance for eligible construction and or renovation in the Municipality of Emerson-Franklin.

WHEREAS, Section 261.2 (1) of The Municipal Act authorizes a Council of a municipality to establish by by-law financial assistance programs;

AND WHEREAS, the Council of the Municipality of Emerson-Franklin has deemed it necessary and critical to establish the terms and conditions, eligibility and criteria for a financial assistance program for economic development in support of Commercial/Industrial/residential construction and LAND DEVELOPMENT activities within the Municipality of Emerson-Franklin limits;

NOW THEREFORE BE IT RESOLVED THAT the Municipality of Emerson-Franklin Council in meeting duly assembled, enacts as follows:

1. The Development Incentive Grant attached in Schedules A is hereby adopted.
2. The Development Incentive Application form attached in Schedule B is hereby adopted.
3. The By-law shall be known as the Municipality of Emerson-Franklin Development Incentive By-law No. 2023-09.
4. This By-law shall come into force on January 1, 2024.

DONE AND PASSED by the Municipality of Emerson-Franklin Council duly assembled at the Dominion City in the Province of Manitoba, this 12<sup>th</sup> of September, 2023.

READ A FIRST TIME this 8th day of August 2023.

READ A SECOND TIME this this 12<sup>th</sup> of September 2023.

READ A THIRD TIME this this 12<sup>th</sup> of September 2023.

## SCHEDULE A: Development Incentive Grant

Development Incentive Grants will be calculated based on the incremental assessed value of the building improvements, new construction or building expansion as provided by the local Manitoba Assessment Branch, times the general municipal mill rate in effect during the year it is calculated.

Grants will be awarded for up to two years, starting the year after completion of construction or occupancy, for project with an increased assessment of \$100,000.00 or more.

Grants will be paid at the end of the calendar year on a declining scale based on the amount of the grant in Year One. The scale of grant payments is as follows:

Year 1	50%
Year 2	25%

### Example

Full Assessed Value of New Industrial Development:	\$450,000
Term of Grant:	Two Years
Portioned Assessment Value (65%):	\$292,500
Municipal Mill Rate:	15.822 Year 1 and 16.473 Year 2

The total incentive amount each year would be as follows:

$15.822 / 1000 = 0.015822$   
 $\$292,500 \times 0.015822 = \$4,627.94$  – Year 1  
 $16.473 / 1000 = .016473$   
 $\$292,500 \times .016473 = \$4,818.35$

	Incentive
Year One	(50%) - \$2,313.97
Year Two	(25%) - \$1,204.59

### Definitions

**New Infrastructure:** for the purpose of eligibility for this incentive grant, new infrastructure represents newly constructed buildings, tear-down/re-builds and/or expansions to existing buildings. Expansions must be able to show separately the increased assessment as a result of the facility expansion as confirmed by the Manitoba Assessment Branch. Interior renovations are not eligible for the grant.

**Increase in Assessed Value:** means the actual increase in building assessment value on a property tax statement as determined by the Manitoba Assessment Branch, excluding any inflationary increase.

**Program Period:** any building or development permit issued after January 1, 2024 for a residential, commercial, and industrial assessed property expanding, re-building, or building new infrastructure may make an application under this grant program to the Municipality.

**Application Period:** The Municipality will accept applications for the next calendar year up to November 30th of the current calendar year. Any applications submitted in the month of December will be approved for the following incentive year due to budget planning requirements for the Municipality. Titleholders will be provided an application at the time that supplemental tax statements are issued and the application will only be processed upon the Manitoba Assessment Branch and or Municipality of Emerson-Franklin Council to complete their review.

### Application Process:

1. Applicant registers development and or building permit with Municipality.
2. Development and or building permit approved by Municipality.
3. Upon Manitoba Assessment completing its review and submitting documents to the Municipality, the Municipality provides an Application to the title holder, reviews current status of all tax and utility accounts made by titleholder.
4. Applicant completes and returns form with any required documentation.
5. Municipality approves / denies request and provides basis for decision.
6. IF:
  - a. Approved – Municipality will provide written notice of acceptance to the Applicant;
  - b. Denied – Applicant has option to request review by Council as per condition number.



**Municipality of Emerson-Franklin  
Planning and Development**  
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Credit Breakdown (Office Use Only)	
Year 1: _____	Year 2: _____
Portioned Assessment: _____	Portioned Assessment: _____
Mill Rate: _____	Mill Rate: _____
Credit Applied: _____	Credit Applied: _____
Date: _____	Date: _____

## SCHEDULE B: DEVELOPMENT INCENTIVE BY-LAW APPLICATION FORM

### CONTACT INFO

**Applicant Information (required):**

Business Name (if applicable):

Applicant Name / Business Owner Name (if applicable):

Mailing Address:

E-mail:

Phone Number:

### LOCATION OF WORK

**(Required)**

Civic Address:

Unit number:

Legal Description

Roll Number

Estimated Start Date

Estimated Completion Date

### DESCRIPTION OF PROPOSED DEVELOPMENT

Description of Proposed Development:

Estimated Cost of  
Construction (required):

Estimated New  
Jobs to be Created:

Estimated Construction  
Jobs to be Created:

Full Time Jobs  
(in total):

Part time jobs  
(in total):

### DECLARATION OF APPLICANT

I,

(Name of Applicant)

of

(Name of Municipality)

In the Province of Manitoba, solemnly declare that all the above statement contained within the Application are true, and I make this solemn declaration conscientiously believing it to be true, knowing that is the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

I certify that the above information is true and accurate to the best of my knowledge. I understand that knowingly providing false costs will nullify and void the Development Incentive Grant.

Signature

Witness

Date