



White City

Development Incentive

POLICY NO.: P-PD-002

FUNCTIONAL AREA: Planning & Development

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Table of Contents

- Purpose.....1
- Definitions1
- Responsibilities.....2
- Eligibility3
- Infill Development and Redevelopment4
- Town Centre and New Developments/Subdivisions Incentives4
- Transfer and Cancellation of Incentives.....5
- Coming into Force6

Purpose

- 1 To promote development of residential and commercial properties within the Town of White City. Specifically, to encourage development of the Town Centre and general new development within the municipality.
- 2 To incentivize the expeditious development of infill properties within the Town of White City. The policy aims to enhance and benefit established neighbourhoods and the community as a whole through economic stimulus.

Definitions

- 3 In this policy,
 - (1) **commercial** means a building or property used or intended to be used, in whole or in part, for commercial purposes;
 - (2) **commercial purposes** means those permitted uses or discretionary uses approved through a development permit within an area that is zoned commercial by the Town of White City but does not include permanent living accommodation, government owned business or property, facilities intended for religious assembly or the not-for-profit delivery of community, educational, health and/or recreation services;
 - (3) **Council** means the Town of White City Council;
 - (4) **Development Officer** means the employee of the Town of White City, or their designate, responsible for the review and approval of permits;
 - (5) **development permit** means a permit issued pursuant to the Town of White City Zoning Bylaw or as required by any other active bylaw of the Town of White City;
 - (6) **duplex** means a dwelling unit construction on-site to house two families in two separate units under one roof;
 - (7) **first taxation year** means the first year following the substantial completion of the works and change in assessment of the improvements of the property.
 - (a) In the event the initial change in assessment of the property occurs after July 1, the first year of the exemption shall begin in the following calendar year.
 - (b) Property owners and homebuilders shall be eligible for municipal taxes prior to and during construction of the eligible improvements.
 - (8) **improvements** means any building that is assessable for the purpose of property taxation;
 - (9) **infill lot** means a single vacant lot located in a predominantly built-up area that has been serviced with water and sewer, or is capable of being connected to existing water and sewer mains, and is bounded on two or more sides by existing development and does not include any lot within newer residential multi-parcel subdivisions created after December 31, 2016;

- (10) **multi-attached dwelling** means a residential building containing three (3) or more dwelling units separated by common walls and located on a single site or each unit on a separate individual lot with each dwelling having at least one (1) separate entrance;
- (11) **multi-parcel subdivision** means a subdivision of a single parcel within any zoning district that creates four or more new lots;
- (12) **new residential construction** means construction or installation of a new home, duplex, condominium or apartment building which has not previously been occupied and for which a building permit has been obtained after January 1, 2023 but does not include reconstruction of an existing structure required by an insurance policy after a disaster;
- (13) **Planning and Development** means the Planning and Development Department of the Town of White City;
- (14) **redevelopment** means substantial redevelopment of an existing residential or commercial zoned property either through demolition and reconstruction or the development of new buildings, structures, and land uses which result in a minimum increase to the assessed value of the improvements of \$100,000. Home renovations are not considered a redevelopment within this policy, except for those projects where the square footage of the principal building is to significantly change, and which result in a minimum increase to the assessed value of the improvements on the property of \$100,000;
- (15) **residential** means a property located within an area that is zoned residential by the Town of White City;
- (16) **show home** means a residential dwelling constructed by a developer or professional home builder for the purpose of being shown as a model home or sold to prospective buyers;
- (17) **single detached dwelling** means a building containing one (1) dwelling unit but does not include a manufactured or ready-to-move home;
- (18) **Town** means the Town of White City, its employees, or its duly authorized representatives;
- (19) **Town Manager** means the Administrator as appointed by council in accordance with *The Municipalities Act*; and
- (20) **Town Planner** means the manager or director, or their designate, responsible for the Planning and Development Department of the Town of White City.

Responsibilities

4 Council shall be responsible to:

- (1) approve *The Development Incentive Policy* and any subsequent amendments;
- (2) review and approve any subsequent bylaws or policies as required by this policy; and
- (3) review this policy every four years, or upon changes in legislation.

5 The Town Manager, or their designate, shall be responsible to:

- (1) ensure and oversee corporate adoption of *The Development Incentive Policy*; and
 - (2) ensure any new legislation and guidelines pertaining to development is incorporated into this policy as required.
- 6 Planning and Development shall be responsible to:
- (1) oversee development of any subsequent directives or procedures relating to this policy;
 - (2) communicate with developers, homebuilders and prospective residents the regulations of this policy;
 - (3) maintain a database of properties who have applied for any of the incentives as part of this policy;
 - (4) provide advice and recommendations to Council in conjunction with this policy.

Eligibility

- 7 New development or redevelopment, which is to occur in residential and/or commercial zoned properties, shall require a:
- (1) development or building permit;
 - (2) development agreement; or
 - (3) servicing agreement.
- 8 Incentives under this policy shall only be applied to the municipal portion of the property tax.
- (1) Incentives shall not apply to education portion of the property tax.
 - (2) Incentives shall not apply to development levies or servicing fees of a development.
 - (3) Incentives shall not apply to any portion of the municipal property tax that is associated with an approved local improvement.
 - (4) Incentives shall not apply to any portion of the municipal property tax that is associated with custom work, bylaw enforcement or any other amount transferred to the property taxes.
- 9 To apply for an incentive, applicants shall:
- (1) be in good standing with the town in respect to property taxes, utilities and any other outstanding charges;
 - (2) submit a development permit application to the Town; and
 - (3) sign a tax rebate agreement with the Town upon approval of the development permit.
- 10 Incentives under this policy shall only be applied to those applicants who meet the minimum requirements of the policy.

Infill Development and Redevelopment

11 New residential dwellings or the redevelopment of existing residential dwellings on infill lots may be eligible for a:

- (1) 100% tax reduction or abatement on the payable municipal taxes for the first taxation year following the substantial completion of the works and change in assessment of the dwelling; and
- (2) 100% tax reduction or abatement on the payable municipal taxes for the second taxation year.
- (3) 50% tax reduction or abatement on the payable municipal taxes for the third taxation year.

12 Show homes on infill lots may be eligible for a:

- (1) 100% tax reduction or abatement on the payable municipal taxes for the first taxation year following the substantial completion of the works and change in assessment of the dwelling;
- (2) 100% tax reduction or abatement for the second taxation year; and
- (3) 50% tax reduction or abatement on the payable municipal taxes for the third taxation year.

13 New development of a commercial use property or the redevelopment of an existing residential or commercial use property may be eligible for a:

- (1) 100% tax reduction or abatement on the payable municipal taxes for the first taxation year following the substantial completion of the works and change in assessment of the unit; and
- (2) 100% tax reduction or abatement on the payable municipal taxes for the second taxation year.
- (3) 50% tax reduction or abatement on the payable municipal taxes for the third taxation year.

Town Centre and New Developments/Subdivisions Incentives

14 New residential dwellings and multiple-unit residential developments within the Town Centre, or within new developments/subdivisions, may be eligible for a:

- (1) 50% tax reduction or abatement on the payable municipal taxes for the first taxation year following the substantial completion of the works and change in assessment of the dwelling; and
- (2) 25% tax reduction or abatement on the payable municipal taxes for the second taxation year.

15 Show homes within the Town Centre, or within new developments/subdivisions, may be eligible for a:

- (1) a 75% tax reduction or abatement on the payable municipal taxes for the first taxation year following the substantial completion of the works and change in assessment of the dwelling;
- (2) a 50% tax reduction or abatement for the second taxation year; and
- (3) a 25% tax reduction for the third taxation year.

16 New commercial construction or commercial development within the Town Centre, or within new developments/subdivisions, may be eligible for:

- (1) a 100% tax reduction or abatement on the payable municipal taxes for the first taxation year following the substantial completion of the works and change in assessment of the construction; and
- (2) a 100% tax reduction or abatement on the payable municipal taxes for the second taxation year.
- (3) a 50% tax reduction or abatement on the payable municipal taxes for the second taxation year.

17 Subdivision of lands within the Town Centre, or within other undeveloped areas of the Town, into multiple commercial and/or residential parcels/lots may be eligible for a five (5) year tax phase in for undeveloped properties within the subject development.

- (1) An approved tax phase-in shall result in:
 - (a) a 100% tax reduction or abatement of payable municipal taxes for the first taxation year;
 - (b) a 80% tax reduction or abatement of payable municipal taxes for the second taxation year;
 - (c) a 60% tax reduction or abatement of payable municipal taxes for the third taxation year;
 - (d) a 40% tax reduction or abatement of payable municipal taxes for the fourth taxation year; and
 - (e) a 20% tax reduction or abatement of payable municipal taxes for the fifth taxation year.
- (2) The tax phase-in rebate for a specific parcel shall be cancelled upon construction of a residential or commercial building on that parcel.
 - (a) The parcel pursuant to subsection 16(2) may be eligible for a subsequent incentive subject to the applicable section of this policy.

Transfer and Cancellation of Incentives

18 Incentives under this policy may be transferred with the sale of the property and/or transfer of title, only where permitted by this policy.

- (1) The new owner shall meet all requirements of this policy. Failure of a new owner to meet the requirements of this policy shall result in revocation of an incentive.

19 The following circumstances may result in cancellation of an incentive:

- (1) failure to meet substantial completion and/or pass final inspection within two (2) years of the issuance of a development permit;
- (2) failure to keep current with property taxes and/or utilities;
- (3) failure to comply with municipal bylaws; and

- (4) failure to comply with the conditions and requirements of a development permit associated with the property.

20 Incentive recipients shall be provided a fifteen (15) day grace period to rectify any issues before revocation of an incentive.

Coming into Force

21 This policy shall come into force on the day of adoption by Council.

22 Incentives under this policy shall retroactively apply to eligible development and redevelopment starting January 1, 2023.



The image shows two handwritten signatures in blue ink. The top signature is written over a horizontal line and is positioned above the word "Mayor". The bottom signature is also written over a horizontal line and is positioned above the words "Town Manager". A long, thin blue line extends from the right side of the top signature across the page.

Mayor

Town Manager