

RIVERDALE MUNICIPALITY BY-LAW 2015-05

BEING a by-law to authorize incentives for Urban Land Recycling.

WHEREAS, Council of the Riverdale Municipality encourages the construction of new single or *multiple* family residential homes on serviced lots where there exists a residence which may be deemed of low or no value as a building within the Riverdale Municipality; and

WHEREAS, Section 261 of The Municipal Act S.M.2004 allows for financial assistance programs as follows;

261.2(1) A council may by by-law establish financial assistance programs.

261.2(2) A financial assistance program may include provisions

- (a) prescribing the types, locations or classes of premises eligible for financial assistance, which types, locations or classes may be based on the age, assessed value or occupancy of the premises, or other criteria;*
- (b) prescribing the amount, or the manner of calculating the amount, of financial assistance for each premises or each type, location or class of premises;*
- (c) prescribing the types of renovations and costs associated that are eligible for financial assistance;*
- (d) establishing terms and conditions under which financial assistance may be provided or terminated, including establishing criteria for determining
 - (i) the amount, or the manner of calculating the amount, of financial assistance,*
 - (ii) the maximum annual financial assistance, and*
 - (iii) the year or years during which financial assistance may be paid out or applied;**
- (e) respecting criteria for eligibility of recipients of financial assistance; and*
- (f) respecting any other matter that the council considers necessary or advisable.*

THEREFORE Be It Resolved that Council of Riverdale Municipality implement a program known as the **Urban Land Recycling Incentive Program** to promote new home construction within the Town of Rivers limits as follows:

1. The Riverdale Municipal Urban Land Recycling Incentive applies to new residential homes that comply with building codes and By-Laws of Riverdale Municipality which shall be defined as:
 - a) Built on site structures, which are constructed in the year, or the immediately preceding year, of the application.

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- b) Ready To Move (RTM) homes constructed in the year, or the immediately preceding year of the application, as certified by the contractor
- c) New modular or mobile homes.
2. All residential lots, with certain exceptions as outlined hereinafter, serviced by existing sewer and water infrastructure, and located within the previously defined boundaries of the Town of Rivers, will be eligible for the Urban Land Recycling Incentive. The property must, at the time of application, have a building which is or was being used as a residence located on it.
 3. The Initiative is of a five year duration which will be available for the following construction:

Multi Dwelling, Duplex or larger	\$1,000.00/yr.
Houses in excess of 1250 square feet	\$ 750.00/yr.
Houses less than 1250 square feet	\$ 500.00/yr.
Mobile and Modular Homes	\$ 500.00/yr.
 4. A Demolition Permit must be obtained by the homeowner and approved by Council before residential lots will be considered for the Urban Land Recycling Incentive.
 5. Upon approval there must be substantial completion of the proposed building within one year to qualify for a full incentive. If there is not substantial completion of the proposed building, the amount of credit will be reduced by the prescribed amount in Section (3) for each year to a maximum of 5 years. After that time the Incentive will expire.
 6. The Urban Land Recycling Incentive will be paid with respect to the property for the calendar year in which the property issued an occupancy permit, and the four (4) subsequent calendar years thereafter. The Urban Land Recycling Incentive will only be paid when the new residential building is added as additional assessment to that roll by the Provincial Assessment Branch.
 7. The Incentive will be applicable to the specific property and will be credited to that property for 5 consecutive years, irrelevant of owner.
 8. Homeowners are responsible to apply for the incentive under this program and must make application in writing to the Riverdale Municipality, Box 520, Rivers, Manitoba, R0K 1X0 no later than six (6) months after the new residence has been added to the tax roll.

DONE AND PASSED by the Council of Riverdale Municipality, in meeting duly assembled, at Rivers, in Manitoba, this 6th day of January A.D. 2015.

RIVERDALE MUNICIPALITY

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Chief Administrative Officer

Read a first time this	<u>5th</u>	day of	<u>January</u>	A.D.	<u>2015</u>
Read a second time this	<u>6th</u>	day of	<u>January</u>	A.D.	<u>2015</u>
Read a third time this	<u>6th</u>	day of	<u>January</u>	A.D.	<u>2015</u>