
VILLAGE OF FORESTBURG

POLICY NUMBER H.6.1

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TITLE: **EFFECTIVE: September 24, 2004**
COMMUNITY IMPROVEMENT & CONSOLIDATION (CIC) PROGRAM (2010)

1. GENERAL:

1.1 PROGRAM LENGTH

- CIC is an annual program
- Applications for program are outlined in “Appendix A”
- Development permits for development on a vacant lot shall be applied for, on or before, December 31 of the year of the program.
- Demolition permits for the demolition of an existing property shall be applied for, on or before, December 31 of the year of the program.

1.2 TAX EXEMPTION:

- Refers only to the municipal portion of the property taxes.
- The exemption applies to both the land and improvement taxes.

1.3 ELIGIBLE DEVELOPMENTS

- to qualify for this program all developments must conform to the Forestburg Land Use Bylaw and other pertinent regulations

MAYOR:

MOTION: 04-09-332, 05-01-009, 05-11-421
07-02-039, 08-03-065, 09-01-036
10-01-041

CHIEF ADMIN. OFFICER

DATE: September 24, 2004
UPDATED: 05/01/06, 05/11/17, 07/02/01, 08/03/06
09/01/22. 10/01/28

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1.4 TAX EXEMPTION PERIODS

- The period of tax exemption will begin with the year following the year that construction is completed in accordance with the approved development permit.
- Subject to Council having to approve the tax exemption for each exempted property on an annual basis, the period of the exemption shall be:
 - 2 years for a qualified construction on a vacant lot
 - 3 years for a qualified demolition and construction

1.5 PROPERTY TAXATION:

- If the property taxes for any given year are not paid by August 15 of the taxation year, then the tax exemption for that year will be lost, regardless of when the taxes are paid.

1.6 CONSTRUCTION FOLLOWING DEMOLITION:

- Where a demolition is involved, construction of the new improvement must begin within 90 days of the date of application for the demolition permit, in order to qualify for the three year exemption.

1.7 DEMOLITION:

- For the purposes of this program, a qualifying demolition is considered to occur only in those cases where a residence or commercial building that has been become dilapidated through age is demolished, and a new structure is constructed in its place.
- Buildings that are demolished as a result of damage caused by fire, wind, storm, vehicle collision, or other catastrophic event does not qualify as a demolition for this program

MAYOR:

MOTION: 04-09-332, 05-01-009, 05-11-421
07-02-039, 08-03-065, 09-01-036
10-01-042

CHIEF ADMIN. OFFICER:

DATE: September 24, 2004
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1.8 CONSTRUCTION PERIOD

- Construction of the building must be completed to the point of suitability for occupancy within six months of the start of construction date on the building permit.
- This period may be extended by Council in the case of multi-family residential or large commercial developments
- If this requirement is not met, then the applicant will lose the tax exemption for the first year of the program, and for each year that the project remains incomplete, after the original completion deadline, the corresponding year's exemption shall be lost.

1.9 DEVELOPMENT OFFICER:

- For the purpose of administering this program, the Development Officer has full authority in determining the dates of the Demolition Permit, start of construction, and completion of construction

1.0 DISQUALIFICATION:

- Failure by the applicant to comply with any of the program regulations herein may result in disqualification of the applicant from the program.

2. RESIDENTIAL PROPERTIES:

- All residential lots qualify for the program except:
 - . village owned lots
 - . all R2 mobile home lots qualify for the program when:
 - . the existing manufactured home is replaced by a manufactured home meeting CSA standards and being new or less than three years old or new modular home, or newly constructed residential dwelling

3. NON – RESIDENTIAL PROPERTIES:

- All C-1 Central Commercial and C-2 Highway Commercial lots qualify except:
 - . Plan 9821198, Plan 3012B0
 - . Plan 0022159

4. ADDITIONS:

- Additions to existing improvements do not qualify for this program

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APPENDIX A**

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TITLE: **EFFECTIVE: September 24, 2004**
COMMUNITY IMPROVEMENT & CONSOLIDATION (CIC) PROGRAM (2010)

**VILLAGE OF FORESTBURG
Community Improvement and Consolidation (CIC) Program
Application and Agreement**

APPLICANT					TELEPHONE		
MAILING ADDRESS							
PROPERTY ADDRESS (CIVIC)							
LEGAL DESCRIPTION	Lot		Block		Plan		
LAND USE DISTRICT							
EXISTING USE (to be demolished)							
PROPOSED DEVELOPMENT							

I hereby make application to participate in the CIC Program. I fully understand the regulations and limitations of the program and my responsibilities in this regard.

I hereby give my consent to allow all authorized persons the right to enter the above lands and/or buildings with respect to this application only.

I acknowledge that in the case of a sale of the property during the term of the program, the refund shall be paid to the registered owner of the time that the taxes are paid.

DATE OF APPLICATION

SIGNATURE OF APPLICANT

FOR ADMINISTRATION USE ONLY

Demolition Permit		Date of Issue	
Development Permit Approval Date			
Building Permit #		Date	

MAYOR:

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