



COMMUNITY IMPROVEMENT AND CONSOLIDATION (CIC) PROGRAM	Department: Council	Policy #: H.6.1
	Authorized by: Council Signature: 	Policy Source: Council Date: June 21, 2021 Date Revised: June 17, 2021 Date Effective: June 17, 2021 Date to be Reviewed: June 2024

POLICY: The Village of Forestburg is aware that certain areas of the municipality have deteriorated due to older properties being neglected or abandoned by private owners.

PURPOSE: To provide an incentive to beautify the Village of Forestburg by tearing down and replacing older residences or commercial buildings and to encourage development of existing vacant commercial properties.

DEFINITIONS:

Demolition shall mean the complete removal of an existing residence or commercial building from the property

Structure shall mean a structure which was previously used as a primary residence or a commercial building on the property

1.0 GENERAL

1.1 The Community Improvement and Consolidation (CIC) Program is a program that must receive ratification on an annual basis.

2.0 APPLICATION PROCESS

2.1 The following must be completed prior to an application for the CIC Program being submitted to Council:

2.1.1 Developed Residential or Commercial Properties:

- 2.1.1.1 A Building Permit for the demolition of the existing structure; and,
- 2.1.1.2 An approved Development Permit from the Village of Forestburg; and,
- 2.1.1.3 All property taxes must be paid in full; and,
- 2.1.1.4 All utility billings must be current.

2.1.2 For vacant Commercial Properties:

- 2.1.2.1 An approved Develop Permit from the Village of Forestburg; and,
- 2.1.2.2 All property taxes must be paid in full.

2.2 Applications (see Appendix "A") for program must be submitted prior to the start of construction.

3.0 TAX EXEMPTION

- 3.1 Refers only to the municipal portion of the property taxes and does not include any flat tax charged for special purposes or any requisitions include, but not limited to, Alberta School Tax Fund and Flagstaff Regional Housing Group.
- 3.2 The exemption applies to both the land and improvement taxes.
- 3.3 The period of tax exemption shall begin in the year immediately following the year that construction is completed in accordance with the approved development permit.
- 3.4 The maximum tax exemption period allowed shall be:
 - 3.4.1 Two (2) years for qualified construction on a vacant property; or
 - 3.4.2 Three (3) years for qualified developed properties.Council may, at their discretion, determine that a shorter tax exemption period may apply.
- 3.5 In the event that the property taxes for any year during the tax exemption period are not paid by August 15 of the taxation year, or any other date as set by council as the annual property tax due date, the tax exemption for that year will be lost, regardless of when the taxes are paid.

4.0 ELIGIBLE DEVELOPMENTS

- 4.1 All developed residential properties qualify for the program.
- 4.2 All non-residential properties zoned C-1 (Central Commercial) and C-2 (Highway Commercial) qualify for the program.
- 4.3 For the purposes of this program, a qualifying demolition is considered to occur when:
 - 4.3.1 a residence or commercial building that has become dilapidated through age is demolished and a new structure, being either a new modular home or newly constructed residential dwelling, is constructed in its place; or
 - 4.3.2 an existing manufactured home is replaced by a manufactured home meeting CSA standards and being new or less than three (3) years old or newer.
- 4.4 Buildings that are demolished as a result of damage caused by fire, wind, storm, vehicle collision, or other catastrophic event do not qualify as a demolition for this program.
- 4.5 Significant additions to existing residential or non-residential properties may be considered for tax exemptions on the expanded portions only for one year after construction is completed.
- 4.6 All new development must conform to the Forestburg Land Use Bylaw, as currently in force, and any other applicable legislation.

5.0 CONSTRUCTION FOLLOWING DEMOLITION

- 5.1 Construction of the new residence must begin within ninety (90) days of the date of application for the demolition permit in order to qualify for the three (3) year exemption.

6.0 CONSTRUCTION PERIOD

- 6.1 Construction of the new building must be completed to the point of suitability for occupancy within one (1) year of the date of the building permit.
- 6.2 Council may extend the one (1) year term in the case of multi-family residential or larger commercial developments, upon request from the developer.
- 6.3 In the event that construction of the new building is not completed within the term as granted by Council, the applicant will lose the tax exemption for the first year of the program and for each subsequent year that the project remains incomplete unless an extension of the Development Permit and/or Building Permit is granted by the appropriate authority.

7.0 DEVELOPMENT OFFICER

- 7.1 For the purposes 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.

8.0 DISQUALIFICATION

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

RELATED DOCUMENTS & LEGISLATION:

Village of Forestburg Bylaw 10:2012 Land Use Bylaw