



# City of Yorkton

<b>POLICY TITLE</b> New Commercial Building Tax Abatement Program		<b>ADOPTED BY</b> City Council	<b>POLICY NO.</b> 10.420
<b>ORIGIN/AUTHORITY</b> City Council	<b>JURISDICTION</b> City of Yorkton	<b>EFFECTIVE DATE</b> January 27, 2025	<b>PAGE #</b> 1 of 2

**PURPOSE:**

To provide incentives for the creation and expansion of locally-owned businesses.

**PREAMBLE:**

In its partnership with Yorkton Business Improvement District (YBID), Yorkton Chamber of Commerce and Tourism Yorkton, the City of Yorkton wishes to promote economic growth throughout the City and provide enhanced development opportunities for locally-owned business.

This program shall expire on December 31, 2028.

**OBJECTIVE:**

The objective of the program is to encourage expansion of locally-owned businesses.

**POLICY:**

City Council has adopted the **New Commercial Building Tax Abatement Program** as outlined.

1. The Program will be made available for new building construction for a new or existing business which is locally-owned and creates an increased assessed “improvement” of more than \$50,000.
2. Tax abatement will be applied to either:
  - 2.1. the increased assessed value of an existing building due to additions or new construction (land and existing building not included); or
  - 2.2. the increased assessed value of the land and new construction on bare land.
3. Abatements of increased assessed improvements will be capped at a value of \$500,000.
4. Tax abatements will be applied only to additional assessment, at the following rates:
  - 4.1. First Year: 100%;
  - 4.2. Second Year: 80%;
  - 4.3. Third Year: 60%;
  - 4.4. Fourth Year: 40%;
  - 4.5. Fifth Year: 20%;
  - 4.6. Sixth Year: Return to full taxes.
5. The following are eligible improvements, if they are carried out on the applicant/owner’s property:
  - 5.1. New construction and building additions, including alterations to enable barrier-free accessibility;
  - 5.2. Parking lot resurfacing (must include storm water management);
  - 5.3. Landscaping;
  - 5.4. Lighting;
  - 5.5. Trash enclosures;
  - 5.6. Site signage;
  - 5.7. Curbing;
  - 5.8. Sidewalks/walkways; and
  - 5.9. Decorative fencing.

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6. No abatement of outstanding or current taxes will be negotiated.
7. This program is intended to incentivize work and not abate past improvements. As such, to be eligible for funding, improvements may not commence until the application has been approved by the City.
8. The City is only responsible for reimbursing eligible improvements based upon the funding commitment for that fiscal year as determined by City Council.
  - 8.1. Applications which otherwise meet all criteria may be approved, in principle, for funding from the following year's allocation. In approving this policy, City Council agrees to honour these approvals upon review of the annual budget.
9. Awarded abatements will carry-over to heirs, assigns and successors.
10. Existing or proposed commercial facilities are subject to the following criteria being met:
  - 10.1. The business needs to be licensed by the City of Yorkton.
  - 10.2. The business must be locally-owned. If the business is incorporated, the majority of shares must be held by individuals who reside within the geographic boundary of the Yorkton Planning District, including the City of Yorkton, Rural Municipality of Orkney, Rural Municipality of Wallace, York Lake Regional Park, Town of Springside, Village of Rhein and Village of Ebenezer. It is the responsibility of the applicant to provide documentation to support 51 50% local ownership.
  - 10.3. In the event that more applications are received than there is available funding, this program will favour applications by business owners who reside in, and pay residential taxes to, the City of Yorkton.
  - 10.4. Eligible applicants are all commercially assessed building owners within the City's corporate boundary. All applicants must be assessed property taxes, and taxes must be current.
  - 10.5. All developers must submit site plans of the proposed development which comply with Federal and Provincial statutes, and Municipal Bylaws, including, but not limited to, the National Building Code of Canada, the Uniform Building and Accessibility Standards Act, and the City of Yorkton Zoning Bylaw 14/2003.
11. Application Procedure:
  - 11.1. A completed "[New Commercial Building Tax Abatement Program Application Form](#)" must be submitted to the Director of Planning, Building & Development.
  - 11.2. All Applications will be reviewed by the City with a recommendation for approval by way of including the property and the abatement amounts in a bylaw that is presented to Council on an annual basis.
  - 11.3. The phasing-in of the abatement shall begin upon substantial completion of the "improvements" and the term of the abatement shall be drafted in a contract form between the City and the applicant.

**RESPONSIBILITY:**

City Council, under the advisement of the Director of Planning, Building & Development, is responsible for the ongoing review and updating of this policy.