



# City of Yorkton

<b>POLICY TITLE</b> <b>Vacant Commercial Building Tax Abatement Program</b>		<b>ADOPTED BY</b> City Council	<b>POLICY NO.</b> 10.425
<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 encourage all commercial property owners in the City of Yorkton to enhance the appearance of their buildings and properties, and to provide incentives for the creation and expansion of locally-owned businesses.

This program shall expire on December 31, 2028.

**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.

**OBJECTIVE:**

To encourage re-investment into vacant commercial buildings.

**POLICY:**

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

- 1.1. The program will abate taxes for vacant buildings or vacant portions of buildings that are occupied by new locally-owned businesses. The intention is to offset the cost of bringing the building up to applicable statutes and bylaws, and to stimulate economic activity.
- 1.2. The program will be applied to existing and new assessments of the vacant building or applicable vacant portion thereof, to a maximum of \$500,000.
- 1.3. Tax abatements will be applied to both new and existing assessment. Where an application is for a vacant portion of a building, the abatement will be applied proportionately to the new and existing assessment of the vacant portion. Abatements will be implemented at the following rates:
  - 1.3.1. First Year: 100%
  - 1.3.2. Second Year: 75%
  - 1.3.3. Third Year: 50%
  - 1.3.4. Fourth Year: Return to full taxes
- 1.4. Awarded abatements will stay with the property to heirs, assigns and successors.
- 1.5. All existing or proposed commercial facilities are eligible subject to the following criteria being met:
  - 1.5.1. The building, or portion thereof, must have been vacant for the 18 months prior to possession date.
  - 1.5.2. Where applicable, the business needs to be licensed by the City of Yorkton.
  - 1.5.3. The business must be subject to commercial/industrial taxation.

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- 1.5.4. 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 50% local ownership.
- 1.5.5. 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.
- 1.5.6. The Applicant must demonstrate, by way of a Development Permit and/or Building Permit, that the building can be renovated to meet the current Zoning Bylaw and *National Building Code of Canada*.
- 1.6. 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.
- 1.7. Application Procedure:
  - 1.7.1. A completed “[Vacant Commercial Building Tax Abatement Program Application Form](#)” must be submitted to the Director of Planning, Building & Development.
  - 1.7.2. 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.
  - 1.7.3. 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.