

**POLICY NO.**  
  
**TAX-002**

**POLICY TITLE: Railyard Subdivision Development Tax Incentive**

Policy Objective	To encourage the purchase of developed lots and stimulate new Commercial Construction and Development within the Town of Outlook
Authority	<i>The Municipalities Act, The Education Property Tax Act</i> Resolution # 155/22
Supporting bylaw	
Related Policy(s)	TAX-001, TAX-003, TAX-004, TAX-005, TAX-006

**OBJECTIVE**

The purpose of this policy is to encourage the purchase of developed lots and stimulate construction and development within the Town of Outlook Railyard Subdivision through the use of property tax exemptions and defined development incentives.

**SCOPE**

This policy applies to only the Railyard Subdivision lots only, located within Blocks 68 and 69 of the Town of Outlook.

**DEFINITION**

“**Improvement**” according to the Municipalities Act means, subject to the regulations:

- (i) a building or structure erected or placed on, over or under land or over or under water but does not include machinery and equipment unless the machinery and equipment is used to service the building or structure;
- (ii) anything affixed to or incorporated in a building or structure affixed to land but does not include machinery and equipment unless the machinery and equipment is used to service the building or structure

**ELIGIBILITY**

In order to be eligible for this incentive the property (including land and improvement if any) shall be located in the Railyard Subdivision mixed use commercial/industrial zone and shall consist of:

1. Purchase of a lot from the Town of Outlook only;

## **POLICY GENERAL REGULATIONS**

1. No loading of incentives – One property can not benefit from more than one development incentive at any given time.
2. Year 1 of the abatement period begins January 1 of the calendar year immediately following signed purchase agreements prior to September 30 of the previous calendar year.
3. All property owners in receipt of development incentives must be in good standing with regards to all accounts with the Town of Outlook (all properties with taxes levied, all utility accounts and all general accounts payable) at every May 1 of the calendar year of which the development incentive is applied.
4. This incentive CAN NOT be transferred from one owner to another, transfer of property to a new owner relinquishes eligibility of any further incentive associated with the original application. Return of the property to the Town of Outlook under the sales agreement will reset the abatement period.
5. Abatements will be applied in these cases as follows:
  - a. Year 1 100% of Municipal Taxes levied on land
  - b. Year 2 50% of Municipal Taxes levied on land
  - c. Year 3 Full Taxation Unless a Building Permit has been approved, in which case policy TAX-001 may apply
6. Properties may be eligible for abatements to the Education Property Tax as well up to a maximum of 5 years as per Section 295 of *The Municipalities Act* and Sections 21 and 22 of *The Education Property Tax Act*.
7. Town Council reserves the right to make exceptions to this policy by Council resolution on a case-by-case basis.
8. This policy and other related policies replace Commercial Tax Incentive 2019, is effective immediately and only applies to purchases following May 1, 2022.

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Date Approved: July 27, 2022

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