

BYLAW NO. 2020-MC-05

**A BYLAW OF THE TOWN OF MAPLE CREEK TO ESTABLISH
A DOWNTOWN BUSINESS INCUBATION SUPPORT PROGRAM**

WHEREAS the Town of Maple Creek's Official Community Plan identifies the vision for its downtown as; "To maintain a strong sense of community by locating essential services and commercial opportunities into downtown, and preserve its heritage and architecture";

WHEREAS the Town of Maple Creek desires a vibrant downtown with limited storefront vacancies;

WHEREAS section 298(5) of the Municipalities Act empowers the Municipality to exempt or partially exempt any property from taxation for the purposes of economic development;

THEREFORE, the Council of the Town of Maple Creek hereby enacts the following Downtown Business Incubation Program:

1. ELIGIBILITY:

- a. New business start-ups opening in existing commercial buildings within Maple Creek's "Downtown Core" (as defined by the Town of Maple Creek's Official Community Plan/Zoning Bylaw) where the building is owned by the new business start-up. Eligibility will be further determined by Council by:
 - i. Whether or not the business start-up fills a void in the current goods and/or service business mix within the community.
 - ii. The degree to which the business has the potential to positively benefit residents and/or other existing businesses within the community.
 - iii. The degree to which the business start-up has the potential to increase traffic to the community and/or stave off business leakage.
 - iv. The degree to which the business start-up has the potential to create new jobs within the community.
 - v. The overall impact that the business start-up has the potential to have upon the economy of the community.
 - vi. The long-term viability of the business start-up.

2. LEVEL OF BUSINESS INCUBATION SUPPORT:

- a. At Council's discretion, the Town of Maple Creek may abate total property tax, excluding special levies and base tax, for a period of no more than two years.
- b. The property tax abatement may be for a lower amount at Council's discretion based on the degree to which the proposed business start-up addresses the eligibility criteria in section 1.

3. APPLICATION PROCESS:

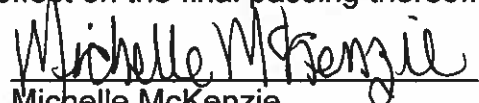
- a) A written application shall be submitted to the Town of Maple Creek outlining how the nature of the proposed business start-up along with a clear indication of how the business start-up addresses any or all the eligibility criteria identified in section 1.
- b) Submission of a building permit application.
- c) Submission of a demolition permit application (if applicable).
- d) An in-person interview with the Mayor, Chief Administrative Officer, and/or the Manager of Community and Economic Development may be required.
- e) A written application for a tax incentive shall be submitted for approval to Town Council at the same time as an application for the development permit, building permit, and prior to construction.

4. CONDITIONS:

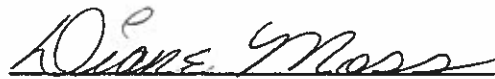
- a. The tax abatement awarded will only be applied against the property taxes in the year in which the new business opens.
- b. Submission of a building permit application.
- c. If the business folds or is sold within two years of opening, the abated taxes must be re-paid to the Town of Maple Creek.
- d. If the commercial property used to house the business start-up is located within the Maple Creek Heritage District (an area of the downtown core set apart and defined by Bylaw #2010-MC-21), alterations to the building's façade (including the introduction of new signage), must be reviewed by the Maple Creek Municipal Heritage Advisory Committee.
- e. This program cannot be combined with any other Town of Maple Creek tax incentive program other than the Maple Creek Heritage Conservation Incentive Program (Bylaw #2010-MC-21).
- f. Should the business start-up grow to the point where an expansion is necessary; after two years of continual operations the business may apply for any support program that the Town of Maple Creek may have available at that time for business expansions.

5. COMING INTO FORCE

- 1. Bylaw 2016-MC-19 is hereby repealed.
- 2. This Bylaw shall come into force and be in effect on the final passing thereof.


Michelle McKenzie
Mayor




Diane Moss
Chief Administrative Officer

Read a third time and hereby adopted
On the 11 day of FEB 2020.

CERTIFIED A TRUE COPY OF

Bylaw No. 2020-MC-05 of the Council
of the Town of Maple Creek, on the

11 Day of February, 2020.


per ADMINISTRATOR