



VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO. 1170, 2021

**A bylaw to establish Revitalization Tax Exemption Program**

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WHEREAS under the provisions of Section 226 of the *Community Charter* the Council may by bylaw adopt a tax exemption program for the purpose of encouraging revitalization within the municipality;

AND WHEREAS the *Community Charter* provides that a revitalization tax exemption program bylaw may only be adopted after notice of the proposed bylaw has been given in accordance with Section 227 of the *Community Charter* and such notice has been provided;

AND WHEREAS the *Community Charter* requires a municipality to set out in its Financial Plan, the objectives and policies in relation to the use of permissive tax exemptions and such provisions have been set out in the Village of Harrison Hot Springs Financial Plan Bylaws and are consistent with this Bylaw;

AND WHEREAS the Mayor and Council has deemed it advisable to establish a revitalization tax exemption program to incentivize the development and revitalization of properties within the Village;

NOW THEREFORE the Council of the Village of Harrison Hot Springs, in open meeting assembled, enacts as follows:

**1. CITATION**

This Bylaw may be cited for all purposes as "Village of Harrison Hot Springs Revitalization Tax Exemption Bylaw No. 1170, 2021".

**2. DEFINITIONS**

In this bylaw, unless the context otherwise requires:

"Affordable Housing" is rental housing wherein the rent is not more than 30% of the tenant's income;

"Council" means the Council of the Village of Harrison Hot Springs

"Increased Assessed Value" means the difference as per BC Assessment values, in assessed value of land and improvements on a parcel of real property between:

- (a) the year before the construction or alteration began; and
- (b) the year in which the tax exemption certificate is issued;

"Revitalization Area" means any commercial property within the following zones: C-1 Village Commercial, C-4 Marine Commercial; and for multi-family residential development as designated by the Village of Harrison Hot Springs' Zoning Bylaw No. 1115, 2017, as amended from time to time,

"Village" means the Village of Harrison Hot Springs;

**3. PROGRAM ELIGIBILITY**

A revitalization tax exemption will be granted only in respect of:

- (a) the construction of a new improvement or the alteration of an existing improvement where the improvement or the alteration of the improvement has an aggregate estimated construction cost of at least \$100,000, as determined by the Village; and
- (b) a property in which the new or existing improvement constitutes commercial construction; or
- (c) multi-family residential construction with a minimum of four new dedicated rental or affordable housing residential units or a combination of commercial construction with a dedicated rental or affordable housing residential component with a minimum of four new residential units.

**4. TERM**

A revitalization tax exemption shall be for a term of five (5) years unless earlier terminated by cancellation of the revitalization tax certificate that is issued by the Village.

**5. APPLICATION DEADLINE**

In order for real property to be eligible for a revitalization tax exemption in any particular year, the owner must notify the Village by September 30 of the year before the year when the real property will be eligible for a revitalization tax exemption.

**6. MAXIMUM EXEMPTION**

A revitalization tax exemption must not exceed the Increased Assessed Value of the real property between the year before the construction began, and the year in which the tax exemption certificate is issued.

**7. VALUE OF EXEMPTION**

The amount of a revitalization exemption from municipal property value of the taxes shall be as follows:

- (a) Year 1: 100% of the Increased Assessed Value;
- (b) Year 2: 80% of the Increased Assessed Value;
- (c) Year 3: 60% of the Increased Assessed Value;

- (d) Year 4: 40% of the Increased Assessed Value;
- (e) Year 5: 20% of the Increased Assessed Value.

**8. APPLICATION**

Every owner that wishes to obtain a revitalization tax exemption must make application to the Village in the form prescribed by and available from the Village.

**9. AGREEMENT**

Upon receipt of the written application referred to in Section 8, complete with supporting documents, the Village will provide the owner with an agreement, to be signed and returned to the Corporate Officer, establishing the terms and conditions upon which the Village will grant a revitalization tax exemption.

**10. REVITALIZATION TAX EXEMPTION CERTIFICATE**

Once the Village agrees that the requirements and conditions of this Bylaw and the agreement referred to in Section 9 have been met, the Village may issue a tax exemption certificate to the owner of the real property specifying:

- (a) the extent of the tax exemption;
- (b) the amount of the tax exemption or the formula for determining the exemption;
- (b) the term of the tax exemption;
- (c) any conditions on which the tax exemption is provided; and
- (d) the amount re-payable to the Village if the certificate is cancelled and how that amount was determined.

**11. CERTIFICATE CANCELLATION**

A tax exemption certificate may be cancelled by Council in one or more of the following circumstances:

- (a) upon written request of the property owner; or
- (b) if any of the requirements of this bylaw or the conditions contained in the agreement referred to in Section 9 are not met.

**12. SEVERABILITY**

If any section, subsection, sentence, clause or phrase of this bylaw is, for any reason, held invalid by the decision of any court or competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect the validity of the remainder of this bylaw.

**13. GENDER NEUTRALITY**

- (a) This bylaw is gender neutral and accordingly, any reference or phrase to one gender includes the other.
- (b) Words in the singular include the plural and words in the plural include the singular.

**14.** This bylaw may not be amended or repealed and substituted unless Council first gives notice in accordance with section 94 of the *Community Charter*.

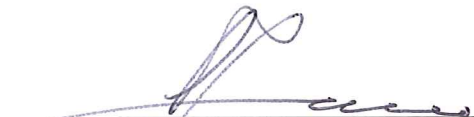
**READINGS AND ADOPTION**

READ A FIRST TIME this 7<sup>th</sup> day of September, 2021

READ A SECOND TIME this 20<sup>th</sup> day of December, 2021

READ A THIRD TIME this 20<sup>th</sup> day of December, 2121

ADOPTED this 17<sup>th</sup> day of January, 2022



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Mayor



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Corporate Officer