

## **COMOX DOWNTOWN RESIDENTIAL TAX EXEMPTION EXPLAINED**

In accordance with Section 226 of the *Community Charter*, a council may, for the purpose of encouraging revitalization in the municipality, provide tax exemptions for land or improvements, or both. For more details, Section 226 of the *Community Charter* is available here: [http://www.bclaws.ca/civix/document/id/complete/statreg/03026\\_07](http://www.bclaws.ca/civix/document/id/complete/statreg/03026_07)

Comox Downtown Revitalization Tax Exemption Bylaw No. 1784 was adopted on the 18<sup>th</sup> of June, 2014. The Bylaw sets out the terms and conditions upon which a Tax Exemption Certificate may be issued. For example, it must be a new construction, where at least 50% of the floor area is residential use, and it must meet all applicable regulations and bylaws, including Comox Downtown development guidelines.

The tax exemption under Bylaw No. 1784 **does not apply** to:

- (a) Municipal taxes imposed on the assessed value of land or commercial improvements
- (b) Taxes, charges, or levies for local area services, specified areas, local improvement districts, or business improvement areas;
- (c) Municipal fees; or
- (d) Taxes imposed by regional district, board of school trustees, or other authority;

**For clarity, this tax exemption applies only to municipal taxes imposed on residential portion of new developments within Comox Downtown Vitalization Area.**

Maximum amounts and terms available for qualifying projects under Comox Downtown Revitalization Tax Exemption Bylaw No. 1784 are:

100% of assessed value of the residential portion of the buildings, for up to 8 years (while maximum term under the *Community Charter* is 10 years).

### DEVELOPMENT PROPOSAL AT 1770 COMOX AVENUE (FORMER LORNE HOTEL)

As the Revitalization Tax Exemption is only available for residential portion of new buildings, it means that upon meeting all requirements and conditions, a maximum 8 years of future taxes on residential units would be exempt for the property. The Town would continue to impose tax on the land and the commercial portion of the building, when it is built.

It is estimated that residential tax exemption for the proposed development would be under \$10,000 a year. These are residential taxes that would never exist if the site were redeveloped without residential units.

**For more information on the Downtown Vitalization Program, please contact the Town of Comox Planning Department at 250-339-1118, or in person at 1809 Beaufort Avenue, Comox BC.**