

**THE TOWN OF SWAN RIVER
BYLAW NUMBER 18/2025**

**BEING A BYLAW TO ESTABLISH A FINANCIAL ASSISTANCE
PROGRAM TO PROVIDE AN INCENTIVE FOR HOUSING AND
COMMERCIAL/INDUSTRIAL CONSTRUCTION
DEVELOPMENT.**

WHEREAS subsections 261.2(1) and 261.2(2) of *The Municipal Act* provides as follows:

261.2(1) A council may by by-law establish financial assistance programs.

261.2(2) A financial assistance program may include provisions

(a) prescribing the types, locations or classes of premises eligible for financial assistance, which types, locations or classes may be based on the age, assessed value or occupancy of the premises, or other criteria;

(b) prescribing the amount, or the manner of calculating the amount, of financial assistance for each premises or each type, location or class of premises;

(c) prescribing the types of renovations and costs associated that are eligible for financial assistance;

(d) establishing terms and conditions under which financial assistance may be provided or terminated, including establishing criteria for determining

(i) the amount, or the manner of calculating the amount, of financial assistance,

(ii) the maximum annual financial assistance, and

(iii) the year or years during which financial assistance may be paid out or applied;

(e) respecting criteria for eligibility of recipients of financial assistance; and

(f) respecting any other matter that the council considers necessary or advisable.

AND WHEREAS it is deemed necessary and desirable to establish a financial assistance program to provide incentive for construction development in the Town of Swan River:

NOW THEREFORE the Council of The Town of Swan River enacts as follows:

1. That a financial assistance program to provide incentive for housing and commercial/industrial development is established.

2. That the financial assistance program be administered in accordance with the Policy Guidelines and Financial Assistance Tables as outlined in Schedule 'A'.
3. That By-Law No. 16/2017 is hereby repealed. Notwithstanding this repeal, any agreements established under Bylaw 16/2017 prior to its repeal shall remain in full force and effect and continue to be governed by the provisions of that bylaw.

DONE AND PASSED as a bylaw of The Town of Swan River, in the Province of Manitoba this 4th day of November, 2025.



Mayor



Chief Administrative Officer

Read a first time this 2nd day of September, 2025.

Read a second time this 16th day of September, 2025.

Read a third time this 4th day of November, 2025.

SCHEDULE A TO BY-LAW No. 18/2025

TOWN OF SWAN RIVER

Incentive Program for Construction Developments

The Town of Swan River incentive program is a tangible and measurable encouragement for development within the Town of Swan River. The incentive program is available for all who comply with the requirements set out in this schedule.

Note * The structure class of all approved program applications will be based on the assessed value of the development, as determined by Manitoba Assessment Branch.

Eligible Developments:

1. New residential developments including: single family dwellings, duplexes, and multiple family units constructed on site; and new ready-to-move homes constructed off site and subsequently placed on a site where there are no existing main structures.
2. New construction of commercial / industrial structures.
3. Expansion of existing commercial / industrial structures (incentive is applied only to the value of the square footage added to the existing structure).
4. Development projects that have not received other infrastructure or financial incentives for the construction activity being considered.

Ineligible Developments:

- New or used trailer and mobile homes of any kind.
- New or used tiny homes (less than 500 square feet).
- Replacement of structures in any Residential, Commercial, or Industrial Zone.
- Any applications submitted after December 31st of the calendar year that substantial completion has occurred or after December 31st of the calendar year when the Town is notified of the full assessed value, whichever is later.

Program Details:

- Developments that are obligated to pay taxes are eligible for the incentive.
- Developments subject to a municipal service development agreement (MSDA) shall be eligible for the incentive up to the annual fee amount negotiated in the agreement in lieu of property taxes.
- Development Agreements may be required, depending on the complexity of the development. If applicable, incentives will not be granted until all aspects of the Agreement have been met.
- To provide maximum program benefits to the applicant, the incentive is by calendar year beginning the year after the Assessment Branch assesses the property and notifies the Municipality of the full assessment value. All taxes prior to this period, including all supplementary taxes incurred during the year construction is substantially completed will be levied and are the responsibility of the property owner. *For example, a development that is substantially completed anytime in 2025 will incur taxes for 2025 with full incentive benefits starting in 2026*, providing the Assessment Branch completes its notification to the Municipality of Assessment alteration.

- Approved applications will be awarded incentives, as set out in Tables 1 - 3.
- The incentive shall fall into only one structure class and shall be based on the full assessed value.
- The incentive is non-transferable and non-assignable. The incentive will apply only to the purchasers of the property or the property owner/developer at the time the building enters the tax rolls.
- Taxes must be kept current. Reimbursement is made when current taxes due are paid in full. If the property goes into arrears, the incentive program agreement becomes null and void.

Definitions:

Calendar Year	January 1 to December 31
Development Agreement	An agreement as determined by the Town of Swan River in accordance with Section 250(1) of <i>The Municipal Act</i>
Expansion	Additional square footage constructed onto a structure which enlarges the footprint of the structure
Full Assessment Value	Value of structure as determined by Manitoba Assessment Branch after substantial completion
New Housing	A finished house moved onto or a complete house built onto a new basement, foundation, grade beam or other supporting structure.
Substantial Completion	A home or structure ready for occupancy and having received an assessment value from Manitoba Assessment Branch
Supplementary Taxes	Taxes added to the tax roll as reported by the assessor

TOWN OF SWAN RIVER INCENTIVE PROGRAM

INCENTIVE AMOUNTS

Table #1: Commercial / Industrial Development... New & Expansion

Structure Class	Full Assessment Value	Tax Compensation Incentive (100% of General Municipal At Large Taxes)
C/I - A	\$100,000 - \$199,999	One (1) Year
C/I - B	\$200,000 - \$499,999	Two (2) Years
C/I - C	\$500,000 - \$999,999	Three (3) Years
C/I - D	\$1 Million - \$1,999,999	Four (4) Years
C/I - E	\$2 Million +	Five (5) Years

Table #2: New Multiple-Unit Residential Development

Structure Class	Full Assessment Value	Tax Compensation Incentive (100% of Net Municipal Taxes)
M - A	\$100,000 - \$499,999	One (1) Year
M - B	\$500,000 - \$999,999	Two (2) Years
M - C	\$1 Million +	Three (3) Years

Table #3: New Residential Housing

Structure Class	Full Assessment Value	Tax Compensation Incentive (100% of Net Municipal Taxes)
R - A	\$100,000 - \$199,999	One (1) Year
R - B	\$200,000 - \$499,999	Two (2) Years
R - C	\$500,000 - \$999,999	Three (3) Years
R - D	\$1 Million +	Four (4) Years