



THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0
PH: 867-993-7400 FAX: 867-993-7434
www.cityofdawson.ca

OFFICE USE ONLY	
DATE RECEIVED:	
ASSOC. PERMIT #:	

DEVELOPMENT INCENTIVE PROGRAM APPLICATION

PLEASE READ THE ATTACHED INSTRUCTIONS, GUIDELINES, AND SUBMISSION REQUIREMENTS PRIOR TO COMPLETING FORM.

PROPOSED INCENTIVE CATEGORY

- Vacant and/or Underdeveloped Property
 Market Rental Housing
 Supportive Housing
 Affordable Rental Housing
 Secondary Suite

CIVIC ADDRESS: _____ VALUE OF DEVELOPMENT: _____

LEGAL DESCRIPTION: LOT(S) _____ BLOCK _____ ESTATE _____ PLAN# _____

PROPOSED DEVELOPMENT: Please provide a brief description of the proposed development.

APPLICANT INFORMATION

APPLICANT NAME(S): _____

MAILING ADDRESS: _____ POSTAL CODE: _____

EMAIL: _____ PHONE #: _____

OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

OWNER NAME(S): _____

MAILING ADDRESS: _____ POSTAL CODE: _____

EMAIL: _____ PHONE #: _____

FOR SUPPORTIVE HOUSING PROJECTS

Please provide a brief description of the supportive housing project.



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FOR AFFORDABLE HOUSING PROJECTS

Please provide the rental rates for the proposed project. If the rental rates proposed are higher than the median market rates found most recent Rent Survey by the Yukon Bureau of Statistics, rents must be reduced.

DECLARATION

- I/WE hereby make application for a Development Incentive under the provisions of the City of Dawson Development Incentive Policy #2019-02 and in accordance with the plans and supporting information submitted and attached which form part of this application.
- I/WE have reviewed all of the information supplied to the City of Dawson with respect to an application for a Development Incentive and it is true and accurate to the best of my/our knowledge and belief.
- I/WE understand that the City of Dawson will rely on this information in its evaluation of my/our application for a Development Incentive and that any decision made by the City of Dawson on inaccurate information may be rescinded at any time.
- I/WE hereby give my/our consent to allow Council or a person appointed by its right to enter the above land and/or building(s) with respect to this application only.

I/WE HAVE CAREFULLY READ THIS DECLARATION BEFORE SIGNING IT.

DATE SIGNED

SIGNATURE OF APPLICANT(S)

DATE SIGNED

SIGNATURE OF OWNER(S)



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COMPLETE APPLICATION SUBMISSION REQUIREMENTS

An application is not deemed complete until the following information is submitted to the satisfaction of a Development Officer.

- Application Form (completed in full)
- A preliminary development plan demonstrating compliance with the Official Community Plan and the Zoning Bylaw
- An associated Development Permit Application form submitted, along with the associated fees and submission requirements
- Certificate of Title (if owner does not match Assessment Roll)
- Other as required by the CDO: _____

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LEGAL DESCRIPTION: LOT(S) _____ BLOCK _____ ESTATE _____ PLAN# _____

ZONING: _____ DATE COMPLETE APPLICATION RECEIVED: _____

TYPE OF APPLICATION: _____

APPLICANT NAME(S): _____

OWNER NAME(S): _____

APPLICATION REJECTED

APPLICATION APPROVED BY

- Council Resolution: _____
 CAO
 CDO
 Resolution Number: _____

DATE: _____ SIGNATURE: _____



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INSTRUCTIONS AND GUIDELINES

IT IS IMPORTANT TO READ AND UNDERSTAND THE FOLLOWING INSTRUCTIONS PRIOR TO COMPLETING THE APPLICATION FORM. THESE GUIDELINES ARE FOR REFERENCE ONLY. IN THE EVENT OF A DISCREPANCY WITH THE ZONING BYLAW, THE ZONING BYLAW PREVAILS.

1. General Guidelines:

- Incentives as outlined in the development incentive policy will be considered by the City. Applicants are required to enter into a Development Incentive Agreement.
- Taxes applied to the value of land are not available for reduction or grant.
- The annual value of a Standard Tax Grant will be calculated by subtracting the Base Rate and the portion of the tax levy on the value of the land from the full annual tax levy paid on July 2nd for the duration of the Development Incentive Agreement. The Base Rate will be calculated at the time of issuance of the Development Permit.
- The value of a Preferred Tax Grant will be calculated by subtracting the portion of the tax levy on the value of the land from the full annual tax levy as paid on July 2nd for the duration of the Development Incentive Agreement.
- Payment of tax grant portions of a Development Incentive will begin once an eligible development has received occupancy for all units. Any taxes paid to the City prior to occupancy will not be eligible for a grant under this policy.
- The tax grant portion of a Development Incentive will be implemented through a grant to the property owner. Tax grants will be processed after July 2nd annually.
- Development Incentives will not be applied retroactively for projects which have already received a Development Permit. This includes permits that have been cancelled or lapsed and reapplied for in an effort to receive an incentive.
- The terms of payment of the Development Incentives will be specified in Development Incentive Agreement between the City and the applicant.
- If an eligible secondary suite, affordable rental, market rental or supportive housing development becomes part of a condominium corporation or ceases to function as rental or supportive housing prior to completion of the term set out in the Development Incentives Agreement, the Agreement will become void and the owner will be required to repay the Incentives received to date.
- The use of secondary suite, affordable rental, market rental, or supportive housing units for short-term vacation rentals at any point during the term of the Development Incentives Agreement without the permission of the City of Dawson will render the Agreement for the entire development void and the owner will be required to repay the Incentives received to date.
- Receipt of a development incentive outlined in this policy does not disqualify an applicant from receiving a different incentive, grant, or funding opportunity provided for by another bylaw, policy, or organization. A development is only eligible to receive one incentive enacted under this policy.
- No exceptions shall be made to this policy without the consent of Council. Both administration and Council retain the right to decline an application that conforms with the policy in wording but it deems does not meet its intent.

2. Information Requirements:

- An application shall not be considered to have been received until all application requirements have been submitted to the satisfaction of a Development Officer.
- Notwithstanding a) above, a Development Officer may consider an application if, in a Development Officer's opinion, the development is of such a nature as to enable a decision to be made on the application without all of the required information.
- Failure to complete this form and to supply the required support information may result in delays in the processing of the application.

3. Approval:

- Applications will be accepted and processed on a first-come, first-serve basis.
- The terms of Secondary Suite Incentives will be approved by the Community Development Officer.
- Development Incentives totaling \$100,000 or less in combined value will be approved by the Chief Administrative Officer.
- All over Development Incentives will be approved by Council.

4. Expiry of Development Incentive:

- The Development Incentive Agreement may be revoked and cancelled if construction has not commenced within one year of issuance of Development Permits.
- The Development Incentive Agreement may be revoked and cancelled if there are outstanding open Building Permits remaining one year after occupancy is given for the development.
- The Development Incentive Agreement shall be revoked and cancelled in the Development Permit is revoked, cancelled, or allowed to expire or lapse.