TOWN OF VIEW ROYAL

BYLAW NO. 1183

A BYLAW TO ESTABLISH A HOTEL INVESTMENT INCENTIVE PROGRAM

The Council of the Town of View Royal, in open meeting assembled, enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as "Hotel Investment Incentive Program Bylaw No. 1183, 2026".

2. INTERPRETATION

In this Bylaw, unless otherwise required, the singular shall include the plural and the masculine includes the feminine gender.

The headings contained in the Bylaw are for convenience only and are not to be construed as defining, or in any way limiting, the scope or the intent of the provisions of the Bylaw.

Where ordinary words are capitalized their meaning refers to the definition provided under section 4 of this Bylaw.

3. SEVERABILITY

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

4. DEFINITIONS

"Agreement" means a revitalization Tax Exemption Agreement between the Owner of a Parcel and the Town, in a form set out by the Town;

"Town" means the Town of View Royal;

"Council" means the Council of the Town of View Royal;

"Municipal Property Taxes" means the municipal property value taxes imposed by the Town under section 197(1)(a), *Community Charter*.

"Owner" means the registered Owner of the Parcel;

"Parcel" means a Parcel of land legally described and registered in the name of the Owner in the Land Title Office and identified by a separate Parcel identifier number (PID);

"Project" means the new construction of a hotel on a Parcel, including all building, structures, site improvements and associated works that are the subject of the applicable Building Permit or Development Permit and that result in an increase in the assessed value of the Parcel;

"Program" means the Hotel Investment Incentive Program established under this Bylaw for the provision of revitalization Tax Exemptions to eligible hotel development Projects in accordance with the terms and conditions of this Bylaw;

"Tax Exemption" means a revitalization Tax Exemption for Municipal Property Taxes for which a Tax Exemption Certificate has been issued; and

"Tax Exemption Certificate" means a certificate issued by the Town pursuant to this Bylaw, in a form set out by the Town.

5. OBJECTIVES

5.1 A revitalization Tax Exemption Program is hereby established for the granting of Tax Exemptions as investment incentives and the issuance of Tax Exemption Certificates for Parcels in accordance with the requirements prescribed in this Bylaw.

5.2 This Program is established to encourage investment in support of the following objective:

a) To achieve the economic objective of attracting hotel development to support business and tourism growth and to expand employment opportunities;

5.3 This Program is intended to achieve the objectives described in 5.2 (a) by providing relief from the incremental increase in Municipal Property Taxes resulting from the increased property values after the Project is completed.

6. AMOUNT AND TERM OF ANNUAL TAX EXEMPTION

6.1 For a Project under 5.2 (a), the amount of annual Tax Exemptions shall be equal to:

100% of the municipal portion of property taxes payable in the first five taxation years,
80% of the municipal portion of property taxes payable in the sixth taxation year,
60% of the municipal portion of property taxes payable in the seventh taxation year,
40% of the municipal portion of property taxes payable in the eighth taxation year,
20% of the municipal portion of property taxes payable in the ninth taxation year,
10% of the municipal portion of property taxes payable in the tenth taxation year,

of the amount of any increase in the assessed value of following completion of a Project that is assessed:

a) As Class 6 – Business and other land and improvements for a 10-year term. The increase in the assessed value of the land and improvements referred to in 6.1 shall be calculated as the difference between:

b) The assessed value of the land and improvements prior to the commencement of the Project; and

c) The assessed value of the land and improvements in the year in which the Tax Exemption Certificate is applicable.

6.2 In any case, the total Tax Exemption must not exceed the total cost of the Project.

6.3 The Tax Exemption is transferable to subsequent property Owners within the term of the Agreement.

7. ELIGIBILITY

7.1 In order for a Project to be considered for a Tax Exemption, all of the following criteria must be met:

a) Projects involving Parcels currently receiving any other municipal Tax Exemption shall not be eligible;
b) Projects involving Parcels with any unpaid taxes shall not be eligible;
c) A Building Permit or Development Permit for the Project must have been issued on or after January 1, 2027 and no later than December 31, 2032;
d) The Project must be new construction of a hotel; and

e) The Project must meet all Program criteria and comply with zoning and all other municipal Bylaws regulations.

8. APPLICATION AND AGREEMENT

8.1 If an Owner of a Parcel wishes to qualify for a Tax Exemption, the Owner must apply to the Director of Development Services and must submit the following:

a) A completed application in the form prescribed by the Town;
b) A description of the Project, including plans, and an explanation how the Project will help to achieve the Program objectives;
c) A certificate that all taxes assessed, and rates, charges and fees imposed on the Parcel have been paid, and, where taxes, rates or assessments are payable by installments, that all installments owing at the date of application have been paid;
d) A work plan and cost estimate for the Project from a qualified professional in a form and content satisfactory to the Town; and
e) A non-refundable application fee in the amount of $250.

8.2 If an Owner of a Parcel wishes to qualify for a Tax Exemption, the Owner must apply within sixty (60) days of obtaining an approved Building Permit or Development Permit for the Project and the Project must be completed by October 1 of the year prior to the year for which the property Tax Exemption is to commence.

8.3 Town signatories shall be authorized to execute an Agreement in accordance with this Bylaw.

8.4 An Owner and Project will be confirmed eligible for a revitalization Tax Exemption when the Owner and the Town have executed an Agreement on terms and conditions satisfactory to the Town and in accordance with this Bylaw.

9. TAX EXEMPTION CERTIFICATE

9.1 A Tax Exemption Certificate shall be issued to the Owner of a Parcel for a Project confirmed eligible after the following conditions have been met:

a) The Owner of the Parcel has met all applicable provisions of this Bylaw;
b) The Owner of the Parcel has entered into an Agreement with the Town and met all terms and conditions of the Agreement; and
c) A Project has been completed and the Owner has applied for a certificate by October 15 for the Tax Exemption to commence in the following taxation year.

9.2 A revitalization Tax Exemption Certificate may be cancelled by Council by means of any of the following infractions:

a) The Owner breaches any covenant, condition or obligation as set out in the Tax Exemption Agreement;
b) The Parcel is put to any use that is not permitted or fails to meet any of the Project eligibility requirements as outlined in section 7 of this Bylaw;
c) The Owner breaches any enactments, laws, statutes, regulations and orders by any authority having jurisdiction, including bylaws of the Town, or any federal, provincial, municipal, and environmental licenses, permits and approvals.

9.3 If the Tax Exemption Certificate is cancelled, the Town may recapture an amount equal to the value of the Tax Exemption received after the date of the cancellation of the certificate. Failure on the part of the Owner to remit the recapture amount within thirty (30) days of receiving notice from the Town of the cancellation and the amount owing will result in the amount being placed on the general property tax bill for the Parcel.

10. DESIGNATED OFFICER

The Director of Finance of the Town of View Royal, or their alternate, is the designated municipal officer for the purpose of Section 226 (13) of the *Community Charter.*

READ A FIRST TIME THIS 1ST DAY OF SEPTEMBER, 2026.

READ A SECOND TIME THIS 1ST DAY OF SEPTEMBER, 2026.

READ A THIRD TIME THIS 1ST DAY OF SEPTEMBER, 2026.

ADOPTED BY COUNCIL, SIGNED BY THE MAYOR AND THE CORPORATE OFFICER, AND SEALED WITH THE SEAL OF THE TOWN OF VIEW ROYAL THIS 22ND DAY OF SEPTEMBER, 2026.

MAYOR

CORPORATE OFFICER