

Request for Decision

MODY's Mission

MODY serves its residents by providing the highest quality services through effective, efficient, and ethical stewardship of the resources and assets entrusted to us by our citizens.

File	Heritage Incentive Rebate Program – Extension
Submitted to	CAO
Submitted by	Mark J Blinn
Date	Feb 5 th , 2025
Recommendation	<p>That Council renew the Heritage Incentive Rebate Program for 5 years beginning fiscal 2026-27 with the following policy amendments (draft amendments attached in Appendix B):</p> <ol style="list-style-type: none"> 1. Applicants may access any portion of the 5 year rebate allowance in any of the five years 2. The five-year maximum allowable rebate be \$7,500 <p>Rationale</p> <p>The Heritage Incentive Rebate Program has proven to be an effective and cost-efficient tool to support the preservation, rehabilitation, and long-term sustainability of registered heritage properties within the Municipality of the District of Yarmouth. Extending the program will continue to advance Council's strategic objectives related to heritage conservation, community identity, and economic development.</p> <p>Key benefits of extending the program include:</p> <ul style="list-style-type: none"> • Protection of Municipal Heritage Assets The program encourages property owners to invest in the proper maintenance and restoration of heritage buildings, reducing the risk of deterioration, demolition by neglect, or loss of historically significant structures. • Financial Relief for Property Owners Heritage properties often carry higher maintenance and insurance costs due to age, materials, and regulatory requirements. The rebate helps offset these costs and provides a tangible incentive for owners to retain heritage designation. • Economic and Community Impact Investment in heritage properties supports local contractors, skilled trades,

Request for Decision

	<p>and suppliers, while enhancing streetscapes, tourism appeal, and community pride—particularly in historic villages/hamlets.</p> <ul style="list-style-type: none"> • Leverage of Private Investment The rebate program leverages private spending on approved conservation work, resulting in improvements that exceed the municipal contribution and deliver long-term value to the community. • Alignment with Provincial and Municipal Goals The program aligns with provincial heritage conservation objectives and complements the Municipality’s Economic, People and Stewardship pillars found in the 2025-2029 Strategic Plan.
Background	<p>In 2021, with the adoption of Heritage Incentive Rebate Program Policy H-048-21 Council began the Heritage Property Incentive Rebate program for a period of five years (2021-2026).</p> <p>The program applied to owners of municipally registered heritage properties as of April 1, 2021. The maximum rebate amount per property per year was \$1,000 and property owners were able to apply in each or any of the five (5) years. The applicants had the option of banking available rebates for up to five (5) years, to a maximum of \$5,000 per property over the five (5) year period.</p> <p>To date there are 34 registered properties, two of which are owned by the Municipality.</p> <p>During the five-year period of the program there have been 14 participants of the 32 non-municipally owned registered properties.</p> <p>The Municipality has dispersed \$46,849.58 in Heritage funds to date with the final year seeing the largest yearly amount of \$18,916.47 given (See Appendix A).</p>
Key Assumptions	N/A
Legislative Authority	Section 65A of the <i>Municipal Government Act</i>
Relevant Municipal Policies/By-laws (i.e. MPS)	Heritage Incentive Rebate Program Policy H-048-21
Strategic Plan linkages	Economy, People & Stewardship pillars, specifically Tourism & Tourism Development and asset maintenance of “community defining infrastructure”.
Options available to Council	<ol style="list-style-type: none"> 1. Do not extend the program 2. Extend the program in its current form Five-year period, with a maximum rebate amount per property of \$1,000 and property owners are able to apply in each or any of the 5 years. The applicants have the option of banking available rebates for up to 5 years, to a maximum of \$5,000 per property over the 5-year period.

Request for Decision

	<p>3. Extend the program in its current form, however making the rebate amount accessible in the first year Five-year period, with a maximum rebate amount per property of \$5,000 over the 5-year period. Allowing homeowners access to the full amount in the first year, allowing to complete essential repairs, rather than deferring to bank sufficient funds under the program.</p> <p>4. Extend the program in its current form, however increasing the maximum rebate amount per property to \$7,500 Five-year period, with a maximum rebate amount per property of \$1,500 and the property owners are able to apply in each or any of the 5 years. The applicants have the option of banking available rebates for up to 5 years, to a maximum of \$7,500 per property over the 5-year period.</p>
CAO Comments	<p>The Heritage Advisory Committee recommended the Incentive Rebate program to Council to demonstrate Council's support for owners' efforts in maintaining built heritage throughout the Municipality.</p> <p>The program has proved beneficial to owners and contributed to good maintenance practices on buildings within the program.</p> <p>Given the high period of inflation during the initial program period, the increase in total incentive eligibility is reasonable relative to construction costs.</p> <p>Staff have advised program participants are appreciative of the program and find it user friendly.</p> <p>The recommendation of the Community & Economic Development Officer is supported.</p>
Review of CAO	March 3, 2026
Appendix	<p>Appendix A – program costs Appendix B- draft amendments to Policy H-048-21</p>

Request for Decision

Appendix A

Property	Disbursement					Total
	21-22	22-23	23-24	24-25	25-26	to Date
Cann House	bank	\$0.00	\$1,750.00	\$617.97	dna	\$2,367.97
Old Stones Freewill	bank	bank	na	\$900.00	Applied	\$900.00
Old Stones-Calvanist	bank	na bank	na bank	\$875.79	Applied	\$875.79
Lake George United Baptist Church	bank	bank	bank	bank	\$5,000.00	\$5,000.00
Churchill Cemetery Co.	bank	\$1,843.40	\$1,000.00	\$1,000.00	\$1,156.00	\$4,999.40
Knowles Porter House	\$927.97	\$1,017.98	late/bank	\$2,000.00	\$931.54	\$4,877.49
Congregational Church of Chebogue	\$1,000.00	bank	bank	\$3,000.00	\$681.19	\$4,681.19
Richard Willam Jr/ John Durland House	bank	bank	bank	bank	\$4,147.74	\$4,147.74
WH Redding House	\$1,000.00	bank	bank	\$3,000.00	\$1,000.00	\$5,000.00
Durkee Memorial Library	bank	bank	bank	bank	dna	\$0.00
The Anchorage	\$1,000.00	\$1,000.00	\$1,000.00	Denied/Banked*	\$2,000.00	\$5,000.00
Maitland Inn	\$1,000.00	bank	\$2,000.00	Denied/Banked**	Applied	\$3,000.00
Central Chebogue United Baptist Church	\$1,000.00	bank	bank	bank	\$4,000.00	\$5,000.00
Dr John Harris House	\$1,000.00	bank	bank	bank	dna	\$1,000.00
	\$6,927.97	\$3,861.38	\$5,750.00	\$11,393.76	\$18,916.47	\$46,849.58



Request for Decision

Appendix B



Heritage Incentive Rebate Program Policy H-048-21

Effective Date:
June 23, 2021

Part 1 Purpose

The Municipality of Yarmouth recognizes the importance of maintaining our built heritage. The intent of this policy is to provide a framework for the Municipality to support property owners of municipally registered heritage properties. The Municipality will offer rebates to property owners who incur expenses maintaining their municipally registered properties. The program administrator shall be the Heritage Property Coordinator.

Part 2 Program

- 2.1 This program will be in effect for the five (5) **fiscal** year period of 2021-2026 **2026/27 – 2030/31**.
- 2.2 The program applies to owners of municipally registered heritage properties as of April 1, **2024 2026**.
- 2.3 **The maximum rebate amount per property over the program period is \$7,500 per year is \$1,000.**
- 2.4 Property owners may apply in each or any of the five (5) years.
- 2.5 Applicants **may apply for any portion of the 5 year total rebate in any year of the program have the option of banking available rebates for up to five (5) years, to a maximum of \$5000 per property over the five (5) year period.**
- 2.6 **The minimum annual rebate is \$1,000.**

Part 3 Application

- 3.1 Municipally registered heritage property owners may apply for a rebate to assist with work to the exterior of the building(s) **which will maintain or repair character defining elements** (using the attached application form).
- 3.2 Applications will be accepted **on an annual basis April 1 – June 30 each year.**
- 3.3 **Deadline for applications is June 30th of each year.**
- 3.4 Applications shall be reviewed and approved by the Program Administrator within 30 **business** days **of receipt**.
- 3.5 A report on program usage will be made to Council by March 31 each year.



**Heritage Incentive Rebate Program Policy
H-048-21**

Effective Date:
June 23, 2021

Part 4 Eligibility

- 4.1 Applicants must be the registered owners of the property.
- 4.2 Only municipally registered properties under the Nova Scotia Heritage Property Act and the Municipality's Heritage By-law H-064-84 qualify.
- 4.3 Properties must be registered with the Municipality as of April 1st, 2021 in order to be eligible.
- 4.4 **Grants Rebates** are available only for work that will be carried out to the exterior of the building and that are necessary to either:
 - 4.4.1 Preserve the character defining elements
 - 4.4.2 Preserve the structural integrity of the building envelope
- 4.5 Materials should be replaced with like materials. Alternative materials can be eligible if approved by the Municipality through a recommendation of the Heritage Advisory Committee.
- 4.6 Applicants must be in good financial standing with the Municipality for all other taxes, fees and services (either no arrears or in good standing on any payment agreements).

Part 5 Claims

- 5.1 All construction invoices are to be paid by the owner.
- 5.2 Rebate claims cannot be submitted before September 1 **each year**.
- 5.3 ~~and can only be submitted once work is complete~~ **Rebate claims must be submitted** on the prescribed form.
- 5.4 Receipts and invoices paid to contractor and/or supplier must accompany all claims.
- 5.5 All claim forms must be accompanied by photographs showing work completed.
- 5.6 Work must be completed by March 31st of the year following the application submission. i.e. If application is made June **20246**, work must be complete by March 31, **20227**.
- 5.7 **If a property owner is not able to complete the approved work by March 31st, an application for extension must be made in writing to the Program Administrator. The Program Administrator shall respond in writing within not more than 14 business days.**


MUNICIPALITY OF THE DISTRICT OF YARMOUTH



**Heritage Incentive Rebate Program Policy
H-048-21**

Effective Date:
June 23, 2021

- 5.8 No rebates shall be issued to applicants with outstanding balances due to the Municipality (or in good standing on a payment agreement).
- 5.9 All claims shall be approved by the Chief Administrative Officer.

Chief Administrative Officer's Annotation for Official Policy Book	
Date of Notice to Council members of Intent to Consider (7 days Min)	
Date of Passage of current Policy	
I certify that this Heritage Incentive Program Policy H-048-21 was adopted by Council as indicated above.	
 _____ Chief Administrative Officer	_____ Date

Date last reviewed by Council: September 9th, 2021
Date last amended: September 22nd, 2021



**Heritage Incentive Rebate Program Policy
H-048-21**

Effective Date:
June 23, 2021

HERITAGE INCENTIVE PROGRAM APPLICATION

Registered Municipal Heritage Property Owner Assistance **Grant Rebate**

APPLICANT CONTACT INFORMATION

Name of Property Owner: _____
Assessment Account Number: _____
Mailing Address: _____

Phone Number: _____
Alt Number: _____
Email Address: _____

HERITAGE PROPERTY INFORMATION

Heritage Name: _____
(i.e. Benjamin Porter House)
Property Address: _____

PROJECT DETAILS

Provide details on the exterior/structural work to be completed. Please include information such as materials, labour, and rentals:

Applicant
Signature: _____ Date: _____
Approved by: _____ Date: _____
Heritage Coordinator

MUNICIPALITY OF THE DISTRICT OF YARMOUTH



**Heritage Incentive Rebate Program Policy
H-048-21**

Effective Date:
June 23, 2021

REBATE CLAIM FORM

Name of Property Owner:	
Assessment Account Number:	

Claim

Eligible materials include the following: paint, cladding materials, roofing shingles, windows, doors, lumber materials for structural reconstruction, labour and rentals.

Materials:		Amount
Exterior Cladding		\$
Paint		\$
Roofing		\$
Windows		\$
Doors		\$
Structural Materials		\$

Note: exterior materials should be replaced with like materials, example wood replaced with wood, shingles replaced with shingles, etc. Alternative materials can be eligible with Municipal approval. See restrictions regarding alterations for details concerning best practice.

Labor		\$
Rental		\$

Note: Funding is on an annual basis, completion date is March 31 of each year. A project extension will require Municipal approval 30 days prior to March 31.

All claims must be supported with a paid receipt and/or invoice.

Claim Total		\$
--------------------	--	----

Signature: _____ Date: _____
 Approved by: _____ Date: _____
 Chief Administrative Officer

MUNICIPALITY OF THE DISTRICT OF YARMOUTH



**Heritage Incentive Rebate Program Policy
H-048-21**

Effective Date:
June 23, 2021

Office Use Only:

Taxes Paid:

Photos received:

DRAFT AMENDMENTS



**Heritage Incentive Rebate Program Policy
H-048-21**

Effective Date:
June 23, 2021

Amendment Log

Date	Amendment Description
September 27, 2021	<p>Changes to: Section 5.2 – added a timeframe for claim submissions Section 5.3 – added payment requirements Section 5.4 – added photographs of completed work must be provided</p> <p>Claim Form:</p> <ul style="list-style-type: none"> - Added paid invoices, along with paid receipts - Added section for Office Use Only

DRAFT AMENDMENT