

# Notice of Proposed Revitalization Program Bylaw

North Cowichan gives notice, under section 227 of the *Community Charter*, that it proposes to adopt "Revitalization Tax Exemption Bylaw No. 4042, 2025", at their regular Council meeting being held November 19, 2025 at 5:00 p.m.

The reasons for establishing the revitalization tax exemption program, and the objectives of the program, are to:

- Encourage new investment in the Revitalization Area,
- Encourage the construction of new industrial building and alteration and renovation of certain existing buildings in the Revitalization Area,
- Encourage revitalization of the Revitalization Area, and
- Increase employment opportunities within North Cowichan.

The revitalization program is intended to accomplish its objectives by:

- Providing tax certainty to parcel-owners, and
- Reducing the municipal tax burden on parcels where a Project is being undertaken.

The proposed bylaw will re-establish a revitalization tax exemption program to grant property tax exemptions for eligible projects on industrial lands. The kinds of projects eligible for a tax exemption under the proposed bylaw are:

- New construction having a building permit value of \$2,000,000 or greater,
- Renovations or alterations having a building permit value of \$2,000,000 or greater that are 50% greater than the current assessed value of the property, and
- All industrial zoned lands in North Cowichan, with the exception of the Benchlands Project in Chemainus.

The extent of tax exemption available under the proposed bylaw applies to the entire parcel of an eligible development, offering a 100% reduction for years 1-5 and a 50% reduction for years 6-10 in the municipal portion of property taxes for the length of the program. The maximum term of a tax exemption for an eligible development is ten (10) years.

Under section 197 (1)(a) of the *Community Charter*, the amount of the proposed annual tax exemption is calculated by deducting the Baseline Assessment from the current Assessed Value and applying the difference to the current municipal tax rate. The total tax exemption for all years must not exceed the total cost of improvements or the increase in municipal taxes payable due to the revitalization.

If you believe you are affected by this proposed bylaw, you may make representations to Council at its Regular meeting to be held at 5:00 pm, Wednesday November 19, 2025. You may also write to Council at the address shown below, or send an email to [legislativeservices@northcowichan.ca](mailto:legislativeservices@northcowichan.ca) before 1:00 p.m. on Monday, November 17, 2025. If you have any questions or wish to inspect a copy of the bylaw, please contact Legislative Services.

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Cowichan