

**TOWN OF CARDSTON
IN THE PROVINCE OF ALBERTA**

BYLAW 1695

**NON-RESIDENTIAL PROPERTY TAX INCENTIVE
BYLAW**

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TOWN OF CARDSTON IN THE PROVINCE OF ALBERTA

BYLAW 1695

NON-RESIDENTIAL PROPERTY TAX INCENTIVE BYLAW

A BYLAW OF THE TOWN OF CARDSTON IN THE PROVINCE OF ALBERTA TO PROVIDE INCENTIVE TO MAKE IMPROVEMENTS TO NON-RESIDENTIAL PROPERTIES

WHEREAS, the *Municipal Government Act*, RSA 2000, c.M-26 and amendments thereto, namely 2019 Bill 7, authorizes municipalities to allow full or partial exemption from taxation for non-residential properties.

AND WHEREAS, The Town wishes to encourage redevelopment and new development of non-residential properties within the Town.

NOW THEREFORE, the Council of the Town of Cardston, duly assembled, enacts as follows:

PART I - TITLE, PURPOSE, DEFINITIONS AND INTERPRETATION

TITLE

- 1) This bylaw shall be known as the “Non-Residential Property Tax incentive bylaw” of the Town of Cardston.

PURPOSE

- 2) The Purpose of this bylaw is to encourage improvements to be made to existing non-residential properties and to provide an attractive environment for new commercial and industrial development within the Municipality of the Town of Cardston.

DEFINITIONS

- 3) In this bylaw:
 - 3.1. “Town” means Town of Cardston;
 - 3.2. “CAO” means Chief Administrative Officer of the Town of Cardston;
 - 3.3. “Council” means the Municipal Council of the Town of Cardston;
 - 3.4. “Applicant” means the individual who applies for tax exemption.

RULES FOR INTERPRETATION

- 4) The table of contents, marginal notes and headings in this bylaw are for reference purposes only.

PART II – GENERAL

APPLICATION

- 5)** Developments must conform to the Town of Cardston Land Use Bylaw No. 1647 and amendments thereto, and all other applicable regulations.
 - 6)** All eligible development must be non-residential and of a permanent nature.
 - 7)** Additions, expansions or renovations are only eligible if the assessed value of the total property is greater than or equal to an increase of 25% or more than the previous assessment. This tax exemption will only apply to this increased assessment amount.
 - 8)** The program cannot be combined with any other tax credit policy that may be offered by the Town.
 - 9)** This tax exemption will be transferable to new ownership.
 - 10)** Applicants will need to apply for this tax exemption using Schedule A of this bylaw.
 - 11)** For applicants who are applying for new development, additions, expansion, or renovations the period of tax exemption is five (5) years pro-rated as follows:
 - 11.1.** Year 1 — 100%
 - 11.2.** Year 2 — 80%
 - 11.3.** Year 3 — 60%
 - 11.4.** Year 4 — 40%
 - 11.5.** Year 5 — 20%
 - 12)** Applications must be submitted before June 30th, in the first tax year after the eligible assessment increase.
 - 13)** The tax exemption will begin in the taxation year following the completion of the development, unless otherwise agreed upon by all parties.
- EFFECTIVE DATE** **14)** This Bylaw shall come in force upon the date of its third and final reading.

Received First Reading this 10 day of November, 2020

Received Second Reading this 23 day of February, 2021

Received Third & Final Reading this 23 day of March, 2021

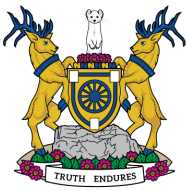
Signed by the Mayor and the Chief Administrative Officer this 25 day of March, 2021

TOWN OF CARDSTON

MAYOR – *Maggie Kronen*

CHIEF ADMINISTRATIVE OFFICER – *Jeff Shaw*





SCHEDULE "A" APPLICATION

Non-Residential Property Tax Incentive

Date:

Name of Property Owner (as per tax roll)			
Contact Name:			
Mailing Address:	City/Town/Village:	Province	Postal Code
Telephone Number (Main):		Telephone Number (Alternate):	
Email Address:			

Legal Description of Lands for tax exemption:

Roll:	Plan:	Block:	Lot:
Roll:	Plan:	Block:	Lot:

I/We, the undersigned, understand the conditions of eligibility and further terms set out in Bylaw 1695 (*Non-Residential Property Taxation Incentive*), and acknowledge I/we have authority to request taxation exemption on the above mentioned properties. Applications must be submitted before June 30th, in the first tax year after the assessment increase.

Full Name

Signature

Full Name

Signature

Office Use Only:

Development Permit #:	Development Permit Issue Date:	Development Completion Date:
Previous Assessment:	Current Assessment:	Approved By:

