



**THE CORPORATION OF THE TOWN OF FOX CREEK, ALBERTA**

**BY-LAW 832-2020**

**Development Incentives – Land Vacant Industrial/Commercial**

A By-law of the Municipal Corporation of the Town of Fox Creek, in the Province of Alberta to provide for incentives to develop vacant Industrial/Commercial land with servicing to make the land ready for resale.

**SECTION 1 – SHORT TITLE**

This By-law may be cited as the “Development Incentives; Land Vacant Industrial/Commercial”.

**SECTION 2 – DEFINITIONS**

“**Chief Administrative Officer**” (CAO) is defined as the person hired by Council to act as the Chief Administrative Officer for the Town of Fox Creek.

“**Council**” is defined as the Municipal Council of the Town of Fox Creek.

“**Developer**” for the purpose of this Bylaw is defined as a business that develops land into serviced marketable properties.

“**Development**” for the purpose of this bylaw is defined as: the clearing or grading of a parcel of land greater than one (1) hectare in size, and installing servicing, roadways to make the land ready for resale.

“**Eligibility**” shall mean a developer purchasing land from and applying to the Town of Fox Creek for a tax exemption to develop land into multiple lots for resale.

“**Frontage tax**” shall mean either frontage taxes or local improvement levies.

“**Prescribed form**” shall mean the application form supplied by the Town of Fox Creek to applicants and/or a letter or document containing the information requested on the application form.

“**Property tax**” shall be defined as current municipal property taxes.

“**Registered Owner**” means the person, business or corporation as registered at Alberta Land Titles.

“**Tax exemption**” shall mean the amount of municipal property taxes exempted in any given year.

**SECTION 3 – POLICY**

3.1. The Town of Fox Creek is willing to negotiate with any prospective business enterprise the price of Town-owned land and any required municipal services such as water and sewer mains, service lines and street improvements.

3.2. No property taxes shall be levied on vacant Industrial/Commercial land that is being actively developed/serviced on land purchased from the Town of Fox Creek in the first two calendar years in which the land is purchased or until there is a building developed on the site, whichever comes first.

3.3. A taxable assessment must be present to qualify for any development incentives identified in this bylaw.

3.5. In the event that an eligible property is sold, the remaining tax exemption is nontransferable.

- 3.6. In the event that an eligible property closes their business, the remaining tax exemption is null and void.
- 3.7. All owners or developers must make a written request in the prescribed form to the Chief Administrative Officer or his/her delegate to be eligible to participate in this program.
- 3.8. All Owners or developers must enter into a development agreement to be eligible for the exemption.
- 3.9. The Town of Fox Creek must receive the written request before the Town has approved the sale of land.
- 3.10. To be eligible to receive the tax exemption. The Town of Fox Creek must issue the applicants written confirmation of approval of eligibility for tax exemptions.
- 3.11. In the event the CAO or his/her delegate declines to grant the exemption, their decision can be appealed to Council in writing within twenty-one days of the mailing of the notice of refusal to the applicant.

**NOW THEREFORE BE IT RESOLVED** that the Council of Municipal Corporation of the Town of Fox Creek in the Province of Alberta does **HEREBY ENACT** as follows;

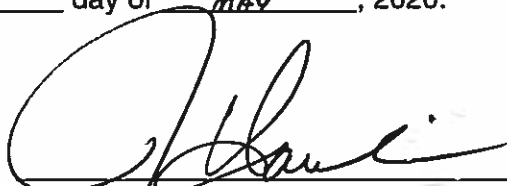
**SECTION 4 – EFFECTIVE DATE**

4.1 This By-law shall come into effect the date upon third and final reading.

READ A FIRST TIME this 04 day of MAY, 2020

READ A SECOND TIME this 25 day of MAY, 2020

READ A THIRD AND FINAL TIME this 25 day of MAY, 2020.

  
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 James Hailes, Mayor

  
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 Kristen Milne, Chief Administrative Officer

