



THE CORPORATION OF THE TOWN OF FOX CREEK, ALBERTA

BY-LAW 833-2020

Development Incentives - for Building on Vacant Industrial/Commercial Land

A By-law of the Municipal Corporation of the Town of Fox Creek, in the Province of Alberta to provide for incentives to construct commercial or industrial buildings on vacant Industrial/Commercial land.

SECTION 1 – SHORT TITLE

This By-law may be cited as the “Development Incentives – Building on Industrial/Commercial Land”.

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 constructs commercial or industrial buildings.

“**Development**” for the purpose of this bylaw is defined as: the construction of Commercial or Industrial buildings, excluding accessory buildings, garages, portable buildings, temporary buildings, mobile homes and manufactured homes.

“**Eligibility**” shall mean a developer applying to the Town of Fox Creek for a Municipal tax rebate to construct a commercial or industrial building on vacant commercial/industrial land.

“**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.

“**Municipal tax rebate**” shall mean the amount of municipal property taxes rebated in any given year.

SECTION 3 – POLICY

- 3.1. The Town of Fox Creek is willing to negotiate with any new 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 municipal property taxes shall be levied on the portion of the Municipal Property Assessment resulting from the new construction on vacant land in the calendar year in which construction commences.
- 3.3. A taxable assessment must be present to qualify for any development incentives identified in this Bylaw.

- 3.4. Municipal tax on the value of pre-existing improvement(s) are not eligible for the municipal tax rebate.
- 3.5. Municipal tax rebates will only be issued when all the taxes levied against the property are paid in full in the calendar year in which they are levied.
- 3.6. The Municipal tax rebate for the developer of a building(s) that meets the eligibility criteria established in this bylaw are as follows:
- Construction Year – no taxes applied
 - Year 1 - after construction year – 75% Municipal Tax rebate
 - Year 2 – 50% Municipal tax rebate
 - Year 3 - 25% Municipal tax rebate
- 3.7. Municipal tax rebates will only be issued once all of the following compliance reports for the property are received at the Town Administration Office;
- Construction is completed within the timelines outlined in the Development Permit.
 - Building Permit Services Report
 - Electrical Permit Services Report
 - Gas Permit Services Report
 - Plumbing Permit Services Report
 - Real Property Report
 - As built drawings for servicing (if applicable)
- 3.8. Municipal tax rebates apply to the current annual municipal levy(s) only, and do not apply to any current penalties added to the tax roll. All property taxes not eligible for a tax rebate, including but not limited to frontage taxes, special levies, school tax, senior's foundation tax and local improvements, must be paid in full before the municipal tax rebate will be entered on the tax roll.
- 3.9. In the event that any municipal, school, seniors or frontage taxes or levies are unpaid at December 31 in the year of levy, the property shall immediately become ineligible to receive any further tax concessions not already entered on the tax roll.
- 3.10. In the event that the building is not completed within the timeframe laid out in the Development Permit the municipal tax rebate is null and void.
- 3.11. In the event that an eligible property is sold, the remaining municipal tax rebate is nontransferable.
- 3.12. In the event that an eligible property closes their business, the remaining municipal tax rebate is null and void.
- 3.12. 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.
- 3.13. The Town of Fox Creek must receive the written request before the Town has approved the development permit.
- 3.14. To be eligible to receive the tax rebate. The Town of Fox Creek must issue the applicants written confirmation of approval of eligibility for tax rebates.
- 3.15. In the event the CAO or his/her delegate declines to grant the rebate, 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;

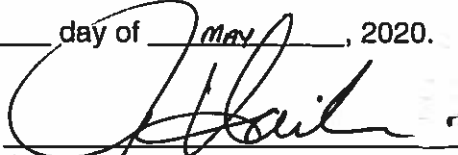
SECTION 4 – EFFECTIVE DATE

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.



James Hailes, Mayor



Kristen Milne, Chief Administrative Officer

