



**Claresholm**

# REQUEST FOR DECISION

Meeting: May 26, 2025

## TAX INCENTIVE BYLAWS No. 1802 & 1803

### DESCRIPTION/BACKGROUND:

At the regularly scheduled Council meeting held May 12, 2025, Council carried a motion to pass first reading on Bylaw No. 1802, the Non-Residential Tax Incentive Bylaw & Bylaw No. 1803, the Residential Tax Incentive Bylaw. The current bylaw and changes are noted in the chart below.

Residential Tax Incentive (Bylaw 1741)			Changes	
	20 Lots	Single Lot*	10-year 100% waiver until development occurs or sold	
Year 1	50%	75%	Begins post sale/devel. Year 1	100%
Year 2	20%	50%	Year 2	75%
Year 3	10%	10%	Year 3	50%
Year 4	0%	0%	Year 4	25%

\*with \$200k in improvements

\*with \$300k in improvements

Non-Residential Tax Incentive (Bylaw 1693)		Changes	
Year 1	75%	Year 1	100%
Year 2	50%	Year 2	75%
Year 3	25%	Year 3	50%
Year 4	0	Year 4	25%

The longer the timeframe the less incentive for a developer to complete development, an extended waiver of taxes, tax revenues from lots may not be realized even though the Town may be paying operational costs for on or off-site developments such as storm pond maintenance, road plowing, sidewalk and road maintenance. These Bylaws are for any development that occurs within the Town, so precedents will be set and available for any new development if the criteria are overly general. If the Town has any of the three new area structure plans to commence development, there may be additional off-site or upgrading costs that the Town will bear and if there is borrowing required there may be payments that would not be off-set by any tax revenue until development occurs. This may create an unequal burden on the existing tax base.

### POSSIBLE RESOLUTIONS:

Moved by Councillor \_\_\_\_\_ to give Bylaw No. 1802, the Town of Claresholm Non-Residential Tax Incentive Bylaw second reading.

Moved by Councillor \_\_\_\_\_ to give Bylaw No. 1802, the Town of Claresholm Non-Residential Tax Incentive Bylaw third and final reading.

Moved by Councillor \_\_\_\_\_ to give Bylaw No. 1803, the Town of Claresholm Residential Tax Incentive Bylaw second reading.

Moved by Councillor \_\_\_\_\_ to give Bylaw No. 1803, the Town of Claresholm Residential Tax Incentive Bylaw third and final reading.

ATTACHMENTS:

- 1.) Bylaw No. 1802 & Bylaw No. 1803

APPLICABLE LEGISLATION:

- 1.) Section 364.2 of the Municipal Government Act RSA 2000, c.M-26.

PREPARED BY: Tara Vandervalk, Development Services Manager

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APPROVED BY: Abe Tinney, CAO

DATE: May 21, 2025

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