



# REQUEST FOR DECISION

Meeting: July 14, 2025

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## Non-Residential Tax Incentive Application – Roll #11103000

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### DESCRIPTION/BACKGROUND:

The Town has received an application for a property tax incentive from 2291174 Alberta Ltd. in accordance with Bylaw #1802 – Non-Residential Tax Incentive Bylaw, which authorizes municipal tax exemptions to encourage development and redevelopment of non-residential properties within the Town of Claresholm.

### DISCUSSION/OPTIONS:

The application relates to a completed non-residential development located within the Town boundaries, and Administration has reviewed the submission for compliance with the criteria outlined in Section 3 – Eligibility Criteria of the bylaw. The applicant has met the following conditions:

**Section 3.1.1:** The property is located within the boundaries of the Town of Claresholm.

**Section 3.1.2:** The development was completed after the effective date of the bylaw.

**Section 3.1.3:** The development is compliant with the Land Use Bylaw and all other applicable municipal regulations.

**Section 3.1.4:** All outstanding property taxes have been paid in full, and the property is not in arrears.

**Section 3.1.5:** The Municipal Benefit – defined in Section 2.8 – exceeds the minimum threshold of \$300,000 in assessed value increase attributable solely to the new construction.

The application also includes all of the required documentation as per Section 5.

The tax incentive (Section 4.1) will be applied to the municipal portion of the taxes levied on the increase in assessed value attributable to the development, as follows:

### Year 1: 100% exemption

2024 Assessment - 297,000

2025 Assessment – 2,274,000

Eligible Incentive Assessment – 1,777,000

2025 Municipal Taxes Levied = \$22,685.62

Incentive reimbursement value – 1,777,000 x 0.0109381(2025 Municipal Tax Rate) = **\$19,437.00**

Year 2: 75% exemption – TBD upon receipt of the annual assessment & approval of 2026 Tax Rate Bylaw

Year 3: 50% exemption – TBD upon receipt of the annual assessment & approval of 2027 Tax Rate Bylaw

Year 4: 25% exemption – TBD upon receipt of the annual assessment & approval of 2028 Tax Rate Bylaw

Year 5 and beyond: No exemption.

The property will remain eligible for the tax incentive regardless of changes in ownership as per Section 4.2, provided the applicant remains in compliance with the conditions of the bylaw. Should any taxes become unpaid during the term of the incentive, eligibility would be revoked under Section 4.3.

Administration recommends that Council approve the application as submitted, as all conditions outlined within the bylaw have been met and approval would be consistent with the intent of the bylaw to promote economic development and redevelopment within Claresholm.

**PROPOSED RESOLUTIONS:**

Moved by Councillor \_\_\_\_\_ to approve the Tax Incentive application submitted by 2291174 Alberta Ltd under Bylaw #1802 – Non-Residential Tax Incentive Bylaw, having determined that the applicant meets all eligibility criteria as outlined in the Bylaw and;  
Further that a credit to the 2025 municipal portion of the property taxes in the amount of \$19,437.00 be applied to tax roll #11103000 in accordance with the schedule as set out in Section 4.1 of Bylaw #1802.

**ATTACHMENTS:**

- 1.) Bylaw #1802

**APPLICABLE LEGISLATION:**

- 1.) Municipal Government Act Section 364.2

**PREPARED BY:** Jennifer Place, Director of Corporate Services

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**APPROVED BY:** Abe Tinney, CAO

**DATE:** June 26, 2025

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