

BY-LAW NO. 1107
OF THE
TOWN OF ST. PAUL

A By-Law of the Town of St. Paul, in the Province of Alberta, pursuant to the provisions of the Municipal Government Act, being Chapter M-26, R.S.A. 2000 and amendments thereto, to provide for property tax incentives.

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Whereas it is deemed expedient by the Council of the Town of St. Paul to provide tax incentives for development and redevelopment of the downtown business district.

Now Therefore, under the authority and subject to the provisions of the Municipal Government Act R.S.A. 2000, chapter M-26 as amended and by virtue of all other powers enabled, the Council of the Town of St. Paul, duly assembled, enacts as follows.

Section 1 **TITLE**

1.1 This By-Law shall be known as a tax incentive By-Law.

Section 2 **PURPOSE**

2.1 To encourage new development and redevelopment in the downtown business district by providing a property tax incentive.

Section 3 DEFINITIONS

- 3.1 “Act” means the Municipal Government Act, Chapter M-26, R.S.A. 2000 and amendments thereto.
- 3.2 “Applicant” means an individual who applies for tax exemption.
- 3.3 “Business” means a commercial merchandising or industrial activity or undertaking: a profession, trade, occupation, calling or employment or an activity providing goods and services.
- 3.4 “C.A.O.” means the Chief Administrator of the Town of St. Paul.
- 3.5 “Council” means the Municipal Council of the Town of St. Paul.
- 3.6 “Tax Exemption” refers to the municipal portion of the taxes only.
- 3.7 “Designated Area” shall refer to Zone 1, 11 and 111 as outlined under Section 4.8.

Section 4 APPLICATION

- 4.1 Any individual who intends to establish a business, in the designated area may make application to the C.A.O. of the Town of St. Paul for tax exemption.
- 4.2 Applications received by the C.A.O. upon approval of the development permit will be referred to Council for final approval, for tax exemption on the development.
- 4.3 Applications for redevelopment of an existing structure will be considered for tax exemption by the C.A.O. and referred to Council for final approval.
- 4.4 In the case of new development, tax exemption, will be eligible on the total assessed value of the new structure.
- 4.5 In the case of redevelopment, tax exemption, will be eligible on the increased assessed value, relating to the redevelopment.
- 4.6 All applications submitted for tax exemption, must comply with land use regulations and receive approval of the Municipal Planning Commission.

- 4.7 Increases or decreases in assessment during the years of the tax will not change the property tax reduction.
- 4.8 Approved development will be eligible for tax exemption according to the following:

ZONE I

50TH Avenue from 48th Street to 52nd Street
100% exemption on the municipal portion of the taxes for a period of five (5) years.

ZONE II

- a) 50th Avenue from 45th Street to 48th Street
b) 50th Avenue from 52nd Street to 55th Street

50% exemption on the municipal portion of the taxes for a period of five (5) years.

ZONE III

- a) 50th Avenue from 55th Street to west boundary
b) 50th Avenue from 45th Street to east boundary
c) all other commercial zones in the Town of St. Paul
25% exemption on the municipal portions of the taxes for a period of five (5) years.

This By-Law shall come into force and effect upon the final passing thereof.

READ for a first time this 26th day of July, 2004.

READ a second time this 28th day of February, 2005.

READ for a third time this 14th day of March, 2005.

John Trefanenko Mayor

Wayne C. Horner CAO

