



# CITY OF MEADOW LAKE POLICY

<b>SECTION:</b>	Planning, Development & Land Use	<b>NUMBER:</b> 600-18-001	<b>RESOLUTION:</b> 082/18
<b>TITLE:</b>	Tax Incentive Policy: Multi-Parcel Subdivisions	<b>EFFECTIVE DATE:</b> April 9, 2018	
<b>ORIGIN/AUTHORITY:</b>	Council	<b>REVISED:</b>	
<b>POLICY:</b>		<b>PAGES:</b> 1	

## 1. INTRODUCTION

### 1.1 Purpose

This initiative is to promote development within the City of Meadow Lake and to offset the impact of Council's Property Taxation Policy 400-15-001 on new multi-parcel subdivisions by phasing in the base tax per lot to allow developers time to sell or develop lots without incurring additional taxes.

### 1.2 Definitions

- a) **Base Tax** means the base tax for vacant land as defined in the Property Taxation Policy 400-15-001.
- b) **Multi-Parcel Subdivision** means a subdivision of a single parcel within any zoning district that creates four or more new lots.

## 2. POLICY

- a) Authority for this policy is granted under Section 262 and 263 of *The Cities Act*.
- b) To be eligible for this exemption, a multi-parcel subdivision application must have been approved by the City of Meadow Lake after January 1, 2015, which is the first year a base tax was levied for vacant land.
- c) The tax exemption will only be granted for the base tax on vacant land portion on any new lots created by the subdivision. The assessment portion of both municipal and education taxes will still be subject to taxation.

- d) The tax exemption will cease when the base tax levy changes from a vacant lot to an improved lot.
- e) The tax exemption will cease when the property is sold.
- f) The tax exemption will cease if tax account on the property goes into arrears.
- g) Council reserves the right to alter the exemption to suit specific developments at their sole discretion.

**3. EXEMPTION AMOUNT**

- a) The exemption amount will be 100% of the land base tax for a period of three years, unless the exemption is ended earlier for one of the reasons listed above.

**4. PROCEDURE**

- a) Applicants must complete a City of Meadow Lake Application for Tax Exemption Incentive in the prescribed form.
- b) Upon receipt of the application and approval by the City of Meadow Lake, the applicant shall sign a Tax Exemption Agreement.
- c) The tax exemption starts in the first year taxes are levied against the new lots after the subdivision change is registered with Land Titles.

### Appendix A - Application for Tax Exemption Incentive - Multi-Parcel Subdivision

This initiative is intended to promote development within the City of Meadow Lake and to offset the impact of Council's Property Taxation Policy 400-15-001 on new multi-parcel subdivisions by phasing in the base tax per lot to allow developers time to sell or develop lots without incurring additional taxes.

#### Conditions of Eligibility for the Exemption

1. Subdivisions must create four or more new lots out of a single lot in order to be eligible.
2. Subdivisions must be registered after January 1, 2015.
3. The exemption will only apply to the base tax on vacant land for each lot created by the subdivision.
4. The exemption will only last for three years, or until the lots are sold or developed.
5. There are no outstanding property taxes owing on the lot(s).

#### Applicant Details

Full Name of Applicant(s):			
Mailing Address:	City:	Province:	Postal Code:
Phone Number(s):		Email Address:	
Legal Description of Property:			
Civic Address of Property:			
Number of Lots Created:		Date of Subdivision Registration:	
Proposed Use of Subdivision:			

I/We, the undersigned, understand the conditions of eligibility outlined above and would like to apply for a conditional tax exemption under the multi-parcel subdivision incentive policy.

\_\_\_\_\_ Applicant

\_\_\_\_\_ Date

For Office Use Only	
Application Approved / Denied:	Date of Receipt:
Application Approved By:	Approval Date:
Signature of Approving Official:	

**Appendix B - Tax Incentive Exemption Agreement  
Multi-Parcel Subdivision Development**

Agreement made this \_\_\_\_\_ day of \_\_\_\_\_

Between:

The City of Meadow Lake  
Hereinafter called "the City"

and

Applicant:

Hereinafter called "the Owner"

WHEREAS the City has developed a Tax Incentive Policy that provides for property tax exemption of the land portion of the base tax on certain properties in the City under certain conditions; and

WHEREAS the Owner has met the requirements to obtain a property tax exemption under this policy;

NOW THEREFORE the City and the Owner covenant and agree:

1. The properties eligible for the property tax exemption are:  
Lot , Block, Plan,  
hereinafter called "the Lands"
2. Pursuant to the City's Tax Incentive Policy 600-18-001 and pursuant to Section 262(4) and 263(5) of *The Cities Act* and subject to the terms of this agreement, the City grants an exemption to the land portion of the base tax for a period of three (3) years commencing on \_\_\_\_\_ and concluding on \_\_\_\_\_.
3. The exemption granted pursuant to this agreement does not include the assessment portion of property taxes, local improvement levies, utility charges, development fees or any other such charges or fees properly imposed by the City or any other taxing authority.
4. This tax exemption shall continue only so long as:
  - a) The Lands remain in the possession of the Owner, as the exemption is non-transferable;
  - b) The assessment on the Lands is for vacant land only; and
  - c) There are no tax arrears on the Lands.

IN WITNESS whereof, the parties hereto have executed this agreement.

CITY OF MEADOW LAKE

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Owner