



NOTICE OF PUBLIC HEARING

Take notice that the Council of the Town of St. Paul is proposing to pass a bylaw pursuant to Section 364.1 of the Municipal Government Act.

The purpose of the public hearing is to obtain public input on proposed **Bylaw No. 2020-06** which is the 2020 Tax Incentive Program Bylaw. The purpose of the bylaw is to encourage new development and redevelopment in the downtown business district by providing a property tax incentive on the improvement.

DATE: Monday, May 25, 2020
TIME: 7:30 p.m.
LIVE STREAM: www.stpaul.ca
Go to Town Hall>Live Stream-Council
(Meeting being held via Electronic Means)

<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>
a. 50 th Avenue from 48 th Street to 52 nd Street 100% exemption on the municipal portion of the taxes. Tax Incentive Program in this Zone will continue in 2020, 2021, 2022, 2023, and 2024 for a maximum period of five (5) years.	a. 50 th Avenue from 45 th Street to 48 th Street b. 50 th Avenue from 52 nd Street to 55 th Street 50% exemption on the municipal portion of the taxes. Tax incentive Program in this zone will continue in 2020, 2021, 2022, 2023, and 2024 for a maximum period of five (5) years.	a. 50 th Avenue from 55 th Street to west boundary b. 50 th Avenue from 45 th Street to east boundary c. All other commercial properties in the Town of St. Paul adjacent to Main Street. 25% exemption on the municipal portions of the taxes. Tax Incentive Program in this zone will continue in 2020, 2021, 2022, 2023, and 2024 for a maximum period of five (5) years.

To obtain a copy of the proposed bylaw, you may go to: <https://townstpaul.civicweb.net>, then click Document Center>Proposed Bylaws>Bylaw 2020-06: 2020 Tax Incentive Program.

Residents are encouraged to present a written submission no later than **May 20, 2020 (12:00 Noon)**. Written submissions will be included in the Council agenda package and should be clearly marked to include the Bylaw number. To continue to provide a safe environment during the COVID-19 pandemic, methods for citizen input have been modified. Alternative methods to submit input could be provided if a resident does not have access to a computer or email.

The names and addresses of persons providing comments will become part of the public record. Other personal information is protected by the privacy provisions of the Freedom of Information and Protection of Privacy (FOIP) Act. Please submit your written comments to: Aline Brousseau, Director of Planning & Legislative Services at 780-645-8540 or abrousseau@town.stpaul.ab.ca. Questions can be directed to: Kim Heyman, Chief Administrative Officer at 780-691-6380 or kheyman@town.stpaul.ab.ca.

**BYLAW 2020-06
OF THE
TOWN OF ST. PAUL**

BEING A BYLAW OF THE TOWN OF ST. PAUL IN THE PROVINCE OF ALBERTA TO PROVIDE FOR A PROPERTY TAX INCENTIVE PROGRAM.

WHEREAS under the authority and pursuant to the provisions of the *Municipal Government Act*, Chapter M26, R.S.A. 2000, and amendments thereto, Council may pass a bylaw in relation to providing Property Tax Incentives;

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.

1. TITLE

1.1 This Bylaw shall be known as the “2020 Tax Incentive Program Bylaw”.

2. PURPOSE

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

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 “CAO” means the Chief Administrator of the Town of St. Paul.

3.5 “Council” means the Municipal Council of the Town of St. Paul.

Page 1 of 4

Mayor Initials: _____

CAO Initials: _____

Bylaw 2020-06: 2020 Tax Incentive Program

3.6 "Tax Exemption" refers to the municipal portion of the taxes only on the said improvements.

3.7 "Designated Area" shall refer to Zone 1, 11 and 111 as outlined under Section 4.8.

4. APPLICATION

4.1 Any individual who intends to establish a business, in the designated area may make application to the CAO of the Town of St. Paul for tax exemption.

4.2 Applications received by the CAO 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 CAO 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~~ Development Authority.

4.7 Increases or decreases in assessment during the years of the tax will not change the property tax reduction.

4.8 If at any time after a Tax Incentive has been granted pursuant to Section 4.1, the CAO determines, in its sole and unlettered discretion, that a Condition has been breached, the CAO must cancel the Tax Incentive for the Exemption Years to which that Condition applies.

4.9 Businesses must apply no later than December 1st of each calendar year to be considered for the Tax Incentive Program for the following tax year.

4.10 Approved development will be eligible for tax exemption according to the following:

Zone I

a. 50th Avenue from 48th Street to 52nd Street

100% exemption on the municipal portion of the taxes for a period of five (5) years. Tax Incentive Program in this Zone will be terminated on 2020 continue in 2020, 2021, 2022, 2023, and 2024 for a maximum 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. Tax incentive Program in this zone will be terminated on 2020 continue in 2020, 2021, 2022, 2023, and 2024 for a maximum 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 properties in the Town of St. Paul adjacent to Main Street.

25% exemption on the municipal portions of the taxes for a period of five (5) years. Tax Incentive Program in this zone will be terminated on 2020 continue in 2020, 2021, 2022, 2023, and 2024 for a maximum period of five (5) years.

MOTION BY COUNCILLOR TAYLOR THAT BYLAW 2020-06 BE GIVEN FIRST READING THIS 27TH DAY OF APRIL, 2020.

MOTION BY COUNCILLOR _____ THAT BYLAW 2020-06 BE GIVEN SECOND READING THIS _____ DAY OF _____, 2020.

Mayor Initials: _____

CAO Initials: _____

MOTION BY COUNCILLOR _____ THAT BYLAW 2020-06 BE GIVEN THIRD AND FINAL READING
_____ DAY OF _____, 2020.

Maureen Miller
Mayor

Kim Heyman
Chief Administrative Officer

DRAFT

Mayor Initials: _____

CAO Initials: _____