

BYLAW NO. 1495-24

A BYLAW OF THE TOWN OF THREE HILLS IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF IMPLEMENTING RESIDENTIAL DEVELOPMENT INCENTIVE PROGRAM.

WHEREAS pursuant to the provision of *Section 347 (1)* of the *Municipal Government Act, RSA 2000, C.M-26* (the Act), and amendments thereto, provides that Council may, by bylaw, cancel, reduce, refund or defer taxes, if it considers it equitable to do so, or phase-in increases or decrease from the preparation of a new assessment;

WHEREAS pursuant to the provision of *Section 347 (1)* of the *Municipal Government Act, RSA 2000, C.M-26* (the Act), and amendments thereto, the Council of the Town of Three Hills deem it equitable to provide for a Bylaw for the purposes of implementing Residential Development Incentive Programs.

NOW THEREFORE the Council of the Town of Three Hills in the Province of Alberta, duly assembled, hereby enacts as follows:

TITLE & DEFINITIONS

1. This his Bylaw may be referred to as the Residential Development Incentive Program Bylaw.
2. For the purposes of this bylaw, the following terms, phrases, words, and their derivatives shall have the meanings given herein. When inconsistent with the context, words used in the present tense include the future; words in the plural number include the singular, and words in the singular include the plural.
3. In this Bylaw, unless the context otherwise requires:
 - a) **“Dwelling”** means self-contained living premises with cooking, eating, living, sleeping and sanitary facilities for domestic use for one or more individuals but does not include travel trailers, motor homes, recreational vehicles, or other mobile units, hotel, motel, dormitory, boarding house, or similar accommodation, as defined in the Town of Three Hills Land Use Bylaw;
 - a) **“New Construction”** means the construction of a new Structure to establish a Residential Dwelling as defined within the Town of Three Hills Land Use Bylaw; and
 - b) **“Tax Incentive Agreement”** means a written agreement setting out the terms and conditions for the Qualifying Property.

GENERAL

1. Minimum qualifying criteria and property tax abatements are outlined as per this Bylaw;
2. The tax abatements apply to the municipal portion of property taxes only. Special levies,

improvement levies, Senior Foundation Requisition and school taxes are not exempt for the purpose of this incentive;

3. This Bylaw applies to new residential developments only, expansions or renovations to existing buildings or structures do not qualify for this incentive;
4. The CAO is authorized to exercise appropriate managerial judgement to take such actions as may be necessary to achieve the purpose of this bylaw; and
5. The Town, through Council, may at their sole discretion, refuse, limit, or cancel any property tax abatement granted under this Incentive Program.

PROGRAM CRITERIA

1. Developers must submit a development proposal and an incentive request to the Town prior to the start of the new construction;
2. The development proposal shall include details on the type of development(s) being built, the estimated time of construction, and an approximate time that the new development(s) will be available on the market;
3. Administration shall review and approve the application to determine if it meets the criteria and requirements;
4. Developments must comply with the Land Use Bylaw and the applicant responsible for obtaining and complying with any other permits, licenses and regulations applicable;
5. All servicing costs are the responsibility of the developer; and
6. If a developer sells the development(s) during the incentive period, the balance of the Incentive is automatically transferred to the new owner, if the conditions of this program are maintained and subject to the conditions listed in the corresponding schedule.

PROGRAM DETAILS

1. For the purposes of this bylaw, the term "eligible dwellings" is defined as any new development of single family detached residences, attached or unattached townhouses or row houses built to be sold as individual units with a minimum project construction value of \$300,000;
2. The applicant must sign an Incentive Agreement with the Town prior to development starting;
3. Developers building eligible dwelling(s) on Town property will be required to place a 15% deposit in accordance with the Land Purchase Agreement. The developer will not be required to pay the balance until the property has been sold or when the Incentive period ends, whichever occurs first. The title for the property will not transfer to the developer/owner of the property until the balance remaining is paid to the Town;

4. For eligible residential dwelling(s), the Incentive shall be granted at the beginning of the tax year following the transfer of title. For attached or unattached townhouses or row houses built to be sold as individual units, the incentive shall be granted at the beginning of the tax year following the transfer of title or the issuance of the building permit, depending on the preference of the developer. The tax abatement schedule will be as follows:
 - a) First Year - 100% Property Tax Abatement;
 - b) Second Year - 100% Property Tax Abatement;
 - c) Third Year- 100% Property Tax Abatement;
5. If a developer sells a dwelling approved under this program, the balance of the Incentive is automatically transferred to the new registered owner.

THIS BYLAW SHALL TAKE FULL FORCE AND EFFECT UPON DATE OF FINAL READING.

READ A FIRST TIME this 12th day of February 2024.

READ A SECOND TIME this 26th day of February 2024.

READ A THIRD TIME AND FINAL TIME this 11th day of March 2024.



MAYOR



CHIEF ADMINISTRATIVE OFFICER



SCHEDULE "A"

RESIDENTIAL DEVELOPER HOUSING INCENTIVE PROGRAM APPLICATION

TOWN OF THREE HILLS

232 MAIN STREET, THREE HILLS, AB T0M 2A0 PH: (403) 443-5822

APPLICATION:

APPLICATION DATE:

TOWN FILE#:

APPLICANT:

PHONE #:

EMAIL:

MAILING ADDRESS:

POSTAL CODE:

REGISTERED OWNER OF PROPERTY

(IF APPLICANT IS OTHER THAN OWNER):

MAILING ADDRESS:

POSTAL CODE:

DETAILS:

ADDRESS OF PROPERTY:

LEGAL DESCRIPTION: Lot _____ Block _____ Reg. Plan No. _____ Roll No. _____
All or part of the _____ ¼ Sec. _____ Twp. _____ Range _____ West of _____ Meridian (if applicable)

TYPE OF STRUCTURE:

- Single Detached Dwelling
- Semi-Detached Dwelling (side by side units)
- Duplex Dwelling (up and down units)
- Multi-unit Dwelling

NUMBER OF UNITS: _____

TYPE OF WORK:

- New

Development Permit Number: _____

Date construction will be complete: _____

Describe how you meet the criteria for the tax incentive program:

Indicate if the application includes the following:

- Agent Authorization Form (if applicable)
- Photos (optional)
- Copy of Development Permit
- Other materials (optional)

Signature of Applicant: _____

Date: _____

FOR OFFICE USE ONLY

Date Application was received:

Receipt #:

Date Approved:

Personal information provided as part of this application is collected under Section 33 (c) of the *Freedom of Information and Protection of Privacy Act*. Your personal information will be used to process your application. Please be advised that your name, address and details related to your application may be included in reports that are available to the public as required or allowed by legislation. If you have any questions about the collection or use of the personal information provided, please contact the Town at (403) 443-5822.