

TOWN OF STETTLER

<u>Prepared By:</u>	Development Officer	<u>Number:</u>	XVI-4(c)
<u>Adopted By:</u>	Town of Stettler Council	<u>Original Policy :</u>	08 07 08
		<u>Previous Policy:</u>	N/A
		<u>Current Policy:</u>	08 07 08

Title: **Community Improvement Policy**

Purpose: The Town's Community Improvement Policy will aim to identify areas of concern with respect to derelict buildings by encouraging their demolition and redevelopment. In doing so the Town's goal is to promote rehabilitation, the replacement of inappropriate uses, reduction of land use conflicts, and the upgrading of municipal infrastructure at these sites. This policy will also encourage structural and facade improvements to buildings within the downtown business district that are sensitive to improving the character of the neighborhood they reside in, and restoration of contaminated sites to a state that is safe for public safety and the environment prior to business redevelopment.

Policy Statement:

Terms:

1. General

- 1.1. Properties with developments that qualify under this program are eligible for a property tax rebate. Approved construction of a qualifying development must begin before December 31, 2010.
- 1.2. The tax rebate will equal the municipal portion of property taxes or a percentage of the municipal taxes only. The rebate applies to the new improvement taxes (except for contaminated lands). This rebate does not apply to local improvements taxes and or penalties.
- 1.3. All developments must conform to the Land Use Bylaw and other applicable regulations.
- 1.4. The tax rebate will begin the year following the year that construction starts. Subject to Council having to approve the tax refund for each qualifying property on a yearly basis, the municipal improvement taxes shall be rebated for a period of:
In the case of qualifying demolition; 1 Year in the case of development on previously contaminated vacant property (as defined in the Environmental Protection and Enhancement Act); 2 Years In the case of façade improvements in the C1 District; 1 year
- 1.5. If the taxes for any given year are not paid by December 31st of that year, then the tax rebate for that year will be lost regardless of whenever after the taxes are paid.
- 1.6. Where demolition is involved, construction must start within 180 days of the date of the demolition in order to qualify for the refund. Other wise the property will be considered to be vacant.
- 1.7. Properties with buildings that are demolished and replaced through insurance as a result of damage caused by fire, flood, wind storm, vehicle collision or other catastrophic event/accident do not qualify.

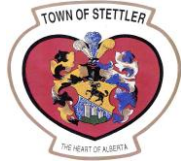
- 1.8. Construction must be completed to the point of suitability for occupancy within 12 months of the date of construction. This time period may be extended in the case of multi-family or large commercial development.
- 1.9. For the purpose of administering the program, the Development Officer has authority in determining the dates of start of construction and completion of construction on a fair and equitable basis. This date shall not be subject to an appeal to Council.
- 1.10. In conjunction with a development permit and building permit all applications for any form of improvement under this policy (whether a demolition, contamination site reclamation, facade or derelict improvements) must be presented to and approved by MPC prior to commencement of construction; in order for MPC to determine whether the proposed improvement meets the purpose and intent of this policy, and therefore qualifies for a tax rebate. Substantial completion must be within 6 months of MPC's approval, unless otherwise extended by MPC. All finished works must be inspected by the Development Officer prior to receiving any tax rebates; to ensure that all conditions approved by MPC have been substantively completed.
- 1.11. Any development on a previously contaminated site will require written confirmation by a professional engineer indicating that the site has been approved in accordance with all regulations of the Environmental Enhancement and Protection Act, in order for any tax rebates to qualify.

2. Commercial Property Development of Contaminated Sites and Sites Which Contained a Derelict Building.

- 2.1. Development of main/principal buildings on C1 Central Commercial, C1A Central Transitional Commercial, and C2 Highway Commercial properties will qualify.
- 2.2. Development must be of a permanent nature.
- 2.3. Additions to new improvements do not qualify.
- 2.4. The new improvement must be assessed in excess of \$100,000

3. Facade Improvement

- 3.1. Redevelopment of a facade on a main/principal building within the C1 Central Commercial district will qualify.
- 3.2. Additions may qualify only if the development includes the building frontage.
- 3.3. The new improvement must be assessed in excess of \$10,000 and be cohesive in design with the downtown streetscape plan.
- 3.4. Tax rebates for facade improvements will be for one year following completed construction and will be based on the following:
 - 25% Refund for Improvements in the range of \$10,000-\$25,000
 - 50% Refund for Improvements that range from \$25,000-\$100,000
 - 100% Refund for Improvement exceeding \$100,000



Community Improvement Policy Application and Agreement

Applicant _____
Telephone _____
Mailing Address _____
Street Address of Property _____
Legal Description Lot(s) _____ Block _____ Plan _____
Land Use District _____
Existing Use (to be demolished) _____
Existing Use (to receive façade improvements) _____
Proposed Development/Reclamation _____

Tax rebates under this policy will be made payable to the registered owner whose name appears on the tax role on the date that taxes are levied. It is suggested that the owner/developer give this consideration when determining real estate adjustments in the case of a sale of the subject property during the term of the program.

I hereby make application to participate in the Community Improvement Policy. I fully understand the regulations and limitations of the program and my responsibilities in this regard.

I hereby give my consent to allow all authorized persons the right to enter the above land and/or buildings with respect to this application only.

Date of Application

Signature of Applicant

ADMINISTRATION USE ONLY

Demolition Number _____ Date of Issue _____

Date of Demolition _____

Development Permit Number _____ Date of Issue _____

Building Permit Number _____ Date of Issue _____

Construction Start Date _____

Construction Completion Date _____