

**BYLAW NUMBER # 881-21  
OF THE  
TOWN OF OYEN**

**BEING A BYLAW OF THE TOWN OF OYEN, IN THE  
PROVINCE OF ALBERTA, TO AUTHORIZE PROPERTY TAX  
INCENTIVES FOR NON-RESIDENTIAL PROPERTIES WITHIN  
THE TOWN OF OYEN.**

**WHEREAS**

the Town of Oyen wishes to provide property tax incentives to encourage assessment growth and promote commercial and industrial development; and

**AND WHEREAS**

the Municipal Government Act, R.S.A. 2000 and amendments thereto, permits a Council to cancel or refund all or part of a tax;

**NOW THEREFORE**

**THE MUNICIPAL CORPORATION OF THE TOWN OF  
OYEN, IN COUNCIL ASSEMBLED, ENACTS AS FOLLOWS:**

1. This Bylaw may be cited as the "Non-Residential Tax Incentive Bylaw"
2. Any development occurring on land with a "residential" designation will not qualify for the Non-Residential Tax Incentive Bylaw.
3. For a property to qualify for the Non-Residential Tax Incentive Bylaw, the development, addition, or renovation must be such that it is used in a business, charity, or venture which provides services or products to third parties.
4. New industrial and commercial developments with assessment valued at less than \$500,000.00 (FIVE HUNDRED THOUSAND) will be rebated municipal property taxes equal to:
  - 4.1 75% of the value of the current years' municipal tax levy in the first year of taxation of the new development; and
  - 4.2 50% of the value of the current years' municipal tax levy in the second year of taxation of the new development; and
  - 4.3 25% of the value of the current year' municipal tax levy in the third year of taxation of the new development.
5. New industrial and commercial developments with assessment valued at more than \$500,000.00 (FIVE HUNDRED THOUSAND) will be rebated municipal property taxes equal to:
  - 5.1 100% of the value of the current years' municipal tax levy in the first year of taxation of the new development; and
  - 5.2 75% of the value of the current years' municipal tax levy in the second year of taxation of the new development; and

- 5.3 50% of the value of the current years' municipal tax levy in the third and fourth year of taxation of the new development; and
- 5.4 25% of the value of the current years' municipal tax levy in the fifth, sixth and seventh year of taxation of the new development.
6. Additions and renovations to existing buildings with an increased appraised value exceeding 25% of it's original assessment qualify as eligible for the rebate.
7. Tax rebates shall apply to the municipal portion of property taxes only and does not include school or other requisitions.
8. Property owners must submit a written letter of application to Council requesting the tax rebate, prior to April 1<sup>st</sup> of the tax year in which the rebate shall be applied.
9. Tax rebates shall be approved by resolution of the Town Council not later than May 31<sup>st</sup> in each year.
10. The tax rebate shall be applied to the property tax account prior to tax notices being sent out.
11. Any disputes regarding the calculation of the tax rebates, qualification, any entitlement under this bylaw, status of completion, or any other dispute pursuant to this bylaw shall be referred to Town Council for resolution.
12. The decision of Council shall be final and binding upon all parties.
13. Tax rebates shall be granted for the tax year immediately following completion of construction. Completion shall be defined as the project being both fully operational and visually (aesthetics) completed.
14. Council shall be entitled to cancel this by law at any time. Any applicants who are in their first to third year of deduction shall be entitled to receive the tax deduction for the year cancelation is announced, but no additional years thereafter.
15. This Bylaw shall come into effect upon the passing of the third reading of this Bylaw.

#### **SEVERABILITY**

16. If any of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

Read a first time this 21<sup>st</sup> day of September, 2021.

  
MAYOR


  
CHIEF ADMINISTRATIVE OFFICER

Read a second time this 12<sup>th</sup> day of October, 2021.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

Read a third time and passed this 12<sup>th</sup> day of October, 2021.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER