



# DRUMHELLER

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## COUNCIL POLICY

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### COUNCIL POLICY #C-01-01 (amended)

#### DERELICT BUILDING REMOVAL & REDEVELOPMENT PROGRAM

##### THE PURPOSE OF THIS POLICY IS TO:

Encourage redevelopment opportunities in the community through the provisions of a tax rebate intended to partially offset the landfill tipping fees associated with the removal of a derelict building during the redevelopment of property within Drumheller.

##### POLICY STATEMENT

This program shall apply to all residential and commercial properties. Each tax rebate will be subject to a maximum amount. The tax rebate will take the form of tax credits to be applied on the annual tax levy of the new development and is intended to help offset the landfill tipping fees associated with disposing of the derelict building. Each tax rebate will be subject to a formal agreement between the Town and the Property Owner.

##### PROCEDURE:

1. New development must meet the following criteria:
  - a. It must replace existing principal building.
  - b. Construction value of new development must be a minimum of \$50,000.
  - c. New development must qualify for development and building permits.
2. Property Owner applies for rebate at time of application for demolition permit.
3. Property Owner and Town enter into a formal agreement (marked as Schedule "A" and attached to and forming part of this document).
4. Property Owner commences demolition.
5. Property Owners pays all landfill tipping fees. Property Owner should retain

all receipts of payment to the landfill. Receipts are proof required for rebate.

6. Property Owner applies for development and building permits.
7. The Town issues development and building permits and attaches any restrictions or requirements as per Land Use Bylaw.
8. Construction of new development must be completed within 24 months from issue of demolition permit.
9. Upon issue of occupancy permit and submission of landfill receipts, the Town will apply the rebate to the property taxes of the subject property in the following manner:
  - a. Total Tax Rebate shall be the lesser of:
    - (i) for residential assessed properties – \$ 2,000.00 with submission of receipts;
    - (ii) for commercial assessed properties – \$ 5,000.00 with submission of receipts.
  - a. In the year the new development is first assessed, the rebate shall be Applied against the current levy but shall not exceed:
    - (i) for residential assessed properties – the current year's levy and the amount specified in 9 (a) (i)
    - (ii) for commercial assessed properties – the current year's levy and the amount specified in 9 (a) (ii)
  - c. Any balance remaining of the tax rebate shall be applied to future years' taxes until the rebate has been completely used.
  - d. The rebate will not be applied to any outstanding arrears on the subject Property.

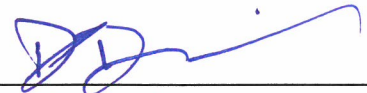
10. Council shall reserve the right to limit the number of approved rebate Applications any year.
11. If the developer wishes to leave the property undeveloped beyond the 24 month period described in section 8, the rebate will be reduced by 50%.
12. If redevelopment does not occur within specified time period, then the applicable rebate shall be applied 25 months from date of issue of the demolition permit in same manner as outlined in clauses 9(a) and (b)

Adopted by Council

Date: November 13, 2018



Mayor of Drumheller



Chief Administrative Officer

**THIS AGREEMENT** made in duplicate this \_\_\_\_ day of \_\_\_\_\_,  
A.D., 20\_\_.

**BETWEEN:**

**TOWN OF DRUMHELLER**

**(the "Town")**

**- and -**

**FULL NAME(S)**

**(the "Property Owner")**

**WHEREAS** the Town wishes to encourage economic development opportunities in the community through the provision of a rebate of fees associated with waste disposal at the Drumheller & District Solid Waste Management Association Landfill.

**AND WHEREAS** the Property Owner is the beneficial owner of a parcel of land legally described as:

Plan \_\_\_\_ Block \_\_\_\_ Lot(s) \_\_\_\_

LINC# \_\_\_\_\_

CIVIC ADDRESS: \_\_\_\_\_

DRUMHELLER, AB T0J 0Y \_\_\_\_

**( the "Property")**

**AND WHEREAS** the property Owner wishes to demolish the existing structures on the property and to redevelop same.

**AND WHEREAS** the Property Owner wishes to participate in the incentive scheme.

**NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:**

1. The Property Owner shall be entitled to participate in the incentive scheme and receive a rebate on the following conditions:
  - 1.1 Application for participation is made at time of application for a demolition permit:
  - 1.2 The Property Owner shall pay all landfill fees and submit proof of payment to the Town within 30 days of final payment:
  - 1.3 Any redevelopment on the property shall have a value of no less than \$50,000.00:
  - 1.4 Unless an extension is granted by the Town, construction of the redevelopment must be completed within 24 months of issue of the demolition permit.
2. Upon satisfactory compliance of the conditions listed in paragraph above by the Property Owner, the Town shall apply the following rebate against the current property taxes as follows:
  - 2.1 An amount up to \$2,000.00 with submission of receipts for residential property and \$5,000.00 with submission of receipts for commercial or industrial property: but
  - 2.2 Limited in each tax year to an amount not to exceed current taxes until the full rebate is applied:

2.3 In the event redevelopment of the property is not commenced within 24 months of issue of the demolition permit, the Property Owner will be entitled to receive only 50% of the allowed rebate.

3. The rebate will be applied against the property taxes upon the issue of an occupancy permit by the Town, or failing redevelopment, 25 months from date of issue of the demolition permit.
4. This Agreement shall ensure for the benefit of and be binding upon the respective parties heirs, executors, administrators, successors and assigns and this Agreement shall take effect from the date of the last signature thereto (the Agreement date).

**IN WITNESS WHEREOF**, THE Town of Drumheller has caused its corporate seal to be affixed as attested by its proper officers in that regard and the Property Owner has hereunto set his hand the day and year first above noted.

**TOWN OF DRUMHELLER**

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**PROPERTY OWNER**

\_\_\_\_\_

\_\_\_\_\_

**AFFIDAVIT OF EXECUTION**

**CANADA** )I, \_\_\_\_\_  
 )  
**PROVINCE OF ALBERTA** ) of the Town of Drumheller  
 )  
**TO WIT:** ) in the Province of Alberta  
 )  
 ) MAKE OATH AND SAY:

1. THAT I was personally present and did see \_\_\_\_\_  
\_\_\_\_\_ named in the within instrument  
who are personally known to me to be the persons named therein, duly sign  
and execute the same for the purpose named therein.
2. THAT the same was executed at the Town of Drumheller, in the Province of  
Alberta, and that I am the subscribing witness thereto.
3. THAT I know the said persons and they are in my belief of the full age of 18  
years.

SWORN BEFORE ME at the Town )  
of Drumheller, in the Province )  
of Alberta this \_\_\_\_\_ day of )  
 )  
\_\_\_\_\_, A.D. 20\_\_\_\_. )  
 )

\_\_\_\_\_  
A COMMISSIONER FOR OATHS IN AND  
FOR THE PROVINCE OF ALBERTA