#### R.M. OF LUMSDEN NO. 189

#### BYLAW NO. 06-2019

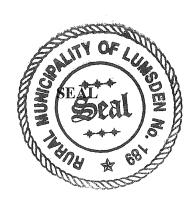
# A BYLAW TO PROVIDE FOR ENTERING INTO A TAX EXEMPTION AGREEMENT FOR THE PURPOSES OF ECONOMIC DEVELOPMENT

The Council of the R.M. of Lumsden No. 189 in the Province of Saskatchewan enacts as follows:

- 1. The R.M. of Lumsden No. 189 is hereby authorized to enter into an agreement, attached hereto and forming part of this bylaw, and identified as "Exhibit A", with NW 11 Grain Storage Inc., assessed owner of *Lot 4, Block 3, Plan 102105773 (Roll #000218114-010)*, for the purpose of abating taxes on the improvements (building) only (land is not included in the abatement).
- 2. The Reeve and the Chief Administrative Officer of the R.M. of Lumsden No. 189 are hereby authorized to sign and execute the attached agreement identified as "Exhibit A".
- 3. The SAMA Detailed Property Profile is attached as "Exhibit B".
- 4. This Bylaw shall come into force and take effect upon the date of approval.

# **READINGS**

Read a first time this	25th day of <u>April, 2019.</u>
Read a second time this	25 <sup>th</sup> day of <u>April, 2019.</u>
Given three readings this	25th day of <u>April, 2019.</u>
Read a third time this	25 <sup>th</sup> day of <u>April</u> , 2019.



Reeve

Chief Administrative Officer

Kent Farago

certified to be a true copy of Bylaw No. 06-2019 adopted by the Council of the R.M. of Lumsden on the 25 day of APRIL, 2019

Chief Administrative Officer

#### EXHIBIT "A" TO BYLAW NO. 06-2019

### TAX EXEMPTION AGREEMENT

THIS AGREEMENT made in duplicate this 25th day of April, 2019.

## BETWEEN: THE RURAL MUNICIPALITY OF LUMSDEN NO. 189

#### **AND**

#### NW 11 GRAIN STORAGE INC.

WHEREAS: Section 295(2) of *The Municipalities Act* authorizes a municipality to enter into an agreement with the owner or occupant of any property for the purpose of exempting that property from taxation, in whole or in part, for not more than five years;

**NOW THEREFORE** the Council of the R.M. of Lumsden No. 189 hereby agrees to abate from taxation as follows, effective January 1, 2019:

Year One	(Jan. 1, 2019 - Dec. 31, 2019)	100% of municipal and school property taxes
Year Two	(Jan. 1, 2020 - Dec. 31, 2020)	100% of municipal and school property taxes
Year Three	(Jan. 1, 2021 - Dec. 31, 2021)	75% of municipal and school property taxes
Year Four	(Jan. 1, 2022 - Dec. 31, 2022)	50% of municipal and school property taxes
Year Five	(Jan. 1, 2023 - Dec. 31, 2023)	25% of municipal and school property taxes

THIS AGREEMENT shall be in force and effect only during such time as NW 11 Grain Storage Inc. owns and occupies the property described as:

Lot 4, Block 3, Plan 102105773

Tax Roll # 000218114-010 Improvements Only

As of January 1, 2019 improvements were fully assessable at \$911,400 (see Exhibit "B"). It is understood that the assessable value will change from time to time due to SAMA's maintenance and revaluation procedures; an amended improvement value will be honoured under this agreement.

THIS AGREEMENT shall be terminated upon the sale of the aforementioned property.

IT IS AGREED that this written instrument embodies the entire Agreement of the parties hereto with regard to the matters dealt with herein and that no understanding or agreements, verbal or otherwise, exist between the parties except as herein expressly set out.

Dated at Lumsden this 25 day of APRIL , 2019.

Rural Municipality of Lorsdel No. 189

NW 11 Grain S

Assessed Owner Signature

Assessed Owner (name printed)

RM OF LUMSDEN (RM)

Assessment ID Number:

189-000218114

Building Life Expectancy: 40 Year Life Expectancy

Building Life Expectancy: 40 Year Life Expectancy

PID: 512044854

Print Date: 12-Feb-2019

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COMMERCIAL DETAILS

Model: MC-14 Sub Model: 406 - Storage Warehouse

Act. Year Built: 2018 Eff. Year Built: 2018

Notes:

Description: Construction Quality: B - Average

Ventilation 1: 100% - No Ventilation

Air Conditioning Type 2: 16% - Central Unit - Zoned

Elevators : No Elevators

Total # of Storeys: Section: 01 Storey

Dock Leveler Size :

Physical Condition: 1.0 - Average

Model: MC-MISC Sub Model: 392 (14) - Industrial Mezzanines

Act. Year Built: 2018 Eff. Year Built: 2018
Notes: MEZZANINE CORRESPONDS TO BLDG. ID# 5048304

Construction Quality: B - Average

Throughput Factor:

Ventilation 2 :

Dock Height Area :

Throughput Factor:

Dock Leveler Number :

Building ID& Seq: 5048304/0

Occupancy Type: Occupancy - Base Rate

Heating Type 1:84% - No Heating

Sprinklers 1: 100% - No Sprinklers

Total # of Storeys: Building: 01 Storey

Building ID& Seq: 5048305/0

Prop Use Code: 3700

Prop Use Code: 3700

Section Area/Vol: 12000

Perimeter: 520

MAF: 111

Construction Class: D (Wood Frame)

Heating Type 2: 16% - Forced Hot Air

Air Conditioning Type 1:84% - No Air Conditioning

Sprinklers 2: Storey Height: 18 Dock Leveler Type :

Unit-In-Place Component :

Section Area/Vol: 1157

Perimeter:

MAF: 111

Description:

Occupancy Type: Office Mezzanine Unit-In-Place Component :

Construction Class: D (Wood Frame) Physical Condition: 1.0 - Average

Value Change Comments:

MN19: ADDED COMMERCIAL BUILDING WITH OFFICE MEZZANINE ARRIL 2014 - NEW COMMERCIAL SUBDIVISION.

Assessed & Tavable/Evennt Values (Summan)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Improvement	\$911,400		1	Comm & Industrial Other	100%	\$911,400				Taxable
Non-Agricultural	\$281,600	302	1	Comm & Industrial Other	100%	\$281,600				Taxable
Total of Assessed Value	\$1,193,000	•		Total of Taxable	e/Exempt Values:	\$1,193,000	-			

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Data Source: PRODUCTION