

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

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



Kent Farago

 Reeve

[Signature]

 Chief Administrative Officer

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

[Signature]

 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 Lumsden No. 189



NW 11 Grain Storage Inc.

Kent Farago
Reeve

[Signature]
Chief Administrative Officer

[Signature]
Assessed Owner Signature

RAULPH WEGMAN
Assessed Owner (name printed)

RM OF LUMSDEN (RM)

Assessment ID Number: 189-000218114

PID: 512044854

Print Date: 12-Feb-2019

Page 39 of 316

COMMERCIAL DETAILS

Model: MC-14 Sub Model: 406 - Storage Warehouse Building ID & Seq: 5048304/0 Prop Use Code: 3700 Section Area/Vol: 12000 Perimeter: 520
 Act. Year Built: 2018 Eff. Year Built: 2018 Building Life Expectancy: 40 Year Life Expectancy MAF: 111

Notes:

Description : Occupancy Type : Occupancy - Base Rate Construction Class : D (Wood Frame)
 Construction Quality : B - Average Heating Type 1 : 84% - No Heating Heating Type 2 : 16% - Forced Hot Air
 Ventilation 1 : 100% - No Ventilation Ventilation 2 : Air Conditioning Type 1 : 84% - No Air Conditioning
 Air Conditioning Type 2 : 16% - Central Unit - Zoned Sprinklers 1 : 100% - No Sprinklers Sprinklers 2 :
 Elevators : No Elevators Dock Height Area : Storey Height : 18
 Total # of Storeys: Section : 01 Storey Total # of Storeys: Building : 01 Storey Dock Leveler Type :
 Dock Leveler Size : Dock Leveler Number : Unit-In-Place Component :
 Physical Condition : 1.0 - Average Throughput Factor :

Model: MC-MISC Sub Model: 392 (14) - Industrial Mezzanines Building ID & Seq: 5048305/0 Prop Use Code: 3700 Section Area/Vol: 1157 Perimeter:
 Act. Year Built: 2018 Eff. Year Built: 2018 Building Life Expectancy: 40 Year Life Expectancy MAF: 111

Notes: MEZZANINE CORRESPONDS TO BLDG. ID# 5048304

Description : Occupancy Type : Office Mezzanine Construction Class : D (Wood Frame)
 Construction Quality : B - Average Unit-In-Place Component : Physical Condition : 1.0 - Average
 Throughput Factor :

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

Assessed & Taxable/Exempt Values (Summary)

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		1	Comm & Industrial Other	100%	\$281,600				Taxable
Total of Assessed Values:	\$1,193,000					Total of Taxable/Exempt Values:				\$1,193,000