



RURAL MUNICIPALITY OF
L U M S D E N
NO 189

Rural Municipality of Lumsden No.189

Meeting Minutes

Planning and Economic Development Committee September 20, 2018 - 2:00 pm

Call To Order

The Planning and Economic Development Committee of the RM of Lumsden No. 189 convened their meeting in the Council Chambers of the R.M. Office, on Thursday, September 20, 2018 at 2:20 p.m. with Chairperson Luke Grazier presiding.

Present:

Reeve: Kent Farago

Councillors: Charlene Richmond, Cody Jordison

Chief Administrative

Officer: Monica M. Merkosky

Community Planner: Luke Grazier

Appointment of Chairperson

Moved by: Councillor Jordison

"That we agree to appoint Community Planner Luke Grazier, as the chairperson of the Planning and Economic Development Committee."

CARRIED

New Business

Webfam Developments - Tax Incentive Request

- The committee discussed how to handle situations where a development was previously granted a tax exemption abating taxation on bare land and said exemption expires before lots sell, rendering the developer responsible for full taxation on the unsold, undeveloped lots.
- Section 295 of the Municipalities Act, 2005, allows council to enter into an agreement exempting a property from taxation for not more than five years.
- Potentially, council could execute a 2nd tax exemption agreement with Webfam to abate an additional five years of taxation.
- If a 2nd exemption was granted, it was discussed that the percentage abated should not be 100%, rather a marginally less number, such as 75%, to ensure the RM still does accrue taxes to pay for the infrastructure serving the unsold, undeveloped lots.
- Administration will investigate how setting an abatement % of 75% – 90% would impact taxation on the unsold / undeveloped lots in the Webfam subdivision.
- It was also discussed that the current bare land Comm/Ind incentive policy sliding abatement percentage scale provide a very minimal tax break in the three final years of the exemption agreement.

Extended Tax Incentive Policy

Moved by: Councillor Jordison

"That we recommend Council authorize Administration to draft an Extended Tax Incentive Policy to grant an additional five years of abatement to unsold, undeveloped lots in a bare land subdivision."

CARRIED

Amend Bare Land Tax Incentive Policy

Moved by: Councillor Jordison

"That we recommend Council authorize Administration to draft an amended Bare Land Tax Incentive Policy that includes an abatement percentage of 100% for all of the years in the term."

CARRIED

Whitetail Ridge Tax Incentive

- It was discussed that taxation on unsold residential lots is quite high due to the recent tax assessment from SAMA.
- The current 2018 minimum tax (\$1,435.00) for residential property applies to any residentially assessed property, regardless of whether the property has an improvement [i.e. house] on it.
- The committee discussed the potential of having a minimum tax for residentially assessed properties with improvements and a separate minimum tax for residentially assessed bare land properties.

Residential Minimum Tax Option

Moved by: Reeve Farago

"That we recommend Council authorize Administration to investigate residential minimum taxation options, for properties with and without improvements, and bring that information back to the committee for review." **CARRIED**

Residential Marketing

- There currently is no incentive policy for new residential builds.
- The committee realizes there is an opportunity for the RM to market/sell itself and the RM's various amenities, incentive programs, services, etc., to potential buyers/investors of property in the RM.
- There is a cost to such marketing, which could be worked into next year's RM budget.

Municipal Marketing

Moved by: Reeve Farago

"That we recommend Council authorize Administration obtain quotes for municipal marketing from various agencies and provide some examples of municipal marketing tools utilized by other municipalities." **CARRIED**

Service Roads - Funding & Triggers for Development

- Administration gave a report regarding recent communications with senior levels of government regarding the 'service road connection plan' that the senior levels of government want the RM to produce.
- Administration is currently working to establish exactly what the senior levels of government would to see in such a plan; including the establishment of warrants for additional service road land acquisition.
- Once administration receives direction from the senior levels of government, a plan will be put together in consultation with the Ministry of Highways and Infrastructure.
- A possible mechanism to pay for road acquisition and development is through the RM's financial reserve policy.

Amend Financial Reserve Policy

Moved by: Reeve Farago

"That we recommend Council authorize Administration to prepare an amendment to the current Financial Reserve Policy that would render the policy less restrictive and exclusive with respect to what types of subdivisions it would apply to." **CARRIED**

Adjournment

Moved by: Reeve Farago

"That we adjourn the meeting at 3:53pm." **CARRIED**



Chairperson



Chief Administrative Officer