

TOWN OF BONNYVILLE

REQUEST FOR DECISION

Date: September 4, 2024

Submitted By: Administration

Meeting Date: September 10, 2024

SUBJECT: Applications for Property Tax Exemption – Dove Centre

BACKGROUND: Attached are applications from the Dove Centre requesting property tax exemption for their properties located at 6201-52 Avenue, 4814-50 Avenue, 4309-42 Street, and 4518-43 Street. Section 362 (1) (N) (iii) (B) provides that property used for a charitable or benevolent purpose that is for the benefit of the general public and owned by a non-profit organization, is exempt from taxation. However, it is up to the Municipality to make the determination with respect to whether or not the organization is providing a charitable or benevolent purpose.

To assist in this determination, the Property Tax Exemption Regulation has been passed. Based on the criteria established in the regulation, it would appear that the Dove Centre qualifies under this section of the act and therefore would be exempt. The property located at 6201-52 Avenue does lease 2+/- acres to B-Line Drilling for storage, vehicle use, etc., so any exemption approved by Council on these lands would not include this area. The regulation also provides that Council can make the determination with respect to the status of the organization for a period of up to three years.

OTHER COMMENTS: In previous years these properties have been exempted from taxation and therefore continuing to provide tax exemption will have no financial implication for the Town.

REPORT/DOCUMENT: Attached Available NIL

1. Applications for Property Tax Exemption for 6201-52 Avenue, 4814-50 Avenue, 4309-42 Street and 4518-43 Street.

KEY ISSUE(S)/CONCEPT: Council is required to determine whether these properties meet the criteria of the regulation and for how long. If they grant the request for more than one year (up to three) then the properties would not be assessed as taxable and would not have to pay any property tax (other than the Local Improvements). If not exempted for all taxes, then they would be responsible to pay for the Provincial requisitions. The portion of the land that is leased would be assessed and all property taxes would apply.

OPTIONS: (Options do not include L.I. Tax or the Portion of Land that is Leased at 6201-52 Avenue)

1. Exempt the properties for only the municipal portion of the tax for 1 to 3 years.
2. Exempt the properties for all property tax for 1 to 3 years.
3. Determine that the properties do not qualify and deny the exemption.

RECOMMENDATION: THAT Council Exempt the properties owned by the Dove Centre at 6201-52 Avenue, 4814-50 Avenue, 4309-42 Street, and 4518-43 Street from all property tax, excluding Local Improvement Tax and the Area of Land leased at 6201-52 Avenue for the years 2025, 2026 and 2027 pursuant to Section 362 (1) (n) (iii) (B) of the Municipal Government Act.

FINANCIAL: As these properties are presently exempt from all property taxes excluding local improvement tax there are no financial implications for the Town. There will be an increase in tax revenue from the portion of land that is leased at 6201-52 Avenue.



Renee Stoyles
General Manager of Corporate Services



Bill Rogers
Chief Administrative Officer