

POLICY #1003C

4512 – 46 Street, Olds, AB Canada T4H 1R5

T 403-556-6981 F 403-559-6537

www.olds.ca



Policy Title:	Residential Development Incentive Program
Policy Number:	1003C
Approval:	Town Council Motion 22-287
Effective Date:	September 26, 2022
Supersedes Policy No.:	New
Revised and presented to Council:	November 13, 2023 Motion # 23-424

Policy Statement:

The town recognizes the important role residential developers play in the growth and sustainability of our community and wishes to facilitate a competitive and cost-effective business environment for developers to operate.

Purpose:

To provide financial incentives for residential developers in the Town of Olds to promote the development of new residential lands.

Definitions:

High Density Residential Developments are defined as buildings or land that can accommodate more than 4 individual residential units.

Municipal Taxes means: Tax rates imposed by the Town annually but not including Education Tax, Seniors Housing Tax, Local Improvement Tax, and Special Tax.

Vacant Lot means: A lot that contains no improvements, such as a house or other structure.

Standards:

1. The town shall add the clause '*Development Incentive Program*' to all residential development agreements that propose to create at least 7 new residential lots through subdivision.
2. This policy only applies to land and does not apply to improvements on the land.
3. Program eligibility comes into effect the year lots are first assessed following subdivision.
4. The development incentive program will function on a granting basis.
5. Each grant must receive the annual approval of the Council, as per s.347(1) of the *Municipal Government Act*.
6. The development incentive program shall last for a maximum of 3 years and the grant shall adhere to the following schedule:

- a. Year 1 of the program will see a grant equal to 80% of municipal taxes for each eligible parcel.
 - b. Year 2 of the program will see a grant equal to 60% of municipal taxes for each eligible parcel.
 - c. Year 3 of the program will see a grant equal to 40% of municipal property taxes.
- 7. If a vacant lot within the program is sold or transfers owners, it immediately ends its eligibility for and participation in the development incentive program. In such situations, the taxes owing shall be prorated to reflect the period in which the vacant lot was eligible within that year.
- 8. High Density Residential Development Stream
 - a. High Density Residential Developments are eligible for the above noted incentive program upon completion of a subdivision or rezoning, or execution of a development permit or agreement.
 - b. There are no minimum lot requirements for High Density Residential Developments to be eligible for this policy.
 - c. High Density Residential Developments shall be eligible for 1-year tax cancellation of the municipal portion of property taxes on any improvements to the land, in addition to the land incentive referenced above.

Authority:

- 1. Responsibility will be with the CAO and/or designate to implement this program.
- 2. The CAO has the authority to determine the start date of the incentive program.
- 3. The development incentive program shall remain in place until this policy is amended or revoked by Council.