



RPT 20-257

TITLE: Base Tax Abatement on Unserviced Land

DATE: June 17, 2020

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

That:

1. The Snow Management and Infrastructure and Roadways Base Tax portion of the 2020 taxes on the properties listed in this report, for a total of \$6,194.00, be abated due to being unserviced and vacant property, and;
2. The Snow Management and Infrastructure and Roadways Base Tax portion of the 2020 taxes on the airport parking properties listed in this report, for a total of \$1,250.00, be abated due to being unserviced and with development limited to temporary structures.

TOPIC & PURPOSE:

Requesting that a refund be approved for the Snow Management and Infrastructure Base Tax and the Roadways Base Tax ("Base Tax") portion of the 2020 taxes on unserviced properties.

BACKGROUND:

With the establishment of Minimum Tax and the Base Tax rates, Council has approved previous recommendations to refund the Base Tax portion of current year taxes on specific properties due to the fact that they are vacant and unserviced.

PROPOSED APPROACH AND RATIONALE:

The Base Tax is a tax dedicated to specific projects that Council has deemed to be shared among all assessed owners.

Although the issue of high taxation levels for unserviced property and airport parking stalls are similar, each circumstance is discussed separately.

1. Unserviced Properties

The Base Tax is a tax tool Council has implemented to fund a roadway program rather than increasing the municipal mill rate to generate this revenue. These identified properties that in some cases do not have physical roads and are currently unserviceable for water and sewer.

This recommendation is consistent with Council's treatment of these lots the same as previous years which were approved for refund of the Base Tax for the years 2015 to 2019 inclusive.

The tax impact of the recommendation for vacant and unserviceable and land is tabled below:

Zoning	Roll Number	Address	Block	2020 Tax Levy	Recommended Tax Refund	Proposed 2020 Tax
M1	203-006-330	42nd St & 2nd Ave	28	\$ 1,964.91	\$ 625.00	\$ 1,339.91
M1	203-008-210	42nd St & 2nd Ave	37	\$ 1,950.30	\$ 625.00	\$ 1,325.30
M1	203-006-510	41st St & 3rd Ave E	29	\$ 1,880.08	\$ 625.00	\$ 1,255.08
M1	203-006-610	42nd St & 3rd Ave E	29	\$ 1,880.08	\$ 625.00	\$ 1,255.08
M1	203-008-050	42nd St & 3rd Ave E	36	\$ 1,871.30	\$ 625.00	\$ 1,246.30
M1	203-007-110	42nd St & 5th Ave E	31	\$ 5,683.62	\$ 950.00	\$ 4,733.62
R3	120-001-910	1257 River Street W	8	\$ 877.89	\$ 249.00	\$ 628.89
FUD	122-005-400	801 30th Street W	CC & AA	\$ 945.66	\$ 249.00	\$ 696.66
FUD	122-027-600	33rd St & 13th Ave	Lots 1-5	\$ 771.28	\$ 625.00	\$ 146.28
FUD	142-012-810	West Hill Land	PCL 4	\$ 2,244.32	\$ 249.00	\$ 1,995.32
CR1	020-010-730	1210 6th Ave Ne	Lots 21-24	\$ 932.92	\$ 249.00	\$ 683.92
CR1	020-010-680	699 13th Street NE	3, Lot 12	\$ 896.27	\$ 249.00	\$ 647.27
CR2	010-006-420	497 9th Street NW	8, Lots 1-6	\$ 976.58	\$ 249.00	\$ 727.58
TOTAL:					\$ 6,194.00	

Administration reviews each property annually and also responds to ratepayer inquiries with regard to the conditions under which properties are brought before Council for vacant and unserviceable abatement consideration.

2. Airport Parking Stalls

The City of Prince Albert owns airport land and enters into monthly and annual aircraft parking agreements where owners park their aircraft. The occupants of the following identified airport parking stalls have aircraft shelters that are very similar to open end tent garages and quonsets. Administration recommends that the Base Tax be refunded for the affected properties.

This recommendation will recognize that airport parking agreements involve unserved municipal land with temporary building structures.

The tax impact of the recommendation for airport land is tabled below:

Roll Number	Address	Lot	2020 Tax Levy	Recommended Tax Refund	Proposed 2020 Tax
045-018-810	Airport Parking	Stall 7	\$ 764.22	\$ 625.00	\$ 139.22
045-018-830	Airport	N/A	\$ 924.46	\$ 625.00	\$ 299.46
TOTAL:				\$ 1,250.00	

CONSULTATIONS:

These properties are compiled by Assessment with an individual report completed for each property. Information is combined into an annual report which streamlines the approval process and reduces the number of reports to Council.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

The Financial Services Department will send notifications to all affected properties to advise them of the decision made by Council.

POLICY IMPLICATIONS:

Policy & Procedure for Applications for Tax Relief, Policy No. 51.

FINANCIAL IMPLICATIONS:

The City has a 2020 budget for miscellaneous refunds of taxes due to causes that are discretionary to Council. The approval of the abatement recommendation total amount of \$7,444.00 can be accommodated within this limit.

Ministry of Education and Separate School Board approval is not required as base tax and/or minimum tax abatements do not impact the amount collected for education property taxes.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no privacy implications or official community plan.

STRATEGIC PLAN:

Fiscal Management and Accountability.

This report forms part of a multi-year property tax strategy as minimum tax and base tax abatements are being approved annually in a single report.

OPTIONS TO RECOMMENDATION:

Approve a different amount than put forward to Council.

PUBLIC NOTICE:

Public Notice pursuant to the Public Notice Bylaw No. 24 of 2015 is not required.

PRESENTATION: NONE**ATTACHMENTS:**

Written by: Milan Walters, Chief Clerk

Approved by: Director of Financial Services & City Manager