

Town of Stoughton

Bylaw 484/25

A BYLAW TO ESTABLISH A REDEVELOPMENT INCENTIVE PROGRAM

Purpose:

The purpose of this Bylaw is to encourage the renewal and revitalization of residential areas within the Town of Stoughton by offering a one-time tax incentive for the redevelopment of privately-owned residential lots.

Council of the Town of Stoughton, in the Province of Saskatchewan, enacts as follows:

1. Redevelopment Incentive Eligibility

A one-time tax concession may be granted for the construction of a new residential dwelling on a privately-owned lot, provided that all of the following criteria are met:

- a) The project includes the complete demolition and removal of an existing primary residential dwelling;
- b) The new residential home is constructed on the same legal parcel of land; and
- c) All necessary permits, including demolition and building permits, are applied for and approved by the Town prior to the commencement of any work.

2. Application Requirements

To be eligible for the incentive, the applicant must comply with the following requirements:

- a) A written application must be submitted to Town Council prior to the demolition of any structure. The application must include:
 - A detailed description of the existing dwelling;
 - Proposed redevelopment plans for the property.
- b) Town officials must inspect the property and confirm the presence of an existing primary residential dwelling prior to demolition.
- c) A valid demolition permit must be issued by the Town of Stoughton.
- d) The applicant must apply for a building permit within one (1) year of the completion of the demolition.
- e) Construction of the new dwelling must be completed within two (2) years of the date the building permit is issued.

3. Tax Incentive

Tax Exemption During Construction Phase:

Municipal property taxes on the lot will be **conditionally exempted** for a period of up to two (2) years during the construction phase, starting from the date the demolition permit is issued and continuing until the earlier of:

- a) issuance of occupancy approval, or
- b) the expiration of the two-year construction window.

If the redevelopment is **completed within the specified timeframe** and all inspection and permit conditions are satisfied, **no municipal property taxes** will be levied for the exemption period.

Failure to complete construction within the required timeframe will result in the forfeiture of all incentives and the full amount of accrued municipal property taxes becoming payable retroactively, effective from the date the demolition permit was issued

Upon successful completion of the redevelopment project, the applicant may be eligible for a municipal tax concession over a three (3) year period as follows:

- **Year 1:** 100% exemption on municipal property taxes
- **Year 2:** 60% exemption on municipal property taxes
- **Year 3:** 40% exemption on municipal property taxes

This concession applies only to the municipal portion of property taxes and does not include school taxes, frontage charges, or other levies.

4. **Ineligible Structures**

This incentive shall not apply to the demolition of non-primary structures, including but not limited to: garages, sheds, trailers, mobile homes, or any other accessory or temporary buildings.

5. **One-Time Construction Extension**

A one-time extension of up to six (6) months may be granted for construction completion, provided the following conditions are met:

- a) The extension request must be submitted in writing to Town Council no later than thirty (30) days prior to the original construction deadline.
- b) The request must include a written explanation detailing the cause of the delay. Supporting documentation must be provided where applicable (e.g., evidence of material shortages, extreme weather events, or contractor-related issues).
- c) The request must outline a revised construction timeline, including a new estimated completion date.
- d) Approval of the extension is at the discretion of Town Council.

6. **General Provisions**

- a) Final approval of any tax concession is at the sole discretion of Town Council.
- b) All inspections, including final construction inspections, must be satisfactorily completed.
- c) All other applicable provisions of Town bylaws, including those related to permits, zoning, and inspections, remain in full force and effect.

7. **Effective Date**

This Bylaw shall come into force and take effect upon its third and final reading.

SEAL

Stefan Clark, Mayor

Danielle Hoffman, CAO

Certified a true copy of Bylaw #484/25
adopted by resolution of council on the 24th
day of June, 2025.

Danielle Hoffman, CAO