

TOWN OF CENTRAL BUTTE

BYLAW NO. 2025-04

A BYLAW TO PROVIDE INCENTIVES FOR THE ESTABLISHMENT OF NEW BUSINESSES OR EXPANSION OF EXISTING BUSINESS OR CONSTRUCTING NEW RESIDENCES WITHIN THE TOWN OF CENTRAL BUTTE

The Council of the Town of Central Butte, in the Province of Saskatchewan, enacts as follows:

TITLE AND PURPOSE:

1. This Bylaw shall be known as “Development Incentives Bylaw”.
2. The purpose of this Bylaw is to provide incentives for the establishing of new businesses and/or the expansion of an existing business and/or the construction of new businesses and residences thereby encouraging investment in the Town of Central Butte. Incentives are provided by way of property tax abatements to certain businesses and residences.

DEFINITIONS:

3. In this Bylaw, the following definitions apply:
 - (a) Administrator – means the Administrator of the Town of Central Butte or a person designated by the Administrator to act on behalf of the Town with regards to this bylaw;
 - (b) Council – means the Council of the Town of Central Butte;
 - (c) “New Business” - means a business new to the town and one which has not operated in the town previously as well as an existing business that is sold to new owners.
 - (d) “New Commercial/Industrial Construction” – means a new business which has constructed a new facility or expanded a current facility.
 - (e) “New Residential Construction” – means a new residence which has been constructed or moved into the town, including newly constructed ready to move homes.
 - (f) Town – means the Town of Central Butte.

COMMERCIAL-INDUSTRIAL PROPERTY:

4. New Business tax concessions may be granted by way of property tax abatements upon proof of the final building inspection report from the Town of Central Butte's Building Inspector and/or proof of a title change of an existing business as follows:
5.
 - (a) First full year after construction - 25% abatement of municipal property taxes only up to a maximum of \$1000.00;
6. Applicants for business tax concessions shall obtain and complete Application for Property Tax Concessions in Form “A” as set out in Schedule “A” appended hereto.

RESIDENTIAL PROPERTY:

7. Residential construction concessions may be granted for new residential construction by way of property tax abatements upon proof of the final building inspection report from the Town of Central Butte's Building Inspector as follows:
8.
 - (a) First full year after construction - 25% abatement of municipal property taxes only up to a maximum of \$1000.00;
9. Application for New Residential Property Tax Concessions shall obtain and complete Application for Property Tax Concessions in Form "B" as set out in Schedule "B" appended hereto.

ADMINISTRATION:

10. Tax concessions shall be granted once a building or sale is completed and a copy of the final building inspection and/or proof of title change has been provided to the Administrator for presentation to council.
11. The Administrator shall provide tax concessions by way of tax abatements at the time property taxes are levied.
12. Tax concessions shall only be granted when property tax and sewer and water accounts are current.
13. Only one tax concession shall be granted on any one property every six (6) years.
14. Local improvements or any frontage charges shall not be considered for tax concessions.
15. Renovations do not qualify.
16. In the event of a dispute between an assessed owner and Council, Council's decision is final.
17. This bylaw does not apply to home based businesses, multi-level marketing businesses, direct selling businesses or development on lots purchased from the Town, unless the development is intended to be available for rent.
18. Applications made pursuant to this bylaw must be made within 2 years of the date of completion or construction or the date that the title changed.
19. Bylaw 2018-07 is hereby repealed.

Read a third time and adopted this 26th day of May 2025.

Certified a true copy of Bylaw No. 2025-04 adopted by the council of the Town of Central Butte on the 26th day of May 2025.

Kyle Van Den Bosch
Administrator

G. Berger
Mayor

SCHEDULE “A” TO BYLAW No. 2025-04
FORM “A”

APPLICATION FOR PROPERTY TAX CONCESSIONS:

COMMERCIAL/INDUSTRIAL PROPERTY:

1.

Name of Property Owner/Lessee: _____
2.

Assessed Owner's Address: _____
P.O. Box Town Telephone Number
3.

Legal Description of Property: _____
Lot Block Plan
4.

Name and Description of Business Occupying Property: _____

Civic Address P.O. Box Telephone Number
5.

Business Owner/Manager: _____
Residence: _____
Civic Address P.O. Box Telephone Number
6.

Date of Opening Business: _____
6.

Date of Completion of Construction or title change: _____

I understand that where the Owner/Occupant of said property is indebted to the Town of Central Butte, the Property Tax Concession shall be reduced by the amount of indebtedness.

Date

Property Owner/Occupant

SCHEDULE “B” TO BYLAW No. 2025-04
FORM “B”

APPLICATION FOR PROPERTY TAX CONCESSIONS:

RESIDENTIAL PROPERTY:

1. Name of Assessed Property Owner: _____
2. Assessed Owner’s Address: _____
P.O. Box Town Telephone Number
3. Legal Description of Property: _____
Lot Block Plan
- _____ Civic Address
4. Date of Completion of Construction or title change: _____

I understand that where the Owner/Occupant of said property is indebted to the Town of Central Butte, the Property Tax Concession shall be reduced by the amount of indebtedness.

Date

Property Owner