

BYLAW NO. 2022-12

**A BYLAW TO PROVIDE FOR ENTERING INTO A TAX EXEMPTION AGREEMENT  
FOR THE PURPOSES OF ECONOMIC DEVELOPMENT**

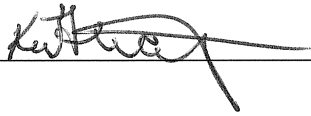
The Council of the R.M. of Lumsden No. 189 in the Province of Saskatchewan enacts as follows:


1. The R.M. of Lumsden No. 189 is hereby authorized to enter into an agreement, attached hereto and forming part of this bylaw, and identified as "Exhibit A", with F3 Properties Ltd., assessed owner of *Lot 3, Block 3, Plan 102105773 (Roll #309, Alternate #000218113-010)*, for the purpose of abating taxes on the improvements (building) only (land is not included in the abatement).
2. The Reeve and the Chief Administrative Officer of the R.M. of Lumsden No. 189 are hereby authorized to sign and execute the attached agreement identified as "Exhibit A".
3. The SAMA Detailed Property Profile is attached as "Exhibit B".
4. This Bylaw shall come into force and take effect upon the date of approval.

**READINGS**

<i>Read a first time this</i>	<i>6<sup>th</sup> day of October, 2022.</i>
<i>Read a second time this</i>	<i>6<sup>th</sup> day of October, 2022.</i>
<i>Given three readings this</i>	<i>6<sup>th</sup> day of October, 2022.</i>
<i>Read a third time this</i>	<i>6<sup>th</sup> day of October, 2022.</i>



  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Chief Administrative Officer

<b>Municipality Name:</b>	<b>LUMSDEN (RM)</b>	<b>Assessment ID Number:</b>	<b>189-000218113</b>	<b>PID:</b>	<b>512044853</b>
<b>Civic Address:</b>		<b>Title Acres:</b>	2.85	<b>Reviewed:</b>	11-Feb-2022
<b>Legal Location:</b>	Parcel 3 Block 3 Plan 102105773 Sup	<b>School Division:</b>	208	<b>Change Reason:</b>	Maintenance
<b>Supplementary</b>	COMMERCIAL ZONING - NE 18-19-20-2 - NORTHEAST SIDE	<b>Neighbourhood:</b>	189-300	<b>Year / Frozen ID:</b>	2022/-6
	OF HIGHWAY.	<b>Puse Code:</b>	3700	<b>Predom Code:</b>	MS471 Light Com Util Bdg
	PARCEL NO. 166246892	<b>Call Back Year:</b>		<b>Method in Use:</b>	C.A.M.A. - Cost



• FINAL INSPECTION COMPLETE SEPTEMBER 13, 2022  
 • VALUE OF CONSTRUCTION FALLS BETWEEN \$400,001 - \$600,000 ;  
 THEREFORE, ELIGIBLE FOR 3 YEARS OF TAX RELIEF

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
/	Country Commercial	Acreage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units	Prime Rate: \$111,632.00 Urban - Acreage	Std.Parcel Size: 2.85 Land Size Multiplier: 199 Adjustment reason:	1	CO	Taxable

COMMERCIAL IMPROVEMENT SUMMARY

Sub Model & Occupancy Type	Const Class	Quality	Bldg ID	Bldg Seq	Eff. Yr Built	Cond	SEC Area/Vol	TRA Area	Func OBS	Econ OBS	Phys DEP	UNF	MAF	Tax Class	Liability Sub	ST
471 - Light Commercial Utility Building Occupancy - Base Rate	DP (Pole Frame)	B	5096356	0	2021	1.0 - Average	18000	18000			0		90	CO	1	Taxable

Dimensions:

**COMMERCIAL IMPROVEMENT DETAILS**

Sub Model: 471 - Light Commercial Utility Building	Type: Occupancy - Base Rate	Building ID & Seq: 5096356/0	Section Area/Vol: 18000	Perimeter: 580
Act. Year Built: 2021				
<b>Description :</b>	<b>Occupancy Type :</b> Occupancy - Base Rate	<b>Construction Class :</b> DP (Pole Frame)		
<b>Construction Quality :</b> B - Average	<b>Missing Floor Area :</b>	<b>Heating Type 1 :</b> 100% - No Heating		
<b>Heating Type 2 :</b> % -	<b>Ventilation 1 :</b> 100% - No Ventilation	<b>Ventilation 2 :</b> % -		
<b>Air Conditioning Type 1 :</b> 100% - No Air Conditioning	<b>Air Conditioning Type 2 :</b> % -	<b>Sprinklers 1 :</b> 100% - No Sprinklers		
<b>Sprinklers 2 :</b> % -	<b>Dock Height Area :</b>	<b>Storey Height :</b> 20		
<b>Total # of Storeys: Section :</b> 01 Storey	<b>Total # of Storeys: Building :</b> 01 Storey	<b>Physical Condition :</b> 1.0 - Average		
<b>CAF Adjustment :</b> 100				

**Assessed & Taxable/Exempt Values (Summary)**

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Improvement	\$506,800		1	Comm & Industrial Other	85%	\$430,780				Taxable
Non-Agricultural	\$318,200		1	Comm & Industrial Other	85%	\$270,470				Taxable
<b>Total of Assessed Values:</b>	<b>\$825,000</b>					<b>Total of Taxable/Exempt Values:</b>				<b>\$701,250</b>

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<b>Air Conditioning Type 1 :</b> 100% - No Air Conditioning	<b>Air Conditioning Type 2 :</b> % -	<b>Sprinklers 1 :</b> 100% - No Sprinklers		
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