

Bylaw 4856



A BYLAW OF THE CITY OF MEDICINE HAT to amend Bylaw 4851, the Residential Tax Exemption Bylaw.

WHEREAS Council considers it necessary and desirable to amend Bylaw 4851, the Residential Tax Exemption Bylaw to expand the types of residential developments that may be eligible for a Tax Exemption.

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT, IN COUNCIL ASSEMBLED, ENACTS AS FOLLOWS:

1. Bylaw 4851, the Residential Tax Exemption Bylaw, is hereby amended as follows:

(a) The following definition is added as section 2.2(b.1):

“2.2(b.1) **“Backyard Suite”** means a “Backyard Suite” as defined in the Land Use Bylaw;”

(b) The following definition is added as section 2.2(j.1):

“2.2(j.1) **“Eligible Development”** means a Multiple Unit Residential Development, a Backyard Suite, or a Secondary Suite;”

(c) Section 2.2(l) is hereby deleted and replaced with the following:

“2.2(l) **“Land Use Bylaw”** means the City of Medicine Hat Land Use Bylaw;”

(d) The following definition is added as section 2.2(q.1):

“2.2(q.1) **“Secondary Suite”** means a “Secondary Suite” as defined in the Land Use Bylaw;”

(e) Each use of the defined term “Multiple Unit Residential Development” is hereby deleted and replaced with the defined term “Eligible Development” except in section 2.2(j.1), 2.2(n) and 2.4.

(f) The heading of Schedule “A” is hereby deleted and replaced with the following heading:

“Schedule “A” – Municipal Tax Exemption Structure for Multiple Unit Residential Developments”

(g) Appendix 1 attached to this Bylaw is hereby added to Bylaw 4851, the Residential Tax Exemption Bylaw, as Schedule “A-1”.

- (h) Each reference to "Schedule "A"" in the definition of "Exemption Years", the definition of "Tax Exemption", section 5.1, section 5.3, and section 6.2(b) is hereby deleted and replaced with "Schedule "A" or Schedule "A-1", as the case may be".

2. This Bylaw shall come into force on the date it is passed.

READ A FIRST TIME in open Council on August 18, 2025.

READ A SECOND TIME in open Council on _____.

READ A THIRD TIME in open Council on _____.

SIGNED AND PASSED on _____.

MAYOR – Linnsie Clark

CITY CLERK – Tarolyn Aaserud

APPENDIX 1**“SCHEDULE “A-1”****Municipal Tax Exemption Structure for Backyard Suites and Secondary Suites**

Year	Tax Exemption	Applied To	Applied When
1	100%	Municipal Tax Portion	Subject to the legislated Property assessment timelines, tax levies, CAO's approval of the Tax Exemption Agreement and the completed Building Permit Services Report showing a final status of "Approved".
2	100%	Municipal Tax Portion	Tax assessment of the year following year 1
3	100%	Municipal Tax Portion	Tax assessment of the year following year 2
4	100%	Municipal Tax Portion	Tax assessment of the year following year 3
5	100%	Municipal Tax Portion	Tax assessment of the year following year 4