



Village of Fraser Lake

Bylaw 871, 2025

A Bylaw to establish taxation revitalization exemptions in the Village of Fraser Lake

WHEREAS Council may, by Bylaw, establish a Taxation Revitalization Exemption Program under [Section 226 of the Community Charter](#); and

WHEREAS the Village of Fraser Lake wishes to encourage new:

- a. commercial development to improve service delivery and create new employment opportunities, and
- b. residential infill and greenfield development to provide more modernized, accessible, and appropriate housing options for residents and newcomers, and

WHEREAS the Village has entered into an agreement with the Stelat'en First Nation for the development of lands known as the Southside Lots, and

WHEREAS providing taxation revitalization exemptions encourages and incentivizes new development.

The Council of the Village of Fraser Lake in an open meeting enacts as follows:

PART 1: ADMINISTRATION

1. APPLICATION

- a. This Bylaw applies to properties identified in the appendices in the manner outlined in the appendices, as amended from time to time.
- b. The terms and conditions upon which a tax exemption may be granted and a Tax Exemption Certificate may be issued are as set out in this bylaw, inclusive of its schedules and appendices, in the agreement between parties, and in the Tax Exemption Certificate.
- c. If any section, subsection, sentence, clause, or phrase of this bylaw is held to be invalid by a court of competent jurisdiction, the remaining portions of the bylaw remain in effect.

2. EXEMPTIONS

Notwithstanding anything in this bylaw, development on the following types of parcels are ineligible for a Tax Exemption:

- a. A parcel already subject to another tax exemption from the Village; or

- b. A parcel in respect of which there are property taxes in arrears or other monies owing to the Village.

3. CITATION

This bylaw may be cited as "Bylaw 871, Taxation Revitalization Exemption 2026".

4. DEFINITIONS

AFFORDABLE RENTAL HOUSING means housing with rents equal to or lower than average rates in the private market, based on BC Housing and/or the Canada Mortgage and Housing Corporation's published limits for Prince George and the surrounding area.

AGREEMENT means a taxation revitalization exemption agreement between the owner(s) of a parcel(s) and the Village.

BUILDING OFFICIAL means the person designated by the Village of Fraser Lake as being responsible for the inspection of buildings pertaining to building permitting and the BC Building Code.

BUILDING PERMIT means a permit issued for the construction of a building(s) in accordance with the Village's Building Bylaw, as amended from time to time.

COUNCIL means the Council of the Village of Fraser Lake

OCCUPANCY PERMIT means a permit issued for the occupancy of a building(s) in accordance with the Village's Building Bylaw, as amended from time to time.

PARCEL has the same meaning as in the *Community Charter*, and for the purposes of this bylaw, means a parcel(s) situated within a Revitalization Area.

REVITALIZATION AREA means a parcel(s) designated in this bylaw, its schedules, and/or appendices as eligible for a Tax Exemption.

TAX EXEMPTION means a taxation revitalization exemption pursuant to this bylaw.

TAX EXEMPTION CERTIFICATE means a certificate issued to an owner of a parcel(s) pursuant to this bylaw and remitted to BC Assessment for the purpose of reducing the municipal taxes owing on a parcel(s), and generally having the form prescribed in Schedule A of this bylaw.

VILLAGE means the Village of Fraser Lake.

5. GENERAL ELIGIBILITY

- a. The Project must meet the requirements set out in the Village's Zoning Bylaw or any variances provided to the Zoning Bylaw, as amended from time to time, and must be consistent with the land use designation for the Parcel as set out in the Village's current Official Community Plan Bylaw, as amended from time to time.

- b. All appropriate permits must be acquired by the owner(s) of a parcel(s) for construction from a Building Official.
- c. The parcel must be within a Revitalization Area.
- d. The owner of a parcel must enter into an Agreement with the Village.
- e. Agreements must be entered into prior to October 15 of any given year to be eligible for a Tax Exemption for the following year.

6. DELEGATION OF AUTHORITY

- a. The Approving Officer for an Agreement for a Tax Exemption is the Chief Administrative Officer or their designate.
- b. The Approving Officer may enter into an Agreement with an owner of a parcel(s) for a tax exemption, subject to the conditions in the applicable appendix of this Bylaw, and may include other relevant conditions to an Agreement.
- c. When an Agreement has been signed by the Approving Officer and Owner of a parcel(s), the Chief Financial Officer must produce and remit to BC Assessment a Tax Exemption Certificate for that parcel(s).
- d. Any time a Tax Exemption Certificate is issued, transferred, or cancelled, at the next Council meeting, or if the next Council meeting is within 7 days, at the subsequent Council meeting, the Approving Officer will provide a report to Council identifying:
 - i. The parcel(s) subject to an Agreement
 - ii. The terms of the Agreement
 - iii. The estimated impact on taxation revenue resulting from the Agreement for the term of the agreement and the cumulative taxation revenue impacts of all other Agreements for the following year.
 - iv. Any other information the Approving Officer deems relevant to the Agreement.

PART 2: INCENTIVES

1. EXTENT

- a. Eligible parcels will receive a tax exemption as stipulated and calculated in the relevant appendix of this bylaw.
- b. Tax exemptions may be attached to the parcel(s) and/or the owner(s), and may be transferable to subsequent property owners, subject to the terms of the agreement.

2. LIMITS

- a. Tax exemptions may be up to 100% of the municipal portion of property taxes for any given year on land, improvements, or both.

- b. Tax exemptions apply only to the municipal portion of property taxes. The owner(s) remain responsible for all other taxes and service fees, including but not necessarily limited to:
 - i. Police Tax Levy
 - ii. School Tax
 - iii. BC Assessment Authority Fee
 - iv. Hospital Levy
 - v. Regional District Levy
 - vi. Water Service Fees
 - vii. Wastewater Service Fees
 - viii. Solid Waste Service Fees
 - ix. Fire and Police Protection Fees, where applicable
 - x. Road and Stormwater Fees, where applicable
- c. Failure to pay any of the taxes and service fees owing to the Village by their respective due dates may result in cancellation of the Tax Exemption Certificate, at the discretion of the Chief Financial Officer.
- d. Failure to pay any of the taxes and service fees owing to the Village by December 31 of a given year will result in cancellation of the Tax Exemption Certificate.

3. CANCELLING A TAX EXEMPTION CERTIFICATE

1. REMITTANCE

- a. If, pursuant to the terms and conditions specified in this bylaw, the Agreement and/or the Tax Exemption Certificate, the Tax Exemption Certificate is cancelled, the owner(s) of the parcel(s) for which the Tax Exemption Certificate was issued will remit to the Village:
 - i. An amount, as determined by the Village, of municipal property taxes payable for the balance of the year, calculated pro rata based on the annual amount of municipal taxes that would have been payable but for the tax exemption; and
 - ii. An amount, as determined by the Village, of municipal property taxes payable to the Village, calculated pro rata based on the annual amount of municipal taxes that would have been payable but for the tax exemption, for any period during which the conditions and obligations specified in this Bylaw, the Agreement, or the Tax Exemption Certificate were not satisfied.

2. BALANCE OWING

- a. Any amounts owing to the Village pursuant to Section 3.1 will be deemed to be municipal property taxes and any such amounts that are not paid by December 31 of the taxation year in which they fall due will become taxes in arrears in the following year and collectable as taxes in arrears.

READ A FIRST TIME THIS
READ A SECOND TIME THIS
READ A THIRD TIME THIS
ADOPTED THIS

25 DAY OF MARCH 2026
25 DAY OF MARCH 2026
25 DAY OF MARCH 2026
8 DAY OF APRIL 2026

Mayor

Corporate Officer

SCHEDULE A



FRASER LAKE

REVITALIZATION TAX EXEMPTION CERTIFICATE

In accordance with the Village of Fraser Lake's Bylaw 871, Taxation Revitalization Exemption 2026 (the Bylaw), and in accordance with the Revitalization Tax Exemption Agreement (the Agreement) dated <DATE> entered into between the Village of Fraser Lake (the Village) and <OWNER NAME> (the Owner(s)) of the property(ies) described below, this Tax Exemption Certificate certifies that the property(ies) is(are) subject to a revitalization tax exemption in an amount equal to <PERCENTAGE OR AMOUNT> of the municipal property taxes payable per year on the <<LAND> and/or <IMPROVEMENTS>> on the parcel(s).

The civic address(es) of the parcel(s) is(are):

The parcel(s) to which the Tax Exemption applies in the Village is(are) legally described as:

Folio:		PID:	
Lot:		Plan:	
District Lot:			

The mailing address of the owner to whom this certificate is issued is:

Name	
Address 1	
Address 2	
City, Province	
Postal Code	

The Tax Exemption is provided on the following conditions:

1. The Owner(s) does not breach any covenant, condition, or obligation in the Agreement and performs all obligations set out in the Agreement and the Bylaw.
2. The Owner(s) has not sold all or any portion of their equitable or legal fee simple interest in the property without:
 - a. the Village approving the transfer of the Agreement, pursuant to the terms of the Agreement, in writing; and
 - b. the transferee taking an assignment of the Agreement or agreeing to be bound by it.

3. The Owner(s), or a successor in title to the Owner(s), has not allowed any non-exempt property taxes or other monies owing to the Village of Fraser Lake for the property to go into arrears or become delinquent.
4. The property is not put to any use that is not permitted in the most current iteration of the Village's Zoning Bylaw.
5. <The term of this certificate is extendable only via a resolution of Council.>

If any of the above-noted conditions are not met, the Village may cancel this Tax Exemption Certificate.

In the event of such a cancellation, the Owner will remit to the Village, no later than 30 days after receiving notice from the Village of the cancellation, an amount as determined by the Village of municipal property taxes payable for the balance of the year from the date of cancellation of this Tax Exemption Certificate, calculated pro rata based on the annual amount of municipal taxes that would have been payable but for the tax exemption.

The Owner will also pay the Village any amount of property tax exemption enjoyed by the Owner while the Tax Exemption Certificate was in effect for any period during which the Owner was in breach of one or more of the above conditions.

Chief Financial Officer

Date

Appendix A – Small-Scale Residential

REVITALIZATION AREA

The Revitalization Area for these exemptions is anywhere identified as Small-Scale Residential (R1) or Medium Residential (R2), or any zone in which mixed commercial and residential uses are permitted in the Village's Zoning Bylaw, current to the date of signing of an Agreement.

EXEMPTION

1. LIMIT

The exemption will apply to residential housing developments of two to six units.

The exemption does not apply to existing residential units or renovations, additions, or extensions on existing residential units.

The exemption may be combined with Commercial exemptions in a mixed-use development.

2. CALCULATION

The exemption will be 100% of the municipal property taxes payable on the value of new residential buildings and accessory buildings and structures. This explicitly excludes the value of land and any non-residential buildings or non-residential portions of buildings for parcels on which mixed uses are allowed.

The number of years of the exemption will be calculated as follows, where Y = *Number of years of exemption* and U = *Number of new units being constructed, up to a maximum of six units*.

$$Y = (U - 1)$$

In the event that a development between two and six units is being constructed on a parcel on which an existing residential unit will remain or a mixed-use parcel that also includes commercial development, the exemption will apply exclusively to the taxable portion of the new residential construction as determined by the ratio of gross floor area that is new residential construction compared to the ratio of other uses and based on the construction value in the Building Permit. The number of years of the exemption will be calculated in the same way as above.

The calculation is as follows, where E = *the dollar value of the exemption*, R = *the residential tax rate as determined by the Council in the year a Tax Exemption Certificate is issued*, and B = *the value of the new residential construction according to the Building Permit*.

$$E = R * B$$

a. Example A

A greenfield (no existing building) development of six residential units with a total construction cost of \$800,000 on land assessed at \$50,000 and a General Municipal Residential tax rate of 8% per \$1,000 of assessed value.

$$Y = 6 - 1 = 5$$

The exemption applies only to the improvements, and the term of the exemption is 5 years. The only municipal taxes payable during the term are those of the land value, which at this example's tax rate, is \$400/year.

b. Example B

Infill development of four new units on a parcel with an existing \$250,000 residential unit that will remain in place. The construction cost of the four new units is valued at \$600,000, the land is assessed at \$40,000, and the General Municipal Residential tax rate is 7% per \$1,000 of assessed value.

$$Y = 4 - 1 = 3$$

$$E = .007 * 600,000 = 4,200$$

The exemption will be for an amount of \$4,200 for a period of three years. In the first year following the issuance of an Occupancy Permit for the new units, the taxes payable would be \$2,030 instead of \$6,230. The final amount payable will fluctuate pending the final General Municipal Residential tax rate established by the Council in a given year, but will be discounted \$4,200 per year for the term of the exemption.

a. Example C

A mixed-use, greenfield development applying for both residential and commercial exemptions, with a ground floor commercial space valued at \$1,000,000 and 5 upper floor residential units valued at \$1,000,000 on land valued at \$60,000 and a General Municipal Residential tax rate of 10% and a General Municipal Business tax rate of 20%.

$$Y = 5 - 1 = 4$$

$$E(\text{Residential}) = .01 * 1,000,000 = 10,000$$

The commercial exemptions are 100% of the taxable portion of improvements for 3 years.

The residential exemption will be \$10,000 for a term of 4 years, and the commercial exemption will be \$20,000 for a term of 3 years.

As the classes of buildings are equal in value, the land value will be taxed at 50% the Residential rate (\$300) and 50% at the Business rate (\$600), which totals \$900 in taxes payable on the land.

3. TERM

The minimum term for the exemption is one year, and the maximum term is five years.

The term will begin in the year following the issuance of the final Occupancy Permit for all residential buildings for which a Building Permit has been issued, provided the Occupancy Permit is issued before October 15 of that year. If the Occupancy Permit is issued between October 15 and December 31 of any year, the term will begin in the second calendar year following the issuance of the Occupancy Permit.

4. SERVICE FEES

The exemption does not apply to any of the following service fees:

- a. Water
- b. Sewer
- c. Garbage

Appendix B – Medium Residential

REVITALIZATION AREA

The Revitalization Area for these exemptions is anywhere identified as Medium Residential (R2) or mixed commercial and residential use in the Village's Zoning Bylaw, current to the date of signing of an Agreement.

EXEMPTION

1. LIMIT

The exemption will apply to greenfield or redeveloped residential housing developments of more than six units, with no upper limits on the number of units, provided that at least 50% of the units are Affordable Rental Housing.

The exemption does not apply to existing residential units or renovations, additions, or extensions on existing residential units, nor does it apply to parcels on which there is an existing development that is not being redeveloped as part of the project.

The exemption does not apply to residential developments of greater than 6 units where less than 50% of the units are not Affordable Rental Housing.

The exemption may be combined with Commercial exemptions in a mixed-use development.

2. CALCULATION

The exemption will be 100% of the municipal property taxes payable on the value of new residential buildings and accessory buildings and structures. This explicitly excludes the value of land and any non-residential buildings or non-residential portions of buildings for parcels on which mixed uses are allowed.

a. Example A

A greenfield development of 12 units, 4 of which are condominium units for sale, and 8 of which will be maintained as Affordable Rental Housing, with a build cost of \$2,000,000 on land with an assessed value of \$40,000 and a General Municipal Residential tax rate of 8% per \$1,000.

8 units of 12 is greater than 50%, and as such, the General Municipal Residential taxes will be \$0 on improvements and \$320 on the land for the term of 3 years.

b. Example B

A redevelopment of an existing residential site with 24 residential rental units, 16 of which begin as Affordable Rental Housing but have rent increases on 5 units in the second year beyond the threshold for Affordable Rental Housing, with a construction cost of \$3,500,000 on land with an assessed value of \$60,000 and a General Municipal Residential tax rate of 7% per \$1,000.

16 of 24 units is greater than 50%, and the taxes will be \$0 on the improvements and \$420 on the land for the first year. When rents are increased beyond Affordable Rental Housing in five units, 11 of the 24 units is not greater than 50%, thus the exemption will be cancelled and taxes on improvements applicable for the second year at \$24,500, pro-rated to the date on which less than 50% of units were Affordable Rental Housing, and on the land at \$420.

3. TERM

The term of the exemption will be three years.

The term will begin in the year following the issuance of the final Occupancy Permit for all residential buildings for which a Building Permit has been issued, provided the Occupancy Permit is issued before October 15 of that year. If the Occupancy Permit is issued between October 15 and December 31 of any year, the term will begin in the second calendar year following the issuance of the Occupancy Permit.

4. CONDITIONS

The owner(s) must report to the Chief Financial Officer annually no later than April 1 of any given year, with a copy of all signed rental agreements showing that 50% or more of the units are being rented at affordable rates.

The exemption will be cancelled if, at any given time during the term of the agreement, more than 50% of the units no longer meet the threshold of Affordable Rental Housing.

The owner is required to post notice of the exemption in a visible place in a lobby or other public space of the building, in a format determined by the Village, for the duration of the term.

5. SERVICE FEES

The exemption does not apply to any of the following service fees:

- d. Water
- e. Sewer
- f. Garbage

Appendix C - Commercial

REVITALIZATION AREA

The Revitalization Area for these exemptions is anywhere identified as Downtown Commercial (C2), and Highway Commercial (C3) in the Village's Zoning Bylaw, current to the date of signing an agreement.

EXEMPTION

1. LIMIT

The exemption will apply to commercial developments greater than 4,000 sq. ft. (370 sq. m.). The minimum development area can be shared across multiple stories of a building or multiple buildings, provided they are all commercial in nature and are on the same parcel or on multiple, contiguous parcels held by the same owner.

The exemption does not apply to existing commercial units or renovations, additions, or extensions on existing commercial units.

The exemption may be combined with Small-Scale Residential or Medium Residential exemptions in a mixed-use development.

2. CALCULATION

The exemption will be 100% of the municipal property taxes payable on the value of new commercial buildings and accessory buildings and structures. This explicitly excludes the value of land and any non-commercial buildings or non-commercial portions of buildings for parcels on which mixed uses are allowed.

3. TERM

The term of the exemption will be three years.

The term will begin in the year following the issuance of the final Occupancy Permit for all commercial buildings for which a Building Permit has been issued, provided the Occupancy Permit is issued before October 15 of that year. If the Occupancy Permit is issued between October 15 and December 31 of any year, the term will begin in the second calendar year following the issuance of the Occupancy Permit.

4. SERVICE FEES

The exemption does not apply to any of the following service fees:

- a. Water

- b. Sewer
- c. Garbage

Appendix D – Southside Lots

REVITALIZATION AREA

The Revitalization Area for the Tax Exemption is the following parcels:

Folio:	520.00062.165	PID:	028-159-926
Lot:	4	Plan:	BCP43911
District Lot:	617		

Folio:	520.00062.160	PID:	028-159-918
Lot:	3	Plan:	BCP43911
District Lot:	617		

Folio:	520.00062.170	PID:	028-159-934
Lot:	5	Plan:	BCP43911
District Lot:	617		

Folio:	520.00062.175	PID:	028-159-942
Lot:	6	Plan:	BCP43911
District Lot:	617		

Folio:	520.00062.180	PID:	028-159-951
Lot:	7	Plan:	BCP43911
District Lot:	617		

Folio:	520.00062.185	PID:	028-159-969
Lot:	8	Plan:	BCP43911
District Lot:	617		

Folio:	520.00062.190	PID:	028-159-977
Lot:	9	Plan:	BCP43911
District Lot:	617		

Folio:	520-00062.162	PID:	032-698-747
Lot:	5	Plan:	BCP43911
District Lot:	617		

EXEMPTION

1. CALCULATION

The exemption will be 100% of the municipal property taxes payable on both land and buildings.

2. TERM

The exemption will be for a total of 5 years following the year in which a Tax Exemption Certificate is issued. This term may be extended by an additional 5 years only by resolution of the Council of the Village of Fraser Lake.

The term will begin in the year following the signing of an Agreement, provided the Agreement is signed no later than October 15 of the preceding year. If the Agreement is signed between October 15 and December 31 of any year, the term will begin in the second calendar year following the signing of the Agreement.

3. SERVICE FEES

The exemption does not apply to any of the following service fees:

- a. Water
- b. Sewer
- c. Garbage
- d. Road and Stormwater Maintenance
- e. Fire Protection Services
- f. Police Protection Services