

**CITY OF YORKTON
SASKATCHEWAN**

BYLAW NO. 3/2019

**A Bylaw of the City of Yorkton in the Province of Saskatchewan to Establish
Sub-Classes of Land and Improvements for Tax Purposes**

WHEREAS Section 254(1) of *The Cities Act*, allows the Council of a City to establish sub-classes of land and improvements.

NOW THEREFORE, the Council of the City of Yorkton enacts that the following sub-classes of land and improvements be established as defined:

1. High Density Multi-Unit

Land and Improvement designed and used for or intended to be used for or in conjunction with, a residential purpose to accommodate eight or more self-contained dwelling units within a parcel, or in the case of condominium, any part of a parcel with the meaning of *The Condominium Property Act, 1993* that is used for a residential purpose.

2. Church Halls, Non-Profit Halls and Miscellaneous

Halls owned and operated by churches and halls owned and operated by non-profit organizations. Also included are three specific properties 345 Broadway Street, 83 North Street (occupied by SIGN) and 162 Ball Road (owned by Saskatchewan Abilities).

3. Large Commercial and Industrial

Improvements that are large open shell, stand-alone improvements which may or may not have some partitioning for offices and storage areas. The design of the improvement is focused on the function of the business rather than aesthetic appeal. These improvements have a minimum assessment of \$5,000,000 and a minimum square footage of 50,000.

4. Heavy Industrial

The occupancy or use of an improvement, in which the majority of the floor space is used for assembling, fabricating, manufacturing or processing raw materials into semi-finished/finished products or equipment. Further that the finished product is distributed through various agencies and sold to the retail market in other provinces and countries.

5. Warehouse

The occupancy or use of an improvement for either warehouse facilities or warehouse sales.

The warehouse facility requires the majority of the floor space be allocated to the indoor storage and/or distribution of good and merchandise.

The warehouse sales improvement is used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold demand a large floor area.

6. Large Enclosed Mall

A large retail complex containing stores and businesses facing a system of enclosed walkways for pedestrians. The entrance to the complex is controlled by a limited number of entrances and most stores are only accessible via interior corridors.

7. Residential Vacant Land

Vacant land used for or intended to be used for or in conjunction with, a residential purpose to accommodate a single-family dwelling, a multi-family dwelling less than eight units or mobile homes

8. High Density Multi-Family Vacant Land

Vacant land used for or intended to be used for or in conjunction with, a residential purpose to accommodate eight or more self-contained dwelling units within a parcel, or in the case of condominium, any part of a parcel with the meaning of *The Condominium Property Act, 1993* that is used for a residential purpose.

9. Commercial Vacant Land

Vacant land used for or intended to be used for or in conjunction with a for-profit entity.

10. Repealing Bylaw

Bylaw No. 11/2018 passed on the 23rd day of April, 2018 and all amendments thereto are hereby repealed.

11. Effective Date of Bylaw

This bylaw shall come into force and take effect on the day of final passing thereof.

MAYOR

CITY CLERK

Introduced and read a first time this 6th day of May, A.D., 2019.

Read a second time this 6th day of May, A.D., 2019.

Read a third time and adopted this 6th day of May A.D., 2019.