

March 28, 2019

Office of the City Clerk
Queen Elisabeth II Court
2476 Victoria Avenue
REGINA SK S4P 3C8

Dear Sir/Madam;

We are writing concerning our farm no longer being subject to farm land tax mitigation. We request that Council consider again applying tax mitigation to our farm property, as it has since annexation.

Our farm is described as the W1/2 25-17-21 W2. It is located on the north side of Dewdney Ave. at the extreme west boundary of the City limits. We continue to farm the land. Land on our west and north boundaries is in the RM of Sherwood. Nothing has changed since annexation. We receive no City services other than road maintenance. The same road maintenance that was received from Sherwood.

It was our belief that our property would be subject to two more five year mitigation agreements. We now understand there were two categories for farm land mitigation; a 500,000 population category and a 300,000 category. Only the 500,000 category was to be considered for additional mitigation.

While subject to mitigation the taxes payable have increased at the same rate as all other city taxes. Without mitigation our taxes will increase 2.36 times. This puts our farmland at a significant disadvantage to farmland enjoying mitigation. As well it puts our farmland at a significant disadvantage to farmland in Sherwood. This would not be fair or equitable.

Unfortunately the projected City growth has not occurred nor has the expected change in use of our property occurred. As well, a change of use does not appear imminent. However, if a change does occur, our understanding is that the City has rules in place to cancel mitigation, and re-assess the property considering its new purpose.

We thank Council for considering our request for continued farmland tax mitigation.

Sincerely



Dick and Maria Wellman
RR#2, Box #2, Stn Main
Regina SK S4P 2Z2

March 2, 2019

Attention : Office of the City Clerk, Queen Elizabeth II Court, 2476 Victoria Avenue, Regina, SK
S4P 3C8.

Our farmland is on the north side of Dewdney Avenue (SW & SE of 30-17-20 W2) and was annexed into the City of Regina in 2013. The annexation agreement guaranteed five-years of tax mitigation whereby the taxes would remain at RM levels for five years. We were told at the time that the City might consider extending mitigation in 2019 depending on the circumstances.

As stated longer-term growth areas would not be eligible for development and servicing under the growth plan and would remain as largely rural lands zoned as urban holdings for longer term. Specifically, we were told that City would likely extend tax mitigation until such time these lands were developed.

Since 2013 very little new development on the far west side of the City (GTH) has taken place. Relatively little new additional development has taken place following the establishment of the CPR IMF and Loblaw's warehouse in 2010. A majority of the land in the GTH has not been developed upon. Furthermore the city's role in the area was diminished once the GTH Authority was created. The orderly transition of our agricultural land to urban development appears to be far more long term than initially anticipated in 2013.

At its meeting on February 25, 2019 the city council voted to provide previously annexed properties in the south east (Same 2013 agreement) with tax mitigation for the years 2019-2023. Taxes will remain at 2013 RM levels for those years.

Therefore we are requesting that the City Council exercise its discretion and also provide our properties (SW & SE of 30-17-20 W2) with the same type and level of tax mitigation.

Sincerely,

James Farley & Lilie R Farley

Lilie R. Farley

James Farley

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