



## **\$1 Billion in Construction**

Over \$1 Billion in new construction is on the horizon for Prince Albert. Some of these projects include:

- A new OSB mill by One Sky Forest Products (\$250M)
- Construction of the Arenas & Aquatic Centre (\$110M)
- The Yard District development (\$20M and growing)
- Second tower & larger ER at the Vic Hospital (\$500M)
- New campus for the First Nations University (\$40-60M)
- Apartments by Brar Construction (\$30M)
- Plans for the Metis Nation to build an office & childcare space near Victoria Hospital (no public costs yet)

With this investment, Prince Albert can look forward to numerous growth opportunities. First and foremost, the influx of capital will lead to new job opportunities and increased worker wages, attracting more people to the area and boosting the local housing market. Growth fosters further growth, and new businesses and industries will be established, creating a diverse and thriving economic ecosystem.

The new development boom will also bring new property tax revenues, which the City will use to invest in a range of City services and infrastructure, including roadway improvements, recreation facility upgrades, new playgrounds, arts and cultural programming and public transportation. These investments will, in turn, make the City more attractive to businesses and individuals alike, leading to more economic growth and development.

## **Building a Better PA in 2023**

As private investment in Prince Albert reaches an all-time high, City Council has given the green light to new initiatives designed to enhance the quality of life for our residents.

This includes:

- Building a new playground at Midtown Community Club
- Upgrading Little Red River Park with accessible outdoor washrooms and a warm-up shelter
- Design for improving access to the boat launch on River Street East and West
- Upgrading the Cooke Municipal Golf Course pathway
- Adding two new roadways/snow operator crew members
- Hiring three new firefighters to achieve minimum staffing on four platoons
- Creating a new IT position to improve operational efficiencies
- Investing an additional \$4.1 million in paving City streets.

These projects reflect the City's dedication to enhancing the quality of life for its residents and making Prince Albert an even better place to live, work and play.

Prince Albert is making history with new construction and development investments. This unprecedented investment will attract more investment, create jobs, increase property values, and improve residents' quality of life.

**Mayor Greg Dionne**

**TAX DUE DATE: JUNE 30, 2023**

*LATE PAYMENT PENALTIES apply. See your property tax bill for details.*

**"2023 has been a record-breaking year for growth and development in Prince Albert. The value of building permits the City will approve could soar past \$1 Billion Dollars." - Mayor Dionne**



## 2023 Tax Impact

In 2023, the property tax increase will include a 2.86% mill rate increase and an increase to the Snow Management Special Tax and the Roadways Special Tax. The Roadways Special Tax will increase to include the annual \$4.1M Roadways Paving Program along with the annual \$300,000 approved for Concrete Sidewalk, Curb and Median Rehabilitation Program.

Assessed Value	\$100,000	\$200,000	\$250,000	\$350,125	\$450,375
<b>Taxable Value</b>	<b>\$80,000</b>	<b>\$160,000</b>	<b>\$200,000</b>	<b>\$280,100</b>	<b>\$360,300</b>
2022 Taxes	\$1,565	\$2,807	\$3,428	\$4,671	\$5,915
2023 Taxes	\$1,616	\$2,882	\$3,515	\$4,782	\$6,050
\$ Increase Change	\$51.01	\$75.02	\$87.02	\$111.06	\$135.13
<b>Total per month</b>	<b>\$4.25</b>	<b>\$6.25</b>	<b>\$7.25</b>	<b>\$9.26</b>	<b>\$11.26</b>
Change %	3.26%	2.67%	2.54%	2.38%	2.28%

\* This comparison shows the increase in municipal taxes only. It does not include the education portion of your tax bill which is set by the Provincial government.