

LOCAL IMPROVEMENT TAX BYLAW

BYLAW NO. XX-24

LEDUC COUNTY

THIS BYLAW AUTHORIZES THE COUNCIL OF LEDUC COUNTY TO IMPOSE A LOCAL IMPROVEMENT TAX IN RESPECT OF ALL LANDS THAT DIRECTLY BENEFIT FROM THE CONSTRUCTION OF A COMMUNAL WASTEWATER TREATMENT SYSTEM IN WILDLAND MEADOWS, KNOWN AS THE WILDLAND MEADOWS WASTEWATER TREATMENT SYSTEM AND THAT BYLAW NO. 16-23 BE REPEALED.

WHEREAS

Leduc County (the "County") has decided to enact a bylaw pursuant to Section 397 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, to authorize the Wildland Meadows Wastewater Treatment System, consisting of a communal wastewater treatment system in Wildland Meadows;

A local improvement plan has been prepared and the required notice of the project was given to the owners of the benefitting properties as set out in the attached **Schedule "A"** (the "Benefitting Properties"), and no sufficient objection to the Wildland Meadows Wastewater Treatment System has been filed with the County's Chief Administrative Officer;

Plans and specifications have been prepared and the total cost of the project, including all capital costs, professional service costs, financing costs, and other miscellaneous costs, is \$1,681,320 ("Total Project Cost"), based on the following costs:

Project Cost	\$ 1,035,000
Financing Charges	\$ 646,320
Total Project Cost	\$ 1,681,320

The Total Project Cost has been funded from revenue raised by the local improvement tax levied against the Benefitting Properties;

The local improvement tax will be collected for twenty (20) years, and financing charges included in the Total Project Cost are calculated on the basis of a term of twenty (20) years at an annual interest rate of 5.23%;

The Council of the County has decided to set a uniform tax rate based on each parcel of land, with the total number of parcels of land being thirty (30);

The local improvement tax rate levied annually against the owners of the Benefitting Properties is \$2,802.20/parcel as per **Schedule "B"**; and

All required approvals for the project have been obtained, and the project is in compliance with all Acts and Regulations of the Province of Alberta;

NOW THEREFORE

The Council of the County, duly assembled, enacts as follows:

1. That for the purpose of completing the Wildland Meadows Wastewater Treatment System, the sum of ONE MILLION SIX HUNDRED EIGHTY-ONE THOUSAND THREE HUNDRED TWENTY DOLLARS (\$1,681,320) be collected by way of an annual, uniform local improvement tax levy assessed against the Benefitting Properties as provided in **Schedule "A"** and **Schedule "B"**, attached.

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2. The net amount levied under this bylaw shall be applied only to the Wildland Meadows Wastewater Treatment System specified by this bylaw.
3. That bylaw no. 16-23 be repealed upon this bylaw coming into force.
4. This bylaw comes into force on April 23, 2024.

Read a first time this 23rd day of April, 2024.

Read a second time this 23rd day of April, 2024.

Read a third time with the unanimous consent of the Council Members present and finally passed this 23rd day of April, 2024.

MAYOR

COUNTY MANAGER

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Schedule "A" to Bylaw No. XX-24

Calculation of Local Improvement Levy for the Wildland Meadows Wastewater Treatment System

1. Properties to be assessed on the basis of each parcel of land:

Affected Property (short legal description)	Roll Number	Registered Owners
Condominium Plan 0323716 Unit 1	36001	MCNEILLY; Shannon D. & Glen R.
Condominium Plan 0323716 Unit 2	36002	LUNGHAMER; Norman & Beverly
Condominium Plan 0323716 Unit 3	36003	WEISSENBORN; Christopher & Lindsay
Condominium Plan 0323716 Unit 4	36004	SCHRADER; Eli & FLEMING; Rayann
Condominium Plan 0323716 Unit 5	36005	ROMANCHUK; Dawn
Condominium Plan 0323716 Unit 6	36006	VAN ZUTPHEN; Trent & HOCKLEY; Aleisha
Condominium Plan 0323716 Unit 7	36007	CAMPBELL; Wayne & Teri
Condominium Plan 0323716 Unit 8	36008	SCHIFFNER; Shawn & Gail
Condominium Plan 0323716 Unit 9	36009	ST-ONGE; Simon & Kylo
Condominium Plan 0323716 Unit 10	36010	GATKIEWICZ; Marek ROCKI; Teresa
Condominium Plan 0323716 Unit 11	36011	HENNIG; Peggy & Gerald
Condominium Plan 0323716 Unit 12	36012	HUTCHINS; Francis & Angela
Condominium Plan 0323716 Unit 13	36013	HETMAN; Darryl & Gail
Condominium Plan 0323716 Unit 14	36014	BROOKS; Lindsey & Danny
Condominium Plan 0323716 Unit 15	36015	TAYLOR; Scott & Deone
Condominium Plan 0323716 Unit 16	36016	PAUL; Darren C. & RICHTER-PAUL; Shannon L.

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Condominium Plan 0323716 Unit 17	36017	CARR; Liam
Condominium Plan 0323716 Unit 18	36018	KUSHNIRUK; Erin. D & LOEPP; Mitchell S.
Condominium Plan 0323716 Unit 19	36019	ARMSWORTHY; Stephen & FAIRFIELD; Jodi
Condominium Plan 0323716 Unit 20	36020	DHOED; Louis
Condominium Plan 0323716 Unit 21	36021	AMARAL; Fernando & Dianna
Condominium Plan 0323716 Unit 22	36022	SEUTTER; Aaron & Amanda
Condominium Plan 0323716 Unit 23	36050	DUBRAY; Cory & WERESTIUK; Candace
Condominium Plan 0323716 Unit 24	36051	EVANS; Barrington
Condominium Plan 0323716 Unit 25	36052	LAMMI; Joshua & Jody
Condominium Plan 0323716 Unit 26	36053	UGASALA; Andrew T. & BRADEN-BROWN; Rebecca
Condominium Plan 0323716 Unit 27	36054	FARKAS; Darwin & CLARK; Rachel
Condominium Plan 0323716 Unit 28	36055	ABBOTT; Ron & Lorna
Condominium Plan 0323716 Unit 29	36056	SWEENEY; Ian & Lisa
Condominium Plan 0323716 Unit 30	36057	MORRIS; Joel & Janelle

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|---|-------------------|
| 2. Total number of parcels | 30 parcels |
| 3. Total project cost (including interest at 5.23% per annum) | \$1,681,320 |
| 4. Annual levy per parcel (financed over a period of 20 years at 5.23% per annum) | \$2,802.20/parcel |
| 5. Total annual levy against all benefitting properties collectively | \$84,066.00 |

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Schedule "B" to Bylaw No. XX-24

Local Improvement Tax Levy for the Wildland Meadows Wastewater Treatment System

Affected Property (legal description)	Roll Number	Registered Owner	Annual Rate per Parcel of Land¹	Annual Local Improvement Tax Levy²	Cost of Local Improvement Tax Levy over 20 years
Condominium Plan 0323716, Unit 1	36001	MCNEILLY; Shannon D. & Glen R.	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 2	36002	LUNGHAMER; Norman & Beverly	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 3	36003	WEISSENBORN; Christopher & Lindsay	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 4	36004	SCHRADER; Eli & FLEMING; Rayann	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 5	36005	ROMANCHUK; Dawn	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 6	36006	VAN ZUTPHEN; Trent & HOCKLEY; Aleisha	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 7	36007	CAMPBELL; Wayne & Teri	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 8	36008	SCHIFFNER; Shawn & Gail	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 9	36009	ST-ONGE; Simon & Kyllo	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 10	36010	GATKIEWICZ; Marek Rocki; Teresa	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 11	36011	HENNIG; Peggy & Gerald	\$2,802.20	\$2,802.20	\$56,044

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Condominium Plan 0323716, Unit 12	36012	HUTCHINS; Francis & Angela	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 13	36013	HETMAN; Darryl & Gail	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 14	36014	BROOKS; Lindsey & Danny	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 15	36015	TAYLOR; Scott & Deone	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 16	36016	PAUL; Darren C. & RICHTER-PAUL; Shannon L.	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 17	36017	CARR; Liam	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 18	36018	KUSHNIRUK; Erin. D & LOEPP; Mitchell S.	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 19	36019	ARMSWORTHY; Stephen & FAIRFIELD; Jodi	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 20	36020	DHOEDT; Louis	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 21	36021	AMARAL; Fernando & Dianna	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 22	36022	SEUTTER; Aaron & Amanda	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 23	36050	DUBRAY; Cory & WERESTIUK; Candace	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 24	36051	EVANS; Barrington	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 25	36052	LAMMI; Joshua & Jody	\$2,802.20	\$2,802.20	\$56,044

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Condominium Plan 0323716, Unit 26	36053	UGASALA; Andrew T. & BRADEN- BROWN; Rebecca	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716. Unit 27	36054	FARKAS; Darwin & CLARK; Rachel	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 28	36055	ABBOTT; Ron & Lorna	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 29	36056	SWEENEY; Ian & Lisa	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 30	36057	MORRIS; Joel & Janelle	\$2,802.20	\$2,802.20	\$56,044

1. Based on total project cost divided by the total number of parcels within the Local Improvement Project area, divided by 20 years over which repayment is spread.
2. Based on the annual rate per parcel of land for 20 years.