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SYSTEM IN WILDLAND MEADOWS, KNOWN AS THE WILDLAND MEADOWS WASTEWATER TREATMENT SYSTEM AND THAT BYLAW NO. 16-23 BE REPEALED.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:

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

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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; lan & Lisa
Condominium Plan 0323716 Unit 30	36057	MORRIS; Joel & Janelle

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

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Schedule "B" to Bylaw No. XX-24

Local Improvement Tax Levy for the Wildland Meadows Wastewater Treatment System

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

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Condominium	36012	HUTCHINS; Francis	\$2,802.20	\$2,802.20	\$56,044
Plan 0323716, Unit 12		& Angela			
Condominium	36013		\$2,802.20	\$2,802.20	\$56,044
Plan 0323716.	00010	HETMAN; Darryl &	<i>~_)</i>	<i>~_,~~~</i>	<i>400)</i> 011
Unit 13		Gail			
Condominium	36014	BROOKS; Lindsey &	\$2,802.20	\$2,802.20	\$56,044
Plan 0323716,		Danny			
Unit 14		Danny			
Condominium	36015	TAYLOR; Scott &	\$2,802.20	\$2,802.20	\$56,044
Plan 0323716,		Deone			
Unit 15					475.544
Condominium	36016	PAUL; Darren C. &	\$2,802.20	\$2,802.20	\$56,044
Plan 0323716,		RICHTER-PAUL;			
Unit 16 Condominium	36017	Shannon L.	\$2,802.20	\$2,802.20	έ ξες 044
Plan 0323716,	50017	CARR; Liam	\$2,802.20	\$2,802.20	\$56,044
Unit 17		CARR, LIdili			
Condominium	36018	KUSHNIRUK; Erin. D	\$2,802.20	\$2,802.20	\$56,044
Plan 0323716,		& LOEPP; Mitchell	1 /		1 , -
Unit 18		S.			
Condominium	36019	ARMSWORTHY;	\$2,802.20	\$2,802.20	\$56,044
Plan 0323716,		Stephen &			
Unit 19		FAIRFIELD; Jodi			
Condominium	36020		\$2,802.20	\$2,802.20	\$56,044
Plan 0323716,		DHOEDT; Louis			
Unit 20					
Condominium	36021	AMARAL; Fernando	\$2,802.20	\$2,802.20	\$56,044
Plan 0323716,		& Dianna			
Unit 21			<u></u>	<u> </u>	450.044
Condominium	36022	SEUTTER; Aaron &	\$2,802.20	\$2,802.20	\$56,044
Plan 0323716, Unit 22		Amanda			
Condominium	36050	DUBRAY; Cory &	\$2,802.20	\$2,802.20	\$56,044
Plan 0323716,	50050	WERESTIUK;	92,002.20	\$2,002.20	JJ0,044
Unit 23		Candace			
Condominium	36051		\$2,802.20	\$2,802.20	\$56,044
Plan 0323716,		EVANS; Barrington	, _, _ . _ . _ . _ . _ .	+-/	<i>200,011</i>
Unit 24		, , , , , , , , , , , , , , , , , , , ,			
Condominium	36052		\$2,802.20	\$2,802.20	\$56,044
Plan 0323716,		LAMMI; Joshua &			
Unit 25		ypol			

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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; lan & 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.