BYLAW NO. 16-23

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SYSTEM IN WILDLAND MEADOWS, KNOWN AS THE WILDLAND MEADOWS WASTEWATER TREATMENT SYSTEM AND THAT BYLAW NO. 16-23 BE REPEALED.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 <u>estimated to be</u> \$1,837,3801,681,320 ("Total <u>Estimated Project Cost"</u>), based on the following estimated costs:

Project Cost Estimate	\$ 1,04 6,425 <u>35,000</u>
Financing Charges	\$ 646,320 790,955
Total Estimated Project Cost	\$ 1,681,320 1,837,380

The Total Estimated Project Cost will be funded from revenue raised by the local improvement tax levied against the Benefitting Properties;

The local improvement tax will be collected for twenty-five (205) years, and financing charges included in the Total_Estimated Project Cost are calculated on the basis of a term of twenty-five (250) years at an annual interest rate of 45.2396%;

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 estimated to be \$2,449802.20/.84/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 <u>SIXEIGHT</u> HUNDRED <u>THIRTY SEVENEIGHTY-ONE</u>—_THOUSAND THREE HUNDRED
<u>EIGHTYTWENTY</u> DOLLARS (\$1,681837,3280) be collected by way of an annual, uniform local

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improvement tax levy assessed against the Benefitting Properties as provided in Schedule	∍ "A"	' and
Schedule "B", attached.		

- 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 info force.
- 3.4. This bylaw comes into force on May April 23, 20234.

Read a first time this 23rd day of MayApril, 20234.

Read a second time this 23rd day of MayApril, 20243.

Read a third time with the unanimous consent of the Council Members present and finally passed this 23^{rd} day of $\frac{MayApril}{20234}$.

MAYOF
COUNTY MANAGER

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Schedule "A" to Bylaw No. 16-23

<u>Calculation of Local Improvement Levy for the Wildland Meadows Wastewater Treatment System</u>

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		WCNEILLY, SHAIIIIOH D. & GIEH K.	
Condominium Plan 0323716	36002	LUNGHAMER; Norman & Beverly	
Unit 2		LONGHAMIER, NOTHIAH & BEVERLY	
Condominium Plan 0323716	36003	WEISSENBORN; Christopher & Lindsay	
Unit 3		WEISSENBONN, Christopher & Emusay	
Condominium Plan 0323716	36004	SCHRADER; ELIII FLEMINGleming; Rayann	
Unit 4		Schraden, Edin Letvin Criming, Rayanii	
Condominium Plan 0323716	36005	ROMANCHUK; Nestor & Dawn	
Unit 5		NOWANCHOK, Nestor & Dawn	
Condominium Plan 0323716	36006	VAN ZUTPHEN; Trent & HOCKLEY; Aleisha	
Unit 6		VAIV 2011 HEIV, HEIR & HOCKELT, Aleisha	
Condominium Plan 0323716	36007	CAMPBELL; Wayne & Teri	
Unit 7		CAIVIF DELL, Wayiie & Tell	
Condominium Plan 0323716	36008	SCHIFFNER; Shawn & Gail	
Unit 8		Serii Tiven, Shawii a daii	
Condominium Plan 0323716	36009	ST-ONGE; Simon & Kyllo	
Unit 9		51-ONGE, SIMON & KYNO	
Condominium Plan 0323716	3610	GATKIEWICZ; Marek ROCKI; Teresa	
Unit 10		GATRIEWICZ, Warek ROCKI, Teresa	
Condominium Plan 0323716	36011	HENNIG; Peggy & Gerald	
Unit 11		TILINIO, I ESSY & OCIAIU	
Condominium Plan 0323716	36012	HUTCHINS; Francis & Angela	
Unit 12		Tro to title) Transis & Aligeia	
Condominium Plan 0323716	36013	HETMAN; Darryl & Gail	
Unit 13		The transfer of the same	

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Condominium Plan 0323716 Unit 14	36014	BROOKS; Lindsey & Danny
Condominium Plan 0323716 Unit 15	36015	TAYLOR; Scott & Deone

Condominium Plan 0323716	36016	PAUL; Darren C. & RICHTER-PAUL; Shannon L.		
Unit 16				
Condominium Plan 0323716	36017	CARR; Liam		
Unit 17		CARRY, LIGHT		
Condominium Plan 0323716	36018	KUSHNIRUK; Erin. D & LOEPP; Mitchell S.		
Unit 18		KOSHWIKOK, EIIII. D & LOEFT, WILCHEII S.		
Condominium Plan 0323716	36019	ARMSWORTHY; Stephen & FAIRFIELD; Jodi		
Unit 19		ARMSWORTH, Stephen & FAIRTIELD, Jour		
Condominium Plan 0323716	36020	DHOEDT BUDNITSKY ; louis lan		
Unit 20		DHOLDI BODINI SKI, IOUISHII		
Condominium Plan 0323716	36021	AMARAL; Fernando & Dianna		
Unit 21		AIVIAIVAL, I EITIAITUU & DIAITITA		
Condominium Plan 0323716	36022	SEUTTER; Aaron & Amanda		
Unit 22		Scotten, Adron & Amanda		
Condominium Plan 0323716	36050	DUBRAY; Cory & WERESTIUK; Candace		
Unit 23		BOBIAT, COTY & WERESTION, Candace		
Condominium Plan 0323716	36051	EVANS; Barrington		
Unit 24		EVANO, barrington		
Condominium Plan 0323716	36052	LAMMI; Joshua & Jody		
Unit 25		EAWINI, Joshua & Jouy		
Condominium Plan 0323716	36053	UGASALA; Andrew T. & BRADEN-BROWN; Rebecca		
Unit 26		OGASALA, Alidiew 1. & BRADEN BROWN, Rebecca		
Condominium Plan 0323716	36054	EARKAS: Darwin & CLARK: Pachel		
Unit 27		FARKAS; Darwin & CLARK; Rachel		
Condominium Plan 0323716	36055	ABBOTT; Ron & Lorna		
Unit 28		Abbott, Not & Lottia		
Condominium Plan 0323716	36056	SWEENEY; lan & Lisa		
Unit 29		SWELINET, INTI & LISA		
Condominium Plan 0323716	36057	MORRIS; Joel & Janelle		
Unit 30		MOMMS, JOEI & Janette		

2. Total number of parcels

3. Total estimated project cost (including interest at <u>5.234.96</u>% per annum)

4. Annual levy per parcel (if financed over a period of 250 years at 4.965.23% per annum)

30 parcels

\$1,837,681,3<u>2</u>80

\$2,449<u>802</u>.2084/parcel

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5. Total annual levy against all benefitting properties collectively

\$73,495.2084,066.00

Schedule "B" to Bylaw No. 16-23

<u>Local Improvement Tax Levy for the Wildland Meadows Wastewater Treatment System</u>

Affected Property (legal description)	Roll Number	Registered Owner	Annual Rate per Parcel of Land ¹	Annual Local Improvement Tax Levy ²	Estimated Cost of Local Improvement Tax Levy over 25 years
Condominium Plan 0323716, Unit 1	36001	MCNEILLY; Shannon D. & Glen R.	\$2,449.84802.20	\$ 2,449.8 4 <u>2,802.20</u>	\$ 61,246 <u>56,044</u>
Condominium Plan 0323716, Unit 2	36002	LUNGHAMER; Norman & Beverly	\$2,802.20 \$2,449.84	\$2,802.20\$ 2,449.84	\$56,044 \$61,246
Condominium Plan 0323716, Unit 3	36003	WEISSENBORN; Christopher & Lindsay	\$2,802.20 \$2,449.84	\$2,802.20\$ 2,449.84	\$56,044 \$61,246
Condominium Plan 0323716, Unit 4	36004	SCHRADER; Eli Fleming; Rayann	\$2,802.20 \$2,449.84	\$2,802.20 \$2,449.84	\$56,044 \$61,246
Condominium Plan 0323716, Unit 5	36005	ROMANCHUK; Nestor & _Dawn	\$2,802.20 \$2,449.84	\$2,802.20 \$2,449.84	\$56,044 \$61,246
Condominium Plan 0323716, Unit 6	36006	VAN ZUTPHEN; Trent & HOCKLEY; Aleisha	\$2,802.20 \$2,449.84	\$2,802.20\$ 2,449.84	<u>\$56,044</u> \$61,246
Condominium Plan 0323716, Unit 7	36007	CAMPBELL; Wayne & Teri	\$2,802.20\$2,449.84	\$2,802.20 \$2,449.84	<u>\$56,044</u> \$61,246
Condominium Plan 0323716, Unit 8	36008	SCHIFFNER; Shawn & Gail	\$2,802.20 \$2,449.84	\$2,802.20\$ 2,449.84	\$56,044 \$61,246

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Condominium	36009		\$2,802.20\$2,449.84	\$2,802.20 \$2,449.84	\$56,044
Plan 0323716,		ST-ONGE; Simon &			\$61,246
Unit 9		Kyllo			, ,
Condominium	36010	_	\$2,802.20\$2,449.84	\$2,802.20\$2,449.84	\$56,044
Plan 0323716,		GATKIEWICZ; Marek		. ,	\$61,246
Unit 10		Rocki; Teresa			. ,
Condominium	36011		\$2,802.20\$2,449.84	\$2,802.20 <mark>\$2,449.84</mark>	\$56,044
Plan 0323716,		HENNIG; Peggy &			\$61,246
Unit 11		Gerald			, ,
Condominium	36012		\$2,802.20\$2,449.84	\$2,802.20\$2,449.84	\$56,044
Plan 0323716,		HUTCHINS; Francis			\$61,246
Unit 12		& Angela			
Condominium	36013		\$2,802.20\$2,449.84	\$2,802.20 \$2,449.84	\$56,044
Plan 0323716.		HETMAN; Darryl &			\$61,246
Unit 13		Gail			
Condominium	36014	ppoore ii i o	\$2,802.20 \$2,449.84	\$2,802.20 \$2,449.84	\$56,044
Plan 0323716,		BROOKS; Lindsey &			\$61,246
Unit 14		Danny			
Condominium	36015	TAVI OD C++ 0	\$2,802.20 \$2,449.84	\$2,802.20 \$2,449.84	\$56,044
Plan 0323716,		TAYLOR; Scott &			\$61,246
Unit 15		Deone			
Condominium	36016	PAUL; Darren C. &	\$2,802.20 \$2,449.84	\$2,802.20 \$2,449.84	<u>\$56,044</u>
Plan 0323716,		RICHTER-PAUL;			\$61,246
Unit 16		Shannon L.			
Condominium	36017		\$2,802.20 \$2,449.84	\$2,802.20 \$2,449.84	<u>\$56,044</u>
Plan 0323716,		CARR; Liam			\$61,246
Unit 17					
Condominium	36018	KUSHNIRUK; Erin. D	\$2,802.20 \$2,449.84	\$2,802.20 \$2,449.84	<u>\$56,044</u>
Plan 0323716,		& LOEPP; Mitchell S.			\$61,246
Unit 18		& LOLFF, WITCHEII 3.			
Condominium	36019	ARMSWORTHY;	\$2,802.20\$ 2,449.84	\$2,802.20 \$2,449.84	<u>\$56,044</u>
Plan 0323716,		Stephen &			\$61,246
Unit 19		FAIRFIELD; Jodi			
Condominium	36020	BUDNITSKYDHOEDT;	\$2,802.20 \$2,449.84	\$2,802.20 \$2,449.84	<u>\$56,044</u>
Plan 0323716,		lanLouis			\$61,246
Unit 20		Tan <u>Louis</u>			
Condominium	36021	AMARAL; Fernando	\$2,802.20 \$2,449.84	\$2,802.20 \$2,449.84	<u>\$56,044</u>
Plan 0323716,		& Dianna			\$61,246
Unit 21		& Diamia			
Condominium	36022	SEUTTER; Aaron &	\$2,802.20 \$2,449.84	\$2,802.20\$ 2,449.84	<u>\$56,044</u>
Plan 0323716,		Amanda			\$61,246
Unit 22		Airiariaa			

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Condominium	36050	DUBRAY; Cory &	\$2,802.20 \$2,449.84	\$2,802.20 \$2,449.84	<u>\$56,044</u>
Plan 0323716,		WERESTIUK;			\$61,246
Unit 23		Candace			
Condominium	36051		\$2,802.20\$ 2,449.84	\$2,802.20\$ 2,449.84	<u>\$56,044</u>
Plan 0323716,		EVANS; Barrington			\$61,246
Unit 24					
Condominium	36052	LAMMI; Joshua &	\$2,802.20 \$2,449.84	\$2,802.20 \$2,449.84	<u>\$56,044</u>
Plan 0323716,		Jody			\$61,246
Unit 25		Jody			
Condominium	36053	UGASALA; Andrew	\$2,802.20 \$2,449.84	\$2,802.20 \$2,449.84	<u>\$56,044</u>
Plan 0323716,		T. & BRADEN-			\$61,246
Unit 26		BROWN; Rebecca			
Condominium	36054	FARKAC, Dominio 9	\$2,802.20 \$2,449.84	\$2,802.20 \$2,449.84	<u>\$56,044</u>
Plan 0323716.		FARKAS; Darwin & CLARK; Rachel			\$61,246
Unit 27		CLARK, Racilei			
Condominium	36055	ABBOTT; Ron &	\$2,802.20 \$2,449.84	\$2,802.20 \$2,449.84	<u>\$56,044</u>
Plan 0323716,		Lorna			\$61,246
Unit 28		LOTTIA			
Condominium	36056		\$2,802.20 \$2,449.84	\$2,802.20 \$2,449.84	<u>\$56,044</u>
Plan 0323716,		SWEENEY; lan & Lisa			\$61,246
Unit 29					
Condominium	36057	MORRIS; Joel &	\$2,802.20 \$2,449.84	\$2,802.20 \$2,449.84	<u>\$56,044</u>
Plan 0323716,		Janelle			\$61,246
Unit 30		Janene			

- 1. Based on total project cost divided by the total number of parcels within the Local Improvement Project area, divided by 2520 years over which repayment is spread.
- 2. Based on the annual rate per parcel of land for 205 years.