

LOCAL IMPROVEMENT TAX BYLAW

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SYSTEM IN WILDLAND MEADOWS, KNOWN AS THE WILDLAND MEADOWS WASTEWATER TREATMENT SYSTEM ~~AND THAT BYLAW NO. 16-23 BE REPEALED.~~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 ~~estimated to be \$1,837,380~~ \$1,681,320 ("Total ~~Estimated~~ Project Cost"), based on the following estimated costs:

Project Cost Estimate _____	\$ 1,046,425 <u>35,000</u>
Financing Charges_____	\$ 646,320 <u>790,955</u>
Total Estimated Project Cost_____	\$ <u>1,681,320</u> 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~~ (20~~5~~) years, and financing charges included in the Total ~~Estimated~~ Project Cost are calculated on the basis of a term of twenty-~~five~~ (25~~0~~) years at an annual interest rate of 45.23~~96~~%;

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 \$2,449~~802.20/-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:

1. That for the purpose of completing the Wildland Meadows Wastewater Treatment System, the sum of ONE MILLION ~~SIXEIGHT~~ HUNDRED ~~THIRTY SEVEN~~EIGHTY-ONE THOUSAND THREE HUNDRED ~~EIGHTY~~TWENTY DOLLARS (\$1,681,320~~1,837,380~~) 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 into force.

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

Read a first time this 23rd day of May-April, 20234.

Read a second time this 23rd day of May-April, 20243.

Read a third time with the unanimous consent of the Council Members present and finally passed this 23rd day of May-April, 20234.

MAYOR

COUNTY MANAGER

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Schedule "A" to Bylaw No. 16-23

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; Nestor & 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	3610	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

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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 Unit 16	36016	PAUL; Darren C. & RICHTER-PAUL; Shannon L.
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	DHOEDT BUDNITSKY; Louis lan
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

- | | |
|--|---------------------------------------|
| 2. Total number of parcels | 30 parcels |
| 3. Total estimated project cost (including interest at <u>5.234.96</u> % per annum) | \$ 1,837,681 , <u>3280</u> |
| 4. Annual levy per parcel (if financed over a period of <u>250</u> years at <u>4.965.23</u> % per annum) | \$ 2,449,802.2084 /parcel |

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5. Total annual levy against all
benefitting properties collectively

~~\$73,495.20~~ \$84,066.00

Schedule "B" to Bylaw No. 16-23

Local Improvement Tax Levy for the Wildland Meadows Wastewater Treatment System

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.	\$2,449.84 <u>\$802.20</u>	\$2,449.84 <u>\$2,802.20</u>	\$61,246 <u>\$56,044</u>
Condominium Plan 0323716, Unit 2	36002	LUNGHAMER; Norman & Beverly	\$2,802.20 <u>\$2,449.84</u>	\$2,802.20 <u>\$2,449.84</u>	\$56,044 <u>\$61,246</u>
Condominium Plan 0323716, Unit 3	36003	WEISSENBORN; Christopher & Lindsay	\$2,802.20 <u>\$2,449.84</u>	\$2,802.20 <u>\$2,449.84</u>	\$56,044 <u>\$61,246</u>
Condominium Plan 0323716, Unit 4	36004	SCHRADER; Eli Fleming; Rayann	\$2,802.20 <u>\$2,449.84</u>	\$2,802.20 <u>\$2,449.84</u>	\$56,044 <u>\$61,246</u>
Condominium Plan 0323716, Unit 5	36005	ROMANCHUK; Nestor & Dawn	\$2,802.20 <u>\$2,449.84</u>	\$2,802.20 <u>\$2,449.84</u>	\$56,044 <u>\$61,246</u>
Condominium Plan 0323716, Unit 6	36006	VAN ZUTPHEN; Trent & HOCKLEY; Aleisha	\$2,802.20 <u>\$2,449.84</u>	\$2,802.20 <u>\$2,449.84</u>	\$56,044 <u>\$61,246</u>
Condominium Plan 0323716, Unit 7	36007	CAMPBELL; Wayne & Teri	\$2,802.20 <u>\$2,449.84</u>	\$2,802.20 <u>\$2,449.84</u>	\$56,044 <u>\$61,246</u>
Condominium Plan 0323716, Unit 8	36008	SCHIFFNER; Shawn & Gail	\$2,802.20 <u>\$2,449.84</u>	\$2,802.20 <u>\$2,449.84</u>	\$56,044 <u>\$61,246</u>

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

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

1. Based on total project cost divided by the total number of parcels within the Local Improvement Project area, divided by ~~25~~20 years over which repayment is spread.
2. Based on the annual rate per parcel of land for ~~20~~5 years.