

LOCAL IMPROVEMENT TAX BYLAW

BYLAW NO. 07-24

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SYSTEM IN WILDLAND MEADOWS, KNOWN AS THE WILDLAND MEADOWS WASTEWATER TREATMENT SYSTEM AND THAT BYLAW NO. 16-23 BE REPEALED.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
<u>Financing Charges</u>	<u>\$ 646,320</u>
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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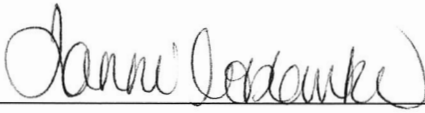
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2. The net amount levied under this bylaw shall be applied only to the Wildland Meadows Wastewater Treatment System specified by this bylaw.
3. That bylaw no. 16-23 be repealed upon this bylaw coming into force.
4. This bylaw comes into force on April 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. 07-24

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	Removed in accordance with FOIP Act, s. 17
Condominium Plan 0323716 Unit 2	36002	
Condominium Plan 0323716 Unit 3	36003	
Condominium Plan 0323716 Unit 4	36004	
Condominium Plan 0323716 Unit 5	36005	
Condominium Plan 0323716 Unit 6	36006	
Condominium Plan 0323716 Unit 7	36007	
Condominium Plan 0323716 Unit 8	36008	
Condominium Plan 0323716 Unit 9	36009	
Condominium Plan 0323716 Unit 10	36010	
Condominium Plan 0323716 Unit 11	36011	
Condominium Plan 0323716 Unit 12	36012	
Condominium Plan 0323716 Unit 13	36013	
Condominium Plan 0323716 Unit 14	36014	
Condominium Plan 0323716 Unit 15	36015	
Condominium Plan 0323716 Unit 16	36016	

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Condominium Plan 0323716 Unit 17	36017	Removed in accordance with FOIP Act, s. 17
Condominium Plan 0323716 Unit 18	36018	
Condominium Plan 0323716 Unit 19	36019	
Condominium Plan 0323716 Unit 20	36020	
Condominium Plan 0323716 Unit 21	36021	
Condominium Plan 0323716 Unit 22	36022	
Condominium Plan 0323716 Unit 23	36050	
Condominium Plan 0323716 Unit 24	36051	
Condominium Plan 0323716 Unit 25	36052	
Condominium Plan 0323716 Unit 26	36053	
Condominium Plan 0323716 Unit 27	36054	
Condominium Plan 0323716 Unit 28	36055	
Condominium Plan 0323716 Unit 29	36056	
Condominium Plan 0323716 Unit 30	36057	

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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. 07-24

Local Improvement Tax Levy for the Wildland Meadows Wastewater Treatment System

Affected Property (legal description)	Roll Number	Registered Owner	Annual Rate per Parcel of Land ¹	Annual Local Improvement Tax Levy ²	Cost of Local Improvement Tax Levy over 20 years
Condominium Plan 0323716, Unit 1	36001	Removed in accordance with FOIP Act, s. 17	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 2	36002		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 3	36003		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 4	36004		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 5	36005		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 6	36006		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 7	36007		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 8	36008		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 9	36009		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 10	36010		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 11	36011		\$2,802.20	\$2,802.20	\$56,044

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Condominium Plan 0323716, Unit 12	36012	Removed in accordance with FOIP Act, s. 17	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 13	36013		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 14	36014		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 15	36015		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 16	36016		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 17	36017		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 18	36018		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 19	36019		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 20	36020		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 21	36021		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 22	36022		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 23	36050		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 24	36051		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 25	36052		\$2,802.20	\$2,802.20	\$56,044

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Condominium Plan 0323716, Unit 26	36053	Removed in accordance with FOIP Act, s. 17	\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716. Unit 27	36054		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 28	36055		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 29	36056		\$2,802.20	\$2,802.20	\$56,044
Condominium Plan 0323716, Unit 30	36057		\$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.