



Town of Rimbey Local Improvement Tax Levy Bylaw

Bylaw 980/21

This Bylaw authorizes the Council of the Town of Rimbey to impose a local improvement tax in respect of all lands that directly benefit from the paving in the Evergreen Estates Subdivision, known as the Evergreen Estates Street Improvements.

WHEREAS the Town of Rimbey (the "Town") 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 Evergreen Estates Street Improvements, consisting of paving in the Evergreen Estates Subdivision;

WHEREAS 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 Evergreen Estates Street Improvements has been filed with the Town's Chief Administrative Officer;

WHEREAS 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 \$984,750 ("Total Estimated Project Cost"), based on the following estimated costs:

Project Cost Estimate	\$ 755,000
Financing Charges	\$ 229,750
Total Estimated Project Cost	<u>\$ 984,750</u>

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

WHEREAS the local improvement tax will be collected for twenty (20) years, and finance charges included in the Total Estimated Project Cost are calculated on the basis of a term of twenty (20) years at an annual interest rate of 2.73%;

WHEREAS the Council of the Town has decided to set a uniform tax rate based upon the number of units of area assessed for each of the Benefitting Properties, with the total number of units for all Benefitting Properties being 189,900 sq. metres;

WHEREAS the local improvement tax rate levied annually against the owners of the Benefitting Properties is estimated to be \$.259/sq. metre as per **Schedule "B"**; and

AND WHEREAS 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 Town, duly assembled, enacts as follows:

1. That for the purpose of completing the Evergreen Estates Street Improvements, the sum of Forty Nine Thousand Two Hundred Thirty Seven Dollars and Fifty Cents (\$49,237.50) 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.
2. The net amount levied under this by-law shall be applied only to the Evergreen Estates Street Improvements specified by this by-law.



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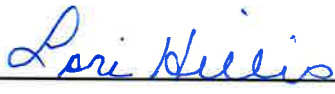
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- 3. This by-law comes shall come into effect on the date of third and final reading..

READ a first time this 13 day of April, 2021;



 Mayor



 Chief Administrative Officer

READ a second time this _____ day of _____, _____;

 Mayor

 Chief Administrative Officer

READ a third time this _____ day of _____, _____;

 Mayor

 Chief Administrative Officer



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Schedule "A" to Bylaw No.980/21

Calculation of Local Improvement Levy for the Evergreen Estates

1. Properties to be assessed:

Affected Property (legal description)	Units of Area (sq. metres)	Registered Owner
Plan 0727008, Block 1, Lot 5	19,020	Evergreen Cooperative Association
Plan 1222867, Block 1, Lot 36	9,400	1678223 Alberta Ltd.
Plan 1222867, Block 1, Lot 37	9,400	1678223 Alberta Ltd.
Plan 1222867, Block 1, Lot 38	9,400	1027859 Alberta Ltd.
Plan 1222867, Block 1, Lot 39	9,400	1027859 Alberta Ltd.
Plan 1123761, Block 1, Lot 33	5,640	1286057 Alberta Ltd
Plan 1123761, Block 1, Lot 34	5,660	1469887 Alberta Ltd
Plan 1123761, Block 1, Lot 35	7,460	1027859 Alberta Ltd.
Plan 0424165, Block 1, Lot 3	6,850	AbouGhanim, Salim and Wafa
Plan 0727008, Block 1, Lot 6	4,540	1027859 Alberta Ltd.
Plan 0820670, Block 1, Lot 8	4,680	1027859 Alberta Ltd.
Plan 0820670, Block 1, Lot 9	4,280	1027859 Alberta Ltd.
Plan 0820670, Block 1, Lot 10	4,280	1027859 Alberta Ltd.
Plan 0820670, Block 1, Lot 11	4,280	1027859 Alberta Ltd.
Plan 0820670, Block 1, Lot 12	4,280	Rimbey Evergreen Storage Ltd.
Plan 0820670, Block 1, Lot 14	4,090	Makofka, Ward and Peggy
Plan 0820670, Block 1, Lot 15	4,010	Electri-Spect Services Ltd.
Plan 0820670, Block 1, Lot 16	4,010	Danser, Byron and Lorilee
Plan 0820670, Block 1, Lot 17	4,070	1027859 Alberta Ltd.
Plan 0820670, Block 1, Lot 17	4,490	1027859 Alberta Ltd.
Plan 0820670, Block 1, Lot 19	4,560	1027859 Alberta Ltd.
Plan 0820670, Block 1, Lot 20	3,060	Goodwin, Anthony and Allison
Plan 0820670, Block 1, Lot 21	4,320	Gobin, Joseph and Cindy
Plan 0820670, Block 1, Lot 22	4,480	1027859 Alberta Ltd.
Plan 0820670, Block 1, Lot 23	4,110	1027859 Alberta Ltd.
Plan 0820670, Block 1, Lot 24	4,010	Short, Michael Gary and Kimberly Anne
Plan 0820670, Block 1, Lot 25	4,010	Central AB Industrial Properties Ltd.
Plan 0820670, Block 1, Lot 26	4,010	Electri-Spect Services Ltd.
Plan 0820670, Block 1, Lot 27	4,010	Adams, Albert Duane and Nancy Gertrude
Plan 0820670, Block 1, Lot 28	4,020	1027859 Alberta Ltd.



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Plan 0820670, Block 1, Lot 29	4,010	Barr, Dale and Mary Rose
Plan 0820670, Block 1, Lot 30	4,010	Central AB Industrial Properties Ltd
Plan 0820670, Block 1, Lot 31	4,010	Tytler, Alexander Douglas and Jean Marie
Plan 0820670, Block 1, Lot 32	4,010	1027859 Alberta Ltd.
Plan 0820670, Block 1 Lot 13MR	3,450	Town of Rimbey
Plan 0820670, Block 1, Lot 33PUL	580	Town of Rimbey

2. Total Units of Area
metres 189,900 sq.
3. Total Estimated Project Cost (including interest at 2.73% per annum) \$984,750
4. Annual Levy per Unit of Area (if financed over a period of 20 years at .2.73% per annum) 0.259/sq.
5. Total Annual Levy against All Benefitting Properties collectively \$49,237.46



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SCHEDULE "B"

ESTIMATED COST FOR EACH BENEFITTING PROPERTY

Affected Property (legal description)	Assessed Units of Area (Square Meters)	Annual Rate per Unit of Area1	Annual Local Improvement Tax Levy2	Estimated Cost of Local Improvement Tax Levy over 20 years	Estimated Cost of Pre-payment of Total Local Improvement Tax in First Year
Plan 0727008, Block 1, Lot 5	19,020	.259	\$4,931.52	\$98,630.49	\$75,619.27
Plan 1222867, Block 1, Lot 36	9,400	.259	\$2,437.24	\$48,744.83	\$37,372.30
Plan 1222867, Block 1, Lot 37	9,400	.259	\$2,437.24	\$48,744.83	\$37,372.30
Plan 1222867, Block 1, Lot 38	9,400	.259	\$2,437.24	\$48,477.83	\$37,372.30
Plan 1222867, Block 1, Lot 39	9,400	.259	\$2,437.24	\$48,477.83	\$37,372.30
Plan 1123761, Block 1, Lot 33	5,640	.259	\$1,462.34	\$29,246.90	\$22,423.38
Plan 1123761, Block 1, Lot 34	5,660	.259	\$1,467.53	\$29,350.61	\$22,502.90
Plan 1123761, Block 1, Lot 35	7,460	.259	\$1,934.24	\$38,684.73	\$29,659.29
Plan 0424165, Block 1, Lot 3	6,850	.259	\$1,776.07	\$35,521.50	\$27,234.07
Plan 0727008, Block 1, Lot 6	4,540	.259	\$1,177.14	\$23,542.71	\$18,050.03
Plan 0820670, Block 1, Lot 8	4,680	.259	\$1,213.44	\$24,268.70	\$18,606.64
Plan 0820670, Block 1, Lot 9	4,280	.259	\$1,109.72	\$22,194.45	\$17,016.32
Plan 0820670, Block 1, Lot 10	4,280	.259	\$1,109.72	\$22,194.45	\$17,016.32
Plan 0820670, Block 1, Lot 11	4,280	.259	\$1,109.72	\$22,194.45	\$17,016.32
Plan 0820670, Block 1, Lot 12	4,280	.259	\$1,109.72	\$22,194.45	\$17,016.32
Plan 0820670, Block 1, Lot 14	4,090	.259	\$1,060.46	\$21,209.19	\$16,260.93
Plan 0820670, Block 1, Lot 15	4,010	.259	\$1,039.72	\$20,794.34	\$15,942.86
Plan 0820670, Block 1, Lot 16	4,010	.259	\$1,039.72	\$20,794.34	\$15,942.86
Plan 0820670, Block 1, Lot 17	4,070	.259	\$1,055.27	\$21,105.47	\$16,181.41
Plan 0820670, Block 1, Lot 17	4,490	.259	\$1,164.17	\$23,283.43	\$17,851.24
Plan 0820670, Block 1, Lot 19	4,560	.259	\$1,182.32	\$23,646.43	\$18,129.54
Plan 0820670, Block 1, Lot 20	3,060	.259	\$ 793.40	\$15,868.00	\$12,165.88
Plan 0820670, Block 1, Lot 21	4,320	.259	\$1,120.09	\$22,401.88	\$17,175.36
Plan 0820670, Block 1, Lot 22	4,480	.259	\$1,161.58	\$23,231.58	\$17,811.48
Plan 0820670, Block 1, Lot 23	4,110	.259	\$1,065.64	\$21,312.90	\$16,340.44
Plan 0820670, Block 1, Lot 24	4,010	.259	\$1,039.72	\$20,794.34	\$15,942.86
Plan 0820670, Block 1, Lot 25	4,010	.259	\$1,039.72	\$20,794.34	\$15,942.86
Plan 0820670, Block 1, Lot 26	4,010	.259	\$1,039.72	\$20,794.34	\$15,942.86
Plan 0820670, Block 1, Lot 27	4,010	.259	\$1,039.72	\$20,794.34	\$15,942.86
Plan 0820670, Block 1, Lot 28	4,020	.259	\$1,042.31	\$20,846.19	\$15,982.62
Plan 0820670, Block 1, Lot 29	4,010	.259	\$1,039.72	\$20,794.34	\$15,942.86
Plan 0820670, Block 1, Lot 30	4,010	.259	\$1,039.72	\$20,794.34	\$15,942.86
Plan 0820670, Block 1, Lot 31	4,010	.259	\$1,039.72	\$20,794.34	\$15,942.86
Plan 0820670, Block 1, Lot 32	4,010	.259	\$1,039.72	\$20,794.34	\$15,942.86
Plan 0820670, Block 1 Lot 13MR	3,450	.259	\$ 849.52	\$17,890.39	\$13,716.43
Plan 0820670, Block 1, Lot 33PUL	580	.259	\$ 150.38	\$ 3007.66	\$ 2,305.95