

BYLAW 1599/22
LOCAL IMPROVEMENT TAX BYLAW
TRESTLE RIDGE WATER UTILITY SERVICE PROJECT
STURGEON COUNTY, MORINVILLE, ALBERTA

A BYLAW OF STURGEON COUNTY, IN THE PROVINCE OF ALBERTA, TO IMPOSE A LOCAL IMPROVEMENT TAX TO RAISE REVENUE FOR THE PURPOSE OF THE INSTALLATION OF A WATER UTILITY SERVICES TO THE AREA LISTED ON SCHEDULE "B".

WHEREAS, section 397 of the *Municipality Government Act*, c.M-26, RSA 2000 (the Act), and amendments thereto, provides that a council must pass a local improvement tax bylaw to raise revenue for local improvements;

AND WHEREAS, the Council of Sturgeon County (Council) received a petition requesting the imposition of a local improvement tax to raise revenue for the purpose of installation of a water utility service for the area listed in the attached Schedule "B", which petition was not sufficient but nonetheless communicated the desire for the local improvement tax;

AND WHEREAS, plans and specifications have been prepared and the total cost of the project is estimated to be \$232,772 (plus interest), and Sturgeon County estimates that the total cost of the project of \$232,772 will be paid from revenue raised by the local improvement tax;

AND WHEREAS, the estimated lifetime of the project financed under this bylaw is equal to or in excess of 15 years;

AND WHEREAS, all required approvals for the project have been obtained, and the project complies with all Acts and Regulations of the Province of Alberta;

AND WHEREAS, Council has given proper notice of intention to undertake and complete the installation of a water utility service to the area listed in the attached Schedule "B", and no sufficiently signed and valid petition against the said proposal has been received by Council;

NOW THEREFORE, the Council of Sturgeon County hereby enacts as follows:

1. Title

1.1. This bylaw may be referred to as the "Trestle Ridge Waterline Local Improvement Bylaw".

2. Purpose

2.1. The purpose of this Bylaw is to create a local improvement tax to raise revenue for the purpose of the installation of water utility services.

3. General

3.1. The local improvement tax levies under this bylaw shall be applied to those parcels of land listed in Schedule "B" appended to this bylaw.

3.2. For the purpose of providing upgraded water utility infrastructure to the parcels of land listed in the attached Schedule “B”, the sum of \$21,161.09 (plus interest) is to be collected by way of a local improvement tax levy as set out in the attached Schedule “A”.

4. Effective Date and Severability

4.1. This Bylaw shall come into force and take effect upon being passed.

4.2. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the Bylaw is deemed valid.

Read a first time this 24th day of May, 2022.

Read a second time this 24th day of May, 2022.

Read a third time this 24th day of May, 2022.

"Original Signed"

Alanna Hnatiw
MAYOR

"Original Signed"

Reegan McCullough
COUNTY COMMISSIONER (CAO)

May 25, 2022

DATE SIGNED

SCHEDULE "A"**Project Description:**

Trestle Ridge is a small acreage development located about 700 metres north of the Sturgeon Valley residential area. It consists of seven (7) individual residences on Trestle Ridge Place at the end of Range Road 250 north of Township Road 544A. One landowner is looking to subdivide their land along Range Road 250 which would add four (4) additional residents to the area. These residences currently have individual cisterns which are truck filled.

Representatives of Trestle Ridge requested Sturgeon County explore the feasibility and costs for constructing a watermain from the existing Sturgeon Valley development to Trestle Ridge. A total of seven (7) residents plus the landowner looking to subdivide his land are requesting a total of eleven (11) full pressure water system connections which would supply pressurized water directly to their homes via new service connections.

Sturgeon County has prepared engineering cost estimates for a full pressure water system, comprised of approximately 690 metres of 150-millimetre high-density polyethylene (HDPE) pipe. The tie-in location is approximately 90 metres south of Township Road 544A within the Range Road 250 right-of-way.

Person(s) liable to pay Local Improvement Tax: Owners of parcels listed in Schedule "B"**Tax Rate based on:**

- Each parcel of land

Estimated cost of Local Improvement:

- \$232,772.00

Period over which the cost of the Local Improvement is spread:

- 15 Years

Estimated portion to be paid by Sturgeon County:

- N/A

Portion to be paid by local improvement tax:

- 100%

Portion to be paid per parcel:

- 11 parcels at \$21,161.09 (plus interest) per lot

Estimated interest accrued over the 15 years, per parcel:

- 4.59% Interest Rate
- \$8,346.77 Interest over 15 years @ 4.59%

Project interest rate:

- 4.59% Interest Rate
- Total project interest over 15 years @ 4.59% is \$91,814.47

Estimated local improvement levy per parcel:

- 11 parcels at \$29,507.86 per lot (interest included)

Annual payment per parcel:

- Total project with interest over 15 years is \$324,586.47
- Divide total project by 11 parcels equals \$29,507.86 per lot
- Divide \$29,507.86 by 15 years equals \$1,967.19

SCHEDULE "B"

Parcels of Land:

ROLL NUMBER	LAND DESCRIPTION	PARCEL(S)	ANNUAL TAX PER PARCEL
1781000	NW-30-54-24-4	4	\$1,967.19 x 4 = \$7,868.76
2811002	54420 RGE RD 250	1	\$1,967.19
2811001	54428 RGE RD 250	1	\$1,967.19
1782007	9 54427 RGE RD 250	1	\$1,967.19
1782006	7 54427 RGE RD 250	1	\$1,967.19
1782005	5 54427 RGE RD 250	1	\$1,967.19
1782004	3 54427 RGE RD 250	1	\$1,967.19
1782003	1 54427 RGE RD 250	1	\$1,967.19