

BY-LAW 15-2006

A BY-LAW TO AUTHORIZE THE COUNCIL OF PARKLAND COUNTY TO IMPOSE A LOCAL IMPROVEMENT TAX FOR THE LOCAL IMPROVEMENTS INCLUDING BASE COURSE AND ASPHALTIC COLD MIX SURFACING WITHIN A PORTION OF GLORY LAKE PARK (west portion of Glory Lake Drive & south portion of Lakeview Drive) COUNTRY RESIDENTIAL SUBDIVISION LOCATED IN NW & NE 21-53-1-W5M

WHEREAS the Council of Parkland County has deemed it expedient and proper to approve a By-law to authorize the financing, undertaking, and completing of a Local Improvement within Parkland County, Alberta; and

WHEREAS the General Manager of Operations Services has reviewed the Project's specifications and received appropriate estimates for the completion of the Project; and

WHEREAS Parkland County and the Glory Lake Park (west portion of Glory Lake Drive & south portion of Lakeview Drive) Landowners are each contributing a portion of the cost of the completion of a Local Improvement; and

WHEREAS in order to construct the completion of a Local Improvement, it will be necessary to fund a sum on the credit of the County as herein provided; and

WHEREAS the estimated lifetime of the Local Improvement is TEN (10) years.

NOW THEREFORE THE COUNCIL OF PARKLAND COUNTY IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. For the purposes of this Bylaw the following definitions apply:
 - a. **"Act"** means the Municipal Government Act, RSA 2000, Chapter M-26, as amended from time to time;
 - b. **"County"** means Parkland County;
 - c. **"Council"** means the Council of Parkland County;
 - d. **"Glory Lake Park (west portion of Glory Lake Drive & south portion of Lakeview Drive)"** means the subdivision located in Parkland County, Alberta known as Glory Lake Park (west portion of Glory Lake Drive & south portion of Lakeview Drive) Country Residential Subdivision legally located in that portion of the NW & NE 21-53-1-W5M;
 - e. **"Landowners"** means all those landowners identified as owning a parcel of land along portion the west portion of Glory Lake Drive & south portion of Lakeview Drive within Glory Lake Park and more specifically as identified on the attached Schedule "B";
 - f. **"Local Improvement"** means the same as the definition set out in Division 7 of the Act and more specifically as defined as the Project.
 - g. **"Local Improvement Tax"** has the same meaning as made under the Act; and
 - h. **"Project"** means the entire scope of the Base Construction and Asphaltic Cold Mix Road Surfacing along the west portion of Glory Lake Drive & south portion of Lakeview Drive within the County area known as Glory Lake Park.
2. Council received on June 1, 2004 an adequate and proper petition requesting that it undertake and complete the Project, which is attached hereto as Schedule "A".
3. Council hereby authorizes the County to enter into contracts and to supply men, equipment, and materials as may be necessary, for the purpose of completing the Project to the County's satisfaction.

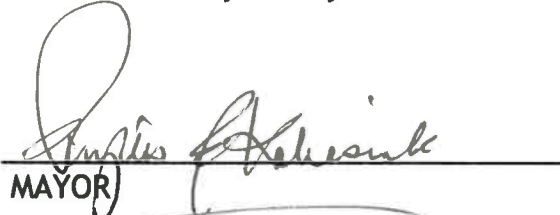
4. Council hereby confirms that the Project will be completed for the enjoyment and benefit of the Landowners.
5. Construction of the said Project shall commence and be completed during the County's 2006 construction season.
6. The total estimated cost of the Project is ONE HUNDRED & SIXTY-THREE THOUSAND SEVEN DOLLARS AND TWENTY CENTS (\$163,007.20).
7. The Landowners' estimated portion of the cost of the Project is NINETY-ONE THOUSAND FOUR HUNDRED & NINETY-FOUR DOLLARS AND FORTY-TWO CENTS (\$91,494.42) 56.1% of the total cost of the Project and the same shall be paid by the Landowners, to the County, through a Local Improvement Tax as set out herein and on the attached Schedule "B".
8. The County at large shall pay the estimated SEVENTY-ONE THOUSAND FIVE HUNDRED & TWELVE DOLLARS AND SEVENTY-EIGHT CENTS (\$71,512.78) or 43.9% of the cost of the Project from monies budgeted and received in the construction year of the Project.
9. The uniform tax rate to be imposed on each benefiting parcel of land within GLORY LAKE PARK (west portion of Glory Lake Drive & south portion of Lakeview Drive) is THREE THOUSAND ONE HUNDRED & FIFTY-FOUR DOLLARS & NINETY-EIGHT CENTS (\$3,154.98). The uniform tax rate shall be form part of the Local Improvement Tax.
10. The total Local Improvement Tax, if not prepaid, shall be assessed in equal annual amounts, plus applicable interest, on the Landowner's land and improvements within GLORY LAKE PARK (west portion of Glory Lake Drive & south portion of Lakeview Drive). The annual Local Improvement Tax assessment will be imposed by the County on the Landowner's property over a period of TEN (10) Years.
11. If, after a local improvement tax rate has been set, it is discovered that the actual cost of the local improvement is higher than the estimated cost on which the local improvement tax rate is based, Council may revise, once only over the life of the local improvement, the rate with respect to future years so that the local improvement tax bylaw will raise sufficient revenue to pay the actual cost of the local improvement.
12. On or before December 1, only in the year that the Project is completed, a Landowner may pay their total Local Improvement Tax interest free. Thereafter, (on December 2, in the year that the Project is completed) all amounts remaining shall be subject to an interest charge of eight percent (8%) per annum, calculated yearly and assessed annually which interest shall form part of the Local Improvement Tax payable by each Landowner.

13. This By-law shall take effect on the day of the final passing thereof.

READ A FIRST TIME this 9th day of May 2006.

READ A SECOND TIME this 9th day of May 2006.

READ A THIRD TIME & FINALLY PASSED this 9th day of May 2006.


MAYOR
MANAGER, LEGISLATIVE & ADMINISTRATIVE SERVICES

SCHEDULE "A" TO BY-LAW NO. 15-2006

**LOCAL IMPROVEMENT TAX FOR
BASE CONSTRUCTION AND ASPHALTIC COLD MIX
SURFACING WITHIN GLORY LAKE PARK
(west portion of Glory Lake Drive & south portion of Lakeview Drive)
COUNTRY RESIDENTIAL SUBDIVISION IN NW & NE 21-53-1-W5M**

Copy of the Petition



COUNTY RESIDENTIAL ROAD SURFACING
PETITION – SCHEDULE B

Contact Person: Greg Karpa
Phone #: 963-7582

We the undersigned owners of property within the county residential subdivision Development(s) know as:

Greg & Cheryl Karpa
Name(s)

Lot 6 Block 2 Plan 8120745 Subdivision Gloria Lake Park

Part N4W Section 21 Township 53 Range 01 W 5 M



hereby petition the Council of Parkland County to construct an asphalt stabilized base course surfacing on the public roadways within the aforementioned county residential subdivision development(s) as a local improvement pursuant to the requirements of the Alberta Municipal Government Act. We understand and agree that, should the requested local improvement be authorized for implementation by the Council of Parkland County, there will be a uniform local improvement tax rate in the amount of 60% of the total project cost, divided by the total number of benefiting parcels, which will be levied against each benefiting parcel of land that may be paid in total upon completion of the local improvement, or paid in equal payments over a period of ten years, calculated on the basis of the applicable interest rate. Depending on the size of your subdivision, this cost may be approximately \$2500 - \$3500 per parcel. For further information on this type of work, please call the Engineering Department at 968-8445

DATE	PRINTED PROPERTY OWNER'S NAME	SIGNATURE	LEGAL DESCRIPTION	WITNESS SIGNATURE
PMR B	Maria Swatner Carol Swatner	Maria Swatner	Lot 17 Block 3 Plan 8120745	Greg Karpa
APR 8/04	SCOTT + LESLIE CARTER	Scott & Leslie Carter	Lot 15 Block 3 Plan 8120745	Greg Karpa
APR 8/04	JACK CHONGE with + CURTIS WEAVER	Jack Chonge & Curtis Weaver	Lot 18 Block 2 Plan 8120745	Greg Karpa
APR 8/04	EDNA CARP STEENMARTER	Edna Carp Steenmarter	Lot 10 Block 2 Plan 8120745	Greg Karpa
APR 8/04	Jim + Ruth Smitten	Jim + Ruth Smitten	Lot 13 Block 3 Plan 8120745	Greg Karpa
APR 8/04	Bruce & Doug Anderson	Bruce & Doug Anderson	Lot 10 Block 3 Plan 8120745	Greg Karpa

Date Petition Received:



COUNTY RESIDENTIAL ROAD SURFACING
PETITION - SCHEDULE B

Contact Person: Greg Karpo
Phone #: 963-7592

We the undersigned owners of property within the county residential subdivision Development(s) know as:

Greg & Cheryl Karpo

Name(s)

Lot 6 Block 2 Plan 8120745 Subdivision Glory Lake Park

Part NW Section 21 Township 53 Range 01 W 5 M



hereby petition the Council of Parkland County to construct an asphalt stabilized base course surfacing on the public roadways within the aforementioned county residential subdivision development(s) as a local improvement pursuant to the requirements of the Alberta Municipal Government Act. We understand and agree that, should the requested local improvement be authorized for implementation by the Council of Parkland County, there will be a uniform local improvement tax rate in the amount of 60% of the total project cost, divided by the total number of benefiting parcels, which will be levied against each benefiting parcel of land that may be paid in total upon completion of the local improvement, or paid in equal payments over a period of ten years, calculated on the basis of the applicable interest rate. Depending on the size of your subdivision, this cost may be approximately \$2500 - \$3500 per parcel. For further information on this type of work, please call the Engineering Department at 968-8445

DATE	PRINTED PROPERTY OWNER'S NAME	SIGNATURE	LEGAL DESCRIPTION	WITNESS SIGNATURE
April 21/04	Christine Baron		Lot <u>16</u> Block <u>3</u> Plan <u>8120745</u>	
APR 24/04	Lorraine McRae Doreen McRae	 	Lot <u>7</u> Block <u>3</u> Plan <u>8120745</u>	
APR 24/04	GAIL STEWART-KESER BENNETT SPANIK-KESER	 	Lot <u>4</u> Block <u>3</u> Plan <u>8120745</u>	
April 24/04	Heather & Dale Litzenberger	 	Lot <u>6</u> Block <u>1</u> Plan <u>8120745</u>	
APR 16 27/04	HELEN & WOLFGANG ESKIE	 	Lot <u>8</u> Block <u>3</u> Plan <u>8120745</u>	
May 12/04	Don & Terry Lynn Kretz	 	Lot <u>2</u> Block <u>3</u> Plan <u>8120745</u>	

Date Petition Received:



COUNTY RESIDENTIAL ROAD SURFACING
PETITION – SCHEDULE B

Contact Person: Greg Karpo
Phone #: 963-7572

We the undersigned owners of property within the county residential subdivision Development(s) know as:

Name(s) Greg & Cheryl Karpo

Lot 6 Block 2 Plan 8120745 Subdivision Glory Lake Park

Part NW Section 21 Township 53 Range 01 W 5 M



hereby petition the Council of Parkland County to construct an asphalt stabilized base course surfacing on the public roadways within the aforementioned county residential subdivision development(s) as a local improvement pursuant to the requirements of the Alberta Municipal Government Act. We understand and agree that, should the requested local improvement be authorized for implementation by the Council of Parkland County, there will be a uniform local improvement tax rate in the amount of 60% of the total project cost, divided by the total number of benefiting parcels, which will be levied against each benefiting parcel of land that may be paid in total upon completion of the local improvement, or paid in equal payments over a period of ten years, calculated on the basis of the applicable interest rate. Depending on the size of your subdivision, this cost may be approximately \$2500 - \$3500 per parcel. For further information on this type of work, please call the Engineering Department at 968-8445

DATE	PRINTED PROPERTY OWNER'S NAME	SIGNATURE	LEGAL DESCRIPTION	WITNESS SIGNATURE
May 12/04	Don & Terry Lynn Kretz		Lot <u>2</u> Block <u>2</u> Plan <u>8120745</u>	
May 17/04	PAUL & HEATHER MEEK		Lot <u>1</u> Block <u>1</u> Plan <u>8120745</u>	
May 24/04	Len Wolkowski Kevin Wolkowski		Lot <u>14</u> Block <u>3</u> Plan <u>8120745</u>	
May 27/04	Archie & Beas Brumie		Lot <u>4</u> Block <u>2</u> Plan <u>8120745</u>	
May 31/04	Nicole Stewart & Ivan Olivera		Lot <u>3</u> Block <u>3</u> Plan <u>8120745</u>	
May 30/04	COLIN STEBERT		Lot <u>11</u> Block <u>3</u> Plan <u>8120745</u>	

Date Petition Received:



COUNTY RESIDENTIAL ROAD SURFACING
PETITION – SCHEDULE B

Contact Person: Archie Binnie
Phone #: 963-3750

We the undersigned owners of property within the county residential subdivision Development(s) know as:

ARCHIE + BESS BINNIE
Name(s)

Lot 4 Block 2 Plan 8120745 Subdivision GLORY LAKE PARK

Part NW Section 21 Township 53 Range 01 W 5 M

hereby petition the Council of Parkland County to construct an asphalt stabilized base course surfacing on the public roadways within the aforementioned county residential subdivision development(s) as a local improvement pursuant to the requirements of the Alberta Municipal Government Act. We understand and agree that, should the requested local improvement be authorized for implementation by the Council of Parkland County, there will be a uniform local improvement tax rate in the amount of 60% of the total project cost, divided by the total number of benefiting parcels, which will be levied against each benefiting parcel of land that may be paid in total upon completion of the local improvement, or paid in equal payments over a period of ten years, calculated on the basis of the applicable interest rate. Depending on the size of your subdivision, this cost may be approximately \$2500 - \$3500 per parcel. For further information on this type of work, please call the Engineering Department at 968-8445



DATE	PRINTED PROPERTY OWNER'S NAME	SIGNATURE	LEGAL DESCRIPTION	WITNESS SIGNATURE
<u>Apr 18/04</u>	<u>Crystal Outhet</u> <u>Tan Outhet</u>	<u>[Signature]</u> <u>[Signature]</u>	Lot <u>6</u> Block <u>3</u> Plan <u>8120745</u>	<u>[Signature]</u>
<u>April 13/04</u>	<u>Renee French</u> <u>Jim Frisch</u>	<u>[Signature]</u> <u>[Signature]</u>	Lot <u>1</u> Block <u>2</u> Plan <u>8120745</u>	<u>[Signature]</u>
<u>May 26/04</u>	<u>Allan Hildrum</u>	<u>[Signature]</u>	Lot <u>5</u> Block <u>2</u> Plan <u>8120745</u>	<u>[Signature]</u>
<u>May 27/04</u>	<u>Greg + Cheryl Karpo</u>	<u>[Signature]</u> <u>[Signature]</u>	Lot <u>6</u> Block <u>2</u> Plan <u>8120745</u>	<u>[Signature]</u>
			Lot ___ Block ___ Plan ___	

Date Petition Received:

Page ___ of ___

AFFIDAVIT OF EXECUTION

CANADA
PROVINCE OF ALBERTA
TO WIT:

) I, Greg Harpo
) OF Parkland County
) IN THE PROVINCE OF ALBERTA
) MAKE OATH AND SAY:

1. That I was personally present and did see Mike Szautner, Carol Szautner, Scott Carter, Leslie Carter, Jack Ohrigewitch, Corinna Yorkston, Edna Schirmacher, Garry Schirmacher, Jim Smitten, Ruth Smitten, Bev Andersen, Doug Andersen, Christa Baron, Lorraine, M'Kao Douglas M'Kao Gail, Stephen K. KEBER, Bernhard Stepanik-Kieber, Heather Litzzenberger, Dale Litzzenberger, Helen Tschabauer, Wolfgang Teske, ~~Paul Teske, Gary~~ named in the within instrument, who is (are) known to me to be the person(s) named therein, duly sign and execute the same for the purpose named therein.

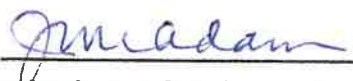
2. That the same was executed at Parkland County in the Province of Alberta, and that I am the subscribing witness thereto.

3. That I know the said above named people

who in my belief is (are) of the full age of eighteen years.

SWORN BEFORE ME AT
Parkland County
in the Province of Alberta
this 1 day of June
A.D. 2004.




Commissioner for Oaths in and
for the Province of Alberta
JENNIFER McADAM
My Commission Expires
November 26, 2005

AFFIDAVIT OF EXECUTION

CANADA
PROVINCE OF ALBERTA
TO WIT:

) I, Greg Karpo
) OF Parkland County
) IN THE PROVINCE OF ALBERTA
) MAKE OATH AND SAY:

1. That I was personally present and did see Don Kreitz, Terry Kreitz,
~~Paul Mook, and~~ Len Walkowski, Kevin Walkowski, Archi Bonnie,
Bess Bonnie, Nicole Stewart, Kraun ~~Stewart~~ Palivoda, Collin Siebert

named in the within instrument, who is (are) known to me to be the person(s) named therein, duly sign and execute the same for the purpose named therein.

2. That the same was executed at ~~the~~ Parkland County
in the Province of Alberta, and that I am the subscribing witness thereto.

3. That I know the said above named people

who in my belief is (are) of the full age of eighteen years.

SWORN BEFORE ME AT
Parkland County
in the Province of Alberta
this 1 day of June
A.D. 2004.

)
)
)
)
)
)

Greg K.


Commissioner for Oaths in and
for the Province of Alberta

JENNIFER McADAM
My Commission Expires
November 26, 2005

AFFIDAVIT OF EXECUTION

CANADA
PROVINCE OF ALBERTA
TO WIT:

) I, Archie Benne
) OF Parkland County
) IN THE PROVINCE OF ALBERTA
) MAKE OATH AND SAY:

1. That I was personally present and did see Jon Outthet, Crystal Outthet
Randy Frisch & Ken Frisch, Allan Hildrum, Greg Korpo &
Cheryl Korpo

named in the within instrument, who is (are) known to me to be the person(s) named therein, duly sign and execute the same for the purpose named therein.

2. That the same was executed at ~~the~~ Parkland County
in the Province of Alberta, and that I am the subscribing witness thereto.

3. That I know the said above noted persons

who in my belief is (are) of the full age of eighteen years.

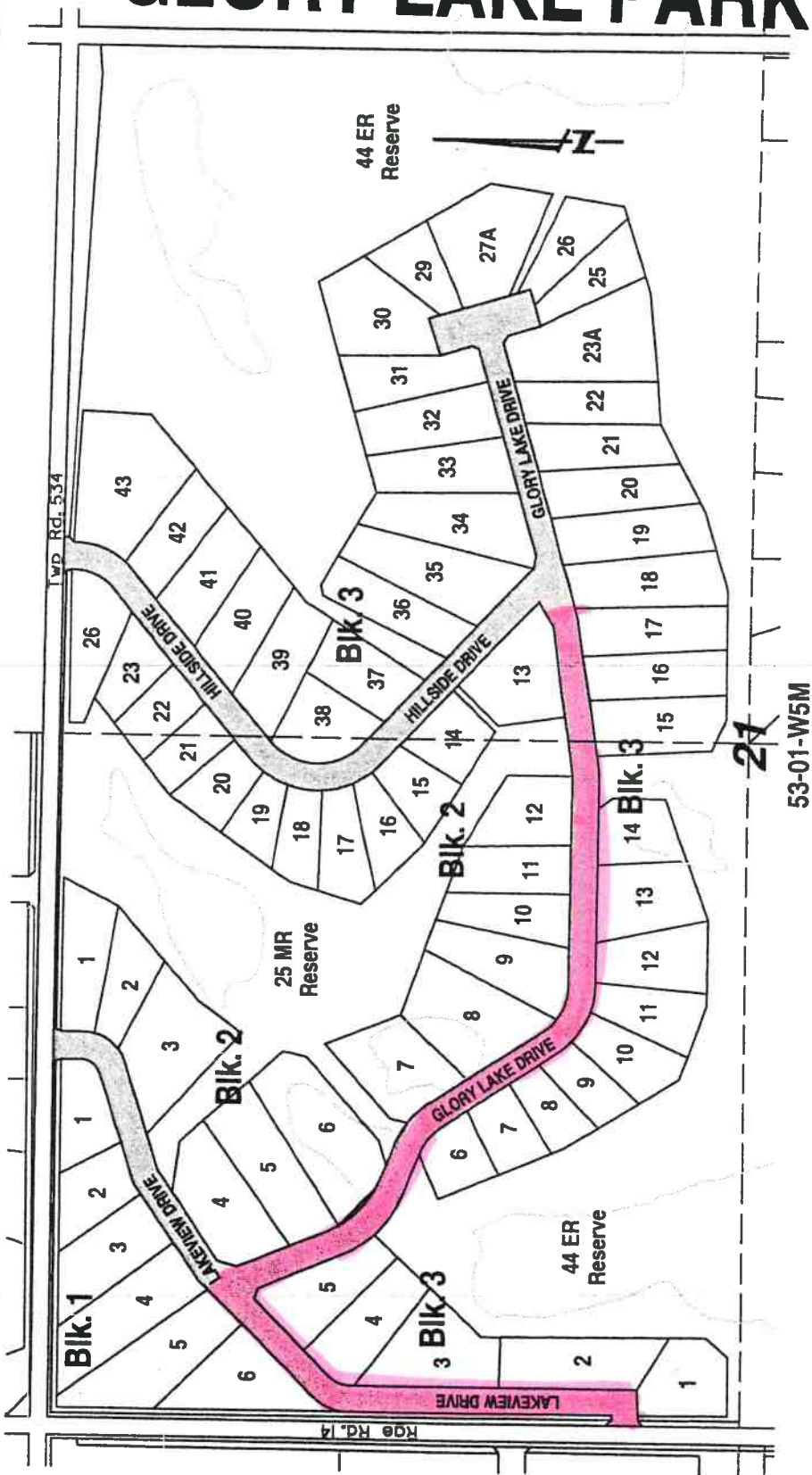
SWORN BEFORE ME AT
Parkland County
in the Province of Alberta
this 1 day of June
A.D. 2004.

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)

Jennifer McAdam
Commissioner for Oaths in and
for the Province of Alberta

JENNIFER McADAM
My Commission Expires
November 26, 2005

GLORY LAKE PARK



SCHEDULE "B" TO BYLAW 15-2006

LOCAL IMPROVEMENT PLAN
OF PARKLAND COUNTY
LOCAL IMPROVEMENT PLAN FOR
BASE CONSTRUCTION AND ASPHALTIC COLD MIX
SURFACING WITHIN GLORY LAKE PARK
(west portion of Glory Lake Drive & south portion of Lakeview Drive)
COUNTRY RESIDENTIAL SUBDIVISION IN NW & NE 21-53-1-W5M

1.	Total Cost of the Project (estimated):	\$163,007.20
2.	Total Contribution by Parkland County:	\$71,512.78
3.	Total Local Improvement Tax against all parcels: (excluding Reserve Lots)	\$91,494.42
4.	Total Local Improvement Tax against each parcel (estimated): (payout amount prior to interest being charged on Dec. 1, 2006)	\$3,154.98
5.	Annual Interest Rate: (commencing December 1, 2006)	8%
6.	Term of Annual Local Improvement Tax: (commencing January 1, 2007)	10 years
7.	Total Annual tax against all parcels: (including interest)	\$14,575.89
8.	Total Annual tax per parcel: (commencing 2007)	\$ 470.19
9.	Total number of parcels:	31
10.	Parcels to be assessed:	
	a) All registered landowners of Lots 1-17, 44ER, Block 3, Plan 8120745 inclusive	
	b) All registered landowners of Lots 4-13, 25MR, Block 2, Plan 8120745 inclusive	
	c) All registered landowners of Lots 5 & 6, Block 1, Plan 8120745	

In addition to paying for 40% of the total project costs, Parkland County also pays for the Local Improvement Tax assessed against any Reserve Lots in this subdivision.