

BY-LAW 35-2002

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 WILLOWRIDGE ESTATES COUNTRY RESIDENTIAL SUBDIVISION LOCATED IN SE 18-51-25-W4M

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 Willowridge Estates 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. **"Willowridge Estates"** means the subdivision located in Parkland County, Alberta known as the Willowridge Estates Country Residential Subdivision legally located in that portion of the SE-18-51-25-W4th;
 - e. **"Landowners"** means all those landowners identified as owning a parcel of land within Willowridge Estates 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 within the County area known as Willowridge Estates.

Willowridge Estates – Road Surfacing

2. Council received on November 1, 2000 an adequate and property petition requesting that it undertake and complete the Project, which 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 2002 construction season.
6. The total estimated cost of the Project is ONE HUNDRED & SIXTY THOUSAND (\$160,000.00) DOLLARS.
7. The Landowners' estimated portion of the cost of the Project is NINETY-THREE THOUSAND THREE HUNDRED & THIRTY-THREE (\$93,333.00) DOLLARS or 60% 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 SIXTY-SIX THOUSAND SIX HUNDRED & SIXTY-SEVEN (\$66,667.00) DOLLARS or 40% of the cost of the Project from monies budgeted and received in the construction year of the Project.
9. That the uniform tax rate to be imposed on each benefiting parcel of land within WILLOWRIDGE ESTATES is TWO THOUSAND SIX HUNDRED & SEVENTY (\$2,670) DOLLARS. That the uniform tax rate shall be form part of the Local Improvement Tax.
10. That 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 WILLOWRIDGE ESTATES. That 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. That 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.

Willowridge Estates – Road Surfacing

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

READ A FIRST TIME this 28th day of May 2002.

READ A SECOND TIME this 28th day of May 2002.

READ A THIRD TIME & FINALLY PASSED this 28th day of May 2002.


MAYOR


MANAGER, LEGISLATIVE AND
ADMINISTRATIVE SERVICES

SCHEDULE "A" TO BY-LAW NO. 35-2002

**LOCAL IMPROVEMENT PLAN
OF PARKLAND COUNTY
LOCAL IMPROVEMENT PLAN FOR
BASE CONSTRUCTION AND ASPHALTIC COLD MIX
SURFACING WITHIN WILLOWRIDGE ESTATES
COUNTRY RESIDENTIAL SUBDIVISION IN SE 18-51-25-W4M**

Copy of the Petition

The original petition can be viewed by contacting
Legislative and Administrative Services.

SCHEDULE "B" TO BYLAW 35-2002

**LOCAL IMPROVEMENT PLAN
OF PARKLAND COUNTY
LOCAL IMPROVEMENT PLAN FOR
BASE CONSTRUCTION AND ASPHALTIC COLD MIX
SURFACING WITHIN WILLOWRIDGE ESTATES
COUNTRY RESIDENTIAL SUBDIVISION IN SE 18-51-25-W4M**

1. Estimated Total Cost of the Project: \$160,000.00
2. Estimated Total Contribution by Parkland County: \$66,667.00
3. Estimated Total Local Improvement Tax against all parcels: \$93,333.00
(excluding Reserve Lots)
4. Estimated Total Local Improvement Tax against each parcel: \$2,670.00
(payout amount prior to interest being charged on Dec. 1, 2002)
5. Annual Interest Rate: 8%
(commencing Dec. 1, 2002)
6. Term of Annual Local Improvement Tax: 10 years
(commencing Jan. 1, 2003)
7. Estimated Total Annual Local Improvement Tax against all parcels: \$13,926.85
(including interest)
8. Estimated Total Annual tax per parcel: \$397.91
(commencing 2003)
9. Total numbers of parcels: 35
10. Responsibility for payment and Parcels to be assessed for payment of the Local Improvement Tax:
 - All registered landowners of Lots 1, 5-10, Block 1, Plan 752 1630 inclusive, throughout the term of the Local Improvement Tax.
 - All registered landowners of Lots 2A, 3A, 4A, Block 1, Plan 852 2152 inclusive, throughout the term of the Local Improvement Tax.
 - All registered landowners of Lots 1-9, Block 2, Plan 752 1630 inclusive, throughout the term of the Local Improvement Tax.
 - All registered landowners of Lots 1-3, 5-12, Block 3, Plan 752 1630 inclusive, throughout the term of the Local Improvement Tax.
 - All registered landowners of Lots 1-5, Block 4, Plan 752 1630 inclusive, throughout the term of the Local Improvement Tax.