

**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 CHICKAKOO ESTATES (Chickakoo Drive & Mitchell Drive) COUNTRY RESIDENTIAL SUBDIVISION LOCATED IN NE 33-53-1-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 Chickakoo Estates (Chickakoo Drive & Mitchell 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. **"Chickakoo Estates (Chickakoo Drive & Mitchell Drive)"** means the subdivision located in Parkland County, Alberta known as Chickakoo Estates (Chickakoo Drive & Mitchell Drive) Country Residential Subdivision legally located in that portion of the NE 33-53-1-W5M;
  - e. **"Landowners"** means all those landowners identified as owning a parcel of land along Chickakoo Drive & Mitchell Drive within Chickakoo 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 along Chickakoo Drive & Mitchell Drive within the County area known as Chickakoo Estates.
2. Council received on October 1, 2002 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.

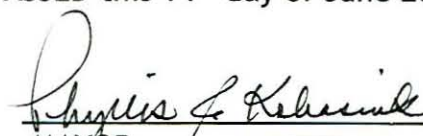
## Chickakoo Estates (Chickakoo Drive &amp; Mitchell Drive) - Road Surfacing

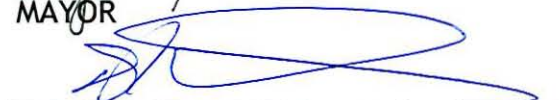
5. Construction of the said Project shall commence and be completed during the County's 2005 construction season.
6. The total estimated cost of the Project is ONE HUNDRED & TWENTY-SEVEN THOUSAND (\$127,000.00) DOLLARS.
7. The Landowners' estimated portion of the cost of the Project is SEVENTY-TWO THOUSAND ONE HUNDRED & EIGHTY (\$72,180.00) DOLLARS or 56.8% 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 FIFTY-FOUR THOUSAND EIGHT HUNDRED & TWENTY (\$54,820.00) DOLLARS or 43.2% 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 CHICKAKOO ESTATES (Chickakoo Drive & Mitchell Drive) is TWO THOUSAND & FIVE (\$2,005.00) DOLLARS. 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 CHICKAKOO ESTATES (Chickakoo Drive & Mitchell 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 14<sup>th</sup> day of June 2005.

READ A SECOND TIME this 14<sup>th</sup> day of June 2005.

READ A THIRD TIME & FINALLY PASSED this 14<sup>th</sup> day of June 2005.

  
MAYOR



MANAGER, LEGISLATIVE & ADMINISTRATIVE SERVICES

**SCHEDULE "A" TO BY-LAW NO. 27-2005**

**LOCAL IMPROVEMENT TAX FOR  
BASE CONSTRUCTION AND ASPHALTIC COLD MIX  
SURFACING WITHIN CHICKAKOO ESTATES (Chickakoo Drive & Mitchell Drive)  
COUNTRY RESIDENTIAL SUBDIVISION IN NE 33-53-1-W5M**

Copy of the Petition

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

**SCHEDULE "B" TO BYLAW 27-2005**

**LOCAL IMPROVEMENT PLAN  
OF PARKLAND COUNTY  
LOCAL IMPROVEMENT PLAN FOR  
BASE CONSTRUCTION AND ASPHALTIC COLD MIX  
SURFACING WITHIN CHICKAKOO ESTATES (Chickakoo Drive & Mitchell Drive)  
COUNTRY RESIDENTIAL SUBDIVISION IN NE 33-53-1-W5M**

|     |                                                                                                                                 |              |
|-----|---------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1.  | Total Cost of the Project (estimated):                                                                                          | \$127,000.00 |
| 2.  | Total Contribution by Parkland County:                                                                                          | \$54,820.00  |
| 3.  | Total Local Improvement Tax against all parcels:<br>(excluding Reserve Lots)                                                    | \$72,180.00  |
| 4.  | Total Local Improvement Tax against each parcel (estimated):<br>(payout amount prior to interest being charged on Dec. 1, 2004) | \$2,005.00   |
| 5.  | Annual Interest Rate:<br>(commencing December 1, 2004)                                                                          | 8%           |
| 6.  | Term of Annual Local Improvement Tax:<br>(commencing January 1, 2005)                                                           | 10 years     |
| 7.  | Total Annual tax against all parcels:<br>(including interest)                                                                   | \$11,354.40  |
| 8.  | Total Annual tax per parcel:<br>(commencing 2005)                                                                               | \$298.80     |
| 9.  | Total number of parcels:                                                                                                        | 38           |
| 10. | Parcels to be assessed:                                                                                                         |              |
|     | a) All registered landowners of Lots 1-36, R37, R38, Block 1, Plan 792 2583<br>inclusive                                        |              |

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.