

**TOWN OF DRUMHELLER
BYLAW 04.14**

A Bylaw of the Town of Drumheller, in the Province of Alberta, to amend By-law 23-06, and By-law 24-10, being local improvement taxes in respect of all lands that directly benefit from the Rosedale Cambria Water Distribution System local improvement project.

WHEREAS, the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta, 2000 and amendments thereto provide Council by bylaw to amend a local improvement tax bylaw; and

WHEREAS, there has been a subdivision of lots in respect of which the local improvement tax is payable; and

WHEREAS, the Council of the Town of Drumheller has deemed that the local improvement tax bylaw must be amended so that each parcel of land bears an appropriate share of the local improvement tax.

NOW THEREFORE, the Council of the Town of Drumheller duly assembled hereby amends By-law 23-06 and 24-10 by;

NOW, THEREFORE, THE COUNCIL OF THE TOWN OF DRUMHELLER DULY ASSEMBLED AMENDS BY-LAWS 23-06 and 24-10 AS FOLLOWS;

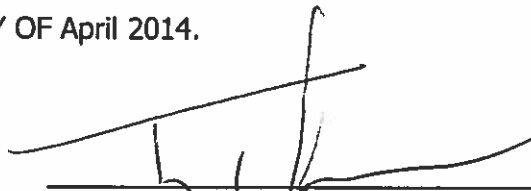
- a. that Schedule "A" appended to and forming part of By-law 23-06 and amended by By-law 24-10, containing 108 connections be removed.
- b. that a new Schedule "B" containing 120 connections be appended in its place.

2. This bylaw shall take effect on the day of final passing thereof.

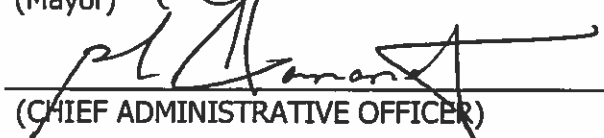
READ A FIRST TIME THIS 22nd DAY OF April 2014.

READ A SECOND TIME THIS 22nd DAY OF April 2014.

READ A THIRD TIME THIS 22nd DAY OF April 2014.



(Mayor)



(CHIEF ADMINISTRATIVE OFFICER)

Schedule A to By-law No. 23-06

Annual Levy For The Rosedale Cambria Water Distribution System Local Improvement Project

1. Properties to be assessed:

LEGAL DESCRIPTION	CIVIC ADDRESS	NO. OF PROPERTIES	NO OF IMPROVEMENT	NO OF CONNECTIONS (based on developable properties)	NO. of CONNECTION TAXED AS OF DATE OF LOCAL IMPROVEMENT PLAN*	NO. of CONNECTIONS TO BE TAXED AT A LATER DATE**
Lot 7, Block 9, Plan 9310274	311 Mabbott Road	1	1	1	1	0
Lot 15, Block 9, Plan 9310274	125 Starmine Drive	1	1	1	1	0
Lot 2&3, Block 8, Plan 5808G.X.	53 - 5 Avenue East	2	1	1	1	0
Lot 4, Block 8, Plan 5808G.X.	71 - 5 Avenue East	1	0	1	0	1
Lot 4, Plan 9110746	348 Mabbott Road	1	1	1	1	0
Lot 9, Block 7, Plan 5808GX	96 - 5th Avenue East	1	0	1	0	1
Lot 1-7, Block 7, Plan 5808G.X.	578 Centre Street	7	1	2	1	1
Lot 14 & 15 Block 7, Plan 5808G.X.	540 Centre Street	2	0	1	1	0
Lot 1 & 2, Block 1, Plan 5808G.X.	906 - 1 Street West	2	1	1	1	0

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Lot 3, 4 & 5, Block 1, Plan 5808G.X.	928 - 1 Street West	3	1	1	1	1	0
Lot 6, Block 9, Plan 9310274	321 Starmine Drive	1	2	1	1	1	0
Lot 3B, Plan 9011258	117 Railway Ave	1	1	1	1	1	0
Lot 8&9, Block 8, Plan 5808G.X.	88 - 4 Avenue East	2	1	1	1	1	0
Lot 7, Block 1, Plan 5808G.X.	964 - 1 Street West	1	1	1	1	1	0
Part N.E. 21-28-19-4	115 Pinter Drive	1	1	1	1	1	0
Lot 6, Block 1, Plan 5808G.X.	952 - 1 Street West	1	1	1	1	1	0
Lot 3, Plan 9110746	336 Mabbott Road	1	0	1	1	1	0
Lot 1, Block 3, Plan 9610391	358 Railway Ave	1	1	1	1	1	0
Lot 2, Block 3, Plan 9610391	350 Railway Ave	1	1	1	1	1	0
Block 1 Plan 9412439	80 - 8 Avenue North	1	1	1	1	1	0
Lot 6MR, Plan 9911430	120 Railway Ave	1	0	1	1	1	0
Lot 1&2 Block 15, Plan 5808G.X.	333 Centre Street	2	0	1	1	1	0

Lot 4, 5, 6 & 7 - Block 15, Plan 5808G.X. - Bylaw 24-10 - Lot 8, Block 15, Plan 1011347	369-Centre Street	4	0	2	1	1	4
Lot 10, Plan 0011980	174 Railway Ave	1	0	1	1	1	0
Lot 5&6, Plan 3867H.U. Lot 6, Plan 3867HU	151 Railway Ave 173 Railway Ave.	2	0	2	0	0	2
Lot 10, Plan 3867H.U.	276 Mabbott Road	1	1	1	1	1	0
Lot 9, Plan 3867HU	288 Mabbott Road	1	1	1	1	1	0
Lot 12, Plan 9711053	264 Mabbott Road	1	1	1	1	1	0
Lot 7, Plan 3867H.U.	195 Railway Ave	1	1	1	1	1	0
Lot 9, Block 9, Plan 9310274	339 Mabbott Road	1	1	1	1	1	0
Lot 13, Block 9, Plan 9310274	365 Starmine Drive	1	1	1	1	1	0
S.E. 28-28-19-4		1	1	1	1	1	0
SW 28-28-19-4		1	4	1	1	1	0
Lot 10 & 11, Block 8, Plan 5808G.X.	76 - 4 Street East	2	1	1	1	1	0
Lot 12 & 13, Block 8, Plan 5808G.X.	432 Centre Street	2	1	1	1	1	0

Lot 3, 4&5, Block 9, Plan 5808G.X.	73 - 4 Avenue East	3	1	1	1	1	0
Lot 3, Block 15, Plan 5808GX	27 - 4th Avenue West	1	1	1	1	1	0
Lot 23, Block 10, Plan 9710728	376 Railway Ave	1	1	1	1	1	0
Lots 5, Block 10, Plan 0310340	105 Pinter Drive	1	1	1	1	1	0
Lot 2, Block 10, Plan 9912591	101 Pinter Drive	1	0	1	1	1	0
Lot 2, Plan 9110746	324 Mabbott Road	1	1	1	1	1	0
Lot 1, 2&3, Block 16, Plan 5808G.X. N.E. 21-28-19-4	435 Centre Street	3	0	2	1	1	1
	111 Pinter Drive	1	1	1	1	1	0
Lot 6A, Block 10, Plan 0610286	503 Railway Ave	1	1	1	1	1	0
Lot 18A, Block 10, Plan 9410239	492 Railway Ave	1	1	1	1	1	0
Block 1, Plan 9211033	30 Centre Street	1	1	1	1	1	0
Lot 12&13, Block 7, Plan 5808G.X.	62 - 5 Avenue East	2	1	1	1	1	0
Lot 8, Block 9, Plan 9310274	327 Mabbott Road	1	1	1	1	1	0
N.E. 21-28-19-4	109 Pinter Drive	1	1	1	1	1	0
Lot 4, Block 1, Plan 8410680	107 Centre Street	1	1	1	1	1	0

Lot 2, Block 1, Plan 8410680	141 Centre Street	1	0	1	1	0
Lot B, Plan 5808G.X.	64 Centre Street	1	1	1	1	0
Lot 2, Block 12, Plan 7510536	136 Centre Street	1	1	1	1	0
Lot 3, Block 1, Plan 8410680	129 Centre Street	1	0	0	0	0
Lot 17, Block 9, Plan 9812373	324 Starmine Drive	1	1	1	1	0
W. 169.95' of Lot 4, Plan 3867H.U.	125 Railway Ave	1	0	1	1	0
Lot 5A, Block 10, Plan 0610286	452 Mabbott Road	1	1	1	1	0
Lot 10 & 11, Block 7, Plan 5808G.X.	84 - 5 Avenue East	2	1	1	1	0
Lot 18, Block 9, Plan 9812373	332 Starmine Drive	1	1	1	1	0
Block 2, Plan 9913475	50 - 8 Avenue North	1	1	1	1	0
Lot 11, Block 9, Plan 9310274	443 Mabbott Road	1	1	1	1	0
Lot 3A, Plan 9011258	111 Railway Ave	1	1	1	1	0
Lot 1 & 2, Block 14, Plan 5808G.X.	251 Centre St	2	1	1	1	0
Lot 3, Block 14, Plan 5808GX	16 - 3 Avenue West	1	0	0	0	0
Lot 4-7, Block 14, Plan 5808G.X.	277 Centre Street	4	1	2	1	1

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Lot 7-9, Block 9, Plan 5808GX	328 Centre Street	3	1	1	1	1	0
Lot 21A, Block 10, Plan 9710728	424 Railway Ave	1	1	1	1	1	0
E 200.05' of Lot 4, Plan 3867H.U.	139 Railway Ave	1	1	1	1	1	0
Lot C, Plan 5808G.X.	42 Centre Street	1	1	1	1	1	0
Ptn of N.E. 21-28- 19-4	117 Pinter Drive	1	0	1	1	1	0
Ptn of N.E. 21-28- 19-4	90 Pinter Road	1	2	1	1	1	0
Ptn of N.W. 21-28- 19-4	95 Pinter Road	1	1	1	1	1	0
Lot 4, Plan 9911429	180 Railway Ave	1	1	1	1	1	0
Block 6, Plan 5808GX	670 Centre Street	1	0	1	1	1	0
Lot 1&2, Block 13, Plan 5808G.X.	185 Centre Street	2	1	1	1	1	0
Lot 10, Block 9, Plan 9310274	351 Mabbott Road	1	1	1	1	1	0
Lot 8, Plan 3867H.U.	300 Mabbott Road	4	0	4	4	4	0
Lot 9, Plan 0011980	166 Railway Ave	1	0	1	1	1	0
Lot 1, Plan 9110746	312 Mabbott Road	1	1	1	1	1	0

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Lot 1, Block 1, Plan 8410680	163 Centre Street	1	1	1	1	0
Lot 1&2, Block 10, Plan 5808G.X.	280 Centre Street	2	1	1	1	0
Lot 3 & 4, Block 10, Plan 5808G.X.	280 Centre Street	2	0	1	0	1
Lot 5 & 6, Block 10, Plan 5808G.X.	92 - 2 Avenue East	2	0	1	0	1
Lot 7&8, Block 10, Plan 5808G.X.	242 Centre Street	2	1	1	1	0
Lot 17, Block 9, Plan 9610671	515 Mabbott Road	1	3	1	1	0
Lot 3, Block 10, Plan 9912591	103 Pinter Road	1	1	1	1	0
Lot 8, Plan 0011980	158 Railway Ave	1	1	1	1	0
Lot 1 Block 12, Plan 7510536	158 Centre Street	1	0	1	1	0
Lot 2 & 3, Block 11, Plan 5808G.X.	57 - 2 Avenue East	2	0	2	4	4
Lot 1, Block 8, Plan 5808G.X.	470 Centre Street	1	1	1	1	0
Lot 8&9, Block 1, Plan 5808G.X.	976 - 1 Street West	2	1	1	1	0
Lot D, Plan 5808G.X.	75 Centre Street	1	0	1	1	0
Lot 6, Block 9, Plan 5808G.X.		1	0	0	0	0
Block 5, Plan 5808G.X.	710 Centre Street	1	0	1	1	0

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Lot 1, Block 11, Plan 5808G.X.	174 Centre Street	4	0	4	4	0
Lot 4, Block 11, Plan 5808G.X.	69-2 Avenue East	4	0	4	4	0
N.E. 15-28-19-4		1	0	1	1	0
Lot 16MR, Block 9, Plan 9310274	113 Starmine Drive	1	0	1	1	0
Lot R3, Block 12, Plan 7510536		1	0	1	1	0
Lot 19, Block 10, Plan 9310274	468 Railway Ave	1	1	1	1	0
Lot 22, Block 10, Plan 9710728	412 Railway Ave	1	0	1	1	0
Lot 5, Plan 9911430	150 Railway Ave	1	1	1	1	0
Lots 4, Block 10, Plan 0310340	107 Pinter Drive	1	0	1	1	0
Lot 20A, Block 10, Plan 9710728	446 Railway Ave	1	0	1	1	0
Lot 1 & 2, Block 9, Plan 5808 G.X.	366 Centre Street	2	1	1	1	0
Lot Z, Block 8, Plan 5808G.X.	95 - 5 Avenue East	1	1	1	1	0
Bylaw 24-10 – Lot 11, Block 3, Plan 1011587	176 Railway Ave E	1	1	1	1	0

ADDITIONS									
Lot 5, Block 11, Plan 0710187	174 Centre Street	1	1	1	1	1	1	1	0
Lot 14, Block 11, Plan 0814739	306 Mabbott Road	1	0	1	1	1	1	1	0
Lot 13, Block 11, Plan 0814739	300 Mabbott Road	1	1	1	1	1	1	1	0
LSD 14, NW 15-28- 19-4	705 Centre Street	1	1	1	1	1	1	1	0
LSD 11, NW 15-28- 19-4	701 Centre Street	1	1	1	1	1	1	1	0
SE 15-28-19-4	55 Centre Street	1	1	1	1	1	1	1	0
Lot 1, Block 12, Plan 1313072	301 Mabbott Road	1	1	1	1	1	1	1	0
Lot 2, Block 12, Plan 1313072	291 Mabbott Road	1	0	1	1	1	1	0	1
Lot 3, Block 12, Plan 1313072	281 Mabbott Road	1	0	1	1	1	1	1	0
Lot 4, Block 12, Plan 1313072	271 Mabbott Road	1	0	1	1	1	1	1	0
Lot 5, Block 12, Plan 1313072	261 Mabbott Road	1	1	1	1	1	1	1	0
Lot 6, Block 12, Plan 1313072	251 Mabbott Road	1	0	1	1	1	1	1	0
Lot 7, Block 12, Plan 1313072	241 Mabbott Road	1	0	1	1	1	1	1	0

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Lot 8, Block 12, Plan 1313072	231 Mabbott Road	1	0	1	1	0
Lot 9, Block 12, Plan 1313072	221 Pinter Road	1	1	1	1	0
Lot 10, Block 12, Plan 1313072	385 Starmine Drive	1	1	1	1	0
		154	91	120	110	10

2. Total Developable Parcels 120

Developable parcel means

- (i) a single title parcel of land which is at least 15,000 square feet; or
- (ii) a series of adjacent and contiguous lots which make up at least 15,000 square feet but less than 30,000 square feet; or
- (iii) A single title parcel which has an improvement or is improved in the future.

Improvement Means

- (i) a structure
- (ii) any thing attached or secured to a structure, that would be transferred without special mention by a transfer or sale of the structure; and
- (iii) a designated manufactured home

*Total # of Units subject to Local Improvement Tax Today: 110

**Total # of Units with deferred Local Improvement Tax: 10

- 3. Total Levy \$950,000.00
- 4. Total Levy per Developable Parcel \$ 7,916.67
- 5. Annual Unit Rate per Developable Parcel \$ 634.55
for a Period of Twenty (20) years at 4.987%

6. Total Yearly Assessment against all properties to be assessed (A portion of which may be deferred) \$ 76,146.00

**Parcels deferred will be subject to the local improvement tax once the parcel(s) meet the criteria of developable. The local improvement tax will be recalculated and re-amortized based on the number of years remaining in the local improvement tax bylaw as per section 402(2) of the Municipal Government Act. Parcels that meet the criteria for the local improvement tax after the life of the local improvement tax will be required to be the full tax levy immediately.

7. Unusual Parcels pursuant to Section 404 of the Municipal Government Act 0

8. Special notes as it relates to Affected Properties

- (a) The total cost of the local improvement shall be evenly distributed between all developable parcels.
- (b) All developable parcels shall be liable to pay for the local improvement
- (c) Where an owner has more than one developable parcel that is contiguous at the time of the approval of the local improvement plan:
 - i. the owner shall be liable to pay the local improvement tax for one developable parcel immediately; and
 - ii. a local improvement tax shall be applied to the remaining developable parcels upon the placement of an improvement on that developable parcel.
- (d) Where an owner owns more than one developable parcel which are not contiguous, the owner shall be liable for the local improvement tax on all developable parcels immediately.
- (e) A change in ownership will result in a local improvement tax on a developable lot where a local improvement tax has not yet been levied.
- (f) The Town shall have the right to register the local improvement bylaw against all developable parcels as a caveat in accordance with the Land Titles Act.
- (g) A caveat registered against a developable parcel shall not be discharged until the local improvement tax for the developable parcel has been paid in full.

Schedule B to Bylaw No. 23-06

Annual Levy For The Rosedale Cambria Water Distribution System Local Improvement Project

1. Properties to be assessed:

No. of Parcels	Annual Rate of Assessment Per Developable Parcel	Amount of Annual Assessment
120	\$634.55	\$76,146.00 (subject to deferred properties)

2. Total number of parcels 120

*Total # of Units subject to Local Improvement Tax Today: 110

**Total # of Units with deferred Local Improvement Tax: 10

3. Total annual assessments \$76,146.00
(A portion may be deferred)

**Parcels deferred will be subject to the local improvement tax once the parcel(s) meet the criteria of developable. The local improvement tax will be recalculated and re-amortized based on the number of years remaining in the local improvement tax bylaw as per section 402(2) of the Municipal Government Act. Parcels that meet the criteria for the local improvement tax after the life of the local improvement tax will be required to be the full tax levy immediately.

4. Term of annual assessments 20 Years
5. Total assessment against all parcels \$1,522,929.60