

CITY OF SPRUCE GROVE

BYLAW C-733-10

RAILWAY AVENUE LOCAL IMPROVEMENT BYLAW

Being a bylaw of the City of Spruce Grove, in the Province of Alberta, to impose a local improvement tax against all the lands benefiting from the Railway Avenue Improvement.

WHEREAS, pursuant to the Municipal Government Act, RSA, 2000, c. M-26 and amendments thereto, a Municipal Council must pass a local improvement tax bylaw to impose a local improvement tax against the lands that benefit from the local improvements to raise revenue to pay for the said local improvements;

AND WHEREAS, plans, specifications and estimates for such local improvement work has been made by the General Manager of Planning and Infrastructure, whereby the total cost of the said work was \$1,800,000.

AND WHEREAS, the City of Spruce Grove has prepared a local improvement plan in accordance with the provisions of the Municipal Government Act;

AND WHEREAS, in accordance with the Municipal Government Act, notice of the local improvement plan has been sent to the property owners who will be liable to pay the local improvement tax;

AND WHEREAS, the construction of the local improvements will benefit fifteen (15) parcels of land, as identified and illustrated on Schedule A attached hereto, containing a total area of 7.3507 hectares;

AND WHEREAS, the estimated lifetime of the local improvements have been established at a minimum of fifteen (15) years, consistent with the period of repayment of the costs of the said local improvements;

AND WHEREAS, a sufficient petition, as outlined in the Municipal Government Act, objecting to the local improvements has not been filed with the City of Spruce Grove;

NOW THEREFORE, The Municipal Council of the City of Spruce Grove duly assembled, hereby enacts as follows:

1. That the City of Spruce Grove is hereby empowered and authorized to enter into contracts for the purpose of constructing local improvements as outlined in Schedule A attached hereto.
2. That for the purpose of the aforesaid, a sum not to exceed \$1,800,000, being the total cost of the local improvement project, be funded on the credit and security of the City of Spruce Grove, all of which is to be collected by way of local improvement tax assessed against the properties listed in Schedule A attached hereto.

3. There shall be levied each year against each benefiting property, a local improvement tax in accordance with the schedule outlined in Schedule A attached hereto until each benefiting property has made full payment of its share of the local improvement costs to the City of Spruce Grove including the applied interest costs.
4. The said local improvement tax shall be in addition to all other taxes and rates.
5. This bylaw shall come into full force and effect upon being given third reading and duly signed.

First Reading Carried 28 June 2010

Second Reading 28 June 2010

Third Reading 28 June 2010

Date Signed 05 July 2010

Mayor

City Clerk

BYLAW C-733-10 – SCHEDULE A
Railway Avenue Local Improvement Plan

Proposed Improvement	Construction of new roadway and utility services located along Railway Avenue.
Parcels and Persons Liable to Pay Local Improvement Tax	<ul style="list-style-type: none">a. Meadowlark Towing (1983) Ltd. Lot 1, Block X, Plan 992 5363b. Spruce Grove Feeds Inc. Lot 2, Block X, Plan 992 5363c. Cargill Limited Lot 3, Block X, Plan 992 5363d. Lakeside Roofing Lot 4, Block X, Plan 992 5363e. Spruce Grove & District Agricultural Society Lot A, Block X, Plan 972 2043f. Spruce Grove & District Agricultural Society Lot B, Block X, Plan 972 2043g. Sylvan Development Ltd. Lot 5, Block X, Plan 992 5363h. Sylvan Development Ltd. Lot 6, Block X, Plan 992 5363i. Tractor Ranch Management Inc. Lot 7, Block X, Plan 992 5363j. 103768 Holdings Ltd. NE-34-52-27-4l. Bijan Holdings Limited ¹ Lot 3, Block 1, Plan 4870TR

**BYLAW C-733-10 – SCHEDULE A
Railway Avenue Local Improvement Plan**

Parcels and Persons
Liable to Pay Local
Improvement Tax

m. 1200242 Alberta Ltd. ¹
Lot 4, Block 1, Plan 4870TR

n. 75 Shep Street Ltd. ¹
Lot 10, Block 1, Plan 4870TR

o. Robfam Holdings Ltd. ²
Lot 2, Block 2, Plan 4870TR

p. Sylvan Development Ltd.
Lot B, Block X, Plan 1495NY

1 – Local improvement includes roadway only

2 – Local improvement includes utility services only

Basis

Common costs: area of each parcel of land
Site specific costs: per parcel of land

Total Cost

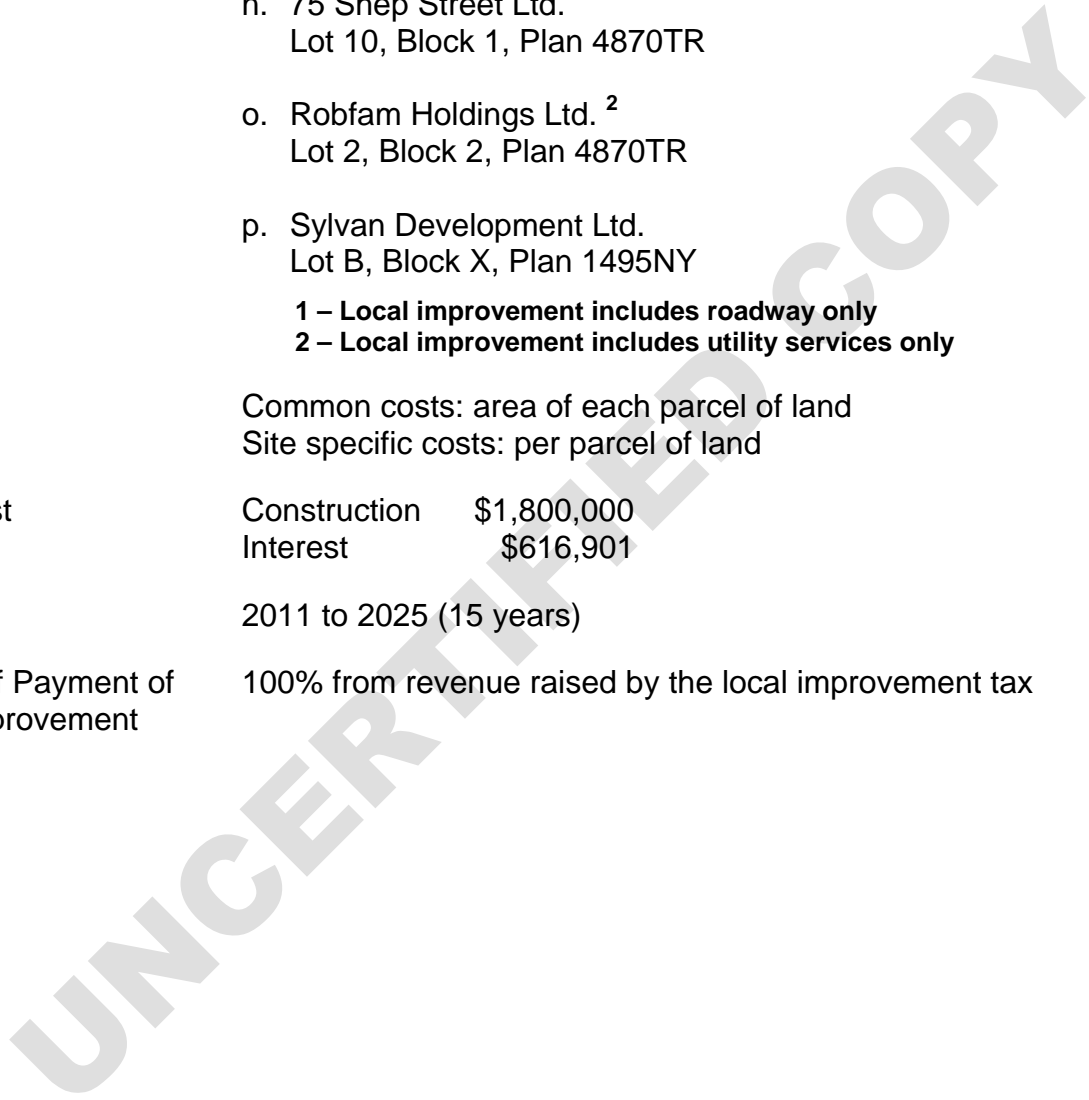
Construction \$1,800,000
Interest \$616,901

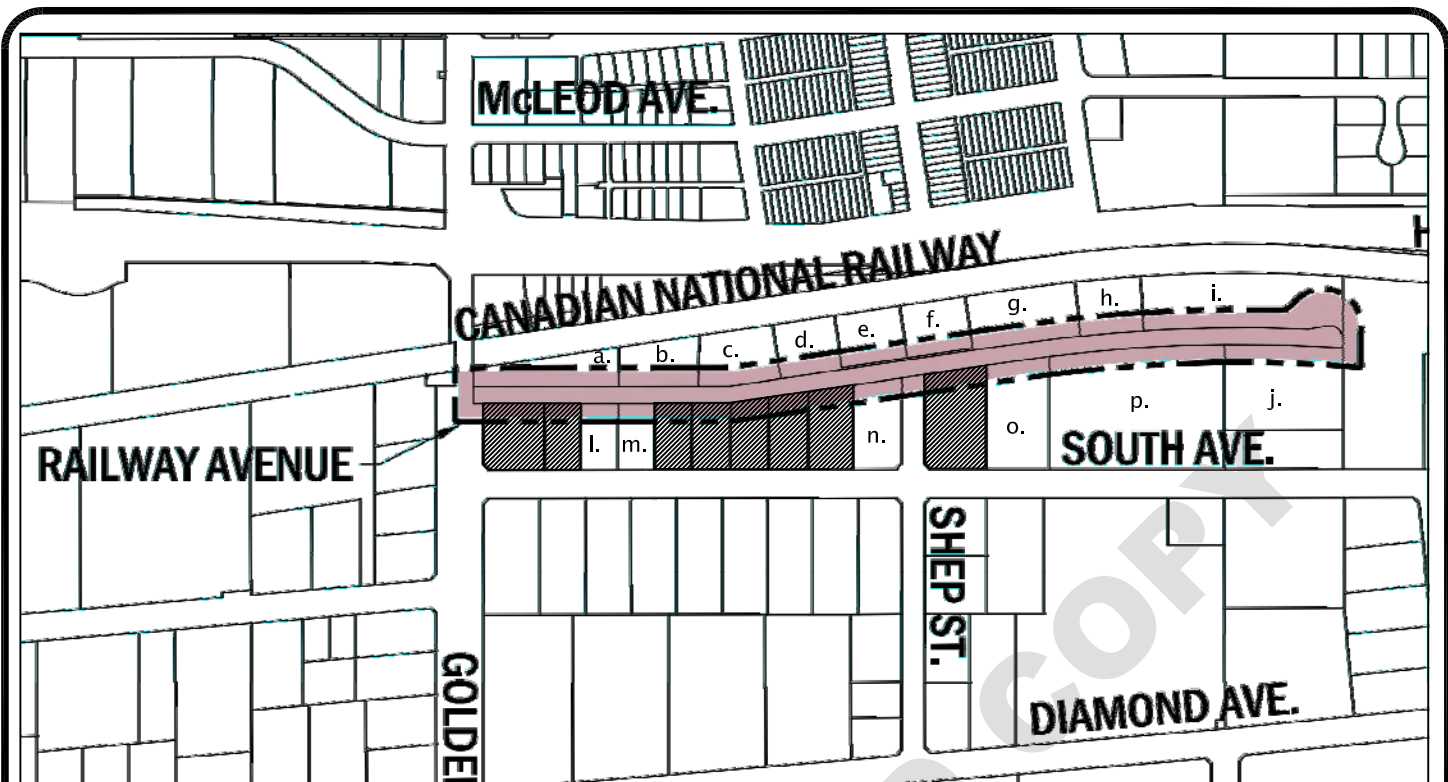
Period


2011 to 2025 (15 years)

Source of Payment of
Local Improvement

100% from revenue raised by the local improvement tax





 *Not participating in Local Improvement*

				PARCEL	PORTION OF	
LOT	BLK	PLAN	OWNER	AREA (m ²)	TOTAL COST (Tender)	
a.	1	X 992 5363	Meadowlark Towing (1983) Ltd.	4707	\$128,172	
b.	2	X 992 5363	Spruce Grove Feeds Inc.	4098	\$126,771	
c.	3	X 992 5363	Cargill Limited	4841	\$150,342	
d.	4	X 992 5363	Lakeside Roofing	3877	\$107,940	
e.	A	X 972 2043	Spruce Grove & District Ag Society	3983	\$110,525	
f.	B	X 972 2043	Spruce Grove & District Ag Society	3986	\$107,227	
g.	5	X 992 5363	Sylvan Development Ltd.	5615	\$86,784	
h.	6	X 992 5363	Sylvan Development Ltd.	4042	\$55,551	
i.	7	X 992 5363	Tractor Ranch Management Inc.	13688	\$221,570	
j.	NE-34-52-27-4		103768 Holdings Ltd.	11437	\$207,367	
l. ¹	3	1 4870TR	Bijan Holdings Limited	1412	\$20,424	
m. ¹	4	1 4870TR	1200242 Alberta Ltd.	1412	\$19,659	
n. ¹	10	1 4870TR	75 Shep Street Ltd.	2429	\$34,433	
o. ²	2	2 4870TR	Robfam Holdings Ltd.	1944	\$74,400	
p.	B	X 1495NY	Sylvan Development Ltd.	6036	\$261,983	
TOTAL:				73507	\$1,713,145.78	
¹ - Local Improvement includes surface only.						
² - Local Improvement includes underground only.						