

**THE CITY OF SPRUCE GROVE**

**BYLAW C-874-14**

**TRI VILLAGE LOCAL IMPROVEMENT BYLAW AMENDMENT**

WHEREAS, pursuant to the *Municipal Government Act*, R.S.A., 2000, c.M-26, a municipality shall 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, 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, the 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.

AND WHEREAS, plans, specifications and estimates for such local improvement work have been established in the development agreement, whereby the total cost of the said work changed from \$3,700,000 to \$5,100,000;

AND WHEREAS, the City of Spruce Grove has prepared a revised local improvement plan with total costs of \$5,100,000;

AND WHEREAS, the construction of the local improvements will benefit four parcels of land, as identified and illustrated on Schedule A attached hereto, containing a total area of 6.74 acres;

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

AND WHEREAS, the City of Spruce Grove wishes amend Bylaw C-792-11

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

1. Bylaw C-792-11 is amended as follows:
  - 1.1 The amount of the total cost of the local improvement noted in section 4.2 is changed from \$3,700,000 to \$5,100,000.
  - 1.2 Schedule A is replaced with the attached new Schedule A.

2. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried 24 March 2014

Second Reading Carried 14 April 2014

Third Reading Carried 12 May 2014

Date Signed 16 May 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

UNCERTIFIED COPY

**BYLAW C-874-14 – SCHEDULE A  
Tri Village Local Improvement Plan**

Proposed Improvement Site grading, road and utility services, and parking lot of Sale Lands and Option Lands, and City of Spruce Grove Lot 11MR, and construction of Jennifer Heil roadway improvements.

- Parcels and Persons Liable to Pay Local Improvement Tax
- a. Jeevan Investments Ltd.: Lot 13, Block 1, Plan 112 5247 (now Lot 14, Plan 142 0645)
  - b. City of Spruce Grove: Lot 12, Block 1, Plan 112 5247 (now Lots 15 and 16, Plan 142 0645)

The Purchaser shall pay the annual local improvement tax levied to the City of Spruce Grove for Lot 12, Block 1, Plan 112 5247 (the Option Lands), in accordance with the terms of the Purchase Agreement.

- c. City of Spruce Grove: Lot 11MR, Block 1, Plan 112 5247 (now Lot 17MR, Block 1, Plan 132 4370)

Basis

	Area of each parcel of land	
	Lot 14	1.98 acres
	Lot 15	1.85 acres
	Lot 16	1.28 acres
	Lot 17MR	1.63 acres

Total Cost	Construction	Up to \$5,100,000
	Interest	\$1,342,369

Period 2016 to 2030 (15 years)

Source of Payment of Local Improvement 100% from revenue raised by the local improvement tax