

CITY OF SPRUCE GROVE

BYLAW C-792-11

TRI VILLAGE LOCAL IMPROVEMENT BYLAW

WHEREAS, pursuant to the Municipal Government Act, R.S.A., 2000, c.M-26, a municipality 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 have been established in the development agreement, whereby the total cost of the said work was \$3,700,000;

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 one (1) parcel of land, as identified and illustrated on Schedule A attached hereto, containing a total area of 6.75 acres;

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

1. BYLAW TITLE

1.1. This bylaw is called "Tri Village Local Improvement Bylaw".

2. DEFINITIONS

2.1. "Act" means the Municipal Government Act, R.S.A., 2000, c.M-26 and amendments thereto.

2.2. "City" means the City of Spruce Grove.

2.3. "Council" means the Mayor and Aldermen duly elected pursuant to the provisions of the Local Authorities Election Act, R.S.A., 2000, c.L-21.

3. APPLICATION

3.1. This bylaw imposes a local improvement tax against the parcel of land identified as the Tri Village Development.

4. LOCAL IMPROVEMENT

4.1. 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.

4.2. That for the purpose of the aforesaid, a sum not to exceed \$3,700,000, 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.

4.3. 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.

4.4. The said local improvement tax shall be in addition to all other taxes and rates.

5. EFFECTIVE DATE

5.1. This bylaw shall come into full force and effect upon being given third reading and duly signed.

First Reading Carried 11 October 2011

Second Reading Carried 28 November 2011

Third Reading Carried 28 November 2011

Date Signed 07 December 2011

Mayor

City Clerk

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BYLAW C-792-11 – SCHEDULE A
Tri Village Local Improvement Plan

Proposed Improvement	Site grading and construction of adjacent roadway, utility services and parking lot of Tri Village Development.
Parcels and Persons Liable to Pay Local Improvement Tax	a. City of Spruce Grove. A portion of Lot 10MR, Block 1, Plan 052 2417 as shown in Schedule A
Basis	Area of each parcel of land
Total Cost	Construction \$3,700,000 Interest \$920,000
Period	2013 to 2027 (15 years)
Source of Payment of Local Improvement	100% from revenue raised by the local improvement tax

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