

TOWN OF CANMORE
BYLAW 11 - 2010
PROVINCE OF ALBERTA

This Bylaw replaces Bylaw 9-2008 "Sidewalk, Path and Curb & Gutter Local Improvement on Three Sisters Drive" (lower).

WHEREAS

The Council of the Town of Canmore has decided to issue a bylaw pursuant to Section 251 of the Municipal Government Act to authorize the financing, undertaking and completing of the Sidewalk, Path and Curb & Gutter Local Improvement on Three Sisters Drive.

The Council has also decided to set uniform tax rates on each parcel of land based on the estimated cost of the local improvement pursuant to Section 398(l) (c) (ii) of the Municipal Government Act.

This amending Bylaw reflects the actual cost of the construction of this local improvement upon completion.

The Municipal Government Act, Chapter M-26. 1, R.S.A. 2000, provides as follows:

399 The undertaking of a local improvement may be started, the local improvement tax bylaw may be passed and debentures may be issued before or after the actual cost of the local improvement has been determined

The actual cost of the project is \$ 173,998 of which 50% will be financed by way of a local improvement against the benefiting property owners. There are 35 properties that will share equally the costs for the sidewalk as there are 8 properties that have an existing sidewalk adjacent to the property. These properties will not be charged for the sidewalk portion of the local improvement. All properties (43) will share equally the costs of the path and curb and gutter.

The affected parcels on lower Three Sisters Drive will commence payment for the Local Improvement Tax as part of the 2010 Tax Roll.

The proposed local improvement will benefit 43 properties as shown on the map attached in the Appendix.

All required approvals for the project have been obtained and the project is in compliance with all acts and regulations of the Province of Alberta.

The Council of the Town of Canmore did not receive a sufficient number of petitions against the undertaking and construction of the Sidewalk, Path and Curb & Gutter Local Improvement.

NOW THEREFORE

THE COUNCIL OF THE TOWN OF CANMORE DULY ASSEMBLED ENACTS AS FOLLOWS:

1. That a tax rate of \$2,162 per assessable parcel of land be set for the affected properties paying for 50% of the Sidewalk, Path and Curb & Gutter Local Improvement. This tax rate can be paid as follows:
 - a) Annual payments of \$196 / year over a 15 year amortization period at 4.139% interest (Total cost per parcel = \$2,944.81 over 15 years).
 - b) Lump sum payment at any time.
2. That a tax rate of \$1,417.00 per assessable parcel of land be set for the affected properties paying for 50% of the Path and Curb & Gutter Local Improvement. This tax rate can be paid as follows:
 - a) Annual payments of \$129/year over a 15 year amortization period at 4.139% interest (Total cost per

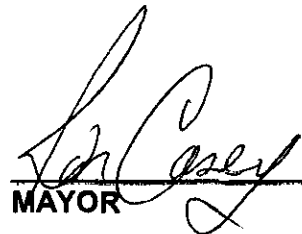
parcel = \$1,930.80 over 15 years).

b) Lump sum payment at any time.

- 3. The "Local Improvement Parcel Cost Allocation" in the Appendix attached hereto is calculated on a per parcel basis.
- 4. That for the purpose of the Sidewalk, Path and Curb & Gutter Local Improvement the sum of \$103,068.35 be collected by adding the annual amount to the municipal tax roll in 2010 to the affected properties on lower Three Sisters Drive (Total of 35 properties).
- 5. That for the purpose of the Path and Curb & Gutter Local Improvement the sum of \$15,446.40 be collected by adding the annual amount to the municipal tax roll in 2010 to the affected properties on lower Three Sisters Drive (Total of 8 properties).
- 6. That any Local Improvement sum outstanding be paid in full prior to the Town granting subdivision of a property.
- 7. The indebtedness is contracted on the credit and security of the Town of Canmore at large.
- 8. This bylaw shall take effect on the day of the final passing thereof.
- 9. Bylaw ~~24-2007~~ is hereby repealed.

09-2008 AB

FIRST READING: March 16, 2010
SECOND READING: March 16, 2010
THIRD READING: March 16, 2010



 MAYOR



 DESIGNATED OFFICER



**Town of Canmore
Engineering Services**

Local Improvement payment Information

Project : Three Sisters Drive Sidewalk/Path/Curb & Gutter Installation

Basis of Local Improvement Tax Calculations	
Actual Cost of Design and Construction Services for phase 2	\$173,998.00
Portion of cost allocated to Taxable Properties (50%)	\$86,999.00
Portion of Cost allocated to Town of Canmore (50%)	\$86,999.00
Total affected parcels (phase 2)	43
Remaining amortization Period, years (lower)	15
Interest Rate	4.139%

Local Improvement Cost Allocation per Parcel and Repayment Charges 2010									
Plan	Block	Lot	Civic Address	Year to Start LIT	Total LIT Cost per Parcel	Parcel Paid in 2007	LI Cost per parcel Outstanding	Annual LIT Repayment (incl. interest)	Total LIT Cost per Parcel paid over Amortization Period
4171JK	9	21	235 THREE SISTERS DRIVE	2010	\$1,417	\$0	\$1,417	\$129	\$1,930.80
4171JK	9	20	237 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	9	19	239 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	9	18	241 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	9	16	245 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	9	15	247 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	4	15	248 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	9	14	249 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	4	14	250 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	9	13	251 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	4	13	252 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
812368	9	39	253A THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
812368	9	38	253B THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,945.21
4171JK	4	12	254 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	4	11	256 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	9	9	259 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	9	8	261 THREE SISTERS DRIVE	2010	\$1,417	\$0	\$1,417	\$129	\$1,930.80
4171JK	9	7	263 THREE SISTERS DRIVE	2010	\$1,417	\$0	\$1,417	\$129	\$1,930.80
4171JK	4	7	264 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	9	6	265 THREE SISTERS DRIVE	2010	\$1,417	\$0	\$1,417	\$129	\$1,930.80
4171JK	9	5	267 THREE SISTERS DRIVE	2010	\$1,417	\$0	\$1,417	\$129	\$1,930.80
4171JK	4	5	268 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	9	4	269 THREE SISTERS DRIVE	2010	\$1,417	\$0	\$1,417	\$129	\$1,930.80
4171JK	4	4	270 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	9	3	271 THREE SISTERS DRIVE	2010	\$1,417	\$0	\$1,417	\$129	\$1,930.80
4171JK	4	3	272 THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81

Plan	Block	Lot	Civic Address	Year to Start LIT	Total LIT Cost per Parcel	Parcel Paid in 2007	LI Cost per parcel Outstanding	Annual LIT Repayment (incl. interest)	Total LIT Cost per Parcel paid over Amortization Period
4171JK	9	2	273 THREE SISTERS DRIVE	2010	\$1,417	\$0	\$1,417	\$129	\$1,930.80
0413614	9	35	243A THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
0413614	9	34	243B THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
0611151	9	2	246A THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
0611151	9	1	246B THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	9	11	255A THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	9	11	255B THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	9	10 S	257A THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	9	10 N	257B THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
0310379	4	18	258A THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
0310379	4	19	258B THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
0411213	4	22	260A THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
0411213	4	23	260B THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
0411213	4	20	262A THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
0411213	4	21	262B THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	4	6	266A THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
4171JK	4	6	266B THREE SISTERS DRIVE	2010	\$2,162	\$0	\$2,162	\$196	\$2,944.81
Total Local Improvements for Phase 2 (Lower Three Sisters Drive)					\$86,999		\$86,999	\$7,901	\$118,515.02

Lower Three Sisters Drive affected property owners

