

TOWN OF CANMORE

**BYLAW 10 - 2010
PROVINCE OF ALBERTA**

This Bylaw authorizes the Council of the Town of Canmore to authorize the financing, constructing, and assessing of a Sidewalk, Path and Curb & Gutter Local Improvement on Three Sisters Drive (upper) and replaces Bylaw 24-2007

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 Upper 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.

The Council intended to update the Bylaw to reflect 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 \$141,184 of which 50% will be financed by way of a local improvement against the benefiting property owners. There are 32 properties that will share equally the costs for the sidewalk as there is 1 property that has an existing sidewalk adjacent to the property. This property will not be charged for the sidewalk portion of the local improvement. All properties (33) will share equally the costs of the path and curb and gutter.

The affected parcels on Upper Three Sisters Drive have made one payment for the Local Improvement Tax as part of the 2007 Tax Roll (under Bylaw 24-2007).

The proposed local improvement will benefit 33 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:

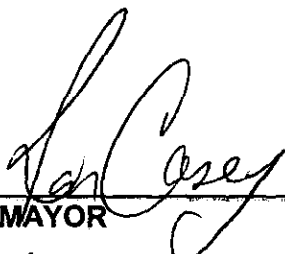
1. That a tax rate of \$1,926.00 per assessable parcel of land be set for the affected properties paying for 50% of the Sidewalk, Path and Curb & Gutter Local Improvement. This tax rate can be paid as follows:
 - a) Annual payments of \$184 / year over a 14 year amortization period at 4.139% interest (Total cost per parcel = \$2,575.74 over 14 years).
 - b) Lump sum payment at any time.
2. That a tax rate of \$1,279.00 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 \$122.00 / year over a 14 year amortization period at 4.139% interest (Total cost per parcel = \$1,711.20 over 14 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 \$ 79,674.92 be collected by adding the annual amount to the municipal tax roll in 2010 to the affected properties on Upper three Sisters Drive (Total of 32 properties).
- 5. That for the purpose of the Path and Curb & Gutter Local Improvement the sum of \$1,711.20 be collected by adding the annual amount to the municipal tax roll in 2010 to the affected property on Upper three Sisters Drive (Total of 1 property).
- 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.

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	
Basis of Calculations:	Parcel Based Local Improvement Tax
Actual Cost of Design and Construction Services for phase 1	\$141,184.00
Portion of cost allocated to Taxable Properties (50%)	\$70,592.00
Portion of Cost allocated to Town of Canmore (50%)	\$70,592.00
Total affected parcels (phase 1)	33
Remaining amortization Period, years (upper)	14
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	4	2	274 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
4171JK	9	1	275 THREE SISTERS DRIVE	2010	\$1,417	\$138	\$1,279	\$122	\$1,711.20
4171JK	4	1	276 THREE SISTERS DRIVE	2010	\$2,162	\$2,291	-\$129	(\$12)	-\$172.94
9011872	4	17	278 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
0610712	8	14	279 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
4171JK	8	9	281 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
4171JK	8	8	283 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
4171JK	8	7	285 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
4171JK	8	6	287 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
7610467	5	21	288 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
7610467	5	20	290 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
4171JK	8	4	291 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
4171JK	8	3	293 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
4171JK	6	5	294 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
4171JK	8	2	295 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
4171JK	6	4	296 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
4171JK	8	1	297 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
9710217	6	7	298 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
9710217	6	6	300 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
4171JK	7	3	305 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
4171JK	7	2	307 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
8210815	2	47	309 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74

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
9210974	2	75	311 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
9210974	2	74	313 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
9210974	2	73	315 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
9210974	2	72	317 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
7610775	5	24	500 THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
7610467	5	22	286A THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
7610467	5	22	286B THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
0512784	8	12	289A THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
0512784	8	11	289B THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
0410587	5	26	292A THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
0410587	5	27	292B THREE SISTERS DRIVE	2010	\$2,162	\$236	\$1,926	\$184	\$2,575.74
Total Local Improvements for Phase 1 (Upper Three Sisters Drive)					\$70,592	\$9,745	\$60,847	\$5,813	\$87,199.41

Upper Three Sisters Drive affected property owners

