



BYLAW No. 24-964 of the Municipal District of Greenview No. 16

A Bylaw of the Municipal District of Greenview No. 16 to provide for a local improvement tax in respect of all lands that directly benefit from the 99 Street road extension, water main and sanitary sewer extension repair, street lighting and electrical repair, and Tower Park Estates storm water management facility construction project.

Whereas, pursuant to section 397 of the Municipal Government Act R.S.A. 200, c M-26.1, the Council of the Municipal District of Greenview No. 16 may impose a local improvement tax when it considers proposed improvement to a given area to be of greater benefit to the designated areas of the municipality than to the whole municipality; and are thus defined as “local improvements”;

Whereas, the estimated lifetime of the local improvement is twenty (20) years;

Whereas, the proposed construction will serve approximately 550.2 assessable metres of frontage and 2.689 hectares;

Now Therefore, the Council of the Municipal District of Greenview No. 16, duly assembled, hereby enacts as follows:

1. TITLE

1.1. This Bylaw may be cited as the “Tower Park Estates Local Improvement Plan”.

2. GENERAL

2.1. For the purposes of completing the 99 Street road extension, the sum of \$1,364,515.20 is to be collected by way of an annual, uniform local improvement tax rate assessed against the benefiting owners as provided in Schedule “A” attached.

2.2. For the purposes of completing the 99 Street water main and sanitary sewer expansion repair, the sum of \$52,854.40 for the water main and \$119,138.40 for the sanitary sewer, is to be collected by way of an annual, uniform local improvement tax rate assessed against the benefiting owners as provided in Schedule “B” attached.

2.3. For the purposes of completing the 99 Street lighting and electrical repair, the sum of \$355,332.00 is to be collected by way of an annual, uniform local improvement tax rate assessed against the benefiting owners as provided in Schedule “C” attached.

2.4. For the purposes of completing the Tower Park Estates storm water management facility construction project, the sum of \$4,565,759.20 is to be collected by way of an annual, uniform local improvement tax rate assessed against the benefiting owners as provided in Schedule “D” attached.

3. **COMING INTO FORCE**

3.1. This Bylaw shall come into force and effect upon the day of final passing and signing.

Read a first time this 24th day of September, 2024.

Read a second time this 22nd day of October, 2024.

Read a third time this 22nd day of October, 2024.



REEVE



CHIEF ADMINISTRATIVE OFFICER

The Municipal District of Greenview No. 16
Bylaw No. 24-964

Schedule "A"

Annual Levy for the 99 Street Road Extension Local Improvement Project

1. Properties to be assessed:
 - a. Plan 062 7943, Block 35, Lot 19 (GC Inn & Suites)
 - b. Plan 972 0897, Block 38, Lot 3PUL
 - c. Plan 082 5600, Block 50, Lot 2 (Tower Park Estates)
 - d. Condo Plan 092 5042 (Main Street Lots) and all Condo Units therein.
2. Total Frontage 550.2 linear meters
3. Total Levy \$1,364,515.20
4. Total Levy per Metre of Frontage \$2,480.03
5. Annual Unit Rate per Metre of Frontage Payable for a Period of Twenty (20) years at 6.00%
\$124.00
6. Total Yearly Assessment against all properties to be assessed \$68,225.76
7. The parcels of land in respect of which the local improvement tax will be imposed, and the person(s) who will be liable to pay the local improvement tax are as follows:

Roll Number	Legal Description	Frontage (m)	Total Tax	Annual Tax
3519000	062 7943; 35; 19	57.8	\$143,346.02	\$7,167.30
392300	972 0898; 38; 3PUL	30.6	\$75,889.07	\$3,794.45
46040	082 5600; 50; 3	341.5	\$846,931.92	\$42,346.60
520001-520044	Plan 092 5042	120.3	\$298,348.20	\$14,917.41
Roll Number	Lot within Plan 092 5042	Unit Factor	Total Tax	Annual Tax
520001	1	245	\$7,309.53	\$365.48
520002	2	331	\$9,875.33	\$493.77
520003	3	471	\$14,052.20	\$702.61
520004	4	475	\$14,171.54	\$708.58
520005	5	336	\$10,024.50	\$501.22
520006	6	339	\$10,114.00	\$505.70
520007	7	270	\$8,055.40	\$402.77
520008	8	416	\$12,411.29	\$620.56
520009	9	417	\$12,441.12	\$622.06

520010	10	666	\$19,869.99	\$993.50
520011	11	253	\$7,548.21	\$377.41
520012	12	253	\$7,548.21	\$377.41
520013	13	167	\$4,982.41	\$249.12
520014	14	168	\$5,012.25	\$250.61
520015	15	167	\$4,982.41	\$249.12
520016	16	168	\$5,012.25	\$250.61
520017	17	167	\$4,982.41	\$249.12
520018	18	165	\$4,922.75	\$246.14
520019	19	167	\$4,982.41	\$249.12
520020	20	168	\$5,012.25	\$250.61
520021	21	167	\$4,982.41	\$249.12
520022	22	168	\$5,012.25	\$250.61
520023	23	167	\$4,982.41	\$249.12
520024	24	168	\$5,012.25	\$250.61
520025	25	167	\$4,982.41	\$249.12
520026	26	167	\$4,982.41	\$249.12
520027	27	167	\$4,982.41	\$249.12
520028	28	167	\$4,982.41	\$249.12
520029	29	168	\$5,012.25	\$250.61
520030	30	168	\$5,012.25	\$250.61
520031	31	168	\$5,012.25	\$250.61
520032	32	167	\$4,982.41	\$249.12
520033	33	168	\$5,012.25	\$250.61
520034	34	167	\$4,982.41	\$249.12
520035	35	167	\$4,982.41	\$249.12
520036	36	168	\$5,012.25	\$250.61
520037	37	167	\$4,982.41	\$249.12
520038	38	168	\$5,012.25	\$250.61
520039	39	167	\$4,982.41	\$249.12
520040	40	168	\$5,012.25	\$250.61
520041	41	168	\$5,012.25	\$250.61
520042	42	168	\$5,012.25	\$250.61
520043	43	253	\$7,548.21	\$377.41
520044	44	253	\$7,548.21	\$377.41
Total Tax Collected			\$1,364,515.20	\$68,225.76

Schedule "B"

Annual Levy for the 99 Street Water Main and Sanitary Sewer Extension Repair Local Improvement Project

The Municipal District of Greenview No. 16
Bylaw No. 24-964

1. Properties to be assessed:
 - a. Plan 972 0897, Block 38, Lot 3PUL
 - b. Plan 082 5600, Block 50, Lot 2 (Tower Park Estates)
 - c. Condo Plan 092 5042 (Main Street Lots) and all Condo Units therein.
2. Total Frontage 492.4 linear meters
3. Total Levy (Water + Sewer) \$52,854.40 + \$119,138.40
4. Total Levy per Metre of Frontage \$107.34 + \$241.95
5. Annual Unit Rate per Metre of Frontage Payable for a Period of Twenty (20) years at 6.00%
\$5.37 + \$12.10
6. Total Yearly Assessment against all properties to be assessed \$2,642.72 + \$5,956.92
7. The parcels of land in respect of which the local improvement tax will be imposed, and the person(s) who will be liable to pay the local improvement tax are as follows:

Roll Number	Legal Description	Frontage (m)	Total Tax Water	Annual Tax Water	Total Tax Sewer	Annual Tax Sewer
392300	972 0898; 38; 3PUL	30.6	\$3,284.62	\$164.23	\$7,403.81	\$370.19
46040	082 5600; 50; 3	341.5	\$36,656.74	\$1,832.84	\$82,627.46	\$4,131.37
520001-520044	Plan 092 5042	120.3	\$12,913.05	\$645.65	\$29,107.13	\$1,455.36
Roll Number	Lot within Plan 092 5042	Unit Factor	Total Tax Water	Annual Tax Water	Total Tax Sewer	Annual Tax Sewer
520001	1	245	\$316.37	\$15.82	\$713.12	\$35.66
520002	2	331	\$427.42	\$21.37	\$963.45	\$48.17
520003	3	471	\$608.20	\$30.41	\$1,370.95	\$68.55
520004	4	475	\$613.37	\$30.67	\$1,382.59	\$69.13
520005	5	336	\$433.88	\$21.69	\$978.00	\$48.90
520006	6	339	\$437.75	\$21.89	\$986.73	\$49.34
520007	7	270	\$348.65	\$17.43	\$785.89	\$39.29
520008	8	416	\$537.18	\$26.86	\$1,210.86	\$60.54
520009	9	417	\$538.47	\$26.92	\$1,213.77	\$60.69
520010	10	666	\$860.01	\$43.00	\$1,938.53	\$96.93
520011	11	253	\$326.70	\$16.34	\$736.41	\$36.82
520012	12	253	\$326.70	\$16.34	\$736.41	\$36.82

520013	13	167	\$215.65	\$10.78	\$486.09	\$24.30
520014	14	168	\$216.94	\$10.85	\$489.00	\$24.45
520015	15	167	\$215.65	\$10.78	\$486.09	\$24.30
520016	16	168	\$216.94	\$10.85	\$489.00	\$24.45
520017	17	167	\$215.65	\$10.78	\$486.09	\$24.30
520018	18	165	\$213.07	\$10.65	\$480.27	\$24.01
520019	19	167	\$215.65	\$10.78	\$486.09	\$24.30
520020	20	168	\$216.94	\$10.85	\$489.00	\$24.45
520021	21	167	\$215.65	\$10.78	\$486.09	\$24.30
520022	22	168	\$216.94	\$10.85	\$489.00	\$24.45
520023	23	167	\$215.65	\$10.78	\$486.09	\$24.30
520024	24	168	\$216.94	\$10.85	\$489.00	\$24.45
520025	25	167	\$215.65	\$10.78	\$486.09	\$24.30
520026	26	167	\$215.65	\$10.78	\$486.09	\$24.30
520027	27	167	\$215.65	\$10.78	\$486.09	\$24.30
520028	28	167	\$215.65	\$10.78	\$486.09	\$24.30
520029	29	168	\$216.94	\$10.85	\$489.00	\$24.45
520030	30	168	\$216.94	\$10.85	\$489.00	\$24.45
520031	31	168	\$216.94	\$10.85	\$489.00	\$24.45
520032	32	167	\$215.65	\$10.78	\$486.09	\$24.30
520033	33	168	\$216.94	\$10.85	\$489.00	\$24.45
520034	34	167	\$215.65	\$10.78	\$486.09	\$24.30
520035	35	167	\$215.65	\$10.78	\$486.09	\$24.30
520036	36	168	\$216.94	\$10.85	\$489.00	\$24.45
520037	37	167	\$215.65	\$10.78	\$486.09	\$24.30
520038	38	168	\$216.94	\$10.85	\$489.00	\$24.45
520039	39	167	\$215.65	\$10.78	\$486.09	\$24.30
520040	40	168	\$216.94	\$10.85	\$489.00	\$24.45
520041	41	168	\$216.94	\$10.85	\$489.00	\$24.45
520042	42	168	\$216.94	\$10.85	\$489.00	\$24.45
520043	43	253	\$326.70	\$16.34	\$736.41	\$36.82
520044	44	253	\$326.70	\$16.34	\$736.41	\$36.82
Total Tax Collected			\$52,854.40	\$2,642.72	\$119,138.40	\$5,956.92

Schedule "C"

Annual Levy for the 99 Street Electrical Service and Street Light Repair Local Improvement Project

1. Properties to be assessed:
 - a. Plan 972 0897, Block 38, Lot 3PUL
 - b. Plan 082 5600, Block 50, Lot 2 (Tower Park Estates)
 - c. Condo Plan 092 5042 (Main Street Lots) and all Condo Units therein.

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2. Total Frontage 492.4 linear meters
3. Total Levy \$355,332.00
4. Total Levy per Metre of Frontage \$721.63
5. Annual Unit Rate per Metre of Frontage Payable for a Period of Twenty (20) years at 6.00%
\$36.08
6. Total Yearly Assessment against all properties to be assessed \$17,766.60
7. The parcels of land in respect of which the local improvement tax will be imposed, and the person(s) who will be liable to pay the local improvement tax are as follows:

Roll Number	Legal Description	Frontage (m)	Total Tax	Annual Tax
392300	972 0898; 38; 3PUL	30.6	\$22,081.96	\$1,104.10
46040	082 5600; 50; 3	341.5	\$246,437.61	\$12,321.88
520001-520044	Plan 092 5042	120.3	\$86,812.43	\$4,340.62
Roll Number	Lot within Plan 092 5042	Unit Factor	Total Tax	Annual Tax
520001	1	245	\$2,126.90	\$106.35
520002	2	331	\$2,873.49	\$143.67
520003	3	471	\$4,088.87	\$204.44
520004	4	475	\$4,123.59	\$206.18
520005	5	336	\$2,916.90	\$145.84
520006	6	339	\$2,942.94	\$147.15
520007	7	270	\$2,343.94	\$117.20
520008	8	416	\$3,611.40	\$180.57
520009	9	417	\$3,620.08	\$181.00
520010	10	666	\$5,781.71	\$289.09
520011	11	253	\$2,196.35	\$109.82
520012	12	253	\$2,196.35	\$109.82
520013	13	167	\$1,449.77	\$72.49
520014	14	168	\$1,458.45	\$72.92
520015	15	167	\$1,449.77	\$72.49
520016	16	168	\$1,458.45	\$72.92
520017	17	167	\$1,449.77	\$72.49
520018	18	165	\$1,432.41	\$71.62

520019	19	167	\$1,449.77	\$72.49
520020	20	168	\$1,458.45	\$72.92
520021	21	167	\$1,449.77	\$72.49
520022	22	168	\$1,458.45	\$72.92
520023	23	167	\$1,449.77	\$72.49
520024	24	168	\$1,458.45	\$72.92
520025	25	167	\$1,449.77	\$72.49
520026	26	167	\$1,449.77	\$72.49
520027	27	167	\$1,449.77	\$72.49
520028	28	167	\$1,449.77	\$72.49
520029	29	168	\$1,458.45	\$72.92
520030	30	168	\$1,458.45	\$72.92
520031	31	168	\$1,458.45	\$72.92
520032	32	167	\$1,449.77	\$72.49
520033	33	168	\$1,458.45	\$72.92
520034	34	167	\$1,449.77	\$72.49
520035	35	167	\$1,449.77	\$72.49
520036	36	168	\$1,458.45	\$72.92
520037	37	167	\$1,449.77	\$72.49
520038	38	168	\$1,458.45	\$72.92
520039	39	167	\$1,449.77	\$72.49
520040	40	168	\$1,458.45	\$72.92
520041	41	168	\$1,458.45	\$72.92
520042	42	168	\$1,458.45	\$72.92
520043	43	253	\$2,196.35	\$109.82
520044	44	253	\$2,196.35	\$109.82
Total Tax Collected			\$355,332.00	\$17,766.60

Schedule "D"

Annual Levy for the 99 Street Storm Water Management Facility Local Improvement Project

1. Properties to be assessed:
 - a. Plan 972 0897, Block 38, Lot 3PUL
 - b. Plan 082 5600, Block 50, Lot 2 (Tower Park Estates)
 - c. Condo Plan 092 5042 (Main Street Lots) and all Condo Units therein.
2. Total Area 2.689 hectares
3. Total Levy \$4,565,759.20

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4. Total Levy per Benefiting Hectare \$1,697,939.46
5. Annual Unit Rate per Benefiting Hectare Payable for a Period of Twenty (20) years at 6.00%
\$84,896.97
6. Total Yearly Assessment against all properties to be assessed \$228,287.96
7. The parcels of land in respect of which the local improvement tax will be imposed, and the person(s) who will be liable to pay the local improvement tax are as follows:

Roll Number	Legal Description	Area	Total Tax	Tax Per Year
392300	972 0898; 38; 3PUL	0.49	\$831,990.33	\$41,599.52
46010	082 5600; 50; 3	1.659	\$2,816,881.56	\$140,844.08
520001-520044	Plan 092 5042	0.54	\$916,887.31	\$45,844.37
Roll Number	Lot within Plan 092 5042	Unit Factor	Total Tax	Tax Per Year
520001	1	245	\$22,463.74	\$1,123.19
520002	2	331	\$30,348.97	\$1,517.45
520003	3	471	\$43,185.39	\$2,159.27
520004	4	475	\$43,552.15	\$2,177.61
520005	5	336	\$30,807.41	\$1,540.37
520006	6	339	\$31,082.48	\$1,554.12
520007	7	270	\$24,755.96	\$1,237.80
520008	8	416	\$38,142.51	\$1,907.13
520009	9	417	\$38,234.20	\$1,911.71
520010	10	666	\$61,064.69	\$3,053.23
520011	11	253	\$23,197.25	\$1,159.86
520012	12	253	\$23,197.25	\$1,159.86
520013	13	167	\$15,312.02	\$765.60
520014	14	168	\$15,403.71	\$770.19
520015	15	167	\$15,312.02	\$765.60
520016	16	168	\$15,403.71	\$770.19
520017	17	167	\$15,312.02	\$765.60
520018	18	165	\$15,128.64	\$756.43
520019	19	167	\$15,312.02	\$765.60
520020	20	168	\$15,403.71	\$770.19
520021	21	167	\$15,312.02	\$765.60
520022	22	168	\$15,403.71	\$770.19
520023	23	167	\$15,312.02	\$765.60

520024	24	168	\$15,403.71	\$770.19
520025	25	167	\$15,312.02	\$765.60
520026	26	167	\$15,312.02	\$765.60
520027	27	167	\$15,312.02	\$765.60
520028	28	167	\$15,312.02	\$765.60
520029	29	168	\$15,403.71	\$770.19
520030	30	168	\$15,403.71	\$770.19
520031	31	168	\$15,403.71	\$770.19
520032	32	167	\$15,312.02	\$765.60
520033	33	168	\$15,403.71	\$770.19
520034	34	167	\$15,312.02	\$765.60
520035	35	167	\$15,312.02	\$765.60
520036	36	168	\$15,403.71	\$770.19
520037	37	167	\$15,312.02	\$765.60
520038	38	168	\$15,403.71	\$770.19
520039	39	167	\$15,312.02	\$765.60
520040	40	168	\$15,403.71	\$770.19
520041	41	168	\$15,403.71	\$770.19
520042	42	168	\$15,403.71	\$770.19
520043	43	253	\$23,197.25	\$1,159.86
520044	44	253	\$23,197.25	\$1,159.86
Total Tax Collected			\$4,565,759.20	\$228,287.96