

MUNICIPALITY OF CROWSNEST PASS
BYLAW NO. 1238, 2025
LOCAL IMPROVEMENT TAX BYLAW 30 AVENUE BELLEVUE INFRASTRUCTURE

BEING a Bylaw of the Municipality of the Crowsnest Pass, in the Province of Alberta, to impose a local improvement tax against all the lands benefiting from the 30 Avenue Bellevue Infrastructure Improvement.

WHEREAS the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000 and any amendments thereto, Council 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 made by the Chief Administrative Officer, whereby the total cost of the said work is \$1,320,132;

AND WHEREAS the Municipality of the Crowsnest Pass 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 two (2) parcels of land, as identified and illustrated on Schedule A attached hereto, containing a total area of the 1.14 hectares;

AND WHEREAS the estimated lifetime of the local improvements has been established at a minimum of twenty (20) 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 Municipality of the Crowsnest Pass;

NOW THEREFORE the Council of the Municipality of Crowsnest Pass, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. Short Title and General

- 1.1 That the Municipality of the Crowsnest Pass is hereby empowered and authorized to enter into contracts for the purpose of constructing local improvements as outlined in Schedule A attached hereto.
- 1.2 That for the purpose of the aforesaid, a sum not to exceed \$1,320,132, being the total cost of the local improvement project, to be financed with a borrowing of \$1,000,000 with the remainder of the project costs to be funded by reserves.
- 1.3 That for the purpose of the aforesaid, \$1,568,061.20 will be collected by way of local improvement tax assessed against the properties listed in Schedule A attached hereto, with the remainder of the project costs to be funded by reserves held by the municipality.

1.4 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 Municipality of Crowsnest Pass including the applied interest costs.

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

2. Severability

2.1 Each Section of the Bylaw shall be read and construed as being separate and severable from each other Section. Furthermore, should any Section or Part of this Bylaw be found to have been improperly enacted for any reason, that such Section or Part shall be regarded as being severable from the rest of the Bylaw and the Bylaw remaining after such severance shall be effective and enforceable.

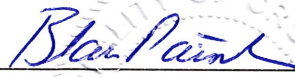
3. Effective date

3.1 This Bylaw comes into force and effect when it has received third reading and has been duly signed.


READ a **first** time in council this 8th day of July 2025.

READ a **second** time in council this 15th day of July 2025.

READ a **third and final** time in council this 15th day of July 2025.



Blair Painter
Mayor



Patrick Thomas
Chief Administrative Officer

Bylaw 1238, 2025 - Schedule A
30 Avenue Bellevue Infrastructure Local Improvement Plan

Local improvement description and location

The location of construction will be on 30 Ave between 222 Street and 214 Street. The project will involve installation of water, wastewater, storm, curb & gutter, asphalt, sidewalk, streetlighting and shallow utilities.

Identify i) parcels of land ii) person liable for improvement tax

The affected properties include:

A portion of NW¼ 21-7-3-W5M, containing ±0.76 ha (1.9 acres), and
Lot 35, Block 2, Plan 831 1587, containing ±0.38 ha (0.9 acres)

The owners of the following properties will be responsible for the local improvement tax:

Title 941262400

Title 941275867

Tax rate is based on area of land

West: Area ±0.76 ha (1.9 acres) – 68%

East: Area ±0.38 ha (0.9 acres) – 32%

Estimated cost

Total costs of the project are estimated to be \$1,320,132.00 to be financed with a borrowing of \$1,000,000.00. The remaining \$320,132.00 of project costs will be funded by reserves held by the municipality.

The borrowing amount is estimated to have an interest rate of 4.81%, which results in interest payable of \$568,061.20. The local improvement tax will include the principal and interest, totaling \$1,568,061.20. The local improvement tax will be applied from 2026 to 2045.

Parcel	Title Number	Roll Number	Area	Total Cost / Year
NW¼ 21-7-3-W5M	941262400	3059002	±0.76 ha (1.9 acres)	\$53,314.08
Lot 35, Block 2, Plan 8311587	941274867	3040824	±0.38 ha (0.9 acres)	\$25,088.98

