

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 20-021

**Diamond City Sewer and Water
Infrastructure Local Improvement Tax Bylaw**

This Bylaw authorizes the Council of Lethbridge County to impose a local improvement tax in respect of all lands that directly benefit from the Diamond City water distribution and sanitary sewer collection and treatment system.

WHEREAS:

The Council of Lethbridge County has decided to issue a bylaw pursuant to Section 397 of the Municipal Government Act to authorize a local improvement tax to pay for the Diamond City water distribution and sanitary sewer collection and treatment system project.

A local improvement plan has been prepared. The required notice of intention to undertake and complete the project has been given to the benefiting owners in accordance with the attached Schedule A.

The Council of Lethbridge County has decided to set a uniform tax rate based on each benefiting parcel of land.

Lethbridge County has made plans, specifications, and estimates for the project and confirms the total cost of the said project is Three Million Two Hundred Sixty Three Thousand Three Hundred and Fifty dollars (\$3,260,350).

The Council of Lethbridge County has estimated the following grants and contributions will be received and applied to the project:

1.	Alberta Infrastructure & Transportation Water & Wastewater Partnership	\$ 862,950.
2.	Infrastructure Canada Alberta Program	\$1,086,000.
3.	Benefiting Owners (Revenue raised by Local Improvement Tax	\$1,072,650.
4.	Lethbridge County Contribution (Resolution #434/05)	\$ 238,750.
	TOTAL	\$3,260,350.

The local improvement tax will be collected over TWENTY (20) years and the total of the amount levied annually against the benefiting owners as per Schedule B attached.

2005 – 2020 Annual local improvement tax over 15 years at \$1,011.85 as per Bylaw No. 1284 for 80 units.

Amended balance remaining for period of 2021-2025 is \$817.96 updated to reflect 82 units.

All required approvals for the project have been obtained and the project complies with all *Acts* and *Regulations* of the Province of Alberta.

THEREFORE, THE COUNCIL OF LETHBRIDGE COUNTY DULY ASSEMBLED ENACTS AS FOLLOWS:

1. That for the purpose of completing the Diamond City water distribution and sanitary sewage collection and treatment system local improvement project, the sum of One Million Seventy-Two Thousand Six Hundred and Fifty Dollars (\$1,072,650) be collected by way of an annual uniform local improvement tax assessed against the benefiting owners as provided in Schedule A attached.

- 2. The net amount levied under the bylaw shall be applied only to the local improvement project specified by this bylaw.
- 3. This bylaw comes into force on the date of final reading and hereby rescinds Bylaw No. 1284.

GIVEN first reading this 3rd day of December, 2020.



Reeve



Chief Administrative Officer

GIVEN second reading this 3rd day of December, 2020.



Reeve



Chief Administrative Officer

GIVEN third reading this 3rd day of December, 2020.



Reeve



Chief Administrative Officer

SCHEDULE "A"

Local improvement listing: Total 82 units

Fifty-Six (56) units as listed below are presently occupied with structures which can be connected by the owners of the property to the new sewer and water system.

Plan	Block	Lot
8410616	19	2
8811551	19	3
8811551	19	4
8811551	19	5
705AA	5	9-13
705AA	5	14-19
705AA	5	20-23
705AA	5	24-26
705AA	5	27&28
705AA	5	29&30
705AA	6	1519
705AA	6	20-25
705AA	6	26-30
705AA	E	
705AA	E	
705AA	E	
705AA	E	
705AA	F	
705AA	H	
8311643	5	
6510AE	10	1-5
6510AE	10	6-9
6510AE	10	10-13
0514437	10	34
0514437	10	33
0514437	10	29
6510AE	11	
6510AE	12	3-7
6510AE	12	8-11
6510AE	12	12&13
6510AE	15	6&7
6510AE	15	8&9
6510AE	15	10
6510AE	15	11&12
6510AE	15	13&14
6510AE	15	16&17
9611398	J	1
9611398	J	2
6510AE	K	
6510AE	M	
6510AE	N	
8811050	0	6
7911311	0	1
8811050	0	4
6510AE	L	
9310374	18	1
8410473	19	4
8410473	19	5
8410473	19	6
8410473	19	7
8410473	19	8

SCHEDULE "A"
(continued)

Plan	Block	Lot
8410473	19	9
8410473	19	10
8410473	19	11
8410473	19	12
9412336	20	5

NOTE: Plan 705AA Block E is in the process of subdividing and has 4 connections. Three of the connections will be billed through Utilities until the subdivision process is complete.

Twenty-six (26) units as listed below have been prepaid by Lethbridge County. Lethbridge County will be reimbursed pursuant to the Stub-Service Agreements. The units are presently unoccupied with no structures to be connected to the new sewer and water systems.

Plan	Block	Lot
9412336	20	6
9310374	18	1
705AA	F	
705AA	F	
705AA	F	W.50'
9611398	J	2
9611398	J	2
8811050	O	5
0514437	10	30
0514437	10	31
0514437	10	32
9710186	19	6
9710186	19	7
9710186	19	8
9710186	19	9
9710186	19	10
9710186	19	11
9720186	19	12
6510AE	N	
6510AE	15	18
6510AE	15	19
705AA	6	26-27
6510AE	12	3-7
1711163	G	1
1711163	G	2
1711163	G	3

SCHEDULE "B"

Lethbridge County
Amortization Schedule for Diamond City Local Improvement
Individual Amounts \$13,408.13

Payment Number	Date	Payment Amount	Principal	4.36400% interest	Outstanding Principal
					\$ 13,408.13
1	15-Dec-05	505.92	213.35	292.57	13,194.78
2	15-Jun-06	505.92	218.01	287.91	12,976.77
3	15-Dec-06	505.92	222.77	283.15	12,754.00
4	15-Jun-07	505.92	227.63	278.29	12,526.37
5	15-Dec-07	505.92	232.59	273.33	12,293.78
6	15-Jun-08	505.92	237.67	268.25	12,056.11
7	15-Dec-08	505.92	242.86	263.06	11,813.25
8	15-Jun-09	505.92	248.15	257.77	11,565.10
9	15-Dec-09	505.92	253.57	252.35	11,311.53
10	15-Jun-10	505.92	259.10	246.82	11,052.42
11	15-Dec-10	505.92	264.76	241.16	10,787.67
12	15-Jun-11	505.92	270.53	235.39	10,517.13
13	15-Dec-11	505.92	276.44	229.48	10,240.70
14	15-Jun-12	505.92	282.47	223.45	9,958.23
15	15-Dec-12	505.92	288.63	217.29	9,669.60
16	15-Jun-13	505.92	294.93	210.99	9,374.67
17	15-Dec-13	505.92	301.36	204.56	9,073.30
18	15-Jun-14	505.92	307.94	197.98	8,765.36
19	15-Dec-14	505.92	314.66	191.26	8,450.70
20	15-Jun-15	505.92	321.53	184.39	8,129.18
21	15-Dec-15	505.92	328.54	177.38	7,800.64
22	15-Jun-16	505.92	335.71	170.21	7,464.93
23	15-Dec-16	505.92	343.04	162.88	7,121.89
24	15-Jun-17	505.92	350.52	155.40	6,771.37
25	15-Dec-17	505.92	358.17	147.75	6,413.20
26	15-Jun-18	505.92	365.98	139.94	6,047.22
27	15-Dec-18	505.92	373.97	131.95	5,673.25
28	15-Jun-19	505.92	382.13	123.79	5,291.12
29	15-Dec-19	505.92	390.47	115.45	4,900.65
30	15-Jun-20	505.92	398.99	106.93	4,501.66
31	15-Dec-20	505.92	407.69	98.23	4,093.97
32	15-Jun-21	505.92	416.59	89.33	3,677.38
33	15-Dec-21	505.92	425.68	80.24	3,251.70
34	15-Jun-22	505.92	434.97	70.95	2,816.73
35	15-Dec-22	505.92	444.46	61.46	2,372.27
36	15-Jun-23	505.92	454.16	51.76	1,918.12
37	15-Dec-23	505.92	464.07	41.85	1,454.05
38	15-Jun-24	505.92	474.19	31.73	979.86
39	15-Dec-24	505.92	484.54	21.38	495.32
40	15-Jun-25	505.92	495.32	10.60	(0.00)
		<u>20,236.80</u>	<u>13,408.13</u>	<u>6,828.67</u>	

SCHEDULE "B"**Lethbridge County
Amortization Schedule for Diamond City Local Improvement**

Payment Number	Date	Payment Amount	Principal	4.36400% interest	Outstanding Principal
					1,072,650.00
1	15-Dec-05	40,473.85	17,068.63	23,405.22	1,055,581.37
2	15-Jun-06	40,473.85	17,441.06	23,032.79	1,038,140.31
3	15-Dec-06	40,473.85	17,821.63	22,652.22	1,020,318.68
4	15-Jun-07	40,473.85	18,210.50	22,263.35	1,002,108.18
5	15-Dec-07	40,473.85	18,607.85	21,866.00	983,500.33
6	15-Jun-08	40,473.85	19,013.87	21,459.98	964,486.46
7	15-Dec-08	40,473.85	19,428.76	21,045.09	945,057.71
8	15-Jun-09	40,473.85	19,852.69	20,621.16	925,205.02
9	15-Dec-09	40,473.85	20,285.88	20,187.97	904,919.14
10	15-Jun-10	40,473.85	20,728.51	19,745.34	884,190.62
11	15-Dec-10	40,473.85	21,180.81	19,293.04	863,009.81
12	15-Jun-11	40,473.85	21,642.98	18,830.87	841,366.84
13	15-Dec-11	40,473.85	22,115.23	18,358.62	819,251.61
14	15-Jun-12	40,473.85	22,597.78	17,876.07	796,653.83
15	15-Dec-12	40,473.85	23,090.86	17,382.99	773,562.97
16	15-Jun-13	40,473.85	23,594.71	16,879.14	749,968.26
17	15-Dec-13	40,473.85	24,109.54	16,364.31	725,858.72
18	15-Jun-14	40,473.85	24,635.61	15,838.24	701,223.11
19	15-Dec-14	40,473.85	25,173.16	15,300.69	676,049.95
20	15-Jun-15	40,473.85	25,722.44	14,751.41	650,327.51
21	15-Dec-15	40,473.85	26,283.70	14,190.15	624,043.80
22	15-Jun-16	40,473.85	26,857.21	13,616.64	597,186.59
23	15-Dec-16	40,473.85	27,443.24	13,030.61	569,743.35
24	15-Jun-17	40,473.85	28,042.05	12,431.80	541,701.30
25	15-Dec-17	40,473.85	28,653.93	11,819.92	513,047.37
26	15-Jun-18	40,473.85	29,279.16	11,194.69	483,768.22
27	15-Dec-18	40,473.85	29,918.03	10,555.82	453,850.19
28	15-Jun-19	40,473.85	30,570.84	9,903.01	423,279.35
29	15-Dec-19	40,473.85	31,237.89	9,235.96	392,041.45
30	15-Jun-20	40,473.85	31,919.51	8,554.34	360,121.95
31	15-Dec-20	40,473.85	32,615.99	7,857.86	327,505.96
32	15-Jun-21	40,473.85	33,327.67	7,146.18	294,178.29
33	15-Dec-21	40,473.85	34,054.88	6,418.97	260,123.41
34	15-Jun-22	40,473.85	34,797.96	5,675.89	225,325.45
35	15-Dec-22	40,473.85	35,557.25	4,916.60	189,768.20
36	15-Jun-23	40,473.85	36,333.11	4,140.74	153,435.10
37	15-Dec-23	40,473.85	37,125.90	3,347.95	116,309.20
38	15-Jun-24	40,473.85	37,935.98	2,537.87	78,373.22
39	15-Dec-24	40,473.85	38,763.75	1,710.10	39,609.47
40	15-Jun-25	40,473.85	39,609.47	864.38	(0.00)
		1,618,954.00	1,072,650.00	546,304.00	

2005 – 2020 Annual local improvement tax over 20 years as per Bylaw No. 1284

80 units (1,618,954 / 80 / 20) = \$ 1,011.85

Amended December 2020 Bylaw 20-021
Balance of local improvement tax for 2021-2025
82 units (335,363.82 / 82 / 5) = \$ 817.96