

BYLAW #16-40-355

**COUNTY OF NORTHERN LIGHTS
IN THE PROVINCE OF ALBERTA**

**BEING A BYLAW TO AUTHORIZE THE IMPOSITION OF A LOCAL
IMPROVEMENT TAX IN THE HAMLET OF DIXONVILLE TO RECOVER
COSTS OF WATER AND SEWER SERVICES PROVIDED TO FOUR
HOUSEHOLDS.**

WHEREAS the Council of the County of Northern Lights has decided to issue a by-law pursuant to Section 397 of the Municipal Government Act to authorize a local improvement tax to pay for a portion of the installation of water and sewer services for four households in the Hamlet of Dixonville; and

WHEREAS a local improvement plan has been prepared and the required notice of the project given to the benefitting owners in accordance to the attached Schedule A and Schedule B and no sufficient objection to the installation of the water distribution and sewage system has been filed with the Chief Administrative Officer of the County to recover all or a portion of the costs of a local improvement; and

WHEREAS the Council has decided to set a uniform tax levy amount for water distribution and sewage systems based on Council Motion 928/25/08/15 being the County "Water Policy"; and

WHEREAS plans and specifications have been prepared and the total cost of installing the water distribution and sewer collection systems amounted to \$228,788.25. The local improvement plan estimates that the following contributions will be applied to the projects:

Grants	\$0
Municipality at Large	\$174,428.25
Benefitting Owners	<u>\$ 54,360.00</u>
Total Cost	<u>\$228,788.25</u>

The local improvement tax will be collected for TWENTY (20) years and the total amounts levied annually against the benefitting owners are:

Roll 194512	NW 7-87-23-W5 (871048 Range Road 235A)	\$500.00
Roll 312299	Plan 112 4685 Block 6 Lot 2 (140 Main St. N)	\$500.00
Roll 194538	Plan 782 1869 Lot A (81 Highway 689 W)	\$844.00
Roll 73426	Pt SE-013-087-24-W5 (94 Highway 689 W)	\$874.00

All required approvals for the projects were obtained and the projects are in compliance with all Acts and Regulations of the Province of Alberta.

NOW THEREFORE the municipal Council of the County of Northern Lights, duly assembled enact as follows:

1. That for the purpose of collecting a portion of the costs of the installation of water distribution and sewer systems in the Hamlet of Dixonville, the sum of FORTY THOUSAND DOLLARS be collected by way of an annual, uniform local improvement tax assessed against the benefitting owners as provided in Schedule "A" and Schedule "B" attached.

2. That the following additional sums be collected by way of an annual local improvement tax assessed against the benefitting owners as noted, for the installation of the required septic tanks:

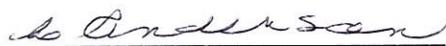
Roll # 194538	\$6,880
Roll # 73426	\$7,480

3. The net amount levied under the by-law shall be applied only to the local improvement projects specified by this by-law.
4. This by-law comes into force and effect on the third and final reading.

Read for the First time the 9th day of February, 2016

Read for the Second time the 9th day of February, 2016

Read for the Third and Final time the 9th day of February, 2016



Chief Elected Official



Chief Administrative Officer



SCHEDULE "A"
LOCAL IMPROVEMENT PLAN
2015 DIXONVILLE SERVICES

This local improvement plan describes the work planned by the County of Northern Lights as required by Division 7 of the Municipal Government Act.

PROJECT DESCRIPTION:

Within the hamlet of Dixonville there are four existing residential dwellings that are not connected to the municipal water and sewer services according to Bylaw # 15-40-338, 7. c). Proposed is a project to connect the four dwellings to the utility systems.

Parcels of Lands

NW 7-87-23-W5	Roll 194512 (871048 Range Road 235A)
Plan 112 4685 Block 6 Lot 2	Roll 312299 (140 Main St. N)
Plan 782 1869 Lot A	Roll 194538 (81 Highway 689 W)
Pt SE-013-087-24-W5	Roll 73426 (94 Highway 689 W)

The registered land owners will pay for a portion of the local improvement as described in further sections.

Tax Rate Basis

Each parcel of land will be charged a cost of \$10,000.00. This fee is calculated based on current municipal servicing fees in the County of Northern Lights.

Estimate Cost

The estimated total cost of the local improvement is: Water \$88,567.00
 Sewer \$103,057.00

Note, these costs are amended to the actual total costs of \$228,788.25 as of February 3, 2016

Period Of Local Improvement Tax

Each parcel will be charged annually \$500.00 per year for 20 years.

Amended February 3, 2016 to include costs of septic tanks on roll # 73426 & 194538

Portion Of Local Improvement To Be Paid By County of Northern Lights

Total project cost	\$191,624.00	<i>Amended: \$228,788.25</i>
Local improvement tax	\$40,000.00	<i>\$ 54,360.00</i>
Portion of improvement		
Paid by County	\$151,624.00	<i>\$174,428.25</i>

Other Information

The water service portion is estimated to be 900 meters and will be 50mm HDPE – DR11 pipe with tracer wire. A curb stop, box and rod with a marker sign will be installed at each of the residents.

The sewer service portion is estimated to be 900 meters and will be 50mm HDPE-DR11 pipe with tracer wire. A curb stop, box and rod with a marker sign will be installed at each of the residents. Flushing chambers will be installed at the end of each sewer leg and a check valve will be installed prior to the curb stops. Each septic system will be upgraded with a 2 HP grinder pump if required to accommodate the low pressure sewer system from the four subject residents to the gravity sewer system in Dixonville.

Although the County of Northern Lights will be conducting the work, residents will be responsible for the water and sewer systems from the curb stop into their property after the warranty period of one year has expired.

