

# City of Lacombe

## Bylaw 487

### **A Bylaw of the City of Lacombe, in the Province of Alberta, to provide for asphalt paving and stormwater drainage improvements of Len Thompson Drive and 55<sup>th</sup> Avenue.**

WHEREAS, Notice of the intention of Council to pass a bylaw has been published in the Lacombe Express on April 1, 2021 and on the City's website from March 19- April 12, 2021 in accordance with section 606 of the Municipal Government Act, and

WHEREAS, notification letters have been mailed to adjacent landowners on March 22, 2021;

WHEREAS, a Public Hearing was held on April 12, 2021 to allow the general public to provide input into the proposed Bylaw;

WHEREAS, the Council of the City of Lacombe (hereinafter referred to as "the Municipality") has deemed it expedient and proper to issue a bylaw pursuant to the Municipal Government Act, R.S.A. 2000, c M-26, s. 397, to authorize a municipality to levy a local improvement tax to raise revenue to pay for certain municipal improvements

1. Asphalt Paving and stormwater drainage improvements on Len Thompson Drive and 55 Avenue given the following boundaries:
  - a) From the north end of Len Thompson to 5504 Len Thompson Drive AND
  - b) 55<sup>th</sup> Avenue from Len Thompson Drive to Wolf Creek Drive

WHEREAS the City has made plans, specifications and estimates for the project and confirms the total estimated cost of the said project is ONE MILLION SEVEN HUNDRED SEVENTY-TWO THOUSAND EIGHT HUNDRED Dollars (\$1,772,800), of which FIFTEEN Percent (15%) up to a maximum of TWO HUNDRED SIXTY-FIVE THOUSAND NINE HUNDRED TWENTY Dollars (\$265,920) shall be borne by property owners along the above mentioned roadways.

AND WHEREAS the estimated lifetime of the project is 20 years

AND WHEREAS the proposed project will serve 39 parcels (1962.5 meters frontage)

AND WHEREAS 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

NOW, THEREFORE, the Council of the City of Lacombe duly assembled hereby enacts as follows:

#### **1. Bylaw Title**

- 1.1. The bylaw shall be referred to as "Len Thompson Drive & 55 Avenue Paving".

#### **2. Schedules**

- 2.1. Schedule "A" – Payment of Improvement Tax is attached and forms part of this bylaw.
- 2.2. Schedule "B" – Affected parcels is attached and forms part of this bylaw.

#### **3. Effective Date**

- 3.1. This bylaw shall come into force and effect when it receives third reading and is duly signed.

INTRODUCED AND GIVEN FIRST READING THIS 8 day of March 2021.

GIVEN SECOND READING THIS 12<sup>th</sup> day of April, 2021.

GIVEN THIRD AND FINAL READING THIS 12<sup>th</sup> day of April, 2021.

Original Signed

\_\_\_\_\_  
Mayor

Original Signed

\_\_\_\_\_  
Chief Administrative Officer

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City of Lacombe Bylaw 487  
Schedule A – Payment of Improvement Tax

Total Estimated Cost	\$1,772,800
Municipality's Contribution – 85%	\$1,506,880
Owner's Contribution – 15%	\$265,920
Method of Payment	Prepayment Lump Sum OR Annual Local Improvement Tax
Repayment Period	15 Years
Method of Calculation	Frontage Meters
Total Assessable Frontage	1962.5m
Maximum Prepayment Lump Sum	\$135.50/m
Estimated Annual Local Improvement Rate	\$10.43/m/year
Finance Rate (As of November 15 2020)	1.85%

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Schedule B – Affected Parcels

Current Owner	Legal Land Description	Address	Frontage (m)	Prepayment Amount	Annual Payment per Lot
1200323 ALBERTA LTD	0828747;11	11 - 4129 55 Ave	7.2	\$ 974	\$ 75
1200323 ALBERTA LTD	0828747;12	12 - 4129 55 Ave	7.2	\$ 974	\$ 75
1200323 ALBERTA LTD	0828747;13	13 - 4129 55 Ave	7.2	\$ 974	\$ 75
1200323 ALBERTA LTD	0828747;14	14 - 4129 55 Ave	7.2	\$ 974	\$ 75
1200323 ALBERTA LTD	0828747;15	15 - 4129 55 Ave	7.2	\$ 974	\$ 75
686685 Alberta Ltd.	9724243;6;8	4110 55 Ave	71.9	\$ 9,745	\$ 750
1261639 ALBERTA LTD.	0828747;10	J - 4129 55 Ave	7.0	\$ 955	\$ 74
1261639 ALBERTA LTD.	0828747;9	I - 4129 55 Ave	7.0	\$ 955	\$ 74
1677899 ALBERTA LTD.	9724243;5;4	4109 55 Ave	90.0	\$ 12,193	\$ 939
1735737 ALBERTA LTD.	0224746;1;1A	5860 Len Thompson Dr	90.0	\$ 12,195	\$ 939
1735737 ALBERTA LTD.	9822336;1;3	5624 Len Thompson Dr	45.1	\$ 6,109	\$ 470
2051473 ALBERTA LTD.	9822336;1;11	5500 Len Thompson Dr	45.0	\$ 6,098	\$ 469
227133 ALBERTA LTD.	0828747;6	6 - 4129 55 Ave	7.0	\$ 955	\$ 74
227133 ALBERTA LTD.	0828747;7	G - 4129 55 Ave	7.0	\$ 955	\$ 74
227133 ALBERTA LTD.	0828747;8	H - 4129 55 Ave	7.0	\$ 955	\$ 74
227133 ALBERTA LTD.	0828747;5	5 - 4129 55 Ave	7.2	\$ 972	\$ 75
370071 ALBERTA LTD.	9822336;1;4	5620 Len Thompson Dr	45.0	\$ 6,096	\$ 469
815466 ALBERTA LTD.	0123833;3;17B	5913 Len Thompson Dr	219.9	\$ 29,796	\$ 2,293
940918 ALBERTA LTD.	9521723;6;1	5642 Wolf Creek Dr	90.0	\$ 12,195	\$ 939
AQUATRIN LTD.	9822336;5;1	4169 55 Ave	89.1	\$ 12,073	\$ 929
AQUATRIN LTD.	9822336;5;2	4149 55 Ave	34.2	\$ 4,629	\$ 356
ARM'S MECHANICAL LTD	0828747;3	3 - 4129 55 Ave	7.2	\$ 972	\$ 75
BAEHLBROOK HOLDINGS INC.	1125075;6;16	5617 Len Thompson Dr	251.2	\$ 34,038	\$ 2,620

Current Owner	Legal Land Description	Address	Frontage (m)	Prepayment Amount	Annual Payment per Lot
BOB DICK TRUCKING (2008) LTD.	9724243;6;6	4130 55 Ave	73.2	\$ 9,916	\$ 763
BREITKREUZ LINDA M.	9822336;1;9	5600 Len Thompson Dr	45.0	\$ 6,094	\$ 469
BRIMYR HOLDINGS (2001) LTD.	0323381;3;16D	5643 Wolf Creek Dr	98.0	\$ 13,279	\$ 1,022
COMET WELDING LTD.	9822336;1;8	5604 Len Thompson Dr	45.0	\$ 6,093	\$ 469
CORNER-STONE EXCAVATING LTD	9822336;1;10	5504 Len Thompson Dr	45.0	\$ 6,100	\$ 470
GARRY TAYLOR HOLDINGS LTD	0828747;4	4 - 4129 55 Ave	7.2	\$ 972	\$ 75
GILL PROPERTIES LTD.	9822336;1;5	5616 Len Thompson Dr	44.8	\$ 6,075	\$ 468
GILL PROPERTIES LTD.	9822336;1;7	5608 Len Thompson Dr	45.0	\$ 6,097	\$ 469
KANNGIESSER EDGAR	9724243;6;7	4120 55 Ave	47.0	\$ 6,369	\$ 490
MGS FUEL LTD.	9822336;1;6	5612 Len Thompson Dr	45.1	\$ 6,117	\$ 471
PROWEST AG LTD.	0828747;1	1 - 4129 55 Ave	7.2	\$ 972	\$ 75
PROWEST AG LTD.	0828747;2	2 - 4129 55 Ave	7.2	\$ 972	\$ 75
RUS-KET HOLDINGS LTD.	9521723;6;2	5625 Len Thompson Dr	45.0	\$ 6,098	\$ 469
WOLF CREEK HOLDINGS LTD.	9924837;4;2A	5645 Wolf Creek Dr	95.0	\$ 12,873	\$ 991
WOLF CREEK HOLDINGS LTD.	0224940;4;3A	5914 Len Thompson Dr	53.8	\$ 7,295	\$ 562
WOLF CREEK HOLDINGS LTD.	0224940;4;4A	5918 Len Thompson Dr	102.1	\$ 13,839	\$ 1,065