



FINANCIAL SERVICES

TO:	Council	
DATE:	May 11, 2021	DIVISION: 5
FILE:	0650	APPLICATION: N/A
SUBJECT:	Local Improvement Tax for Water System Upgrades in the Prince of Peace development - Borrowing Bylaw C-8180-2021	

POLICY DIRECTION:

Section 393 of the *Municipal Government Act* (MGA) provides that a group of owners in a municipality may petition the council for a local improvement.

EXECUTIVE SUMMARY:

On July 28, 2020, Administration presented a report to Council to provide information with respect to a Local Improvement Tax Petition for water system upgrades in the Prince of Peace region. As presented, the Chief Administrative Officer deemed the petitions sufficient. Administration is now prepared to move forward and is requesting that Council grant first reading of borrowing bylaw C-8180-2021, and that Administration be directed to prepare a Local Improvement Plan for the Prince of Peace Harbor, Manor, and School.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

On June 19, 2020, property owners in the Prince of Peace development submitted petitions requesting that Council proceed with the installation of a potable water pipeline. This portion of the development includes two senior living facilities, the Harbor and the Manor, and a school that is currently operated by Rocky View School Division.

On July 28, 2020, Administration presented Council with information respecting the local improvement tax petitions. The Chief Administrative Officer had deemed the petitions as sufficient as they meet the requirements prescribed in section 392(2) of the *MGA*. The attached Declarations of Sufficient Petition (Attachment 'B') satisfy section 226(1) of the *MGA*.

The next steps would be: 1) to give first reading on borrowing bylaw C-8180-2121 so that it may be advertised as per the *MGA* s. 251 (3); and 2) to prepare a Local Improvement Plan and notify owners that would be liable to pay the Local Improvement Tax.

Local Improvement Plan

Sections 394 and 395 of the *MGA* provide that the County must prepare a Local Improvement Plan that sets out detailed information on the local improvement. Information such as costs, method of Local Improvement Tax distribution to properties affected, and the direction of the Local Improvement Tax are included in this plan.

Administration Resources

Barry Woods, Financial Services



Notification to Owners Liable to Pay Local Improvement Tax

Section 396 of the Act provides that the County must send notices to the person(s) who would be liable to pay the Local Improvement Tax. These notices must include a copy of the Local Improvement Plan. If after 30 days the Chief Administrative Officer has not received a sufficient petition objecting to the Local Improvement Tax, Council may proceed with the Local Improvement Tax within three (3) years after the sending of the notices.

Administration is now prepared to move forward to the next stage of the Local Improvement Tax and is requesting first reading of borrowing bylaw C-8180-2021 and direction on the preparation and notification of a Local Improvement Plan for these three properties located in the Prince of Peace development.

BUDGET IMPLICATIONS:

Borrowing Bylaw C-8081-2021 for \$183,000.

OPTIONS:

- Option #1: Motion # 1 THAT borrowing bylaw C-8180-2021 be given first reading.
- Motion # 2: THAT Administration be directed to prepare and communicate a Local Improvement Plan for the water system in the Prince of Peace subdivision for the Harbor, Manor, and School properties.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Kent Robinson"

Executive Director
Corporate Services

Acting Chief Administrative Officer

BW/rp

ATTACHMENTS:

ATTACHMENT 'A': Borrowing Bylaw C-8180-2021

ATTACHMENT 'B': Declarations of Sufficient Petition – Prince of Peace Harbor, Manor, and school