



AGENDA

SPECIAL COUNCIL MEETING

May 11, 2017

The Special Meeting of Council of the Municipality of Sundre will be held in the Town of Sundre Chambers on Thursday, May 11, 2017, starting at 6:00 p.m.

1. CALL TO ORDER

2. MODIFICATION TO OR ACCEPTANCE OF AGENDA

3. OLD BUSINESS

a. RFD Bylaw 08.17 Tax Rate – Addendum - Page 1

1. First Reading

2. Second Reading

3. Unanimous Consent to give Third Reading

4. Third Reading

b. Bylaw 08.17 Tax Rate Bylaw - copy of information from May 8th Meeting - Page 23

4. ADJOURNMENT



REQUEST FOR DECISION

COUNCIL DATE: May 11, 2017

SUBJECT: 2017 Tax Rate Bylaw No. 08.17 - Addendum

ORIGINATING DEPARTMENT: Corporate Services

AGENDA ITEM: 3a

BACKGROUND/PROPOSAL:

Council on December 5, 2016 passed Motion No. 383/16 “the Town of Sundre Council moved to adopt the 2017 operating budget with total expenditures of \$11,486,381 and total operational revenues of \$8,095,309 leaving \$3,391,072 to be raised through taxation, Fortis Franchise Fee, MSI operating grant and Budget Stabilization Reserve, and further

That the tax portion be funded by a tax rate increase of 3.00% for residential, 3.00% for commercial and 0% increase for commercial vacant for the 2017 fiscal year.”

The approved budget assumed that Town assessment would grow by 1.00% from \$368,014,930 to \$371,695,079. In fact actual assessment shrunk from \$368,014,930 to \$364,376,00. The difference between the budgeted assessment and actual assessment is \$7,319,079.

Council at the workshop of April 18th discussed the possibility of reducing the difference between the non-residential mill rate (2016 – 11.421) and the commercial vacant mill rate (2016 – 15.000). At the May 1st workshop Council discussed possible adjusts to the proposed mill rates established in the 2017-2018 budget process. There was general consensus that the commercial vacant mill rate should be adjusted to either the current non-residential mill rate of 11.421 or as a minimum to 13.000 mills.

At the meeting of May 8th, Council defeated Bylaw No. 08.17 at second rating. This bylaw proposed a 3.00% increase in the mill rate for both residential and non-residential properties. Council then proceeded to table further discussion on a tax rate bylaw for 2017.

Administration was provided guidance by Council that in addition to the proposed 2.00% and 1.00% proposed tax rate bylaws, additional bylaws with a 2.90% and 2.50% increase be drafted for Council consideration.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:

Non-Residential – Vacant

Council agreed at the May 8th meeting that the mill rate for non-residential vacant should be the same as the mill rate for non-residential.

Residential Mill Rate

To assist Council in making an informed decision on the appropriate mill rate adjustment, administration has developed the following options for consideration:

Mill Rate Increase of 2.90%

2017 Assessment	2016 Mill Rate	2017 Mill Rate	2016 Taxes	2017 Taxes	Annual Increase	Monthly Increase
100,000	7.740	7.964	774	796	22	1.83
200,000	7.740	7.964	1,548	1,593	45	3.75
224,662	7.740	7.964	1,739	1,789	50	4.17
300,000	7.740	7.964	2,322	2,389	67	5.58
400,000	7.740	7.964	3,096	3,186	90	7.50

If a 2.90% increase in the mill rate was implemented the resultant tax income would be \$35,351 lower then estimated in the 2017 approved budget.

Mill Rate of 2.50%

2017 Assessment	2016 Mill Rate	2017 Mill Rate	2016 Taxes	2017 Taxes	Annual Increase	Monthly Increase
100,000	7.740	7.934	774	793	19	1.58
200,000	7.740	7.934	1,548	1,587	39	3.25
224,662	7.740	7.934	1,739	1,782	43	3.58
300,000	7.740	7.934	2,322	2,380	58	4.83
400,000	7.740	7.934	3,096	3,174	78	6.50

Increase

If a 2.50% increase in the mill rate was implemented the resultant tax income would be \$44,155 lower then estimated in the 2017 approved budget.

Mill Rate Increase of 2.00%

2017 Assessment	2016 Mill Rate	2017 Mill Rate	2016 Taxes	2017 Taxes	Annual Increase	Monthly Increase
100,000	7.740	7.895	774	789	15	1.25
200,000	7.740	7.895	1,548	1,579	31	2.58
224,662	7.740	7.895	1,739	1,774	35	2.92
300,000	7.740	7.895	2,322	2,368	46	3.83
400,000	7.740	7.895	3,096	3,158	62	5.17

If a 2.00% increase in the mill rate was implemented the resultant tax income would be \$55,160 lower than estimated in the 2017 approved budget.

Mill Rate Increase of 1.00%

2017 Assessment	2016 Mill Rate	2017 Mill Rate	2016 Taxes	2017 Taxes	Annual Increase	Monthly Increase
100,000	7.740	7.817	774	782	8	0.67
200,000	7.740	7.817	1,548	1,563	15	1.25
224,662	7.740	7.817	1,739	1,756	17	1.42
300,000	7.740	7.817	2,322	2,345	23	1.92
400,000	7.740	7.817	3,096	3,127	31	2.58

If a 1.00% increase in the mill rate was implemented the resultant tax income would be \$77,170 lower than estimated in the 2017 approved budget.

Average residential assessment dropped from \$227,198 (2016) to \$224,662 (2017)

Commercial Mill Rate

To assist Council in making an informed decision on the appropriate mill rate adjustment, administration has developed the following options for consideration:

Mill Rate Increase of 2.90%

2017 Assessment	2016 Mill Rate	2017 Mill Rate	2016 Taxes	2017 Taxes	Annual Increase	Monthly Increase
150,000	11.421	11.752	1,713	1,763	50	4.17
300,000	11.421	11.752	3,426	3,526	100	8.33
450,000	11.421	11.752	5,139	5,288	155	12.42
481,223	11.421	11.752	5,496	5,655	159	13.25
600,000	11.421	11.752	6,853	7,051	198	16.50

If a 2.90% increase in the mill rate was implemented the resultant tax income would be \$18,842 lower than estimated in the 2017 approved budget.

Mill Rate of 2.50%	2017 Assessment	2016 Mill Rate	2017 Mill Rate	2016 Taxes	2017 Taxes	Annual Increase	Monthly Increase	Increase
	150,000	11.421	11.707	1,713	1,756	43	3.58	
	300,000	11.421	11.707	3,426	3,512	86	7.17	
	450,000	11.421	11.707	5,139	5,268	129	10.75	
	481,223	11.421	11.707	5,496	5,634	138	11.50	
	600,000	11.421	11.707	6,853	7,024	171	14.25	

If a 2.50% increase in the mill rate was implemented the resultant tax income would be \$21,805 lower than estimated in the 2017 approved budget.

Mill Rate Increase of 2.00%

2017 Assessment	2016 Mill Rate	2017 Mill Rate	2016 Taxes	2017 Taxes	Annual Increase	Monthly Increase
150,000	11.421	11.649	1,713	1,747	34	2.83
300,000	11.421	11.649	3,426	3,495	69	5.75
450,000	11.421	11.649	5,139	5,242	103	8.58
481,223	11.421	11.649	5,496	5,606	110	9.17
600,000	11.421	11.649	6,853	6,989	136	11.33

If a 2.00% increase in the mill rate was implemented the resultant tax income would be \$25,508 lower than estimated in the 2017 approved budget.

Mill Rate Increase of 1.00%

2017 Assessment	2016 Mill Rate	2017 Mill Rate	2016 Taxes	2017 Taxes	Annual Increase	Monthly Increase
150,000	11.421	11.535	1,713	1,730	17	1.42
300,000	11.421	11.535	3,426	3,460	34	2.83
450,000	11.421	11.535	5,139	5,191	52	4.33
481,223	11.421	11.535	5,496	5,551	55	4.58
600,000	11.421	11.535	6,853	6,921	68	5.67

If a 1.00% increase in the mill rate was implemented the resultant tax income would be \$32,915 lower than estimated in the 2017 approved budget.

Average non-residential assessment dropped from \$499,500 (2016) to \$481,223 (2017).

ADMINISTRATION RECOMMENDATIONS:

Administration has provided Council with four bylaws for consideration. All four bylaws proposes that the vacant commercial mill rate be equalized with the non-vacant mill rate in 2017 rather than phasing it in over 2017 and 2018 as agreed to by Council on May 8th.

The first bylaw for Council's

	2017 Mill Rate	2017 Actual	2017 Budget	2017 Shortfall
Residential	7.964	2,264,831	2,300,182	35,351
Residential Annexed	2.840	7,511	7,524	13
Non-Residential	11.752	762,129	780,971	18,842
Non-Residential Vacant	11.752	84,718	120,636	35,918
Non-Residential Annexed	10.080	53,480	58,670	5,190
Totals		3,172,669	3,267,983	96,314

consideration contains mill rate increases of 2.90% for both the residential and non-residential categories.

The second bylaw for Council's consideration contains mill rate increases of 2.50% for both the residential and non-residential categories.

	2017 Mill Rate	2017 Actual	2017 Budget	2017 Shortfall
Residential	7.934	2,256,027	2,300,182	44,155
Residential Annexed	2.840	7,511	7,524	13
Non-Residential	11.707	759,166	780,971	21,805
Non-Residential Vacant	11.707	84,389	120,636	36,247
Non-Residential Annexed	10.080	53,480	58,670	5,190
Totals		3,160,573	3,267,983	107,410

The third bylaw for Council's consideration contains mill rate increases of 2.00% for both the residential and non-residential categories.

	2017	2017	2017	2017

	Mill Rate	Actual	Budget	Shortfall
Residential	7.895	2,245,022	2,300,182	55,160
Residential Annexed	2.840	7,511	7,524	13
Non-Residential	11.649	755,463	780,971	25,508
Non-Residential Vacant	11.649	83,977	120,636	36,659
Non-Residential Annexed	10.080	53,480	58,670	5,190
Totals		3,145,453	3,267,983	122,530

The fourth bylaw for Council's consideration contains mill rate increases of 1.00% for both the residential and non-residential categories.

	2017 Mill Rate	2017 Actual	2017 Budget	2017 Shortfall
Residential	7.817	2,223,012	2,300,182	77,170
Residential Annexed	7.817	7,511	7,524	13
Non-Residential	7.817	748,056	780,971	32,915
Non-Residential Vacant	7.817	83,154	120,636	37,482
Non-Residential Annexed	7.871	53,480	58,670	5,190
Totals		3,115,213	3,267,983	152,770

Administration recommends a tax rate bylaw, which incorporates the 2.90% increase in the residential, and non-residential mill rates and equalizing the vacant commercial rates with the non-residential rates. Average residential assessment has decreased 1.12% and average non-residential assessment has decreased 3.66%. Thus the proposed increases would result in a 1.71% residential increase (\$30) and a decrease of 0.88% non-residential (-50).

2016 Average Residential	\$ 227,198	2017 Average Residential	\$ 224,662
2016 Mill Rate	7.740	2017 Mill Rate	7.964
2016 Taxes	\$ 1,759	2017 Taxes	\$ 1,789

2016 Average Non-Residential	\$ 499,500	2017 Average Non-Residential	\$ 481,223
2016 Mill Rate	11.421	2017 Mill Rate	11.752
2016 Taxes	\$ 5,705	2017 Taxes	\$ 5,655

Alberta School Foundation Fund (ASFF)

The Province sets the education amount to be collected by the Town and forwarded to the Province.

	2013	2014	2015	2016	2017
Residential					
Amount	723,802	676,097	684,397	710,659	724,464
Mill Rate	2.763	2.510	2.437	2.464	2.524
Non Residential					
Amount	26,250	50,955	50,783	53,361	54,882
Amount	260,661	265,012	278,445	294,950	291,721
Mill Rate	.079	.148	.141	.145	.151
Mill Rate	3.727	3.526	3.503	3.727	3.792

Mountain View Seniors Housing

Mountain View Seniors Housing sets the amount to be collected by the Town and forwarded to the organization.

	2013	2014	2015	2016	2017
Residential					
Residential	7.151	7.361	7.591	7.740	7.964
ASFF	2.763	2.510	2.437	2.464	2.524
MVSH	.079	.148	.141	.145	.151
Total	9.993	10.019	10.169	10.349	10.639
Per Cent Change		2.60%	1.50%	1.77%	2.80%
Non-Residential					
Non-Residential	10.691	10.861	11.200	11.421	11.752
ASFF	3.727	3.526	3.503	3.727	3.792
MVSH	.079	.148	.141	.145	.151
Total	14.497	14.535	14.844	15.293	15.695
Per Cent Change		2.62%	2.13%	3.02%	2.63%

Total Tax Costs:

COSTS/SOURCE OF FUNDING:

Not Applicable

MOTION:

Motion 1:

That Town of Sundre Council moves first reading of Bylaw No. 08.17, being a bylaw authorizing the rates of taxation to be levied against the assessable property within the Town of Sundre for the 2017 taxation year.

Motion 2:

That Town of Sundre Council moves second reading of Bylaw No. 08.17, being a bylaw authorizing the rates of taxation to be levied against the assessable property within the Town of Sundre for the 2017 taxation year.

Motion 3:

That Town of Sundre Council presents for third and final reading Bylaw No. 08.17, being a bylaw authorizing the rates of taxation to be levied against the assessable property within the Town of Sundre for the 2017 taxation year.

Please Note: Section 187(4) states “A proposed bylaw must not have more than 2 readings at a council meeting unless the councilors present unanimously agree to consider third reading.”

Motion 4:

That Town of Sundre Council moves third and final reading of Bylaw No. 08.17, being a bylaw authorizing the rates of taxation to be levied against the assessable property within the Town of Sundre for the 2017 taxation year.

ATTACHMENTS:

- Proposed Bylaw No. 08-17 with 2.90% Increase in Mill Rates
- Proposed Bylaw No. 08-17 with 2.50% Increase in Mill Rates
- Proposed Bylaw No. 08-17 with 2.00% Increase in Mill Rates
- Proposed Bylaw No. 08-17 with 1.00% Increase in Mill Rates

Date Reviewed: _____ CAO: _____

**TOWN OF SUNDRE
BYLAW NO. 08.17 – 2.90%**

A BYLAW OF THE TOWN OF SUNDRE TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST THE ASSESSABLE PROPERTY WITHIN THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA FOR THE 2017 TAXATION YEAR.

Whereas, the Town of Sundre in the Province of Alberta has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the Council meeting held on December 5, 2016; and

Whereas, the estimated municipal expenditures and transfers set out in the budget for the Town of Sundre for 2017 total \$11,486,381; and

Whereas, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$8,313,857 and the balance of \$3,172,524 to be raised by general municipal taxation; and

Whereas, the estimated amount required for current year capital expenditures to be raised by general municipal taxation is \$0; and

Whereas, the requisitions are:

Alberta School Foundation Fund (ASFF)	
Residential/Farmland	\$ 724,464
Non-Residential	\$ 291,721
Mountain View Seniors Housing	\$ 54,882
Municipal Operations & Debt Charges	<u>\$3,172,524</u>
	<u>\$4,243,591</u>

Whereas, the Council of the Town of Sundre is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and requisitions; and;

Whereas, the Council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M26, Revised Statutes of Alberta, 2000; and

Whereas, the assessed value of all property in the Town of Sundre as shown on the assessment roll is:

	<u>Assessment</u>
Residential	\$286,852,340
Non-Residential	\$ 77,276,770
Farmland	\$ 159,520
Machinery and Equipment	<u>\$ 87,370</u>
	<u>\$364,376,000</u>

NOW THEREFORE under the authority of the Municipal Government Act, the Council of the Town of Sundre, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Town of Sundre:

Municipal (non-annexed properties)	Tax Rate	Assessment	Tax Levy
Residential	7.964	\$284,207,650	\$2,263,430
Farmland	7.964	\$ 60,890	\$ 485
Non-Residential	11.752	\$ 64,849,810	\$ 762,115
Non-Residential Commercial Vacant	11.752	\$ 3,707,440	\$ 43,570
Non- Residential Industrial Vacant	11.752	<u>\$ 3,501,250</u>	<u>\$ 41,147</u>
Total Municipal Tax Levied		\$356,327,040	\$3,110,747

Municipal for Annexed Properties	Tax Rate	Assessment	Tax Levy
Residential	2.840	\$2,644,690	\$ 7,511
Farmland	7.962	\$ 98,630	\$ 785
Non-Residential	10.080	\$5,218,270	\$52,600
Machinery & Equipment	10.080	<u>\$ 87,370</u>	<u>\$ 881</u>
Total Tax Levied on Annexed Land		<u>\$8,048,960</u>	<u>\$61,777</u>
Total Municipal Taxes Levied		\$364,376,000	\$3,172,524

**TOWN OF SUNDRE
BYLAW NO. 08.17 – 2.50%**

A BYLAW OF THE TOWN OF SUNDRE TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST THE ASSESSABLE PROPERTY WITHIN THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA FOR THE 2017 TAXATION YEAR.

Whereas, the Town of Sundre in the Province of Alberta has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the Council meeting held on December 5, 2016; and

Whereas, the estimated municipal expenditures and transfers set out in the budget for the Town of Sundre for 2017 total \$11,486,381; and

Whereas, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$8,325,631 and the balance of \$3,160,750 to be raised by general municipal taxation; and

Whereas, the estimated amount required for current year capital expenditures to be raised by general municipal taxation is \$0; and

Whereas, the requisitions are:

Alberta School Foundation Fund (ASFF)	
Residential/Farmland	\$ 724,464
Non-Residential	\$ 291,721
Mountain View Seniors Housing	\$ 54,882
Municipal Operations & Debt Charges	<u>\$3,160,750</u>
	<u>\$4,231,817</u>

Whereas, the Council of the Town of Sundre is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and requisitions; and;

Whereas, the Council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M26, Revised Statutes of Alberta, 2000; and

Whereas, the assessed value of all property in the Town of Sundre as shown on the assessment roll is:

	<u>Assessment</u>
Residential	\$286,852,340
Non-Residential	\$ 77,276,770
Farmland	\$ 159,520
Machinery and Equipment	<u>\$ 87,370</u>
	<u>\$364,376,000</u>

NOW THEREFORE under the authority of the Municipal Government Act, the Council of the Town of Sundre, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Town of Sundre:

Municipal (non-annexed properties)	Tax Rate	Assessment	Tax Levy
Residential	7.934	\$284,207,650	\$2,254,903
Farmland	7.934	\$ 60,890	\$ 483
Non-Residential	11.707	\$ 64,849,810	\$ 759,197
Non-Residential Commercial Vacant	11.707	\$ 3,707,440	\$ 43,403
Non- Residential Industrial Vacant	11.707	<u>\$ 3,501,250</u>	<u>\$ 40,989</u>
Total Municipal Tax Levied		\$356,327,040	\$3,098,975
Municipal for Annexed Properties	Tax Rate	Assessment	Tax Levy
Residential	2.840	\$2,644,690	\$ 7,511
Farmland	7.934	\$ 98,630	\$ 783
Non-Residential	10.080	\$5,218,270	\$52,600
Machinery & Equipment	10.080	<u>\$ 87,370</u>	<u>\$ 881</u>
Total Tax Levied on Annexed Land		<u>\$8,048,960</u>	<u>\$61,775</u>
Total Municipal Taxes Levied		\$364,376,000	\$3,160,750

**TOWN OF SUNDRE
BYLAW NO. 08.17 – 2.00%**

A BYLAW OF THE TOWN OF SUNDRE TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST THE ASSESSABLE PROPERTY WITHIN THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA FOR THE 2017 TAXATION YEAR.

Whereas, the Town of Sundre in the Province of Alberta has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the Council meeting held on December 5, 2016; and

Whereas, the estimated municipal expenditures and transfers set out in the budget for the Town of Sundre for 2017 total \$11,486,381; and

Whereas, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$8,340,901 and the balance of \$3,145,480 to be raised by general municipal taxation; and

Whereas, the estimated amount required for current year capital expenditures to be raised by general municipal taxation is \$0; and

Whereas, the requisitions are:

Alberta School Foundation Fund (ASFF)	
Residential/Farmland	\$ 724,464
Non-Residential	\$ 291,721
Mountain View Seniors Housing	\$ 54,882
Municipal Operations & Debt Charges	<u>\$3,145,480</u>
	<u>\$4,216,547</u>

Whereas, the Council of the Town of Sundre is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and requisitions; and;

Whereas, the Council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M26, Revised Statutes of Alberta, 2000; and

Whereas, the assessed value of all property in the Town of Sundre as shown on the assessment roll is:

	<u>Assessment</u>
Residential	\$286,852,340
Non-Residential	\$ 77,276,770
Farmland	\$ 159,520
Machinery and Equipment	<u>\$ 87,370</u>
	<u>\$364,376,000</u>

NOW THEREFORE under the authority of the Municipal Government Act, the Council of the Town of Sundre, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Town of Sundre:

Municipal (non-annexed properties)	Tax Rate	Assessment	Tax Levy
Residential	7.895	\$284,207,650	\$2,243,819
Farmland	7.895	\$ 60,890	\$ 481
Non-Residential	11.649	\$ 64,849,810	\$ 755,435
Non-Residential Commercial Vacant	11.649	\$ 3,707,440	\$ 43,188
Non- Residential Industrial Vacant	11.649	<u>\$ 3,501,250</u>	<u>\$ 40,786</u>
Total Municipal Tax Levied		\$356,327,040	\$3,083,709
Municipal for Annexed Properties	Tax Rate	Assessment	Tax Levy
Residential	2.840	\$2,644,690	\$ 7,511
Farmland	7.895	\$ 98,630	\$ 779
Non-Residential	10.080	\$5,218,270	\$52,600
Machinery & Equipment	10.080	<u>\$ 87,370</u>	<u>\$ 881</u>
Total Tax Levied on Annexed Land		<u>\$8,048,960</u>	<u>\$61,771</u>
Total Municipal Taxes Levied		\$364,376,000	\$3,145,480

**TOWN OF SUNDRE
BYLAW NO. 08.17 – 1.00%**

A BYLAW OF THE TOWN OF SUNDRE TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST THE ASSESSABLE PROPERTY WITHIN THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA FOR THE 2017 TAXATION YEAR.

Whereas, the Town of Sundre in the Province of Alberta has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the Council meeting held on December 5, 2016; and

Whereas, the estimated municipal expenditures and transfers set out in the budget for the Town of Sundre for 2017 total \$11,486,381; and

Whereas, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$8,371,296 and the balance of \$3,115,085 to be raised by general municipal taxation; and

Whereas, the estimated amount required for current year capital expenditures to be raised by general municipal taxation is \$0; and

Whereas, the requisitions are:

Alberta School Foundation Fund (ASFF)	
Residential/Farmland	\$ 724,464
Non-Residential	\$ 291,721
Mountain View Seniors Housing	\$ 54,882
Municipal Operations & Debt Charges	<u>\$3,115,085</u>
	<u>\$4,186,152</u>

Whereas, the Council of the Town of Sundre is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and requisitions; and;

Whereas, the Council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M26, Revised Statutes of Alberta, 2000; and

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	<u>Assessment</u>
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	<u>\$364,376,000</u>

NOW THEREFORE under the authority of the Municipal Government Act, the Council of the Town of Sundre, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Town of Sundre:

Municipal (non-annexed properties)	Tax Rate	Assessment	Tax Levy
Residential	7.817	\$284,207,650	\$2,221,651
Farmland	7.817	\$ 60,890	\$ 476
Non-Residential	11.535	\$ 64,849,810	\$ 748,043
Non-Residential Commercial Vacant	11.535	\$ 3,707,440	\$ 42,765
Non- Residential Industrial Vacant	11.535	<u>\$ 3,501,250</u>	<u>\$ 40,387</u>
Total Municipal Tax Levied		\$356,327,040	\$3,053,322

Municipal for Annexed Properties	Tax Rate	Assessment	Tax Levy
Residential	2.840	\$2,644,690	\$ 7,511
Farmland	7.817	\$ 98,630	\$ 771
Non-Residential	10.080	\$5,218,270	\$52,600
Machinery & Equipment	10.080	<u>\$ 87,370</u>	<u>\$ 881</u>
Total Tax Levied on Annexed Land		<u>\$8,048,960</u>	<u>\$61,763</u>
Total Municipal Taxes Levied		\$364,376,000	\$3,115,085



REQUEST FOR DECISION

COUNCIL DATE: May 8, 2017

SUBJECT: 2017 Tax Rate Bylaw No. 08.17

ORIGINATING DEPARTMENT: Corporate Services

AGENDA ITEM: 8.1

BACKGROUND/PROPOSAL:

Division 2 – Property Tax of the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26* sets out the requirements for the setting of a tax rate bylaw.

Section 353(1) requires “Each council must pass a property tax bylaw annually.”

Section 353(2) sets out what the revenue raised in taxes can be used for: “The property tax bylaw authorizes the council to impose a tax in respect of property in the municipality to raise revenue to be used toward the payment of
the expenditures and transfers set out in the budget of the municipality, and
the requisitions.

Section 354(1) requires any tax rate bylaw to “...must set and show separately all of the tax rates that must be imposed under this Division to raise the revenue required under section 353(2).”

Section 355 provides direction on how to calculate the tax rate by “dividing the amount of revenue required by the total assessment of all property on which that tax rate is to be imposed.”

Section 356 provides direction on how to calculate the amount of tax to be raised on “a property is calculated by multiplying the assessment for the property by the tax rate to be imposed on that property.”

Council on December 5, 2016 passed Motion No. 383/16 “the Town of Sundre Council moved to adopt the 2017 operating budget with total expenditures of \$11,486,381 and total operational revenues of \$8,095,309 leaving \$3,391,072 to be raised through taxation, Fortis Franchise Fee, MSI operating grant and Budget Stabilization Reserve, and further

That the tax portion be funded by a tax rate increase of 3.00% for residential, 3.00% for commercial and 0% increase for commercial vacant for the 2017 fiscal year.”

The approved budget assumed that Town assessment would grow by 1.00% from \$368,014,930 to \$371,695,079. In fact actual assessment shrunk from \$368,014,930 to \$364,376,00. The difference between the budgeted assessment and actual assessment is \$7,319,079.

Council at the workshop of April 18th discussed the possibility of reducing the difference between the non-residential mill rate (2016 – 11.421) and the commercial vacant mill rate (2016 – 15.000). At the May 1st workshop Council discussed possible adjusts to the proposed mill rates established in the 2017-2018 budget process. There was general consensus that the commercial vacant mill rate should be adjusted to either the current non-residential mill rate of 11.421 or as a minimum to 13.000 mills.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:

If mill rates remain as approved in the 2017 operating budget, a shortfall of \$68,967 in tax income will be generated due to the reduced actual assessment. Council recognized the impact of the shortfall by passing Motion No. 79/17 at the March 13th Council meeting that transferred an additional \$60,000 of 2016 excess funds to the Budget Stabilization Reserve increasing the reserve to \$110,000 as at December 31, 2016.

Commercial Vacant Mill Rate

The approved 2017 operating budget sets the commercial vacant mill rate at 15.000 mills. This is the same level as was levied in 2014, 2015 and 2016. Council had been gradually reducing the mill rate commencing in 2010 from a high of 20.000 mills to the 15.000 mill mark in 2014. Since then the mill rate has remained constant at 15.000 mills. If this rate was to remain at 15.000 mills it would generate \$108,130 in tax revenues.

If the mill rate was reduced by 2.000 mills (13.33%) to 13.000 mills it would generate \$93,713 or a shortfall of \$14,417 in tax income.

If the mill rate was reduced to match the non-residential mill rate the shortfall in tax revenue will vary depending on the percentage increase of the non-residential mill rate. For example if the 2017 non-residential mill rate increased by 1.00% then the commercial vacant mill rate of 11.535 would generate \$83,154 or a shortfall of \$24,976 (\$108,130-\$83,154) in tax income. However, if the 2017 non-residential mill rate increased by 3.00% then the commercial vacant mill rate of 11.764 would generate \$84,800 or a shortfall of \$23,330 (\$108,130-\$84,800) in tax income.

The difference from going from 13.000 to full matching with the non-residential mill rate results in an additional shortfall of \$10,559 (\$24,976 - \$14,417) to \$8,913 (\$23,330 - \$14,417).

Currently there are 39 properties classified as either non-residential commercial vacant or non-residential industrial vacant with a total assessment of \$7,208,690.

Residential Mill Rate

To assist Council in making an informed decision on the appropriate mill rate adjustment, administration has developed three different options for consideration:

Mill Rate Increase of 3.00%

2017 Assessment	2016 Mill Rate	2017 Mill Rate	2016 Taxes	2017 Taxes	Annual Increase	Monthly Increase
100,000	7.740	7.972	774	797	23	1.92
200,000	7.740	7.972	1,548	1,594	46	3.83
224,662	7.740	7.972	1,739	1,791	52	4.33
300,000	7.740	7.972	2,322	2,392	70	5.83
400,000	7.740	7.972	3,096	3,189	93	7.75

If a 3.00% increase in the mill rate was implemented the resultant tax income would be \$33,150 lower than estimated in the 2017 approved budget.

Mill Rate Increase of 2.00%

2017 Assessment	2016 Mill Rate	2017 Mill Rate	2016 Taxes	2017 Taxes	Annual Increase	Monthly Increase
100,000	7.740	7.895	774	789	15	1.25
200,000	7.740	7.895	1,548	1,579	31	2.58
224,662	7.740	7.895	1,739	1,774	35	2.92
300,000	7.740	7.895	2,322	2,368	46	3.83
400,000	7.740	7.895	3,096	3,158	62	5.17

If a 2.00% increase in the mill rate was implemented the resultant tax income would be \$55,160 lower than estimated in the 2017 approved budget.

Mill Rate Increase of 1.00%

2017 Assessment	2016 Mill Rate	2017 Mill Rate	2016 Taxes	2017 Taxes	Annual Increase	Monthly Increase
100,000	7.740	7.817	774	782	8	0.67
200,000	7.740	7.817	1,548	1,563	15	1.25
224,662	7.740	7.817	1,739	1,756	17	1.42
300,000	7.740	7.817	2,322	2,345	23	1.92
400,000	7.740	7.817	3,096	3,127	31	2.58

If a 1.00% increase in the mill rate was implemented the resultant tax income would be \$77,170 lower than estimated in the 2017 approved budget.

Average residential assessment dropped from \$227,198 (2016) to \$224,662 (2017)

Commercial Mill Rate

To assist Council in making an informed decision on the appropriate mill rate adjustment, administration has developed three different options for consideration:

Mill Rate Increase of 3.00%

2017 Assessment	2016 Mill Rate	2017 Mill Rate	2016 Taxes	2017 Taxes	Annual Increase	Monthly Increase
150,000	11.421	11.764	1,713	1,765	52	4.33
300,000	11.421	11.764	3,426	3,529	103	8.58
450,000	11.421	11.764	5,139	5,294	155	12.92
481,223	11.421	11.764	5,496	5,661	165	13.75
600,000	11.421	11.764	6,853	7,058	205	17.08

If a 3.00% increase in the mill rate was implemented the resultant tax income would be \$18,102 lower than estimated in the 2017 approved budget.

Mill Rate Increase of 2.00%

2017 Assessment	2016 Mill Rate	2017 Mill Rate	2016 Taxes	2017 Taxes	Annual Increase	Monthly Increase
150,000	11.421	11.649	1,713	1,747	34	2.83
300,000	11.421	11.649	3,426	3,495	69	5.75
450,000	11.421	11.649	5,139	5,242	103	8.58
481,223	11.421	11.649	5,496	5,606	110	9.17
600,000	11.421	11.649	6,853	6,989	136	11.33

If a 2.00% increase in the mill rate was implemented the resultant tax income would be \$25,508 lower than estimated in the 2017 approved budget.

Mill Rate Increase of 1.00%

2017 Assessment	2016 Mill Rate	2017 Mill Rate	2016 Taxes	2017 Taxes	Annual Increase	Monthly Increase
150,000	11.421	11.535	1,713	1,730	17	1.42
300,000	11.421	11.535	3,426	3,460	34	2.83
450,000	11.421	11.535	5,139	5,191	52	4.33
481,223	11.421	11.535	5,496	5,551	55	4.58
600,000	11.421	11.535	6,853	6,921	68	5.67

If a 1.00% increase in the mill rate was implemented the resultant tax income would be \$32,915 lower than estimated in the 2017 approved budget.

Average non-residential assessment dropped from \$499,500 (2016) to \$481,223 (2017).

Additional Information

To assist Council in determining the final mill rates, administration is providing the following additional information.

Statistics Canada monthly consumer price index for Alberta March (most recent) month over month all-items change is 1.30%.

Level of Town Reserves Since 2013

	2013	2014	2015	2016
Opening	3,044,691	3,001,614	3,994,834	4,390,055
Additions	635,727	1,393,345	1,423,509	1,625,778
Reductions	678,804	400,125	1,028,288	384,065
Closing	3,001,614	3,994,834	4,390,055	5,631,768

Annual Utilities Surplus Transferred to Reserves

	2013	2014	2015	2016
Water/Wastewater	134,175	105,008	28,049	75,803
Solid Waste	6,812	11,311	(12,844)	124,436
Gas	16,535	57,155	- 0 -	58,022

Comparison of
Other
Municipalities
Rates

	2016	2017	Difference
Cremona			
Residential	7.57	7.58	0.013%
Non-Residential	15.25	15.25	0.000%
Total Assessment	55,722,460	55,762,110	0.071%
Didsbury			
Residential	8.30	8.30	0.000%
Non-Residential	9.10	9.10	0.000%
Total Assessment	562,326,190	572,372,270	1.787%
Carstairs			
Residential	7.1000	6.9000	(2.817%)
Non-Residential	9.1000	8.5000	(6.593%)
Total Assessment	592,637,480	622,074,200	4.967%
Town of Olds			
Residential	5.6263	5.7107	1.500%
Non-Residential	7.6973	7.8128	1.500%
Total Assessment	1,398,201,970	1,411,702,800	0.966%
Mountain View County			
Residential	2.81	2.84	1.068%
Non-Residential	9.98	10.08	1.002%
Total Assessment	4,589,756,270	4,498,552,450	(1.987%)
Town of Sundre			
Total Assessment	368,014,930	364,376,000	(0.989%)

Mill

ADMINISTRATION RECOMMENDATIONS:

The majority of Council at the May 1st workshop indicated a preference for a 3% increase in the residential and non-residential mill rate and reducing the commercial vacant mill rate to 13.000 mills from 15.000 mills. The alternative favoured by the minority of Council preferred a 1% increase in the residential and non-residential mill rate and equalizing the commercial vacant mill rate with the non-residential mill rate.

The first quarter fiscal report estimated a yearend surplus of \$59. However, the estimate took into consideration a tax revenue shortfall of \$68,960 due to the reduced taxable assessment. The following calculation adjusts the estimated yearend surplus so it does not take into consideration any adjustments for a reduction in tax revenues either from a reduction in the mill rate from the approved 2017 operating budget or due to the reduction in assessment.

Projected Yearend Surplus	\$ 59
Add Back the Tax Revenue Shortfall	<u>\$ 68,960</u>
Sub Total	\$ 69,019
Less: Amount used from Budget Stabilization Reserve	<u>\$ 32,100</u>
Revised Estimated Yearend Surplus	<u>\$ 36,919</u>

This leaves Council with \$176,419 of available funding to offset any reduction to tax revenues either through reducing various mill rates or because of the reduction in taxable assessment. The available funding is made up of the following:

Budget Stabilization Reserve	\$ 110,000
Revised Projected Yearend Surplus	\$ 36,919
2017 MSI Operating Grant	<u>\$ 29,500</u>
Total Available to Council	<u>\$ 176,419</u>

Administration has provided Council with three bylaws for their consideration. All three bylaws proposes that the vacant commercial mill rate be equalized with the non-vacant mill rate in 2017 rather than phasing it in over 2017 and 2018. In reviewing the five communities within Mountain View County only the Town of Didsbury has a vacant commercial rate. For 2016 and 2017 Didsbury’s non-residential mill rate is 9.10 mills whereas their commercial vacant rate is 29.000 mills.

The first bylaw for Council’s consideration contains mill rate increases of 3.00% for both the residential (7.972 mills) and non-residential (11.764) categories. Vacant commercial reflects the 11.764 mill rate. Total shortfall is \$92,297 and can be covered by the projected yearend surplus of \$36,919 and \$29,500 of MSI – Operating funding and \$25,878 of the Budget Stabilization Reserve. The balance of the Budget Stabilization reserve would be available for 2018.

Bylaw two contains mill rate increases of 2.00% for both the residential (7.895 mills) and non-residential (11.649) categories. Vacant commercial reflects the 11.649 mill rate. Total shortfall is \$122,536 and can be covered by the projected yearend surplus of \$36,919, \$29,500 of MSI- Operating funding and \$56,117 from the Budget Stabilization Reserve. The balance of the Budget Stabilization reserve would be available for 2018.

The final bylaw contains mill rate increases of 1.00% for both the residential (7.817 mills) and non-residential (11.535) categories. Vacant commercial reflects the 11.535 mill rate. Total shortfall is \$152,776 and can be covered by the projected yearend surplus of \$36,919, \$29,500

of MSI-Operating funding and \$86,357 from the Budget Stabilization Reserve. The balance of the Budget Stabilization reserve would be available for 2018.

Administration recommends a tax rate bylaw, which incorporates the 3.00% increase in the residential, and non-residential mill rates and equalizing the vacant commercial rates with the non-residential rates. Average residential assessment has decreased 1.12% and average non-residential assessment has decreased 3.66%. Thus the proposed increases would result in a 1.82% residential increase (\$32) and a decrease of 0.77% non-residential (-44).

2016 Average Residential	\$ 227,198	2017 Average Residential	\$ 224,662
2016 Mill Rate	7.740	2017 Mill Rate	7.972
2016 Taxes	\$ 1,759	2017 Taxes	\$ 1,791
2016 Average Non-Residential	\$ 499,500	2017 Average Non-Residential	\$ 481,223
2016 Mill Rate	11.421	2017 Mill Rate	11.764
2016 Taxes	\$ 5,705	2017 Taxes	\$ 5,661

Alberta School Foundation Fund (ASFF)

The Province sets the education amount to be collected by the Town and forwarded to the Province.

	2013	2014	2015	2016	2017
Residential					
Amount	723,802	676,097	684,397	710,659	724,464
Mill Rate	2.763	2.510	2.437	2.464	2.524
Non-Residential					
Amount	260,661	265,012	278,445	294,950	291,721
Mill Rate	3.727	3.526	3.503	3.727	3.792

Mountain View Seniors Housing

Mountain View Housing sets the collected by the forwarded to the organization.		2013	2014	2015	2016	2017	Seniors amount to be Town and
	Amount	26,250	50,955	50,733	53,361	54,882	
	Mill Rate	.079	.148	.141	.145	.151	

Total Tax Costs:

	2013	2014	2015	2016	2017
Residential					
Residential	7.151	7.361	7.591	7.740	7.972
ASFF	2.763	2.510	2.437	2.464	2.524
MVSH	.079	.148	.141	.145	.151
Total	9.993	10.019	10.169	10.349	10.647
Per Cent Change		2.60%	1.50%	1.77%	2.88%
Non-Residential					
Non-Residential	10.691	10.861	11.200	11.421	11.764
ASFF	3.727	3.526	3.503	3.727	3.792
MVSH	.079	.148	.141	.145	.151
Total	14.497	14.535	14.844	15.293	15.707
Per Cent Change		2.62%	2.13%	3.02%	2.71%

COSTS/SOURCE OF FUNDING:

Not Applicable

MOTION:

Motion 1:

That Town of Sundre Council moves first reading of Bylaw No. 08.17, being a bylaw authorizing the rates of taxation to be levied against the assessable property within the Town of Sundre for the 2017 taxation year.

Motion 2:

That Town of Sundre Council moves second reading of Bylaw No. 08.17, being a bylaw authorizing the rates of taxation to be levied against the assessable property within the Town of Sundre for the 2017 taxation year.

Motion 3:

That Town of Sundre Council presents for third and final reading Bylaw No. 08.17, being a bylaw authorizing the rates of taxation to be levied against the assessable property within the Town of Sundre for the 2017 taxation year.

Please Note: Section 187(4) states “A proposed bylaw must not have more than 2 readings at a council meeting unless the councilors present unanimously agree to consider third reading.”

Motion 4:

That Town of Sundre Council moves third and final reading of Bylaw No. 08.17, being a bylaw authorizing the rates of taxation to be levied against the assessable property within the Town of Sundre for the 2017 taxation year.

ATTACHMENTS:

- Proposed Bylaw No. 08-17 with 3.00% Increase in Mill Rates
- Proposed Bylaw No. 08-17 with 2.00% Increase in Mill Rates
- Proposed Bylaw No. 08-17 with 1.00% Increase in Mill Rates
- 2017 Live Assessment
- 2017 Tax & Budget Summary
- 2017 ASFF Tax Requisition
- 2017 Mountain View Senior’s Housing Requisition
- 2017 Mountain View County Tax Rate Bylaw

Date Reviewed: _____ CAO: _____

**TOWN OF SUNDRE
BYLAW NO. 08.17 – 1.00%**

A BYLAW OF THE TOWN OF SUNDRE TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST THE ASSESSABLE PROPERTY WITHIN THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA FOR THE 2017 TAXATION YEAR.

Whereas, the Town of Sundre in the Province of Alberta has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the Council meeting held on December 5, 2016; and

Whereas, the estimated municipal expenditures and transfers set out in the budget for the Town of Sundre for 2017 total \$11,486,381; and

Whereas, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$8,371,296 and the balance of \$3,115,085 to be raised by general municipal taxation; and

Whereas, the estimated amount required for current year capital expenditures to be raised by general municipal taxation is \$0; and

Whereas, the requisitions are:

Alberta School Foundation Fund (ASFF)	
Residential/Farmland	\$ 724,464
Non-Residential	\$ 291,721
Mountain View Seniors Housing	\$ 54,882
Municipal Operations & Debt Charges	<u>\$3,115,085</u>
	<u>\$4,186,152</u>

Whereas, the Council of the Town of Sundre is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and requisitions; and;

Whereas, the Council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M26, Revised Statutes of Alberta, 2000; and

Whereas, the assessed value of all property in the Town of Sundre as shown on the assessment roll is:

	<u>Assessment</u>
Residential	\$286,852,340
Non-Residential	\$ 77,276,770
Farmland	\$ 159,520
Machinery and Equipment	<u>\$ 87,370</u>
	<u>\$364,376,000</u>

NOW THEREFORE under the authority of the Municipal Government Act, the Council of the Town of Sundre, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Town of Sundre:

Municipal (non-annexed properties)	Tax Rate	Assessment	Tax Levy
Residential	7.817	\$284,207,650	\$2,221,651
Farmland	7.817	\$ 60,890	\$ 476
Non-Residential	11.535	\$ 64,849,810	\$ 748,043
Non-Residential Commercial Vacant	11.535	\$ 3,707,440	\$ 42,765
Non- Residential Industrial Vacant	11.535	<u>\$ 3,501,250</u>	<u>\$ 40,387</u>
Total Municipal Tax Levied		\$356,327,040	\$3,053,322

Municipal for Annexed Properties	Tax Rate	Assessment	Tax Levy
Residential	2.840	\$2,644,690	\$ 7,511
Farmland	7.817	\$ 98,630	\$ 771
Non-Residential	10.080	\$5,218,270	\$52,600
Machinery & Equipment	10.080	<u>\$ 87,370</u>	<u>\$ 881</u>
Total Tax Levied on Annexed Land		<u>\$8,048,960</u>	<u>\$61,763</u>
Total Municipal Taxes Levied		\$364,376,000	\$3,115,085

ASFF

ASFF Residential/Farmland	2.524	\$287,011,860	\$ 724,464
ASFF Non-Residential	3.792	<u>\$ 76,921,010</u>	<u>\$ 291,721</u>
		\$364,020,240	\$1,016,185

Mountain View Seniors Housing	0.151	\$364,020,240	<u>\$ 54,882</u>
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Grand Total			<u>\$4,186,152</u>
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2. That the Chief Administrative Officer is hereby authorized and required to levy the above rates of taxation on annexed land per Order in Council No. OC 224/2010 dated July 14, 2010, which approved the application for annexation of certain lands to the Town of Sundre effective January 1, 2010.
3. That this bylaw shall take effect on the date of the third and final reading.

READ A FIRST TIME IN OPEN COUNCIL THIS 8TH DAY OF MAY 2017.

READ A SECOND TIME IN OPEN COUNCIL THIS 8TH DAY OF MAY 2017.

READ A THIRD TIME IN OPEN COUNCIL THIS 8TH DAY OF MAY 2017.

Mayor

Chief Administrative Officer

**TOWN OF SUNDRE
BYLAW NO. 08.17 – 2.00%**

A BYLAW OF THE TOWN OF SUNDRE TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST THE ASSESSABLE PROPERTY WITHIN THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA FOR THE 2017 TAXATION YEAR.

Whereas, the Town of Sundre in the Province of Alberta has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the Council meeting held on December 5, 2016; and

Whereas, the estimated municipal expenditures and transfers set out in the budget for the Town of Sundre for 2017 total \$11,486,381; and

Whereas, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$8,340,901 and the balance of \$3,145,480 to be raised by general municipal taxation; and

Whereas, the estimated amount required for current year capital expenditures to be raised by general municipal taxation is \$0; and

Whereas, the requisitions are:

Alberta School Foundation Fund (ASFF)	
Residential/Farmland	\$ 724,464
Non-Residential	\$ 291,721
Mountain View Seniors Housing	\$ 54,882
Municipal Operations & Debt Charges	<u>\$3,145,480</u>
	<u>\$4,216,547</u>

Whereas, the Council of the Town of Sundre is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and requisitions; and;

Whereas, the Council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M26, Revised Statutes of Alberta, 2000; and

Whereas, the assessed value of all property in the Town of Sundre as shown on the assessment roll is:

	<u>Assessment</u>
Residential	\$286,852,340
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Farmland	\$ 159,520
Machinery and Equipment	<u>\$ 87,370</u>
	<u>\$364,376,000</u>

NOW THEREFORE under the authority of the Municipal Government Act, the Council of the Town of Sundre, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Town of Sundre:

Municipal (non-annexed properties)	Tax Rate	Assessment	Tax Levy
Residential	7.895	\$284,207,650	\$2,243,819
Farmland	7.895	\$ 60,890	\$ 481
Non-Residential	11.649	\$ 64,849,810	\$ 755,435
Non-Residential Commercial Vacant	11.649	\$ 3,707,440	\$ 43,188
Non- Residential Industrial Vacant	11.649	<u>\$ 3,501,250</u>	<u>\$ 40,786</u>
Total Municipal Tax Levied		\$356,327,040	\$3,083,709
Municipal for Annexed Properties	Tax Rate	Assessment	Tax Levy
Residential	2.840	\$2,644,690	\$ 7,511
Farmland	7.895	\$ 98,630	\$ 779
Non-Residential	10.080	\$5,218,270	\$52,600
Machinery & Equipment	10.080	<u>\$ 87,370</u>	<u>\$ 881</u>
Total Tax Levied on Annexed Land		<u>\$8,048,960</u>	<u>\$61,771</u>
Total Municipal Taxes Levied		\$364,376,000	\$3,145,480

ASFF

ASFF Residential/Farmland	2.524	\$287,011,860	\$ 724,464
ASFF Non-Residential	3.792	<u>\$ 76,921,010</u>	<u>\$ 291,721</u>
		\$364,020,240	\$1,016,185

Mountain View Seniors Housing	0.151	\$364,020,240	<u>\$ 54,882</u>
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Grand Total			<u>\$4,216,547</u>
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2. That the Chief Administrative Officer is hereby authorized and required to levy the above rates of taxation on annexed land per Order in Council No. OC 224/2010 dated July 14, 2010, which approved the application for annexation of certain lands to the Town of Sundre effective January 1, 2010.

3. That this bylaw shall take effect on the date of the third and final reading.

READ A FIRST TIME IN OPEN COUNCIL THIS 8TH DAY OF MAY 2017.

READ A SECOND TIME IN OPEN COUNCIL THIS 8TH DAY OF MAY 2017.

READ A THIRD TIME IN OPEN COUNCIL THIS 8TH DAY OF MAY 2017.

Mayor

Chief Administrative Officer

**TOWN OF SUNDRE
BYLAW NO. 08.17 – 3.00%**

A BYLAW OF THE TOWN OF SUNDRE TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST THE ASSESSABLE PROPERTY WITHIN THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA FOR THE 2017 TAXATION YEAR.

Whereas, the Town of Sundre in the Province of Alberta has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the Council meeting held on December 5, 2016; and

Whereas, the estimated municipal expenditures and transfers set out in the budget for the Town of Sundre for 2017 total \$11,486,381; and

Whereas, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$8,310,719 and the balance of \$3,175,662 to be raised by general municipal taxation; and

Whereas, the estimated amount required for current year capital expenditures to be raised by general municipal taxation is \$0; and

Whereas, the requisitions are:

Alberta School Foundation Fund (ASFF)	
Residential/Farmland	\$ 724,464
Non-Residential	\$ 291,721
Mountain View Seniors Housing	\$ 54,882
Municipal Operations & Debt Charges	<u>\$3,175,662</u>
	<u>\$4,246,729</u>

Whereas, the Council of the Town of Sundre is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and requisitions; and;

Whereas, the Council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M26, Revised Statutes of Alberta, 2000; and

Whereas, the assessed value of all property in the Town of Sundre as shown on the assessment roll is:

	<u>Assessment</u>
Residential	\$286,852,340
Non-Residential	\$ 77,276,770
Farmland	\$ 159,520
Machinery and Equipment	<u>\$ 87,370</u>
	<u>\$364,376,000</u>

NOW THEREFORE under the authority of the Municipal Government Act, the Council of the Town of Sundre, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Town of Sundre:

Municipal (non-annexed properties)	Tax Rate	Assessment	Tax Levy
Residential	7.972	\$284,207,650	\$2,265,703
Farmland	7.972	\$ 60,890	\$ 485
Non-Residential	11.764	\$ 64,849,810	\$ 762,893
Non-Residential Commercial Vacant	11.764	\$ 3,707,440	\$ 43,614
Non- Residential Industrial Vacant	11.764	<u>\$ 3,501,250</u>	<u>\$ 41,189</u>
Total Municipal Tax Levied		\$356,327,040	\$3,113,884

Municipal for Annexed Properties	Tax Rate	Assessment	Tax Levy
Residential	2.840	\$2,644,690	\$ 7,511
Farmland	7.972	\$ 98,630	\$ 786
Non-Residential	10.080	\$5,218,270	\$52,600
Machinery & Equipment	10.080	<u>\$ 87,370</u>	<u>\$ 881</u>
Total Tax Levied on Annexed Land		<u>\$8,048,960</u>	<u>\$61,778</u>
Total Municipal Taxes Levied		\$364,376,000	\$3,175,662

ASFF

ASFF Residential/Farmland	2.524	\$287,011,860	\$ 724,464
ASFF Non-Residential	3.792	<u>\$ 76,921,010</u>	<u>\$ 291,721</u>
		\$363,932,870	\$1,016,185

Mountain View Seniors Housing	0.151	\$364,020,240	<u>\$ 54,882</u>
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Grand Total **\$4,246,729**

2. That the Chief Administrative Officer is hereby authorized and required to levy the above rates of taxation on annexed land per Order in Council No. OC 224/2010 dated July 14, 2010, which approved the application for annexation of certain lands to the Town of Sundre effective January 1, 2010.
3. That this bylaw shall take effect on the date of the third and final reading.

READ A FIRST TIME IN OPEN COUNCIL THIS 8TH DAY OF MAY 2017.

READ A SECOND TIME IN OPEN COUNCIL THIS 8TH DAY OF MAY 2017.

READ A THIRD TIME IN OPEN COUNCIL THIS 8TH DAY OF MAY 2017.

Mayor

Chief Administrative Officer