

THE CITY OF EDMONTON

BYLAW 18176

2018 RESIDENTIAL ASSESSMENT AND SUPPLEMENTARY ASSESSMENT SUB-CLASS BYLAW

Whereas pursuant to sections 297 and 313 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, City Council may pass bylaws setting the assessment and supplementary assessment sub-classes for residential property;

Edmonton City Council enacts:

PART I - PURPOSE, DEFINITIONS AND INTERPRETATION

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| PURPOSE | 1 | The purpose of this bylaw is to authorize the assessment and supplementary assessment sub-classes for residential property. |
| DEFINITIONS | 2 | In this bylaw, unless the context otherwise requires: |
| | (a) | “ Act ” means the <i>Municipal Government Act</i> , R.S.A. 2000, c.M-26; |
| | (b) | “ Assessment Roll ” means assessment roll as defined in section 303 of the Act; |
| | (c) | “ Co-operative Housing Project ” shall mean a co-operative housing project that is: |
| | (i) | incorporated under the <i>Cooperatives Act</i> , S.A. 2001, c. C-28.1; or |
| | (ii) | comprised exclusively of the members that are either: |
| | (A) | members as defined by sections 1(1)(f) and 1(1)(ee) of the <i>Cooperatives Act</i> ; or |
| | (B) | the City of Edmonton; or |
| | (C) | any combination of the above categories of A and B; and |
| | (D) | includes property owned by a non-profit |

housing society incorporated under the *Societies Act*, R.S.A. 2000, c. S-14, and occupied by tenants.

- (d) **“Manufactured Home”** means manufactured home as defined in section 284(l)(m) of the Act;
- (e) **“Manufactured Home Community”** means manufactured home community as defined in section 284(1)(n) of the Act;
- (f) **“Mobile Home”** means mobile home as defined in section 284(1)(n.1) of the Act;
- (g) **“Other Residential”** means a sub-class of property classified as Class 1 – residential, as set out in section 297 of the *Municipal Government Act*, which includes property, or a portion of property that contains:
 - (i) four or more self-contained dwelling units which are used or intended to be used for permanent living accommodations, together with any other buildings or amenity areas located on the property that are ancillary to the dwelling units; or
 - (ii) vacant land that in the future, as designated by a land use bylaw, a neighbourhood area structure plan, or an area structure plan, may be developed into a property that contains four or more self-contained dwelling units to be used for permanent living accommodations;but not including a co-operative housing project or a property that falls into the Transitional Residential subclass.
- (h) **“Residential”** means a sub-class of property classified as Class 1 – residential, as set out in section 297 of the *Municipal Government Act*, which includes property, or a portion of property, that contains:
 - (i) three or less self-contained dwelling units which are used or intended to be used for permanent living accommodations, together with any other buildings or amenity areas located on the property that are ancillary to the dwelling units;
 - (ii) a self-contained dwelling unit and parking area, if any, established under the same condominium plan

and any common property associated with the unit;

- (iii) a co-operative housing project;
- (iv) a mobile home or manufactured home located on a site in a mobile home or manufactured home community, and any other improvements located on the property owned and occupied by the person occupying the mobile home or manufactured home;
- (v) vacant land that in the future, as designated by a land use bylaw, a neighbourhood area structure plan, or an area structure plan, may be developed into a property used for permanent living accommodations that will not contain more than three self-contained dwelling units;
- (vi) natural areas and parkland, including an area of land that in the near future may be designated as an environmental reserve;

but does not include property that falls into the Other Residential or Transitional Residential sub-classes.

- (i) **“Residential Assessment Class Property”** means residential property as defined in section 297(4)(c) of the Act;
- (j) **“Supplementary Assessment”** means an assessment made pursuant to section 314 of the Act;
- (k) **“Supplementary Assessment Roll”** means a supplementary assessment roll as defined by section 315 of the Act.
- (l) **“Transitional Residential”** means a sub-class of property classified as Class 1 - residential, as set out in section 297 of the *Municipal Government Act*, which includes property, or a portion of property that contains:
 - (i) an improved parcel of land that was previously classified as non-residential where there is an intention to use the land for permanent living accommodation, but as of the condition date no building permit has been issued that allows construction or renovation of the improvement where the permanent living accommodation will take place;

(ii) property on which industry, commerce, or another use currently takes place.

RULES FOR INTERPRETATION 3 The marginal notes and headings in this bylaw are for reference purposes only.

PART II - RESIDENTIAL ASSESSMENT AND SUPPLEMENTARY ASSESSMENT SUB-CLASSES

RESIDENTIAL ASSESSMENT AND SUPPLEMENTARY ASSESSMENT SUB-CLASSES 4 For the purpose of the 2018 Assessment and Supplementary Assessment Rolls, all Residential Assessment Class Property within the City of Edmonton is hereby divided into the following sub-classes:

- (a) Residential Assessment Class Property
 - (i) Residential;
 - (ii) Other Residential
 - (iii) Transitional Residential

PART III - GENERAL

NUMBER AND GENDER REFERENCES 5 All references in this bylaw will be read with such changes in number and gender as may be appropriate according to whether the reference is to a male or female person, or a corporation or partnership.

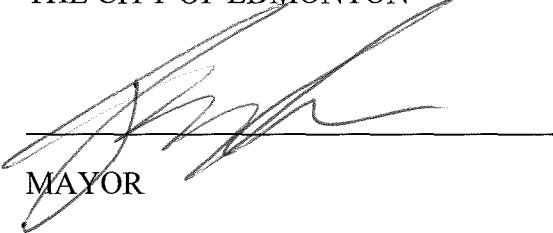
REPEALS 6 Bylaw 17734 is repealed on May 1, 2027.

EFFECTIVE DATE 7 This bylaw takes effect beginning on the date on which this bylaw is passed and signed.

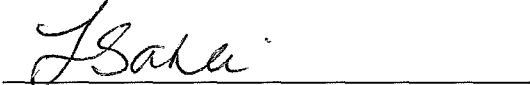
READ a first time this	29 th	day of	August	2017;
READ a second time this	29 th	day of	August	2017;
READ a third time this	29 th	day of	August	2017;

SIGNED AND PASSED this 29th day of August 2017.

THE CITY OF EDMONTON

A handwritten signature in black ink, appearing to be "J. S. ...", is written over a horizontal line.

MAYOR

A handwritten signature in black ink, appearing to be "L. Baker", is written over a horizontal line.

CITY CLERK