

BYLAW 2664/AS//22

**BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA TO
AUTHORIZE THE CREATION OF RESIDENTIAL AND NON-RESIDENTIAL PROPERTY
SUB-CLASSES**

WHEREAS 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*, RSA 2000, c. M-26, and amendments thereto; and

WHEREAS Section 297 of the *Municipal Government Act*, RSA 2000, c. M-26, allows Council by bylaw to divide property class 1 - residential, into sub-classes on any basis it considers appropriate; and

WHEREAS Section 297 of the *Municipal Government Act*, RSA 2000, c. M-26, allows Council by bylaw to divide property class 2 – non-residential, into sub-classes prescribed by regulation 202/2017; and

WHEREAS Section 354 of the *Municipal Government Act*, RSA 2000, c. M-26, allows the tax rate to be different for each assessment class or sub-class referred to in Section 297.

NOW THEREFORE, the Council of the Town of Stony Plain in the Province of Alberta, duly assembled, hereby enacts the follows:

1.0.0 Title

1.1.0 This bylaw may be cited as the “Property Assessment Sub-class Bylaw”.

2.0.0 Definitions

2.1.0 "Assessor" means any of the accredited assessment staff employed or contracted by the Town of Stony Plain.

2.2.0 "Assessment Class" means a property's classification for assessment purposes, as determined and used by the Assessor in preparation of the annual assessment roll.

2.3.0 "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:

- a) 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
- b) 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.

2.4.0 "Vacant" - means property which the Assessor has deemed to be undeveloped and not having any notable physical construction or non-substantial structure on site for seven years, as of December 31st of each calendar year.

3.0.0 General

3.1.0 Residential Assessment Class

3.1.1 For Class 1 - Residential Assessment Class property within the Town of Stony Plain is hereby divided into the following assessment sub-classes:

- a) Residential
- b) Other Residential
- c) Vacant Residential

3.2.0 Non-Residential Assessment Class

3.2.1 Class 2 – Non-Residential Assessment Class property within the Town of Stony Plain is hereby divided into the following sub-classes:

- a) Non-Residential
- b) Vacant Non-Residential

4.0.0 Severability

- 4.1.0 If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

5.0.0 Review

- 5.1.0 This bylaw shall be reviewed within its fifth year, being 2027, or as deemed necessary. invalid portion must be severed and the remainder of the bylaw is deemed valid.

6.0.0 Repeal

- 6.1.0 Bylaw 821 and amendments are hereby repealed.

7.0.0 Effective Date

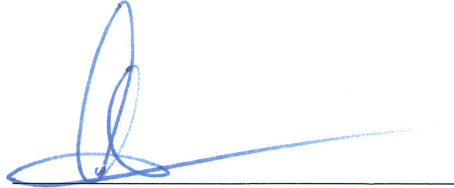
- 7.1.0 This bylaw shall take full force and effect December 31, 2022.

Read a first time this 22nd day of August, AD 2022.

Read a second time this 22nd day of August, AD 2022.

Given Unanimous consent this 22nd day of August, AD 2022.

Read a third time this 22nd day of August, AD 2022



Mayor William Choy



Brenda Otto, General Manager
Corporate & Strategic Services