

CITY OF COLD LAKE
BYLAW NO. 822-FN-23
VACANT RESIDENTIAL AND NON-RESIDENTIAL PROPERTY ASSESSMENT SUB-CLASS BYLAW

A BYLAW OF THE CITY OF COLD LAKE, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF REGULATING VACANT RESIDENTIAL AND NON-RESIDENTIAL PROPERTY ASSESSMENT SUB-CLASS WITHIN THE CITY

WHEREAS the *Municipal Government Act, RSA 2000, Chapter M-26* authorizes a council to classify assessed property, and to establish different rates of taxation in respect to each class of property;

AND WHEREAS Section 297(2) of the *Municipal Government Act, R.S.A. 2000, Chapter M-26*, as amended, allows Council by bylaw to divide property class 1 – residential and class 2 – non-residential into sub-classes on any basis it considers appropriate;

AND WHEREAS Section 354 of the *Municipal Government Act, R.S.A. 2000, Chapter M-26*, as amended, allows the tax rate to be different for each assessment class or sub-class referred to in Section 297;

NOW THEREFORE by the Council of the City of Cold Lake in the Province of Alberta, in Council duly assembled hereby enacts as follows:

SECTION 1 - TITLE

1. This Bylaw shall be cited as the “Vacant Residential and Vacant Non-Residential Property Assessment Sub-Class Bylaw”.

SECTION 2 - DEFINITIONS

2. In this bylaw:
 - 2.1 "Assessor" - Any of the accredited assessment staff as employed by the City of Cold Lake.
 - 2.2 “Assessment Class” - Refers to a property's classification for assessment purposes, as determined and used by the Assessor in preparation of the annual Assessment Roll.:
 - 2.3 "Vacant" - The term "vacant" for the purposes of this Bylaw shall refer to any residential and non-residential property which the Assessor has deemed to be undeveloped and not having any notable physical construction on site, as of a given statutory date.

SECTION 3 - RESPONSIBILTIES

3. By this Bylaw:
 - 3.1 Assessor is authorized to create and establish
 - 3.1.1 a residential property assessment sub-class categorized as "Vacant Residential”;
 - 3.1.2 a non-residential property assessment sub-class categorized as "Vacant Non-Residential”;
 - 3.2 Assessor shall abide by the responsibilities, standards, and criteria as contained within City of Cold Lake Policy No. 232-FN-23 - Taxation of Vacant Residential and Non-Residential Lands, in the annual establishment of which properties shall be deemed included within the
 - 3.2.1 residential property assessment sub-class categorized as "Vacant Residential”;

3.2.2 non-residential property assessment sub-class categorized as "Vacant Non-Residential";

SECTION 4- EFFECT

4. This bylaw shall come into full force and effect immediately upon the date of its final passing.

FIRST READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta this 28th day of November, A.D. 2023, on motion by Councillor Mattice.

**CARRIED
UNANIMOUSLY**

SECOND READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta this 13th day of February, A.D. 2024, on motion by Councillor Vining.

**CARRIED
UNANIMOUSLY**

THIRD AND FINAL READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta this 13th day of February, A.D. 2024, on motion by Councillor Richardson.

**CARRIED
UNANIMOUSLY**

Executed this 21st day of February, 2024.

CITY OF COLD LAKE

MAYOR

CHIEF ADMINISTRATIVE OFFICER

