

Town of Bon Accord
AGENDA
Special Meeting of Council
May 8, 2023 5 p.m. in Council Chambers
Live Streamed on Bon Accord YouTube Channel

- 1. CALL TO ORDER**
- 2. ADOPTION OF AGENDA**
- 3. BYLAWS|POLICIES**
3.1.2023 Rates of Taxation Bylaw 2023-07 (enclosure)
- 4. ADJOURNMENT**

**TOWN OF BON ACCORD
REQUEST FOR DECISION**

Meeting:	Special Meeting of Council
Meeting Date:	May 8, 2023
Presented by:	Falon Fayant, Corporate Services Manager
Title:	2023 Rates of Taxation Bylaw 2023-07
Agenda Item No.	3.1

BACKGROUND/PROPOSAL

Per Section 353 of the Municipal Government Act, Council must pass a property tax bylaw annually. The projected budgeted municipal tax levy increase per the 2023 budget passed at the October 18th, 2022, regular meeting of council was 2.35% per class.

Administration presented three options for the municipal rates of taxation at the April 26th Council briefing meeting. At the May 3rd Special Meeting of Council, Administration reviewed the presentation of Operational Needs, Capital Projects, and Funding Strategies, which included a review of the possible 2023 rates of taxation.

Following the presentation, Council passed resolution #23-225 COUNCILLOR MAY MOVED THAT Council directs administration to bring back the 2023 Rates of Taxation Bylaw reflecting Option 2.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

A review of Option 2:

Assessment Class	Assessment Value	Tax Rate	Increase	Projected Revenue
Class 1 – Residential	\$145,762,550	0.01054493	2.11%	\$ 1,537,364
Class 2 – Non-Residential	\$ 6,945,010	0.01942108	1.99%	\$ 135,427
Class 2 – Non-Residential Vacant	\$ 374,000	0.03548586	2.63%	\$ 13,272
Class 3 – Farmland	\$ 63,200	0.05078854	2.63%	\$ 3,775
Class 4 – Machinery & Equipment	\$ 45,080	0.01946484	2.22%	\$ 877

This option results in \$92,055 more in expected revenue than budgeted.

How does this affect the average assessed resident?

Assessment Class	Average Assessment Value	2022 Municipal Tax Levy	2023 Municipal Tax Levy	Increase
Class 1 – Residential	\$250,451	\$2,587	\$2,641	\$4.50 per month
Class 2 – Non-Residential (NR)	\$315,682	\$6,011	\$6,131	\$10 per month
Class 2 – NR Vacant	\$74,800	\$2,586	\$2,654	\$5.67 per month
Class 3 – Farmland	\$10,533	\$521	\$535	\$1.17 per month
Class 4 – Machinery & Equipment	\$45,080	\$858	\$877	\$1.59 per month

The Combined Assessment and Tax notices must be sent out prior the end of May to meet legislated requirements. Notices must be sent at least 30 days prior to the taxation deadline, which is June 30th.

STRATEGIC ALIGNMENT

Values Statement of Service Excellence: Administration and Council strive for the highest standard of service delivery and governance.

Values Statement of Professionalism: Administration and Council manage the affairs of Bon Accord in a competent, reliable manner, to maintain a safe and prosperous community to work and live.

COSTS/SOURCES OF FUNDING

2023 Operating and Capital Budget

RECOMMENDED ACTION (by originator)

Resolution #1

THAT... Council gives 1st reading to Bylaw 2023-07 Rates of Taxation as presented.

Resolution #2

THAT... Council gives 2nd reading to Bylaw 2023-07 Rates of Taxation as presented.

Resolution #3

THAT...Council gives unanimous consent to hear all three readings of Bylaw 2023-07 Rates of Taxation in one meeting.

Resolution #4

THAT...Council gives 3rd and final reading to Bylaw 2023-07 Rates of Taxation as presented.

**TOWN OF BON ACCORD
2023 RATES OF TAXATION
BYLAW 2023-07**

A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE TOWN OF BON ACCORD FOR THE 2023 TAXATION YEAR.

WHEREAS, the Town of Bon Accord has prepared and adopted detailed estimates of the municipal revenue and expenditures as required, at the council meeting held October 18, 2022; and

WHEREAS, the estimated municipal expenditures and transfers set out in the budget for the Town of Bon Accord for 2023 total \$5,504,317 and

WHEREAS, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$3,898,951 and \$1,697,421 is to be raised by general municipal taxation; and

WHEREAS, the requisitions are:

Alberta School Foundation Fund (ASFF)		
Residential/Farmland		\$358,904
Non-residential		\$24,969
Homeland Housing		\$13,653
Designated Industrial Property (Including M&E)		\$0.00

WHEREAS, the Council of the Town of Bon Accord 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 M-26, Revised Statutes of Alberta, 2000 and

WHEREAS, the assessed value of all taxable property in the Town of Bon Accord as shown on the assessment roll is:

	<u>Assessment</u>
Residential	\$145,762,550
Farmland	\$63,200
Non-residential vacant	\$374,000
Machinery & Equipment	\$45,080
Non-residential	\$6,945,010
Residential – Annexed	\$1,379,010
Farmland – Annexed	\$99,100
Machinery & Equipment - Annexed	\$42,530
	<u>\$154,710,480</u>

**TOWN OF BON ACCORD
2023 RATES OF TAXATION
BYLAW 2023-07**

NOW THEREFORE, under the authority of the Municipal Government Act, the Council of the Town of Bon Accord, 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 Bon Accord.

	TAX LEVY	ASSESSMENT	TAX RATE
<u>General Municipal</u>			
Non-Residential	\$135,427	\$6,945,010	.01942108
Machinery & Equipment	\$877	\$45,080	.01946484
Residential	\$1,537,364	\$145,762,550	.01054493
Farmland	\$3,775	\$63,200	.05078854
Non-Residential Vacant	\$13,272	\$374,000	.03548586
Annexed Non-Residential/M&E	\$458	\$42,530	.01076940
Annexed Residential	\$5,265	\$1,379,010	.00381810
<u>Annexed Farmland</u>	<u>\$983</u>	<u>\$99,100</u>	<u>.00992010</u>
	\$1,697,421	\$154,710,480	
<u>Education</u>			
Residential/Farmland	\$385,904	\$147,303,860	.002436485
<u>Non-residential</u>	<u>\$24,969</u>	<u>\$7,361,540</u>	<u>.003391858</u>
	\$383,873	\$154,665,400	
<u>Homeland Housing</u>	\$13,653	\$154,710,480	.000088825

2. That levy values for annexed properties are calculated based on Section 5(2) of Order in Council 032/2018 that states annexed land and assessable improvements must be assessed and levied as if they had remained in Sturgeon County.
3. The minimum amount payable as property tax for general municipal purposes shall be \$300.00. This minimum amount shall not apply to general municipal annexed land.
4. The minimum amount payable as property tax for general municipal purposes on annexed land shall be \$25.00.
5. The rates in this Bylaw shall also apply to the assessed value of all designated industrial property.

**TOWN OF BON ACCORD
2023 RATES OF TAXATION
BYLAW 2023-07**

It is the intention of the Town Council that each separate provision of this bylaw shall be deemed independent of all other provisions, and it is further the intention of the Town Council that if any provision of this bylaw be declared as invalid, that provision shall be deemed to be severed and all other provisions of the Bylaw shall remain in force and effect.

This Bylaw shall come into full force and effect upon the day it receives third and final reading by Council.

READ A FIRST TIME THIS 8th day of May 2023.

READ A SECOND TIME THIS 8th day of May 2023.

READ A THIRD TIME THIS 8th day of May 2023.

SIGNED AND PASSED THIS 8th day of May 2023.

Mayor Brian Holden

Chief Administrative Officer Jodi Brown