

THE CITY OF EDMONTON

BYLAW 19519

**RESIDENTIAL ASSESSMENT AND SUPPLEMENTARY ASSESSMENT SUBCLASS
BYLAW**

Whereas pursuant to sections 297 and 313 of the Act, City Council may pass bylaws setting the assessment and supplementary assessment subclasses for residential property;

And whereas pursuant to section 325.1 of the Act, such bylaws may remain in force in subsequent years until they are repealed;

And Whereas the Edmonton City Charter amends the definitions of the assessment classes within the City of Edmonton;

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 subclasses for residential property. |
| DEFINITIONS | 2 | In this bylaw, unless the context otherwise requires: <ul style="list-style-type: none">(a) “Act” means the <i>Municipal Government Act</i>, RSA 2000, c.M-26 as amended by the <i>City of Edmonton Charter, 2018 Regulation AR 39/2018</i>;(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:<ul style="list-style-type: none">(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 *Cooperatives Act*; 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(1)(m) of the Act;

- (e) **“Manufactured Home Community”** means manufactured home community as defined in section 284(1)(n) of the Act;

- (e.1) **“Mature Area Derelict Residential”** means a subclass of property classified as Class 1 - residential, as set out in section 297 of the Act, which is a property that:
 - (i) falls within the geographic area as displayed on Schedule “A”; and
 - (ii) contains a fully or partially constructed improvement, designed to have a residential living area, where the improvement shows serious signs of neglect, is dilapidated, falling into significant disrepair, or is uninhabitable, including but not limited to improvements:
 - (A) that are deserted, or abandoned;
 - (B) which are partially or fully boarded up or secured;

(C) for which an order indicating an improvement or the property is unfit for habitation have been issued;

(D) which were abandoned while in the process of being constructed without construction being complete; or

(E) which were abandoned while in the process of demolition without demolition being complete.

(f) **Mobile Home**” means mobile home as defined in section 284(1)(n.1) of the Act;

(g) **“Other Residential”** means a subclass 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 but not including a Co-operative Housing Project or a property that falls into the Mature Area Derelict Residential subclass.~~

(h) **“Residential”** means a subclass 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 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;
- (iv) 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;

~~but does not include property that falls into the Other Residential subclass~~ but does not include any portion of a property that falls into the Other Residential subclass or a property that falls into the Mature Area Derelict Residential subclass.

- (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.

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

PART II - RESIDENTIAL ASSESSMENT AND SUPPLEMENTARY ASSESSMENT SUBCLASSES

RESIDENTIAL ASSESSMENT AND SUPPLEMENTARY ASSESSMENT SUBCLASSES 4 For the purpose of the Assessment and Supplementary Assessment Rolls for the 2021 taxation year, and any future Assessment and Supplementary Assessment Rolls, all Residential Assessment Class Property within the City of Edmonton is hereby divided into the following subclasses:

- (a) ~~Residential Assessment Class Property~~
 - (i) Residential;
 - (ii) Other Residential;
 - (iii) **Mature Area Derelict 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.

EFFECTIVE DATE 6 This bylaw takes effect beginning on the date on which this bylaw is passed and signed.

READ a first time	25th	day of	January	2021;
READ a second time	25th	day of	January	2021;
READ a third time	25th	day of	January	2021;
SIGNED AND PASSED	25th	day of	January	2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK