

**BYLAW NO. 1577-24**  
**OF THE**  
**TOWN OF BONNYVILLE**

BEING A BYLAW OF THE TOWN OF BONNYVILLE IN THE PROVINCE OF ALBERTA TO DIVIDE THE RESIDENTIAL ASSESSMENT CLASS INTO SUBCLASSES FOR THE 2025 ASSESSMENT AND TAX ROLLS.

**WHEREAS** pursuant to Sections 297 of the Municipal Government Act, R.S.A. 2000, being Chapter M-26, Town Council may pass a bylaw setting the assessment sub-classes for residential property authorizing the assessor to assign these sub-classes in preparing the assessment of property; and

**WHEREAS** pursuant to Sections 302 and 303 of the Municipal Government Act, R.S.A. 2000, being Chapter M-26, the municipality must annually prepare the assessment roll including the assessment classes not later than February 28 for the taxation in 2025; and

**NOW THEREFORE THE MUNICIPAL COUNCIL OF THE TOWN OF BONNYVILLE DULY ASSEMBLED ENACTS AS FOLLOWS:**

1. This Bylaw may be cited as the “2025 Residential Assessment Sub-Class Bylaw.”
2. The purpose of this bylaw is to authorize the assessment sub-classes for residential property.
3. In this bylaw, unless the context otherwise requires:
  - (a) “Act” means the Municipal Government Act, R.S.A. 2000, Chapter M-26;
  - (b) “Assessed Property” means assessed property as defined in Section 284 of the Act;
  - (c) “Assessment Roll” means assessment roll as defined in Section 303 of the Act;
  - (d) “Dwelling Unit” means one or more rooms operated or capable of being operated as a residence for a household containing cooking, sleeping and sanitary facilities;
  - (e) “Manufactured Home” means manufactured home as defined in Section 284(1)(m) of the Act;
  - (f) “Manufactured Home Community” means manufactured home community as defined in Section 284(1)(n) of the Act;
  - (g) “Multi-family residential property” means:
    - (i) all residential property other than single family residential property;
    - (ii) boarding houses with more than three sleeping rooms;
    - (iii) vacant residential property zoned for the development of four or more dwelling units under the Town’s Land Use Bylaw but not including vacant residential property subdivided under a registered condominium plan and intended for the development of a residential unit and parking unit, if any, to be occupied by a single family;

- (iv) a manufactured home community.
  - (h) “Non-Residential Assessment Class Property” means non-residential property as defined in Section 297(4)(b) of the Act;
  - (i) “Residential Assessment Class Property” means residential property as defined in Section 297(4)(c) of the Act;
  - (j) “Single family residential property” means:
    - (i) dwelling units occupied by a single family where the total number of dwelling units on the parcel of land, whether contained in a single building or more than one building, does not exceed three dwelling units together with any other buildings located on the site that are ancillary to the use of the single-family dwelling;
    - (ii) a residential unit and parking unit, if any, occupied by a single family and established under the same condominium plan, provided that the said residential unit and parking unit, if any, are occupied and used by the same single family;
    - (iii) manufactured home located on a site in a manufactured home community and any other improvements located on the site owned and occupied by the person occupying the manufactured home;
    - (iv) vacant residential property zoned for the development of three dwelling units or less under the Town’s Land Use Bylaw;
    - (v) vacant residential property subdivided under a registered condominium plan and intended for the development of a residential unit and parking unit, if any, to be occupied by a single family.
4. For the purpose of the Assessment Rolls prepared for taxation in 2025, all Residential Assessment Class Property within the Town of Bonnyville is hereby divided into the following assessment sub-classes;
- (a) Residential Assessment Class Property:
    - (i) Single Family Residential;
    - (ii) Multi-family Residential.
5. This Bylaw shall come into force and effect on the 1<sup>st</sup> day of January 2025.

**INTRODUCED AND GIVEN FIRST READING** this 10<sup>th</sup> day of September, A.D., 2024.

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**Mayor**

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**Chief Administrative Officer**

**GIVEN SECOND READING** this 10<sup>th</sup> day of September, A.D., 2024.

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**Mayor**

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**Chief Administrative Officer**

**UPON UNANIMOUS CONSENT, TO PROCEED TO THIRD AND FINAL READING** this 10<sup>th</sup> day of September, A.D., 2024.

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**Mayor**

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**Chief Administrative Officer**

**GIVEN THIRD AND FINAL READING** this 10<sup>th</sup> day of September, A.D., 2024.

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**Mayor**

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**Chief Administrative Officer**