

## BYLAW # 2025-01

### VILLAGE OF ANDREW PROVINCE OF ALBERTA

#### BEING A BYLAW OF THE VILLAGE OF ANDREW TO DIVIDE ASSESSMENT CLASS 1 AND ASSESSMENT CLASS 2 INTO SUB-CLASSES

WHEREAS, under the provisions of the *Municipal Government Act*, RSA 2000, Chapter M- 26 as amended, Village of Andrew Council may divide property assessment class I - residential, into sub-classes on any basis as considered appropriate.

AND WHEREAS, under the provisions of the *Municipal Government Act*, RSA 2000, Chapter M- 26 as amended, Village of Andrew Council may divide property assessment class 2 - non-residential, into sub-classes prescribed by the regulation *Matters Relating to Assessment Sub-Classes Regulation*, Alberta Regulation 202/2017.

NOW THEREFORE, the Council of Village of Andrew, in Council duly assembled, hereby enacts as follows:

- 1) This Bylaw shall be known as the "Assessment Sub-Classes Bylaw."
- 2) In this Bylaw, words shall have the same meanings as defined in the *Municipal Government Act*, RSA 2000, c M-26, as amended, and the regulations thereunder, except as otherwise defined below.
- 3) In this Bylaw:
  - a) "**Derelict Residential Property**" means an improvement that shows serious signs of neglect, is dilapidated, falling into significant disrepair, or is uninhabitable, including but not limited to improvements; that are deserted, or abandoned; which are partially or fully boarded up or secured; which were abandoned while in the process of being constructed without construction being complete; or which were abandoned while in the process of demolition without demolition being complete."
  - b) "**Land Use Bylaw**" means any land use bylaw in force and enacted by the Council of Village of Andrew from time to time.
  - c) "**Other Non-Residential Property**" means property classified as non-residential that is not Small Business Property or Vacant Non-Residential Property.
  - d) "**Other Residential Property**" means property classified as residential that is not Vacant Residential Property or Derelict Property.
  - e) "**Small Business Property**" means property in the municipality, other than designated industrial property, that is owned or leased by a business, is operating under a business license and that has fewer than 50 full-time employees across Canada as at December 31 of the

year prior to the taxation year.

- f) **"Vacant Non-Residential Property"** means Class 2 non-residential property that has not been occupied for the assessment year.
- g) **"Vacant Residential Property"** means:
  - i. Bare land that is intended to be used for residential uses, or
  - ii. Serviced land that is intended to be used for residential uses and does not have any other improvements constructed thereon.

- 4) That property assessment class of Class 1 - Residential, within the Village of Andrew is divided into the following sub-classes:
  - a) Residential Property
  - b) Vacant Residential Property
  - c) Derelict Residential Property
- 5) That property assessment class of Class 2- Non-Residential, within the Village of Andrew is divided into the following sub-classes:
  - a) Vacant Non-Residential Property
  - b) Small Business Property
  - c) Other Non-Residential Property
- 6) Should any section or part of this Bylaw be found to have been improperly enacted, for any reason, then such section or part shall be regarded as being severable from the rest of the Bylaw and the Bylaw remaining after such severance shall be effective and enforceable as if the section found to be improperly enacted had not been enacted as part of this Bylaw.

READ for a first time this 29<sup>th</sup> day of January, 2025.

READ for a second time this 29<sup>th</sup> day of January, 2025.

READ for a third and final time and passed this 29<sup>th</sup> day of January, 2025.

  
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Mayor Barry Goertz  
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Deputy Mayor Tammy Pickett  
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CAO, Kylie Rude