

# CITY OF GRANDE PRAIRIE

## BYLAW C-1027

### A Bylaw to provide for the Classification of Assessed Property

WHEREAS Section 297 of the Municipal Government Act, being Chapter M-26.1 of the Statutes of Alberta, 1994, as amended, (herein referred to as "the Act") provides that a Council may provide for the classification of assessed property for purposes of establishing tax rates against different classes of assessed property;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF GRANDE PRAIRIE, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. **Title**

This bylaw may be cited as the "City of Grande Prairie Classification of Assessed Property Bylaw".

2. **Definitions**

For the purposes of this bylaw words shall have the same meaning as under the Act and the following words shall have the following meanings:

- a) **"Apartment building"** means a building comprised of four or more dwelling units with shared entrance facilities;
- b) **"Condominium"** means an apartment building, townhouse complex, office building, retail building or warehouse building containing units that are individually owned;
- c) **"Duplex"** means a building designed and built to contain two dwelling units, one above the other, each having a separate entrance and not attached to any other residential building;
- d) **"Farm building"** means any improvement other than a residence, to the extent it is used for farming operations, as defined in the provincial regulations;
- e) **"Farm land"** means land used for farming operations, as defined in the provincial regulations;
- f) **"Fourplex"** means a building comprised of four dwelling units each unit having a separate direct entrance from grade or landscaped area;
- g) **"Linear property"** means electric power systems, street lighting systems, telecommunications systems and pipelines, as defined in the Act;
- h) **"Machinery and equipment"** has the meaning given to it in the provincial regulations;

- i) **"Mixed use building"** means a building used partly for residential purposes and partly for other purposes;
- j) **"Manufactured home"** means any structure, whether ordinarily equipped with wheels or not, that is manufactured to meet or exceed the Canadian Standards Association standard CSA Z240 and that is used as a residence or for any other purpose;
- k) **"Mobile home"** means a structure that is designed to be towed or carried from place to place and that is used as a residence or for any other purpose, but that does not meet Canadian Standards Association standard CSA Z240;
- l) **"Modular home"** means a home that is constructed from a number of pre-assembled units that are intended for delivery to and assembly at a residential site;
- m) **"Semi-detached dwelling"** or **"Side by side duplex"** means a building that is divided vertically into two dwelling units separated from each other by walls extended from foundation to roof and not attached to any other residential building;
- n) **"Single-dwelling"** means a building containing one dwelling unit only and which is not attached to any other building but shall not include a mobile home;
- o) **"Stacked housing"** means a single building comprised of five or more dwelling units and constructed such that one or more dwelling units are located totally or partially above another, and each dwelling unit may or may not have a separate, direct entrance from grade or a landscaped area;
- p) **"Townhouse"** or **"Rowhouse"** means a multiple dwelling comprised of three or more dwelling units separated from each other by walls extended from foundation to roof with each dwelling unit having separate direct entrance from grade and includes all row, length, patio, garden court or other housing which meet those criteria;
- q) **"Triplex"** means a building comprised of three dwelling units each unit having a separate, direct entrance from grade or landscaped area;
- r) **"Vacant residential land"** means land:
  - i) that is used for purposes ancillary to a residence or is not used for any purpose, and
  - ii) that is designated under the City's Land Use Bylaw for residences as a permitted use and subdivided into residential or country residential lots.

### 3. **Classification of Assessed Property**

Assessed property in the City of Grande Prairie is hereby classified as follows:

- a) residential;
- b) non-residential;
- c) farm land;
- d) machinery and equipment;

4. **Further Classification of Residential Property**

**"Residential property"** means property that is not classed by the assessor as farm land, machinery and equipment or non-residential, and in the City of Grande Prairie is hereby further classified into the following sub-classes:

- a) Low Density Residential, which shall include:
  - i) single dwellings;
  - ii) semi-detached dwellings;
  - iii) duplexes;
  - iv) triplexes;
  - v) fourplexes;
  - vi) manufactured homes, mobile homes or modular homes;
  - vii) manufactured home parks or mobile home parks;
  - viii) townhouses or rowhouses whether under condominium plan or otherwise;
  - ix) apartment buildings or stacked housing under condominium plan where at least 50% of the units are occupied by the registered owners;
  - x) residential condominium units located within an apartment building or stacked housing where occupied by the registered owners;
  - xi) farm buildings;
  - xii) vacant residential land;
  - xiii) the parcel of land forming the site of any of the structures listed in clauses 4(a)(i) through 4(a)(xi), inclusive;
  - xiv) the residential portion of mixed use buildings constructed as any of the structures listed in clauses 4(a)(i) through 4(a)(xi), inclusive;
- b) Other Residential, which shall include:
  - i) apartment buildings or stacked housing, whether under condominium plan or otherwise, excepting only condominium units that come within the provisions of clauses 4(a)(ix) or 4(a)(x);

- ii) the residential portion of mixed use buildings, excepting those that come within the provision of clause 4(a)(xiv);
- iii) any other residential buildings not listed in clause 4(a);
- iv) the parcel of land forming the site of any of the buildings listed in clauses 4(b)(i) through 4(b)(iii), inclusive.

5. **Further Classification of Non-Residential Property**

"Non-residential property" means linear property, components of manufacturing or processing facilities that are used for the co-generation or power of other property on which industry, commerce or another use takes place or is permitted to take place under a land use bylaw passed by a council, but does not include farm land or land that is used or intended to be used for permanent living accommodation. Non-residential property in the City of Grande Prairie is hereby further classified into the following sub-classes:

- a) vacant;
- b) improved.

- 5. Bylaw C-937 is hereby repealed.
- 6. This bylaw shall come into force upon third and final reading.

**READ** a first time this  1st  day of  May , 2000

"G. Graydon" (signed)   
MAYOR

"J. Ferguson" (signed)   
CITY CLERK

**READ** a second time this  15th  day of  May , 2000

**READ** a third time and finally passed this  15th  day of  May , 2000

"G. Graydon" (signed)   
MAYOR

"A. Roth" (signed)   
ACTING CITY CLERK