



THE CITY OF EDMONTON

BYLAW 18435

2019 RESIDENTIAL ASSESSMENT AND SUPPLEMENTARY ASSESSMENT SUB-CLASS BYLAW

Whereas pursuant to sections 297 and 313 of the Municipal Government Act, R.S.A. 2000, c. M-26, City Council may pass bylaws setting the assessment and supplementary assessment sub-classes for residential property;

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

- PURPOSE** 1 The purpose of this bylaw is to authorize the assessment and supplementary assessment sub-classes for residential property.
- DEFINITIONS** 2 In this bylaw, unless the context otherwise requires:
  - (a) **“Act”** means the *Municipal Government Act*, RSA 2000, c.M-26 as amended by *City of Edmonton Charter, 2018 Regulation AR 39/2018* ;
  - (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:
    - (i) incorporated under the *Cooperatives Act*, 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(l)(m) of the Act;
  - (e) **“Manufactured Home Community”** means manufactured home community as defined in section 284(1)(n) of the Act;
  - (f) **“Mobile Home”** means mobile home as defined in section 284(1)(n.1) of the Act;
  - (g) **“Other Residential”** means a sub-class 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.
  - (h) **“Residential”** means a sub-class 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 co-operative housing project;
- (iv) 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;
- (v) 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 sub-class.

- (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**

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The marginal notes and headings in this bylaw are for reference purpose only

**PART II - RESIDENTIAL ASSESSMENT AND SUPPLEMENTARY ASSESSMENT  
SUB-CLASSES**

**RESIDENTIAL  
ASSESSMENT AND  
SUPPLEMENTARY  
ASSESSMENT SUB-  
CLASSES**

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For the purpose of the 2019 Assessment and Supplementary Assessment Rolls, all Residential Assessment Class Property within the City of Edmonton is hereby divided into the following sub-classes:

- (a) Residential Assessment Class Property
  - (i) Residential;
  - (ii) Other Residential.

**PART III - GENERAL**

**NUMBER AND  
GENDER  
REFERENCES**

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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.

**REPEALS**

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Bylaw 18176 is repealed on May 1, 2028

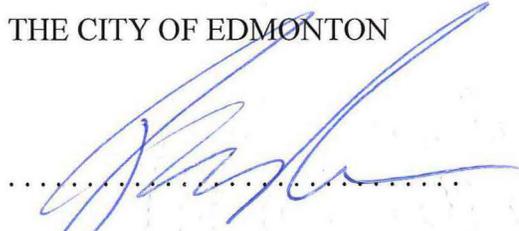
**EFFECTIVE DATE**

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

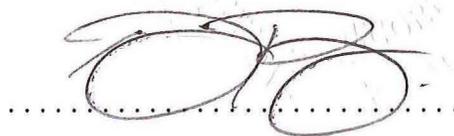
READ a first time this	4 <sup>th</sup>	day of	September	2018;
READ a second time this	4 <sup>th</sup>	day of	September	2018;
READ a third time this	4 <sup>th</sup>	day of	September	2018;
SIGNED AND PASSED this	4 <sup>th</sup>	day of	September	2018.

THE CITY OF EDMONTON



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MAYOR



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A/ CITY CLERK