



CITY OF YELLOWKNIFE

**BY-LAW NO. 4767**

**BI 33**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to assess and levy costs of local improvements to certain properties in Blocks 308 and 309, Plan 4204, known as Stage 2, Phase 7, Niven Lake Subdivision.

PURSUANT TO Sections 117, 118, 119, 120 and 121 of the *Cities, Towns and Village Act*, S.N.W.T. 2003, c.22;

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife has undertaken certain works in municipal lands in Niven Lake Subdivision Phase 7 as local improvements;

AND WHEREAS the Council of the Municipal Corporation of the City of Yellowknife has decided that the portion of cost of such local improvements to be charged against an individual parcel of land shall be a uniform rate based upon the number of lots benefitting from the local improvements;

AND WHEREAS the cost of such local improvements has been determined in accordance with the criteria set out in Section 117 (2) of *Cities, Towns and Village Act*, S.N.W.T. c. 2003;

NOW, THEREFORE, THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE, in regular sessions duly assembled, enacts as follows:

**APPLICATION**

1. This By-law may be cited as the Niven Lake Phase 7 Local Improvement Charge By-law.
2. The cost of the completed local improvements including the installation of water and sewer and electrical infrastructure servicing Stage 2, Phase 7, Niven Lake Subdivision and construction and paving of roads within Stage 2, Phase 7, Niven Lake Subdivision shall be levied against the benefitting properties in Blocks 308 and 309, Plan 4204, known as Stage 2, Phase 7, Niven Lake Subdivision as set out in Schedule A, attached to and forming part of this By-law.
3. At any time after January 1st, 2014, the owner or purchaser of a property specified in Schedule A may apply to the City of Yellowknife to pay the outstanding principal amount of Local Improvement Tax on such property, interest will be calculated up to the date of payment, provided always that

always that the current installment of all taxes due in respect of such property for the year in which application is made shall have been paid, and payment of such outstanding balance shall be accepted as full satisfaction and payment of the special rate assessed against such property.

EFFECT

- 4. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act*.

Read a First time this 6th day of JANUARY, A.D. 2014.

Mark Heyck  
\_\_\_\_\_  
Mayor

Rennat Kefala  
\_\_\_\_\_  
City Administrator

Read a Second Time this 6th day of JANUARY, A.D. 2014.

Mark Heyck  
\_\_\_\_\_  
Mayor

Rennat Kefala  
\_\_\_\_\_  
City Administrator

Read a Third Time and Finally Passed this 13 day of JANUARY, A.D., 2014.

Mark Heyck  
\_\_\_\_\_  
Mayor

Rennat Kefala  
\_\_\_\_\_  
City Administrator

I hereby certify that this by-law has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the by-laws of the Municipal Corporation of the City of Yellowknife.

  
\_\_\_\_\_  
City Administrator



SCHEDULE OF LOCAL IMPROVEMENT RATES FOR STAGE 2, PHASE 7, NIVEN LAKE SUBDIVISION

Cost of Local Improvement \$969,000.00

Number of Benefitting Properties Seventeen (17)

Cost Per Benefitting Property (detailed below)

Principal Amount - \$57,000

Yearly Payment for fifteen (15) years - \$3,800.00 plus cost of borrowing (not to exceed 5% per annum as per By-law No. 4766)

<u>Column 1</u>	<u>Column 11</u>	
Property	Principle Amount (before interest)	
Block 308	\$	
Lot 54	57,000	
Lot 57	57,000	
Lot 59	57,000	
Lot 60	57,000	
Lot 61	57,000	
Lot 62	57,000	
Lot 64	57,000	
Lot 65	57,000	
Lot 67	57,000	
Lot 68	57,000	
Lot 114 (Plan 4544)	28,500	(sub-divided from Lot 73, Block 308, Plan 4204)
Lot 115 (Plan 4544)	28,500	(sub-divided from Lot 73, Block 308, Plan 4204)
Lot 74	57,000	
Lot 107 (Plan 4537)	28,500	(sub-divided from Lot 76, Block 308, Plan 4204)
Lot 108 (Plan 4537)	28,500	(sub-divided from Lot 76, Block 308, Plan 4204)
Lot 78	57,000	
Lot 81	57,000	
Lot 83	57,000	
 Block 309		
Lot 18	57,000	
	\$969,000	