

# KEMP LAKE WATERWORKS DISTRICT

BYLAW NO. 171

## TWENTY-SIXTH ASSESSMENT BYLAW

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A bylaw to provide for making the assessment roll of the improvement district and to determine the basis of assessment and the method to be followed in classifying the lands in the improvement district.

The Trustees of KEMP LAKE WATERWORKS District ENACT AS FOLLOWS:

1. That for the purposes of this bylaw:
  - a) "Parcel" means any lot, block or other area, which is the subject of separate registration in the Land Title Office.
  - b) "Dwelling Unit" shall mean any self contained room or suite of rooms used or intended to be used as a place of habitation by one or more persons and a dwelling unit shall include, without prejudice to the said generality, a single family dwelling, a mobile home and a suite of rooms or a secondary suite .
  - c) "Recreational Unit" shall mean any designated area used for or intended to be used for the temporary or permanent location of a tent or a recreational vehicle of any type.
  - d) "Commercial Unit" shall mean any unit of di vided space for which the use is the provision for the selling of goods and services, for the servicing and repair of goods or for commercial office functions, including retail sales, wholesaling incidental to retail sales, commercial education and enterta inment services, household services and all associated repairs, other personal and non -personal services, and administrative, commercial and professional offices.
  - e) "Industrial Unit" shall mean any unit of divided space for which the use is the provision for the processing, fabricating, testing, servicing, repairing or wrecking or salvaging of goods and materials, and the selling of heavy industrial equipment.
  - f) "Public Agency" shall mean any level of government be it local, regional, provincial or federal.
2. That the basis of assessment for the said assessment roll shall be parcels of land.
3. That the assessor shall classify the parcels of land in the improvement district into groups as follows:

- Group 1 - Shall comprise each and every parcel of land in the improvement district to which domestic water is supplied from the improvement district's works and upon which is situated a single dwelling unit.
- Group 2 - Shall comprise each and every parcel of land in the improvement district to which domestic water is supplied from the improvement district's works and upon which is situated two dwelling units.
- Group 3 - Shall comprise each and every parcel of land in the improvement district to which domestic water is supplied from the improvement district's works and upon which is situated three dwelling units.
- Group 4 - Shall comprise each and every parcel of land in the improvement district to which domestic water is supplied from the improvement district's works and upon which is situated four dwelling units.
- Group 5 - Shall comprise each and every parcel of land in the improvement district to which domestic water is supplied from the improvement district's works and upon which is situated a manufactured home park or a trailer park having 15 dwelling units.
- Group 6 - Shall comprise each and every parcel of land in the improvement district to which domestic water is supplied from the improvement district's works and upon which is situated a manufactured home park or a trailer park having 32 dwelling units.
- Group 7 - Shall comprise each and every parcel of land in the improvement district to which domestic water is supplied from the improvement district's works and upon which is situated a co-operative campground having 105 to 110 recreational units.
- Group 8 - Shall comprise each and every parcel of land in the improvement district upon which is installed a connection to the improvement district's works through which water is, or can be, supplied for use in one business or commercial establishment.
- Group 9 - Shall comprise each and every parcel of land in the improvement district upon which is installed a connection to the improvement district's works through which water is, or can be, supplied for use in two or more business or commercial establishments.
- Group 10 - Shall comprise each and every parcel of land in the improvement district upon which is installed a connection to the improvement district's works through which water is, or can be, supplied for use in one industrial establishment.

Group 11 - Shall comprise each and every parcel of land in the improvement district upon which is installed a connection to the improvement district's works through which water is, or can be, supplied for use in two or more industrial establishments.

Group 12 - Shall comprise each and every parcel of land in the improvement district, which is vacant.

Group 13 - Shall comprise each and every parcel of land within the improvement district, which is held by public agency.

Group 14 - Shall comprise each and every parcel of land within the improvement district, which is not classified into Group 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 or 15

Group 15 - Shall comprise each and every parcel of land in the improvement district to which domestic water is supplied from the improvement district's works and upon which is situated five dwelling units.

4. That the assessment roll must be completed annually prior to the billing of taxes.
5. Inspection and Right of Access
  - (1) The trustees, or their designate shall have right of access to all parts of a person's property or premises at all reasonable times for the purposes of assessing that property or premises under the terms of this bylaw, provided that:
    - (a) consent to inspect the property or premises is obtained from the owner or occupier, or;
    - (b) where such consent has been refused, written notice of the intent to inspect is given to the owner or occupier no less than 24 hours prior to the time of inspection.
  - (2) No person shall obstruct or prevent a person referred to in paragraph (1) from carrying out any of the provisions of this bylaw.
6. That this bylaw repeals Bylaw No. 161, passed by the Trustees on the 13<sup>th</sup> day of February 2006.
7. That this bylaw may be cited as the "Twenty-sixth Assessment Bylaw".

INTRODUCED and given first reading by the Trustees on the 15th day of October 2008.

RECONSIDERED and finally passed by the Trustees on the 15th day of October 2008.