

# TOWN OF VEGREVILLE

## BYLAW NO. 01 – 2025 TOWN OF VEGREVILLE

THIS BYLAW NO. 01-2025 OF THE TOWN OF VEGREVILLE, IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF REGULATING VACANT AND DERELICT RESIDENTIAL AND VACANT NON-RESIDENTIAL PROPERTY ASSESSMENT SUBCLASS WITHIN THE TOWN OF VEGREVILLE.

WHEREAS the Council of the Town of Vegreville deems it necessary and desirable to establish a bylaw for sub-classes for both vacant and derelict residential and vacant non-residential classes, to manage vacant and/or derelict properties within municipal limits; and

AND WHEREAS pursuant to Section 297(2) of the *Municipal Government Act*, RSA 2000, Chapter M-26, as amended, a Council may by bylaw divide class 1 residential into subclasses on any basis it considers appropriate; and

AND WHEREAS pursuant to Section 297(2.1) of the *Municipal Government Act*, RSA 2000, Chapter M-26, as amended, a Council may by bylaw divide class 2 non-residential into subclasses prescribed by regulations.

AND WHEREAS pursuant to Section 354 of the *Municipal Government Act*, RSA 2000, Chapter M-26, as amended, allows the tax rate to be different for each assessment class or subclass referred to in Section 297;

NOW THEREFORE, the Municipal Council of the Town of Vegreville, in the Province of Alberta, duly assembled enacts as follows:

### 1. SHORT TITLE

1.1 This Bylaw may be cited as the **Derelict & Vacant Property Assessment Subclass Bylaw**

### 2. PURPOSE

2.1 The purpose of this bylaw is to:

- (a) Encourage the development or revitalization of vacant and derelict residential properties in the Town of Vegreville for the general benefit of the municipality;
- (b) Encourage the development or revitalization of vacant non-residential properties in the Town of Vegreville for the general benefit of the municipality;

### 3. DEFINITIONS

- 3.1 **Assessor** means any of the accredited assessment staff contracted by the Town of Vegreville.
- 3.2 **Assessment Class** refers to a property's classification for assessment purposes, as determined and used by the Assessor in preparation of the annual Assessment Roll.
- 3.3 **Derelict Residential** means a subclass of property classified as Class 1- residential, as set out in Section 297 of the *Municipal Government Act*, which is a property that:
  - (a) Falls within the Town of Vegreville Land Use classification zoning R1 (Single Detached Residential District) or R2 (Single Detached Compact Residential District)
  - (b) Contains a fully or partially constructed improvement, designed to have a residential living area, where the improvement shows serious signs of neglect,

is dilapidated, falling into significant disrepair, or is uninhabitable, including but not limited to improvements;

- (i) That are deserted, or abandoned;
- (ii) Which are partially or fully boarded up or secured;
- (iii) For which an order indicating an improvement or the property is unfit for habitation have been issued;
- (iv) Which were abandoned while in the process of being constructed without construction being complete; or
- (v) Which were abandoned while in the process of demolition without demolition being complete.

3.4 **Vacant Non-Residential** means a sub-class of property classified as Class 2- non-residential, as set out in Section 297 of the *Municipal Government Act*, containing improvements that, for the two (2) preceding tax years, were:

(a) Empty, unoccupied, or not used for a purpose consistent with the Town of Vegreville land use classification zoning C2 (Central Commercial District) or C3 (Highway Commercial District); and,

(b) Subject to non-residential taxation.

3.5 **Vacant Residential** means a subclass of property classified as Class 1- residential, as set out in Section 297 of the *Municipal Government Act*, which the Assessor has deemed to be undeveloped and not having any notable physical construction on site for the two (2) preceding tax years.

#### 4. RESPONSIBILITIES

4.1 Assessor is authorized to create and establish

(a) A residential property assessment subclass categorized as "Derelict Residential";

(b) A residential property assessment subclass categorized as "Vacant Residential";

(c) A non-residential property assessment subclass categorized as "Vacant Non-Residential".

4.2 Assessor shall abide by the responsibilities, standards, and criteria as contained within the Town of Vegreville Policy FIN-6011, in the annual establishment of which properties shall be deemed included within the

(a) residential property assessment subclass categorized as "Derelict Residential";

(b) residential property assessment subclass categorized as "Vacant Residential";

(c) non-residential property assessment subclass categorized as "Vacant Non-Residential".

#### 5. EFFECTIVE DATE

5.1 This bylaw shall come into force and effect on the date of the final passing thereof.

READ for a first time this 27 Day of January , 2025 A.D.  
READ for a second time this 24 Day of February , 2025 A.D.  
READ for a third time this 24 Day of February , 2025 A.D.

  
TIM MACPHEE, Mayor

  
SANDRA LING, CAO