

VILLAGE OF CHASE

BYLAW NO. 486

A BYLAW TO IMPOSE A TAX ON FRONTAGE ON OWNERS OF LAND PURSUANT TO THE PROVISION OF SECTION 481 OF THE "MUNICIPAL ACT".

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WHEREAS the Council of the Village of Chase, hereinafter referred to as the Corporation, is empowered by the "Municipal Act" to impose and levy a frontage tax to meet the cost of works and services that benefit land within the Municipality:

AND WHEREAS certain costs have been incurred by the Corporation in providing water services to lands within its boundaries:

AND WHEREAS it is deemed desirable and expedient to impose and levy a frontage tax on land benefiting from such services to meet such costs:

NOW THEREFORE the Council of the Village of Chase in open meeting assembled enacts as follows:

1. In this bylaw, unless the context otherwise requires:

"PARCELS OF LAND" means one or more lots used as one parcel.

"ACTUAL FOOT-FRONTAGE" means the number of feet of a parcel of land which actually abuts on the work or highway.

"COLLECTOR" means the Clerk of the Corporation.

"TAXABLE FOOT-FRONTAGE" means the actual foot-frontage or, where applicable the number of feet of a parcel of land deemed to abut on the work or highway, and in respect to which parcel the frontage tax is levied for the work or service.

"TOTAL ACTUAL FRONTAGE" means the sum of the actual frontage of the parcels of land which actually abut on the work or highway.

"TOTAL TAXABLE FRONTAGE" means the sum of the taxable frontage of the parcels of land which abut or are deemed to abut on the work or highway.

2. A tax shall be and is hereby imposed upon the owners of land or real property within the Corporation which is capable of being connected with any water main, whether or not the parcel of land is connected with such water main; the aforesaid tax to be hereinafter referred to as the "Frontage Tax".
3. (1) The frontage-tax shall be levied in each year on each parcel of land aforementioned and the amount thereof, except as otherwise provided in this bylaw, will be product of the taxable foot-frontage and the annual rate.

(2) The annual rate shall be one dollar (\$1.00) per foot-front of taxable foot-frontage.

4. For the purpose of this bylaw, initially the following calculations have been made from a study of lands within the municipality:


- a) the total actual frontage is 65,898 feet.
- b) the total taxable frontage is 65,576 feet.

5. (1) The frontage tax shall be in force and be effective until the complete discharge and satisfaction by the Corporation of all obligations presently incurred, and to be incurred, in respect of the aforesaid service.

6. For the purpose of this bylaw, a regularly shaped parcel of land is rectangular.

7. (1) To place the Frontage-tax on a fair and equitable basis, the taxable foot-frontage of the following parcels of land shall be the number of feet fixed by the collector.

- a) a triangular or irregularly shaped parcel of land; or
- b) a parcel of land wholly or in part unfit for building purposes; or
- c) a parcel of land which does not abut on the work but is nevertheless deemed to abut on the work, as the case may be.

 (2) The ~~assessor~~<sup>collector</sup>, in fixing the taxable foot-frontage under subsection (1) shall have due regard.

- a) to the condition, situation, value and superficial area of the parcel as compared with other parcels of land; or.
- b) to the benefit derived from the water system.

8. For the purpose of this bylaw:

(1) Where the number of feet of a parcel of land which abuts a water main has less than sixty (60) feet of frontage, the taxable foot-frontage shall be deemed to be a minimum of sixty (60) and where such parcel has more than eighty (80) feet of frontage the taxable foot-frontage shall be deemed to be eighty (80) feet.

(2) Where the parcel of land is situated at the junction or intersection of highways and the water service is provided on or along more than one side of the parcel, the taxable foot-frontage shall be not more than one-half (1/2) of the actual foot-frontage but in no case shall the taxable foot-frontage be more than eighty (80) feet.

(3) Where the front and rear boundaries of a parcel of land each abut on a highway, other than a lane, which for the purpose of this bylaw is defined as a highway having a width of less than forty (40) feet, and the water service is provided on or along both such boundaries, the taxable foot frontage shall not be more than seventy-five (75) percent of the actual foot-frontage or eighty (80) feet.

(4) Where water service payable by special charges has previously been provided on or along one side of a parcel, the taxable foot-frontage shall be sixty (60) feet.

- 9. The provisions of Section 8 of this bylaw shall be subject to the provision of Section 7 hereof.
- 10. This bylaw may be cited as "Water Frontage-Tax Bylaw No. 486, 1993.
- 11. That upon adoption of this bylaw "Water Frontage Tax Bylaw No. 451, is hereby repealed.

READ A FIRST TIME this 22nd. day of April, 1993.

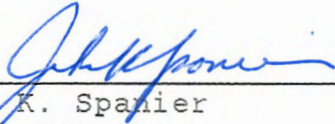
READ A SECOND TIME this 22nd. day of April, 1993.

READ A THIRD TIME this 22nd. day of April, 1993.

RECONSIDERED AND ADOPTED the 13th. day of May, 1993.



C. Marshall  
Mayor



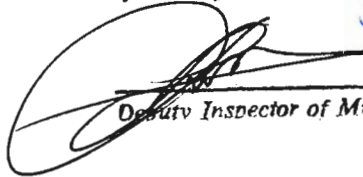
John K. Spanier  
Clerk Treasurer

Certified a true copy of Bylaw No. 486  
as adopted on the 13 day of may 1993.



John K. Spanier  
Clerk Treasurer

A true copy of By-Law No. 486  
registered in the office of the Inspector  
of Municipalities this 26<sup>th</sup> day of  
July 1993.

  
Deputy Inspector of Municipalities