

NORTH CEDAR IMPROVEMENT DISTRICT

CONOLIDATED BYLAW NO. 404/458

A bylaw to provide for making an assessment roll to determine the basis of assessment for same.

The Trustees of the North Cedar Improvement District ENACT AS FOLLOWS:

- 1) That for the purposes of this bylaw the following definitions shall apply:
 - a) "Parcel of land" shall mean any lot, block or other area which is subject to separate registration in the Land Registry Offices and includes two or more contiguous lots, registered in the name of the same person used as one holding.
 - b) "Building" shall mean any residential dwelling or commercial building.
 - c) "Residential Dwelling" 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 shall include, without prejudice to the said generality, a single family dwelling, a trailer, a mobile home, a self-contained room, a suite of rooms, or a secondary suite in a building or a strata-title dwelling.
 - d) "Commercial Business" shall mean any building or divided space for which the primary use is provisioned for the selling of goods and services, for the servicing and repair of goods or for commercial office functions, including retail sales, household services and all associated repairs, other personal and non-personal services and administrative, commercial and professional offices.
- 2) That the Assessor and Collector for the District is directed to make the assessment roll of the District.
- 3) That the basis of assessment for the said assessment roll shall be parcels of land.
- 4) THAT the assessor shall classify the parcels of land in the District into groups as follows:

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| GROUP A-1: | Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated a single domestic dwelling and also falls within the fire protection boundaries of the District. |
| GROUP A-2: | Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated two or more domestic dwellings and falls within the fire protection boundaries of the District. |
| GROUP A-3: | Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated three or more domestic dwellings and falls within the fire protection boundaries of the District. |
| GROUP A-4: | Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated four or more domestic dwellings and falls within the fire protection boundaries of the District. |
| GROUP C: | Shall comprise each and every parcel of land which is contiguous to the works of the District that is described as non-improved lands and falls within the fire protection boundaries of the District. |
| GROUP D-1: | Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated one commercial business upon which water is used in the business and it falls within the fire protection boundaries of the District. |

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- GROUP D-2: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated two commercial businesses upon which water is used in the business and it falls within the fire protection boundaries of the District.
- GROUP D-3: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated three commercial businesses upon which water is used in the business and it falls within the fire protection boundaries of the District.
- GROUP D-4: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated four commercial businesses upon which water is used in the business and it falls within the fire protection boundaries of the District.
- GROUP D-5: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated five commercial businesses upon which water is used in the business and it falls within the fire protection boundaries of the District.
- GROUP D-6: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated six commercial businesses upon which water is used in the business and it falls within the fire protection boundaries of the District.
- GROUP D-7: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated seven commercial businesses upon which water is used in the business and it falls within the fire protection boundaries of the District.
- GROUP D-8: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated eight commercial businesses upon which water is used in the business and it falls within the fire protection boundaries of the District.
- GROUP D-9: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated nine commercial businesses upon which water is used in the business and it falls within the fire protection boundaries of the District.
- GROUP D-10: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated ten commercial businesses upon which water is used in the business and it falls within the fire protection boundaries of the District.
- GROUP D-11: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated eleven commercial businesses upon which water is used in the business and it falls within the fire protection boundaries of the District.
- GROUP D-12: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated twelve commercial businesses upon which water is used in the business and it falls within the fire protection boundaries of the District.

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- GROUP E-1: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated one commercial business and one residential dwelling upon which water is used and falls within the fire protection boundaries of the District.
- GROUP E-2: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated two commercial business's and one residential dwelling upon which water is used and falls within the fire protection boundaries of the District.
- GROUP E-3: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated four commercial business's and one residential dwelling upon which water is used and falls within the fire protection boundaries of the District.
- GROUP E-4: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated one commercial business and thirteen mobile dwellings upon which water is used and falls within the fire protection boundaries of the District.
- GROUP E-5: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated one commercial business and one residential dwelling and twenty mobile dwellings upon which water is used and falls within the fire protection boundaries of the District.
- GROUP E-6: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated two commercial business's and two apartments upon which water is used and falls within the fire protection boundaries of the District.
- GROUP E-7: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated one commercial business and one residential dwelling and five apartments upon which water is used and falls within the fire protection boundaries of the District.
- GROUP E-8: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated four mobile dwellings upon which water is used and falls within the fire protection boundaries of the District.
- GROUP E-9: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated five mobile dwellings upon which water is used and falls within the fire protection boundaries of the District.
- GROUP F:
- GROUP F1: Shall comprise each and every parcel of land which is contiguous to the works of the District upon which is situated one or more commercial buildings upon which water is not used in the building and it falls within the fire protection boundaries of the District.
- GROUP F1: Shall comprise each and every parcel of land which is not contiguous to the works of the District upon which is situated two dwellings, one dwelling is serviced by water and one dwelling is not eligible for water, both dwellings fall within the fire protection boundaries of the District.

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- GROUP G-1: Shall comprise each and every raw land parcel as well as a parcel of land with one residential unit which is not contiguous to the works of the District but is part of the Fire Protection of the District.
- GROUP G-2: Shall comprise each and every parcel of land with two residential units which are not contiguous to the works of the District but are part of the Fire Protection of the District.
- GROUP G-3: Shall comprise each and every parcel of land with three residential units which are not contiguous to the works of the District but are part of the Fire Protection of the District.
- GROUP H-1: Shall comprise each and every parcel raw land parcel as well as a parcel of land with one residential dwelling which is contiguous to the works of the District but for which the Board of Trustees of the North Cedar Improvement District has not levied annual taxes prior to 1990, has not received nor approved an application for inclusion of the property in the boundaries of the Water Serviced Area of the District and for which Capital Development Charges have not been paid to the Improvement District and falls within the fire protection boundaries of the District.
- GROUP H-2: Shall comprise each and every parcel of land which has two residential dwelling is contiguous to the works of the District but for which the Board of Trustees of the North Cedar Improvement District has not levied annual taxes prior to 1990, has not received nor approved an application for inclusion of the property in the boundaries of the Water Serviced Area of the District and for which Capital Development Charges have not been paid to the Improvement District and falls within the fire protection boundaries of the District.

- 5) That Bylaw No. 388 is hereby repealed.
- 6) This bylaw may be cited as the “North Cedar Improvement District Assessment Roll Bylaw”.

INTRODUCED and given first reading by the Trustees on the 8th day of November, 2012

RECONSIDERED and finally passed by the Trustees on the 8th day of November, 2012

Chairperson of the Trustees

I hereby certify that this is a true copy of Bylaw No. 404

Administrator to the Trustees

THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY AND IS NOT TO BE CONSTRUED AS A LEGAL DOCUMENT