



City of Chestermere
PROVINCE OF ALBERTA

Bylaw #026-26

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Division of Assessment Class & Sub-Classes Bylaw

A BYLAW OF THE CITY OF CHESTERMERE, IN THE PROVINCE OF ALBERTA, TO DIVIDE ASSESSMENT CLASS 1 – RESIDENTIAL PROPERTY AND ASSESSMENT CLASS 2 – NON-RESIDENTIAL PROPERTY INTO SUB-CLASSES FOR THE PURPOSE OF ITS 2026 AND SUBSEQUENT TAXATION YEARS;

AND WHEREAS pursuant to section 297 of the *Municipal Development Act, RSA 2000, c.M-26*, Council may pass a bylaw to divide class 1 – Residential Property and class 2 – Non-Residential Property into sub-classes;

AND WHEREAS the Council of the City of Chestermere, in the Province of Alberta, desires to divide class 1 – Residential Property and class 2 – Non-Residential Property into sub-classes;

NOW, THEREFORE THE COUNCIL OF THE CITY OF CHESTERMERE, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. TITLE

- 1.1 This Bylaw may be cited as the “Division of Assessment Class & Sub-Classes Bylaw”.

2. DEFINITIONS

- 2.1 “**Act**” means the *Municipal Government Act, RSA 2000, c. M-26*;
- 2.2 “**Annexed Residential**” means the City of Chestermere annexed lands from Rocky View County by Order in Council 130-209; 130-2009 that do not have a Triggering Event, as defined in the Annexation Agreement with Rocky View County while the Annexation Agreement was in effect or did not complete a Triggering Event subsequent to the expiry of the Agreement;
- 2.3 “**Assessor**” means any of the accredited assessment personnel employed or hired by the City of Chestermere;
- 2.4 “**Non-Residential**” has the same meaning as in Section 297 (4)(b) of the *Act*;
- 2.5 “**Principal Building**” has the same meaning as in the City of Chestermere Land Use Bylaw #020-24, as amended from time to time;
- 2.6 “**Property**” has the same meaning as in Section 284 (1)(r) of the *Act*;
- 2.7 “**Registered**” means a plan of subdivision has been registered at the Land Titles Office with respect to Property and a new certificate of title has been issued by the registrar of Lands Titles in accordance with the plan of subdivision;

- 2.8 “Residential”** has the same meaning as in Section 297 (4)(c) of the Act;
- 2.9 “Serviced”** means the availability of services such as potable water, sewer or both, but does not include electrical or natural gas connections, adjacent to one of the boundaries of the property or land; and
- 2.10 “Triggering Event”** means the occurrence of any of the following on or after the effective date of Annexation either at the request of or on behalf of the landowner:
- a. A re-designation application is approved by Council pursuant to Chestermere’s Land Use Bylaw in effect at the time for re-designation of the parcel to a land use district other than agricultural or urban reserve (or its equivalent), or other than as permitted by a land use designation in effect at the time of annexation pursuant to Chestermere’s Land Use Bylaw in effect at the time;
 - b. When any parcel of land and improvements is subject to a local improvement Bylaw for a local improvement project which results in the connection of the parcel of land and improvements to Chestermere water or sanitary sewer servicing;
 - c. Any parcel of land and improvements is otherwise directly connected to Chestermere’s sewer or water services; or
 - d. The parcel of land is the subject of a subdivision or separation of title, (whether by registered plan of subdivision, by instrument or any other method), whereby a new parcel of land (including the residual parcel) is created, with the exception of:
 - i. where the parcel of land contains farmstead prior to subdivision; or
 - ii. where the parcel of land contains farmstead prior to the separation of title into two separate parcels.

3. APPLICATION AND PROVISIONS

- 3.1** Nothing in this Bylaw relieves a person from complying with any provision of any federal or provincial law or regulation, other Bylaws, or any requirement of any lawful permit, order, or license.
- 3.2** Any heading, sub-headings, or tables of contents in this Bylaw are included for guidance purposes and convenience only and shall not form part of this Bylaw.
- 3.3** Where this Bylaw refers to another Act, Bylaw, regulation, or agency, it includes reference to any Act, Bylaw, regulation, or agency, that may be substituted, therefore.

3.4 All the schedules attached to this Bylaw shall form a part of this Bylaw.

3.5 This Bylaw is gender-neutral and, accordingly, any reference to one gender includes the other.

4. TERMS AND CONDITIONS

4.1 For the purpose of Residential Assessment Class, Property within the City of Chestermere is hereby divided into the following assessment sub-classes:

- a.** Residential Assessment Class Property:
 - i.** Vacant Residential;
 - ii.** Improved Residential; and
 - iii.** Annexed Residential.

4.2 For the purpose of Non-Residential Assessment Class, Property within the City of Chestermere is hereby divided into the following assessment sub-classes:

- a.** Non-Residential Assessment Class Property:
 - i.** Vacant Non-Residential; and
 - ii.** Improved Non-Residential.

5. RESPONSIBILITIES

5.1 That the Assessor is authorized to create and establish Residential property assessment sub-classes categorized as “Vacant Residential”, “Improved Residential”, and “Annexed Residential”.

5.2 That the Assessor is authorized to create and establish Non-Residential property assessment sub classes categorized as “Vacant Non-Residential” and “Improved Non-Residential”.

5.3 That the Assessor shall include all properties in the category of “Vacant Residential” that meet all of the following conditions:

- a.** The land is serviced;
- b.** There is no Principal Building;
- c.** The land is zoned “Semi-Detached” or “Multi-Unit”; and
- d.** Residential property(s) has been Registered for three or more years.

5.4 That the Assessor shall include all properties in the category of “Vacant Non-Residential” that meet all the following conditions:

- a.** The land is serviced;
- b.** There is no Principal Building; and
- c.** Non-Residential property(s) has been Registered for three or more years.

5.5 That the Assessor shall abide by the responsibilities, standards, and criteria as contained within this Bylaw in the annual establishment of which properties shall be deemed included within the Residential property sub-class categorized as “Vacant Residential” and which properties shall be deemed included with the Non-Residential property sub-class categorized as “Vacant Non-Residential”.

6. SEVERABILITY

6.1 If any section or parts of this Bylaw are found in any court of law to be illegal or beyond the power of Council to enact, such section or parts shall be deemed to be severable and all other Section or parts of this Bylaw shall be deemed to be separate and independent there from and to be enacted as such.

7. REPEAL

7.1 Bylaw #025-25, being the Division of Assessment Class 1 – Residential Property and Assessment Class 2 – Non-Residential Property into Sub-classes” is hereby repealed.

8. GENERAL

8.1 This Bylaw shall come into effect upon the passing of Third and Final Reading.

READ A FIRST TIME: May 26, 2026
READ A SECOND TIME: May 26, 2026
READ A THIRD TIME: May 26, 2026

RESOLUTION NUMBERS:
260526-24
260526-25
260526-27



Mayor, Shannon Dean



Chief Administrative Officer, Kent Edney