

Town of Slave Lake
2014 Operating Budget Estimates

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00 Taxation

Town of Slave Lake
Bylaw 02-2014

A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE TOWN OF SLAVE LAKE FOR THE 2014 TAXATION YEAR.

WHEREAS the Town of Slave Lake has prepared and adopted the municipal revenues and expenditures as required, at the meeting of Council held March 11, 2014; and

WHEREAS the projected municipal expenditures and transfers set out in the operating budget for the Town of Slave Lake for 2014 is:

2014 Municipal Expenditures and Transfers	\$23,059,351
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WHEREAS the projected municipal revenues and transfers from all other sources other than taxation is:

2014 Municipal Revenue Other than Taxation	\$15,602,927
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leaving the amount to be raised from property taxation as	\$7,580,511
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WHEREAS the Town of Slave Lake has been requisitioned for the following:

Alberta School Foundation Fund (ASFF)

Residential / Farm Land	\$1,385,278
Non-Residential	\$859,058

Opted Out School Boards

Residential / Farm Land	\$190,519
Non-Residential	\$63,158

Total School Requisitions	<u>\$2,498,014</u>
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Seniors Foundation	\$291,392
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WHEREAS the Council of the Town Slave is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and the requisitions; and

WHEREAS the Council is authorized to classify assessed property and to establish different rates of taxation in respect to each class of property pursuant to the *Municipal Government Act*, R.S.A. 2000, c. M-26; and

WHEREAS, the assessed value of all taxable property in the Town of Slave Lake as shown on the assessment roll is:

Residential and Farmland	\$661,248,480
Non-residential	\$284,111,640
Machinery and Equipment	\$60,640
	<u>\$945,420,760</u>

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NOW THEREFORE under the authority of the Municipal Government Act, the Council of the Town of Slave Lake in the Province of Alberta enacts as follows:

- The Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all taxable property as shown on the assessment roll of the Town of Slave Lake:

	Tax Levy	Assessment	Tax Rate	2013
General Municipal				
Residential / Farmland	\$4,645,932	\$661,248,480	7.026	7.026
Non-Residential / Linear / Machinery and Equipment	\$2,894,579	\$284,172,280	10.186	10.186
Supplementary Taxation	\$40,000			
Alberta School Foundation Fund				
Residential / Farmland	\$1,385,278	\$580,571,729	2.3861	2.4413
Non-Residential / Linear / Machinery and Equipment	\$859,058	\$264,710,596	3.2453	3.801
Opted-Out School Boards				
Residential / Farmland	\$190,519	\$79,846,901	2.3861	2.4413
Non-Residential / Linear / Machinery and Equipment	\$63,158	\$19,461,684	3.2453	3.801
Seniors Foundation	\$291,392	\$945,420,760	0.3082	0.3242
Total Tax Levy	\$10,369,916			
Total Mill Rates				
Residential / Farmland			9.72	9.79
Non-Residential / Linear / Machinery and Equipment			13.74	14.31

- That this Bylaw shall take effect on the date of third and final reading

Read a first time this ^{8th} 1st day of April 2014


Mayor


Chief Administrative Officer

Read a second time this 8 day of April, 2014


Mayor


Chief Administrative Officer

Read a third time and passed this 8 day of April, 2014


Mayor


Chief Administrative Officer

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Assessment

		2012	2013	2014		
		Assessed Value*	Assessed Value*	Increase over 2013	Assessed Value **	%
		* Final Year End Value		** Feb 28, 2014		
Taxable Properties						
102	Residential	\$ 479,175,510	\$ 469,111,280	16%	\$ 543,214,040	
103	Vacant Residential	\$ 4,819,380	\$ 6,745,530	20%	\$ 8,064,780	
109	Farm Buildings @ 50%	\$ 30,600	\$ 31,490	3%	\$ 32,320	
110	Multi-Family	\$ 21,859,050	\$ 29,413,530	20%	\$ 35,189,770	
112	Condominiums	\$ 41,340,580	\$ 41,700,220	5%	\$ 43,659,130	
151	Farm Land	\$ 3,890	\$ 3,890	0%	\$ 3,890	
	Total Residential	\$ 547,229,010	\$ 547,005,940	15%	\$ 630,163,930	66.7%
202	Commercial	\$ 123,224,210	\$ 123,415,320	8%	\$ 133,195,580	
203	Industrial	\$ 76,247,170	\$ 86,954,070	13%	\$ 98,481,450	
207	Municipal Leased Commercial	\$ 413,760	\$ 410,170	5%	\$ 429,920	
252	Vacant Commercial	\$ 6,505,700	\$ 5,034,700	20%	\$ 6,051,450	
253	Vacant Industrial	\$ 6,484,780	\$ 7,337,110	12%	\$ 8,186,640	
	Total Commercial / Industrial	\$ 212,875,620	\$ 223,151,370	10%	\$ 246,345,040	26.1%
402	Machinery and Equipment	\$ 57,060	\$ 59,750	1%	\$ 60,640	
403	Railway Right of Way	\$ 47,320	\$ 55,510	1%	\$ 55,970	
501	Pipeline	\$ 2,384,600	\$ 2,579,150	1%	\$ 2,597,180	
502	Power Line	\$ 4,471,630	\$ 4,692,760	6%	\$ 4,990,950	
503	Telecommunications	\$ 2,305,620	\$ 2,307,470	5%	\$ 2,418,140	
504	Cable	\$ 680,790	\$ 847,340	7%	\$ 907,590	
505	Gas Distribution	\$ 1,424,560	\$ 1,474,300	5%	\$ 1,543,610	
	Total Machinery/Equipment and Linear	\$ 11,371,580	\$ 12,016,280	5%	\$ 12,574,080	1.3%
881	Destroyed by Fire 2011 - Residential	\$ -	\$ 22,791,360	-73%	\$ 6,193,750	
882	Destroyed by Fire 2011 - Non-residential	\$ -	\$ 1,404,420	-49%	\$ 711,690	
		\$ -	\$ 24,195,780	-71%	\$ 6,905,440	0.7%
		\$ 771,476,210	\$ 806,369,370	11%	\$ 895,988,490	
Grant in Lieu of Taxes						
605	AMHC MV	\$ 12,902,100	\$ 12,496,500	4%	\$ 12,980,510	
701	Federal (Post Office)	\$ 775,200	\$ 798,000	0%	\$ 798,000	
703	Provincial (Government Centre)	\$ 26,190,320	\$ 26,190,320	-9%	\$ 23,743,470	
880	Temporary Housing	\$ -	\$ 25,798,770	-57%	\$ 11,080,440	
		\$ 39,867,620	\$ 65,283,590	-26%	\$ 48,602,420	5.1%
Seniors Facilities						
606	Seniors (Municipal Levy)	\$ 829,850	\$ 829,850	0%	\$ 829,850	0.1%
		\$ 812,173,680	\$ 872,482,810	8%	\$ 945,420,760	100%
Summary						
	Total Residential and Farmland	\$ 560,960,960	\$ 608,922,420	70%	\$ 661,248,480	70%
	Total Non Residential	\$ 251,212,720	\$ 263,560,390	30%	\$ 284,172,280	30%
		\$ 812,173,680	\$ 872,482,810		\$ 945,420,760	

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Municipal Tax Revenue

	2012	2013	2014	
Mill Rate			% Increase	Mill Rate
General Municipal Residential	6.852	7.026 2.539%	0.0%	7.026
Non Residential	9.79	10.186 4.045%	0.0%	10.186

Levy	Fiscal 2013			
	Assessment	Levy	Assessment	Levy
Residential Tax Revenue				
Taxable Residential	\$569,797,300	\$4,003,259	\$ 636,357,680	\$ 4,471,049
Provincial Grant In lieu	\$38,295,270	\$269,053	\$ 24,060,950	\$ 169,052
Senior Facilities	\$829,850	\$5,830	\$ 829,850	\$ 5,831
	\$608,922,420	\$4,278,143	\$ 661,248,480	\$ 4,645,932
Non-Residential Tax Revenue				
Industrial	\$94,291,180	\$960,424	\$ 106,668,090	\$ 1,086,521
Commercial	\$130,264,610	\$1,326,839	\$ 140,388,640	\$ 1,429,999
Linear Assessment	\$12,016,280	\$122,394	\$ 12,574,080	\$ 128,080
Federal Grant in Lieu	\$798,000	\$8,128	\$ 798,000	\$ 8,128
Provincial Grant in Lieu	\$9,213,290	\$93,844	\$ 23,743,470	\$ 241,851
	\$246,583,360	\$2,511,629	\$ 284,172,280	\$ 2,894,579
2014 Supplementary Taxation				\$ 40,000
Phoenix (7-month tax cancellation)		\$ 371,026		
Total Municipal Tax Revenue		\$ 6,904,689		\$ 7,580,511
% Increase over 2013 Actual				9.79%

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	2013 Bylaw	2013 Actual	2014	
Requisitions				
<u>Schools</u>				
Alberta School Foundation Fund				
Residential / Farm Land	\$ 1,305,075		\$ 1,385,278	87.91%
Non- Residential	\$ 873,073		\$ 859,058	93.15%
	<u>\$ 2,178,149</u>	\$ 2,264,011	<u>\$ 2,244,336</u>	
Opted Out School Boards (Living Waters Catholic Regional Division)				
Residential / Farm Land	\$ 179,489		\$ 190,519	12.09%
Non- Residential	\$ 64,189		\$ 63,158	6.85%
	<u>\$ 243,678</u>	\$ 243,678	<u>\$ 253,678</u>	
Less: Provincial Revenue Stabilization Grant	\$0		\$ -	
Total School Requisitions	<u>\$ 2,421,827</u>	<u>\$ 2,507,689</u>	<u>\$ 2,498,014</u>	
<u>Seniors Foundation</u>				
Lesser Slave Lake Regional Housing Authority				
Vanderwell Heritage Place				
2013 Requisition				
Total Requisition to Municipalities	\$ 849,740			
Town of Slave Lake Share @ 32.64%	\$ 277,355			
Less: Provincial Revenue Stabilization Grant	<u>\$0</u>			
Net Seniors Foundation	<u>\$ 277,355</u>	\$ 277,355		
2014 Requisition				
Total Requisition to Municipalities			\$ 864,666	
Town of Slave Lake Share @ 33.70%			\$ 291,392	
Total Requisitions	<u>\$ 2,699,182</u>	<u>\$ 2,785,044</u>	<u>\$ 2,789,406</u>	

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2013 Bylaw	2013 Actual	2014
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Taxes Levied to Pay Requisitions

Total School

Residential and Farmland

Assessed Value		\$ 660,418,630
Mill Rate		2.3861
Tax Levy		\$ 1,575,797

Non Residential and Linear

Assessed Value		\$ 284,172,280
Mill Rate		3.2453
Tax Levy		\$ 922,217

Total School Levy		<u>\$ 2,498,014</u>
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Alberta School Foundation

Residential and Farmland

Assessed Value	\$ 534,572,070		\$ 580,571,729
Mill Rate	2.4413		2.3861
Tax Levy	\$ 1,305,051	\$ 1,305,075	\$ 1,385,278

Non Residential and Linear

Assessed Value	\$ 229,695,973		\$ 264,710,596
Mill Rate	3.801		3.2453
Tax Levy	\$ 873,074	\$ 873,073	\$ 859,058

Opted Out School Boards

Residential and Farmland

Assessed Value	\$ 73,520,500		\$ 79,846,901
Mill Rate	2.4413		2.3861
Tax Levy	\$ 179,489		\$ 190,519

Non Residential and Linear

Assessed Value	\$ 16,887,387		\$ 19,461,684
Mill Rate	3.801		3.2453
Tax Levy	\$ 64,189		\$ 63,158

Seniors Foundation

Assessed Value	\$ 855,505,780		\$ 945,420,760
Mill Rate	0.3242		0.3082
Tax Levy	\$ 277,355		\$ 291,392

Total Taxes Levied for Requisitions		<u>\$ 2,699,181</u>
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		\$ 2,699,158
		-\$ 23