CITY OF COLD LAKE
BYLAW NO. 917-FN-26
DERELICT RESIDENTIAL PROPERTY ASSESSMENT SUB-CLASS BYLAW

A BYLAW OF THE CITY OF COLD LAKE, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF REGULATING DERELICT RESIDENTIAL PROPERTY ASSESSMENT SUB-CLASS WITHIN THE CITY

WHEREAS the *Municipal Government Act, RSA 2000, Chapter M-26* authorizes a council to classify assessed property, and to establish different rates of taxation in respect to each class of property;

AND WHEREAS Section 297(2) of the *Municipal Government Act, R.S.A. 2000, Chapter M-26*, as amended, allows Council by bylaw to divide property class 1 – residential and class 2 – non-residential into sub-classes on any basis it considers appropriate;

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

NOW THEREFORE by the Council of the City of Cold Lake in the Province of Alberta, in Council duly assembled hereby enacts as follows:

SECTION 1 – TITLE

1. This Bylaw shall be cited as the "Derelict Residential Property Assessment Sub-Class Bylaw".

SECTION 2 – DEFINITIONS

2. In this bylaw:

   2.1 "Assessor" – Any of the accredited assessment staff as employed by the City of Cold Lake;

   2.2 "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;

   2.3 "Derelict Residential" – means a sub-class of property classified as "Class 1 – Residential", as set out in section 297 of the Act, which is a property that:

      2.3.1 Is partially, or fully, classified as "Class 1 – Residential" as set out in section 297 of the *Municipal Government Act*; and

      2.3.2 Is unoccupied by the owner or legal tenant; and

      2.3.3 Has been deemed by the Assessor, as of a given statutory date, to contain a fully or partially constructed improvement where the improvement shows serious signs of neglect, is dilapidated, falling into significant disrepair, and/or is uninhabitable. Signs that a property may be derelict include (but is not limited to), improvements with one or more of the following characteristics:

         2.3.3.1 Deserted or abandoned (includes property without an occupant and/or utility service for an extended time with lack of caretaking and/or property maintenance); or

         2.3.3.2 Partially or fully boarded up, or temporarily secured windows, doors, or exterior access into the improvement;

         2.3.3.3 Significant neglect and disrepair (may include accumulation of extensive rot, peeling paint, missing and/or moss-covered shingles, graffiti, holes in floors, exposed wires or other hazardous conditions); or

         2.3.3.4 Emitting unsanitary odors or signs of pest infestations; or

2.3.3.5 Dilapidation and/or structural decay to a point where major repairs and/or replacements are required (may include cracks in walls, foundations, sagging roofs, collapsed sections); or

2.3.3.6 Under an Order deeming the property unfit for habitation (may include Alberta Health Services Orders); or

2.3.3.7 Partially constructed or demolished, where work is suspended or abandoned and left incomplete.

SECTION 3 – RESPONSIBILITIES

3. By this Bylaw:

3.1 Assessor is authorized to create and establish

3.1.1 a residential property assessment sub-class categorized as "Derelict Residential".

3.2 Assessor shall abide by the responsibilities, standards, and criteria established for properties included within the residential property assessment sub-class categorized as "Derelict Residential".

SECTION 4 – EFFECT

4. This bylaw shall come into full force and effect immediately upon the date of its final passing.

FIRST READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta this 13th day of October, 2026 A.D. on motion by Councillor Weber.

CARRIED
UNANIMOUSLY

SECOND READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta this 27th day of October, 2026 A.D. on motion by Councillor Lefebvre.

CARRIED
UNANIMOUSLY

THIRD AND FINAL READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta this 10th day of November, 2026 A.D. on motion by Councillor Bailey.

CARRIED
UNANIMOUSLY

Executed this 12th day of November, 2026.

CITY OF COLD LAKE

MAYOR

CITY OF COLD LAKE CORPORATE SEAL

CHIEF ADMINISTRATIVE OFFICER