

BYLAW 1972-08

A BYLAW OF THE TOWN OF STETTLER, IN THE PROVINCE OF ALBERTA, BEING A BYLAW TO PROVIDE A UNIFORM LEVY OF OFF-SITE COSTS TO BE PAID BY OWNERS AND DEVELOPERS OF LAND REQUIRING MUNICIPAL SERVICES FROM THE TOWN OF STETTLER.

WHEREAS, the Town of Stettler has and must continue to expand municipal utility services requiring an expenditure for new sewage treatment facilities; and

WHEREAS, existing residential, commercial and industrial taxpayers of the Town have already received and paid for appropriate utility services; and

WHEREAS, Council deems it just and reasonable to impose a bylaw for levy of off-site costs on all land; and

WHEREAS, provision for the imposition of an off-site levy is authorized by Section 648 and Section 649 of the Province of Alberta, Municipal Government Act, Revised Statutes of Alberta 2000 Chapter M-26; and

WHEREAS, Council has authorized a 2008 Off-site Levy Report which describes infrastructure improvements and provides cost estimates which can be used to indicate how the amount of levy was determined and that expenditures for sewage treatment and all related facilities to be recovered from owners, occupants and developers of lands within the Town limits; and

WHEREAS, Council recognizes that while the actual costs of off-site levies as determined in the 2008 Off-site Levy Report indicates that the full off-site costs are as much as \$6,500 per acre, the Town is willing to cap the off-site levy at \$5,000 per acre to encourage development;

AND WHEREAS, Council requires that the off-site levy calculations will be reviewed every three years beginning in 2011;

NOW THEREFORE, the Municipal Council of the Town of Stettler duly assembled enacts as follows:

1. An off-site levy for the purposes of sewage treatment facility provision shall be paid on undeveloped and/or redeveloped land within the limits of the Town that is to be developed for residential, commercial, industrial or other purposes, payable by Developers as part of the execution of a development agreement with the Town of Stettler at a rate of \$5,000 per gross acre of development as noted on the attached map.
2. That Appendix "A" attached hereto "2008 Off-site Levy Report", Executive Summary, be and is hereby deemed to form part of this Bylaw.

READ a first time this 17th day of June, A.D. 2008.

READ a second time this 17th day of June, 2008.

READ a third time and finally passed this 17th day of June, 2008.

Mayor

Director of Finance and Administration

Appendix "A"
2008 Off-site Levy Report Executive Summary

The Offsite Levy Report supporting this Bylaw considers the infrastructure required to service the undeveloped lands highlighted in colour on Figure A. Table 1 identifies the specific areas, the infrastructure cost, the area serviced and the **recommended** Levy, based on gross area of all lands. The Program total for the 40-year growth period is approximately \$14.5 million in 2008 dollars. The anticipated growth area over this period is 1,193 hectares. Where the Town as a whole benefits from infrastructure expansion, the actual cost to new development has been decreased in the Levy calculation.

Alternative Levies were reviewed; a multiple rate system where various rates are applicable depending on the location of the development; and a single rate for the entire Community. The Multiple Levy System is recommended since it provides equity and fairness across the entire Community, to the areas serviced. The administration of the Multiple Levy System is reasonably simple through Table 2 and Figure A.

**TABLE 2
SUMMARY OF OFFSITE LEVIES PER DEVELOPMENT AREA**

DEVELOPMENT AREA BENEFIT	AREA SERVICED (Ha)	LEVY PER GROSS HA W/O GRANTS	LEVY PER GROSS HA WITH GRANTS	LAND USES
*NW 1-39-20-4	17.2	\$19,358	\$14,353	C
*SW 1-39-20-4	22.0	\$19,358	\$14,353	C
*NE 1-39-20-4	19.6	\$19,358	\$14,353	C
*SE 1-39-20-4	25.0	\$19,358	\$14,353	C
SW 36-38-20-4	47.3	\$13,323	\$12,290	R
SE 36-38-20-4	64.2	\$13,323	\$12,290	R
SW 5-39-19-4	2.1	\$13,323	\$12,290	R
SE 5-39-19-4	7.1	\$13,323	\$12,290	I
NW 31-38-19-4	36.0	\$13,323	\$12,290	R
NE 31-38-19-4	39.3	\$13,323	\$12,290	C/R
SW 31-38-19-4	63.2	\$13,323	\$12,290	R/C
SE 31-38-19-4	65.2	\$13,323	\$12,290	R
SW 32-38-19-4	64.3	\$10,447	\$9,416	R
NW 32-38-19-4	50.4	\$10,447	\$9,416	R
NE 32-38-19-4	63.7	\$10,447	\$9,416	R/C
NW 4-39-19-4	2.4	\$10,447	\$9,416	I
SW 4-39-19-4	20.3	\$10,447	\$9,416	C/I
SE 4-39-19-4	65.2	\$10,447	\$9,416	C/I
NE 4-39-19-4	64.3	\$10,447	\$9,416	I
SE 9-39-19-4	64.5	\$10,447	\$9,416	I
SW 9-39-19-4	65.3	\$10,447	\$9,416	C/I
E 1/2 SE 8-39-19-4	36.3	\$10,447	\$9,416	R/C
W 1/2 SE 8-39-19-4	28.6	\$17,101	\$16,070	R
SW 8-39-19-4	64.6	\$17,101	\$16,070	R
SE 7-39-19-4	66.5	\$17,101	\$16,070	R
SW 7-39-19-4	22.9	\$17,101	\$16,070	I
NE 6-39-19-4	15.2	\$17,101	\$16,070	R
NW 6-39-19-4	38.0	\$17,101	\$16,070	R/I
N 1/2 5-39-19-4	52.3	\$17,101	\$16,070	I

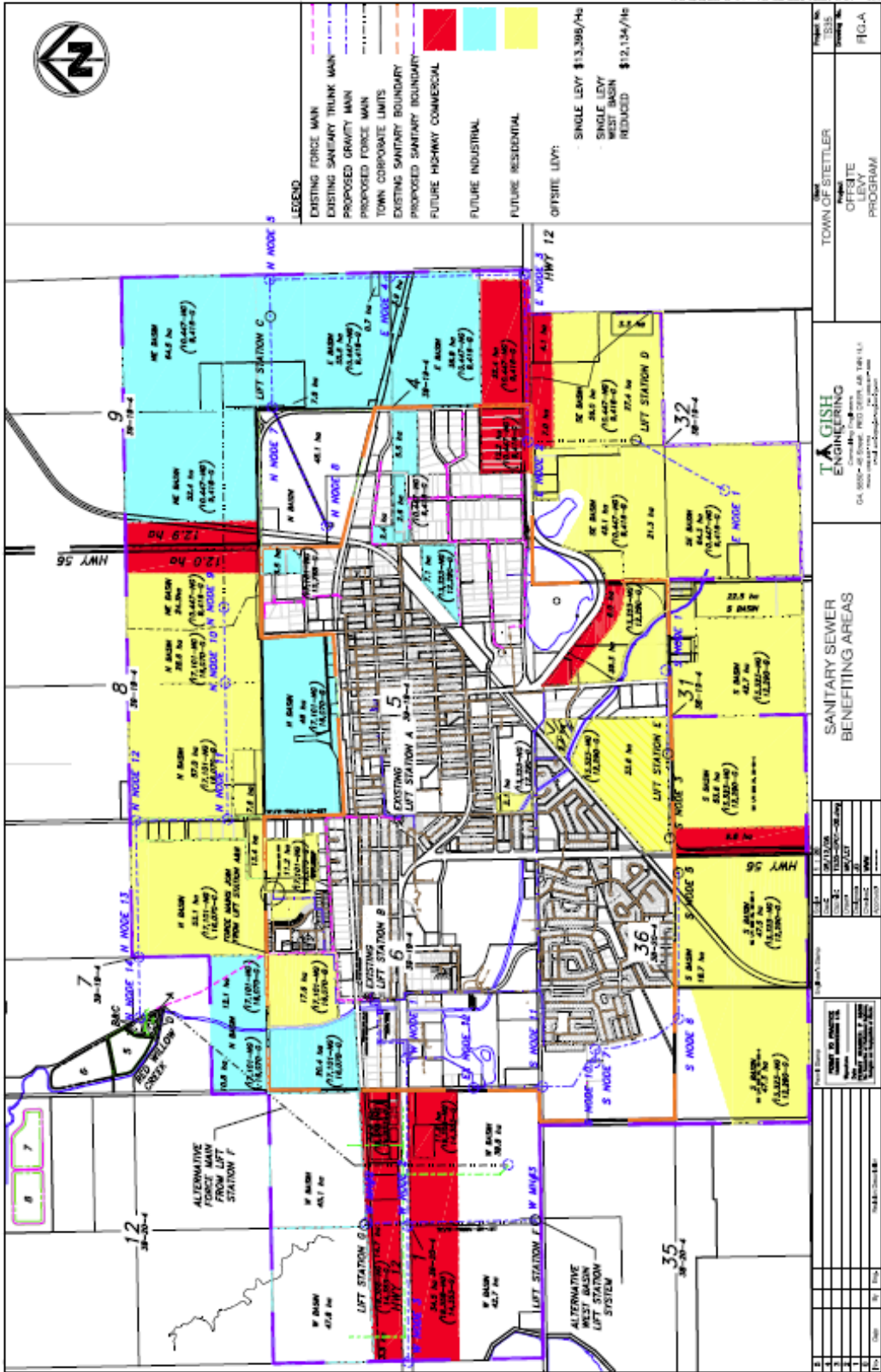
Land Uses:
R = Residential
C = Highway Commercial
I = Industrial

* The cost of Sanitary Sewer along the frontage of the Highway Commercial along Hwy 12 west is \$1,508,000; If this became the responsibility of the Developers the new cost for the West Basin is \$952,200.

If Deducted from Program, the Levy for the West Basin would become \$11,362/Ha W/O Grants.

Single Offsite Levy for entire Community based on Total New Development Cost and Total Area served is \$15,984,360/1,193.0 Ha = \$13,398 / Ha.

With reduced West Basin the Single rate = \$14,476,360 / 1193.0 Ha = \$12,134 / Ha.



- LEGEND:
- EXISTING FORCE MAIN
 - - - EXISTING SANITARY TRUNK MAIN
 - - - PROPOSED GRAVITY MAIN
 - - - PROPOSED FORCE MAIN
 - - - TOWN CORPORATE LIMITS
 - - - EXISTING SANITARY BOUNDARY
 - - - PROPOSED SANITARY BOUNDARY
 - FUTURE HIGHWAY COMMERCIAL
 - FUTURE INDUSTRIAL
 - FUTURE RESIDENTIAL

OFFSITE LEVY:

SINGLE LEVY \$13,398/Hc
 SINGLE LEVY
 REDUCED \$12,134/Hc

Scale	AS SHOWN
Project	TOWN OF STETTLER
Offsite Levy Program	OFFSITE LEVY PROGRAM
Project No.	1555
Sheet No.	FIG.4

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NO.	DATE	REVISIONS
1		
2		
3		
4		
5		

SANITARY SEWER
 BENEFITING AREAS

DATE	12-18-18
PROJECT	TOWN OF STETTLER
PROJECT NO.	1555
PROJECT LOCATION	WEST OF HWY 56, STETTLER, MO
PROJECT DESCRIPTION	SANITARY SEWER OFFSITE LEVY PROGRAM
DRAWN BY	JK
CHECKED BY	JK
DATE	12-18-18