

**PARKLAND COUNTY
BYLAW NO. 2013-03
OFF-SITE LEVY BYLAW**

**BEING A BYLAW OF PARKLAND COUNTY, IN THE PROVINCE OF ALBERTA, TO PROVIDE FOR
OFF-SITE LEVIES**

The Municipal Government Act RSA 2000 ch. M-26, as amended, grants a municipality the authority to pass an Off-Site Levy Bylaw;

WHEREAS, Council deems it necessary to establish an Off-Site Levy to pay for the capital costs of new and expanded water, sanitary sewer, and storm drainage facilities, and the land required in connection with these facilities within certain parts of the County (Benefitting Areas);

AND WHEREAS, Council deems it necessary to require agreements to be entered into with owners of lands within the boundaries of the Benefitting Areas that are to be subdivided or developed in respect of the payment of the Off-Site Levy;

AND WHEREAS, Section 648 (1) of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended, authorizes a Council to pass a bylaw to provide for the imposition of an Off-site Levy in respect of land that is to be subdivided or developed and to authorize agreements to be entered into in respect of the payment of the Off-site Levy;

AND WHEREAS, Parkland County has prepared a Master Drainage Plan, Sanitary Servicing Studies and Water Servicing Studies, and has carried out an Off-Site Levy Rate Study;

AND WHEREAS, notice of intention to pass this Bylaw has been given in accordance with the Act;

THEREFORE, the Council of Parkland County, in the Province of Alberta, duly assembled, hereby enacts as follows:

PART I: BYLAW TITLE

1. This bylaw may be cited as the “Off-Site Levy Bylaw” and will be referred to herein as “this Bylaw”.

PART II: DEFINITIONS

2. For the purposes of this Bylaw the following words will have the meanings assigned:
- a. “Benefitting Areas” means those areas within Parkland County identified in Schedules “A”, and “B” to this Bylaw, that will benefit from Off-Site Infrastructure as more specifically identified in Section 2(d) of this Bylaw.
 - b. “County” means Parkland County.
 - c. “Net Developable Area” means the area of a parcel subject to Off-Site Levies and defined as follows:
 - i. The area in hectares of the subject lands to be developed;
 - ii. Less any areas, in the subject lands, for which an Off-Site Levy has previously been paid; and
 - iii. Less any environmental reserves and environmental reserve easements contained within the subject lands; and
 - iv. Less an allowance equal to 10 percent of the area of the Subject Lands, for Municipal Reserve; and
 - v. Less any area dedicated to or to be dedicated from the Subject Lands for arterial road right-of-way; and
 - vi. If applicable, less the buffer area around Osborne Acres as identified by the Acheson Industrial Area Structure Plan; and
 - vii. Less any other land, at the discretion of Council, dedicated for environmental and/or conservation purposes.
 - d. “Off-Site Infrastructure” means the projects listed in Schedules “C”, “D” and “E” of this Bylaw, for:
 - i. new or expanded facilities for the storage, transmission or supplying of water; and
 - ii. new or expanded facilities for the movement or disposal of sanitary sewage; and

- iii. new or expanded facilities for the management of storm water drainage; and
- iv. any land required in connection with the facilities described in clauses 2(d)(i) to 2(d)(iii).
- e. "Off-Site Levy" means the Off-Site Levy imposed pursuant to this Bylaw under the authority of the *Municipal Government Act* RSA 2000 ch. M-26, S. 648.
- f. "Subject Lands" means:
 - i. A parcel or parcels of land that are the subject of a development permit application; or
 - ii. A parcel or parcels of land that are created through subdivision application and may include any un-subdivided remnant which, in the opinion of the Subdivision Authority, is unlikely to be subdivided further.

PART III: APPLICATION

- 3. The Benefitting Areas for which the Off-Site Levy shall be payable are identified on Schedules "A" and "B" attached hereto and forming part of this Bylaw. The Benefitting Areas are further identified by area reference numbers in these Schedules.
- 4. The Off-Site Levy Report contains the supporting technical information identifying the impact of proposed development within the Benefitting Areas and is used to determine projects and estimated costs of those projects listed in Schedules "C", "D" and "E".
- 5. The Off-Site Levy Rate payable in respect to the Net Developable Area of the Subject Lands to be subdivided or developed within the "Benefitting Areas" shown on Schedule "A" and Schedule "B" hereof, shall be in accordance with Schedule "F" attached hereto and forming part of this Bylaw. The Off-Site Levies are payable in relation to those projects listed in Schedules "C", "D" and "E", attached hereto and forming part of this Bylaw.
- 6. Council may from time to time adopt policies or guidelines for the assistance and direction of Parkland County Administration in determining which development and subdivision applications shall require a development agreement, and when an applicant or owner may be required to front end costs of one or more Projects listed in Schedules "C", "D" and "E".
- 7. Where it is determined that a development agreement is appropriate for an application for development or subdivision, the applicant or owner, as the case may be, shall enter into a development agreement with Parkland County and such development agreement shall ensure:
 - a. that provision be made for the payment of the Off-Site Levies as specified in this Bylaw and reasonable interest on the cost of improvements paid for in whole or in part by the municipality as established under the conditions of approval of the development permit or subdivision approval in question, or
 - b. that provision may be made for the deferring of payment of the Off-Site Levies to future time certain or uncertain; and
 - c. that no further Off-Site Levies shall be required to be paid under development agreements where Off-Site Levies have been previously collected in full in respect to all of the lands which are the subject of development or subdivision application.
- 8. Except as otherwise provided herein, each development agreement entered into by Parkland County with respect to any development or subdivision application shall make provision for payment of all Off-Site Levies imposed by this Bylaw within the times specified by Parkland County policy or guideline, as amended from time to time.
- 9. In the event that any of the Off-Site Levies imposed by this Bylaw are not paid at the time specified in the development agreement, the County's Chief Administrative Officer is hereby authorized to impose the unpaid sums of money on the lands that are the subject of the development agreement, and thereafter collect the same as unpaid taxes in accordance with the provisions of the Act.

PART IV: SEVERABILITY

- 10. If at any time any provision of this Bylaw is declared or held to be illegal, invalid or ultra vires, in whole or in part, then that provision shall not apply and the remainder of this Bylaw shall continue in full force and effect and shall be construed as if it had been enacted without the illegal, invalid or ultra vires provision.

PART V: REPORTING

11. On or before April 30 in each calendar year the Chief Administrative Officer, or assigned designate, shall submit to Council, an annual Off-Site Levy Report pursuant to this bylaw identifying:
- a. Projects constructed during the previous calendar year;
 - b. Construction costs of projects constructed in the previous calendar year;
 - c. Estimated construction costs for projects yet to be constructed and an explanation of adjustments to the estimates since the previous annual report;
 - d. Amount collected in Off-Site Levy Fees;
 - e. Specifics of the total value of Off-Site Levy Fees being held by Parkland County and yet to be expended on projects, interest earned and commitments for future expenditures of such monies; and
 - f. Updated Schedules "C", "D", "E", and "F" to be approved by Council resolution on an annual basis.
12. This Bylaw shall come into force and effect when it receives third reading and is duly signed.
13. Bylaw No. 52-2003 is hereby repealed.

READ A FIRST TIME this _____ day of _____, 2013.

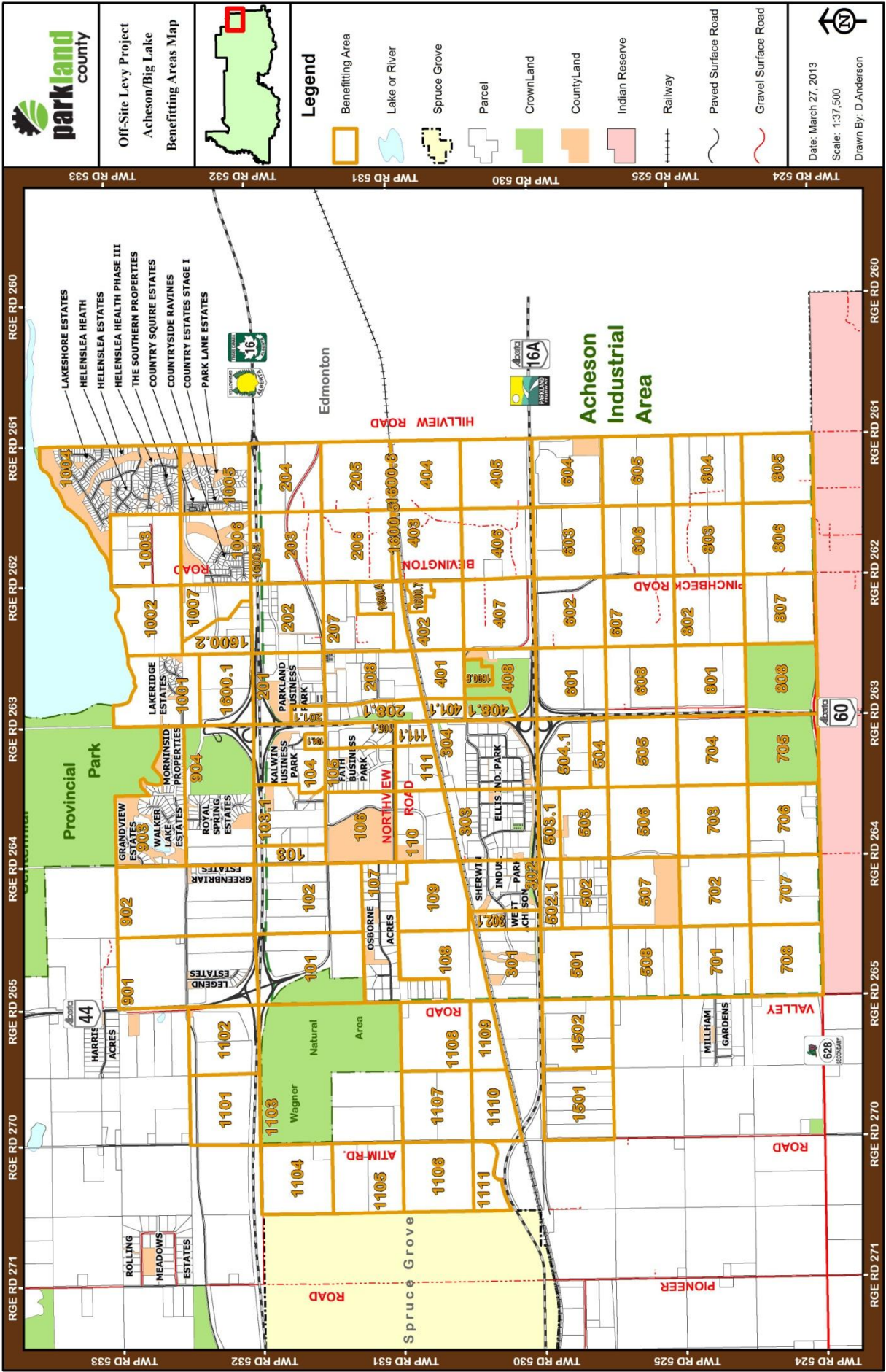
READ A SECOND TIME this _____ day of _____, 2013.

READ A THIRD TIME and finally passed this _____ day of _____, 2013.

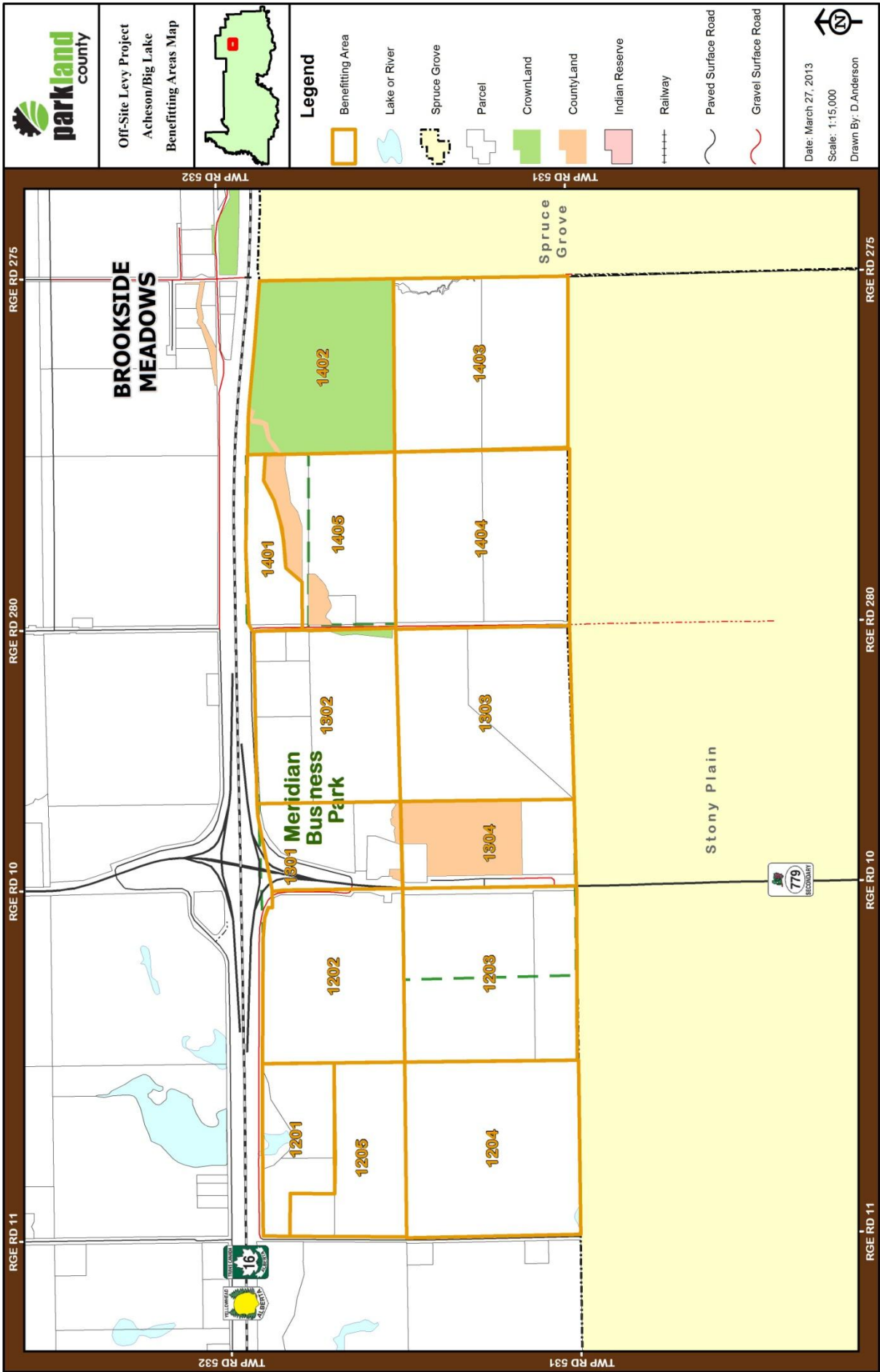
Mayor

Manager, Legislative and Administrative Services

Schedule “A”
Acheson/ Big Lake Benefitting Areas



Schedule “B”
Fifth Meridian Benefitting Areas



Schedule “C”
Water Projects and Estimated Costs

Project Description	Project Estimated Cost	County Share %	Other Stakeholder Share & Oversizing %	OSL / Developer Share %
Zone 4 Reservoir Expansion	\$ 2,100,000		20.657%	79.343%
Zone 3 Pump Upgrade	\$ 70,000		20.657%	79.343%
Zone 3 Pump Upgrade	\$ 70,000		20.657%	79.343%
Zone 3 New Reservoir	\$ 18,900,000		59.935%	40.065%
Zone 3 (Existing) Reservoir Expansion	\$ 2,400,000		59.935%	40.065%
Zone 1 Water Mains	\$ 680,316		19.832%	80.168%
Zone 2 Water Mains	\$ 2,745,275		40.577%	59.423%
Big Lakes East Water Mains	\$ 3,077,800		48.255%	51.745%
Big Lakes West Water Mains	\$ 2,794,550		0.005%	99.995%
Zone 3 Water Mains	\$ 544,000		0.000%	100.000%
5th Meridian - Supply Line From Regional Line	\$ 3,240,100		72.205%	27.795%
5th Meridian - Water Reservoir	\$ 7,800,000		72.205%	27.795%
5th Meridian (Area A) Water Mains	\$ 2,424,400		0.003%	99.997%
5th Meridian (Area B) Water Mains	\$ 3,955,400		48.270%	51.730%
5th Meridian (Area C) Water Mains	\$ 6,245,100		100.000%	0.000%
Old Bylaw #52-2003 (A5 - Hunter's Water Main)	\$ 347,683	6.606%		93.394%
Zone 4 Water Mains	\$ 1,056,700		53.072%	46.928%
Zone 5 Water Mains	\$ 3,244,600		39.333%	60.667%
Zone 6 Water Mains	\$ 208,200		54.856%	45.144%
	\$ 61,904,124			

Schedule “D”
Sanitary Sewer Projects and Estimated Costs

Project Description	Project Estimated Cost	County Share %	Other Stakeholder Share & Oversizing %	OSL / Developer Share %
5th Meridian (Area A) Gravity Main	\$ 1,020,250			100.000%
5th Meridian (Area B) Gravity Main	\$ 3,199,075		41.785%	58.215%
5th Meridian (Area C) Gravity Main	\$ 2,657,463		100.000%	0.000%
Parkland Business Park (Sewer Main Upsizing, etc)	\$ 1,935,808			100.000%
Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ 349,092			100.000%
Kalwin Business Park (Sewer Main Upsizing, etc)	\$ (49,762)			100.000%
Acheson Road (Sewer Main Upsizing, etc)	\$ 377,893			100.000%
Glowing Embers (Sewer Main Upsizing, etc)	\$ 735,890			100.000%
Residential (Meridien Avenue) Creek Crossing (Sewer Main Upsizing, etc)	\$ 597,408		72.939%	27.061%
Bevington Trunk (Hwy 16 A to Hwy 16 Parkland Industrial Estates)	\$ 2,915,939		47.155%	52.845%
Old Bylaw #52-2003 (A1 - Acheson Trunk)	\$ 411,841	2.768%		97.232%
Old Bylaw #52-2003 (A2 - Hunter's Trunk)	\$ 270,165	8.700%		91.300%
Old Bylaw #52-2003 (A3 - Acheson Collection)	\$ 458,109	7.951%		92.049%
Bevington Trunk (Oversizing for parts of Acheson Zone 6 & 8)	\$ 743,873		35.645%	64.355%
	\$ 15,623,045			

Schedule “E”
Stormwater Projects and Estimated Costs

Project Description	Project Estimated Cost	County Share %	Other Stakeholder Share & Oversizing %	OSL / Developer Share %
Outfall - Stage 1, Zone 4 & 5	\$ 4,138,456		23.227%	76.773%
Outfall - Stage 2, Zone 4, 5 & 6	\$ 2,364,832		19.834%	80.166%
Collector Stage 1, Zone 5 N-111 to N-112	\$ 270,000		57.485%	42.515%
Collector Stage 1, Zone 5 N-112 to N-113	\$ 1,498,419		53.561%	46.439%
Collector Stage 1, Zone 5 N-113 to N-114	\$ 225,763		41.559%	58.441%
Collector Stage 1, Zone 5 N-114 to N-115	\$ 393,703		58.712%	41.288%
Collector Stage 1, Zone 5 N-115 to N-116	\$ 269,201		52.983%	47.017%
Collector Stage 1, Zone 5 N-116 to N-117	\$ 264,473		41.811%	58.189%
Collector Stage 1, Zone 5 N-117 to N-118	\$ 916,533		39.333%	60.667%
Collector Stage 1, Zone 5, 6, 7 & 8 N-118 to N-110	\$ 1,117,749		79.048%	20.952%
Collector Stage 1, Zone 5, 6, 7 & 8 N-110 to N-104	\$ 2,272,091		79.048%	20.952%
Collector Stage 2, Zone 4 N-200 to N-201	\$ 619,623		0.000%	100.000%
Collector Stage 2, Zone 4 & 6 N-201 to N-202	\$ 64,609		87.129%	12.871%
Collector Stage 2, Zone 4 & 6 N-202 to N-203	\$ 1,765,641		76.679%	23.321%
Collector Stage 2, Zone 4 & 6 N-203 to N-104	\$ 945,451		62.881%	37.119%
	\$ 18,709,335			

Schedule “F”
Off-Site Levy Rates (\$/ha)

Benefitting Area	Water Charges	Sanitary Charges	Storm Charges	Total
101.0	\$ 10,215	\$ 710	\$ -	\$ 10,925
102.0	\$ 10,215	\$ 710	\$ -	\$ 10,925
103.0	\$ 10,215	\$ 33,653	\$ -	\$ 43,868
103.1	\$ 10,215	\$ 34,223	\$ -	\$ 44,438
104.1	\$ 10,215	\$ 33,653	\$ -	\$ 43,868
105.0	\$ 10,215	\$ 710	\$ -	\$ 10,925
105.1	\$ 17,330	\$ 36,572	\$ -	\$ 53,902
108.0	\$ 8,124	\$ -	\$ -	\$ 8,124
109.0	\$ 8,124	\$ -	\$ -	\$ 8,124
111.0	\$ 10,215	\$ 710	\$ -	\$ 10,925
111.1	\$ 17,330	\$ 3,629	\$ -	\$ 20,959
202.0	\$ 17,920	\$ -	\$ -	\$ 17,920
203.0	\$ 17,920	\$ -	\$ -	\$ 17,920
204.0	\$ 15,829	\$ 10,408	\$ -	\$ 26,237
207.0	\$ 17,920	\$ -	\$ -	\$ 17,920
208.0	\$ 17,920	\$ 75,727	\$ -	\$ 93,647
208.1	\$ 25,035	\$ 78,646	\$ -	\$ 103,681
301.0	\$ 84,163	\$ -	\$ -	\$ 84,163
402.0	\$ 11,831	\$ -	\$ -	\$ 11,831
405.0	\$ 9,740	\$ 10,408	\$ -	\$ 20,148
407.0	\$ 11,831	\$ -	\$ 27,425	\$ 39,256
408.0	\$ 11,831	\$ 31,146	\$ 16,970	\$ 59,947
501.0	\$ 19,722	\$ 710	\$ 47,037	\$ 67,469
502.0	\$ 19,722	\$ 710	\$ 44,300	\$ 64,732
502.1	\$ 19,722	\$ 9,265	\$ 44,300	\$ 73,287
503.0	\$ 19,722	\$ 710	\$ 30,142	\$ 50,573
504.0	\$ 19,722	\$ 20,106	\$ 24,213	\$ 64,041
504.1	\$ 19,722	\$ 28,661	\$ 26,447	\$ 74,830
505.0	\$ 19,722	\$ -	\$ 25,189	\$ 44,911
601.0	\$ 6,667	\$ 2,591	\$ 11,092	\$ 20,350
602.0	\$ 6,667	\$ 2,591	\$ 15,037	\$ 24,295
604.0	\$ 6,667	\$ 2,591	\$ -	\$ 9,258
608.0	\$ 6,667	\$ 2,591	\$ 11,092	\$ 20,350
901.0	\$ 27,713	\$ -	\$ -	\$ 27,713
902.0	\$ 27,713	\$ -	\$ -	\$ 27,713
903.0	\$ 27,713	\$ -	\$ -	\$ 27,713
904.0	\$ 27,713	\$ -	\$ -	\$ 27,713
1001.0	\$ 21,156	\$ -	\$ -	\$ 21,156
1002.0	\$ 21,156	\$ -	\$ -	\$ 21,156
1005.0	\$ 21,156	\$ -	\$ -	\$ 21,156
1006.0	\$ 21,156	\$ 8,164	\$ -	\$ 29,320
1102.0	\$ 8,239	\$ -	\$ -	\$ 8,239
1202.0	\$ 57,487	\$ 31,168	\$ -	\$ 88,655
1203.0	\$ 53,888	\$ 12,926	\$ -	\$ 66,814
1301.0	\$ 57,487	\$ 31,168	\$ -	\$ 88,655
1304.0	\$ 53,888	\$ 12,926	\$ -	\$ 66,814
1501.0	\$ 6,148	\$ -	\$ -	\$ 6,148
1502.0	\$ 6,148	\$ -	\$ -	\$ 6,148
1600.1	\$ 21,156	\$ 10,408	\$ -	\$ 31,564
1600.3	\$ 17,920	\$ 10,408	\$ -	\$ 28,328
1600.4	\$ 17,920	\$ 10,408	\$ -	\$ 28,328
1600.7	\$ 11,831	\$ 10,408	\$ -	\$ 22,239

*Benefitting areas that are not shown are either, lands that are fully developed or assumed not to develop within the next 25 years.