

**TOWN OF SUNDRE
BYLAW NO. 866**

**A BY-LAW OF THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA TO
AUTHORIZE THE LEVY OF OFF-SITE COSTS.**

WHEREAS, The Municipal Government Act, RSA 2000, Chapter M-26, with amendments, Section 648 thereto, being Chapter M-26.1 of the Statutes of Alberta authorizes Council, by bylaw, to provide for the imposition and payment of a levy to be known as an off-site levy in respect of land that is to be developed or subdivided and to authorize an agreement to be entered into on respect of the payment of the levy.

**NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE TOWN OF SUNDRE IN
COUNCIL ASSEMBLED ENACTS AS FOLLOWS:**

1. **TITLE:** Town of Sundre Off-Site Levy By-Law Number 866.
2. **INTERPRETATION:**
 - (a) **“Development”** means any buildings or works that may require or necessitate municipal services;
 - (b) **“Off-site levy”** means a levy imposed to provide for the storage, transmission, treatment or supplying of water, for the treatment, movement or disposal of sanitary facilities or land required for or in connection with any facilities as mentioned above;
 - (c) **“Subdivision”** means the division of a parcel by an instrument;
 - (d) **“Undeveloped lands”** means any land that is in whole or in part lacking or in need of municipal services and includes any unserviced raw land, whether or not it has been subdivided, but does not include that part of land in receipt of municipal services which may presently be in operation and which services may have had prior funding for off-site cost by other methods of taxation;
 - (e) **“Utilities”** means any one or more of the following:
 - (i) new or expanded facilities for the storage, transmission, treatment, or supplying of water;
 - (ii) new or expanded facilities for the treatment, movement, or disposal of sanitary sewer;
 - (iii) new or expanded storm sewer drainage facilities;

- (iv) land required for or in connection with any facilities described in clauses (e)(i) through to (iii).

3. ENACTMENT:

- (a) “An off-site levy” as provided in The Municipal Government Act, 2000, as amended, is hereby imposed on all undeveloped land that is to be developed or subdivided for residential, commercial, or other purposes at terms and rates specified under Section 4 being Terms and Rates of this Bylaw;
- (b) The Council of the Town of Sundre, in the Province of Alberta, is hereby authorized to enter into agreements with owners or purchasers of that land and for the payment of the off-site levy imposed on that land;
- (c) The Town of Sundre or its agent shall provide the owner or purchaser a notice of the off-site levy prior to entering into any agreement.

4. TERMS AND RATES:

The off-site levies shall be paid by cash or by certified cheque in full at the Sundre Town Office prior to the Town endorsing the registering of a subdivision plan.

The off-site levies shall be as follows:

ITEM	OFF-SITE LEVY PER HECTARE		
	SOUTHWEST RESIDENTIAL	INDUSTRIAL	NORTH RESIDENTIAL
Waterworks	\$39,236.00	\$24,228.23	\$39,236.00
Water distribution	\$ 2,084.80	\$1,287.36	-
Wastewater collection and pumping	\$12,915.60	\$7,975.38	-
Wastewater treatment and disposal	\$8,333.20	\$5,145.75	\$8,333.20
Storm sewer on 4 th Avenue SW (Not applicable to Brookside)	\$5,485.61	\$5,485.61	-
North stormwater drainage channel (Applies only to SE 9-33-5-W5M)	-	-	\$536.53
TOTALS	\$68,055.21	\$44,122.33	\$48105.73

Note: Off-site levies based on a population density of 40 persons per hectare within residential areas and an equivalent population of 24.7 persons per hectare for industrial subdivisions which have been determined as follows:

1. WATERWORKS

- **Untreated Water Supply (*replacement*)**

The existing water supply has capacity to service 2,970 people. The current reserve based on a service population of 1970 (*2170 – 200 within unserved area on east side of the river*) is 1,000. The replacement value of the reserve which should be recovered from new development is estimated to be \$131,168.

- The net cost per capita is $\$131,168 \div 1,000 = \131.17
- The off-site levy per hectare based on 40 people per hectare (*ppha*) is \$5,246.80
- The off-site levies per hectare for industrial land based on 24.7 *ppha* is \$3,239.90

- **Water Treatment (*existing*)**

Alberta Environment advised the Town that continuous chlorination of the water supply was mandatory. This required construction of a supply main from Wells 4 and 5 to the water storage reservoir and installation of a chlorination system. The work was completed in 2003 at a net cost of \$273,795. These improvements are adequate for a population of 4,000.

- The net cost per capita is $\$273,795 \div 4,000 = \68.45
- The off-site levies per hectare based on 40 *ppha* is \$2,738
- The off-site levies per hectare based on 24.7 *ppha* is \$1,690.72

- **Water Treatment, Storage and Pump Station(*Proposed*)**

The Town will be required to provide water treatment which will likely require clarification, direct air floatation and UV disinfection to meet the new Alberta Environment Guidelines. This will necessitate construction of a new treatment plant and storage reservoir. The estimated net cost for this is \$8,000,000. This upgrade is subject to provincial funding of approximately 58% leaving \$3,360,000 to be funded by the Town and future development. The service population would be 5,250.

- The net cost per capita is $\$3,360,000 \div 5,250 = \640.00
- The off-site levy per hectare based on 40 *ppha* is \$25,600
- The off-site levy per hectare based on 24.7 *ppha* is \$15,808

- **Treated Water Storage (*existing*)**

The existing 2,273,000 litre treated water storage reservoir is adequate for a population level of 3,300 persons based on the empirical formula set out in Section 6.5.1 of the Alberta Environment Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems, a fire flow of 9,092 litres per

minute for two hours, an average daily per capita usage of 409 gallons, and an assumed maximum day to average day factor of 2.5. The net cost (*estimated*) to the Town is \$150,000.

- The net cost per capita is $\$150,000 \div 3,300 = \45.46
- The off-site levy per hectare based on 40 ppha = \$1,818.40
- The off-site levy per hectare based on 24.7 ppha = \$1,122.86

- **Booster Pump Station (*existing*)**

The Town of Sundre constructed a booster pump station near the existing reservoir in 2001 to improve water distribution system pressures. The benefiting population was 5,000 and the net cost was \$427,427.

- The net cost per capita for a booster pump station is $\$427,427 \div 5,000 = \85.49
- The off-site levy per hectare based on 40 ppha = \$3,419.60
- The off-site levy per hectare based on 24.7 ppha = \$2,111.60

- **Reservoir Supply Mains (*existing*)**

New supply mains were installed from the water distribution system to the storage reservoir in 1996. The benefiting population is 5,000 and the net cost to the Town of Sundre was \$51,671.

- The net cost per capita for the reservoir supply mains is $\$51,671 \div 5,000 = \10.33
- The off-site levy per hectare based on 40 ppha = \$413.20
- The off-site levy per hectare based on 24.7 ppha = \$255.15

2. WATER DISTRIBUTION (*SPECIFIC TO SOUTHWEST AREA*)

- A 400 mm water feeder main was installed from the reservoir supply main west and south to 2nd Avenue N.W. during 1998. The purpose of this main is to improve the supply of water to the area south of Bearberry Creek. The benefiting population has been established at 3,000. The net cost to the Town of Sundre was \$156,380.
- The net cost per capita for the 400 mm feeder main is $\$156,380 \div 3,000 = \52.12
- The off-site levy per hectare based on 40 ppha = \$2,084.80
- The off-site levy per hectare based on 24.7 ppha = \$1,287.36

3. WASTEWATER COLLECTION AND PUMPING (*SPECIFIC TO SOUTHWEST AREA*)

- The main sewage pumping station was upgraded in 1987 at a net cost of \$234,688. The pumping station has capacity to service 3,000 persons.
 - The net cost per capita for upgrading the main sewage pumping station is $\$234,688 \div 3,000 = \78.23
 - The off-site levy per hectare based on 40 ppha = \$3,129.20
 - The off-site levy per hectare based on 24.7 ppha = \$1,932.28

- A sewage forcemain was installed by the Town from the main sewage pumping station north to 7th Avenue N.E. at a net cost of \$34,000. The service population is in the order of \$3,000.
 - The net cost per capita for the forcemain is $\$34,000 \div 3,000 = \11.33
 - The off-site levy per hectare based on 40 ppha = \$453.20
 - The off-site levy per hectare based on 24.7 ppha = \$279.85

- It will be necessary to replace the existing gravity flow sanitary sewer trunk main from Main Avenue North to the main sewage pumping station to resolve current problems with infiltration and to provide for future development within the southwest area.
 - The benefiting population is in the order of 3,000 and the estimated cost is \$700,000.
 - The net cost per capita for replacement of the trunk main is $\$700,000 \div 3,000 = \233.33
 - The off-site levy per hectare based on 40 ppha = \$9,333.20
 - The off-site levy per hectare based on 24.7 ppha = \$5,763.25

4. SEWAGE TREATMENT AND DISPOSAL

- The Town of Sundre constructed an aerated sewage lagoon in 1982 for a design population of 3,000. The net cost to the Town was \$625,002.
 - The net cost per capita for sewage treatment and disposal is $\$625,002 \div 3,000 = \208.33
 - The off-site levy per hectare based on 40 ppha = \$8,333.20
 - The off-site levy per hectare based on 24.7 ppha = \$5,145.75

5. STORMWATER DRAINAGE (SPECIFIC TO SOUTHWEST AREA)

- The Town constructed a storm sewer main on 4th Avenue S.W. from 6th Street S.W. to the Red Deer River. The main was oversized to accommodate runoff from 27.8 ha (68.7 acres) of development west of 6th Street S.W. The oversize cost was \$152,500.
 - The off-site levy is $\$152,500 \div 27.8 \text{ ha} = \$5,485.61$

6. STORMWATER DRAINAGE (SPECIFIC TO NORTH AREA WEST OF JAMES RIVER ROAD)

- The Town constructed a drainage channel from James River Road (*Centre Street*) to the Red Deer River to convey runoff from the area west of James River Road without flooding areas within the North subdivision. The cost for this was \$134,185 (*includes professional services and GST at 3%*) and the benefiting area is 250.1 hectares (618 acres).
 - The off-site levy is $\$134,185 \div 250.1 \text{ ha} = \536.53

Upon third and final reading of this Bylaw and acceptance of its entirety, Bylaw No. 798 is hereby repealed.

READ a first time in Council this 5th day of August 2008.

CHIEF ELECTED OFFICIAL

CHIEF ADMINISTRATIVE OFFICER

READ a second and third time and finally passed in Council this 15th day of September, 2008.

CHIEF ELECTED OFFICIAL

CHIEF ADMINISTRATIVE OFFICER