

## **BYLAW NO. 3549/2015**

Being a Bylaw of The City of Red Deer to provide a uniform levy of off-site costs in respect of previously undeveloped land.

- 1 WHEREAS pursuant to provisions of Section 648 of the Municipal Government Act, The City may by bylaw:
  - a) 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
  - b) Authorize an agreement to be entered into in respect of the payment of the levy.
- 2 An off-site levy may be used only to pay for all or part of the capital cost of any or all of the following:
  - a) New or expanded facilities for the storage, transmission, treatment, or supplying of water;
  - b) New or expanded facilities for the treatment, movement, or disposal of sanitary sewage;
  - c) New or expanded storm sewer drainage facilities;
  - d) New or expanded roads required for or impacted by a subdivision or development;
  - e) Land required for or in connection with any facilities described in clauses (a) to (d);

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

3 This bylaw may be cited as "The Off-Site Levy Bylaw".

4 Definitions:

For the purpose of this bylaw:

- 1) "Development" shall mean:
  - a) a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or
  - b) a change in the intensity of the use of land or an act done in relation to land that results in, or is likely to result in, a change of the intensity of the use of the said land.

- 2) "Gross Development Area" means each and every hectare or part thereof as shown on the Plan of Subdivision for a development which has been approved by the Municipal Planning Commission, including any area which may be dedicated for roads, lanes, walkways, parks, reserve parcels, schools, or any other public use.
- 3) "Net Development Area" means the area remaining after the deletion of the following lands (deemed undevelopable) from the Gross Development Area:
  - a) previously developed lands for which off-site levies have already been paid;
  - b) expressway and arterial road right of ways as defined by The City;
  - c) Environmental Reserves as defined in the Municipal Government Act (e.g. native wetlands, rivers, creeks, lakes, ravines, steeply sloped areas);
  - d) major tree stands that are identified by the City for preservation and are in excess of the 10% municipal reserve dedication required by the MGA;
  - e) The power transmission right of way and facilities (e.g. substations) extending across the city. Parts of these lands that are subdivided from the right of way for development purposes would not be excluded from the Gross Development Area;
  - f) North East High School site (SW 26-38-27 W4) and accompanying recreation areas;
  - g) Oil and gas line rights-of-ways and / or facilities operated by the same company;
  - h) Railway rights-of-way.
- 4) "Trunk Water" means an existing or proposed water main; generally having an internal diameter of 350 mm or greater, complete with related pumping and storage facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Water Off-site Levy rate.
- 5) "Trunk Water Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Water facilities identified on Schedule "B" less the Water Off-site Levy revenues collected to date, plus interest on borrowed funds, divided by the Net Development Area within the Basin Boundary identified on Schedule "A".
- 6) "Trunk Sanitary" means an existing or proposed sanitary sewer; generally having an internal diameter of 375 mm or greater, or having a depth of cover greater than 6.0 m, complete

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<sup>1</sup> 3549/A-2018

with related pumping facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Sanitary Off -site Levy rate.

- 7) "Trunk Sanitary Off -site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Sanitary facilities identified on Schedule <sup>2</sup>"B" less the Sanitary Off-site Levy revenues collected to date, plus interest on borrowed funds, divided by the Net Development Area within the Basin Boundary identified on Schedule <sup>3</sup>"A".
  - 8) "Trunk Storm" means an existing or proposed storm sewer; generally defined as having an internal diameter of 1,200 mm or greater, as well as storm water storage facilities and associated outlet piping; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Storm Off-site Levy rate.
  - 9) "Trunk Storm Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Storm facilities identified on Schedule <sup>4</sup>"B" less the Storm Off-site Levy revenues collected to date, plus interest on borrowed funds, divided by the Net Development Area within the Basin Boundary identified on Schedule <sup>5</sup>"A".
  - 10) "Major Thoroughfare" means an existing or proposed expressway, divided or undivided arterial roadway, including the land for right of way, storm drainage, traffic signals, and street lighting, that has been designated as a major thoroughfare by The City; the cost of same having been included in the calculation of the Major Thoroughfare off-site levy rate.
  - 11) "Major Thoroughfare Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Major Thoroughfare facilities identified on Schedule <sup>6</sup>"B" less the Major Thoroughfare Off-site Levy revenues collected to date, plus interest on borrowed funds, divided by the Net Development Area within the Basin Boundary identified on Schedule <sup>7</sup>"A".
- 5 That effective <sup>8</sup>January 1, 2018, The City of Red Deer hereby levies an off-site levy upon all land within The City boundaries to be subdivided or developed within the areas described below and calculated as follows:

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<sup>2</sup> 3549/A-2018

<sup>3</sup> 3549/A-2018

<sup>4</sup> 3549/A-2018

<sup>5</sup> 3549/A-2018

<sup>6</sup> 3549/A-2018

<sup>7</sup> 3549/A-2018

<sup>8</sup> 3549/A-2018

- 1) In all the area outlined in the attached Schedule "A", the sum of <sup>9</sup>\$14,812 per hectare for each hectare or part thereof within the Net Development Area for Trunk Water Infrastructure (the "Trunk Water Off-site Levy Rate").
  - 2) In all the area outlined in the attached Schedule <sup>10</sup>"A", the sum of <sup>11</sup>\$31,889 for each hectare or part thereof within the Net Development Area for Trunk Sanitary Sewer Infrastructure (the "Trunk Sanitary Off - site Levy Rate").
  - 3) In all the area outlined in the attached Schedule <sup>12</sup>"A", the sum of <sup>13</sup>\$69,691 for each hectare or part thereof within the Net Development Area for Trunk Storm Sewer Infrastructure (the "Trunk Storm Off-site Levy Rate").
  - 4) In all the area outlined in the attached Schedule <sup>14</sup>"A", the sum of <sup>15</sup>\$110,181 for each hectare or part thereof within the Net Development Area for Major Thoroughfares (the "Major Thoroughfare Off-site Levy Rate").
- 6 Service Basin areas lying beyond City limits are used for purposes related to calculation of Off Site Levy rates only. Off-site Levies shall not apply to areas beyond The City's jurisdiction.
  - 7 All levies imposed under this bylaw shall be in addition to the fee payable for development permits or building permits, and shall be paid to The City following approval of a subdivision plan and prior to the issuance of a development permit or a building permit, as the case may be.
  - 8 Off-site levies imposed and collected under Bylaw 3498/2013 shall be deemed to have been imposed and collected under this Bylaw.
  - 9 Bylaw 3498/2013 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this 11<sup>th</sup> day of May 2015.

READ A SECOND TIME IN OPEN COUNCIL this 22<sup>nd</sup> day of June 2015.

READ A THIRD TIME IN OPEN COUNCIL this 22<sup>nd</sup> day of June 2015.

AND SIGNED BY THE MAYOR AND CITY CLERK this 22<sup>nd</sup> day of June 2015.

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<sup>9</sup> 3549/A-2016, 3549/A-2018

<sup>10</sup> 3549/A-2018

<sup>11</sup> 3549/A-2016, 3549/A-2018

<sup>12</sup> 3549/A-2018

<sup>13</sup> 3549/A-2016, 3549/A-2018

<sup>14</sup> 3549/A-2018

<sup>15</sup> 3549/A-2016, 3549/A-2018

“Mayor Tara Veer”

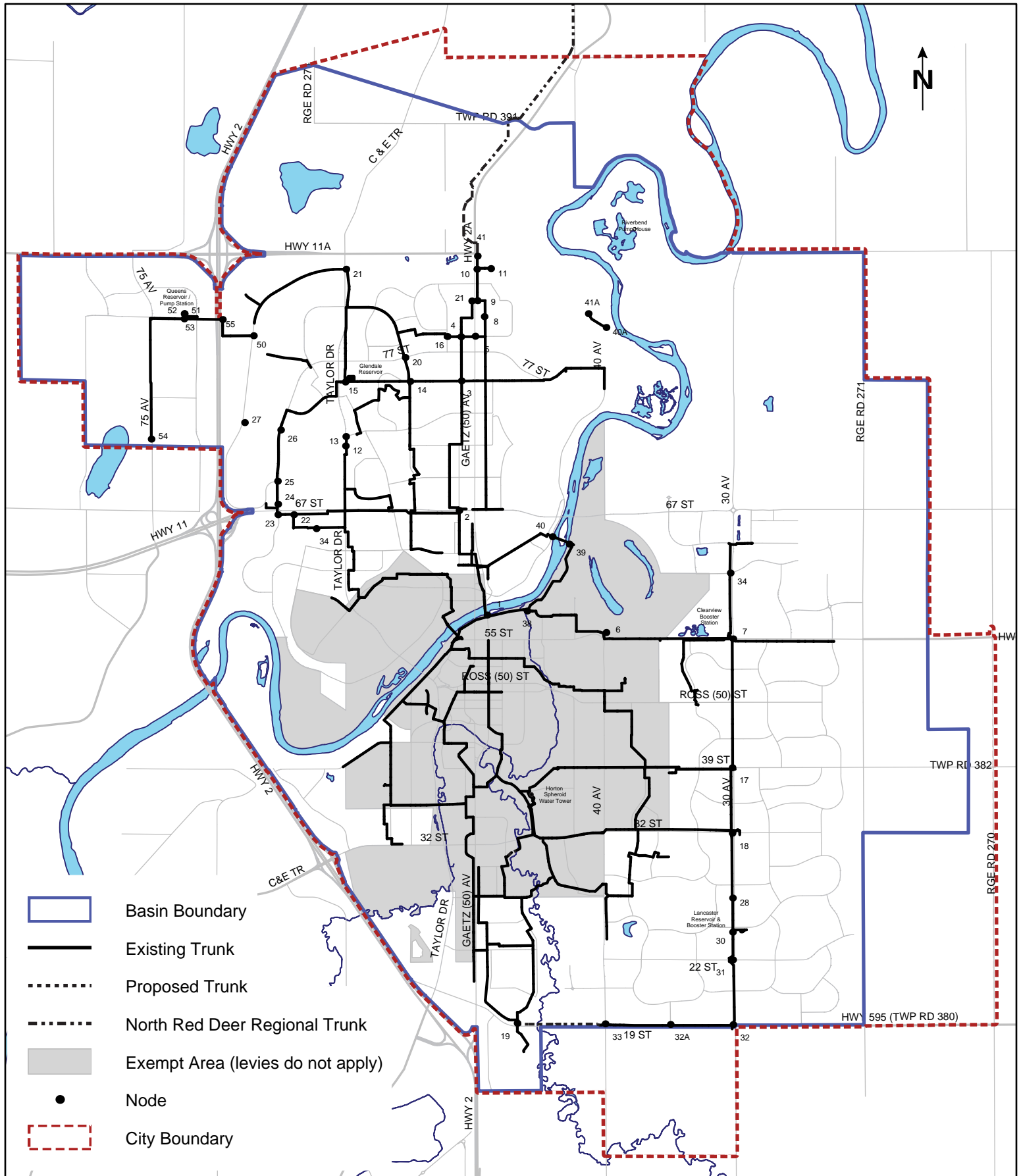
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MAYOR

“Angie Keibel”

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ACTING CITY CLERK



# WATER TRUNKS



Not to Scale

January, 2018

**OFF-SITE LEVY  
BYLAW 3549 / 2015  
SCHEDULE "A"**

**SCHEDULE B****I. Water Trunk****I.1 Required Water Trunk Projects**

Total amount to be recovered for remaining water trunk projects within the service basin is \$152,402,201

Consisting of the projects within the boundary as shown on Schedule A, itemized as follows:

Water Model Update
Queens Business Park(QBP) (SW36) - Water Trunk
North of Hwy 11A
Area 1: Hwy 11A (51-21) - (SE5 & SW4)
Area 1: Taylor Drive Trunk (SW4) (stn 0+000 to 0+600)
Area 2: Taylor Drive Trunk (NW4) (stn 0+600 to 1+1400)
Area 2: Trunk - Twp Road 391 from Central Pk to RR 274 (800m) (East/West Leg)
Northland Dr (Gaetz Avenue to 67 St) Supply Line - includes 600mm tie in for Chiles Area
Area 3 (SE4 & SW4): 750/600mm Trunk from Pump Station to C&E Trail. (Includes 400mm North/South Trunk)
Reservoir N of 11A
Queens Supply Line (Hwy 11A) (750mm) from Pump Station to tie-in East of Hwy 2. (Includes cost of Booster Pump)
Hwy 2A Trunk (600/450mm) from Pump Station to Twp Rd 391- East. (Includes East/West leg at the end)
Area 2: Water Trunk (SE8) (500mm) along Rge Rd 274 from Twp Rd 391 to CP Rail (City Limits)
East of 20th Avenue
Area 1: Supply line (WTP-38 & 39 to 42)
Area 1: East Hill Pump Station & Reservoir
Water Treatment Plant Pumps Upgrades - upgrade high lift pumps from 350hp to 900hp
Area 3 (SW25): 20 Avenue Trunk Mains from 67 St to 800m North of 20 Ave
Area 3 (NW25): 20 Avenue Trunk Mains from 800m north of 20 Ave to 1600m north
Area 1 & Area 2 (SE35 & SW35): 750mm Trunk
Area 3 (SW25 & NW25): 600/450mm Trunk
Area 3 (SW25 & NW25): 500mm Trunk
Development East of Pump Station & East of Area 4
Area 4 (NW24): 600mm East Trunk from Pump Station plus 500mm North/South Trunk
Area 5, 6 & 7 (SW24, NW13 & SW 13): 20 Ave Trunk
Area 6 (NE13): 500/400mm Trunks
Area 10 & Area 12 (SE11 & SW11): 400/500mm Trunks
Area 11 (NE11): 450/500 Trunks
South Reservoir
Supply line to South Reservoir
Debenture Repayments

**I.2 Total Applicable Area**

Service basin has 2,203 ha remaining of applicable lands

### 1.3 Total Charge Per Hectare

Total applicable fee to subdivision and development is \$14,812/ha.

= \$14,107 × 5.0%

(2016 Rate increased by 5.0%)

## 2. Sanitary Trunk

### 2.1 Required Sanitary Trunk Projects

Total amount to be recovered for remaining sanitary trunk projects within the service basin is \$74,208,362

Consisting of the projects within the boundary as shown on Schedule A, itemized as follows:

Hwy 11A Sanitary Trunk Extension (59-60)
Sanitary Model Update
North of Hwy 11A
Area 1: Sanitary Trunk (SE5) (800m)
Area 2: Sanitary Trunk (North 1/2 of 3 & NE4)
Area 3: Sanitary Trunk (NE 4) (400 m)
Sanitary Trunk (NE3) - adjacent to Hwy 2A, connecting shared Regional Line to the area (City Snow Site)
East of 20th Avenue
Area 1: Trunk Mains from 20 Ave to 30 Ave
Area 2: Lift Station & Trunk Mains from Northland Drive North (1600m)
Area 3: Trunk Mains from Northland Drive to 67 St
Area 4: Trunk Mains from 67 St to South Quarter Line (800m)
Area 5: Trunk Mains from Quarter Line to 55 St
Area 6: Trunk Mains from 55 St to Ross St
Area 7: Trunk Mains from Ross St to 39 St
Area 8: Lift Station, Trunk Mains and temporary tie-in to SRD Force Main
Area 10: Lift Station, Trunk Mains and temporary tie-in to SRD Force Main
Force Main from 19 St to 39 St and tie-in to Lift Station in Area 8 & Area 10
Debenture Repayments

### 2.2 Total Applicable Area

Service basin has 2,200 ha remaining of applicable lands

### 2.3 Total Charge Per Hectare

Total applicable fee to subdivision and development is \$31,889/ha.

= \$30,370 × 5.0%

(2016 Rate increased by 5.0%)



### 3. Storm Trunk

#### 3.1 Required Storm Trunk Projects

Total amount to be recovered for remaining storm trunk projects within the service basin is \$58,764,160

Consisting of the projects within the boundary as shown on Schedule A, itemized as follows :

Hazlett Lake Stormwater Management Study / Monitoring
Queens Business Park (QBP) (NW25) Trunk (94-95)
QBP (NW25) Pond I6
East Hill Central (EHC) - Timberlands East (NE 23) - Pond D3
East Hill North (EHN) - (NE 27) Pond H6 & Trunk (79-80)
EHN - (SE 27) Pond H3
EHN - North of 67 St. (SW27) - Pond H7 + Trunk (76-84)
EHN - (N26) Northland Dr - Trunks (81-83)
EHN - (NE26) - Pond H4
Sunnybrook (SE4) - Pond C6 & Trunks (46 - 47)
Sunnybrook (NE4) Bower quarter - Pond B4 & Trunks (41-40)
Sunnybrook (NE4) Bower quarter - Pond B3 & Trunks (42-43)
Debenture Repayments
<b>North of Hwy 11A</b>
Area 1: Hazlett Lake - Overflow Drainage Route Improvements
Area 2/3: Hazlett Lake Trunk & Outfall at Red Deer River (2400m)
Area 2 (NW4 & SE9): Trunks East of Hazlett Lake (800m)
Area 3 (SE & NE4): Storm Ponds(2) & Trunk (700m)
Area 2 (SW9 & SE8): Trunk (800m)
Phase 2 (SW10): Trunk (800m)
Area 1 (NE5): Storm Pond
Area 1 (SE5): Storm Pond
Area 1 (SW4): Storm Pond
Area 3 (SW4): Storm Pond
Phase 2 (SW3): Storm Pond
Phase 2 (SE3): Storm Pond
Phase 2 (NE3): Storm Pond
Phase 2 (NE3): Storm Pond
Phase 2 (NE3): Storm Pond
Area 2 (NW4): Storm Pond
Area 3 (SE9): Storm Pond
Area 2 (SW9): Storm Pond
Area 2 (SE8): Storm Pond

<b>East of 20th Avenue</b>
Area 1 (S35): Storm Pond(1)
Area 1 (S35): Trunk Mains
Area 2 (E34 & W35): Storm Ponds(2)
Area 2 (E34 & W35): Outfall & Trunk Mains
Area 3 (W25): Storm Ponds(2)
Area 3 (W25): 20 Ave Trunk Mains
Area 3 (W25): East/West Trunk Mains
Area 4 (NW24): Storm Pond(1)
Area 4 (NW24): 20 Ave Trunk Mains
Area 4 (NW24): 67 St Trunk Mains
Area 5 (SW24): Storm Pond(1)
Area 5 (SW24): 20 Ave Trunk Mains
Area 5 (SW24): 55 St/Hwy 11 Trunk Mains
Area 6 (N13): Storm Ponds
Area 6 (N13): 20 Ave Trunk Mains & Ross St Trunk Mains
Area 7 (S13): Storm Ponds(2)
Area 7 (S13): 20 Ave Trunk Mains
Area 7 (S13): 39 St Trunk Mains
Area 8 (W12): Storm Ponds(2)
Area 8 (W12): 20 Ave Trunk Mains
Area 8 (W12): 19 St Trunk Mains
Area 8 (W12): Pond Trunk Mains
Area 9 (E12): Storm Ponds(2)
Area 9 (E12): Trunk Mains
Area 10 (W1): Storm Ponds(2)
Area 10 (W1): Trunk Mains
Area 11 (NE1): Storm Pond(1)
Area 12 (SE1): Storm Pond(1)
Area 12 (SE1): Trunk Mains

### 3.2 Total Applicable Area

Service basin has 2,200 ha remaining of applicable lands

### 3.3 Total Charge Per Hectare

Total applicable fee to subdivision and development is \$69,691/ha.

= \$66,372 × 5.0%

(2016 Rate increased by 5.0%)

#### 4. Major Thoroughfare

##### 4.1 Required Major Thoroughfare Projects

Total amount to be recovered for remaining major thoroughfare projects within the service basin is \$419,367,168

Consisting of the projects within the boundary as shown on Schedule A, itemized as follows:

##### Roadway Projects

West QEII Business Park (NE35) Phase 3 - Divided arterial roadway construction (N to S) Includes Hwy 11A rdwy & intersection improvements at 80 Ave.
West QEII Business Park (NE35) Phase 4 - Divided arterial roadway construction (N to S)
West QEII Business Park (SE35) Phase 5 - Undivided arterial roadway construction (E to W)
West QEII Business Park (SW36) Phase 6 - Undivided arterial roadway construction (N to S)
West QEII Business Park (SE35) Phase 7 - Undivided arterial roadway construction (E to W)
West QEII Business Park (NW25) Phase 8 - Divided arterial roadway construction (N to S)
67 St from Quarter Line to 20 Ave - 2 lane (upgrade 2 lane rural cross section to 2 lane urban cross section) includes intersectional upgrades west of quarter line.
67 St from Quarter Line to 20 Ave - upgrade 2 lane urban cross section to 4 lane arterial
32 St (Daines Av to 20 Av) - 4 Lanes - Design and Pregrading '17
19 Street (30 Ave to 20 Ave) - 4 Lane - Quarter line to 20 Ave in 2028+
19 St / 30 Avenue Intersection Improvements - Design & Const in 2028+
Northland Drive - Gaetz Ave to 49 Ave
CN & River Bridges
Northland Drive - 2 lane 49 Ave to 78 St Crescent
Northland Drive - 2 lane 78 St Crescent to 30 Ave
30 Avenue from Northland Drive to 67 Street - upgrade 2 lane urban to 4 lane
Northland Dr from Hwy 2 to Taylor Dr - 4 lanes (Design)
Northland Dr from Taylor Dr to Gaetz Ave - 4 lanes (anticipated funding 100% AT)
CP Rail Overpass (Hwy 11A between Taylor Dr & Gaetz Avenue)
20 Avenue from 55 St to 32 St - 2 lanes
20 Avenue from 67 St to 400 m North of 55 St - 2 lanes
20 Avenue 400 m North of 55 Street to 55 Street - 2 lanes
20 Avenue from 32 St to 19 St - 2 lanes
Northland Drive - (30 Ave to 20 Ave) - 2 lanes
Debenture Repayments
<b>North of Hwy 11A</b>
Area 1: Taylor Drive (Hwy 11A to stn 0+600) - 4 lane arterial
Area 1: Taylor Drive (stn 0+600 to stn 1+000) - 4 lane arterial
Area 2: Taylor Drive (stn 1+000 to 1+600) - 4 lane arterial
Area 2: Taylor Drive (stn 1+600 to 2+000) - 2 lane arterial
Area 3: Southern East / West Arterial - 4 lanes (1.2 km)
Area 3: Future Northern East / West Arterial - 4 lanes (1.8 km)
Road 6: Taylor Drive / Hwy 11A Intersection Improvements in 2025. Construction of Interchange (2028+)
Road 7: Hwy 2A Interchange (North side) (2028+)

<b>East of 20th Avenue</b>
Area 2: 30 Avenue North of Northland Drive (NLD) - 2 lanes
Area 4: 67 Street East of 20 Ave - 4 lanes (400 m)
Area 5: NLD from Gaetz Ave to 67 St - 2 to 4 lanes
Area 6: Ross Street from 20 Ave to 10 Ave first 2 lanes in 2018-East 580 m & 2028+ construct balance of rdwy East to 10 Ave (1000 m)
Area 8: 32 Street from 20 Ave to East quarter line - first 2 lanes (900 m) (2028+)
Area 8: 20 Avenue from 67 St to 32 St - 2 to 4 lanes (4000 m) (2028+)
Area 9: 32 Street from East quarter line to 10 Ave - 2 lanes (900 m) (2028+)
Area 10: 22 Street from 20 Ave to East quarter line - 2 lanes (900 m) (2028+)
Area 10: 20 Avenue from 32 St to 19 St - 2 to 4 lanes (2028+)
Area 10: 19 Street from 20 Ave to 400 m East - 4 lanes (2028+)
Area 11: 22 Street from East quarter to 10 Ave - 2 lanes (900 m) (2028+)
Area 12: 19 Street from 400 m East of 20 Ave for 800 m - 4 lanes (2028+)
NLD Drive - Gaetz Ave to 67 St - 6 lanes (5600 m) (2028+)
NLD Drive - 67 St to 39 St - 6 lanes (3200 m) (2028+)
NLD Drive - 39 St to 19 St - 6 lanes (3200 m) (2028+)
Interchanges at 32 Street and 19 Street (2028+)
Interchange at Gaetz Ave / Hwy 11 A (Not included as part of North of 11A) (2028+)

#### 4.2 Total Applicable Area

Service basin has 2,024 ha remaining of applicable lands

#### 4.3 Total Charge Per Hectare

Total applicable fee to subdivision and development is \$110,181/ha.

= \$104,934 × 5.0%

(2016 Rate increased by 5.0%)