BYLAW 13:2007

TOWN OF IRRICANA

BEING A BYLAW FOR THE TOWN OF IRRICANA, TO PROVIDE FOR A UNIFORM LEVY FOR OFF-SITE COSTS TO BE PAID BY THE OWNERS OR PURCHASERS OF LAND REQUIRING MUNICIPAL UTILITY SERVICES FROM THE TOWN OF IRRICANA.

WHEREAS the *Municipal Government Act*, Revised statues of Alberta 2000 Chapter M-26 and amendments thereto, Section 648 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 in respect of payment of the levy.

NOW THEREFORE, the Council of the Town of Irricana, in the Province of Alberta, enacts as follows:

TITLE: Town of Irricana Off-Site Levy Bylaw

1. 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 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 costs 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).

2. ENACTMENT:

   (a) "An off-site levy" as provided for in the *Municipal Government Act*, Revised statues of Alberta 2000 Chapter M-26 and amendments thereto, 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 Schedule A attached to and forming part of this Bylaw;
   (b) The Council of the Town of Irricana, 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 Irricana or its agent shall provide to the owner or purchaser a notice of the off-site levy prior to entering into any agreement.

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3. TERMS AND RATES:

The terms and rates are as set out in Schedule "A" attached to and forming part of this Bylaw.

An agreement shall be entered into with respect to the payment of the levy.

4. BYLAW REPEAL

Bylaw 12:2002 is hereby repealed.

READ A FIRST TIME this 1st day of October A.D. 2007.

READ A SECOND TIME this 19th day of November A.D. 2007.

READ A THIRD AND FINAL TIME this 19th day of November A.D. 2007.

Frank Dunsone

(MAYOR)

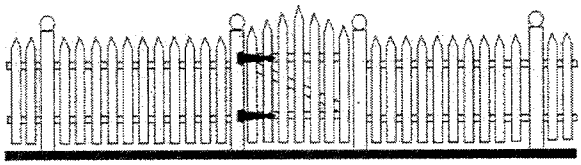
Carol A White

(CHIEF ADMINISTRATIVE OFFICER)

Open the Gateway to the Country

TOWN OF

IRRICANA



OFF-SITE LEVIES

2007 UPDATE

Prepared by

BSEI Since 1977

Municipal Consulting Engineers

File: I047-108.2

September, 2007

BSEI
Municipal Consulting Engineers

Since 1977

File: I047-108.2

September 24, 2007

Town of Irricana
260 - 1st Avenue
Irricana, Alberta T0M 1B0

Attention: **Ms. Annette Culp**

RE: OFF-SITE LEVIES – 2007 UDPATE

In accordance with your instructions, we have prepared the following report which sets out recommended 2007 off-site levies for Irricana.

There are two types of off-site levies, those which apply to development areas regardless of location and those which are site specific. The former are generally related to the major infrastructure components which in the case of Irricana include: water storage and distribution pumping; wastewater treatment and disposal; and the wastewater outfall main. The site specific levies are related to improvements to the water distribution system and wastewater collection systems necessary for and/or of benefit to development of a particular site.

A summary of proposed capital expenditures associated with upgrading of the Town's major infrastructure components (*regardless of development location*) to meet current needs and provide for continued growth is provided in Table 1 below.

Table 1

Proposed Capital Expenditures	Net Cost [(a)]
➢ Treated water storage	$345,488 [(a)]
➢ Treated water pumping	$500,000
➢ Watermain upgrade on 1st Avenue	$601,076
➢ Wastewater treatment	$832,500 [(a)]

Notes:

(a) *The net cost includes construction, professional services, net GST @ 3% for existing components and where applicable, takes into account funding received under the Alberta Municipal Water/Wastewater Partnership AMWWP. Rounded to nearest dollar.*

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In addition to the foregoing costs which apply to site specific development areas, the following improvements noted in Table 2 to the wastewater collection system are considered necessary for and/or of benefit to development of the noted lands.

Table 2

Infrastructure Improvements	Cost	Collection Zone A	Collection Zone B	Benefiting Population
1. Upgrade wastewater main from EC to ED	$156,849	√	√	5905
2. Upgrade wastewater main from ED to OB	$225,023		√	5905
3. Upgrade wastewater main from OB to OC	$182,836	√	√	10,975
4. Upgrade wastewater main from OC to Lagoon	$640,751	√	√	17,920
5. Upgrade wastewater main from WA to WB	$214,642	√		5070
6. Upgrade wastewater main from WB to WC	$214,642	√		5070
7. Upgrade wastewater main from WC to WD	$214,642	√		5070
8. Upgrade wastewater main from WD to WE	$284,337	√		5070

Notes:

(a) *Total cost (i.e., no grants) for construction and professional services plus net GST at 3% for existing components only. Rounded to nearest dollar.*

(b) *Areas: A. West Collection Zone (Refer to Plate 1.1)*
B. East Collection Zone (Refer to Plate 1.1)

(c) *The location and boundary of the benefiting areas are shown on the attached copies of Plates 1.1, 1.2, and 1.3.*

The Municipal Government Act - Statutes of Alberta, 2000, Chapter M-26 as amended from time to time, contains the following provisions which allows a Council to impose an off-site levy to pay for all or part of the capital cost of the infrastructure upgrading costs described previously.

*"**648** **(1)** For the purposes referred to in subsection (2), a council 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

(a) 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;

(c.1) new or expanded roads required for or impacted by a subdivision or development;

(d) land required for or in connection with any facilities described in clauses (a) to (c.1).

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(3) *On September 1, 1995 an off-site levy under the former Act continues as an off-site levy under this Part.*

(4) *An off-site levy imposed under this Part or the former Act may be collected only once in respect of land that is the subject of a development or a subdivision.*

649 *A bylaw that authorizes a redevelopment levy or an off-site levy must set out the object of each levy and indicate how the amount of the levy was determined."*

Based on the foregoing, recommended 2007 off-site levies have been developed. These are summarized in Table 3 (*attached*). Refer to the attached off-site levy calculation sheets for details.

If you require further information please do not hesitate to contact the undersigned.

Yours truly,

Troy B. McNeill, B. Sc., P. Eng.
Principal/Senior Project Engineer

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Enclosures: 1. *Table 3 – Offsite Levies – July 2007 update*
2. *Off-Site Levy Calculations Sheets (2) dated August 6, 2007*
3 *Plates 1.1, 1.2 and 1.3*

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File: I047-108.2
Date: September 24, 2007

OFF-SITE LEVY CALCULATIONS

1. WATER TREATMENT, STORAGE AND DISTRIBUTION PUMPING

➢ TREATED WATER STORAGE (200,000 IMP GALLONS)

The existing 400,000 gallon treated water storage reservoir has capacity for 1,300 people. The proposed 200,000 gallon addition will be suitable for a benefiting population of 1,700 to development areas. The adjusted estimated net cost is $345,488 (*total cost for construction and professional services less grant under the Alberta Municipal Water / Wastewater Partnership*).

- Benefitting population 1,700
- Total estimated cost $345,488
- The net cost per capita $345,488 / 1,700 = $203.23
- Total population serviced 3,000

➢ TREATED WATER PUMPING

The Town will require an upgrade in order to improve water flow rates and distribution system pressures. The total benefiting population for the proposed pumping upgrade is 3,000 since this upgrade benefits both the existing Town system as well as future development. The benefiting population to development areas is 1700 people. The estimated net cost (*total cost for construction and professional services)* is $500,000.

- Benefitting population 3,000
- Total estimated cost $500,000 x 62% (existing population 1143/3000) = $310,000
- The net cost per capita $310,000 / 1,700 = $182.35
- Total population serviced 3,000

➢ WATERMAIN UPGRADE ON 1ST AVENUE

The proposed 200 mm watermain along 1st Avenue is required to provide adequate flows, pressures, and looping for future developments. The total benefiting population is 3,000 since the upgrade benefits both the existing Town system as well as future development. The benefiting population to development areas is 1,700 people. The estimated net cost (*total cost for construction and professional services)* of $601,076.

- Benefitting Population 3,000
- Total Estimated Cost $601,076 x 62% (existing population 1143/3000) = $372,667
- The net cost per capita $372,667 / 1,700 = $219.22
- Total Population serviced 3,000

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OFF-SITE LEVY CALCULATIONS

2. WASTEWATER TREATMENT UPGRADE

- The Towns conventional wastewater lagoon is adequate to a service population of 1,300 and thus expansion of the facility to accommodate 3000 people is required. The adjusted estimated net cost to Irricana is $832,500 (*total cost for construction and professional services less grant under the Alberta Municipal Water / Wastewater Partnership*).
  - Benefitting population 1,700
  - Total estimated cost $832,500
  - The net cost per capita $832,500 / 1,700 = $489.71
  - Total population serviced 3,000

3. WASTEWATER COLLECTION

The wastewater main upgrades specific to the east and west development areas are as follows:

- **WASTEWATER INSTALLATION FROM EC TO ED**
  The existing 200 mm wastewater main from EC to ED requires replacement with a 300 mm wastewater main to service an areas 2, 3, 10 and 12.
  - Benefitting population 5,905
  - Total estimated cost $156,849
  - The net cost per capita $156,849 / 5,905 = $26.56
  - Upgrade required once benefiting population reaches 4,840

- **WASTEWATER INSTALLATION FROM ED TO OB**
  The existing 200 mm wastewater main from ED to OA and the existing 250 mm wastewater main from OA to OB need to be upgraded to allow for future growth. However, rather than replacing these mains the through existing paved streets and serviced areas, it is recommended that a bypass main be constructed along 3rd Avenue between 1st Street and 2nd Street and then south through the C of T in a utility right-of-way. Although the costs for construction for the replacement of the wastewater main from OA to OB would be borne by both the east and west collection zone, the overall costs by installing the new mains on un-serviced streets and for a large part out of existing paved surfaces, are significantly reduced. The reduction in project costs provides for the same order of cost to the east collection zone per person as would be if both areas contributed towards the mains down serviced streets. Therefore, the costs will be attributed only to the east collection zone.

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OFF-SITE LEVY CALCULATIONS

The upgrade will service a benefiting population of 5,905 in areas 2, 3, 10 and 12.

- Benefitting population 5,905
- Total estimated cost $225,023
- The net cost per capita $225,023 / 5,905 = $38.11
- Upgrade required once benefiting population reaches 2,700

➢ **WASTEWATER INSTALLATION FROM OB TO OC**

Construction of a 300 mm wastewater which will parallel the existing 250 mm wastewater main is required from OB to OC. The upgrade will service a benefiting population of 10,975 in areas 1, 2, 3, 9, 10, 11 and 12.

- Benefitting population 10,975
- Total estimated cost $182,836
- The net cost per capita $182,836/10,975 = $16.66
- Upgrade required once benefiting population reaches 4,690

➢ **WASTEWATER INSTALLATION FROM OC TO LAGOON**

Construction of a 375 mm wastewater main which will parallel the existing 375 mm wastewater main is required from OC to the Lagoon. The upgrade will service a benefiting population of 17,920 in areas 1, 2, 3, 9, 10, 11 and 12.

- Benefitting population 17,920
- Total estimated cost $640,751
- The net cost per capita $640,751/17,920 = $35.76
- Upgrade required once benefiting population reaches 9,480

➢ **WASTEWATER REPLACEMENT FROM WA TO WB**

Replacement of the existing 200 m wastewater main with a 300 mm wastewater main is required from WA to WB. The upgrade will service a benefiting population of 5,070 in areas 1, 9 and 11.

- Benefitting population 5,070
- Total estimated cost $214,642
- The net cost per capita $214,642/5,070 = $42.34
- Upgrade required once benefiting population reaches 2,340

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OFF-SITE LEVY CALCULATIONS

- **WASTEWATER MAIN FROM WB TO WC**

  Replacement of the existing 200 m wastewater main with a 300 mm wastewater main is required from WA to WB. The upgrade will service a benefiting population of 5,070 in areas 1, 9 and 11.

  - Benefitting population 5,070
  - Total estimated cost $214,642
  - The net cost per capita $214,642/5,070 = $42.34
  - Upgrade required once benefiting population reaches 4,780

- **WASTEWATER MAIN FROM WC TO WD**

  Replacement of the existing 200 m wastewater main with a 300 mm wastewater main is required from WA to WB. The upgrade will service a benefiting population of 5,070 in areas 1, 9 and 11.

  - Benefitting population 5,070
  - Total estimated cost $214,642
  - The net cost per capita $214,642/5,070 = $42.34
  - Upgrade required once benefiting population reaches 3,980

- **WASTEWATER MAIN FROM WD TO WE**

  Replacement of the existing 200 m wastewater main with a 300 mm wastewater main is required from WA to WB. The upgrade will service a benefiting population of 5,070 in areas 1, 9 and 11.

  - Benefitting population 5,070
  - Total estimated cost $284,338
  - The net cost per capita $284,338/5,070 = $56.08
  - Upgrade required once benefiting population reaches 1,700

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TABLE 3
TOWN OF IRRICANA
OFFSITE LEVIES - JULY 2007 UPDATE
(CONTINUED FROM PREVIOUS PAGE)

Project Description	Benefitting Areas for Each Improvement								
	Area 6 62.6 ha Pop. 2,316	Area 7 57.0 ha Pop. 1,425	Area 8 2.4 ha Pop. 60	Area 9 57.5 ha Pop. 2,128	Area 10 64.3 ha Pop. 2,379	Area 11 62.4 ha Pop. 2,309	Area 12 63.4 ha Pop. 2,350	Area North of Lagoon (Residential)	Area North of Lagoon (Commercial)
Treated Water Storage (200,000 Imp. Gallons)	$203.23	$203.23	$203.23	$203.23	$203.23	$203.23	$203.23	$203.23	$203.23
Treated Water Pumping	$182.35	$182.35	$182.35	$182.35	$182.35	$182.35	$182.35	$182.35	$182.35
Watermain Upgrade on 1st Avenue	$219.22	$219.22	$219.22	$219.22	$219.22	$219.22	$219.22	$219.22	$219.22
Wastewater Treatment Upgrade	$489.71	$489.71	$489.71	$489.71	$489.71	$489.71	$489.71	$489.71	$489.71
Wastewater Installation From EC to ED					$26.56		$26.56		
Wastewater Installation From ED to OB					$38.11		$38.11		
Wastewater Installation From OB to OC				$16.66	$16.66	$16.66	$16.66		
Wastewater Installation From OC to Lagoon				$35.76	$35.76	$35.76	$35.76		
Wastewater Installation From WA to WB				$42.34		$42.34			
Wastewater Installation From WB to WC				$42.34		$42.34			
Wastewater Installation From WC to WD				$42.34		$42.34			
Wastewater Installation From WD to WE				$56.08		$56.08			
Total Cost Per Person	$1,094.50	$1,094.50	$1,094.50	$1,330.01	$1,211.59	$1,330.01	$1,211.59	$1,094.50	$1,094.50
Total Cost Per Acre (see Notes Below)	$16,417.54	$10,945.03	$10,945.03	$19,950.12	$18,173.82	$19,950.12	$18,173.82	$16,417.54	$10,945.03

Notes:

1) Off-site levies for residential areas (Areas 1, 2, 5, 6, 9, 10, 11 and 12) are based on a population density of 15 persons per acre.
2) Off-site levies for the commercial/industrial areas (Areas 3, 4, 7,and 8) are based on an equivalent population of 10 people per acre
3) Current population is 1143 people.

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TABLE 3
TOWN OF IRRICANA
OFFSITE LEVIES - JULY 2007 UPDATE
(CONTINUED ON NEXT PAGE)

Project Description	Benefitting Population for Development Areas	Benefitting Population Capacity Prior to Upgrade	Estimated Net Cost	Benefitting Cost per Person to Benefitting Areas	Benefitting Areas for Each Improvement				
					Area 1 17.1 ha Pop. 633	Area 2 29.42 ha Pop. 1088	Area 3 3.5 ha Pop. 88	Area 4 11.7 ha Pop. 293	Area 5 60.0 ha Pop. 2,220
Treated Water Storage (200,000 Imp. Gallons)	1,700	157	$345,488	$203.23	$203.23	$203.23	$203.23	$203.23	$203.23
Treated Water Pumping	1,700	157	$310,000	$182.35	$182.35	$182.35	$182.35	$182.35	$182.35
Watermain Upgrade on 1st Avenue	1,700	1,700	$372,667	$219.22	$219.22	$219.22	$219.22	$219.22	$219.22
Wastewater Treatment Upgrade	1,700	157	$832,500	$489.71	$489.71	$489.71	$489.71	$489.71	$489.71
Wastewater Installation From EC to ED	5,905	4,840	$156,849	$26.56		$26.56	$26.56		
Wastewater Installation From ED to OB	5,905	2,700	$225,023	$38.11		$38.11	$38.11		
Wastewater Installation From OB to OC	10,975	4,690	$182,836	$16.66	$16.66	$16.66	$16.66		
Wastewater Installation From OC to Lagoon	17,920	9,480	$640,751	$35.76	$35.76	$35.76	$35.76		
Wastewater Installation From WA to WB	5,070	2,340	$214,642	$42.34	$42.34				
Wastewater Installation From WB to WC	5,070	4,780	$214,642	$42.34	$42.34				
Wastewater Installation From WC to WD	5,070	3,980	$214,642	$42.34	$42.34				
Wastewater Installation From WD to WE	5,070	1,700	$284,338	$56.08	$56.08				
Total Cost Per Person					$1,330.01	$1,211.59	$1,211.59	$1,094.50	$1,094.50
Total Cost Per Acre (see Notes Below)					$19,950.12	$18,173.82	$12,115.88	$10,945.03	$16,417.54

Notes:

1) Off-site levies for residential areas (Areas 1, 2, 5, 6, 9, 10, 11 and 12) are based on a population density of 15 persons per acre.
2) Off-site levies for the commercial/industrial areas (Areas 3, 4, 7,and 8) are based on an equivalent population of 10 people per acre
3) Current population is 1143 people.

OFFSITE LEVY UPDATE
2007 UPDATE

FUTURE BENEFITING AREAS

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TOWN OF

IRRICANA

LEGEND :

BENEFITING AREA BOUNDARY

(12) BENEFITING AREA NUMBER

Sep23, 2007 - 12:15pm

OFFSITE LEVY UPDATE
2007 UPDATE

WASTEWATER UPGRADES

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TOWN OF
IRRICANA

HIGHWAY 9
SERVICE ROAD
TRANSMISSION LINE R/W
HIGHWAY 9
SE21 27-26-4
NE21 27-26-4
SE28 27-26-4
SW28 27-26-4
NW21 27-26-4
SW21 27-26-4
NW21 27-26-4
NE20 27-26-4
SE20 27-26-4
B
C of T
ROADWAY
CANADIAN PACIFIC RAILWAY (ABANDONED)
CANADIAN NATIONAL RAILWAY
CPR
CANADIAN PACIFIC RAILWAY (ABANDONED)
CANADIAN NATIONAL RAILWAY
IRRIGATION R/W
IRRIGATION R/W
IRRIGATION R/W
STORAGE CELL
FACULTATIVE CELL
PROPOSED WASTEWATER EXPANSION
SEPT. 1997 ABANDONED SEWAGE LAGOON
WAYSIDE CAMPSITE
PROPOSED OUTFALL MAIN
EAST COLLECTION ZONE
WEST COLLECTION ZONE
PIONEER DRIVE
BELL CLOSE
MADISON DRIVE
McCULLOCH CRES.
HENRICKS DR.
BOOTH CRES.
1 AVE
2 AVE
3 AVE
1 ST
2 ST
EA
EB
EC
ED
OA
OB
OC
WA
WB
WC
WD
WE
BSEI

LEGEND :

- PROPOSED WASTEWATER (NEW)
- PROPOSED WASTEWATER (UPGRADE)
- OA REFERENCE POINT

FD

DATE : AUG. 2007	SCALE : NTS

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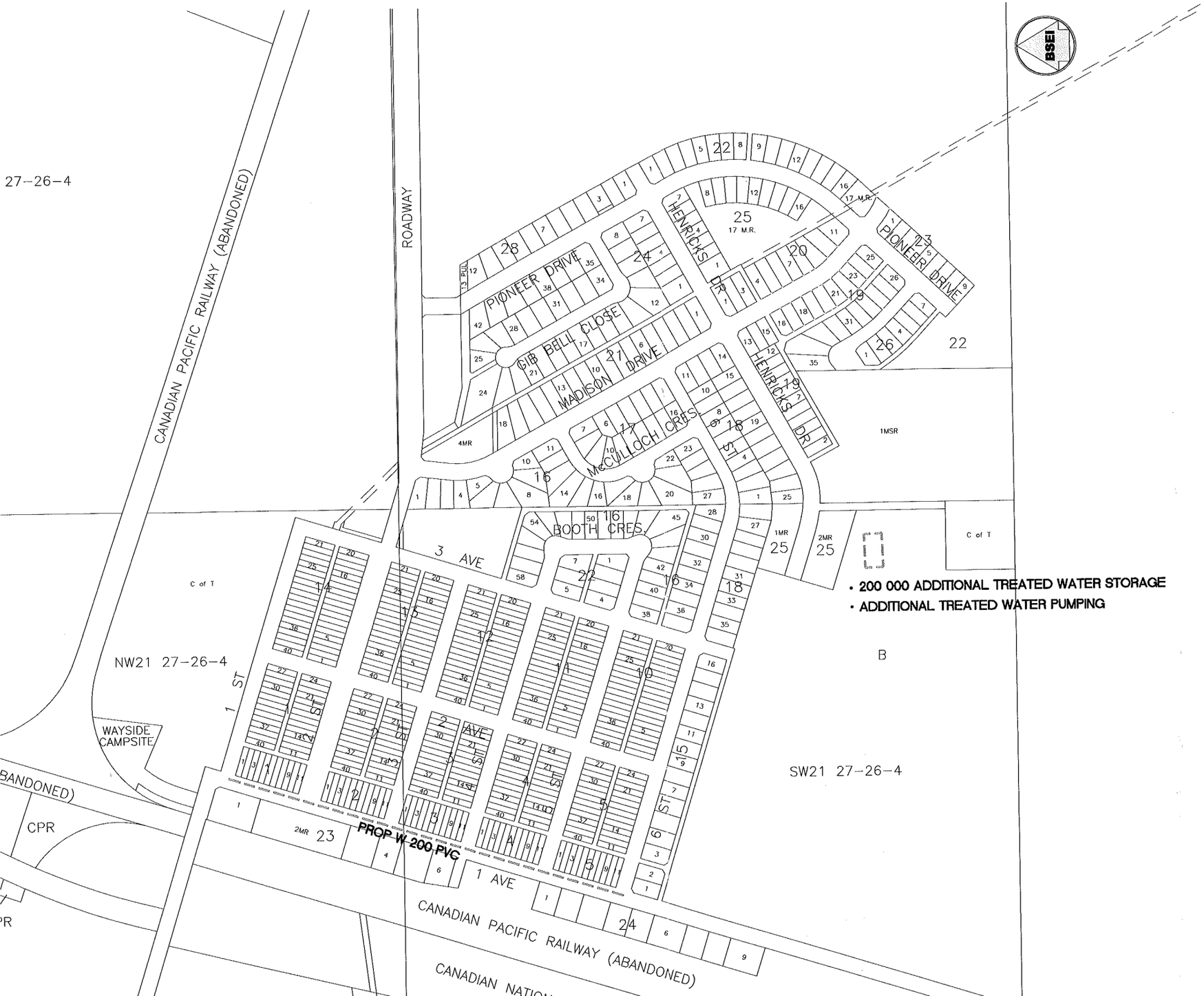
I047-108	*PLATE 1.2*

T:\1047 - Irricana\108\12DESIGN\DRAWINGS\1047-108-PLATES.DWG



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INFRASTRUCTURE STUDY
2007 UPDATE

WATER UPGRADES

Open the Gateway to the Country

TOWN OF
IRRICANA

LEGEND :

PROPOSED WATER UPRGADE