Town of Coalhurst

BYLAW NO. 463-25

TOWN OF COALHURST IN THE PROVINCE OF ALBERTA
"OFF-SITE LEVY BYLAW"

A BYLAW OF THE TOWN OF COALHURST IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF:

- Providing for the imposition of a levy, to be known as an "off-site levy", in respect of land that is to be developed or subdivided; and
- Authorizing agreements to be entered into in respect of the payment of the levy; and
- Setting out the object of each levy; and
- Indicating how each amount of the levy was determined.

WHEREAS Sections 648 and 649 of the Municipal Government Act, Chapter M-26 R.S.A. 2000, provides that the Council of a municipality may pass a Bylaw establishing an off-site levy;

AND WHEREAS Council for the Town of Coalhurst deems it desirable to establish an off-site levy for the purposes described in the Act;

AND WHEREAS Council engaged the engineering firm of MPE a Division of Englobe to prepare the fair and equitable calculation of off-site levies in accordance with the purposes of the Act;

AND WHEREAS Council wishes to enact a Bylaw to impose and provide for the payment of off-site levies; to authorize agreements to be entered into in respect of payment of off-site levies; to set out the object of each levy; and to indicate how the amount of each levy was determined;

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council duly assembled does hereby enact the following:

1. PURPOSE AND INTENT

This Bylaw is intended to:

i. impose and provide for the payment of a levy to be known as an off-site levy in respect of land that is to be subdivided or developed in the Town of Coalhurst;
ii. authorize agreements to be entered into in respect of payment of a levy;
iii. set out the objects of each levy; and
iv. indicate how the amount of the levy was determined.

2. DEFINITIONS

In this Bylaw:

i. "ACT" shall mean the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26;
ii. "C.A.O." shall mean the Chief Administrative Officer of the Municipality or his authorized representative, subordinates or assistants;
iii. "DEVELOPMENT" has the same meaning as provided for in the Act;
iv. "Ha" means a hectare of land, which is 10,000 square meters;
v. "ACRE" means one acre in the imperial measurement system;
vi. "OFF-SITE LEVY" means the levy imposed and created by this Bylaw;
vii. "SUBDIVISION" has the same meaning as provided for in the Act.

3. ADMINISTRATION AND ENFORCEMENT

Council hereby delegates to the Chief Administrative Officer the duty and authority to enforce and administer this Bylaw.

4. DIVISION INTO AREAS

For the purposes of imposing an off-site levy in accordance with the Act, the Town is hereby divided into areas and categories for the purpose of calculating off-site levies. These areas and categories are outlined as follows:

i. Areas in accordance with the report prepared by MPE a Division of Englobe, see Schedule A.
ii. Categories consist of Residential/Commercial/Institutional/Business Industrial.

5. AUTHORITY TO ENTER INTO AGREEMENT

Council hereby delegates the C.A.O., the Authority to enter into, and execute on behalf of the municipality, a written agreement with the owner of the land that is to be developed or subdivided providing for the payment of the levies imposed by this Bylaw. This Bylaw also expressly delegates the authority to the C.A.O. to vary or waive the payment of off-site levies imposed by this Bylaw with prior approval for such varying or waiver being established by Council by way of a resolution.

6. OBJECT OF THE LEVIES

The object of the off-site levies is to reimburse the municipality, the costs associated with the construction 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).
f) Community recreation facilities, fire hall facilities, police station facilities, and libraries.

7. DETERMINATION OF THE LEVIES

The levies of this Bylaw were determined in accordance with the calculations as prepared by MPE a Division of Englobe (see Schedule A).

8. REPEAL

Off-site Levy Bylaw No. 360-12 is hereby repealed upon adoption of this bylaw.

10. ENACTMENT

This Bylaw shall take effect and come into force upon the date of final reading thereof.

READ a FIRST time this 6th day of May, 2025.

READ a SECOND time this 3rd day of June, 2025.

READ a THIRD and final time this 3rd day of June, 2025.

Lyndsay Montina
Mayor

Karlene Betteridge
Chief Administrative Officer

Schedule A – Offsite Levy Bylaw No. 463-25

IMPOSITION OF LEVY

The levies are imposed, in accordance with the following tables:

Area 1 Off-Site Levies			
Year	Category	Infrastructure	Cost
2025	Residential/Commercial/Institutional/Business Industrial	Potable Water -	$35,511.09
		Wastewater -	$1,626.60
		Stormwater -	$52,243.34
		Transportation -	$36,618.97
		Public Facilities -	$0.00
		2025 Total Levy Rate -	$126,000.00

Area 1 Off-Site Levies			
Year	Category	Infrastructure	Cost
2026	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$39,063.97
		Wastewater -	$1,789.34
		Stormwater -	$57,470.28
		Transportation -	$40,282.70
		Public Facilities -	$0.00
		2026 Total Levy Rate -	$138,606.30
2028	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$42,616.86
		Wastewater -	$1,952.08
		Stormwater -	$62,697.23
		Transportation -	$43,946.43
		Public Facilities -	$0.00
		2028 Total Levy Rate -	$151,212.60

Area 2 Off-Site Levies			
Year	Category	Infrastructure	Cost
2025	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$32,713.12
		Wastewater -	$9,307.78
		Stormwater -	$49,372.43
		Transportation -	$34,606.66
		Public Facilities -	$0.00
		2025 Total Levy Rate -	$126,000.00
2026	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$37,504.49
		Wastewater -	$10,671.06
		Stormwater -	$56,603.82
		Transportation -	$39,675.37
		Public Facilities -	$0.00
		2026 Total Levy Rate -	$144,454.73
2028	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$42,295.85
		Wastewater -	$12,034.33
		Stormwater -	$63,835.21
		Transportation -	$44,744.07
		Public Facilities -	$0.00
		2028 Total Levy Rate -	$162,909.46

Area 3 Off-Site Levies			
Year	Category	Infrastructure	Cost
2025	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$34,862.16
		Wastewater -	$5,745.70
		Stormwater -	$50,203.18
		Transportation -	$35,188.96
		Public Facilities -	$0.00
		2025 Total Levy Rate -	$126,000.00
2026	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$38,872.60
		Wastewater -	$6,406.67
		Stormwater -	$55,978.40
		Transportation -	$39,236.99
		Public Facilities -	$0.00
		2026 Total Levy Rate -	$140,494.66
2028	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$42,883.04
		Wastewater -	$7,067.63
		Stormwater -	$61,753.62
		Transportation -	$43,285.02
		Public Facilities -	$0.00
		2028 Total Levy Rate -	$154,989.32

Area 4 Off-Site Levies			
Year	Category	Infrastructure	Cost
2025	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$12,673.77
		Wastewater -	$79,148.38
		Stormwater -	$20,093.62
		Transportation -	$14,084.24
		Public Facilities -	$0.00
		2025 Total Levy Rate -	$126,000.00
2026	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$27,465.56
		Wastewater -	$171,523.87
		Stormwater -	$43,545.24
		Transportation -	$30,522.20
		Public Facilities -	$0.00
		2026 Total Levy Rate -	$273,056.87
2028	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$42,257.34
		Wastewater -	$263,899.37
		Stormwater -	$66,996.86
		Transportation -	$46,960.17
		Public Facilities -	$0.00
		2028 Total Levy Rate -	$420,113.74

Area 5 Off-Site Levies			
Year	Category	Infrastructure	Cost
2025	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$37,885.47
		Wastewater -	$15,339.55
		Stormwater -	$42,785.38
		Transportation -	$29,989.60
		Public Facilities -	$0.00
		2025 Total Levy Rate -	$126,000.00
2026	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$38,593.86
		Wastewater -	$15,626.37
		Stormwater -	$43,585.40
		Transportation -	$30,550.36
		Public Facilities -	$0.00
		2026 Total Levy Rate -	$128,355.99
2028	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$39,302.26
		Wastewater -	$15,913.19
		Stormwater -	$44,385.42
		Transportation -	$31,111.11
		Public Facilities -	$0.00
		2028 Total Levy Rate -	$130,711.98

Area 6 Off-Site Levies			
Year	Category	Infrastructure	Cost
2025	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$32,661.72
		Wastewater -	$5,258.15
		Stormwater -	$51,783.48
		Transportation -	$36,296.65
		Public Facilities -	$0.00
		2025 Total Levy Rate -	$126,000.00
2026	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$38,181.00
		Wastewater -	$6,146.69
		Stormwater -	$60,534.02
		Transportation -	$42,430.17
		Public Facilities -	$0.00
		2026 Total Levy Rate -	$147,291.87
2028	Residential/Commercial/Institutional/ Business Industrial	Potable Water -	$43,700.27
		Wastewater -	$7,035.23
		Stormwater -	$69,284.55
		Transportation -	$48,563.69
		Public Facilities -	$0.00
		2028 Total Levy Rate -	$168,583.74

Payment of Levies:

i. 50% of the Levy is payable upon signing of the Development Agreement.
ii. The remaining 50% shall be paid by December 31 of the same calendar year.