BYLAW 3289–23
OF THE
CITY OF CAMROSE
PROVINCE OF ALBERTA

A BYLAW TO ESTABLISH OFF SITE LEVIES FOR THE CITY OF CAMROSE

WHEREAS pursuant to the *Municipal Government Act*, being Chapter M-26 of the R.S.A., 2000, and amendments thereto, the Council of the City of Camrose may pass Bylaws to:

a) Provide for the imposition and payment of an Off-Site Levy in respect of lands that is to be developed or subdivided; and

b) Authorize an agreement to be entered into in respect of the payment of the levy.

WHEREAS the Municipal Council of the City of Camrose has previously passed Bylaw 3220–22 for the prior establishment of Off-Site Levies; and

WHEREAS the Municipal Council of the City of Camrose wishes to update its Off-Site Levies for the purposes described in the Act; and

WHEREAS the Municipal Council of the City of Camrose has instructed Administration to prepare a model in respect of the fair and equitable calculation of Off-Site Levies in accordance with the purposes of the Act; and

WHEREAS Administration has prepared a model; and

WHEREAS the Municipal Council has reviewed the report prepared by Administration and wishes to enact a Bylaw to:

a) Impose and provide for the payment of Off-Site Levies;

b) Authorize agreements to be entered into in respect of payment of Off-Site Levies;

c) Set out the objective of each levy; and

d) Indicate how the amount of each levy was determined.

THEREFORE The Municipal Council of the City of Camrose, duly assembled, enacts as follows:

1. PURPOSE AND INTENT

This Bylaw is intended to:

Mayor

Acting City Manager

1.1. 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;

1.2. Authorize agreements to be entered into in respect of payment of the levy;

1.3. Set out the objective of each levy; and

1.4. Indicate how the amount of the levy was determined.

2. DEFINITIONS

In this bylaw, the following words and phrases shall have the following meanings:

2.1. "Act" means the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26 and amendments thereto;

2.2. "City Manager" means the Chief Administrative Officer of the City of Camrose;

2.3. "Development" has the same meaning as provided for in the Act;

2.4. "Land Use Bylaw" means the City of Camrose Land Use Bylaw, as amended from time to time, enacted pursuant to the Act;

2.5. "Net Developable Area" means the total area, less the environmental reserve or an estimate of the environmental reserve, less the municipal reserves or an estimate of municipal reserves, and less the arterial road right-of-way or an estimate of arterial road right-of-way, contained within the area;

2.6. "Off-Site Levy" means the levy imposed and created by this Bylaw pursuance to the Act; and

3. ADMINISTRATION AND ENFORCEMENT

The Municipal Council hereby delegates to the City Manager the duty and authority to enforce and administer this Bylaw.

4. DIVISION INTO AREAS

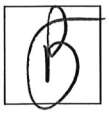
For the purposes of imposing an Off-Site Levy in accordance with the Act, the City of Camrose is hereby divided into areas, as outlined in Schedule "A".

5. IMPOSITION OF THE LEVY

The levies outlined in Schedule "B" are imposed per Net Developable Area upon the areas described in the preceding paragraph.

6. PURPOSE OF THE LEVIES

Mayor | Acting City Manager





The purpose of Off-Site Levies is to reimburse the City of Camrose costs associated with the construction and installation of new or expanded facilities for the storage, transmission, treatment or supply of potable water; the treatment, movement or disposal of sanitary sewage; storm drainage facilities; transportation networks; and land required in connection with any of the foregoing facilities.

7. DETERMINATION OF THE LEVIES

The levies of this Bylaw were determined in accordance with the calculations of the City of Camrose with the lands described in Section 4 incorporated into this Bylaw as Schedule "A" & "B".

8. RESCINDING AND PASSAGE

This Bylaw shall come into force January 1, 2024. Bylaws #2348/02, #2530/07, #2547/07, #2601/08, #2808/14, 3219–22, and 3220–22 are hereby rescinded.

READ a **FIRST** time in **COUNCIL** this **20th** day of **NOVEMBER**, A.D. 2023.

MAYOR

ACTING CITY MANAGER

READ a **SECOND** time in **COUNCIL** this **18th** day of **DECEMBER**, A.D. 2023.

MAYOR

ACTING CITY MANAGER

Mayor | Acting City Manager

READ a **THIRD** time and **FINALLY PASSED** in **COUNCIL** this **18th** day of **DECEMBER**, A.D. 2023.

MAYOR

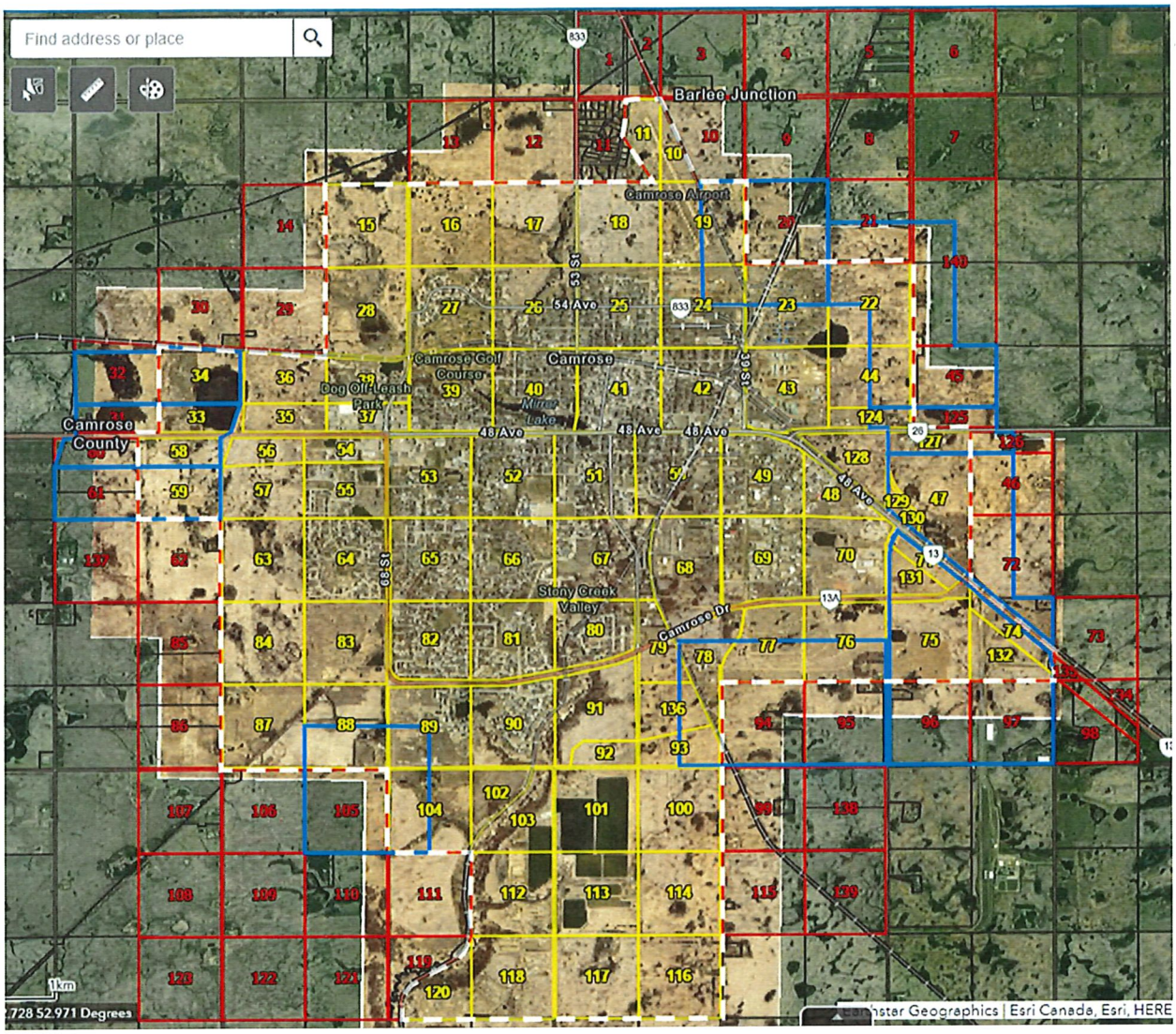
ACTING CITY MANAGER

Mayor

Acting City Manager

SCHEDULE "A"

This Bylaw is only in effect for lands within the City of Camrose (shown in yellow outline, and excluding any blue outline areas)



Legend:

- Coordinated Service Area(s)
- Camrose County Lands
- City of Camrose Lands
- ------ City Limits

Mayor

Acting City Manager

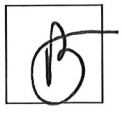
SCHEDULE "B"

** Areas shown as (-) are not included in the 2023 model. The model contemplates being reviewed regularly taking into consideration growth and development.*

*** Levies are applied on a per net developable hectare basis.*

Area #	Transportation Levies	Water Levies	Sanitary Levies	Stormwater Levies	Total
10.0	$ -	$ -	$ -	$ 119,136	$ 119,136
11.0	$ -	$ -	$ -	$ -	$ -
15.0	$ 8,957	$ 73,680	$ 239,473	$ -	$ 322,110
16.0	$ 8,957	$ 73,680	$ 239,473	$ -	$ 322,110
17.0	$ 8,957	$ 73,680	$ 239,473	$ -	$ 322,110
18.0	$ 8,957	$ 73,680	$ 238,898	$ -	$ 321,535
19.0	$ 8,957	$ -	$ -	$ 119,136	$ 128,092
22.0	$ 8,957	$ 73,680	$ 118,058	$ 119,136	$ 319,830
23.0	$ 8,957	$ 73,680	$ 136,136	$ 119,136	$ 337,908
24.0	$ 8,957	$ 73,680	$ 136,136	$ 119,136	$ 337,908
25.0	$ 8,957	$ 73,680	$ 135,560	$ -	$ 218,197
26.0	$ 8,957	$ 73,680	$ 239,473	$ -	$ 322,110
27.0	$ 8,957	$ 73,680	$ 239,473	$ -	$ 322,110
28.0	$ 8,957	$ 73,680	$ 239,473	$ -	$ 322,110
35.0	$ 8,957	$ 73,680	$ 159,848	$ -	$ 242,485
36.0	$ 8,957	$ 73,680	$ 159,848	$ -	$ 242,485
37.0	$ 8,957	$ 73,680	$ 159,848	$ -	$ 242,485
38.0	$ 8,957	$ 73,680	$ 159,848	$ -	$ 242,485
39.0	$ 8,957	$ 73,680	$ 243,222	$ -	$ 325,859
40.0	$ 8,957	$ 73,680	$ 188,331	$ -	$ 270,968
41.0	$ 8,957	$ 73,680	$ 136,136	$ -	$ 218,772
42.0	$ 8,957	$ 73,680	$ 136,136	$ -	$ 218,772
43.0	$ 8,957	$ 73,680	$ 118,058	$ 31,412	$ 232,106
44.0	$ 8,957	$ 73,680	$ 118,058	$ 119,136	$ 319,830
48.0	$ 8,957	$ 73,680	$ 118,058	$ 40,059	$ 240,753
49.0	$ 8,957	$ 73,680	$ 118,058	$ 31,412	$ 232,106
50.0	$ 8,957	$ 73,680	$ 118,058	$ 67,325	$ 268,020
51.0	$ 8,957	$ 73,680	$ 136,136	$ -	$ 218,772
52.0	$ 8,957	$ 73,680	$ 188,331	$ -	$ 270,968
53.0	$ 8,957	$ 73,680	$ 243,222	$ -	$ 325,859
54.0	$ 8,957	$ 73,680	$ 159,848	$ -	$ 242,485
55.0	$ 8,957	$ 73,680	$ 151,702	$ -	$ 234,339
56.0	$ 8,957	$ 73,680	$ 159,848	$ -	$ 242,485
57.0	$ 8,957	$ 73,680	$ 151,702	$ -	$ 234,339

Mayor



Acting City Manager



Area #	Transportation Levies	Water Levies	Sanitary Levies	Stormwater Levies	Total
63.0	$ 8,957	$ 73,680	$ 151,702	$ -	$ 234,339
64.0	$ 8,957	$ 73,680	$ 151,702	$ -	$ 234,339
65.0	$ 8,957	$ 73,680	$ 151,702	$ -	$ 234,339
66.0	$ 8,957	$ 73,680	$ 151,702	$ -	$ 234,339
67.0	$ 8,957	$ 73,680	$ 177,030	$ -	$ 259,666
68.0	$ 8,957	$ 73,680	$ 118,058	$ 67,325	$ 268,020
69.0	$ 8,957	$ 73,680	$ 118,058	$ 74,292	$ 274,987
70.0	$ 8,957	$ 73,680	$ 118,058	$ 15,614	$ 216,309
76.0	$ 8,957	$ 73,680	$ 92,758	$ -	$ 175,395
77.0	$ 8,957	$ 73,680	$ 92,758	$ -	$ 175,395
78.0	$ 8,957	$ 73,680	$ 92,758	$ -	$ 175,395
79.0	$ 8,957	$ 73,680	$ 92,758	$ -	$ 175,395
80.0	$ 8,957	$ 73,680	$ 60,835	$ -	$ 143,472
81.0	$ 8,957	$ 73,680	$ 60,808	$ -	$ 143,444
82.0	$ 8,957	$ 73,680	$ 60,808	$ -	$ 143,444
83.0	$ 8,957	$ 73,680	$ 60,835	$ -	$ 143,472
84.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
87.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
88.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
89.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
90.0	$ 8,957	$ 73,680	$ 60,835	$ -	$ 143,472
91.0	$ 8,957	$ 73,680	$ 92,758	$ -	$ 175,395
92.0	$ 8,957	$ 73,680	$ 60,835	$ -	$ 143,472
93.0	$ 8,957	$ 73,680	$ 60,835	$ -	$ 143,472
100.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
101.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
102.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
103.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
104.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
112.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
113.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
114.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
116.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
117.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
118.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
120.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
124.0	$ 8,957	$ 73,680	$ 118,058	$ 15,614	$ 216,309
128.0	$ 8,957	$ 73,680	$ 118,058	$ 6,967	$ 207,662
136.0	$ 8,957	$ 73,680	$ 92,758	$ -	$ 175,395

Mayor

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